

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #276-2023-13**

**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 019 PARCEL 010.00  
FROM A1 TO C1**

**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 a portion of a parcel from A-1 Agricultural to C-1 Commercial identified as follows:

Trousdale County Tax Map 019 Parcel 010.00;

This being a portion of 5.13 acres of the total 212 acres located on Halltown 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 March 13, 2023  
Public Hearing to be held on April 24, 2023 if passed at 1<sup>st</sup> reading*

		1M <u>Jerry Ford</u>	<b>Voice Vote</b>			
First Reading:	<u>March 27, 2023</u>	2m <u>Judy Kerr</u>	Approved w/ opposition	Absent	<u>0</u>	<b>PASSED</b>
		1M <u>Lonnie Taylor</u>	<b>Voice Vote</b>			
Second Reading:	<u>April 24, 2023</u>	2m <u>Chris Gregory</u>	Approved w/ opposition	Absent	<u>1</u>	<b>PASSED</b>

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

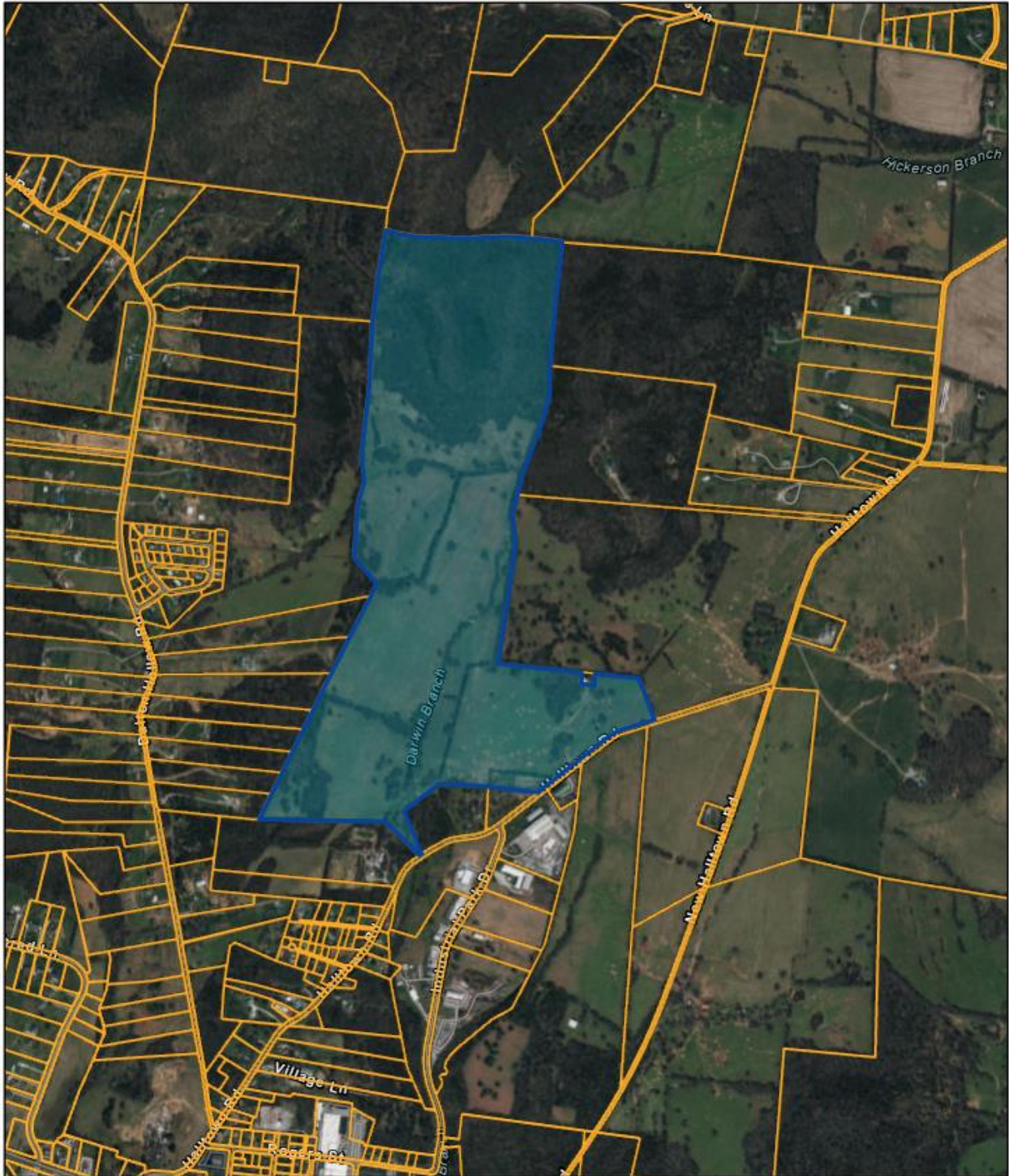
**Approved:**

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

**Attest:**

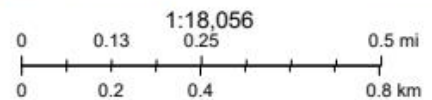
  
\_\_\_\_\_  
County Clerk

Trousdale County - Parcel: 019 010.00



Date: March 13, 2023

County: Trousdale  
Owner: NATALE REALTY GROUP LLC  
Address: HALLTOWN RD  
Parcel Number: 019 010.00  
Deeded Acreage: 212.16  
Calculated Acreage: 0  
Date of TDOT Imagery: 2021  
Date of Vexcel Imagery: 2021



Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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.

