

ORDINANCE NO. 10-26

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY APPROVING A FINAL MASTER DEVELOPMENT PLAN PUD (REVISION 1) REQUEST FOR COBBLESTONE SUBDIVISION LOCATED ON JIM WARREN ROAD NEAR INTERSTATE 65 AND AS SHOWN ON MAURY COUNTY TAX MAP 44, PARCEL 9, CONSISTING OF 122.34 ACRES

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. 10-26, 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 property of Cobblestone Subdivision located on Jim Warren Road near Interstate 65 and as shown on County Tax Map 44, Parcel 9 consisting of a total of 122.34 acres, to amend the Final Master Development Plan PUD (Revision 1) as follows:

Phase 1: Total Area 31.33 acres, Max Units 136 units, Proposed Units 84 (Lots 1-84), Flood Plain Area .82 acres, Common Area/Detention 4.69 acres (increase of 8 residential lots)

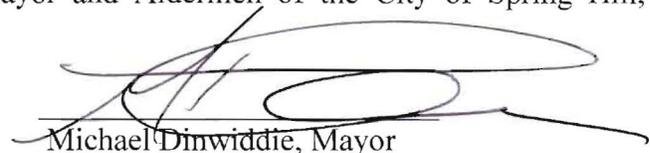
Phase 2: Total Area 33.83 acres, Max Density 147 units, Proposed Density 112 Units (Lots 85-196), No area in Flood Plain, Common Area/Detention 1.50 acres (no change)

Phase 3 (Townhouses): Total Area 15.86 acres, Proposed Density 132 units, Townhome with Garage 108, Townhome without garage 24, 8.32 Units per acre, No area in flood plain (decreased by 31 townhome units)

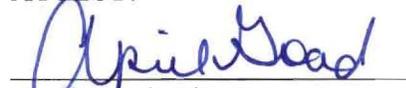
Phase 4: Total Area 32.15 acres, Max Density 140 Units, Proposed Density 87 units (Lots 197-283), no area in flood plain, Total Common Area/Detention for phase 4 5.26 acres, Area in Blair Cemetery .55 acres (no change)

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

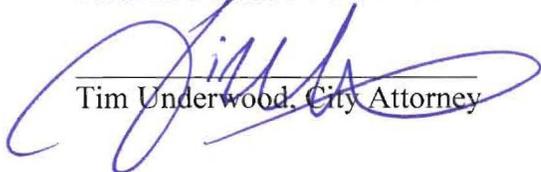
Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 15th day of November, 2010.


Michael Dinwiddie, Mayor

ATTEST:

