

ORDINANCE 13-18

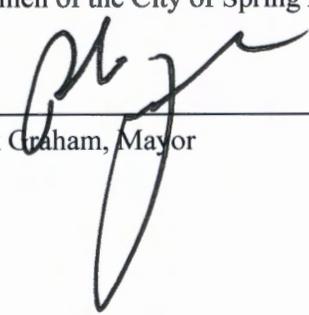
AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE CATHOLIC CHURCH OF THE NATIVITY PROPERTY LOCATED AT 2793 BUCKNER LANE, SPRING HILL, TN 37174, SHOWN ON WILLIAMSON COUNTY TAX MAP 166, PARCELS 3 AND 3.06, CONSISTING OF 23.67 ACRES MORE OR LESS, FROM AG (AGRICULTURAL DISTRICT) AND R-2 (RESIDENTIAL DISTRICT-MEDIUM DENSITY) TO B-3 (INTERMEDIATE BUSINESS DISTRICT) PUD (PLANNED UNIT DEVELOPMENT

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

That the Spring Hill Municipal Zoning Ordinance, Ordinance 13-18, and the Municipal Zoning Map of the City of Spring Hill, as the same have been previously amended, are hereby further amended by the reclassification of the Catholic Church of the Nativity, property located at 2793 Buckner Lane, Spring Hill, TN 37174, and as shown on Williamson County Tax Map 166, Parcels 3 and 3.06, consisting of 23.67 acres more or less from AG (Agricultural District) and R-2 (Residential District-Medium Density) to B-3 (Intermediate Business District) PUD (Planned Unit Development). Master Development Plan is attached hereto and made a part of this Ordinance 13-18.

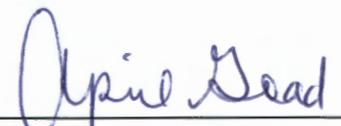
This Ordinance shall take effect immediately upon its adoption, the Public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 16th day of September, 2013.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: August 19, 2013

Passed on Second Reading: September 16, 2013

PLANNING COMMISSION & BOMA
PLANNED UNIT DEVELOPMENT (PUD) APPLICATION
Applicant to Complete Sections A and B



A. PUD Information

Date 22 May 13 Planning Commission Meeting Date: 09 July 2013.
BOMA 1st Reading Date: 19 Aug 13. BOMA 2nd Reading Date: 16 Sept 2013
Project Name Catholic Church of the Nativity
Location 2723 Buckner Lane Map/Parcel 116 343.06
Total Acreage 23.67 Residential Acreage 0 Non-Residential Acreage 17.67
Current Zoning A19 Requested Zoning COMMERCIAL (C2) w/ PUD overlay
R2 Commercial
Preliminary Master Plan Approval

Residential Portions: \$300 + \$25/acre for the portion proposed for residential use;
Non-Residential Portions: \$500 + \$100/acre for any portion proposed for non-residential use

Final Master Plan Approval

Preliminary Plat Approval: \$100 + \$20/acre + \$5/lot
Site Plan Approval:
Residential Portions \$100 + \$10/dwelling unit
Non-residential Portions \$25 + \$.01/SF of bldg. gross floor area

Professional Consultant Review Fee

Residential Portions of Site Plans: \$10/dwelling unit
Non-residential Portions of Site Plans: \$.02/SF of bldg. gross floor area

II. Contact Information

Property Owner(s) Name Catholic Church of the Nativity
Address 2001 Campbell Station Parkway, Suite C-7 Spring Hill, TN 37174
Phone No. 615.302.4004 Fax No. ()
Email: Patricia.Kirby@nativitycatholic.net

Applicant(s), Owner, or Owner's Representative (Engineer, Architect, Attorney), if applicable

Tom Bauer



Company BAUER ASKEW Architecture, PLLC

Address 1615 Sixth Avenue, South Nashville, Tennessee

Phone No. (615) 726-0047 Fax No. (615) 726-9891

Email: bauer@baueraskewarchitecture.com

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the plat misses any of the information listed. I also understand that other information may be requested by staff during review.

