

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #284-2023-21**

**AN ORDINANCE TO ENLARGE THE URBAN SERVICES DISTRICT BY THE ADDITION OF  
4.12 ACRES OF PARCEL 016.15 WITHIN TAX MAP 016**

**WHEREAS**, the Hartsville/Trousdale County Urban Services District (USD) provides for individuals residing within that area of the County to receive all applicable urban services as of the effective date of the Charter of Hartsville/Trousdale County Government; and

**WHEREAS**, the Charter authorizes the Hartsville/Trousdale County Commission to modify the USD boundary by adding areas that have been afforded substantial urban services or are in need of such services by Ordinance; and

**WHEREAS**, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended this request to the Hartsville/Trousdale County Commission; and

**WHEREAS**, the Hartsville/Trousdale 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 Hartsville/Trousdale County Urban Services District is hereby amended by the addition of acreage adjacent to the USD, identified as follows:

Trousdale County Tax Map 016 Parcel 016.15;

This being 4.12 acres located on Halltown Road, Hartsville, TN; bringing the total parcel of 5.00 acres into the USD; and

**BE IT ENACTED** that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*This annexation request has a **favorable** recommendation by Planning Commission April 10, 2023  
Public Hearing to be held on May 22, 2023 if passed at 1<sup>st</sup> reading*

First Reading:	<u>April 24, 2023</u>	1M <u>T. Bubba Gregory</u>	Voice Vote				
		2m <u>David Thomas</u>	Approved w/o opposition	Absent	<u>1</u>	<u>PASSED</u>	
Second Reading:	<u>May 22, 2023</u>	1M <u>Shane Burton</u>	Voice Vote				
		2m <u>Beverly Atwood</u>	Approved w/o opposition	Absent	<u>4</u>	<u>PASSED</u>	

**IN EFFECT AND APPROVED ON MAY 22, 2023 IN REGULAR SESSION**

**Approved:**

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

**Attest:**

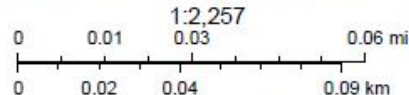
  
\_\_\_\_\_  
County Clerk

Trousdale County - Parcel: 019 016.15



Date: March 30, 2023

County: Trousdale  
Owner: TAYLOR ZACH  
Address: DALTON HOLLOW RD  
Parcel Number: 019 016.15  
Deeded Acreage: 0  
Calculated Acreage: 5  
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	Thomas Harper	David Nollner	Amanda Carman
Mitch Gregory	Rhonda Keisling	Carol Pruitt	David Thomas

**STATEMENT OF RECOMMENDATION**

At its regular monthly meeting held on April 10, 2023 the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-3 and Annexation  
 Tax Map Number 019 Group \_\_\_\_\_ Parcel 016.15  
 Reason Create Residential Lots and Annex into Urban Services  
 Property Owner Zach Taylor  
 Property Address Dalton Hollow 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:

**A 4.12 acre portion of the parcel being rezoned lies outside of the Urban Service district. Annexation allows this portion to benefit from the ability to have the Urban Services utility access. The parcel is one of several being rezoned by the owner to R-3 for Residential Lots that will have access to the utilities services needed for development. Other nearby properties across Halltown are zoned R-3 as well as properties 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