

ORDINANCE 15-27

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 044, PARCEL 27.00 FROM R-2 PLANNED UNIT DEVELOPMENT TO R-6, TRADITIONAL NEIGHBORHOOD DEVELOPMENT

WHEREAS, 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 044, Parcel 027.00 from R-2 Planned Unit Development (PUD) to R-6, Traditional Neighborhood Development.

WHEREAS, the conditions of approval are as follows:

1. Permitted uses shall be limited to the proposed density, layout and dwelling types, as indicated on the sixth bubble concept.
2. Approval of this zoning designation does not guarantee “active recreational” uses outside of the permitted uses of the R-6 zoning district nor does it guarantee bonus units.
3. Compliance with all permitted uses, standards, and dwelling unit bonuses will be evaluated at the time of the development request.

WHEREAS, said property to be rezoned from R-2 PUD to R-6 is located within the corporate limits of the City of Spring Hill.

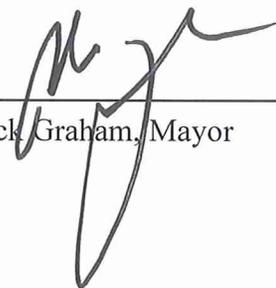
WHEREAS, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on the 12th of October, 2015, with notice of said hearing being given fifteen (15) days or more before said approval.

WHEREAS, this Ordinance shall take effect from and after its adoption, the Public welfare requiring it.

WHEREAS, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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 044, Parcel 027.00 from R-2 Planned Unit Development (PUD) to R-6, Traditional Neighborhood Development.

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, this, the 16th day of February, 2016.



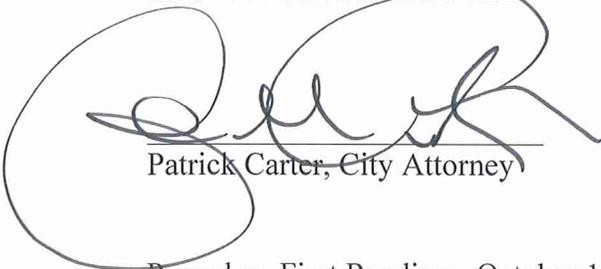
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: October 19, 2015

Passed on Second Reading: February 16, 2016

SUBJECT: ORD 15-27 (Stonecreek)

DATE: February 16, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner



STAF

F MEMORANDUM

On Tuesday, February 9th, the applicant submitted an updated booklet and bubble plan addressing the Board of Mayor and Aldermen's requirement to incorporate single-family detached.

