

HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

*John Kerr – Chair
David Nollner – Vice Chair
Mary Ann Baker – Sec*

*Rhonda Keisling
Carol Pruitt
Sarah Murray*

*David Thomas
Mark Swaffer
Thomas Harper*

AGENDA

The Hartsville/Trousdale County Planning Commission will meet in regular session on July 12th, 2021 at 7:00 PM in the Hartsville/Trousdale County Courthouse.

The Agenda is as the following:

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

June 14,2021 Planning Commission Meeting

CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

NEW BUSINESS

1. Request by Martha Dixon for rezoning approval for 3.37 acres at River Road (Tax Map 33 Parcel 17.03) from A-1 to R-1 in 10th civil district to create a buildable lot.
2. Request by Jim Carman for rezoning approval for 2.5 acre property on Hwy 10, at (Tax Map 12 Parcel 014.00) from A-1 to R-1 in the 3rd Civil District for development.
3. Request by Zeferino Rosalez for rezoning approval for acres at Hwy 231 S (Tax Map 41 Parcel 2.04) from A-1 to C-1/A-1 in the 6th Civil District for Business Development.

DISCUSSION TOPICS

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

Building is steady. Property Maintenance Complaints have dropped.

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN

Hartsville/Trousdale Planning Commission

Meeting Minutes

June 14, 2021 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom

Present: John Kerr, David Nollner, Thomas Harper, Carol Pruitt, Rhonda Keisling and Sam Edwards.

Absent: Mary Ann Baker, David Thomas, and Mark Swaffer

Others Present: Mary Turner (GNRC), Mayor Stephen Chambers, Craig Moreland, Tony Woodard, and Trina Woodard.

Chairman Kerr called the meeting to order at 7:15 P.M. and conducted a roll call. He noted that with 1 vacancy on the Board that the 5 members present was enough for a quorum and the meeting would proceed.

Approval of Minutes

Thomas Harper made a motion to approve the minutes of the May 10, 2021 meeting as submitted. Seconded by Carol Pruitt.

MOTION CARRIED

Changes to the Agenda

Thomas Harper made a motion to add the Preliminary plat review of Crestview Acres and Rolling Meadows subdivisions to the Agenda, Seconded by David Nollner.

MOTION CARRIED

Public Hearing

None

Old Business

None

New Business

1. Request by Tony and Trina Woodard for rezoning approval for 1 acre of a 5-acre property, at 150 Walnut Grove Rd (Tax Map 17 Parcel 15.02) from A-1 to R-1 in the 5th civil district as a gift for son.

Tony Woodard advised that he and his wife would like to give 1 acre of their 5 acres to their son to build a house on. Bldg. & Zoning Inspector Sam Edwards advised that in researching the property, others around it were rezoned back in 2005 to R-1 therefore it would not be considered spot zoning and Mary Turner with (GNRC) went over the allowable uses for the property rezoning request. David Nollner made a motion to recommend the request to the County Commission, Seconded by Carol Pruitt.

MOTION CARRIED

2. Request by Craig Moreland and Cody Haynes for rezoning approval for 7.15-acre property on McMurry Blvd, at (Tax Map 019M Group C Parcel 017.02) from C-2 to R-3 for development. [*Craig Moreland advised that Cody Haynes will be replaced by Arthur Harper.](#)

Craig Moreland advised that they are requesting the change to build a subdivision on that property, however they would leave the front lots Commercial as they are on the highway. Planning members discussed a legal description for the property to be included. David Nollner made a motion to Recommend the zoning request to the County Commission including a legal description of the property, Seconded by Thomas Harper.

MOTION CARRIED

3. Crestview is the existing subdivision across from the county garage that was approved in 2001. Phase 1 was the only phase that had been completed. The plat presented was for the expansion (Phase two and three), members discussed sidewalks and cluster mailboxes in the phase two and three expansions of the subdivision. Rhonda Keisling made a motion to approve preliminary plat approval, Seconded by David Nollner.

MOTION CARRIED

Rolling Meadows is a new subdivision that had been approved and Jim Carman presented preliminary plat for review. Bldg. & Zoning Inspector Sam Edwards had reviewed the plat and Mary Turner (GNRC) was given the plat at the meeting to review. Rhonda Keisling made a motion to approve preliminary plat with any variances being met, Seconded by Thomas Harper.

Discussion Topics

None

Report from Chairman

None

Report from Building Inspector

Property maintenance are being monitored.

New Businesses are looking at moving into the County.

Construction has not slowed down at all.

Closing Remarks from the Chair and Commission

None

Adjourn

David Nollner made a motion to Adjourn, seconded by Thomas Harper and the meeting was adjourned.

Tax Map 33 Parcel 17.03

Item 1. Request by Martha Dixon for rezoning approval for 3.37 acres at River Road (Tax Map 33 Parcel 17.03) from A-1 to R-1 in 10th civil district to create a buildable lot.

STAFF REPORT

HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION

JULY 12, 2021

MARY TURNER, GNRC

NEW BUSINESS

1. Request by Martha Dixon for rezoning approval for 3.37 acres at River Road (Tax Map 33 Parcel 17.03) from A-1 to R-1 in 10th civil district to create a buildable lot.

The applicant request rezoning from A-1, Agriculture-Forestry to R-1, Residential District for the property located at unaddressed River Road, identified as Tax Map 33 Parcel 17.03. The property consists of about 3.37 acres and is between White Bluff Lane and Highway 141 South.

Planning Issues

The property is location on the south side of the River on Highway 141 south. The adjacent properties are zoned A-1, Agriculture-Forestry.