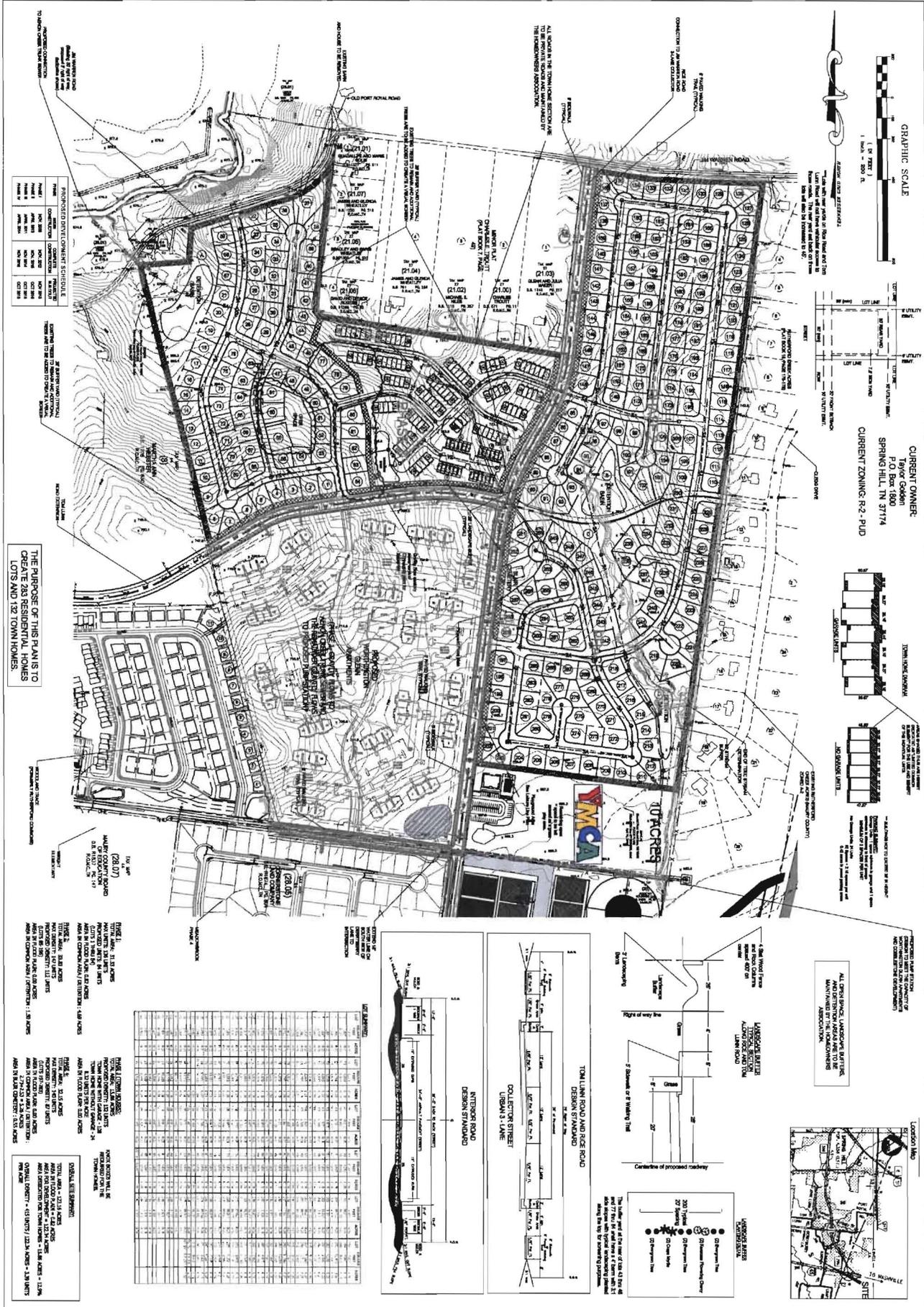

April Goad, City Recorder

LEGAL FORM APPROVED:


Tim Underwood, City Attorney

Passed on 1st reading October 18, 2010

Passed on 2nd reading November 15, 2010



O'LEARY AND ASSOCIATES, LLC.

October 4, 2010

April Goad
City of Spring Hill
199 Town Center Parkway
Spring Hill, TN 37174

To Whom It May Concern::

Attached herein are copies of the PUD Revision on the Final Master Development Plan for Cobblestone Subdivision on Jim Warren Road near Interstate 65.

Mr. Golden is requesting to remove 36 townhomes from Phase 3 and add units 104-108 (5 Units) near existing units 27-33 (a net loss of 31 townhomes). Also added will be 8 residential lots to Phase 1. This is total net loss of 23 units.

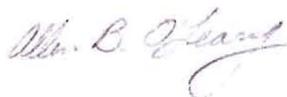
We believe that this gives a better appearance for the single family from Tom Lunn Road and a definitive starting and stopping point for the single family and the multi-family. Noted on the plan along the rear of Lots 43 thru 46 and 77 thru 84 is a 4' berm with 3:1 slopes with the typical landscape plantings along the top of the berm.

Included in this revision is the relocation of lots 57 thru 59 to the entrance at Jim Warren Road. Access to this passive open space has been shown. The purpose for this relocation was to accomodate grades from the road at lot 60 to the road at lot 50 that would have left those houses with steep yards and this allows for a more gradual slope. These areas are clouded on the proposed Final Master Development Plan for Cobblestone Subdivision. The roadway structure and other items remain unchanged.

Water service for the proposed lots will be to the front of the lots and tie to an existing water line. The sanitary sewer service will be to the rear and tie to the existing sewer line, no new utilities are required.

If you have any questions or concerns please feel free to contact me and we look forward with discussing this with you at the work session.

Sincerely,



Allen B. O'Leary, RLS