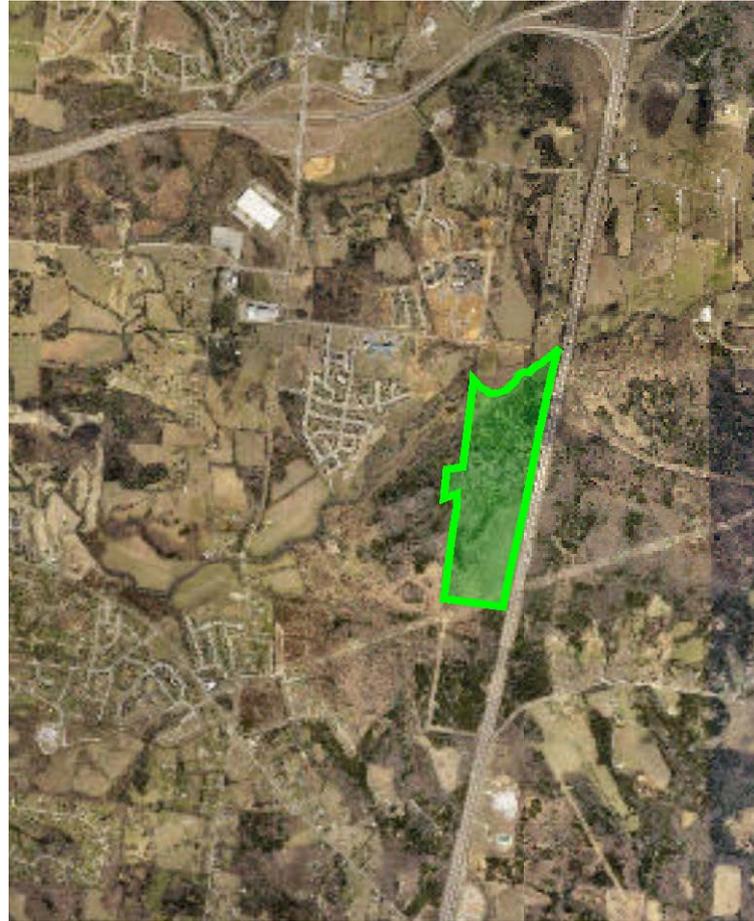


StoneCreek

a traditional neighborhood development

February 2016

Aerial Location Map

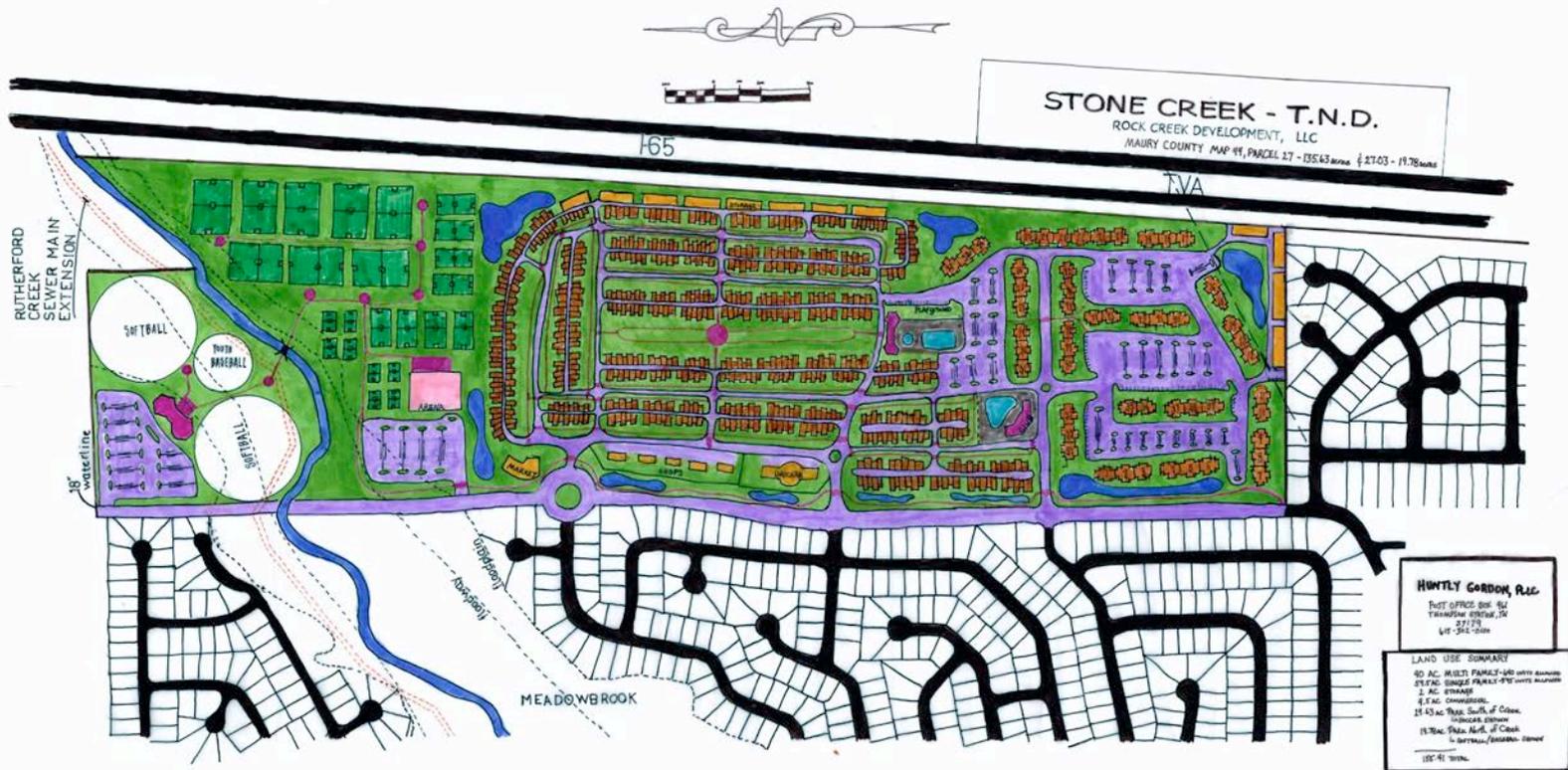


No known cemeteries
No known rock outcroppings
No known unique topography
No known environmental listing
No known historical significance
No known archeological significance

Rutherford Creek and its floodplain
is the northern boundary
TVA transmission line crosses
southern end of property

There are 135.63 acres South of the creek
consisting of a variety of pulpwood and scrub cedar that will be harvested

