

ORDINANCE 15-20

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING A PORTION OF TAX MAP 029 PARCEL 002.12, FROM AG, AGRICULTURAL, TO M-1, LIGHT INDUSTRIAL

WHEREAS, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted be, should be amended by rezoning the property herein described as part of Maury County Tax Map 029 Parcel 002.12 from AG, Agricultural, to M-1, Light Industrial, as shown in Exhibit A attached hereto, subject to the following condition of approval:

The applicant shall dedicate a landscape buffer along the western portion of the property to extend no less than 150 feet from the west property line. This landscape buffer shall not permit disturbance of the area protected by the easement other than the installation of additional landscaping as determined to be appropriate by the Planning Commission.

and

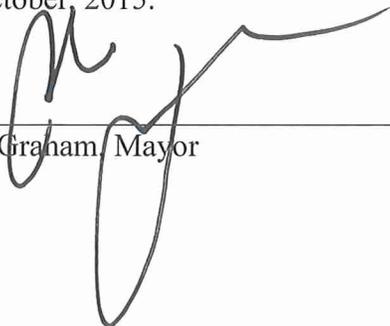
WHEREAS, said property to be rezoned from AG to M-1 is located within the corporate limits of the City of Spring Hill; and

WHEREAS, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on the 14th of September, 2015, with notice of said hearing being given fifteen (15) days or more before said approval; and

WHEREAS, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 that the Zoning Ordinance 86-47 is hereby amended by rezoning the above-described property from AG, Agricultural, to M-1, Light Industrial, which amendment shall take effect from and after its adoption, the public welfare requiring it.

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, this, the 19th day of October, 2015.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: September 21, 2015

Passed on Second Reading: October 19, 2015

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: September 14, 2015
SUBJECT: RZN 53-2015 (Cleburne Road)

RZN 53-2015: Submitted by Clinton Gilbreath for property located south of the intersection of Cleburne Road and Beechcroft Road (Map 029 Parcel 002.12). The property is zoned AG, Agricultural, and contains approximately 33 acres. The applicant requests to rezone the property from AG to M-1, Light industrial.

Property description: This property is located south of the intersection of Cleburne Road and Beechcroft Road. The properties to the west are developed for low-density single-family neighborhood (zoned R-1). The property to the north and south are zoned M-1, Light Industrial. The subject property also surrounds a smaller parcel with frontage onto Cleburne Road and zoned B-3, Intermediate Business District.

The subject property is currently undeveloped and slopes down toward the west (to the single-family neighborhood)

The applicant has also submitted an accompanying request to amend the future land use map (ADM 62-2015), as the property is designated as Suburban Neighborhood, which does not identify the M-1 zoning district as a compatible zoning district.

Request: The applicant requests to rezone the property from AG, Agricultural, to M-1, Light Industrial.

Future Land Use Designation: The future land use designation of the property is Suburban Neighborhood, which is characterized by residential development and neighborhoods. The general development pattern is defined by single use activity on individual lots. Connectivity is moderate for vehicles, pedestrians, and bicycle users. Future development should emphasize connectivity and housing diversity. R-1, R-2, R-3, and R-6 are identified as compatible zoning districts.

Compatibility: Staff has included an aerial image of the general vicinity, specifically the single-family residential neighborhood to the west. Staff finds that a substantial landscaped buffer protected by a conservation easement along the western portion of the property of at least 150 feet from the west property line is warranted to provide for an adequate separation of the incompatible uses of the M-1 zoning district with the adjacent single-family residential neighborhood. The intent of this recommendation is to protect the existing single-family neighborhood from potentially negative impacts of visibility, noise, dust, odor, and vibrations associated with industrial development.

Recommendation: Staff recommends forwarding RZN 53-2015 to the Board of Mayor and Aldermen with a recommendation for approval, subject to the following condition of approval:

1. The applicant shall dedicate a conservation easement along the western portion of the property to extend no less than 150 feet from the west property line. This conservation easement shall not permit disturbance of the area protected by the easement other than the installation of additional landscaping as determined to be appropriate by the Planning Commission.

