

ORDINANCE NO. 11-01

AN ORDINANCE TO AMEND THE MASTER DEVELOPMENT PLAN OF THE WADE'S GROVE, WILLIAMSON COUNTY TAX MAP 166, PARCEL 21, CONTAINING 250.86 ACRES, ZONED R-2 PUD

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 No. 11-01, and the municipal zoning map of the City of Spring Hill, as the same have been previously amended, and as shown on Williamson County Tax Map 166, Parcel 21, consisting of a total of 250.86 acres, zoned R-2 PUD: an addition of amenity area in Phase 5 (lots 411, 412, and 413; and an addition of twenty three (23) residential lots in the Williamson County Recreation Site Area; and

BE IT FURTHER ENACTED, that the Wade's Grove Master Development Plan is attached hereto and made a part of this Ordinance 11-01; and

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

Passed and adopted this 22nd day of February, 2011.



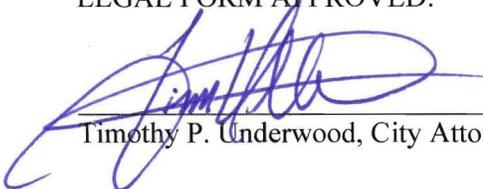
Michael Dinwiddie, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Timothy P. Underwood, City Attorney

Passed on First Reading January 18, 2011

Passed on Second Reading (~~on agenda~~ February 22, 2011)

**SECTION 2
DEVELOPED LOTS**

**SECTION 3 B
DEVELOPED LOTS**

**FUTURE DEVELOPMENT
AREA - 53.588 AC**

**SECTION 5
DEVELOPED LOTS**

SECTION 1

LEQUIRE LANE

DIBOSE CT

WEST FORK
AENON CREEK

AENON CIRCLE

SOMMETTE DRIVE

KEISER STREET

ELISE STREET

ON CIRCLE

RUDDER COURT

MADRID DRIVE

SPEIGHT STREET

SANMAR DRIVE

SEARLE

GRIZZARD CT.

FOUST DRIVE

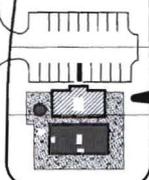
CHAPMAN'S CROSSING

VADE'S CROSSING

GPS MON.

60' Construction
Stream Buffer

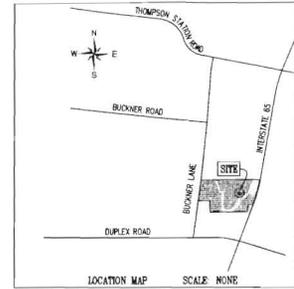
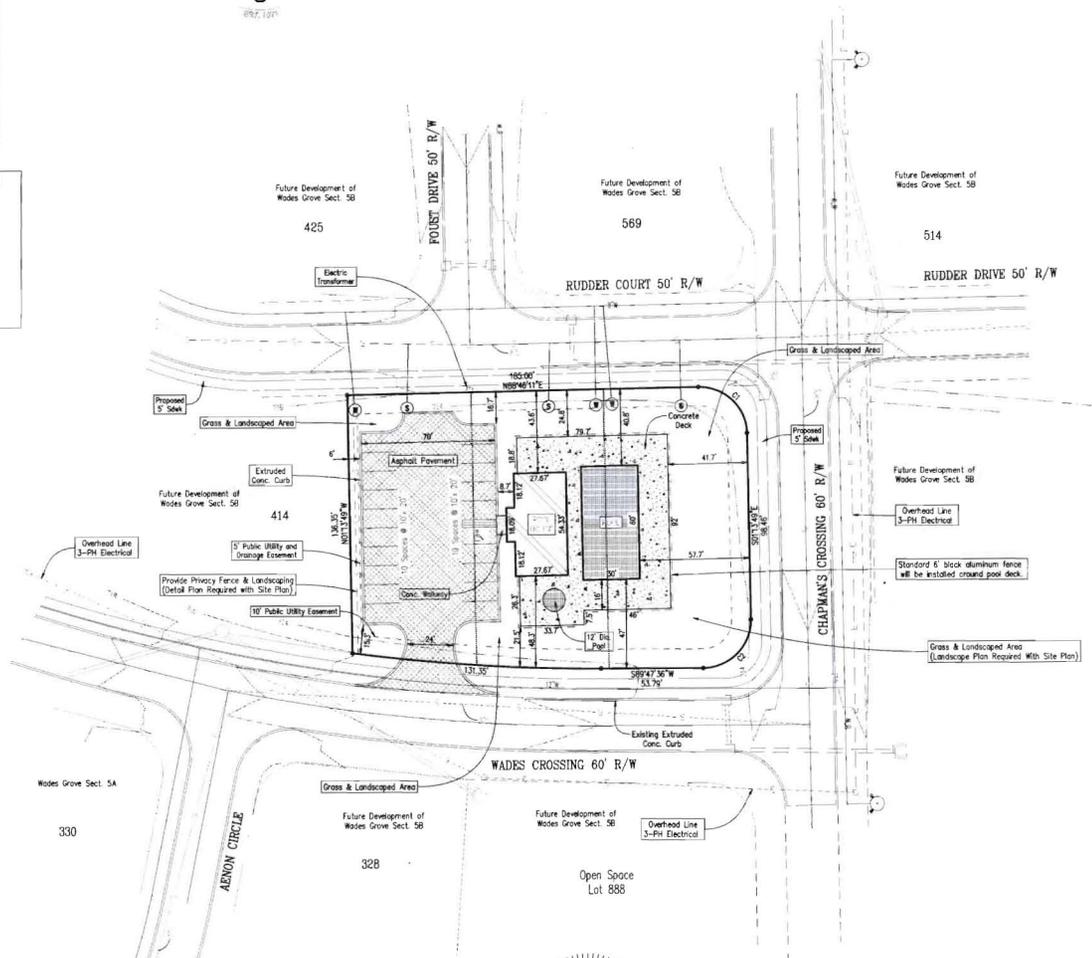
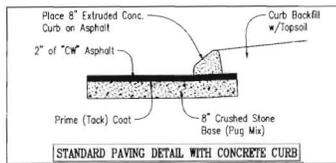
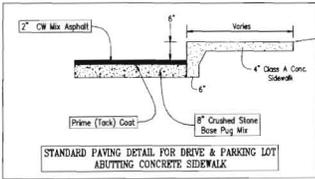
30' Stream Buffer



