

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #290-2023-27**

**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 006.17  
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 parcel from A-1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 016 Parcel 006.17;

This being 2.00 acres located on Temprow 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 May 8, 2023  
Public Hearing to be held on June 26, 2023 if passed at 1<sup>st</sup> reading*

First Reading:	<u>May 22, 2023</u>	1M <u>Jerry Ford</u>	Voice Vote				
		2m <u>Brian Crook</u>	Approved w/o opposition	Absent	<u>4</u>		<b>PASSED</b>
Second Reading:	<u>June 26, 2023</u>	1M <u>Brian Crook</u>	Voice Vote				
		2m <u>Landon Gulley</u>	Approved w/o opposition	Absent	<u>2</u>		<b>PASSED</b>

**IN EFFECT AND APPROVED ON JUNE 26, 2023 IN REGULAR SESSION**

**Approved:**

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

**Attest:**

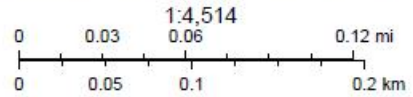
  
\_\_\_\_\_  
County Clerk

Trousdale County - Parcel: 016 006.17



Date: April 21, 2023

County: Trousdale  
Owner: COOK JASON D  
Address: TEMPLOW RD 485  
Parcel Number: 016 006.17  
Deeded Acreage: 2  
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  
Office of Codes, Zoning & Building  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | Cell (615) 374-5066

Sign Deposit 100  
101-43320

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-1 Reason Use different setbacks  
Property Owner Jason Cook Phone [REDACTED]  
Property Address 485 Templov Rd Bethpage TN 37022  
Lot Size 2 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 016 Group \_\_\_\_\_ Parcel 06.17 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source City- CSBP Sewer or Septic septic

**APPLICANT INFORMATION**

Applicant Name Jason Cook Phone [REDACTED]  
Mailing Address 485 Templov RD Bethpage TN 37022  
Email: [REDACTED]

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1, R-1  
Names of Surrounding Property Owners Thomas Cook, Johnny Adcock Jr,  
ORRA HARPER, DENNIS GORE  
Affected Roads TEMPLOV RD  
Schools Affected \_\_\_\_\_  
Public Utilities CSBP 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 [Signature] Failed, state reason [Signature]  
Applicant Signature \_\_\_\_\_ Date Submitted \_\_\_\_\_

**\$100 Application fee**



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

JOHN KERR, CHAIRMAN

Heather Bay	Mitch Gregory	Rhonda Keisling	Carol Pruitt
Amanda Carman	Thomas Harper	David Nollner	David Thomas

**STATEMENT OF RECOMMENDATION**

At its regular monthly meeting held on May 8, 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 016 Group \_\_\_\_\_ Parcel 06.17  
 Reason To build an addition using different setbacks  
 Property Owner Jason Cook  
 Property Address 485 Templo RD, Bethpage TN 37022

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 house is placed at the exact setback limit from the front property line for the A-1 zone which is 75' from the front. The R-1 zoning would allow a 35' setback from the front property line. The Planning Commission noted that there are several R-1 properties along Templo Rd and is giving this Rezoning Request a Favorable Recommendation.***

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

John Kerr  
Chairman