

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #278-2023-15

**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 004 PARCEL 015.02
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 004 Parcel 015.02;

This being a 1.00 acre portion of 3.01 acres located on Skillet Creek 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 held on April 24, 2023*

		1M <u>Mark Presley</u>	Voice Vote			
First Reading:	<u>March 27, 2023</u>	2m <u>Lonnie Taylor</u>	<i>Approved w/o opposition</i>	<i>Absent</i>	<u>0</u>	PASSED
		1M <u>Alan Carman</u>	Voice Vote			
Second Reading:	<u>April 24, 2023</u>	2m <u>Landon Gulley</u>	<i>Approved w/o opposition</i>	<i>Absent</i>	<u>1</u>	PASSED
			<i>Comm. Brian Crook abstained w/ cause</i>			

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

Approved:



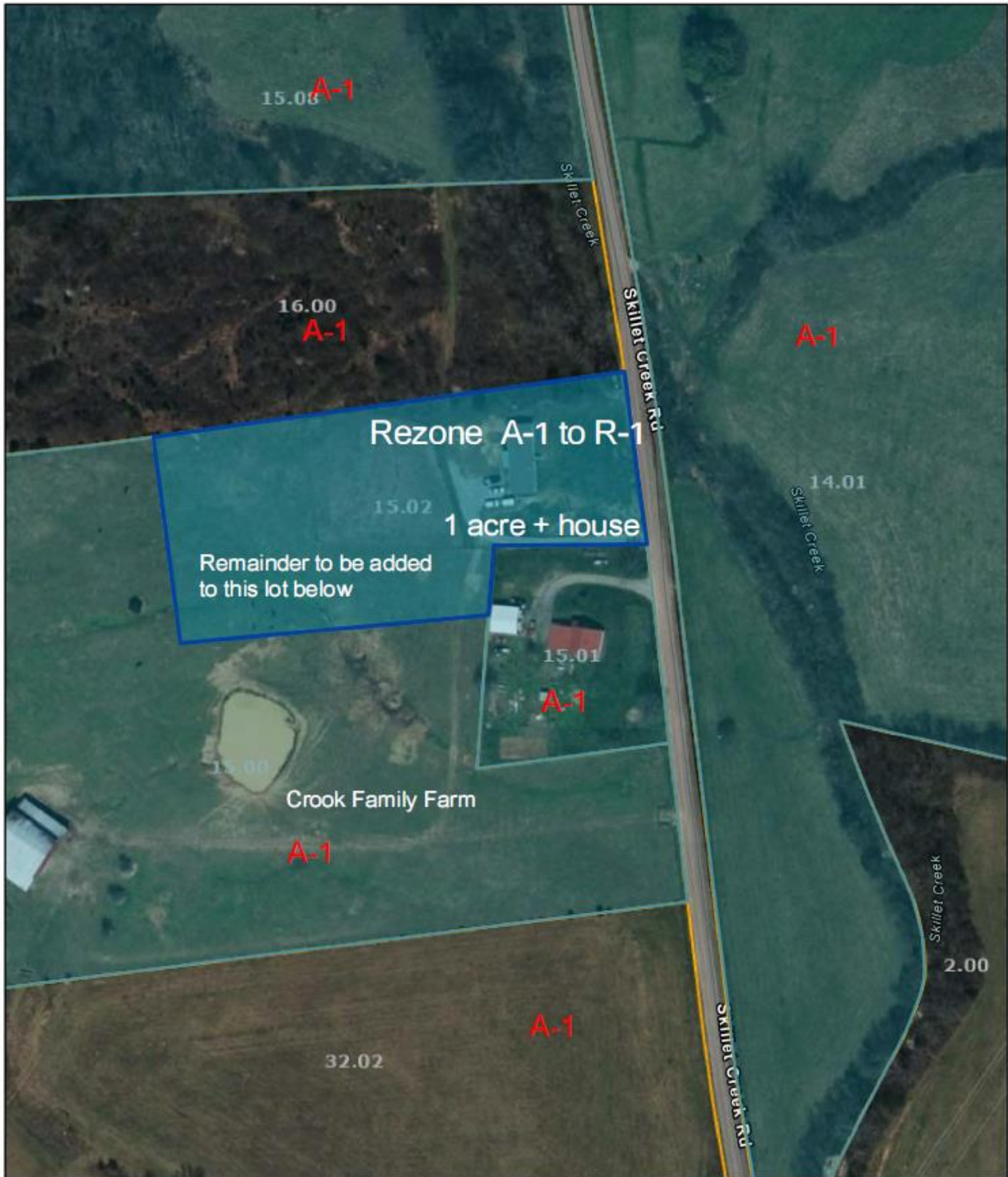
Commission Chairman

Attest:



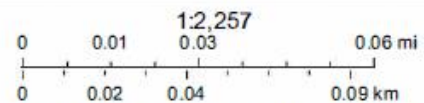
County Clerk

Trousdale County - Parcel: 004 015.02



Date: February 27, 2023

County: Trousdale
Owner: CROOK BRIAN DANIEL
Address: SKILLET CREEK RD 1575
Parcel Number: 004 015.02
Deeded Acreage: 3.01
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2021



Est Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, 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.

MP# 2164
2-23-23

(R)

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

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ZONING CHANGE

PARCEL INFORMATION

Current Zoning A1 Requested Zoning R1 Reason SELL HOUSE/KEEP LAND
Property Owner BRIAN CROOK Phone (_____) _____
Property Address 1575 SKILLET CREEK RD HARTSVILLE, TN 37074
Lot Size 3.01 ACRES Road Frontage _____ ft. Easements _____ ft
Tax Map Number 004 Group _____ Parcel 015.02 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source CITY Sewer or Septic SEPTIC

APPLICANT INFORMATION

Applicant Name BRIAN CROOK Phone (_____) _____
Mailing Address 1575 SKILLET CREEK RD TN 37074
Email: (_____) _____

IMPACT INFORMATION

Zoning of Surrounding Properties A-1
Names of Surrounding Property Owners RALPH + YVONNE CROOK, JERRY + STEPHANIE GORR
JEAN QUINN, MIRANDA BARBER
Affected Roads SKILLET CREEK RD
Schools Affected _____
Public Utilities 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 _____

[Signature]

02/22/2023



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

JOHN KERR, CHAIRMAN

Heather Bay David Nollner David Thomas Thomas Harper
Rhonda Keisling Carol Pruitt

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 **A-1** Requested Zoning **R-1**
Tax Map Number **004** Group Parcel **15.02**
Reason Separate 1 acre and house to sell
Property Owner Brian Crook
Property Address 1575 Skillet Creek RD Hartsville TN

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 separation of 1 acre with the house based on the survey given meets the requirements for the R-1 zoning in the Trousdale County Zoning Ordinance. The remainder of the property will be added the family land behind the parcel.

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

John Kerr
Chairman