Second Bubble Concept



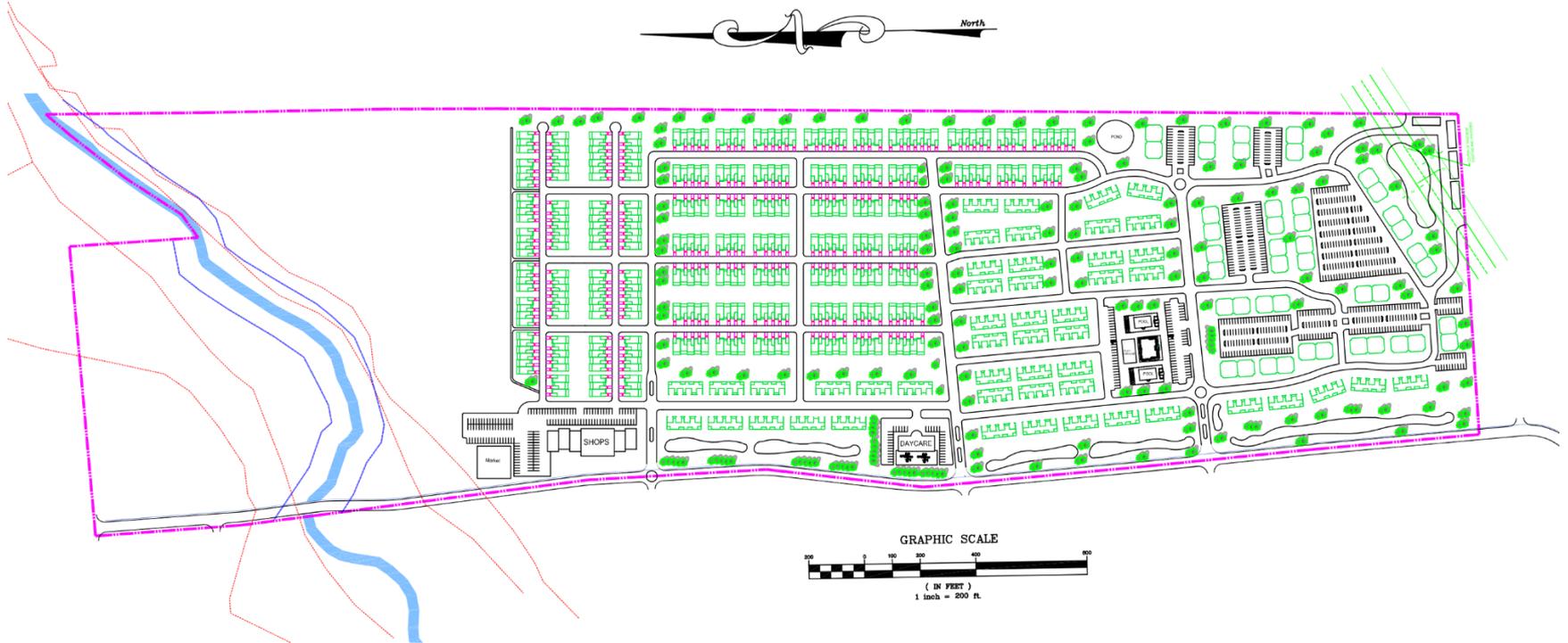
June 2015

Third Bubble Concept



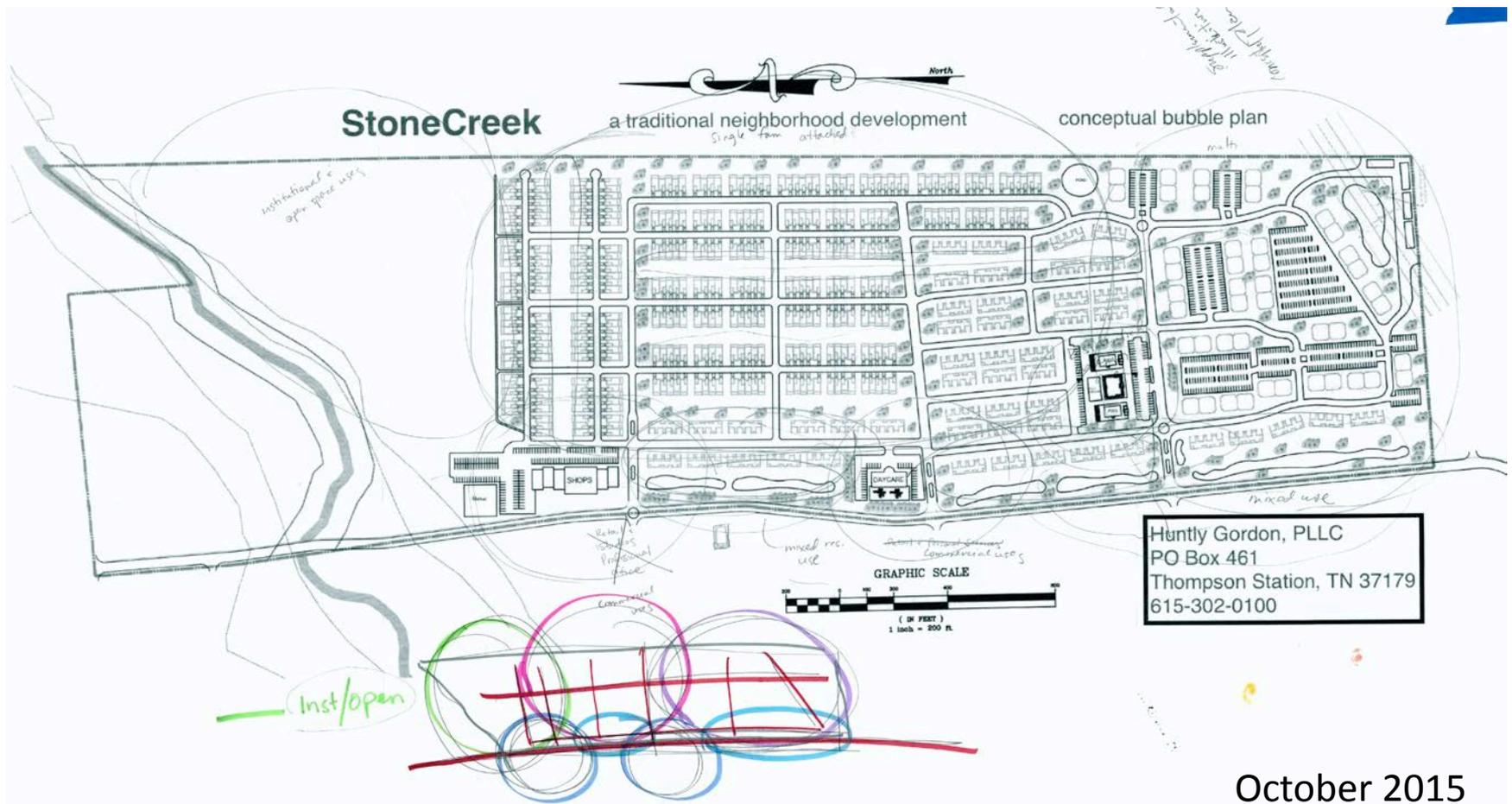
July 2015

Fourth Bubble Concept



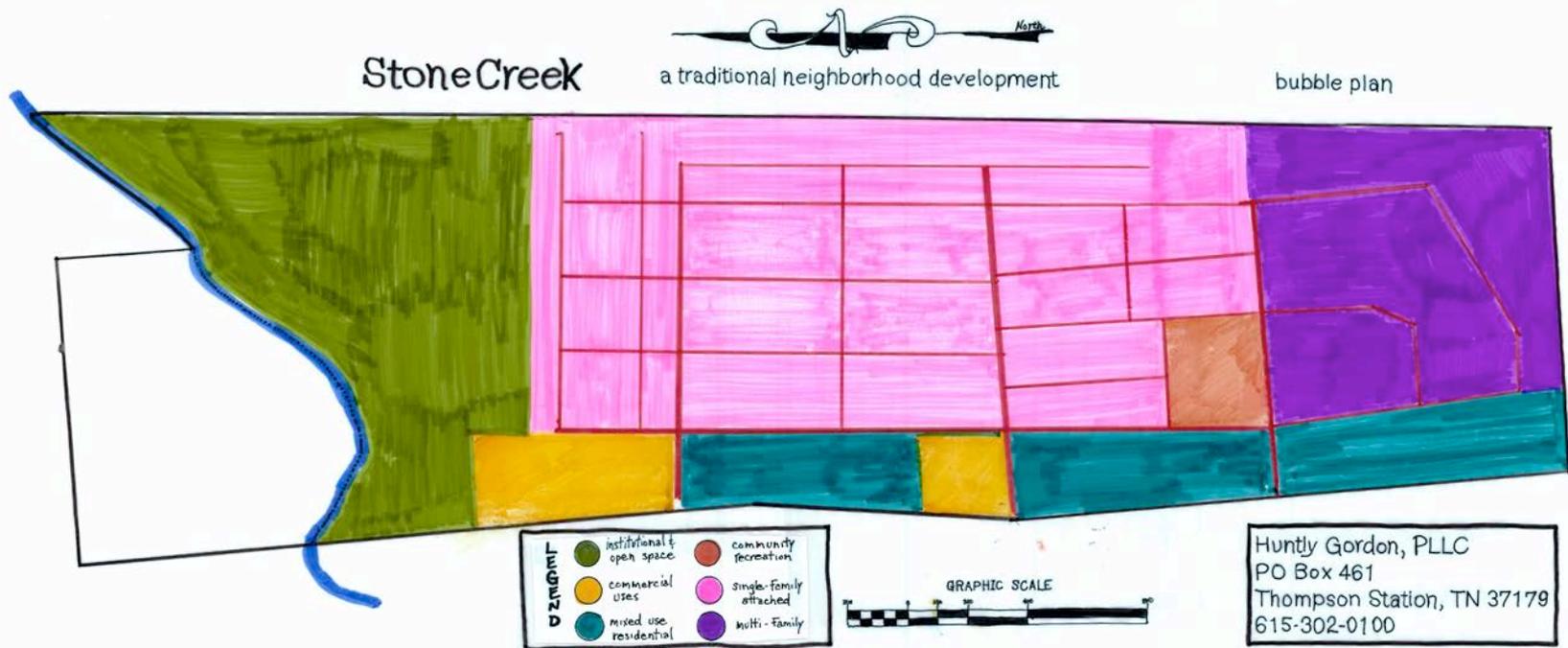
August 2015

Mark Up Incorporated into Fourth Bubble Plan



October 2015

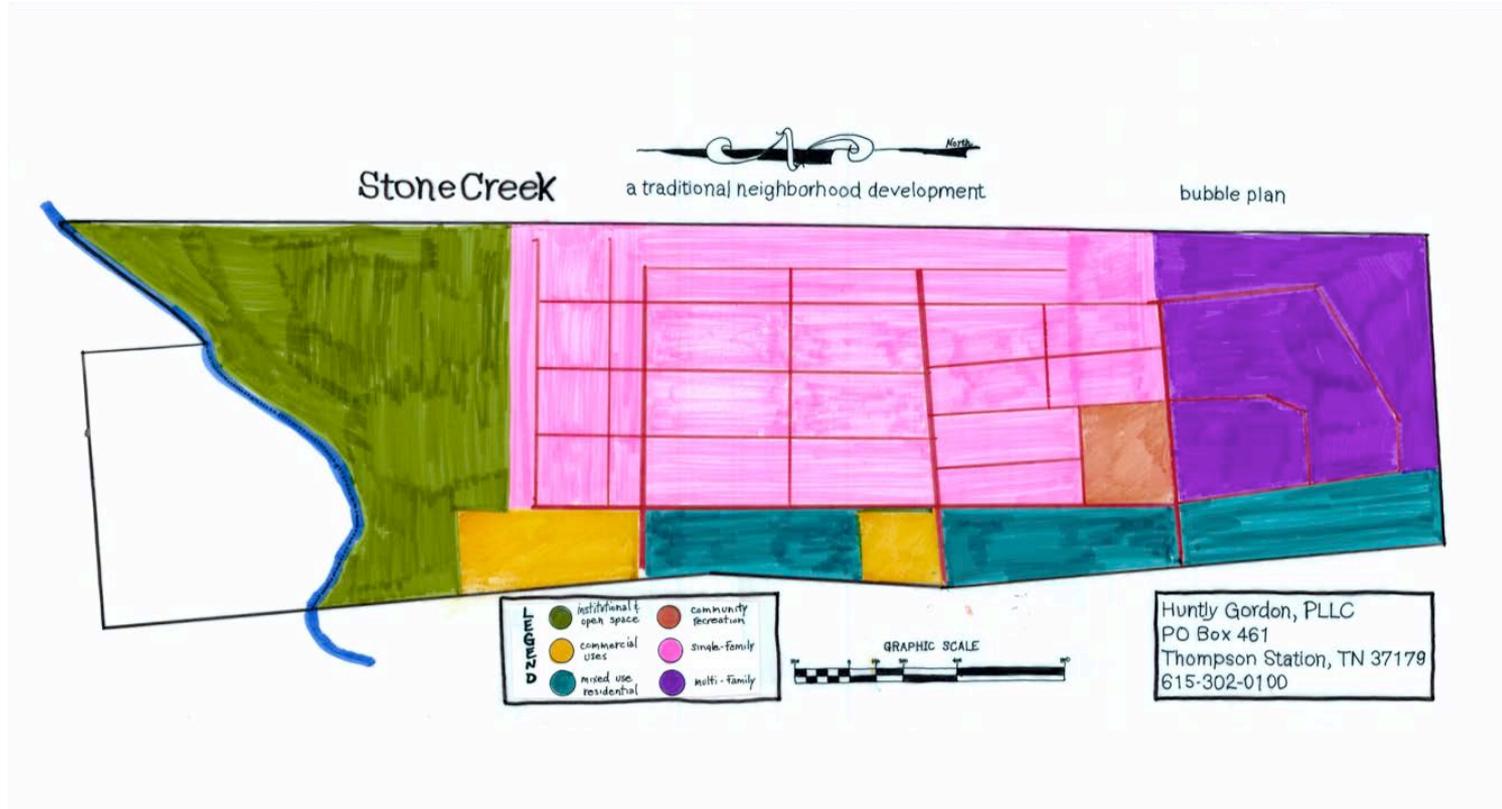
Fifth Bubble Concept



red lines indicate proposed interior road network

October 2015

Sixth Bubble Concept



red lines indicate proposed interior road network

February 2016

ORDINANCE 09-28

**AN ORDINANCE TO AMEND
THE MASTER DEVELOPMENT PLAN
OF STONECREEK AND COBBLESTONE
PLANNED UNIT DEVELOPMENTS**

WHEREAS, the Master Development Plan of the COBBLESTONE and STONECREEK Planned Unit Developments (PUDs) called for the owner to lease certain real property to the YMCA for construction of a swimming pool, a building for the YMCA and several outdoor recreational fields; and

