

ORDINANCE 13-08

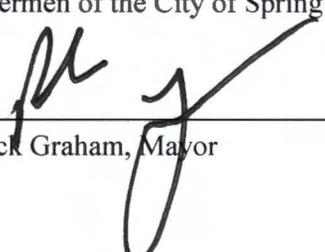
AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE CLAYTON LAND HOLDINGS PROPERTY LOCATED AT 720 BEECHCROFT ROAD, SPRING HILL, TN 37174, SHOWN ON MAURY COUNTY TAX MAP 24 PARCEL 013.05, CONSISTING OF 4.14 ACRES MORE OR LESS, FROM M-1 (LIGHT INDUSTRIAL) TO B-4 (CENTRAL BUSINESS)

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 13-08, 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 Clayton Land Holdings property located at 720 Beechcroft Road, Spring Hill, TN 37174, and as shown on Maury County Tax Map 24, Parcel 013.05, consisting of 4.14 acres more or less from M-1 (Light Industrial) to B-4 (Central Business).

This Ordinance 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 on the 22nd day of April, 2013.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Timothy P. Underwood, City Attorney

Passed on First Reading: March 18, 2013

Passed on Second Reading: April 22, 2013

RESOLUTION 13-07
SPRING HILL PLANNING COMMISSION

A RESOLUTION TO AMEND THE FUTURE DEVELOPMENT MAP AS INCLUDED IN THE COMPREHENSIVE PLAN FOR THE CITY OF SPRING HILL, TENNESSEE AS IT PERTAINS TO PROPERTY LOCATED AT 720 BEECHCROFT ROAD.

WHEREAS, pursuant to Tennessee Code Annotated § 13-4-201 and 13-4-202, it is the function and duty of the City of Spring Hill Planning Commission to make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the City of Spring Hill Planning Commission has previously adopted and certified a Comprehensive Land Use Plan and Map for the City of Spring Hill; and

WHEREAS, it has been requested by Clayton Land Holdings that the City of Spring Hill Planning Commission consider an amendment to the Future Development Map for the City of Spring Hill as it pertains to the Future Land Use Classification for the property located at 720 Beechcroft Road, found on Maury County Tax Map 24 Parcels 013.05 and 013.06.

WHEREAS, the City of Spring Hill Planning Commission has, pursuant to Tennessee Code Annotated § 13-4-202(a), advertised and held a public meeting regarding this amendment request; and

WHEREAS, the City of Spring Hill Planning Commission with the assistance of City Staff has made modifications to the Future Development Map and the newly revised Future Development Map is attached hereto to this Resolution.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF SPRING HILL PLANNING COMMISSION THAT THE FUTURE DEVELOPMENT MAP BE AMENDED AS FOLLOWS;

That the Future Land Use Classification for property located at 720 Beechcroft Road found on Maury County Tax Map 24 Parcels 013.05 and 013.06 be amended to reflect Suburban Center.

BE IT FURTHER RESOLVED, that all resolutions or parts of resolutions in conflict herewith, be and the same hereby, are repealed or modified as the case may be.

BE IT FURTHER RESOLVED, that this Resolution shall become effective immediately upon its adoption.

Passed and adopted by the City of Spring Hill Planning Commission on the 11th day of March, 2013.

Jonathan Schwartz
Chairman

Michael Dinwiddie
Secretary

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Jonathan Schwartz
Chairman

Michael Dinwiddie
Secretary

PLANNING COMMISSION & BOMA
REZONING APPLICATION
Applicant to Complete Sections A and B



A. Rezoning Information

Date 1/16/13 Revision to Land Use Policy - 30 days from 1/16/13
Planning Commission Meeting Date: 3/11/13
BOMA 1st Reading Date: 3/18/13 BOMA 2nd Reading Date: 4/15/13
Location Beechcroft Rd Map/Parcel Map 24 Parcel 13.05 & 13.06
Acreage 53.54 (49.40 ac + 4.14 ac)
Current Zoning M-1 Requested Zoning R-5 (49.4 ac)
B-4 (4.14 ac)
Zoning Map Amendment Fee \$200
Zoning Amendment Display Sign \$30
Preliminary Site Plan Approval
$$\$300 + \$25/acre (53.54 ac) (\$25) = \$1338.50 + \$300 = \$1638.50 + 200 + \$30 = \underline{\underline{\$1868.50}}$$

B. Contact Information

Property Owner(s) Name Clayton Land Holdings
PO CLAYTON ASSOCIATES
Address 5121 MARYLAND WAY, SUITE 300 BRENTWOOD TN 37027
Phone No. 615-963-3823 Fax No. 615-963-3847
Email: allenn@claytonassociates.com

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

Tim Turner
Company T-Square Engineering
Address 2558 Nashville Hwy
Phone No. (931) 489-2088 Fax No. (931) 489-2089
Email: tim@tsquareengineering.com

If requesting R-4 or R-5 zoning, 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: Najd All, general partner
also Secretary of Clayton Associates, LLC, Managing Partner

Applicant(s), Owner, or Owner's Representative signature: [Signature]

