

ORDINANCE 15-07

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 024, PARCEL 013.04 FROM B-2 (NEIGHBORHOOD SHOPPING DISTRICT) TO B-1 (OFFICE AND LIMITED COMMERCIAL DISTRICT)

BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE BOARD OF MAYOR AND ALDERMEN:

Section 1: That the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as Maury County Tax Map 024, Parcels 013.04 from B-2 (Neighborhood Shopping District) to B-1 (Office and Limited Commercial District).

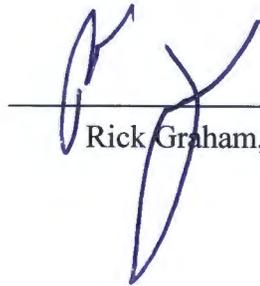
Section 2: Said property to be rezoned from B-2 to B-1 is located within the corporate limits of the City of Spring Hill. Attached hereto showing the proposed rezoning location as Exhibit "A".

Section 3: This Ordinance was approved by the Spring Hill Municipal Planning Commission on the 8th day of December, 2014, with notice of said hearing being given fifteen (15) days or more before said approval.

Section 4: This Ordinance shall take effect from and after its adoption, the Public welfare requiring it.

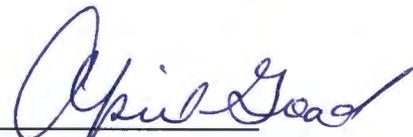
Section 5: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, this, the 20th day of APRIL 2015.



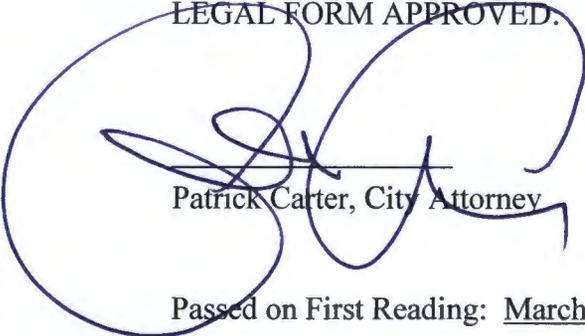
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED.



Patrick Carter, City Attorney

Passed on First Reading: March 16, 2015

Passed on Second Reading: April 20, 2015

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: February 9, 2015
SUBJECT: RZN 15-57 (Peace Lutheran Church)

RZN 15-57: Submitted by Peace Lutheran Church for property located at 762 Beechcroft Road. The property is zoned B-2, Neighborhood Shopping District, and contains approximately 6.91 acres. The applicant requests to rezone the property to B-1, Office and Limited Commercial Retail District.

Property description and history: The property is currently developed for the Peace Lutheran Church with one building, containing approximately 5,000 square feet, and associated parking. Based on staff's records, the subject property was rezoned from M-1, Light Industrial, to B-2, Neighborhood Shopping District, in 2004. Following the rezoning of the property in 2006, a zoning compliance letter was issued by the previous Building Official to Peace Lutheran Church, stating that a church was a permitted use in the underlying B-2 zoning district. Staff finds that this zoning compliance letter was issued in error, as a church is not listed as a permitted use in the B-2 zoning district, and uses on appeal to the Board of Zoning Appeals are not an option in the B-2 zoning district. After discovering this error, Peace Lutheran Church has submitted a request to bring the church into compliance with City regulations.

Surrounding zoning designations are as follows:

North – M-1, Light Industrial

East – R-1, Low Density Residential; B-4, Central Business District; and B-2, Shopping Neighborhood District

South – M-1, Light Industrial

West – M-1, Light Industrial

Request: The applicant requests to rezone the subject property B-2 to B-1 to bring the current use of the property into compliance with City regulations.

Future land use designation: The future land use designation is Suburban Corridor, which is characterized by residential and low-intensity commercial development along major transportation corridors. The general development pattern is linear along the corridors with mixed use, commercial, and office concentrated at intersections. The requested B-1 zoning district is identified as a compatible zoning district for this land use designation.

Discussion: Staff finds that the requested B-1 zoning district meets the City's planning policies adopted with the Comprehensive Plan and Future Land Use Map. Specifically, staff finds that the proposed B-1 zoning district will further promote the characterization of the area as residential and low-intensity commercial development and is a more appropriate zoning designation for the immediately surrounding area, which does not have sufficient infrastructure or street connectivity to accommodate the existing industrial uses in addition to the impact of higher intensity commercial uses. The current B-2 zoning designation allows for higher intensity commercial development that could have an adverse impact on the limited utilities and Beechcroft Road.