This property is in the Hartsville/Trousdale Water and Sewer Utility District. There is a six-inch water line on River Road in this area. The property is not served by sewer. The property is not in a Special Flood Hazard Area and is not identified as having significant steep slopes (greater than 15-20%).

The applicant has stated the reason for requesting rezoning is that the construction of Bellwood Road through the property has made the lot unbuildable. The portion of the lot south of Bellwood Road is only about 0.6 acres and has challenging topography that would make it difficult to develop. The portion of the lot north of Bellwood Road is

The Growth Plan identifies this area as a Rural area outside the Hartsville Urban Services District Urban Growth Boundary. The plan states that "Rural Areas," are not prevented from being used as commercial, residential, or industrial development, however, any such use should be less dense and should retain the character of the area. Low to moderate density will be allowed in these areas.

Highway 141 is an arterial in the Major Thoroughfare Plan. The property also has frontage on White Bluff Lane. White Bluff Lane is not identified as an arterial or collector in the Major Thoroughfare Plan.

Zoning Issues

a. **Zoning District Standards**

- a. (Trousdale Zoning Resolution, 5.041 **A-1, Agriculture- Forestry**)- This district is intended to preserve space for agricultural and forestry uses which together comprise an important segment of the economy of Trousdale County. The primary intent, of the A-1 District, is to minimize conflicts between agricultural and forestry activities and various nonfarm activities; to permit lands best suited for intense agricultural uses to be reserves for these suited purposes; and to prevent lands unsuitable for development

of an urban or non-rural nature, due to topographic problems, location, or the inability to provide necessary urban services, or being encroached upon by these incompatible land uses. Areas assigned to the A-1 District are primarily areas where growth of an urban or nonrural nature is deemed undesirable for one or more of the reasons outlined above.

- b. (5.042 **R-1, Residential District**) These districts are intended to be utilized in areas, where due to remoteness, the absence of necessary urban services, or the continuation of farming or agricultural activities, development of a suburban density is undesirable or unfeasible. These districts are, therefore, designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the districts may also include community facilities, public utilities and open uses which serve specifically the residents of those districts, or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development.
 - i. **Uses Permitted** (5.042 B)- Uses permitted by right in the R-1 zoning district include detached single family and duplex dwelling units and essential services.
 - ii. **Uses Permitted by Special Exception** (5.042 D)- Uses permitted by special exception in the R-1 zoning district include Administrative Services, Community Assembly, Community Education, Cultural and Recreational Services, Health Care Facilities, Intermediate Impact Facilities, Personal and Group Care Facilities, and Religious Facilities.
 - iii. **Bulk Standards** (5.042 F)- The minimum required lot sizes are as follows-

On lots or parcels of land where one or two-family dwellings are constructed, the following area requirements shall apply.		
<u>Number of Dwelling Units</u>	<u>With Public Water and Sanitary Sewers</u>	<u>With Public Water, but Without Public Wastewater*</u>
1	15,000 sq. ft.	1 acre
2	40,000 sq. ft.	17,000 sq. ft.

*The above lot size requirements shall be increased to accommodate the minimum lot size requirements mandated by the Trousdale County Environmentalist whenever local or state health department requirements as determined through the use of percolation tests, soil tests, etc., are shown to be more restrictive.

- 1. This property is approximately 3.37 acres or 146,797 SF. With public water, the permitted density for this property would be three lots.

In Staff’s rendering of this rezoning request, the property is not constrained by floodplain or steep slopes and there is water service available in the area. The R-1, Residential zoning district description is consistent with the growth plan designation of rural areas. The subject property is in an area characterized by agricultural and residential uses and has an absence of the necessary services to develop at a suburban density level, as described in the R-1 zoning description.

There are no adjacent properties zoned R-1, Residential. It does appear, however, that there is at least one adjacent property with an existing residential use. If the Commission is concerned that R-1,

Residential zoning would be inconsistent with the zoning in the surrounding area, it could be suggested to the property owner to encourage additional residential-sized properties in the area to join the request to rezoning to R-1, Residential as well.

HARTSVILLE/TROUSDALE COUNTY
Sam Edwards | Zoning & Building Inspector
328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-0558

Due To State Making
New Rd

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1 Reason Currently unbuildable
Property Owner MARTHA DIXON Phone (615) 374-2883
Property Address RIVER Rd HARTSVILLE TN 37074
Lot Size 3.37 acres Road Frontage _____ ft. Easements _____ ft
Tax Map Number 33 Group _____ Parcel 17.03 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source CITY Sewer or Septic _____

APPLICANT INFORMATION

Applicant Name Martha Dixon Phone (615) 374-2883
Mailing Address 550 RIVER Rd. HARTSVILLE TN 37074
Email: _____

IMPACT INFORMATION

Zoning of Surrounding Properties _____
Names of Surrounding Property Owners _____
Affected Roads _____
Schools Affected _____
Public Utilities _____

