

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #300-2023-37

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 027B, GROUP D, PARCEL 011.00 THROUGH PARCEL 015.00 FROM R2 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 parcels from R2 Residential to R-3 Residential identified as follows:

Trousdale County Tax Map 027B, Group D, Parcels 011.00, 012.00, 013.00, 014.00, and 015.00; This being a total of 1.06 acres located on Greentop Street, 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 November 13, 2023 Public Hearing to be held on January 22, 2024 if passed at 1st reading*

Motion: **Motion to approve Ordinance 300-2023-37 as presented**

	1M	<u>T. Bubba Gregory</u>		Voice Vote		
First Reading:	<u>November 27, 2023</u>	2m	<u>Shane Burton</u>	<i>Approved w/o opposition</i>	<i>Absent</i>	<u>4</u> PASSED

Motion: **Approve Ordinance 300-2023-37 as presented**

	1M	<u>Beverly Atwood</u>		Voice Vote		
Second Reading:	<u>January 22, 2024</u>	2m	<u>Mark Presley</u>	<i>Approved w/o opposition</i>	<i>Absent</i>	<u>1</u> PASSED

IN EFFECT AND APPROVED ON JANUARY 22, 2024 IN REGULAR SESSION

Approved:

Attest:



Commission Chairman



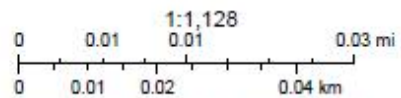
County Clerk

Trousdale County - Parcel: 027B D 011.00



Date: November 7, 2023

County: Trousdale
Owner: LANGFORD TRACEY ETUX ANGIE LANGFORD
Address: GREENTOP ST 126
Parcel Number: 027B D 011.00
Deeded Acreage: 0
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023



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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.

PLANNING OFFICE | CODES, ZONING, AND BUILDING

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

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R-2 Requested Zoning R-3 Reason DEVELOPMENT
 Property Owner TRACEY & ANGIE LANGFORD Phone [REDACTED]
 Property Address GREENTOP ST Hartsville TN 37074
 Lot Size 1.1 acres Road Frontage 12.00, 12.00, 14.00, 15.00 ft. Easements _____ ft
 Tax Map Number 027B Group D Parcel _____ Record/Deed Book _____
 Subdivision Name _____ Phase _____ Lot # _____
 Water Source CITY Sewer or Septic SEWER

APPLICANT INFORMATION

Applicant Name TRACEY LANGFORD Phone [REDACTED]
 Mailing Address 3545 Hwy 141 N Hartsville TN 37074
 Email: [REDACTED]

IMPACT INFORMATION

Zoning of Surrounding Properties R-2, C-1, R-3
 Names of Surrounding Property Owners ANNIE Valentine, Hartsville Missionary Baptist Church, LOUISE SEAY, JEFFREY McCADDEN, MATTHEW CARMAN
 Affected Roads GREENTOP ST.
 Schools Affected _____
 Public Utilities Hartsville Water, 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 _____


 Applicant Signature [REDACTED]

Date Submitted