

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #304-2024-04

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 017 PARCEL 026.04 FROM C1/A1 TO C1

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 a combination of C1 Commercial and A1 Agricultural to solely C-1 Commercial identified as follows:

Trousdale County Tax Map 017, Parcel 026.04;

This being a total of 3.14 acres located at 6460 Hwy 231 North, 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 April 8, 2024 Public Hearing to be held on May 27, 2024 if passed at 1st reading*

Motion: _____

First Reading: April 22, 2024 1M _____ **Voice Vote** 2m _____ *Absent* _____

Motion: _____

Second Reading: May 27, 2024 1M _____ **Voice Vote** 2m _____ *Absent* _____

Approved:

Attest:

Commission Chairman

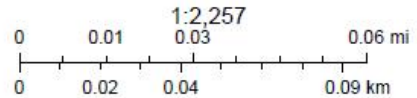
County Clerk

Trousdale County - Parcel: 017 026.01



Date: March 28, 2024

County: Trousdale
Owner: BURTON TERRY ETUX
Address: HWY 231 N 6460
Parcel Number: 017 026.01
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.

HARTSVILLE/TROUSDALE COUNTY
PLANNING OFFICE | CODES, ZONING, AND BUILDING

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office (615) 374-1125 | cell (615) 374-5066
planning@trousdalecountytn.gov

MP # 2446
328.24
P

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A1 & C1 Requested Zoning C1 Reason COMMERCIAL BUSINESS
Property Owner Terry & Renee Burton Phone _____
Property Address Highway 231 North, Bethpage TN _____
Lot Size 3.14 Acres Road Frontage 866/US Hwy ft. Easements _____ ft
Tax Map Number 017 Group _____ Parcel 26.04 Record/Deed Book 170/558
Subdivision Name N/A Phase _____ Lot # _____
Water Source City Water Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Willis E. & Betty Jean Shaw Phone _____
Mailing Address _____ TN 37075
Email: g

IMPACT INFORMATION

Zoning of Surrounding Properties A-1, C-1
Names of Surrounding Property Owners TERRY & RENEE BURTON, TIMOTHY BARR, TRECIAL PEDIGO, DEBRA CLARIDY
Affected Roads Highway 231 North and Bass Road
Schools Affected _____
Public Utilities CS/BP 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 _____

Betty Jean Shaw
Applicant Signature

3/28/24
Date Submitted



HARTSVILLE/TROUSDALE COUNTY
PLANNING COMMISSION

328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN

Heather Bay

David Nollner

David Thomas

Arthur Harper

Kaitlin Dillon

Cal Welch

Mitch Gregory

Amanda Carman

STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on April 8, 2024, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning	<u>A1/C1</u>	Requested Zoning	<u>C1</u>
Tax Map Number	<u>017</u>	Group	<u>Parcel</u>
			<u>26.04</u>
Reason	<u>Unified zoning for parcel to have a commercial business</u>		
Property Owner	<u>Terry and Renee Burton</u>		
Property Address	<u>Hwy 231 N Bethpage TN</u>		

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:

Based on surrounding zoning of properties in the area, the unified zoning of the property to C1 would support having a commercial business with access to Hwy 231 N.

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

Chairman