WHEREAS, it became apparent that the property could not be leased to the YMCA and therefore an amendment to the Master Development Plans is being requested by the respective developers, Taylor Golden (COBBLESTONE) and Rock Creek Development, LLC (STONECREEK) to revise the plan accordingly; and

WHEREAS, the current owners of such property shall convey by Special Warranty Deed the property to the YMCA of Middle Tennessee with the stipulation that the improvements above described, and being described in the deeds shall be constructed in a five (5) year period; and

WHEREAS, if construction is not completed by such time as the property ever ceases to be a YMCA the property shall revert back to the owners herein described for the purpose of open space or amenities for the respective subdivision development.

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

That the COBBLESTONE and STONECREEK Master Development Plans pursuant to Article X, Section 2.10 of the Spring Hill Zoning Ordinance be hereby approved as described herein.

BE IT FURTHER ENACTED, that any ordinances or parts of ordinances in conflict herewith are hereby repealed.

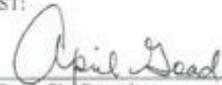
BE IT FURTHER ENACTED, that this ordinance shall take effect from and after its passage and adoption, the public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen for the City of Spring Hill, Tennessee on the 20th day of July, 2009.

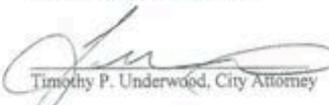
*Ordinance 09-28
July 20, 2009
Page 1 of 2*


Michael Dinwiddie, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Timothy P. Underwood, City Attorney

Passed First Reading: June 25, 2009

Passed Second Reading: July 20, 2009

*Ordinance 09-28
July 20, 2009
Page 2 of 2*

RESOLUTION 14-107

A RESOLUTION TO ACKNOWLEDGE OPEN SPACE REQUIREMENTS FOR ROCK CREEK DEVELOPMENT PARCEL

WHEREAS, the City of Spring Hill Board of Mayor and Aldermen approved R-2 zoning with a Planned Unit Development overlay in accordance with the Master Plan submitted named Stone Creek Subdivision, as recommended by the Spring Hill Municipal Planning Commission; and

WHEREAS, the City of Spring Hill Board of Mayor and Aldermen approved the amendment to the Stone Creek Master Plan dedicating 19.78 acres to the YMCA of Middle Tennessee and applying the dedicated 19.78 acres to the open space requirements of the subdivision, as recommended by the Spring Hill Municipal Planning Commission; and

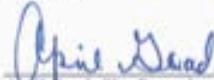
WHEREAS, it has been requested by Rock Creek Development LLC that the City of Spring Hill Board of Mayor and Aldermen acknowledge the 19.78 acres deeded to the YMCA found on Maury County Tax Map 44 Parcel 027.03 will be included as part of the open space requirements for R-2 PUD zoning for parcel found on Maury County Tax Map 44 Parcel 027.00.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF SPRING HILL BOARD OF MAYOR AND ALDERMEN ACKNOWLEDGE:

That the 19.78 acres deeded to the YMCA found on Maury County Tax Map 44 Parcel 027.03 will be included as part of the open space requirements for R-2 PUD zoning for parcel found on Maury County Tax Map 44 Parcel 027.00.

