

ORDINANCE 12-09

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE WELLSRING CHRISTIAN CHURCH PROPERTY LOCATED AT 1001 CHAPMAN'S CROSSING, SPRING HILL, TN 37174, SHOWN ON WILLIAMSON COUNTY TAX MAP 166 PARCEL 18.07, CONSISTING OF 9.63 ACRES MORE OR LESS, FROM R-2 (RESIDENTIAL DISTRICT-MEDIUM DENSITY) TO B-3 PUD (INTERMEDIATE BUSINESS DISTRICT) (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 12-09, 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 WellSpring Christian Church, property located at 1001 Chapman's Crossing, Spring Hill, TN 37174, and as shown on Williamson County Tax Map 166, Parcel 18.07, consisting of 9.63 acres more or less from R-2 (Residential District-Medium Density) to B-3 PUD (Intermediate Business District) (Planned Unit Development).

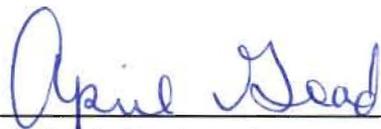
This Ordinance shall take effect from and after its adoption, the Public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 16th day of July, 2012.



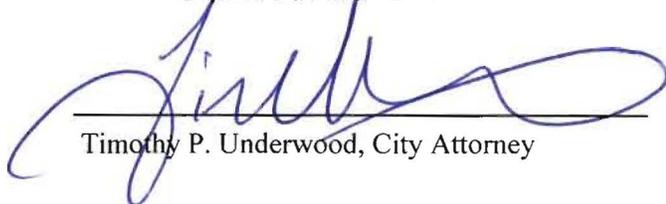
Michael Dinwiddie, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Timothy P. Underwood, City Attorney

Passed on First Reading: June 18, 2012

Passed on Second Reading: July 16, 2012

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



A. PUD Information

Date 3/12/12 Planning Commission Meeting Date: 5/14/12
BOMA 1st Reading Date: 6/18/12 BOMA 2nd Reading Date: 7/16/12
Project Name WellSpring Christian Church
Location 1001 Charming Crossing Map/Parcel 166 / 18.07
Total Acreage 9.63 Residential Acreage 11/64 Non-Residential Acreage 9.63
Current Zoning R-2 Requested Zoning B-3 PUD

Preliminary Master Plan Approval

Residential Portion: \$300 + \$25/acre for the portion proposed for residential use;
Non-Residential Portion: \$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

B. Contact Information

Property Owner(s) Name WellSpring Christian Church
Address 1001 Charming Crossing
Phone No. 615/302-0721 Fax No. 615/302-0722
Email: andy@wellspringchristian.org

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



Company _____

Address _____

Phone No. _____ Fax No. _____

Email: _____

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: [Handwritten Signature]

Applicant(s), Owner, or Owner's Representative signature: _____

C. For Staff Use Only

Fee Paid: Yes No Date: 3-12-12 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: 4-16-2012 May 14

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 Per Spring Hill Post Office Apr 120, 2012

Planning Commission Action:

Tabled Date: _____

Deferred Date: _____

Approved Date: 5-14-2012

Approved With Conditions Date: _____

Denied Date: _____



BOMA Action:

Tabled ___ Date: _____

Deferred ___ Date: _____

Approved (1st Reading) ___ Date: _____

Approved (2nd Reading) ___ Date: _____

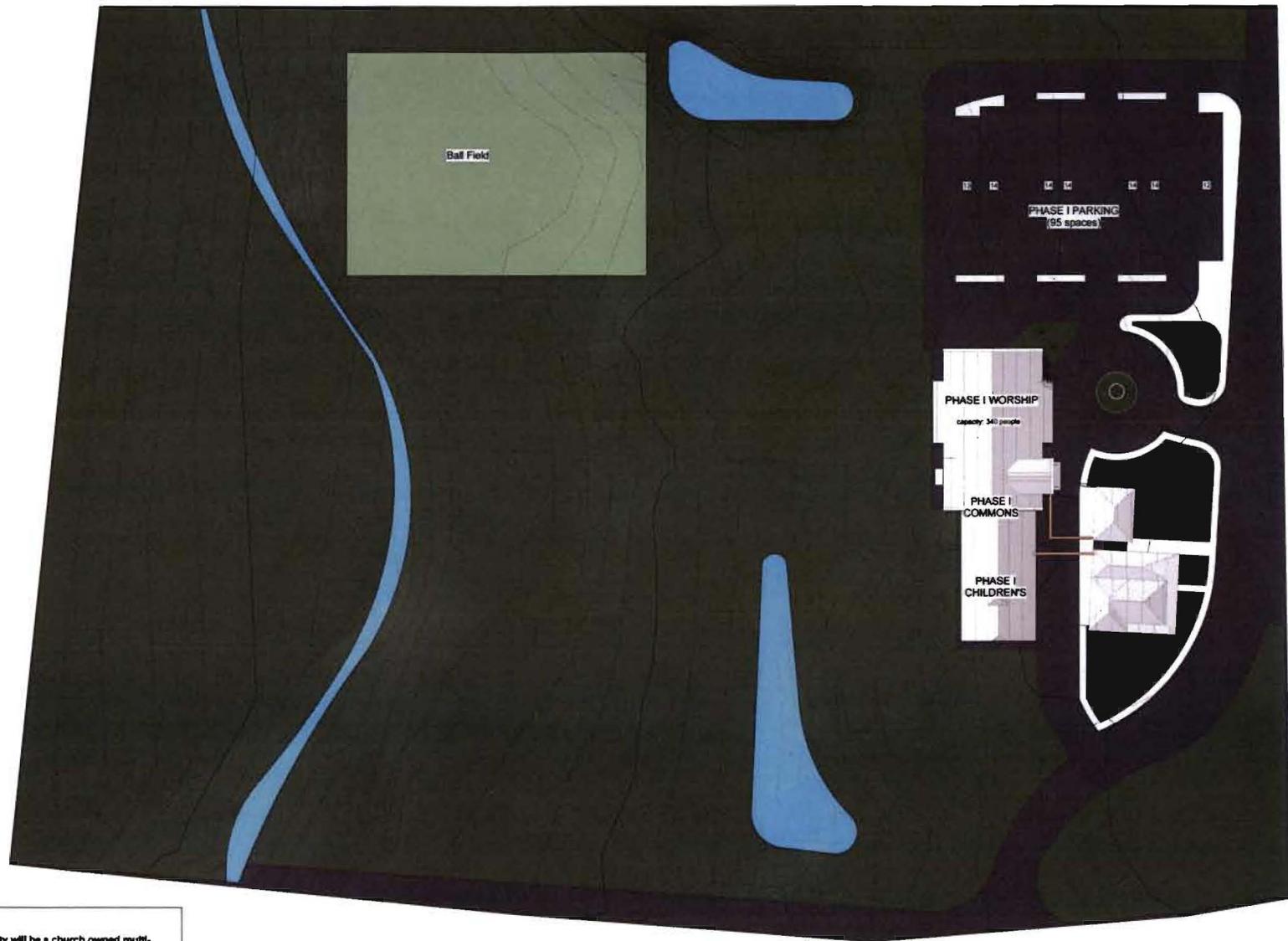
Denied ___ Date: _____

Notes:

**Public Hearing at
Spring Hill City Hall**
Planning Commission
5:30 p.m. **14 MAY 12**
Board of Mayor & Alderman
7:00 p.m. **16 July 12**
Proposal to be Considered

**RE-ZONE 9.28ACRES
FROM R-2 To B-3 (PUD)**
(931) 486-2252 ext. 211

05/08/2012



The proposed use of the property will be a church owned multi-purpose community center which could include:

- Education / Childcare (located within Phase I Children's)
 - Preschool/ Daycare/ Before & After school child care
- Meeting Space
 - Meeting Room (for example: HOA meeting or fitness room)
- Greenway Walking Path (located on the west side of Aeonon Creek)
- Coffee Shop (located within Phase I Commons)
- Bookstore (located within Phase I Commons)
- Theater (located within Phase I Worship)

1 00 - Site Plan- Phase I
1" = 30'-0"



Revisions

No.	Description	Date

New Worship Facility

Enter Address Here

Project No.