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____

Martha Dixon
Applicant Signature

9 June 2021
Date Submitted

\$100 Application fee

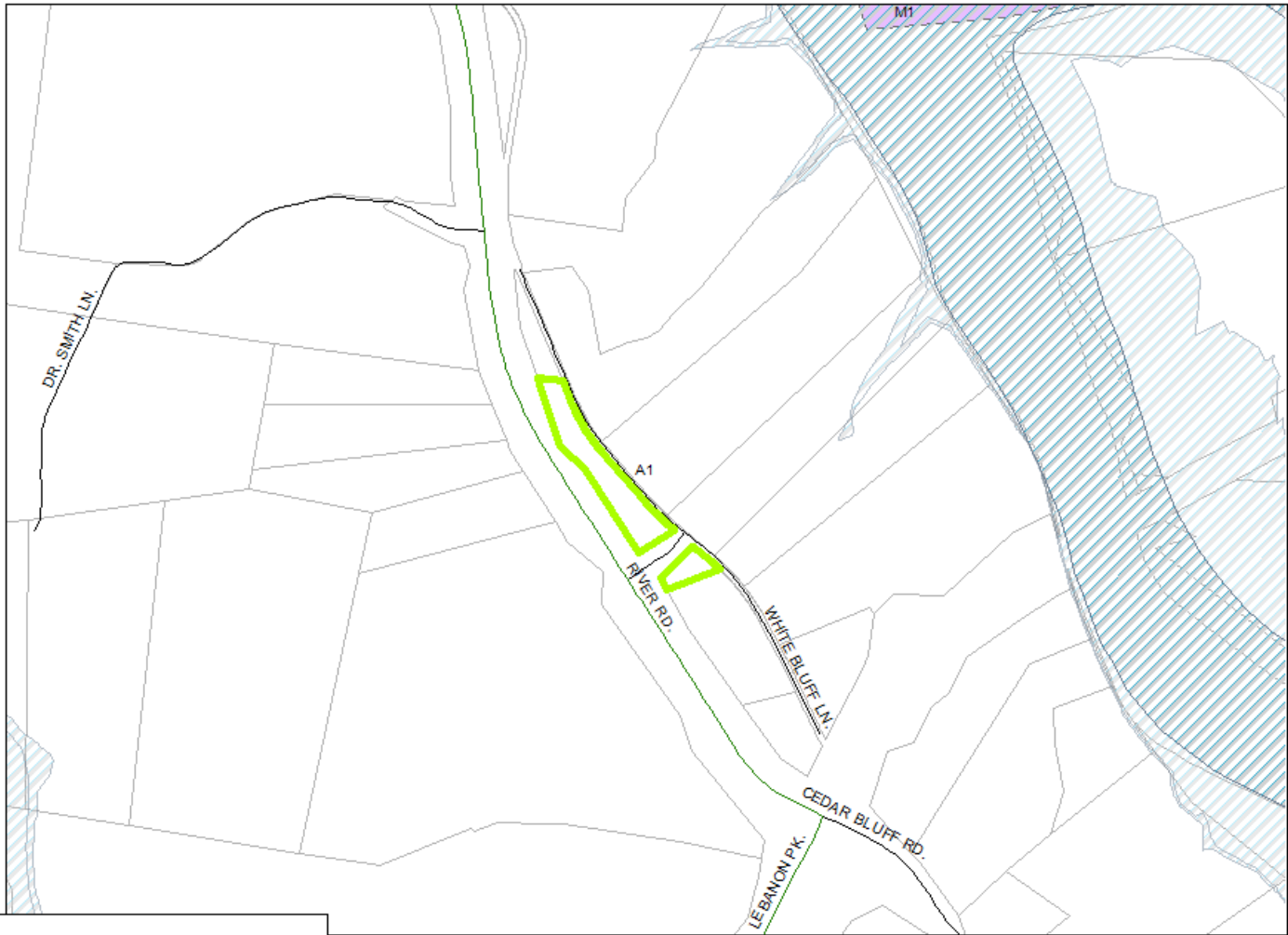
Trousdale County - Parcel: 033 017.03



Date: June 9, 2021
County: Trousdale
Owner: DIXON MARTHA
Address: RIVER RD
Parcel Number: 033 017.03
Deeded Acreage: 0
Calculated Acreage: 0
Date of Imagery: 2017

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

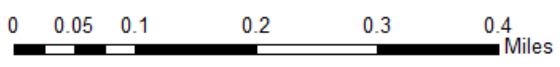
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Legend

- River Road Rezone A1 to R1
- Hartsville Urban Services Dist.
- parcel lines
- FEMA_DFIRM_Floodplains_2018
- FEMA_DFIRM_Floodway_2018

ZONING
 Martha Dixon
 Rezoning A-1 to R-1
 unaddressed River Road



Tax Map 12 Parcel 014.00

Item 2. Request by Jim Carman for rezoning approval for 2.5 acre property on Hwy 10, at (Tax Map 12 Parcel 014.00) from A-1 to R-1 in the 3rd Civil District for development..

2. Request by Jim Carman for rezoning approval for 2.5-acre property on Hwy 10, at (Tax Map 12 Parcel 014.00) from A-1 to R-1 in the 3rd Civil District for development.

The applicant requests rezoning from A-1, Agriculture-Forestry to R-1, Residential District for the property located at 530 Old Highway 10, identified as Tax Map 12 Parcel 14. The property consists of about 2.5 acres and is located on the north side of Highway 10 between Highway 10 and Old Highway 10.

Planning Issues

The property is located on north side of Highway 10. There is an adjacent subdivision to the north of this property zoned R-1, Residential. The other adjacent properties to the south, east, and west are zoned A-1, Agriculture-Forestry.

This property is in the Hartsville/Trousdale Water and Sewer Utility District. There is a 6-inch water line on Highway 10 in this area. There is also a 4-inch water line on Old Highway 10 in this area. The property does not have sewer service and is served by septic. This property is in a Special Flood Hazard area; there is 100-year floodplain at the north side of the property along Greenwood Hollow Lane. The property is not identified as having significant steep slopes (greater than 15-20%).

The Growth Plan identifies this area as a Rural area outside the Hartsville Urban Services District Urban Growth Boundary. The plan states that "Rural Areas," are not prevented from being used as commercial, residential, or industrial development, however, any such use should be less dense and should retain the character of the area. Low to moderate density will be allowed in these areas.