Property owner(s) signature: Rev. John L. Kirk

Applicant(s), Owner, or Owner's Representative signature: Rev. John L. Kirk

C. For Staff Use Only

Fee Paid: Yes No Date: 6-12-13 Received By: CB

Consistent with Future Land Use Plan: Yes No

If No, Future Land Use Plan Amendment is required and has been added to PC agenda: Yes No

Notice Posted on Property: Yes No Date: _____

Copy of Photo Included in Package: Yes No

Public Notice Affidavit from Newspaper Included in Package: Yes No

Letters Sent to Property Owners: Yes No

Planning Commission Action:

Tabled Date: _____

Deferred Date: _____

Approved Date: _____

Approved With Conditions Date: _____

Denied Date: _____



BOMA Action:

Tabled ___ **Date:** _____

Deferred ___ **Date:** _____

Approved (1st Reading) ___ **Date:** _____

Approved (2nd Reading) ___ **Date:** _____

Denied ___ **Date:** _____

Notes:

AFFIDAVIT OF _____

STATE OF TN.
COUNTY OF Williamson

Affiant, after first being duly sworn according to law deposes and states as follows:

1. I am Rev. John L. Kirk, the applicant for a rezone request, Planned Unit Development (PUD) or Traditional Neighborhood Development and all statements in this Affidavit are made of my own personal knowledge.
2. I have reviewed the requirements of Article XIV of the Spring Hill Zoning Ordinance.
3. I have complied with all the requirements of Article XIV of the Spring Hill Zoning Ordinance including the notice requirements.
4. I have provided written notification by means of certified mail to property owners within five hundred (500) feet of the boundary line of the property being prepared for reclassification of use. The list of such property owners are listed as follows:

Provide list of property owners here or as an attachment.

5. I further agree to retain the return receipt request for a minimum of one year from the date of this affidavit and make such documentation available at the request of the Codes and Inspection Department.

FURTHER AFFIANT SAITH NOT.

Rev. John L. Kirk
Signature

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Erin L. Mitchell, a Notary Public of said County and State, John L. Kirk, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2013.

Erin L. Mitchell
Notary Public

My Commission Expires: 11/2/14.



