

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #320-2025-07

**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 032, PARCEL 010.29
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 a parcel totaling 5.50 acres from A-1 Agricultural to R-1 Low Density Residential identified as follows:

Trousdale County Tax Map 032, Parcel 010.29;

This rezoning being a total of 5.50 acres located on Beasley's Bend, Lebanon, TN | Trousdale County; and

BE IT ENACTED that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*This Rezoning request has an **unfavorable** recommendation by Planning Commission May 12, 2025
Public Hearing to be held on June 23, 2025 if passed on 1st reading*

Motion: _____

First Reading _____ 1M _____ **Electronic Vote**
_____ 2m _____ Yes ___ No ___ Abstain ___ Absent _____

Motion: _____

Second Reading _____ 1M _____ **Electronic Vote**
_____ 2m _____ Yes ___ No ___ Abstain ___ Absent _____

Approved:

Attest:

Commission Chairman

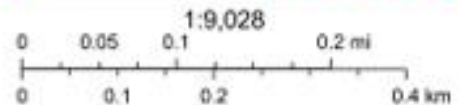
County Clerk

Trousdale County - Parcel: 032 010.29



Date: May 7, 2025

County: TROUSDALE
Owner: GARRETSON DAVID N ETUX SUSAN J GARRETSON
Address: BEASLEYS BEND RD
Parcel ID: 032 010.29
Deeded Acreage: 5.5
Calculated Acreage: 0
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., METI, 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: 03/27/2025

Applicant / Owner

Applicant Type:

Applicant Name: Ray Hubner

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Owner Name: Dave Garretson

Owner Phone: [REDACTED]

Owner Email: [REDACTED]

Property

Site Address: Lot 10 Helm Farm

City, State, Zip: Lebanon, TN 37087

Current Zoning: A1

Requested Zoning: R1

Lot Size: 5.50 Acres

Road Frontage: 230

Easements: 0

Tax Map #: 032

Group: 010

Parcel: 29

Record/Deed Book: 170/549

Subdivision Name: Helm Farm

Phase:

Lot #: 10

Water Source: Lebanon Water Dept.

Sewer/Septic: Septic

Reason: Cutting 5.50 acres into 2 lots of equal value + or -

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

Ray Hubner

03/27/2025

Date



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

JOHN KERR, CHAIRMAN

Heather Bay

David Nollner

David Thomas

Arthur Harper

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STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on May 12, 2025, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1
Tax Map Number 032 Group _____ Parcel 10.29
Reason Divide the lot into 2 (2.5 ac) lots for single family homes
Property Owner Dave Garretson- representative Ray Hubner
Property Address Lot 10 Helm Farm Beasleys Bend RD Lebanon TN 37087

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 lot could be subdivided into numerous lots according to the R-1 zone definition. The greatest number of lots would be 5 for this parcel.

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

John Kerr
Chairman