

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #287-2023-24**

**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 016 PARCEL 016.15  
FROM A1 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 A-1 Agricultural to R-3 Residential identified as follows:

Trousdale County Tax Map 016 Parcel 016.15;

This being 5.00 acres located on Dalton Hollow 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 1<sup>st</sup> reading*

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

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

**Approved:**

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

**Attest:**

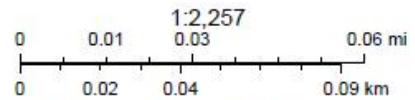
  
\_\_\_\_\_  
County Clerk

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

3/29/23

MRA 2486

Annex into the  
Urban Services District  
So the whole parcel  
will be in same district  
+

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A1 Requested Zoning R3 Reason to create residential lot  
Property Owner Zach Taylor Phone 615 374 1125  
Property Address Dalton Hollow Rd. Hartsville TN 37074  
Lot Size 5 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 019 Group - Parcel 016.15 Record/Deed Book 154/99  
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 A1, R2, R1  
Names of Surrounding Property Owners Donna Furlough, Tommy Harper,  
James Wright, Katherine Chinn, Ketsuk, Anthony  
Affected Roads Dalton Hollow Rd. Zach Taylor Whitaker  
Schools Affected ~~XXXXXXXXXX~~  
Public Utilities HARTSVILLE WATER, TRI COUNTY ELECTRIC

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> 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 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