

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #275-2023-12

**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 A PORTION OF TAX MAP 013 PARCEL 032.05
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 portion of a parcel from A-1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 013 Parcel 032.05;

The portion to total of 2 acres located on Highway 10, 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 March 13, 2023
Public Hearing held on April 24, 2023*

		1M <u>David Nollner</u>	Voice Vote			
First Reading:	<u>March 27, 2023</u>	2m <u>Landon Gulley</u>	<i>Approved w/o opposition</i>	<i>Absent</i>	<u>0</u>	PASSED
		1M <u>T. Bubba Gregory</u>	Voice Vote			
Second Reading:	<u>April 24, 2023</u>	2m <u>Jerry Ford</u>	<i>Approved w/o opposition</i>	<i>Absent</i>	<u>1</u>	PASSED

IN EFFECT AND APPROVED ON APRIL 24, 2023 IN REGULAR SESSION

Approved:



Commission Chairman

Attest:



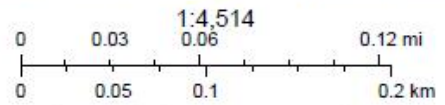
County Clerk

Trousdale County - Parcel: 013 032.05



Date: February 6, 2023

County: Trousdale
Owner: CLARIDY DANNY
Address: HWY 10
Parcel Number: 013 032.05
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

1/27/23
MR#1940

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1 Reason split into two lots
Property Owner Mary Lynn Claridy Phone [REDACTED]
Property Address Hwy 10 Hartsville [REDACTED] 37074
Lot Size 5.01 acres Road Frontage _____ ft. Easements _____ ft
Tax Map Number 013 Group _____ Parcel 32.05 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic septic

APPLICANT INFORMATION

Applicant Name Mary Lynn Claridy Phone (615) [REDACTED]
Mailing Address Hwy 10 Hartsville [REDACTED] 37074
Email: [REDACTED]

IMPACT INFORMATION

Zoning of Surrounding Properties A-1, C-1
Names of Surrounding Property Owners Danny Claridy, KEVIN RIVERS,
BYRON GRAVES JR, ROGER JONES, JERRY FORD
Affected Roads Hwy 10
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
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____

Mary S Claridy
Applicant Signature

1/27/2023
Date Submitted

\$100 Application fee

