

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #299-2023-36

**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 022.00
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 022.00;

This being 144.44 acres located at 3370 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 1st reading*

Motion: **Motion to approve Ordinance 299-2023-36 as presented**

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

Motion: **Motion to approve Ordinance 299-2023-36 as presented**

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

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

Approved:



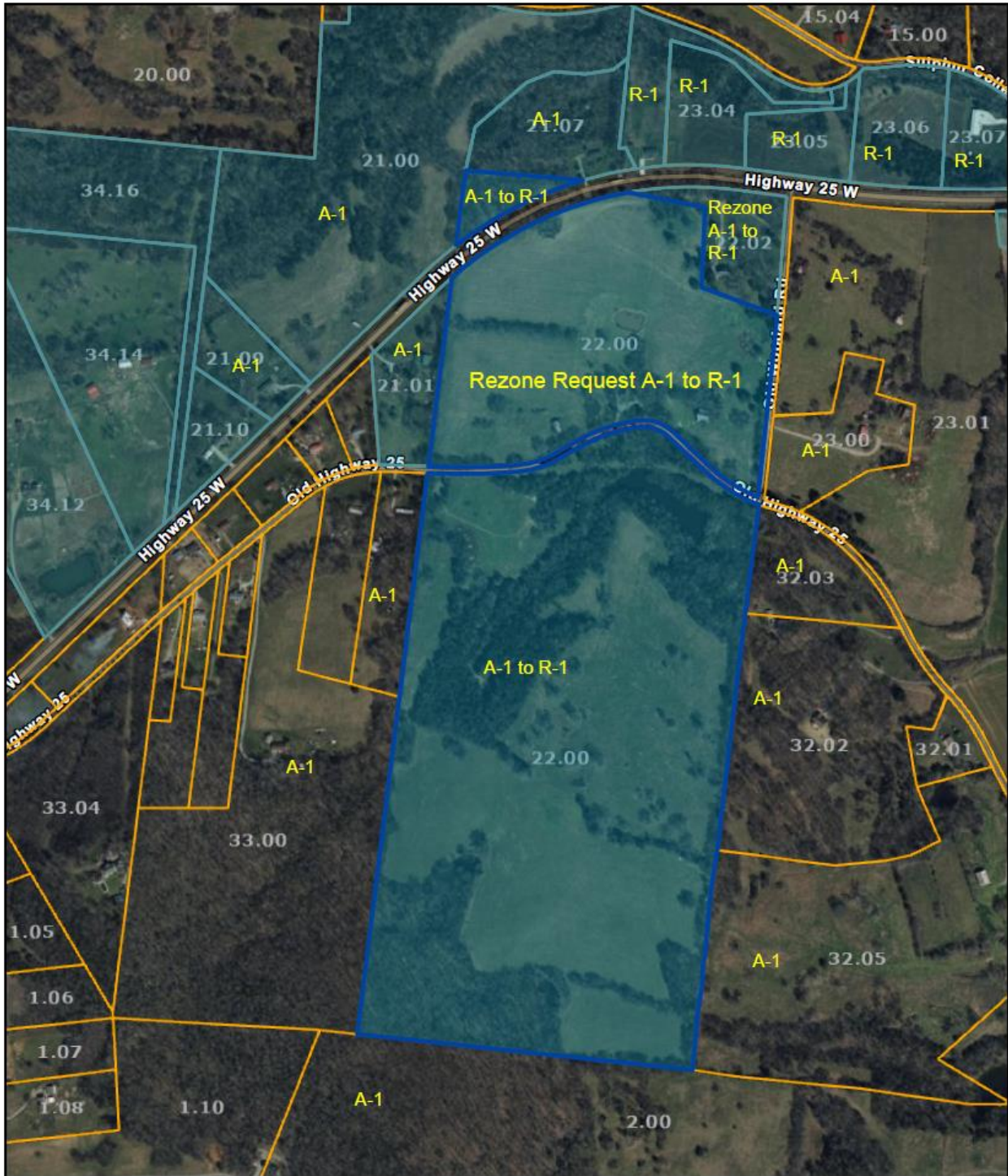
Commission Chairman

Attest:



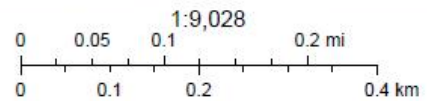
County Clerk

Trousdale County - Parcel: 018 022.00



Date: October 6, 2023

County: Trousdale
Owner: FREEMAN PAT P REVOC TRUST
Address: OLD HWY 25 3220
Parcel Number: 018 022.00
Deeded Acreage: 0
Calculated Acreage: 144.44
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 # 834
10-3-23
ⓑ

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1 Reason Future Development
Property Owner Hillview Farm Partnership Phone [REDACTED]
Property Address 3370 Old HWY 25W Hartsville TN 37074
Lot Size 144 Acres Road Frontage 4000+ ft. Easements ft
Tax Map Number 018 Group Parcel 022.00 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, Old Hwy 25W
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
1st Reading Action
Public Hearing Action
2nd Reading Action
Passed Failed, state reason

Dwight A Jewell
Applicant Signature

10-3-23
Date Submitted

\$100 Application fee