Ordinance 15-20 Exhibit A





BEECHCROFT RD

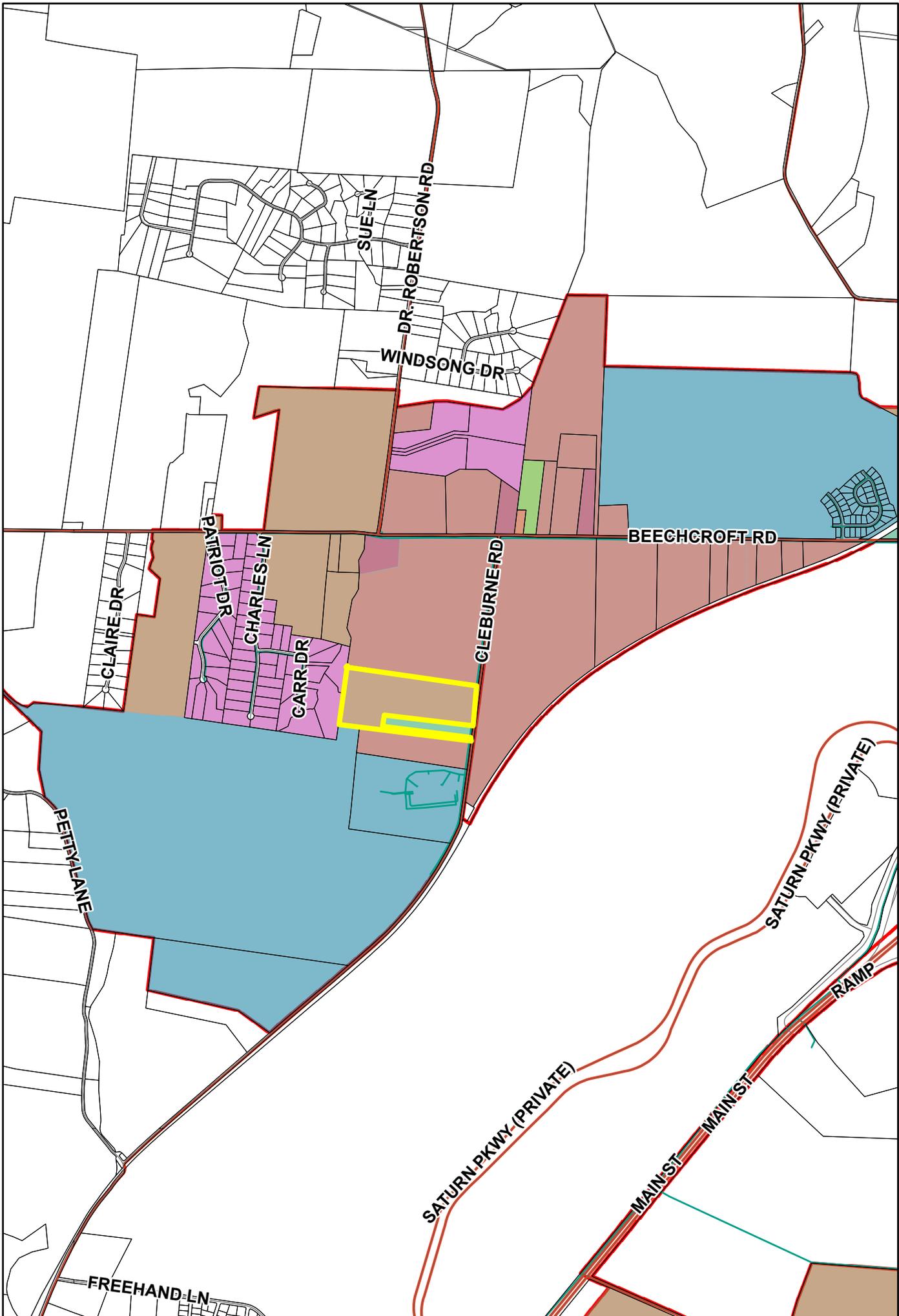
PATRIOT DR

CHARLES LN

CARR DR

CLEBURNE RD

Recommended landscaped buffer



Legend

zoning
ZType

-  AG
-  B-1
-  B-2
-  B-3
-  B-4
-  F-1
-  M-1
-  M-2
-  PUD-Commer
-  R-1
-  R-2
-  R-2 PUD
-  R-4
-  R-5
-  R-6
-  City_Limits