

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #286-2023-23

**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 019F GROUP A PARCEL 025.00
FROM R1 TO R3**

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 R-3 Residential identified as follows:

Trousdale County Tax Map 019F Group A Parcel 025.00;
This being 1.75 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 April 10, 2023
Public Hearing to be held on May 22, 2023 if passed at 1st reading*

		1M <u>Landon Gulley</u>	Voice Vote				
First Reading:	<u>April 24, 2023</u>	2m <u>Lesley Overman</u>	<i>Approved w/o opposition</i>	<i>Absent</i>	<u>1</u>	PASSED	
		1M <u>Shane Burton</u>	Voice Vote				
Second Reading:	<u>May 22, 2023</u>	2m <u>Beverly Atwood</u>	<i>Approved w/o opposition</i>	<i>Absent</i>	<u>4</u>	PASSED	

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

Approved:



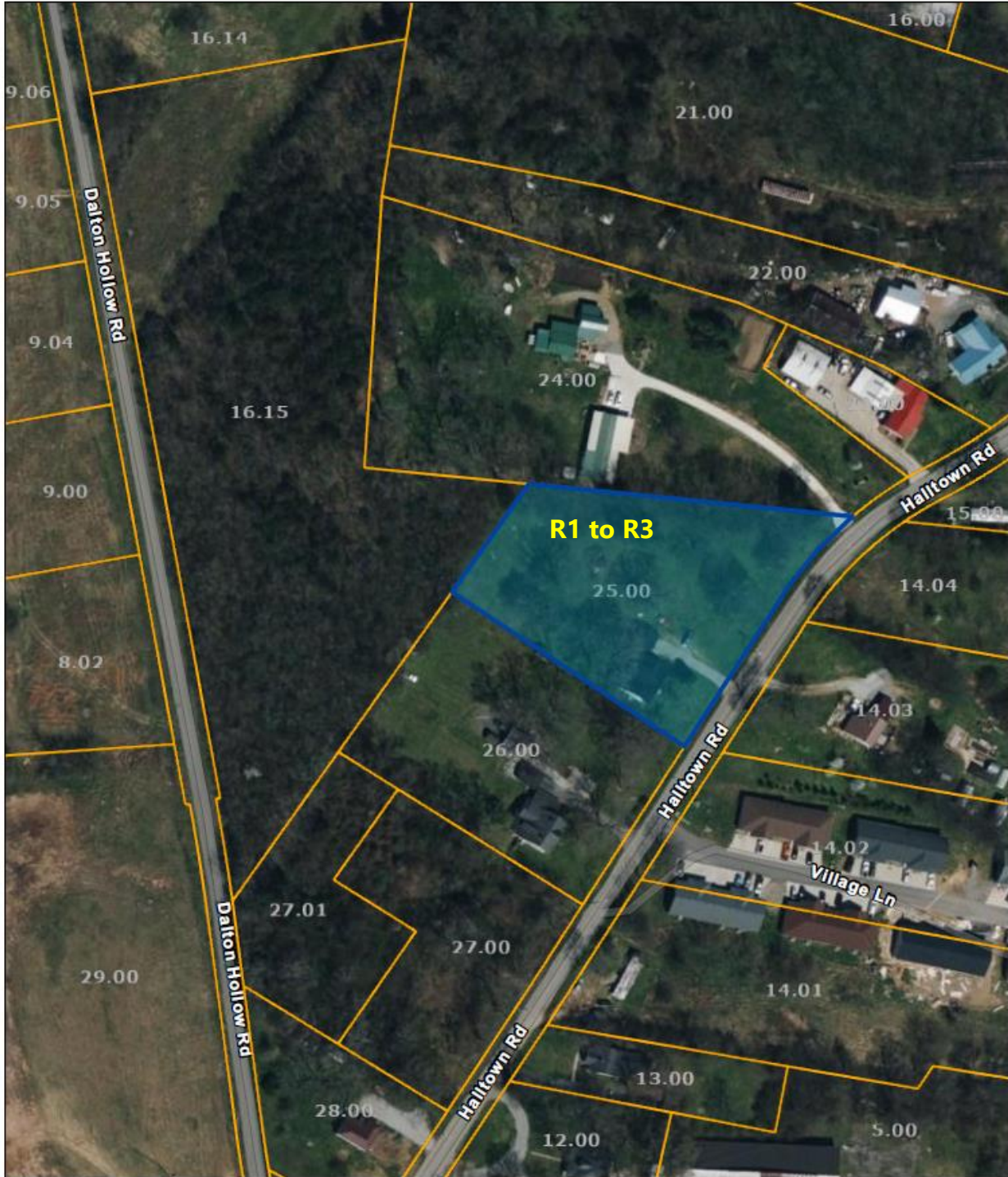
Commission Chairman

Attest:



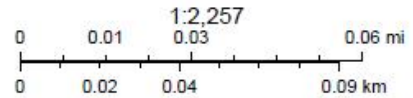
County Clerk

Trousdale County - Parcel: 019F A 025.00



Date: April 5, 2023

County: Trousdale
Owner: KETCO LLC
Address: HALLTOWN RD 313
Parcel Number: 019F A 025.00
Deeded Acreage: 1.75
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
Sam Edwards | Zoning & Building Inspector
328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-0558

3/29/23
MR# 2487

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R1 Requested Zoning R3 Reason Create Residential lots
Property Owner Ke+co LLC Phone _____
Property Address 313 Halltown Rd. Hartsville TN 37074
Lot Size 1.75 acre Road Frontage _____ ft. Easements _____ ft
Tax Map Number 019F Group A Parcel 025.00 Record/Deed Book 132/564
Subdivision Name - Phase - Lot # -
Water Source City Sewer or Septic _____

APPLICANT INFORMATION

Applicant Name Zach Taylor Phone _____
Mailing Address Hartsville TN 37074
Email: _____

IMPACT INFORMATION

Zoning of Surrounding Properties R2 + R1
Names of Surrounding Property Owners Katherine Chinn + Anthony + Tonya Whitaker
Affected Roads Halltown Road
Schools Affected _____
Public Utilities HARTSVILLE WATER, TRI COUNTY ELECT

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 _____


Applicant Signature

3-29-23
Date Submitted

\$100 Application fee



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 R-1 Requested Zoning R-3

Tax Map Number 019F Group A Parcel 025.00

Reason Create Residential Lots

Property Owner Ketco LLC / Zach Taylor

Property Address 313 Halltown 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 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. This parcel does have Urban utilities services. 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.

Chairman