

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #272-2023-09**

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE  
ZONING RESOLUTION OF HARTSVILLE, TENNESSEE AND THE  
ZONING ORDINANCE OF TROUSDALE COUNTY, TENNESSEE,  
BY REZONING TAX MAP 006 PARCEL 004.03  
FROM A1 TO R1**

**WHEREAS**, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

**WHEREAS**, the location and boundaries of the zoning districts established by this resolution and ordinance, are bounded, and defined as shown on the official zoning map, entitled Zoning Map of Trousdale County, Tennessee, and any amendment thereto; and

**WHEREAS**, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended these requests to the County Commission; and

**WHEREAS**, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

**NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION:**

That the Zoning Map of Hartsville/Trousdale County, Tennessee be amended by the rezoning of a parcel from A-1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 006 Parcel 004.03;

This being a total of 5.01 acres located at 665 Hawkins Branch Road, Hartsville, TN; and

**BE IT ENACTED** that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*This Rezoning request has a **favorable** recommendation by Planning Commission February 13, 2023  
Public Hearing to be held on March 27, 2023 if passed at 1<sup>st</sup> reading*

	1M <u>Landon Gulley</u>	<b>Voice Vote</b>			
First Reading:	<u>February 27, 2023</u>	2m <u>Lonnie Taylor</u>	Approved w/o opposition	Absent <u>0</u>	<b>PASSED</b>
	1M <u>Landon Gulley</u>	<b>Voice Vote</b>			
Second Reading:	<u>March 27, 2023</u>	2m <u>T. Bubba Gregory</u>	Approved w/o opposition	Absent <u>0</u>	<b>PASSED</b>

**IN EFFECT AND APPROVED IN REGULAR SESSION ON MARCH 27, 2023**

**Approved:**

  
\_\_\_\_\_  
Commission Chairman

**Attest:**

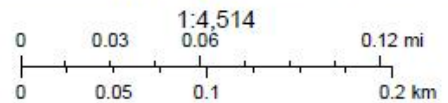
  
\_\_\_\_\_  
County Clerk

Trousdale County - Parcel: 006 004.03



Date: February 6, 2023

County: Trousdale  
Owner: FERGUSON WILLIAM ETUX TONYA B FERGUSON  
Address: HAWKINS BR RD 665  
Parcel Number: 006 004.03  
Deeded Acreage: 5.01  
Calculated Acreage: 0  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-1 Reason match zoning of adjacent parcel  
Property Owner William and Tonya Fergusson Phone \_\_\_\_\_  
Property Address 665 Hawkins Branch RD Bethpage TN 37022  
Lot Size 5.01 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 06 Group \_\_\_\_\_ Parcel 004.03 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic septic

**APPLICANT INFORMATION**

Applicant Name William Fergusson Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ TN 37022  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1, R-1  
Names of Surrounding Property Owners William Fergusson, Braydon Satterfield  
Billy Oglesby Jr, Joe Fergusson,  
Affected Roads Hawkins Branch Rd  
Schools Affected \_\_\_\_\_  
Public Utilities Castalian Springs/Bethpage Water; Tri County Electric

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

W. Fergusson  
Applicant Signature

1/25/23  
Date Submitted

\$100 Application fee



HARTSVILLE/TROUSDALE COUNTY  
**PLANNING COMMISSION**  
328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN

Heather Bay	Thomas Harper	David Nollner	Mark Swaffer
Mitch Gregory	Rhonda Keisling	Carol Pruitt	David Thomas

**STATEMENT OF RECOMMENDATION**

At its regular monthly meeting held on February 13, 2023, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-1

Tax Map Number 006 Group \_\_\_\_\_ Parcel 4.03

Reason Match adjacent zoning

Property Owner William Fergusson

Property Address 665 Hawkins Branch Rd, Bethpage TN 37022

After reviewing the required information and consulting the Hartsville/Trousdale County Zoning Resolution and Ordinances, the Planning Commission states the following the Zoning Application:

The HTC Planning Commission has voted to  RECOMMENDED  NOT RECOMMENDED based on the following information:

***The property surrounding the parcel are zoned R-1 and A-1.***

*This statement is to be submitted to the Hartsville/Trousdale County Commission before the First Reading of the requested Zoning Ordinance.*

John Kerr  
Chairman