Recommendation: Staff recommends forwarding RZN 15-57 to the Board of Mayor and Aldermen with a recommendation for approval.

City of Spring Hill, Tennessee
Planning Commission Agenda Application
 199 Town Center Parkway, Spring Hill TN 37174
 (931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY	
Date Application submitted: _____	Fee: _____
Date Accepted as complete: _____	Case number: _____
Map/Parcel: _____	Public hearing date: _____

Date: 6-Feb, 2015 Project Name: Peace Lutheran Church

Property Address/Location: 782 Beechcroft Road, Spring Hill, TN 37174

Current Zoning District(s): B-2, Neighborhood Shopping District Property Size: approx. 6.91 acres

<u>Type of request being made --</u>	<u>Materials required --</u>
<input type="checkbox"/> Annexation	<input type="checkbox"/> Letter of request
<input checked="" type="checkbox"/> Rezoning to <u>B-1, Office and Ltd Commercial Retail</u>	<input type="checkbox"/> Proof of ownership
<input type="checkbox"/> Commercial Site Plan	14 folded copies and one (1) digital copy of:
<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Sketch Plat
<input type="checkbox"/> Architectural Review	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Sureties/Bonds	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Industrial Site Plan	<input type="checkbox"/> Building Elevations
<input type="checkbox"/> Major Modification	Master Development
	<input type="checkbox"/> Plan (PUD) Final/Preliminary
	<input type="checkbox"/> Surety / Utility Application
	<input type="checkbox"/> Other _____

Note to the applicant:

- * Applications and all required submittals must be filed with the Planning Department prior to the established deadline. Both the applicant and property owner must sign the application.
- * All applications must be accompanied by completed checklist.
- * A representative must be present at the scheduled meetings.

APPLICANT OR REPRESENTATIVE:

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

Name (printed): Alderman Jonathan Duda

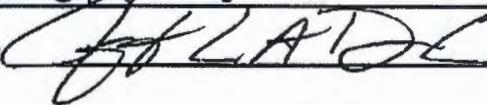
Date: February 6, 2015

Address: 4008 Campana Strada
Spring Hill, TN 3714

NOTE: This application being submitted in accordance to Spring Hill Municipal Code Title 11, Chapter 2 (Spring Hill Zoning Ordinance) Article XIV, Section 2.

Phone number: 615.557.8400

Email: JDuda@SpringHillTN.org

Signature: 

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)*

Name (printed): _____

Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____

Name (printed): _____

Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____

City of Spring Hill, Tennessee
Planning Commission Agenda Application

199 Town Center Parkway, Spring Hill TN 37174
(931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY

Date Application submitted: 01.14.15 Fee: \$200
Date Accepted as complete: 01.17.15 Case number: 15-57
Map/Parcel: 029/013.04 Public hearing date: 02.09.15

Date: 1/14/15 Project Name: Peace Lutheran Church
Property Address/Location: 762 Beechcroft Rd

Current Zoning District(s): B-2 Property Size: 6.91 acres

Type of request being made —

- Annexation
- Rezoning to B-1
- Commercial Site Plan
- Subdivision Plat
- Architectural Review
- Comprehensive Plan Amendment
- Sureties/Bonds
- Industrial Site Plan
- Major Modification

Materials required —

- Letter of request
- Proof of ownership
- 14 folded copies and one (1) digital copy of:
 - Sketch Plat
 - Preliminary Plat
 - Final Plat
 - Site Plan
 - Building Elevations
 - Master Development
 - Plan (PUD) Final/Preliminary
 - Surety / Utility Application
 - Other _____

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APPLICANT OR REPRESENTATIVE:

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

Name (printed): Ann Bassett

Date: 1/14/15

Address: 762 Beechcroft Rd
Spring Hill, TN 37174

Phone number: 931-486-0762

Email: annbassett@peace-lutheran-springhill.org

Signature: Ann Bassett

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

Name (printed): _____

Date: _____

Address: see attached

Phone number: _____

Email: _____

Signature: _____

Name (printed): _____

Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____