

ORDINANCE 14-20

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY LOCATED ON PORT ROYAL ROAD, BEING TAX MAP 43 PARCEL 010.00 FROM AG (AGRICULTURAL) TO B-4 (CENTRAL BUSINESS 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 Tax Map 43 Parcel 010.00 from AG (Agricultural) to B-4 (Central Business District).

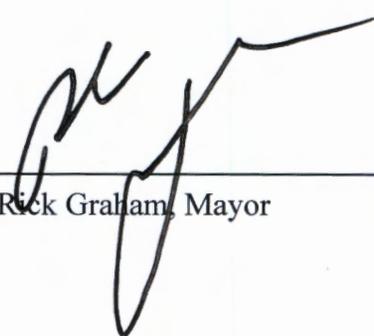
Section 2: Said properties to be rezoned from AG and B-4 are located within the corporate limits of the City of Spring Hill. Attached hereto showing the proposed rezoning location as Exhibit "A".

Section 3 This Ordinance was approved by the Spring Hill Municipal Planning Commission on the 14th day of April, 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.

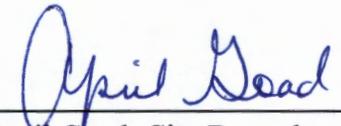
Section 5: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF
THE CITY OF SPRING HILL, TENNESSEE, this, the 16th day of June 2014.



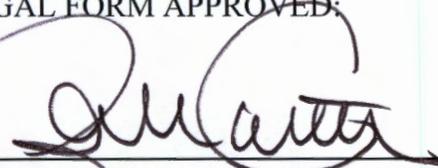
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on 1st Reading May 19, 2014

Passed on 2nd Reading June 16, 2014

STAFF REPORT

DOCKET Planning Commission 4/14/14 Item # 9
APPLICANT: James Lochridge
PROPERTY LOCATION: Intersection of Port Royal Road and Longhunter Chase Drive
MAP NUMBER: Portion of Map 43, Parcel 10.00
REQUEST: Rezone from AG to B-4
COMPREHENSIVE PLAN: Suburban Center
General Review

This is a request to rezone 20 acres along Port Royal Road from Agricultural (AG) to Central Business District (B-4). The property has approximately 1500 linear foot of road frontage with the adjacent properties being zoned *Business* on the east, *Manufacturing* to the North, and *Agricultural* on the west and south side. The site is mostly undeveloped green space used for agricultural activities.

Currently, the property has no active improvement plans declaring the potential intensity of development. In reviewing the Comprehensive Plan as stated in previous requests B-3 and B-4 rezoning's are recommended only with a Suburban Center Overlay District. Such overlay district is presently not available within the City's current guidelines. However, the plan does recognize the allowance of B-1 and B-2 zoning districts without the overlay requirement.

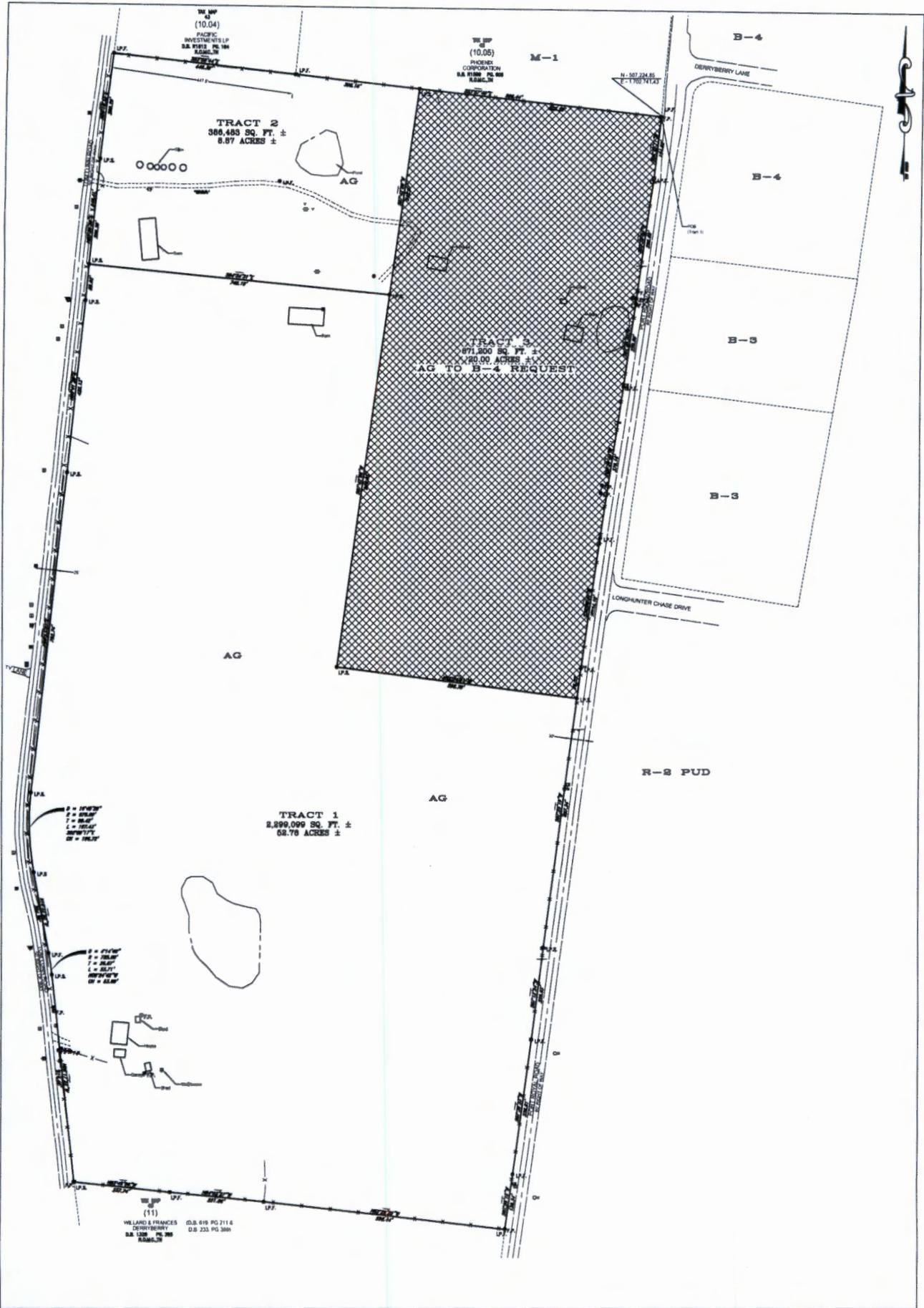
Based on the recommendations of the Comprehensive Plan staff recommends denial of the B-4 request but could honor the plans direction for commercial land use on this property with a B-2 Neighborhood Shopping District.

