

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #313-2024-13**

**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 027G GROUP B PARCELS 028.00  
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 a parcel totaling 1.23 acres from R-2 Residential (Medium Density) to R-3 Residential (High Density) identified as follows:

Trousdale County Tax Map 027G Group B Parcel 028.00;

This rezoning being a total of 1.23 acres located at 850 River Valley, 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 12, 2024  
Public Hearing held on January 27, 2025 if passed at 1<sup>st</sup> reading*

Motion: **Approve Ordinance 313-2024-13 Rezoning R2 to R3 River Valley**

	1M <u>Jerry Ford</u>	Electronic Vote									
First Reading	<u>November 25, 2024</u>	2m <u>T. Bubba Gregory</u>	Yes	15	No	1	Abstain	0	Absent	4	<b>PASSED</b>
						No vote – D Nollner					

Motion: **Approve Ordinance 313-2024-13 Rezoning R2 to R3 River Valley**

	1M <u>Landon Gulley</u>	Voice Vote									
Second Reading	<u>January 27, 2025</u>	2m <u>Lesley Overman</u>	Yes	17	No	2	Abstain	0	Absent	0	<b>PASSED</b>
				No vote – D Nollner, J Kerr							

**IN EFFECT AND APPROVED ON JANUARY 27, 2025 IN REGULAR SESSION**

**Approved:**

  
\_\_\_\_\_  
Commission Chairman

**Attest:**

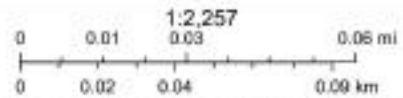
  
\_\_\_\_\_  
County Clerk

Trousdale County - Parcel: 027G B 028.00



Date: November 5, 2024

County: Trousdale  
Owner: ARMISTEAD KELLY ANN  
Address: RIVER VALLEY CT  
Parcel Number: 027G B 028.00  
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.



# Rezoning Permit Application

Date: 10/23/2024 24225

## Applicant / Owner

Applicant Type: Property Owner  
Applicant Name: Justin Trent Maasen  
Address: 850 River Valley RD  
City, State, Zip: Hartsville TN 37074  
Phone: [REDACTED]  
Email: [REDACTED]

Owner Name: Kelly Ann Armistead/Crystal Garner  
Owner Phone: [REDACTED]  
Owner Email: [REDACTED]

## Property

Site Address: 850 River Valley Dr  
City, State, Zip: Hartsville TN 37074  
Current Zoning: R2  
Requested Zoning: R3  
Lot Size: 1.23 acres  
Road Frontage: 150 ft  
Easements: none  
Tax Map #: 027G

Group: B  
Parcel: 028.00  
Record/Deed Book: 39/337  
Subdivision Name:  
Phase:  
Lot #:  
Water Source: Hartsville / Trousdale Water Dept.  
Sewer/Septic: Sewer

Reason: Future townhome development

I do hereby certify that the information contained herein is true and correct.

Justin Trent Maasen

10/23/2024

Date



HARTSVILLE/TROUSDALE COUNTY  
**PLANNING COMMISSION**  
328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN

Heather Bay	Mitch Gregory	Cal Welch	Katie Dillon
Amanda Carman	Arthur Harper	David Nollner	David Thomas

**STATEMENT OF RECOMMENDATION**

At its regular monthly meeting held on November 12, 2024, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**

Current Zoning R2 Requested Zoning R3  
 Tax Map Number 027G Group B Parcel 28.00  
 Reason Future Development  
 Property Owner Kelly Ann Armistead/Crystal Garner  
 Property Address 850 River Valley 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 property is located next to an R3 zoned parcel. The surrounding properties are R2 and the property across River St is zoned R3 as well. The Planning Commission felt this was in line with our Ordinances and Zoning plan and gave it a favorable recommendation.***

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

John Kerr  
Chairman