

RHARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #277-2023-14

**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 019M GROUP C PARCEL 017.30
FROM R1 TO C2**

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 R-1 Residential to C-2 Commercial identified as follows:

Trousdale County Tax Map 019M Group C Parcel 017.30;

The parcel totaling 0.91 acres located on Highway 25, 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 on April 24, 2023*

		1M <u>Landon Gulley</u>	Voice Vote			
First Reading:	<u>March 27, 2023</u>	2m <u>Lesley Overman</u>	<i>Approved w/o opposition</i>	<i>Absent</i>	<u>0</u>	PASSED
		1M <u>Judy Kerr</u>	Voice Vote			
Second Reading:	<u>April 24, 2023</u>	2m <u>Amber Russell</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:



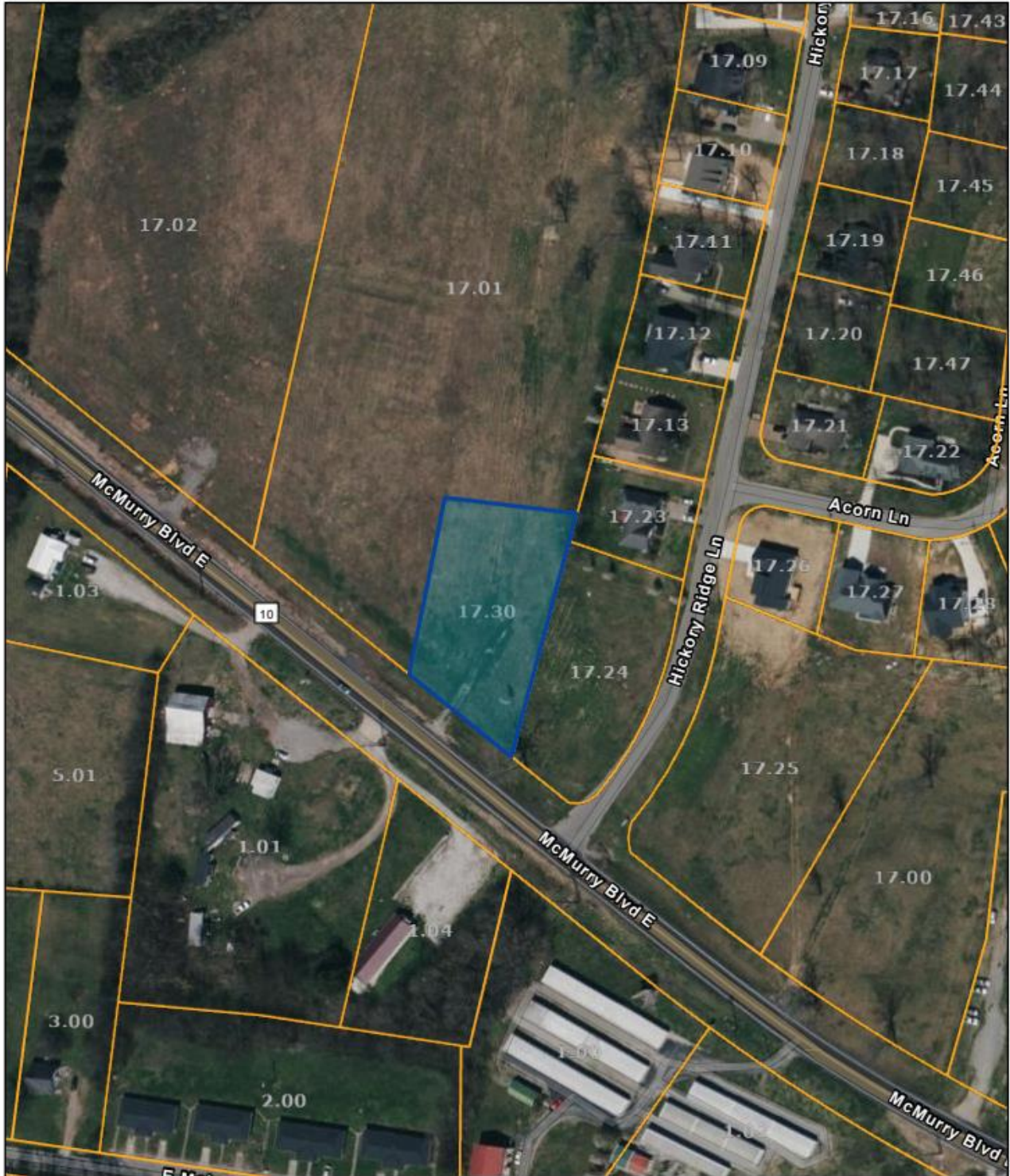
Commission Chairman

Attest:



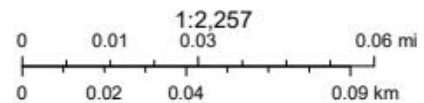
County Clerk

Trousdale County - Parcel: 019M C 017.30



Date: March 13, 2023

County: Trousdale
Owner: CARMAN MATTHEW
Address: MCMURRY BLVD E
Parcel Number: 019M C 017.30
Deeded Acreage: 0.91
Calculated Acreage: 0
Date of TDOT Imagery: 2021
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
PLANNING COMMISSION
328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN

Heather Bay
Rhonda Keisling

David Nollner
Carol Pruitt

David Thomas

Thomas Harper

STATEMENT OF RECOMMENDATION

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

PARCEL INFORMATION

Current Zoning	<u>R-1</u>	Requested Zoning	<u>C-2</u>
Tax Map Number	<u>019M</u>	Group	<u>C</u>
		Parcel	<u>17.30</u>
Reason	<u>Matching zoning along Hwy 25 Urban plan</u>		
Property Owner	<u>Matthew and Betsy Carman</u>		
Property Address	<u>Hwy 25 Hartsville TN</u>		

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 rezoning of this parcel will match the zoning plan for the Urban District of Hartsville with C-2 zoning along Hwy 25.

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

John Kerr
Chairman