Recommendation

Planning Department Staff: *Denial of B-4 Central Business District but approval of a lesser intense district such as B-2 Neighborhood Shopping District.*

Staff is still recommending denial of this rezoning after Planning Commission's approval based upon:

- This rezoning request is for a full commercial entitlement in a rural environment with little room for transitional land uses.
- Extension of linear commercial development is sprawl that will compete with existing commercial nodes.
- These types of extensions with intense commercial development will create strain and costly road infrastructure improvements later for the city.



Planning Department (Agenda Application)

199 Town Center Parkway, Spring Hill TN 37174

(931) 486-2252



*****All applications must be accompanied by completed checklist*****

Date: 6/12/14 Project Name: LOCHRIDGE REZONING
Location: PORT ROYAL ROAD Map/Parcel: 43/10
MARCY

<p>Planning Commission</p> <p>Requests: <u>B-2 - 15 ACRES (SOUTH)</u> <u>B-4 - 5 ACRES (NORTH)</u></p> <ul style="list-style-type: none"><input type="checkbox"/> Annexation<input checked="" type="checkbox"/> Rezoning to <u>B2+B4</u><input type="checkbox"/> Commercial Site Plan<input type="checkbox"/> Subdivision Plat<input type="checkbox"/> Architectural Review<input type="checkbox"/> Comprehensive Plan<input type="checkbox"/> Amendment<input type="checkbox"/> Sureties/Bonds<input type="checkbox"/> Industrial Site Plan	<p>Submittals:</p> <p><u>12</u> Folded Copies w/ digital copy</p> <ul style="list-style-type: none"><input type="checkbox"/> Sketch Plat<input type="checkbox"/> Preliminary Plat<input type="checkbox"/> Final Plat<input type="checkbox"/> Sketch Plan<input type="checkbox"/> Site Plan<input type="checkbox"/> Building Elevations<input type="checkbox"/> Master Development Plan (PUD) Final/Preliminary<input type="checkbox"/> Surety / Utility Application<input checked="" type="checkbox"/> Other <u>ZONING EXHIBIT</u>
<p>Board of Zoning Appeals</p> <p>Requests:</p> <ul style="list-style-type: none"><input type="checkbox"/> Variance For _____<input type="checkbox"/> Special Exemption<input type="checkbox"/> Other	<p>Submittals: <u>7</u> Folded Copies w/ digital copy</p> <ul style="list-style-type: none"><input type="checkbox"/> Location Map<input type="checkbox"/> Plans<input type="checkbox"/> Photos<input type="checkbox"/> Other _____

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.

****A representative must be present at the scheduled meetings.**

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.

OWNER INFORMATION:

APPLICANT OR REPRESENTATIVE:

Name: James Lattin
Address: 3840 John Linn Rd.
Spring Hill, TN 37174
Contact # _____

Name: Alex O'Leary
Address: 2558 Nashville Hwy
Columbia, TN 38401
Contact # 931-626-9570

Signature: James Lattin
^{931 426 9513}

Signature: Alex O'Leary