

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #273-2023-10**

**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 026 PARCEL 058.00  
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 026 Parcel 058.00;

This being a total of 3.95 acres located at 185 Lattie Reese 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>T. Bubba Gregory</u>	<b>Voice Vote</b>			
First Reading:	<u>February 27, 2023</u>	2m <u>David Thomas</u>	Approved w/o opposition	Absent <u>0</u>	<b>PASSED</b>
	1M <u>Beverly Atwood</u>	<b>Voice Vote</b>			
Second Reading:	<u>March 27, 2023</u>	2m <u>Lonnie Taylor</u>	Approved w/o opposition	Absent <u>0</u>	<b>PASSED</b>

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

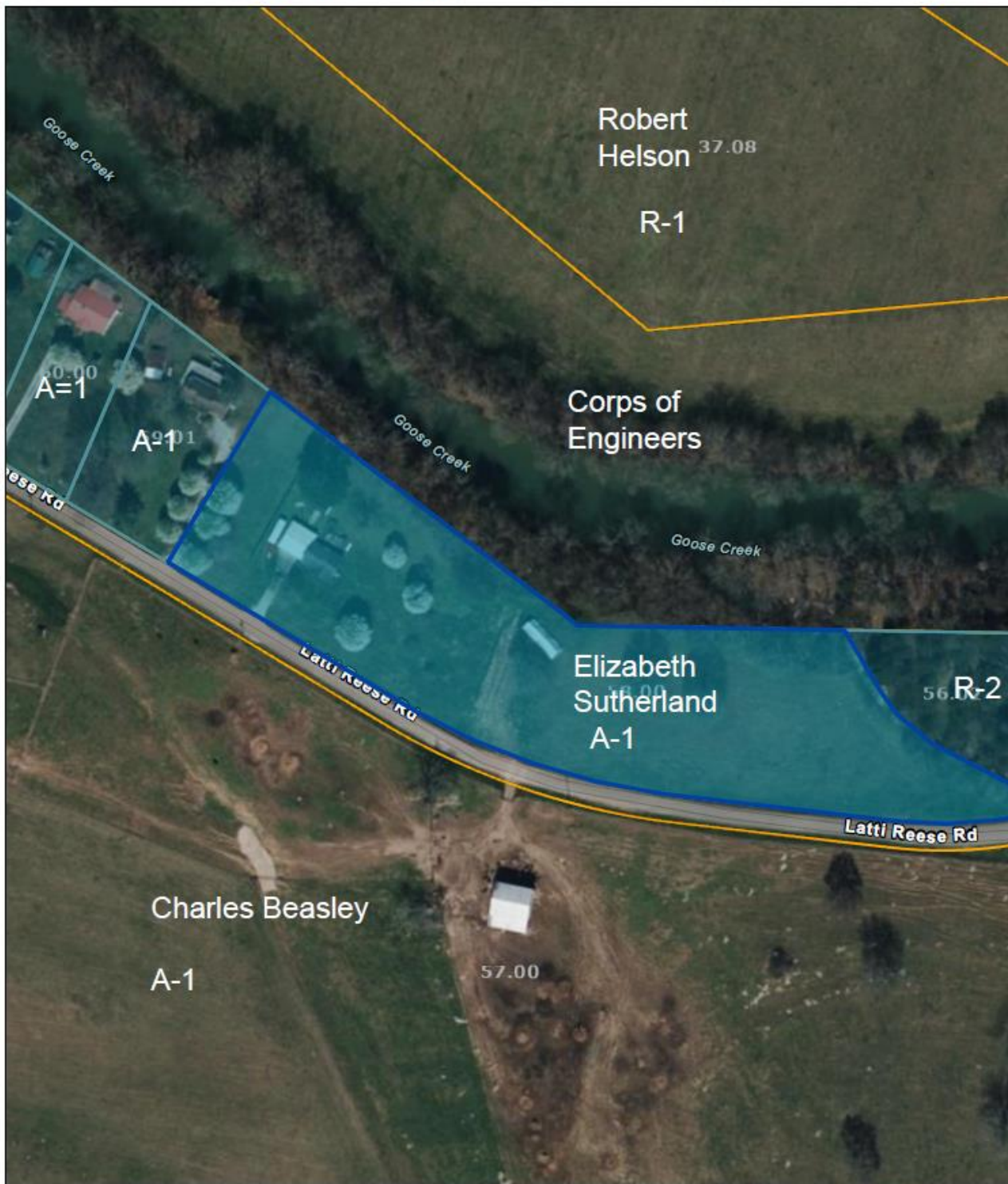
**Approved:**

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

**Attest:**

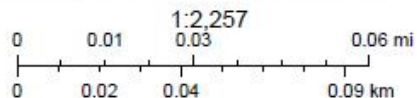
  
\_\_\_\_\_  
County Clerk

Trousdale County - Parcel: 026 058.00



Date: February 6, 2023

County: Trousdale  
Owner: BEASLEY CHARLES ETUX  
Address: LATTIE REESE RD 185  
Parcel Number: 026 058.00  
Deeded Acreage: 3.95  
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 BUILD HOUSE  
Property Owner ELIZABETH SUTHERLAND Phone \_\_\_\_\_  
Property Address 185 LATTIE REESE RD HARTSVILLE TN 37074  
Lot Size 3.95 ACRES Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 026 Group \_\_\_\_\_ Parcel 058.00 Record/Deed Book W PG 26 LOT 32-  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source CITY Sewer or Septic septic

**APPLICANT INFORMATION**

Applicant Name ELIZABETH SUTHERLAND Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ E \_\_\_\_\_ TN 37074  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R-1, A-1, R-2  
Names of Surrounding Property Owners CORD of ENGINEERS, Robert HELSON,  
FRANK Sutherland, Charles Beasley, Dennis Denham, DEAN Ward  
Affected Roads Lattie REESE Rd  
Schools Affected \_\_\_\_\_  
Public Utilities Hartsville 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 \_\_\_\_\_

*Elizabeth Sutherland*

Applicant Signature

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 026 Group \_\_\_\_\_ Parcel 058.00

Reason Separate 1 acre to build a house

Property Owner Elizabeth Sutherland

Property Address 185 Lattie Reese RD Hartsville TN 37074

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, R-2, 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