

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #301-2024-01

**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 004.00 FROM A1/R1/R2 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 parcel from A1 Agricultural / R1 Residential / R2 Residential to R-1 Residential identified as follows:

Trousdale County Tax Map 018, Parcel 004.00;

This being a total of 38.36 acres located on West McMurry Boulevard, 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 December 11, 2023
Public Hearing to be held on February 26, 2024 if passed at 1st reading*

Motion: **Approve Ordinance 301-2024-01 as presented**

	1M	David Thomas	Voice Vote			
First Reading:	<u>January 22, 2024</u>	2m <u>Lonnie Taylor</u>	Approved w/o opposition	Absent	<u>1</u>	PASSED

Motion: **Approve Ordinance 301-2024-01 as presented**

	1M	Landon Gulley	Voice Vote			
Second Reading:	<u>February 26, 2024</u>	2m <u>T. Bubba Gregory</u>	Approved w/o opposition	Absent	<u>2</u>	PASSED

IN EFFECT AND APPROVED ON FEBRUARY 26, 2024 IN REGULAR SESSION

Approved:



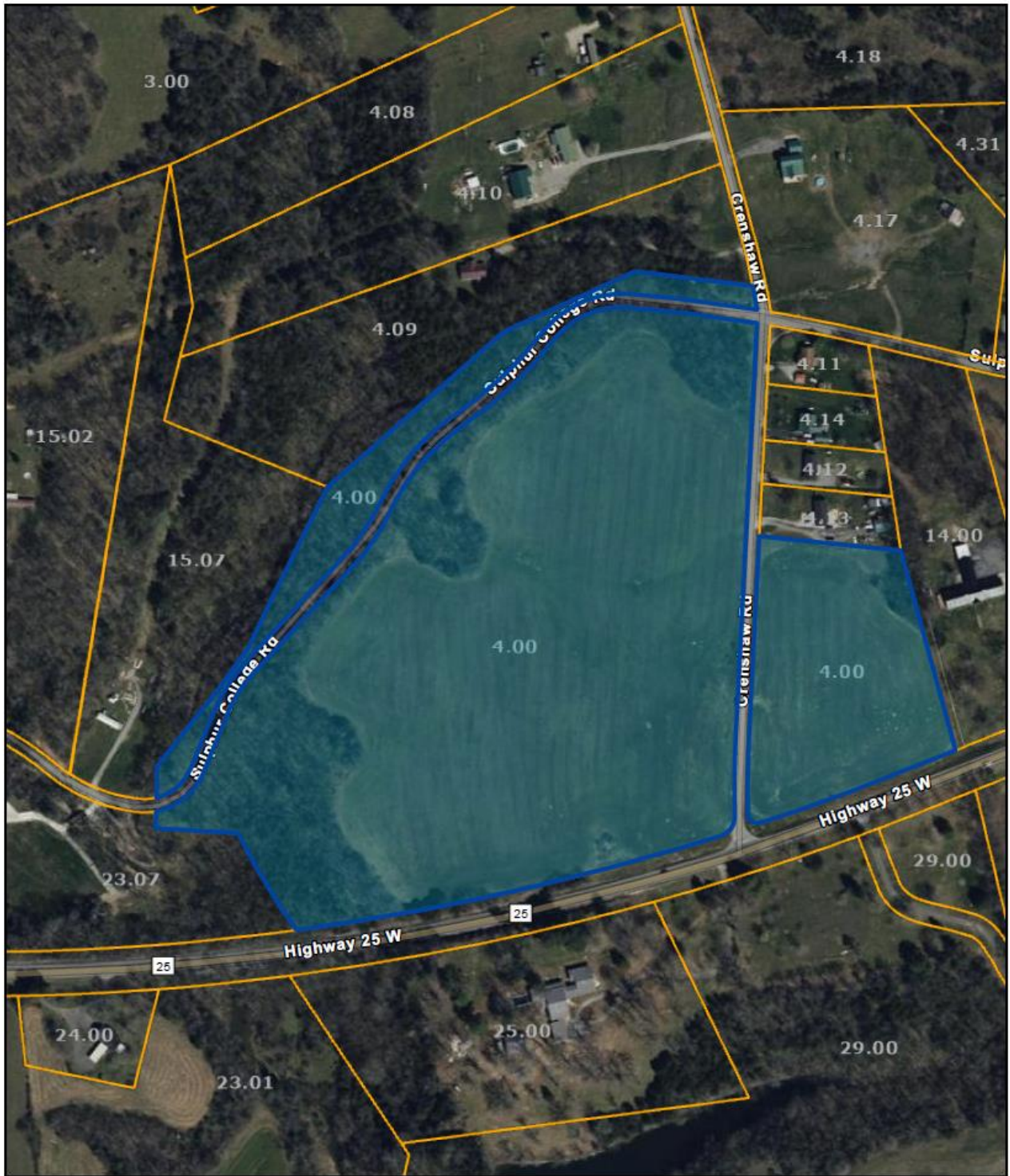
Commission Chairman

Attest:



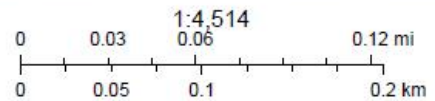
County Clerk

Trousdale County - Parcel: 018 004.00



Date: December 6, 2023

County: Trousdale
Owner: DAVIS RACHAEL
Address: HWY 25 W
Parcel Number: 018 004.00
Deeded Acreage: 38.36
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.

\$350 APPLICATION FEE
\$150 SIGN DEPOSIT

HARTSVILLE/TROUSDALE COUNTY

PLANNING OFFICE

328 Broadway, Room 1 | Hartsville, TN 37074
Office (615) 374-1125 | Cell (615) 374-5066
planning@trousdalecountyttn.gov

ZONING CHANGE APPLICATION

PARCEL INFORMATION


Current Zoning A1,R1,R2 requested Zoning R-1 Reason Future Development
Property Owner Mary Lynn Helm/Rachel Davis Phone 0
Property Address W McMurry Blvd Hartsville TN 37074
Lot Size 38.36 acres Road Frontage _____ ft. Easements _____ ft
Tax Map Number 018 Group _____ Parcel 004.00 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic septic

APPLICANT INFORMATION

Applicant Name Jerry Helm Phone _____
Mailing Address 375 W McMurry Blvd Hartsville TN 37074
Email: _____

IMPACT INFORMATION

Zoning of Surrounding Properties A-1, R-1, R-2, C-1
Names of Surrounding Property Owners ROBERT PIPPIN, MICHAEL BURNS, Johnny Hawkins, Joey Du
Affected Roads W. McMURRY BLVD, CRENSHAW Rd, Sulpher College Rd
Schools Affected _____
Public Utilities Hartsville Water, Tri County Electric


Applicant Signature

11-13-23
Date Submitted

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 _____