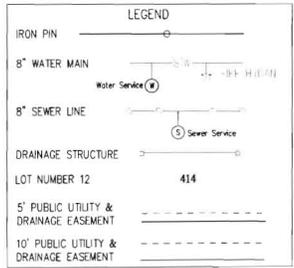
LOT	Acres
411	0.25
412	0.24
413	0.21



CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	25.00'	54.13.44%	55.36'	
C2	91°01'25"	25.00'	39.72'	25.45'	54.41°53'W	35.67'	

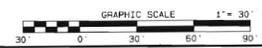


- NOTES**
- The Homeowner Association of Wades Grove Subdivision shall be responsible for the Maintenance of Open Space and Amenities in Wades Grove Subdivision as shown on This Plot.
 - FLOOD NOTE:** This parcel is NOT included within areas designated as a special flood hazard on the latest National Flood Insurance Program Maps available to me as of this date. Per Community Panel 365, MAP 4747670339, revised 09/29/2006.
 - The purpose of this Sketch Plan is to provide a Pool House with Restrooms, Swimming Pool and Parking Spaces for the Residence of Wades Grove Planned Unit Residential Community.
 - The Homeowner Association of Wades Grove will be responsible for the Maintenance and Operation of this Private facility.
 - All Streets within Wades Grove Amenity Site are or will be constructed with a 5' Concrete Sidewalk allowing all residence walking access to this Amenity Facility.
 - This Amenity Area has direct access to Public Streets, Sewer & Water.
 - This Amenity Facility is proposed for construction on Lots 411,412,413 as shown on the Preliminary Plot of Section 5 of Wades Grove PUD.
 - All Public Streets adjoining the proposed site and Public Utilities are existing and in service.



BUILDING SETBACK REQUIREMENTS

Minimum Lot Size	= 7,000 sf
Minimum Side Setback (Adjacent Lot)	= 5 feet
Minimum Spacing Between Structures	= 15 feet
Minimum Setback From Street R/W	= 20 feet
Minimum Rear Yard	= 30 feet