**Public Hearing at
Spring Hill City Hall**

Planning Commission

5:30 p.m. 08 July 13

Board of Mayor & Alderman

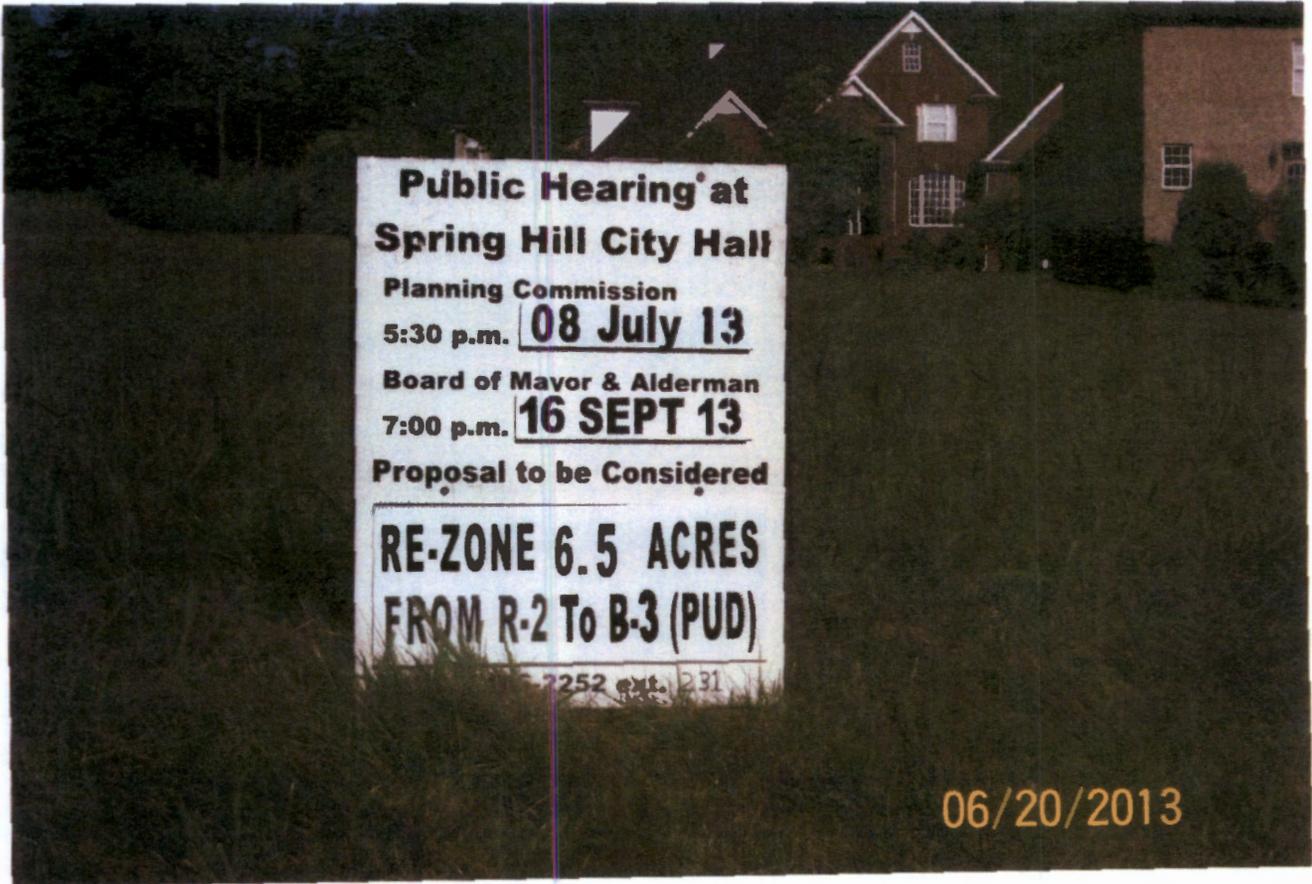
7:00 p.m. 16 SEPT 13

Proposal to be Considered

**Rezone 17.17 acres
from AG to B-3 PUD**

931-486-2257 ext. 230

06/20/2013



Report from Planning Commission - See Item 2 on
Page 2

SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JULY 8, 2013
5:49 P.M.

Planning Commission meeting called to order.

Members present were: Jonathan Schwartz; Jonathan Duda; Jim Webb; Charles Schoenbrodt; and Joshua Rogers. Also present were: Jerome Dempsey; Tim Underwood; Chris Brooks; and Sue Glenn.

Mr. Duda made a motion to approve the June 10, 2013 Regular meeting minutes. Motion seconded by Mr. Webb. Motion passed, 5/0.

General Announcement – The procedural rules for public comment will be as follows: The items will be taken in order of the agenda. Audience members wishing to speak must be recognized by the Chairman and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted.

There were no concerned citizens.

Mr. Webb moved to approve the Agenda. Motion seconded by Mr. Duda. Motion passed, 5/0.

CONSENT AGENDA

Item #1

Consider P. C. Resolution 13-20, a resolution to establish a Maintenance Bond for Willowvale @ Harvey Springs Section 3.

Item #2

Consider P.C. Resolution 13-21, a resolution to establish a Performance Bond for Willowvale @ Harvey Springs Section 3.

Item #3

Consider P.C. Resolution 13-22, a resolution to establish a Performance Bond for Belshire Village Dr. extension.

Item #4

Consider Sketch Plan of Williams Park Amenity area.

Mr. Duda moved to approve the Consent Agenda. Motion seconded by Mr. Webb. Motion passed, 5/0.

Mr. Duda stated that he would be stepping down from voting on Items 1 & 2 under Items to be Considered.

ITEMS TO BE CONSIDERED

Item #1

Consider Planning Commission Resolution 13-19. Amendment to the Comprehensive Plan Future Development Map for properties located at 2793 Buckner Lane.

Mr. Webb moved to approve Item #1. Motion seconded by Chairman Schwartz. Motion passed, 4/0.

Item #2

Consider rezone request of 23.67 acres, more or less, from AG (Agricultural) & R-2 (Residential – Medium Density) to B-3 (Intermediate Business) Planned Unit Development. Parcels found on Williamson County Tax Map 166, Parcel 003.00 containing 17.17 acres more or less and Parcel 003.06 containing 6.5 acres more or less.

Chairman Schwartz moved to approve Item #2. Motion seconded by Mr. Webb. Motion passed, 4/0.

Item #3

Consider re-approval of Willowvale @ Harvey Springs Preliminary Plat.

Mr. Duda moved to approve Item #3. Motion seconded by Mr. Schoenbrodt. Motion passed, 5/0.

Item #4

Consider Final Plat for Willowvale at Harvey Springs Section 3, to record 33 residential lots.

Mr. Duda moved to approve Item #4. Motion seconded by Mr. Webb. Motion passed, 5/0.

Mr. Webb moved to adjourn the meeting. Motion seconded by Mr. Schoenbrodt. Motion passed, 5/0. Meeting adjourned at 7:05.

Jonathan Schwartz, Chairman

Charles Schoenbrodt, P.C. Secretary