Highway 10 is an arterial in the Major Thoroughfare Plan. The property also has frontage on Old Highway 10. Old Highway 10 is not identified as an arterial or collector in the Major Thoroughfare Plan.

Zoning Issues

a. **Zoning District Standards**

- a. (Trousdale Zoning Resolution, 5.041 **A-1, Agriculture- Forestry**)- This district is intended to preserve space for agricultural and forestry uses which together comprise an important segment of the economy of Trousdale County. The primary intent, of the A-1 District, is to minimize conflicts between agricultural and forestry activities and various nonfarm activities; to permit lands best suited for intense agricultural uses to be reserves for these suited purposes; and to prevent lands unsuitable for development of an urban or non-rural nature, due to topographic problems, location, or the inability to provide necessary urban services, or being encroached upon by these incompatible land uses. Areas assigned to the A-1 District are primarily areas where growth of an urban or nonrural nature is deemed undesirable for one or more of the reasons outlined above.
- b. (5.042 **R-1, Residential District**) These districts are intended to be utilized in areas, where due to remoteness, the absence of necessary urban services, or the continuation of farming or agricultural activities, development of a suburban density is undesirable or unfeasible. These districts are, therefore, designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the districts may also include community facilities, public utilities and open uses which serve specifically the residents of those districts, or

which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development.

- i. **Uses Permitted** (5.042 B)- Uses permitted by right in the R-1 zoning district include detached single family and duplex dwelling units and essential services.
- ii. **Uses Permitted by Special Exception** (5.042 D)- Uses permitted by special exception in the R-1 zoning district include Administrative Services, Community Assembly, Community Education, Cultural and Recreational Services, Health Care Facilities, Intermediate Impact Facilities, Personal and Group Care Facilities, and Religious Facilities.
- iii. **Bulk Standards** (5.042 F)- The minimum required lot sizes are as follows-

On lots or parcels of land where one or two-family dwellings are constructed, the following area requirements shall apply.		
<u>Number of Dwelling Units</u>	<u>With Public Water Water and Sanitary Sewers</u>	<u>With Public Water, but Without Public Wastewater*</u>
1	15,000 sq. ft.	1 acre
2	40,000 sq. ft.	17,000 sq. ft.

***The above lot size requirements shall be increased to accommodate the minimum lot size requirements mandated by the Trousdale County Environmentalist whenever local or state health department requirements as determined through the use of percolation tests, soil tests, etc., are shown to be more restrictive.**

- 1. This property is approximately 2.5 acres or 108,900 SF. With public water but without public wastewater, this property could develop with about 2 lots.

In Staff's rendering of this rezoning request, the property is constrained by floodplain only on the northern portion of the property. There are no steep slopes and there is water service available in the area. There is an adjacent subdivision with R-1, Residential zoning.

The R-1, Residential zoning district description is consistent with the growth plan designation of rural areas. The subject property is in an area characterized by agricultural and residential uses and has an absence of the necessary services to develop at a suburban density level, as described in the R-1 zoning description.

Highway 10 is identified as an arterial, so there is some concern that if this property is subdivided further, additional driveway connections would be made to the road, however, this property also fronts on Old Highway 10 and Greenwood Hollow Lane so driveway access could be to one of these streets.

MP# 3093

6-22-21

(P2)

HARTSVILLE/TROUSDALE COUNTY
Sam Edwards | Zoning & Building Inspector

328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-0558

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A Requested Zoning R-1 Reason ADJUST SETBACKS : SUBDIVIDE
Property Owner John Carnan Phone 615-633-4644 (615-374-3344)
Property Address Hwy 10 Hartsville TN 37074
Lot Size 2.5 Ac Road Frontage _____ ft. Easements _____ ft.
Tax Map Number 12 Group _____ Parcel 14.00 Record/Deed Book 140-99
Subdivision Name _____ Phase _____ Lot # _____
Water Source PUBLIC Sewer or Septic SEPTIC

APPLICANT INFORMATION

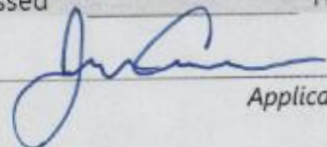
Applicant Name John Carnan Phone 615-633-4644 (615-374-3344)
Mailing Address 390 GREENWOOD HOLLOW LANE, HARTSVILLE TN 37074
Email: CARNAN SURVEYING @ GMAIL.COM

IMPACT INFORMATION

Zoning of Surrounding Properties A
Names of Surrounding Property Owners KEVIN BREWER
Affected Roads OLD HWY 10 - HWY 10
Schools Affected _____
Public Utilities _____