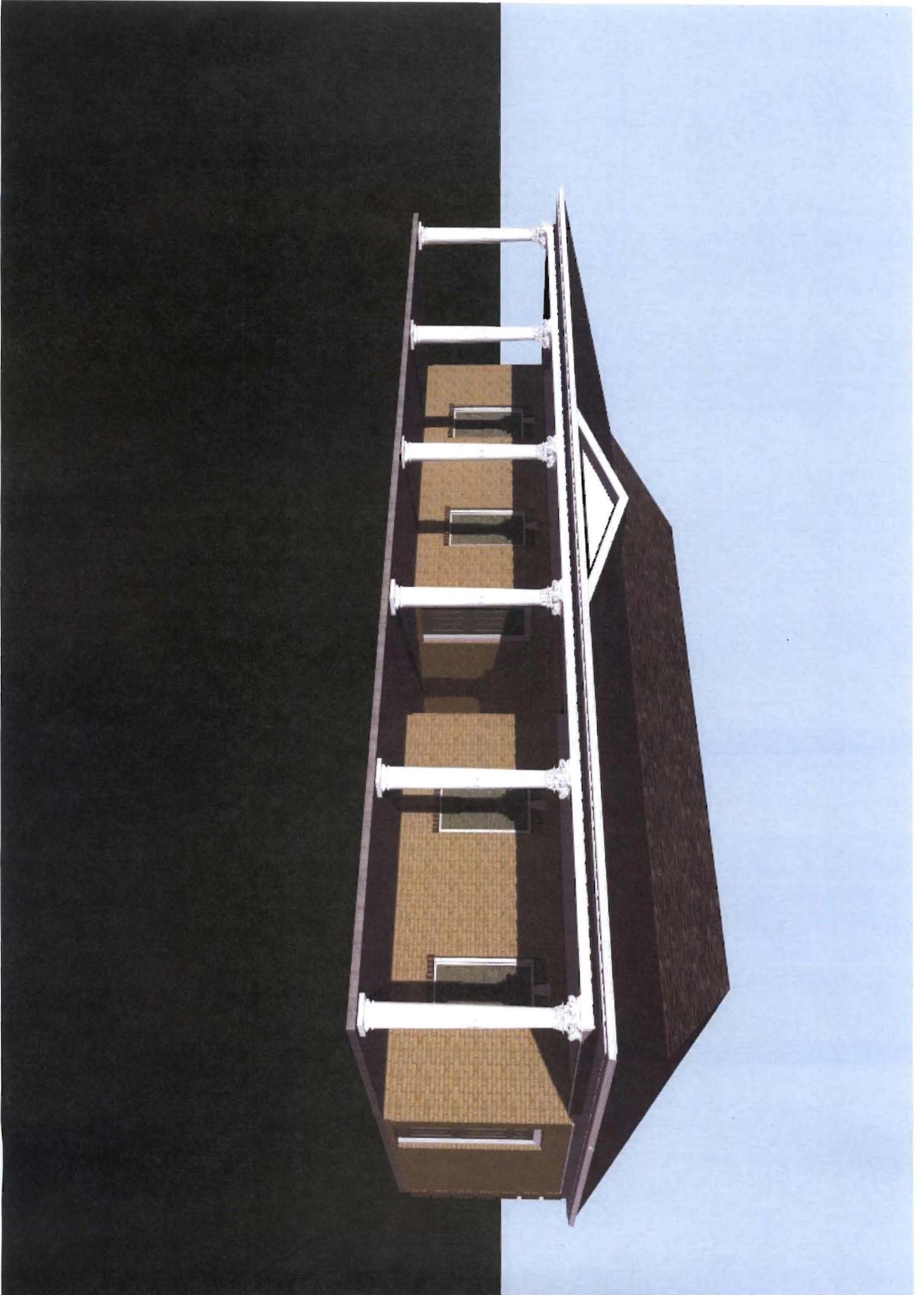


DEVELOPER
John Mohler Builders, Inc.
P.O. Box 381727
Franklin, TN 37069-1727
Ph: 615-489-1881

STANFORD & ASSOC., INC.
410 McLEMORE AVENUE, SPRING HILL, TN 37174
Ph: 931-486-2441
CIVIL ENGR.-LAND SURVEYING-LAND PLANNING SERVICES SINCE 1971

SKETCH PLAN FOR WADES GROVE AMENITY
ZONING: R-2 PUD, SCALE: 1"=30', DATE: 11/05/2010, AREA: 0.70 AC., PROPERTY MAP 166
PART OF PARCEL 21, RECORD IN 87/PC 8302/008 & 447/AL 80W, TN
LOCATED IN THE 100 EAST DISTRICT OF WILSONSON CO., CITY OF SPRING HILL, STATE OF TENN.

NO.	DATE	REVISION DESCRIPTION
1	12/7/2010	Added Note: (Landscape Plan Required with Site Plan) to Landscape Note and Priority Note on the drawing.
2		
3		
4		



**Public Hearing at
Spring Hill City Hall**

Planning Commission

5.30 p.m. 13 DEC 10

Board of Mavor & Alderman

7.00 p.m. 22 Feb 11

Proposal to be Considered

**REVISION
MASTER PLAN (PUD)**

(931) 486-2252 ext. 212

01/22/2007 09:02 PM

