

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT

ORDINANCE #323-2025-10

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 TAX MAP 026A, GROUP B, PARCEL 001.00 FROM R1 TO C2

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 10,407 square feet from R-1 Residential Low Density to C-2 Highway Commercial identified as follows:

Trousdale County Tax Map 026A, Group B, Parcel 001.00;
This rezoning being a total of 10,407 square feet located at 799 E McMurry Blvd, Hartsville, TN | Trousdale County; and

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

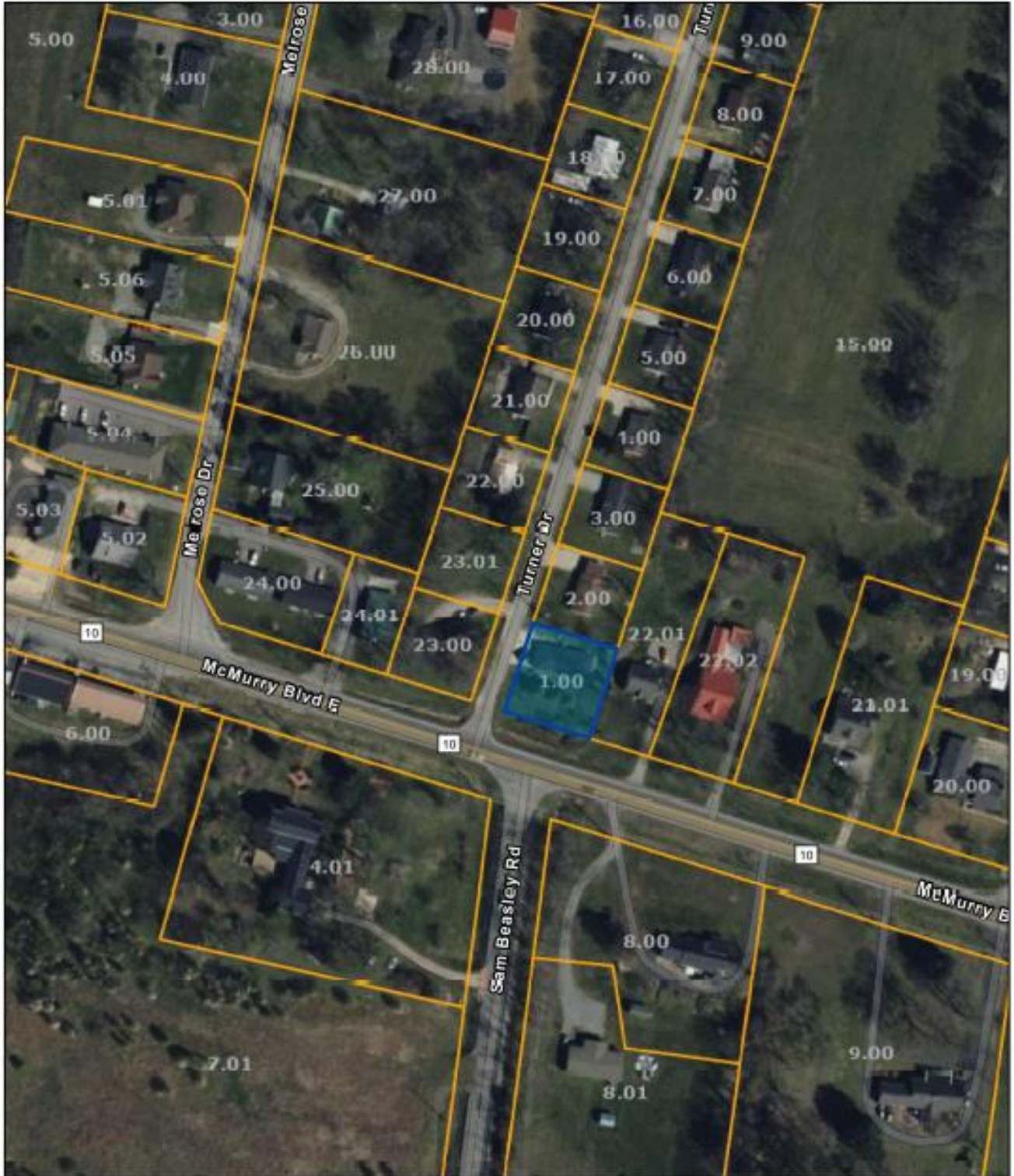
*This Rezoning request has an **unfavorable** recommendation by Planning Commission June 9, 2025
Public Hearing to be held on July 28, 2025 if passed on 1st reading*

Motion: **Approve ORD 323-2025-10 Rezone R1 to C2 McMurry**

		1M <u>Chris Gregory</u>		Electronic Vote							
First Reading	<u>June 23, 2025</u>	2m <u>Landon Gulley</u>	Yes	<u>0</u>	No	<u>15</u>	Abstain	<u>2</u>	Absent	<u>3</u>	FAILED

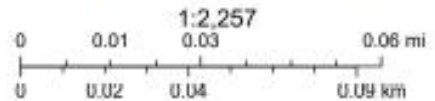
*Ordinance 323-2025-10 **failed** passage upon first reading.
No further action to be taken by Commission.*

Trousdale County - Parcel: 026A B 001.00



Date: May 22, 2025

County: TROUSDALE
Owner: HIX PEGGY JOYCE
Address: MCMURRY BLVD E 799
Parcel ID: 026A B 001.00
Deeded Acreage: 0
Calculated Acreage: 0
Vexcel Imagery Date: 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: 05/14/2025

Applicant / Owner

Applicant Type:
Applicant Name: Lynda Burge
Address: 3485 Horn Springs Road
City, State, Zip: Lebanon, TN 37087
Phone:
Email:

Owner Name: Peggy Joyce Hix
Owner Phone:
Owner Email:

Property

Site Address: 799 McMurry Blvd
City, State, Zip: Hartsville, TN 37074
Current Zoning: R1
Requested Zoning: C2
Lot Size: 100x105
Road Frontage: 100
Easements: 0
Tax Map #: 026A

Group: B
Parcel: 001.00
Record/Deed Book: RB173/282
Subdivision Name: Turner & Jones
Phase:
Lot #: 1
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Sewer

Reason: residential home to be converted to commercial zoning for future office, hair salon, etc

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

[Redacted Signature]

05/14/2025
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 June 9, 2025, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning	<u>R-1</u>	Requested Zoning	<u>C-2</u>
Tax Map Number	<u>026A</u>	Group	<u>B</u>
		Parcel	<u>1.00</u>
Reason	<u>commercial development</u>		
Property Owner	<u>Peggy Joyce Hix</u>		
Property Address	<u>799 E McMurry Blvd Hartsville TN 37074</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 unfavorable recommendation was due to possible traffic on a narrow road and safety concerns involving Turner Drive.

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

John Kerr
Chairman

	Start	End	Results
Voting question			Yes 0
ORD 323-2025-10 1R REZONE R1 TO C2 MCMURRY	7:31 PM	7:31 PM	Abstain 2 No 15

Name	Vote
Beverly Atwood	No 
Tommy Belcher	No 
Linda Bruce	Abstain 
Shane Burton	No 
Alan Carman	Absent
Brian Crook	No 
Will Dennis	No 
Jerry Ford	No 
Chris Gregory	No 
Jeff Gregory	No 
T Bubba Gregory	Absent
Landon Gulley	No 
Judy Kerr	No 
David Nollner	No 
Lesley Overman	No 
Mark Presley	No 
Amber Russell	No 
Lonnie Taylor	No 
David Thomas	Absent
Steve Whittaker	Abstain 