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____



Applicant Signature

6.22.21

Date Submitted

\$100 Application fee

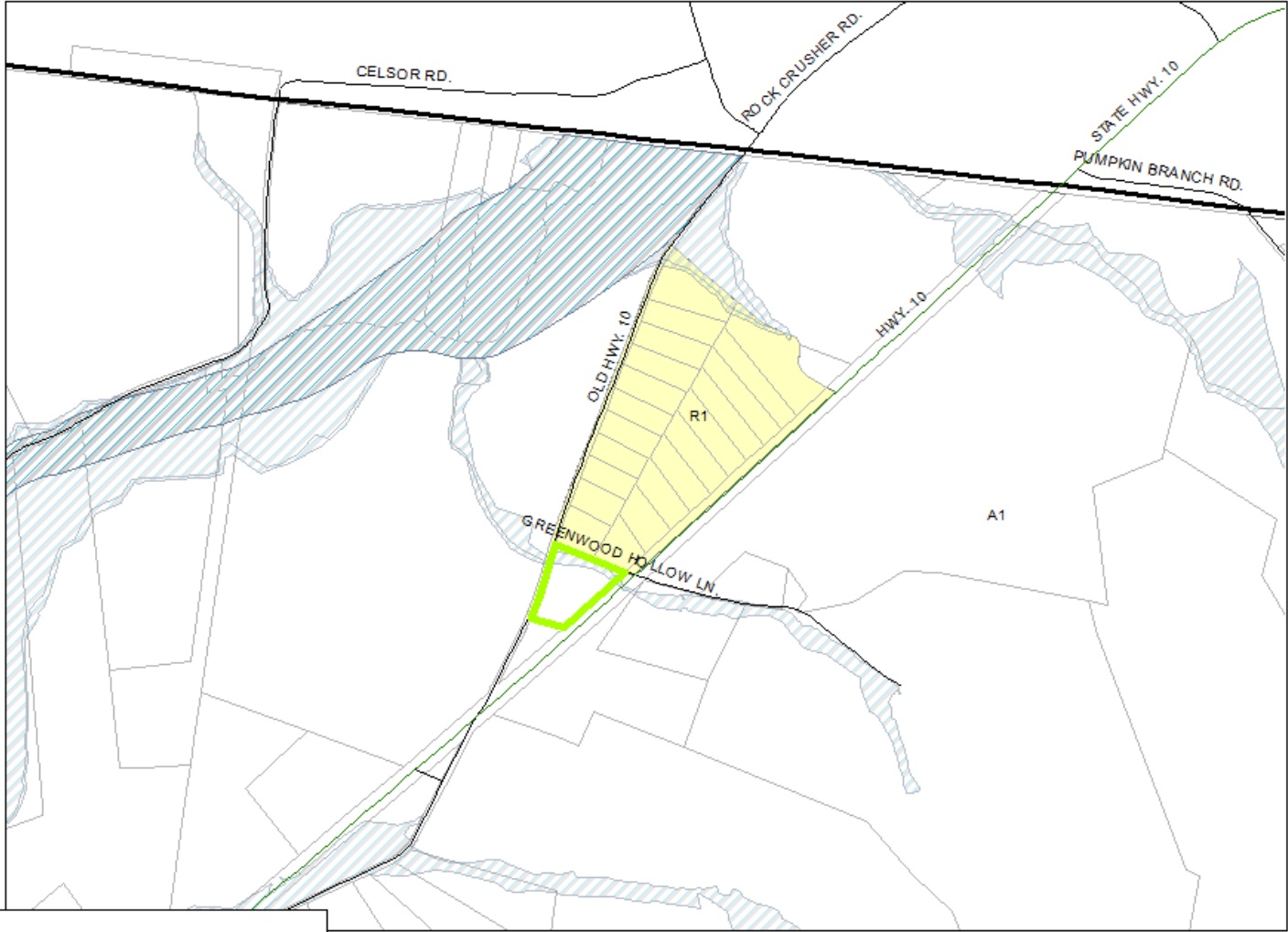
Trousdale County - Parcel: 012 014.00



Date: June 22, 2021
County: Trousdale
Owner: FORKUM WILLIAM E ETUX
Address: OLD HWY 10 530
Parcel Number: 012 014.00
Deeded Acreage: 2.5
Calculated Acreage: 0
Date of Imagery: 2017

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TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

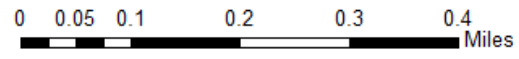
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.



Legend

- Hwy 10 Rezone A1 to R1
- Hartsville Urban Services Dist.
- parcel lines
- FEMA_DFIRM_Floodplains_2018
- FEMA_DFIRM_Floodway_2018

ZONING
 Jim Carman
 Rezoning A-1 to R-1
 530 Old Highway 10



Tax Map 41 Parcel 002.04

Item 3. Request by Zeferino Rosalez for rezoning approval for acres at Hwy 231 S (Tax Map 41 Parcel 2.04) from A-1 to C-1/A-1 in the 6th Civil District for Business Development.

3. Request by Zeferino Rosalez for rezoning approval for acres at Hwy 231 S (Tax Map 41 Parcel 2.04) from A-1 to C-1/A-1 in the 6th Civil District for Business Development.

The applicant requests rezoning from A-1, Agriculture-Forestry to C-1, General Commercial District for a portion of the property located at 120 Robertson Lane, identified as Tax Map 41 Parcel 2.04. The portion of the property requested for rezoning consists of about 1.54 acres and is located on the east side of Highway 231 S.

Planning Issues

The property is located on the east side of Highway 231 South. The adjacent properties are zoned A-1, Agriculture-Forestry.

The property is in the Castalian Springs-Bethpage Water District and is served by water. The property does not have sewer service and is served by septic. The property is not in a Special Flood Hazard Area and is not identified as having any significant steep slopes (greater than 15-20%).

The Growth Plan identifies this area as a Rural area outside the Hartsville Urban Services District Urban Growth Boundary. The plan states that "Rural Areas," are not prevented from being used as commercial, residential, or industrial development, however, any such use should be less dense and should retain the character of the area. Low to moderate density will be allowed in these areas.

Highway 231 S is an arterial in the Major Thoroughfare Plan.

The area requested for rezoning is labeled 2A in the attached plat and is described by the attached legal description.