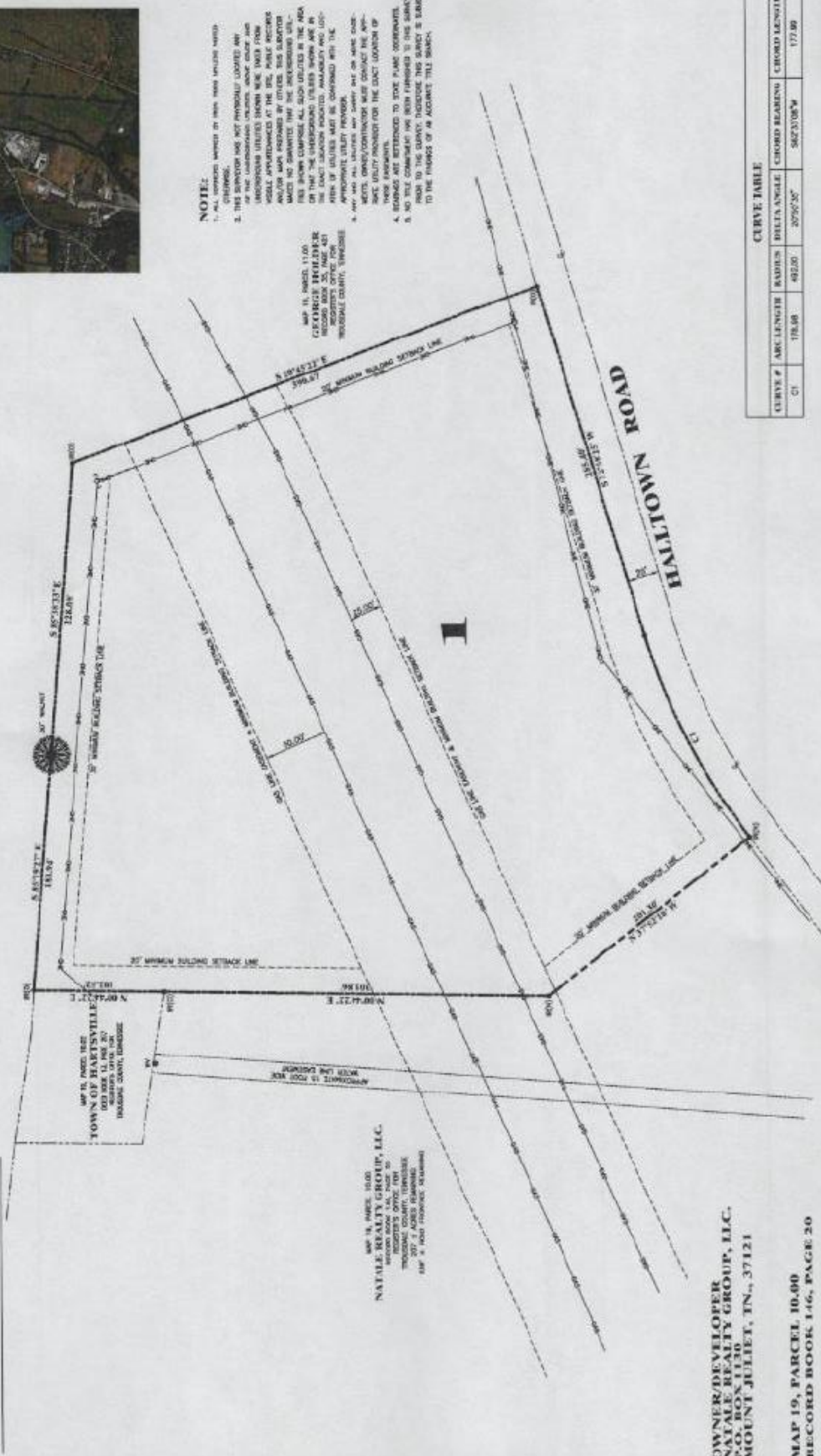




**CERTIFICATE OF ACCURACY:**  
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY WITH AN UNADJUSTED CLOSURE RATIO OF AT LEAST 1:10,000 AND WAS DONE USING THE LATEST RECORDED BEEDS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MAP 19, PARCEL 11.00  
 GEORGE HOLLIDAY  
 RECORD BOOK 25, PAGE 471  
 TROUSDALE COUNTY, TENNESSEE



**NOTE:**  
 1. ALL CURVES SHOWN ON THIS PLAN WERE FIELD MEASURED.  
 2. THE CURVE DATA WAS NOT INDEPENDENTLY CHECKED BY AN INDEPENDENT SURVEYOR. THE CURVE DATA WAS OBTAINED FROM THE RECORDS OF THE TROUSDALE COUNTY ENGINEER'S OFFICE. THE CURVE DATA WAS OBTAINED FROM THE RECORDS OF THE TROUSDALE COUNTY ENGINEER'S OFFICE. THE CURVE DATA WAS OBTAINED FROM THE RECORDS OF THE TROUSDALE COUNTY ENGINEER'S OFFICE.  
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MAP 19, PARCEL 10.00  
 NATALE REALTY GROUP, LLC.  
 RECORD BOOK 146, PAGE 20  
 TROUSDALE COUNTY, TENNESSEE

OWNER/DEVELOPER  
 NATALE REALTY GROUP, LLC.  
 P.O. BOX 1130  
 MOUNT JULIET, TN., 37121

MAP 19, PARCEL 10.00  
 RECORD BOOK 146, PAGE 20

**BOUNDARY SURVEY OF A PORTION OF THE  
 NATALE REALTY GROUP, LLC. PROPERTY**

7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE



SCALE: 1" = 50'  
 DATE: FEBRUARY 13, 2023  
 JOB NO.: 22-1152-WC

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	178.68	492.00	205°52'50"	S 62°23'08" W	177.89



427 PARK AVENUE  
 LOT 152, 444-0233  
 DICKSONVILLE (SOUTH) UNIT  
 SURVEY 1, LUMPkin COUNTY

**TOTAL AREA: 5.13 ± ACRES**

