

ORDINANCE 24-18

AN ORDINANCE TO AMEND ORDINANCE NO. 17-05, WHICH CREATED AND ADOPTED THE PLANNED ZONING DISTRICT KNOWN AS 2660 BUCKNER LANE, BY AMENDING ORDINANCE NO. 18-21, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, SAID PROPERTY BEING A 4-ACRE PORTION OF WILLIAMSON COUNTY TAX MAP 166, PARCEL 02300 FROM GATEWAY RESIDENTIAL MIXED-USE TO GATEWAY COMMERCIAL RETAIL

PDM 1612-2024 (JUNE LAKE)

WHEREAS, this amendment was recommended by the Spring Hill Municipal Planning Commission and forwarded to the board of mayor and Aldermen on the 9th of September 2024; and

WHEREAS, the purpose of the Ordinance is to amend the 2660 Buckner Lane Planned Zoning District (PZD), by revising certain exhibits and plans associated with PZD. Amendments include adjusting zoning districts to reflect the revised location of June Lake Boulevard to connect to the 1-65 interchange; and

WHEREAS, all property to be rezoned herein is located within the corporate limits of the City of Spring Hill; and

WHEREAS, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION on November 4, 2024, amends the 2660 Buckner Lane PZD by rezoning a 4-acre Williamson County Tax Map 166, Parcel 02300, from Gateway Residential mixed-use to Gateway Commercial Retail as described in Exhibit A attached hereto.

NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.



Jim Hagaman, Mayor

ATTEST:


April Goad, City Recorder

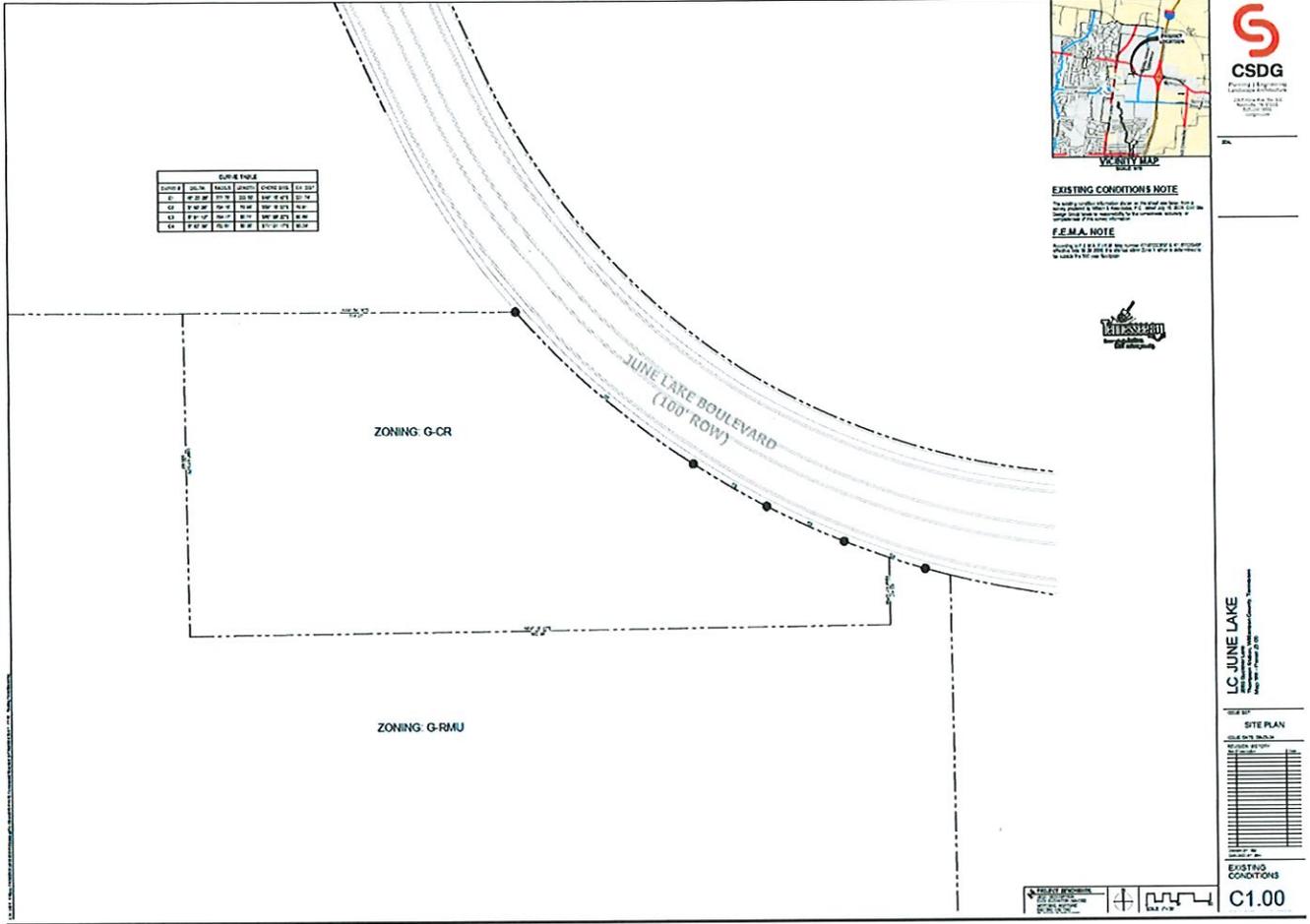
LEGAL FORM APPROVED:


Patrick Carter, City Attorney

Passed on First Reading: November 4, 2024

Passed on Second Reading: November 18, 2024

EXHIBIT A:



CURVE DATA

CURVE #	BEARING	ANGLE	LENGTH	CHORD DIST.	CHORD BEARING
1	S 89° 22' 30" W	111.70	222.30	198.44	S 11° 17' 30" E
2	S 89° 22' 30" W	111.70	222.30	198.44	S 11° 17' 30" E
3	S 89° 22' 30" W	111.70	222.30	198.44	S 11° 17' 30" E
4	S 89° 22' 30" W	111.70	222.30	198.44	S 11° 17' 30" E



EXISTING CONDITIONS NOTE
The existing conditions shown on this plan are based on the latest available aerial photography and field inspection. The engineer does not warrant the accuracy of the information shown on this plan.

F.E.M.A. NOTE
This plan was prepared in accordance with the requirements of the Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP). The plan is subject to the requirements of the National Flood Insurance Program (NFIP) and the Federal Emergency Management Agency (FEMA).



LC JUNE LAKE
100' ROW

SITE PLAN

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REQUEST: Ordinance 24-18

SUBMITTED BY: Dara Sanders, Development Services Director

DATE: November 4, 2024

RE: To approve an ordinance to amend a subdistrict boundary in June Lake

BACKGROUND:

The June Lake PZD was created and adopted by ORD 17-05 and amended by ORD 20-09 to account for the shift in alignment of June Lake Boulevard interchange with I-65.

Due to the rezoning request, an updated water/sewer analysis was performed and provided along with an updated traffic report to showcase the change in traffic count from residential to commercial.

On September 9th, the Planning Commission forwarded this request to the Board of Mayor and Aldermen with a unanimous recommendation for approval.

REQUEST:

The applicant is requesting a modification of a four-acre portion of the June Lake Subdistrict Boundary map (zoning map) from Gateway-Residential Mixed Use to Gateway-Commercial Retail. This request would result in a rezoning action from residential to commercial.

DISCUSSION:

The originally completed land uses of the PZD include retail along the major arterial connection to I-65 and June Lake Boulevard. During the design of the interchange project, the location of the interchange and the June Lake Boulevard extension shifted south. Instead of aligning through the G-CR subdistrict, the new roadway shift placed June Lake Boulevard between the G-CR and G-RMU subdistricts. Modifying the subdistrict along June Lake Boulevard back to G-CR reflects the initial intent.

This modification does not add or decrease the overall entitlements allowed under ORD 17-05 and is consistent with the purpose of the PZD and the intent of Spring Hill Rising 2040. Further, this request would result in a decrease in water and sanitary sewer demand. The requirement for a traffic impact study will be determined at the time of development request.

This adjustment of the subdistrict boundary will not result in an increase in water and sewer demand in the June Lake development.

RECOMMENDATION:

Staff recommends that the BOMA adopt Ordinance 24-18.