

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #310-2024-10

**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 A PORTION OF TAX MAP 015 PARCEL 037.00 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 1 acre of a parcel from A-1 Agricultural to R-1 Residential (Low Density) identified as follows:

Trousdale County Tax Map 015 Parcel 037.00;

This rezoning being 1 acre out a total of 205 acres located at 1415 Crenshaw Road, 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 September 9, 2024
Public Hearing held on October 28, 2024*

Motion: **Approve ORD 310-2024-10 Rezoning A1 to R1 (Crenshaw)**

	1M <u>Landon Gulley</u>	Electronic Vote									
First Reading	<u>September 23, 2024</u>	2m <u>Chris Gregory</u>	Yes	<u>19</u>	No	<u>0</u>	Abstain	<u>0</u>	Absent	<u>0</u>	PASSED

Motion: **Approve ORD 310-2024-10 Rezoning A1 to R1 (Crenshaw)**

	1M <u>Mark Presley</u>	Electronic Vote									
Second Reading	<u>October 28, 2024</u>	2m <u>Brian Crook</u>	Yes	<u>18</u>	No	<u>0</u>	Abstain	<u>0</u>	Absent	<u>1</u>	PASSED

IN EFFECT AND APPROVED ON OCTOBER 28, 2024 IN REGULAR SESSION

Approved:



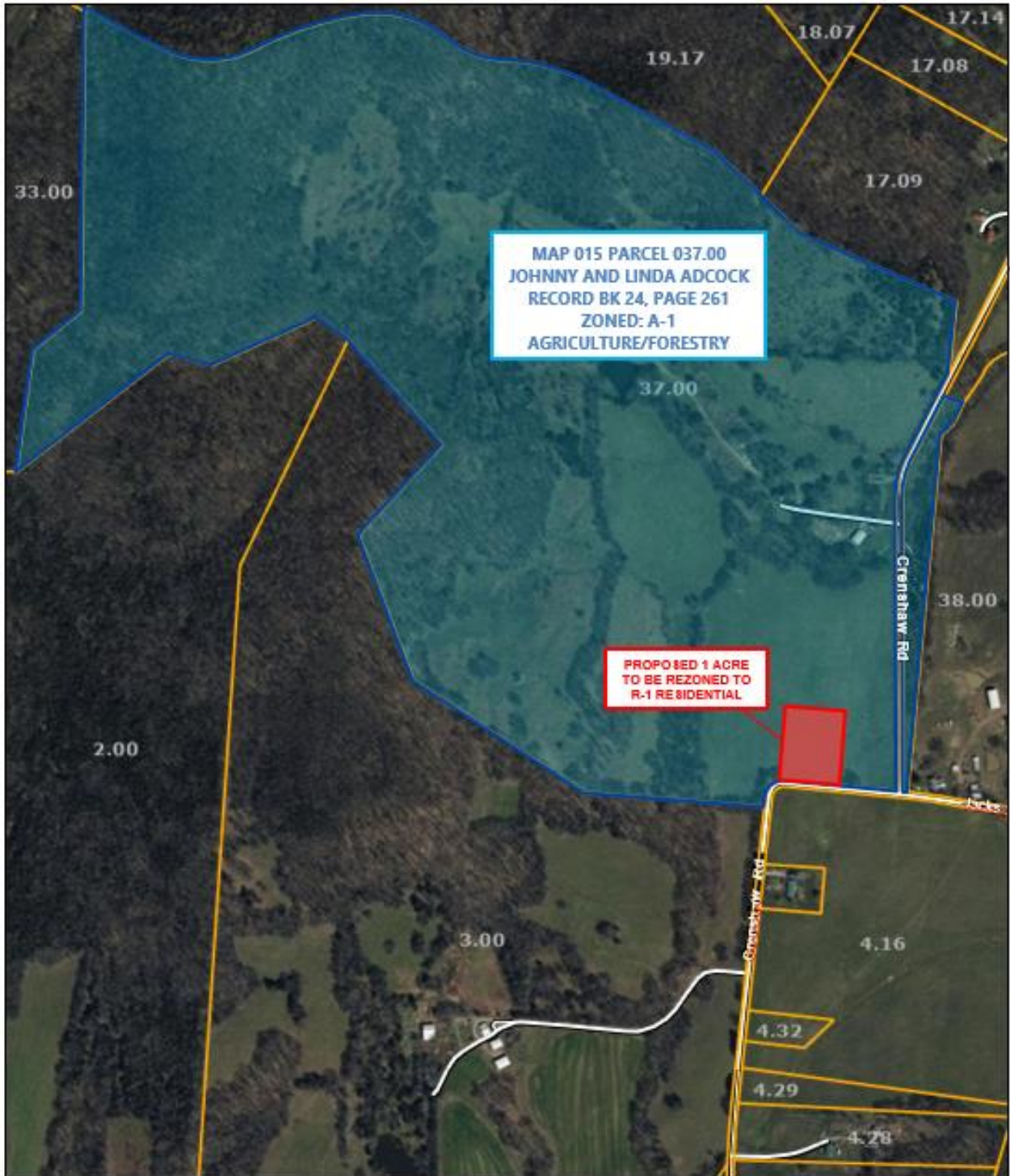
Commission Chairman

Attest:



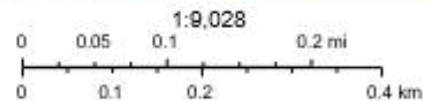
County Clerk

Trousdale County - Parcel: 015 037.00



Date: August 5, 2024

County: Trousdale
Owner: ADCOCK JOHNNY G SR
Address: CRENSHAW RD 1415
Parcel Number: 015 037.00
Deeded Acreage: 0
Calculated Acreage: 205
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

MR# 217
7-23-24
RP

ZONING CHANGE APPLICATION

PARCEL INFORMATION

Current Zoning A1 Requested Zoning R1 Reason Granddaughter to build house
Property Owner Johnny & Linda Adcock Phone [REDACTED]
Property Address 1415 Crenshaw Rd., Hartsville TN 37074
Lot Size 1 acre Road Frontage 200 ft. Easements 0 ft.
Tax Map Number 15 Group n/a Parcel 037.00 Record/Deed Book 24/261
Subdivision Name Adcock Property Phase n/a Lot # 1
Water Source Hartsville Sewer or Septic Septic

APPLICANT INFORMATION

Applicant Name Linda Adcock Phone [REDACTED]
Mailing Address 1415 Crenshaw Rd., Hartsville TN 37074
Email: applicant has no email; contact jackie.dillehay@gmail.com if needed

IMPACT INFORMATION

Zoning of Surrounding Properties A1 - Agriculture Forestry
Names of Surrounding Property Owners Jack Carey, Jr.
Affected Roads Crenshaw Rd.
Schools Affected Trousdale County
Public Utilities Hartsville Water

[REDACTED] Applicant Signature 7-24-24 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 September 9, 2024, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1 for one acre
 Tax Map Number 015 Group _____ Parcel 037.00
 Reason To separate one acre for granddaughter to build a house
 Property Owner Johnny and Linda Adcock
 Property Address 1415 Crenshaw RD 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 Adcocks are not rezoning the whole parcel just one acre. Several other 1 acre parcels that are zoned R-1 nearby.

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

John Kerr
Chairman