Zoning Issues

a. **Zoning District Standards**

- a. (Trousdale Zoning Resolution, 5.041 **A-1, Agriculture- Forestry**)- This district is intended to preserve space for agricultural and forestry uses which together comprise an important segment of the economy of Trousdale County. The primary intent, of the A-1 District, is to minimize conflicts between agricultural and forestry activities and various nonfarm activities; to permit lands best suited for intense agricultural uses to be reserves for these suited purposes; and to prevent lands unsuitable for development of an urban or non-rural nature, due to topographic problems, location, or the inability to provide necessary urban services, or being encroached upon by these incompatible land uses. Areas assigned to the A-1 District are primarily areas where growth of an urban or nonrural nature is deemed undesirable for one or more of the reasons outlined above.
- b. (Trousdale Zoning Resolution, 5.044 **C-1, General Commercial District**)- This district is established to provide areas in which the principal use of land is devoted to general and highway commercial activities along the principal thoroughfares in Trousdale County. Regulations are designed to preserve the traffic-carrying capacity of the streets and roads in Trousdale County and to provide for necessary off-street parking and loading.
 - i. **Uses Permitted** (5.044 B)- Several commercial uses are permitted by right in the C-1, General Commercial zoning district. The list of permitted uses are included on the following page.

- ii. **Uses Permitted by Special Exception (5.044 C)**- Uses permitted by Special exception in the C-1, General Commercial zoning district include uses that are of the same general character as other commercial uses permitted, travel trailer parks and overnight campground, self-storage facilities, and telecommunication facilities.
- iii. **Bulk Standards (5.044 E)**- There is no minimum lot size required in the C-1 zoning district where public water and sanitary sewer service are available. Where only public water is available, the minimum land area is 30,000 SF.
 - 1. This area proposed for rezoning is about 1.54 acres, or about 67,082 SF. the property has public water available and could developed with about two lots.

In Staff's rendering of this rezoning request, the property is not constrained by floodplain or steep slopes and there is water service available.

There are no adjacent properties with C-1, General Commercial zoning and other uses in the area appear to be mostly residential and agricultural.

The C-1, General Commercial zoning district description states the district is intended to provide areas where the principal use of land is devoted to general and highway commercial activities along the principal thoroughfares in the County. Highway 231 S is identified as an arterial and is a principal thoroughfare in the County.

Highway 231 S is identified as an arterial, so there is some concern that the development of this property would create an additional driveway connection to the road, however, this could be reviewed at the platting phase.

MIC# 3109
6-24-21
R

HARTSVILLE/TROUSDALE COUNTY
Sam Edwards | Zoning & Building Inspector
328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-0558

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning C-1/A-1 Reason Development/Business
Property Owner Zeferino Rosalez Phone (615) 828-6777
Property Address 120 Robertson Lane Castalian Springs TN 37031
Lot Size 4.76 acres Road Frontage _____ ft. Easements _____ ft
Tax Map Number 41 Group _____ Parcel 2.04 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source city Sewer or Septic septic

APPLICANT INFORMATION

Applicant Name same Phone _____
Mailing Address _____ TN _____
Email: zeferinorosalez@gmail.com

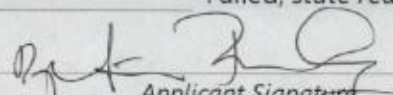
IMPACT INFORMATION

Zoning of Surrounding Properties A-1
Names of Surrounding Property Owners Donald Cannon, Richard Lalance, Derek Ledford

Affected Roads Hwy 231 S, Robertson Lane
Schools Affected none
Public Utilities Tri-County Electric, Castalian Springs Water

ACTION TAKEN

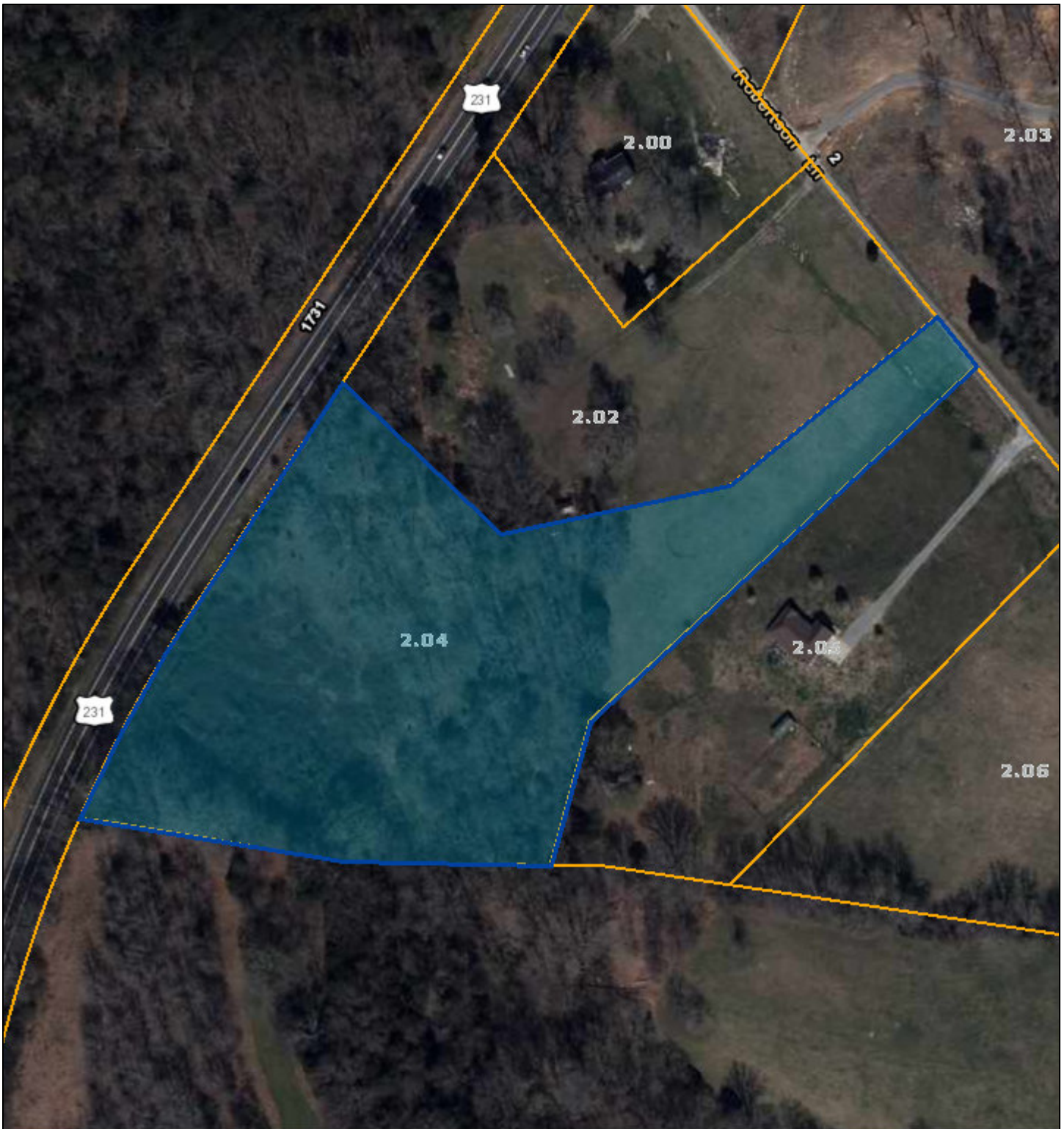
Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____


