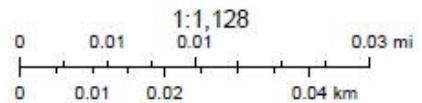


Trousdale County - Parcel: 027G B 027.00



Date: May 7, 2024

County: Trousdale
Owner: DONOHO JUDY
Address: RIVER VALLEY CT 680
Parcel Number: 027G B 027.00
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.

\$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@trousdalecountytn.gov

REC'D

ZONING CHANGE APPLICATION

PARCEL INFORMATION

Current Zoning R2 Requested Zoning R3 Reason DEVELOPMENT
Property Owner TRENT MAASEN CODY JOE HAYNES Phone _____
Property Address 680 RIVER VALLEY DRIVE Hartsville TN 37074
Lot Size 1.02 acres Road Frontage 27.00 ft. Easements _____ ft
Tax Map Number 0276 Group B Parcel _____ Record/Deed Book _____
Subdivision Name BATTLEFIELD Phase _____ Lot # _____
Water Source CITY Sewer or Septic SEWER

APPLICANT INFORMATION

Applicant Name CODY JOE HAYNES Phone _____
Mailing Address 738 N. Cumberland St. Lebanon TN 37087
Email: _____

IMPACT INFORMATION

Zoning of Surrounding Properties R1, R2, A1
Names of Surrounding Property Owners Trousdale County EMS, Kelly ARMISTEAD,
RICHARD VAUGHN
Affected Roads RIVER VALLEY RD
Schools Affected _____
Public Utilities Hartsville Water, Tri County ELECTRIC
Cody Joe Haynes
Applicant Signature _____ 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 _____



HARTSVILLE/TROUSDALE COUNTY
PLANNING COMMISSION

328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN

Heather Bay	Mitch Gregory	Rhonda Keisling	Carol Pruitt
Amanda Carman	Thomas Harper	David Nollner	David Thomas

STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on May 13, 2024, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning R-2 Requested Zoning R-3

Tax Map Number 027C Group B Parcel 027.00

Reason Future Development

Property Owner Trent Maasen/Cody Joe Haynes/Judy Donoho

Property Address 680 River Valley Dr Hartsville TN 37074

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:

The Planning Commission gave this request a favorable recommendation based on available utilities and other R-3 zoning in the vicinity across River St.

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

John Kerr
Chairman