Passed and adopted this 18th day of August, 2014.

ATTEST:


April Good, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney


Rick Graham, Mayor

RESOLUTION 14-55
SPRING HILL PLANNING COMMISSION

A RESOLUTION TO ACKNOWLEDGE OPEN SPACE REQUIREMENTS FOR ROCK CREEK DEVELOPMENT PARCEL.

WHEREAS, the City of Spring Hill Planning Commission recommended approval of R-2 zoning with a Planned Unit Development overlay in accordance with the Master Plan submitted named Stone Creek Subdivision to the Board of Mayor and Aldermen.

WHEREAS, the City of Spring Hill Planning Commission recommended approval of an amendment to the Stone Creek Master Plan dedicating 19.78 acres to the YMCA of Middle Tennessee and applying the dedicated 19.78 acres to the open space requirements of the subdivision; and

WHEREAS, it has been requested by Rock Creek Development LLC that the City of Spring Hill Planning Commission acknowledge the 19.78 acres deeded to the YMCA found on Maury County Tax Map 44 Parcel 027.03 will be included as part of the open space requirements for R-2 PUD zoning for parcel found on Maury County Tax Map 44 Parcel 027.00.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF SPRING HILL PLANNING COMMISSION ACKNOWLEDGE;

That the 19.78 acres deeded to the YMCA found on Maury County Tax Map 44 Parcel 027.03 will be included as part of the open space requirements for R-2 PUD zoning for parcel found on Maury County Tax Map 44 Parcel 027.00.

BE IT FURTHER RESOLVED, that the City of Spring Hill Planning Commission forward this Resolution to the Board of Mayor and Aldermen for their consideration.

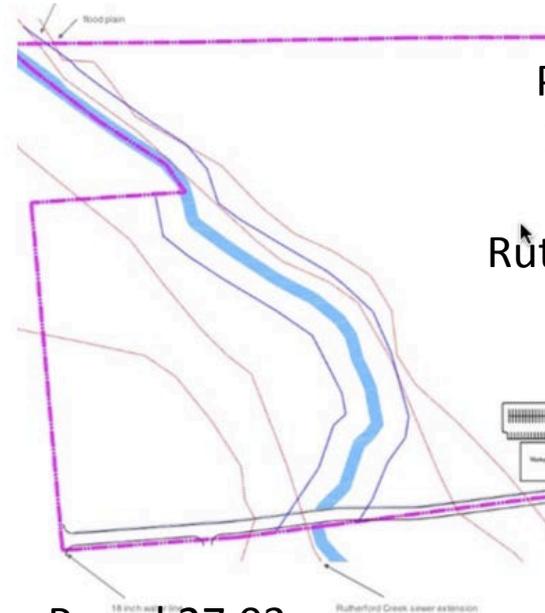
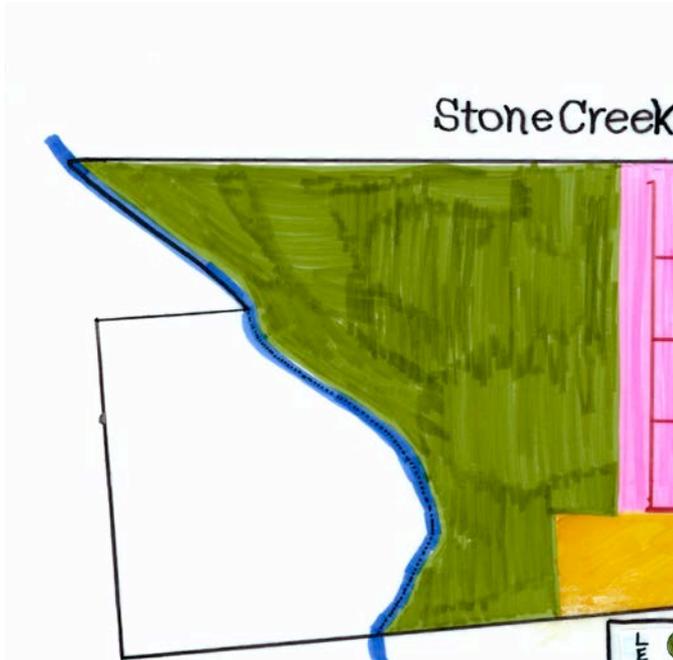
Acknowledged by the City of Spring Hill Planning Commission on the 11th day of August, 2014.


