

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #298-2023-35**

**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 018 PARCEL 022.02  
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 parcel from A-1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 018 Parcel 022.02;

This being 4.36 acres located at 3220 Hwy 25 West, 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 October 9, 2023  
Public Hearing to be held on November 27, 2023 if passed at 1<sup>st</sup> reading*

Motion: **Motion to approve Ordinance 298-2023-35 as presented**

	1M	<u>Landon Gulley</u>		<b>Voice Vote</b>			
First Reading:	<u>October 23, 2023</u>	2m	<u>Shane Burton</u>	Approved w/o Opposition	Absent	<u>0</u>	<b>PASSED</b>
<i>Note: Chris Gregory abstained citing conflict of interest</i>							

Motion: **Motion to approve Ordinance 298-2023-35 as presented**

	1M	<u>Beverly Atwood</u>		<b>Voice Vote</b>			
Second Reading:	<u>November 27, 2023</u>	2m	<u>T. Bubba Gregory</u>	Approved w/o Opposition	Absent	<u>4</u>	<b>PASSED</b>
<i>Note: Chris Gregory abstained citing conflict of interest</i>							

**IN EFFECT AND APPROVED ON NOVEMBER 27, 2023 IN REGULAR SESSION**

**Approved:**

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

**Attest:**

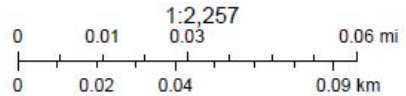
  
\_\_\_\_\_  
County Clerk

Trousdale County - Parcel: 018 022.02



Date: October 6, 2023

County: Trousdale  
Owner: JEWELL DWIGHT A  
Address: HWY 25 W 3220  
Parcel Number: 018 022.02  
Deeded Acreage: 0  
Calculated Acreage: 4.36  
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 OFFICE | CODES, ZONING, AND BUILDING**

328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | cell (615) 374-5066  
planning@trousdalecountytn.gov

MR # 835  
10-3-23  
(P)

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-1 Reason Future Development  
Property Owner Dwight A Jewell Phone [REDACTED]  
Property Address 3220 HWY 25W Hartsville TN 37074  
Lot Size 5 Acres Road Frontage 1100+ ft. Easements      ft  
Tax Map Number 018 Group      Parcel 022.02 Record/Deed Book       
Subdivision Name      Phase      Lot #       
Water Source Hartsville Water Dept Sewer or Septic Septic

**APPLICANT INFORMATION**

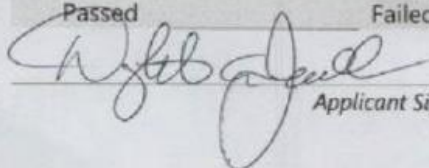
Applicant Name Dwight A Jewell Phone [REDACTED]  
Mailing Address 3220 HWY 25 W Hartsville TN 37074  
Email: [REDACTED]

**IMPACT INFORMATION**

Zoning of Surrounding Properties A-1 R-1  
Names of Surrounding Property Owners       
Affected Roads Hwy 25W, Old Woodard RD  
Schools Affected Trousdale  
Public Utilities Hartsville Water Dept, 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

10-3-23

Date Submitted

\$100 Application fee