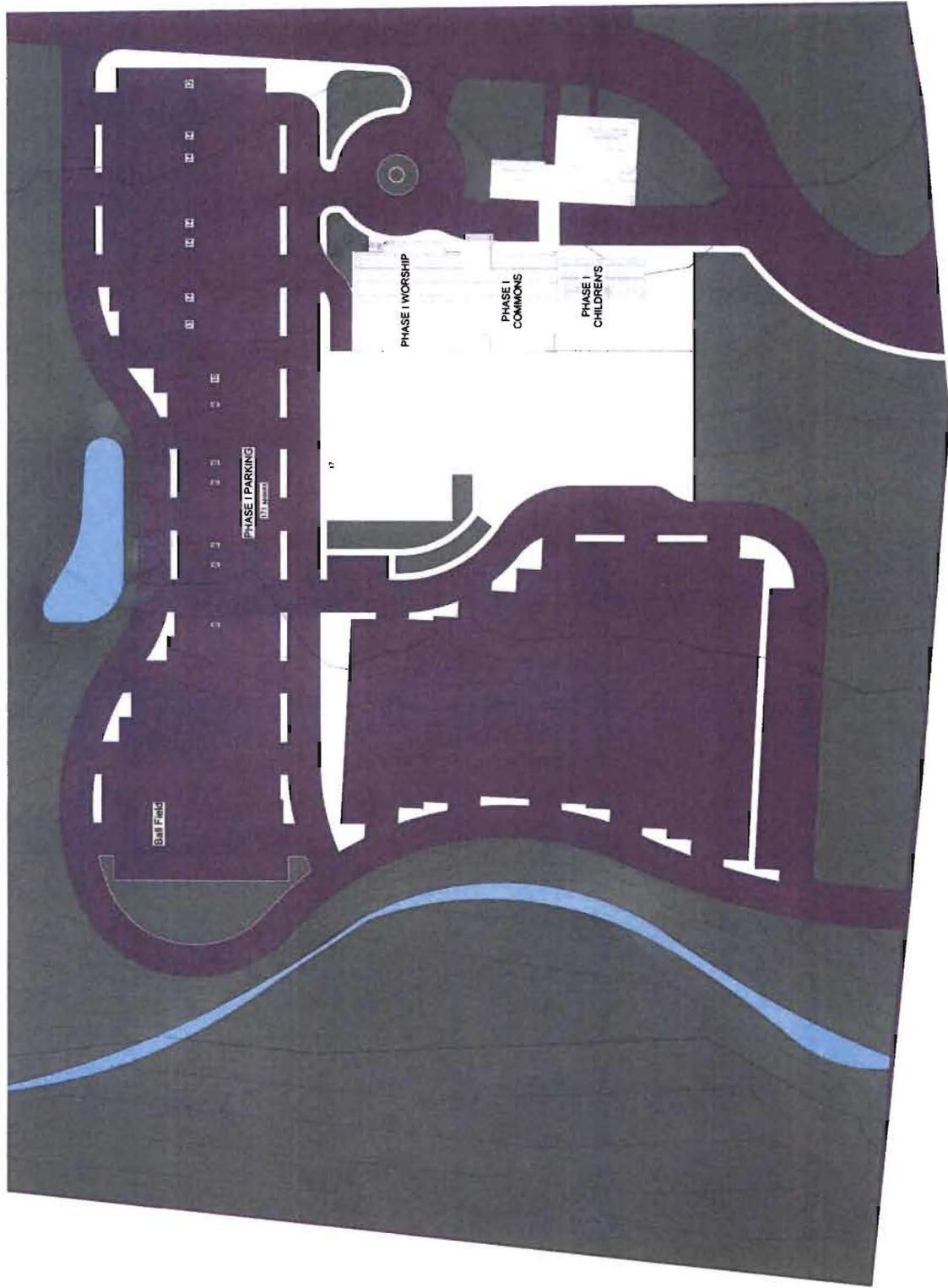
11052

Date

02-29-12

Site Plan- Phase I

A0.1



1 00 - Site Plan - Future
1" = 30'

Project No. Description Date	
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New Worship Facility	
Project No. 11052	
Date 02-25-12	
Site Plan - Future	
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A0.2	

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June 6, 2012

To: Board of Mayor and Alderman
City of Spring Hill
199 Town Center Parkway
Spring Hill, TN 37174

From: Jonathan Schwartz – Chairman, Spring Hill Municipal Planning Commission

Re: rezone request of 9.28 acres, more or less, from R-2 (Residential - Medium Density) to B-3 PUD (Intermediate Business, Planned Unit Development). Parcels found on Williamson County Tax Map 166, Parcel 018.07 and Parcel 053.