C. For Staff Use Only

Fee Paid: Yes No Date: 1-16-13 Received By: SG

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: 2-8-13

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: Feb. 13, 13

Approved With Conditions Date: _____

Denied Date: _____

BOMA Action:

Tabled Date: _____

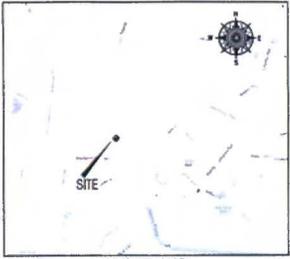
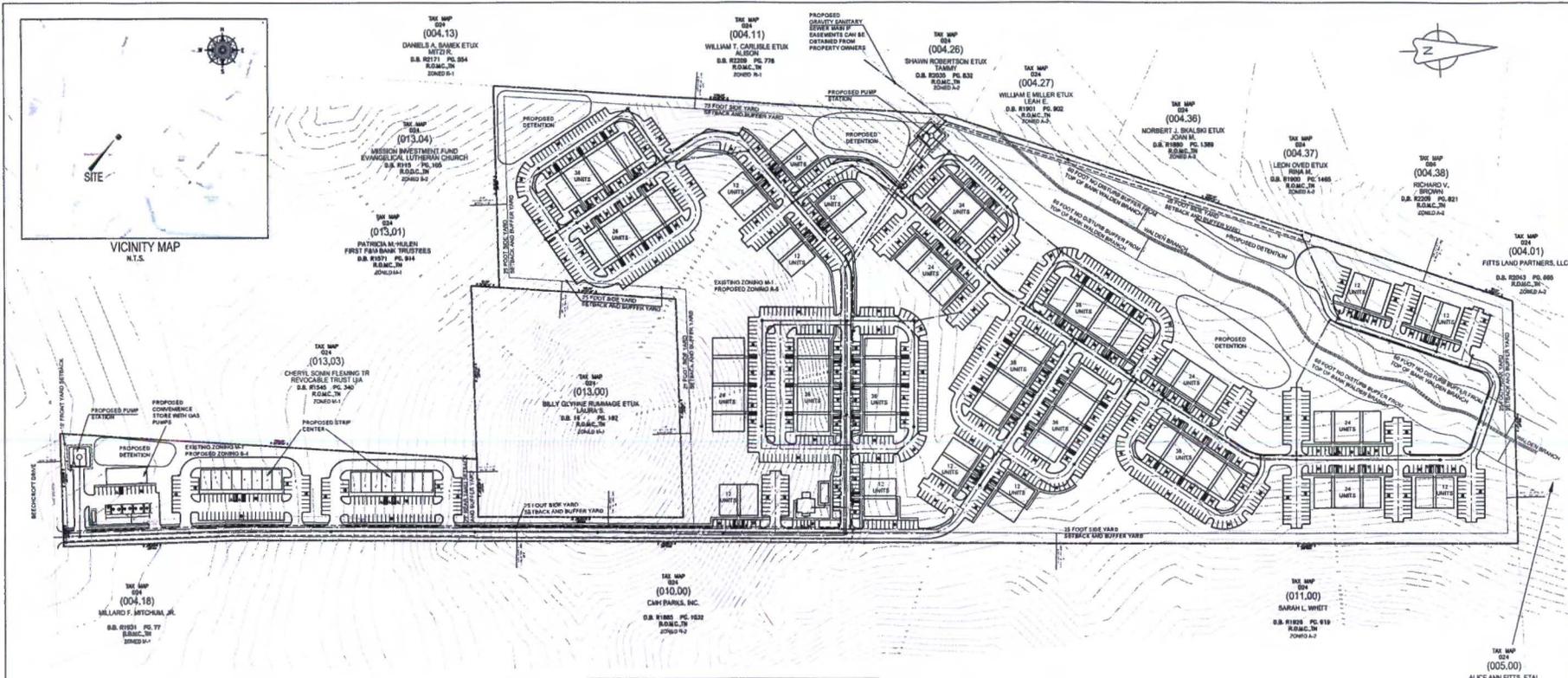
Deferred Date: _____

Approved (1st Reading) Date: _____

Approved (2nd Reading) Date: _____

Denied Date: _____

Notes:



- GENERAL NOTES:**
- BOUNDARY AND ELEVATION INFORMATION BY CLIENT AND ASSUMES SURVEYING.
 - FROM TO EXISTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE SURVEYED THE ALL REQUIRED POINTS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OF IMPROVEMENTS SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND SUBMITTED TO THE CITY OF NASHVILLE THE NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NASHVILLE.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND ORDINANCES OF THE CITY OF NASHVILLE.
 - THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONDUCT THE NECESSARY FIELD SURVEYS TO LOCATE AND VERIFY THE LOCATION OF ALL UTILITIES. CONSTRUCTION OF ANY FACILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF NASHVILLE REQUIREMENTS AND ORDINANCES.
 - ALL UNDERGROUND FACILITIES ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - ALL WORK SHALL BE CONSTRUCTED AS NOTED AND IN NO CASE SHALL BE LESS THAN 2 FEET.
 - IN THE CASE OF CONFLICT BETWEEN THE PLANS AND ANY OTHER DRAWINGS, THE PLANS SHALL PREVAIL UNLESS OTHERWISE NOTED HEREON FOR CLARIFICATION.
 - IN ACCORDANCE WITH ORDINANCE 2013-01-001, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL NECESSARY TRAFFIC CONTROL SIGNALS, FLAGGING, LIGHTS AND TRAFFIC CONTROL SIGNALS DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH OSHA REGULATIONS AND SAFETY REQUIREMENTS.