Jonathan Schwartz
Chairman


Charles Schoenbrodt
Secretary



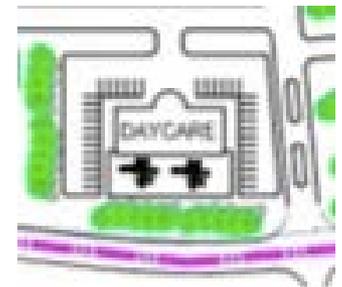
Institutional and/or Open Space



over 44 contiguous acres available for active recreational use



Commercial Uses



Permitted uses to include neighborhood grocery stores, bakeries, butcher shops, daycare, florists, restaurants (cafes, coffee shops and neighborhood bars or pubs), studios (music, dance, artisan or exercise), book stores, offices, hair salons, barber shops and dry cleaning



Single Family Bubble Plan



permitted uses include single family attached AND single family detached

37 acres of single family detached residences

30 acres of single family attached and multi-use residences



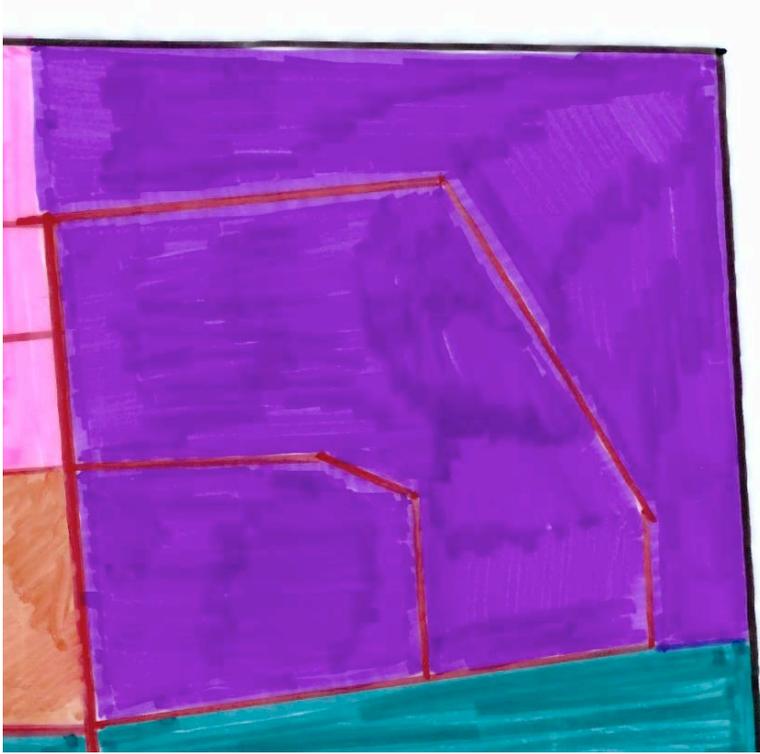
Mixed Use Residential



permitted uses include row houses,
townhomes, duplexes, “special needs”
housing and live/work dwellings

this product will buffer along Rice Road

Multi-Family Bubble Plan



36 acres with 576 dwellings allowed



Community Recreation



Land Use

NORTH of RUTHERFORD CREEK (Parcel 27.03) – 19.78 acres

- 19.78 acres North of Rutherford Creek (now deeded to the City of Spring Hill)
not to be rezoned – denotes availability of up to 60 bonus units in R-6
See Board of Mayor and Aldermen Ordinance 09-28 and Resolution 14-107 *infra*.

SOUTH of RUTHERFORD CREEK (Parcel 27.00) – 135.63 acres

- 24.63 acres South of Rutherford Creek dedicated to Institutional and/or Open Space
- 67 acres comprise Single Family dwellings
 - 30 acres (300 dwellings permitted) Single Family Attached and Multi-Use residential dwellings
 - 37 acres (222 dwellings permitted) Single Family Detached dwellingsSingle Family total 522 permitted dwellings (density of 7.79 per acre)
any bonus density would be proportionately applicable to this category
- 36 acres comprise Multi-Family dwellings
Multi-Family total 576 permitted dwellings (density of 16.00 per acre)
- 8 acres Commercial uses (Neighborhood Market / Shops, daycare, etc.)
- Total dwelling density equates to 8.09 dwellings per acre South of Rutherford Creek or 7.06 overall

135.63 acres South of Rutherford Creek

27.126 acres is 20% percent open space requirement

35.59 contiguous net acres are dedicated to Institutional and/or Open Space in this proposal

(19.78+24.63 = 44.41 gross acres less 8.82 acres comprising the Rutherford Creek floodway)