Applicant Signature

6-24-2021
Date Submitted

\$100 Application fee

Trousdale County - Parcel: 041 002.04



Date: June 28, 2021
County: Trousdale
Owner: ROSALEZ ZEFERINO B
Address: ROBERTSON LN
Parcel Number: 041 002.04
Deeded Acreage: 4.76
Calculated Acreage: 0
Date of Imagery: 2017

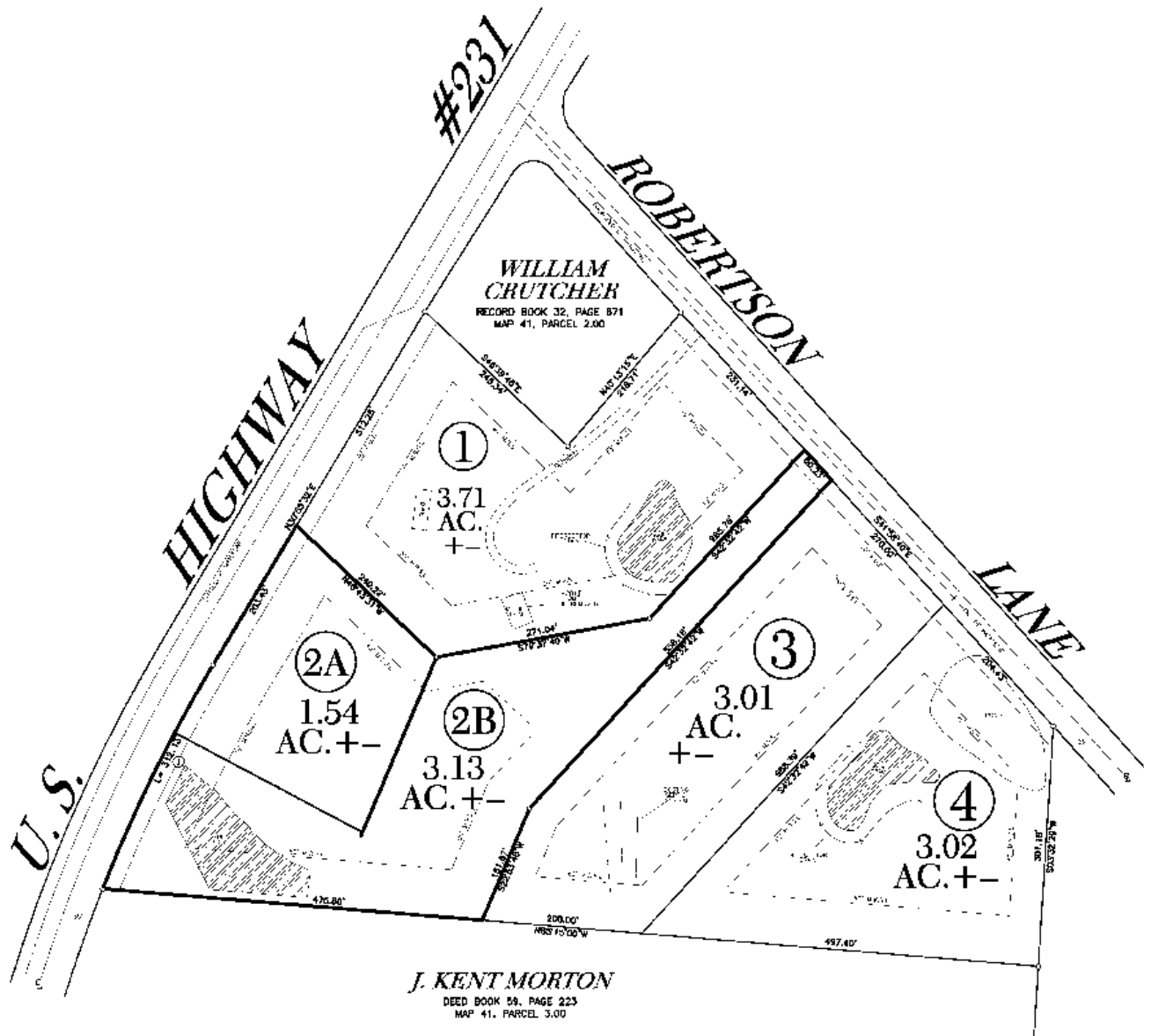
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(OLG)