LAND SUMMARY (R-5 ZONING)

TOTAL AREA	40.71 ACRES
PROPOSED IMPERVIOUS AREA	19,800 ACRES 48.57%
PROPOSED PERVIOUS AREA	20,911 ACRES 51.37%

PARKING SUMMARY

LAND DEVELOPMENT	11 UNITS/12 PER UNIT = 132 UNITS
1 UNITS @ 2 PER UNIT = 128 UNITS	9 UNITS @ 3 PER UNIT = 27 UNITS
TOTAL REQUIRED	159 SPACES
REQUIRED SPACES	152 SPACES
PROPOSED SPACES	157 SPACES
AVERAGE SPACES/UNIT	2.73

ZONING: R-5

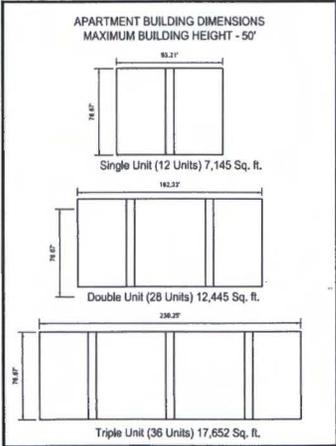
LAND SUMMARY (B-4 ZONING)

TOTAL AREA	4.14 ACRES
PROPOSED IMPERVIOUS AREA	2.52 ACRES 60.88%
PROPOSED PERVIOUS AREA	1.62 ACRES 39.12%

PARKING SUMMARY

LAND DEVELOPMENT	UNIT A = 4,000 SF
UNIT B = 10,000 SF	UNIT C = 10,000 SF
TOTAL REQUIRED	11 UNITS
REQUIRED SPACES	20 SPACES
PROPOSED SPACES	160 SPACES
AVERAGE SPACES/1,000 SF	6.66

ZONING: B-4



DEVELOPMENT SUMMARY

B-4 ZONING

B-4 ZONING	
PROPOSED NUMBER OF UNITS	- 17 UNITS
MAX ALLOWABLE UNITS	- NO REQUIREMENT
OVERALL DENSITY	- 4.10 UNITS / ACRE

LAND USE SUMMARY B-4 ZONING

TOTAL LAND SPACE	- 4.14 ACRES
RIGHT OF WAY DEDICATION	- 0.00 ACRES
FLOODPLAIN	- 0.00 ACRES
REMAINING LAND	- 4.14 ACRES
DETENTION AREAS	- 0.25 ACRES

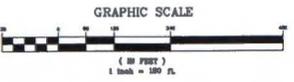
DEVELOPMENT SUMMARY

R-5 ZONING

R-5 ZONING	- 4 UNITS/19,000 SF
	- 1 UNIT/2,400 SF
	- UP TO 18 UNITS
PROPOSED NUMBER OF UNITS	- 576 UNITS
MAX ALLOWABLE UNITS	- 769 UNITS
OVERALL DENSITY	- 13.46 UNITS / ACRE

LAND USE SUMMARY R-5 ZONING

TOTAL LAND SPACE	- 48.40 ACRES
RIGHT OF WAY DEDICATION	- 0.00 ACRES
FLOODPLAIN	- 0.00 ACRES
NO DISTURB BUFFER AREA	- 4.33 ACRES
DETENTION AREAS	- 2.30 ACRES
REMAINING LAND	- 42.77 ACRES



T SQUARE ENGINEERING
Consulting Civil Engineering
2358 INDIAN HAVEN COLUMBIA, TN 38401 (931) 489-2058
TIM@TSQUAREENGINEERING.COM

NO.	DATE	REVISIONS
1	04-20-2013	FOR APPROVAL, ASSET REVIEW

SUITES OF BEECHCROFT VALLEY
OVERALL DEVELOPMENT REZONING SITE PLAN
BEECHCROFT ROAD
MAP 24 AND PARCELS 13.05 AND 13.06
SPRING HILL, MAURY COUNTY, TENNESSEE

JOB NUMBER
135002
SHEET NUMBER
C-1.0

**Public Hearing at
Spring Hill City Hall**

Planning Commission
5:30 p.m. **11 MAR 13**

Board of Mayor & Alderman
7:00 p.m. **22 APRIL 13**

Proposal to be Considered

**Rezone 4.14 Acres
From M-1 To B-4**

(931) 486-2252 ext. 214

04/16/2013

