

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT
ORDINANCE #334-2025-21

**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 012, PARCEL 020.00
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 of a parcel totaling 5.50 acres from A-1 Agricultural to R-1 Residential Low Density identified as follows:

Trousdale County Tax Map 012, Parcel 020.00;

This rezoning being a parcel totaling 5.50 acres located at 150 Greenwood Hollow Lane, 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 September 8, 2025
Public Hearing to be held on October 27, 2025 if passed on 1st reading*

Motion: **Approve ORD 334-2025-21 Rezone A1 to R1 Greenwood Hollow**

	1M <u>Beverly Atwood</u>		Voice Vote		
First Reading	<u>September 22, 2025</u>	2m <u>David Thomas</u>	Approved w/o opposition	Absent	<u>3</u> PASSED

Motion: **Approve ORD 334-2025-21 Rezone A1 to R1 Greenwood Hollow**

	1M <u>Beverly Atwood</u>		Electronic Vote		
Second Reading	<u>October 27, 2025</u>	2m <u>T Bubba Gregory</u>	Yes <u>19</u> No <u>0</u> Abstain <u>0</u> Absent <u>1</u>		PASSED

IN EFFECT AND APPROVED ON OCTOBER 27, 2025 IN REGULAR SESSION

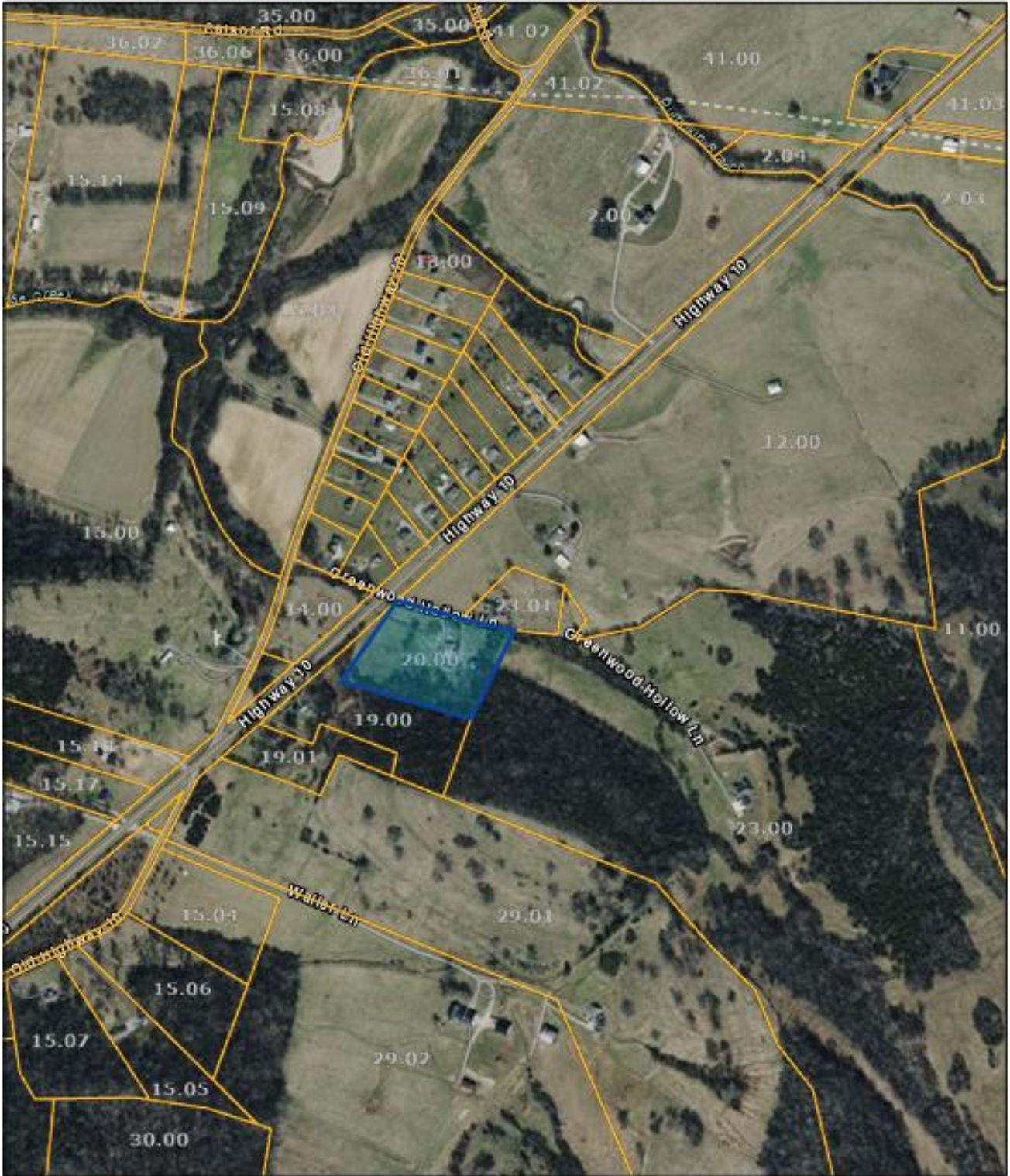
Approved:


Commission Chairman

Attest:

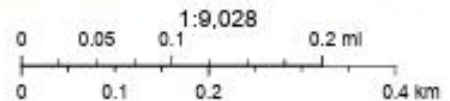

County Clerk

Trousdale County - Parcel: 012 020.00



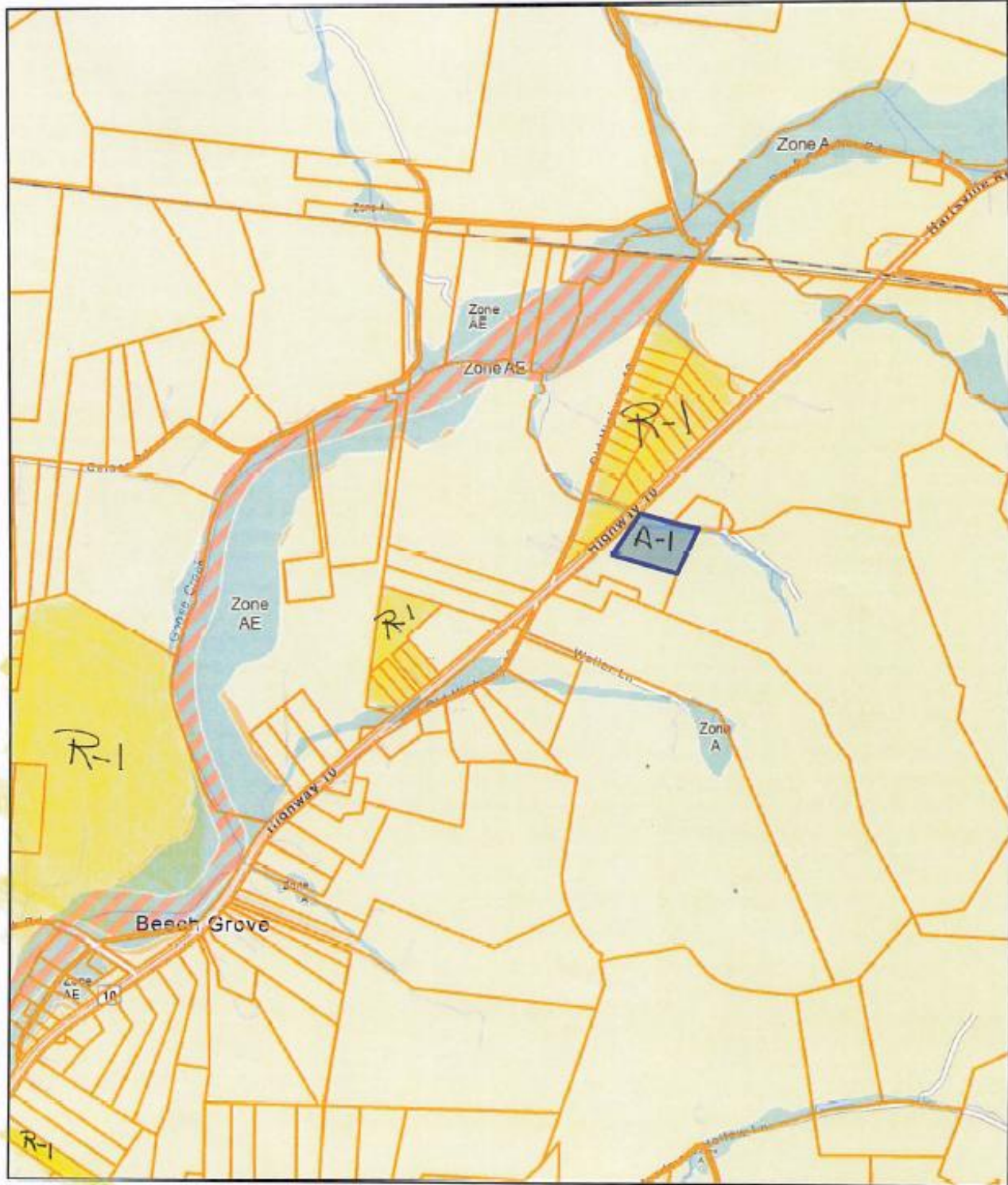
Date: September 9, 2025

County: TROUSDALE
Owner: MILLER EARL ETUX WIFE LINDA MILLER
Address: GREENWOOD HOLLOW LN 150
Parcel ID: 012 020.00
Deeded Acreage: 0
Calculated Acreage: 5.5
Vexcel Imagery Date: 2023



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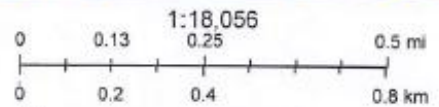
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Date: September 4, 2025

A-1 ⇒ R-1

County: TROUSDALE
Owner: MILLER EARL ETUX WIFE LINDA MILLER
Address: GREENWOOD HOLLOW LN 150
Parcel ID: 012 020.00
Dccddc /Acragc: 0
Calculated Acreage: 5.5



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

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Rezoning Permit Application

Date: 09/04/2025

Applicant / Owner

Applicant Type: Property Owner
Applicant Name: Earl Miller
Address: 150 Greenwood Hollow LN
City, State, Zip: Hartsville, TN, 37074
Phone: [REDACTED]
Email: [REDACTED]

Owner Name: [REDACTED]
Owner Phone: [REDACTED]
Owner Email: [REDACTED]

Property

Site Address: 150 Greenwood Hollow LN
City, State, Zip: Hartsville, TN, 37074
Current Zoning: A1
Requested Zoning: R1
Lot Size: 5ac
Road Frontage: 680
Easements: 0
Tax Map #: 012

Group: 0
Parcel: 020.00
Record/Deed Book: 52/408
Subdivision Name: 0
Phase: 0
Lot #: 0
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Septic

Reason: Want to Divide to add 1 Residence

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

[REDACTED]

Earl Miller

09/04/2025

Date



HARTSVILLE/TROUSDALE COUNTY
PLANNING COMMISSION

328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN

Heather Bay

Kaitlin Dillion

Arthur Harper

David Thomas

Amanda Carman

Mitch Gregory

David Nollner

Cal Welch

STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on September 8, 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 012 Group _____ Parcel 020.00
Reason Subdivide into two lots to allow daughter to build home
Property Owner Earl Miller
Property Address 150 Greenwood Hollow LN HV TN

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:

Planning Commission gave a FAVORABLE recommendation due tot he surrounding R1 properties across Hwy 10

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

John Kerr

Chairman