

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #324-2025-11

**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 027, PARCEL 003.12
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 portion totaling 4.7 acres of a 10.7 acre parcel from R-2 Residential Medium Density to R-3 Residential High Density identified as follows:

Trousdale County Tax Map 027, Parcel 003.12;

This rezoning being a portion totaling 4.7 acres of a 10.7 acre parcel located on Morrison Street, 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 a favorable recommendation by Planning Commission June 9, 2025
Public Hearing to be held on July 28, 2025 if passed on 1st reading*

Motion: **Approve ORD 324-2025-11 Rezone R2 to R3 Morrison**

	1M <u>Landon Gulley</u>	Electronic Vote									
First Reading	<u>June 23, 2025</u>	2m <u>Amber Russell</u>	Yes	<u>4</u>	No	<u>12</u>	Abstain	<u>1</u>	Absent	<u>3</u>	FAILED

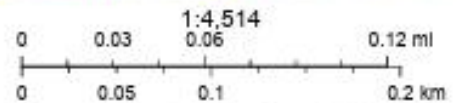
*Ordinance 324-2025-11 **failed** passage upon first reading.
No further action to be taken by Commission.*

Trousdale County - Parcel: 027 003.12



Date: June 9, 2025

County: TROUSDALE
Owner: GOKE DENNIS
Address: CHURCH ST
Parcel ID: 027 003.12
Deeded Acreage: 0
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: 05/24/2025

Applicant / Owner

Applicant Type:
Applicant Name: Dennis Goke
Address: 2635 Old Lafayette RD
City, State, Zip: Hartsville TN 37074
Phone:
Email:

Owner Name: Dennis Goke
Owner Phone:
Owner Email:

Property

Site Address: Morrison ST
City, State, Zip: Hartsville TN 37074
Current Zoning: R1
Requested Zoning: R3
Lot Size: 10.78 ac
Road Frontage: 597 ft Morrison St
Easements:
Tax Map #: 027

Group:
Parcel: 03.12
Record/Deed Book: RB182/608
Subdivision Name:
Phase:
Lot #:
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Sewer

Reason: Rezone 4.7 acres along Morrison St for development

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

05/24/2025

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-2</u>	Requested Zoning	<u>R3</u>
Tax Map Number	<u>027</u>	Group	<u>Parcel</u>
Reason	<u>residential development of 4.7 acres</u>		
Property Owner	<u>Dennis Goke</u>		
Property Address	<u>Morrison St Hartsville TN</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:

Favorable recommendation was given for the rezoning of 4.7 acres of 10.7 acres to R3 based on the surrounding R3 properties that have been developed. A legal description of the exact section of land to be rezoned will be submitted for the County Commission consideration.

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 
ORD 324-2025-11 1R REZONE R2 TO R3 MORRISON	7:37 PM	7:37 PM	Abstain 
			No 

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