Honorable Board of Mayor and Aldermen:

During the Monday May 14, 2012 meeting of the Spring Hill Municipal Planning Commission, the Planning Commission considered a rezone request of 9.28 acres, more or less, from R-2 (Residential - Medium Density) to B-3 PUD (Intermediate Business, Planned Unit Development). The result of the Spring Hill Municipal Planning Commission's action by a vote of 5 to 0 was a determination that the proposed rezoning request from R-2 to B-3 PUD shall be forwarded to the Spring Hill Board of Mayor and Alderman for consideration.

Please accept this letter as written notification of the written recommendations of the Planning Commission to the Board of Mayor and Aldermen, pursuant to

1.2 Consistency With the General Plan.

No planned unit development shall be approved unless all plans for development are found to be consistent with the then current issue of the adopted development plan for the area in which the development is proposed. The Planning Commission shall make a formal written finding regarding the consistency of any proposed planned unit development, said report to include findings that the development:

1.2(1) Will be consistent with the currently effective development plan for the area; and

1.2(2) Is likely to be compatible with development permitted under the general development provisions of the zoning ordinance; and

1.2(3) Will not significantly interfere with the use and enjoyment of other land in the vicinity.

During the course of discussion, some area residents expressed concerns about the increase of traffic flow through their subdivisions. It was discussed and agreed that during the course of debate and approval from the Board of Mayor and Alderman that these concerns would be addressed. As well, members of the Planning Commission were in agreement that the proposed rezoning request is consistent with the future land use development plan.

Members of the Planning Commission that voted unanimously in favor of recommendation of this rezoning request of 9.28 acres, more or less, from R-2 (Residential - Medium Density) to B-3 PUD (Intermediate Business, Planned Unit Development). Parcels found on Williamson County Tax Map 166, Parcel 018.07 and Parcel 053. Full minutes prepared by the City of Spring Hill Building and Codes Department concerning this item and the action taken by the Planning Commission are attached to this letter for your convenience.

Sincerely,

Jonathan Schwartz
Chairman, Spring Hill Municipal Planning Commission

RESOLUTION 12-08
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 PROPERTIES LOCATED AT 1001 CHAPMANS CROSSING.

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 Wellspring Christian Church 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 properties located at 1001 Chapmans Crossing found on Williamson County Tax Map 166 Parcel 018.07 and Parcel 053.

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.

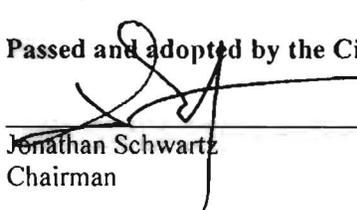
NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF SPRING HILL PLANNING COMMISSION THAT THE FUTURE DEVELOPMENT MAP BE AMENDED AS FOLLOWS;

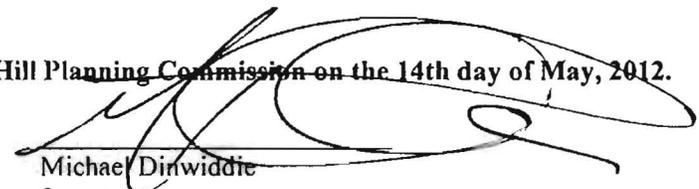
That the Future Land Use Classification for properties located at 1001 Chapmans Crossing found on Williamson County Tax Map 166 Parcel 018.07 and Parcel 053 be amended to reflect Suburban Center.

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 14th day of May, 2012.


Jonathan Schwartz
Chairman


Michael Dirwiddie
Secretary