

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #318-2025-05

**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 019, PARCEL 018.25
FROM C2/A1 TO C2/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 portion of a parcel totaling 11.73 acres from C-2/A-1 Highway Commercial/Agricultural to C-2/R-3 Highway Commercial/High Density Residential identified as follows:

Trousdale County Tax Map 019, Parcel 018.25;

This rezoning being a portion of 11.73 acres located on McMurry Blvd West, 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 March 10, 2025
Public Hearing to be held on April 28, 2025 if passed on 1st reading*

Motion: **Approve ORD 318-2025-05 Rezoning C2/A1 to C2/R3**

	1M <u>Jerry Ford</u>	Electronic Vote									
First Reading	<u>March 24, 2025</u>	2m <u>Amber Russell</u>	Yes	14	No	1	Abstain	0	Absent	5	PASSED

Motion: **Approve ORD 318-2025-05 Rezoning C2/A1 to C2/R3**

	1M <u>Jerry Ford</u>	Electronic Vote									
Second Reading	<u>April 28, 2025</u>	2m <u>Bubba Gregory</u>	Yes	16	No	4	Abstain	0	Absent	0	PASSED

IN EFFECT AND APPROVED ON APRIL 28, 2025 IN REGULAR SESSION

Approved:



Commission Chairman

Attest:



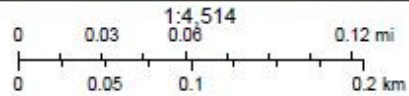
County Clerk

Trousdale County - Parcel: 019 018.25



Date: March 7, 2025

County: TROUSDALE
Owner: WELCH ANDREW ETUX MARJOR
Address: HWY 25 W
Parcel ID: 019 018.25
Deeded Acreage: 0
Calculated Acreage: 11.73
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METV, NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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: 02/28/2025

Applicant / Owner

Applicant Type:
Applicant Name:
Address:
City, State, Zip:
Phone:
Email:

Philip Welker



Owner Name: Welch Family (Mark Kemp)
Owner Phone:
Owner Email:



Property

Site Address: McMurray Blvd. West
City, State, Zip: Hartsville TN
Current Zoning: C2/A1
Requested Zoning: C2/R3
Lot Size: 11.73 acres
Road Frontage: 832
Easements: 0
Tax Map #: 19

Group: NA
Parcel: 18.25
Record/Deed Book: 159/674
Subdivision Name:
Phase:
Lot #:
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Sewer

Reason: Requesting to rezone rear 8.19 acres of 11.73 acres track to allow for multifamily while maintaining C2 and commercial retail along the road frontage.

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

Philip Welker

02/28/2025

Date



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 March 10, 2025, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning	<u>C2/A1</u>	Requested Zoning	<u>C2/R3</u>
Tax Map Number	<u>019</u>	Group	<u>Parcel 18.25</u>
Reason	<u>Rezone rear 8.19 acres of 11.73 acres for multifamily homes</u>		
Property Owner	<u>Welch Family</u>		
Property Address	<u>McMurry Blvd</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:

The Planning Commission has followed the Zoning plan to have Commercial zoning along the McMurry Blvd/Hwy 25 corridor with the ability to have residential zoning for development.

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

John Kerr