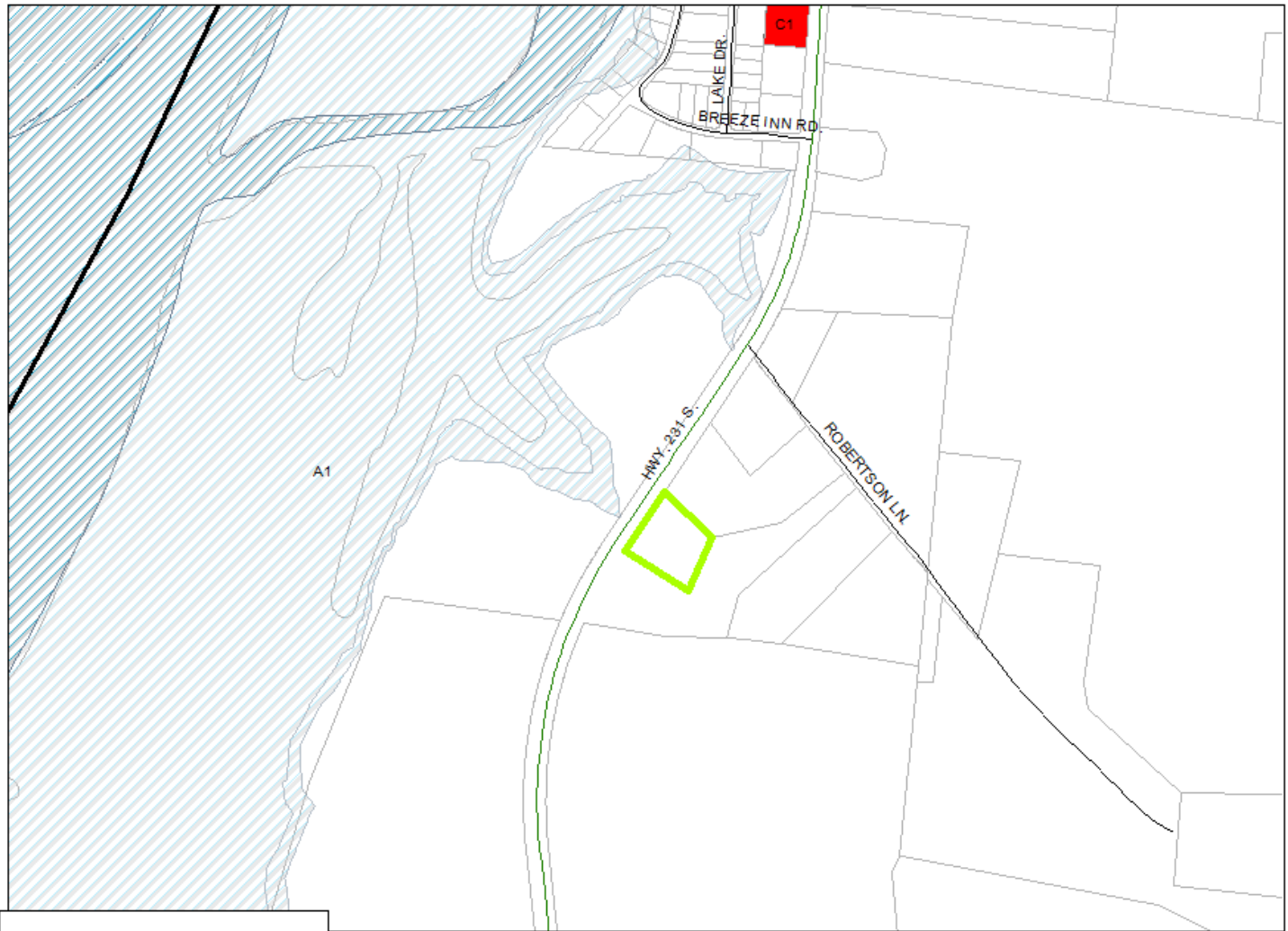
The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

TRACEY SCOTT BRADY
PART OF LOT #2 – 1.54 ACRES
REZONE LEGAL

BEING located in the 6th Civil District, Trousdale County, Tennessee, on the southeast side of US Highway #231, and being a portion of the property of record as found in Plat Book 1, Slide 190A, Register's Office, Trousdale County, Tennessee. See Tax Map 41, Parcel 2.04, Tax Assessor's Office, Trousdale County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the southeast margin of US Highway #231, same being the northernmost corner of this tract and the westernmost corner of Lot #1 of the Tracy Scott Brady property (3.71 acres); thence leaving road with line of Lot #1 South 46 degrees 43 minutes 31 seconds East 240.22 feet; thence severing Lot #2 of the Tracy Scott Brady property (4.67 acres) South 22 degrees 53 minutes 46 seconds West 237.77 feet; thence North 62 degrees 00 minutes 16 seconds West 265.74 feet to a point in the southeast margin of US Highway #231; thence with said margin along a curve proceeding clockwise, having a radius of 1897.20 feet and a chord of North 29 degrees 27 minutes 38 seconds East 97.00 feet; thence North 30 degrees 55 minutes 32 seconds East 203.43 feet to the point of beginning.





Legend

- Hwy 231 Rezone A1 to C1
- Hartsville Urban Services Dist.
- FEMA_DFIRM_Floodplains_2018
- parcel lines
- FEMA_DFIRM_Floodway_2018

ZONING
 Zeferino Rosalez
 Rezoning A-1 to C-1
 120 Robertson Lane, Hwy 231 S

