

ORDINANCE NO. 09-19

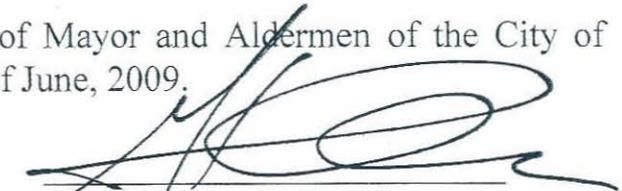
AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE ADAMS PROPERTY, LOCATED ON SATURN PARKWAY AND MAIN STREET, SHOWN ON MAURY COUNTY TAX MAP 28, PARCEL 16 (PORTION OF), CONSISTING OF A TOTAL OF 7.39 ACRES MORE OR LESS, FROM M-1 INDUSTRIAL (LIGHT) TO B-4 (CENTRL 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 No. 09-16, 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 Adams Property , located on Saturn Parkway and Main Street, and as shown on Maury County Tax Map 28, Parcel 16 (portion of), consisting of a total of 7.39 acres, more or less from M-1 Industrial (Light) to B-4 (Central Business).

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

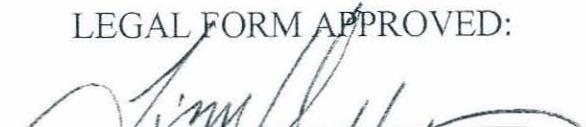
Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 15th day of June, 2009.


Michael Dinwiddie, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Tim Underwood, City Attorney

Passed on 1st reading May 18, 2009

Passed on 2nd reading June 15, 2009



RECEIVED

APR 20 2009

MEMO To: City of Spring Hill Rezoning Applicants
BUILDING & PLANNING
CODES DEPARTMENT
Subject: Planning Commission/Board of Mayor and Aldermen Approval Process

Included in this rezoning application package are the following documents:

- Rezoning Application
- R-4 and R-5 Rezoning Application Checklist
- City of Spring Hill Meeting Calendar
- Sample Notice Letter
- Affidavit

The steps that the applicant must follow for rezoning approval are as follows:

1. Submit application and associated fees (along with preliminary site plan if requesting R-4 or R-5 zoning) no later than twenty-one (21) days prior to the desired Planning Commission meeting
2. Attend the Planning Commission Work Session
3. Address comments received from Planning Commission at Work Session and re-submit preliminary site plan, if applicable, by 12:00 P.M. on the Wednesday following the Work Session
4. Planning Commission public hearing and regular meeting held to take action on the rezoning request
5. Attend the BOMA Work Session held on rezoning request
6. First reading held at BOMA regular meeting
7. Attend the second BOMA Work Session held on rezoning request
8. Public hearing and second reading held at BOMA regular meeting

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



A. Rezoning Information

Date April 17, 2009 Planning Commission Meeting Date: 05 - 11 - 09
BOMA 1st Reading Date: 05 - 18 - 09 BOMA 2nd Reading Date: 06 - 15 - 09
Location Saturn Parkway & Main Street Map/Parcel 28 / 16 - (Portion of Property)
Acreage 7.39
Current Zoning M-1 Requested Zoning E - 4
Zoning Map Amendment Fee \$200
Zoning Amendment Display Sign \$30
Preliminary Site Plan Approval
\$300 + \$25/acre

B. Contact Information

Property Owner(s) Name Don Adams ETAL - C/O Larry Adams
Address 8255 Dalewood Ct., Brentwood, TN 37027
Phone No. 615 - 347 - 3049 Fax No. 615 - 373 - 9722
Email: adamsbldr@comcast.net

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

Allen O'Leary
Company O'Leary And Accosiates
Address 2558 Nashville Highway, Columbia, TN 37027
Phone No. 931 - 489 - 2088 Fax No. 931 - 489 - 2089
Email: allen@olearyandassoc.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: Larry Adams

Applicant(s), Owner, or Owner's Representative signature: Ally B. Adams

C. For Staff Use Only

Fee Paid: Yes No Date: 4/20/09 Received By: (Signature)

Consistent with Future Land Use Plan: Yes No B-4

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:

O'LEARY AND ASSOCIATES, LLC

2558 Nashville Highway
Columbia, TN 38401
931-489-2088
Fax 931-489-2089

B-4 Rezoning Request – 7.12 Acres

A tract of land located in the 3rd Civil District of Maury County, Tennessee. A portion of Parcel 16 shown on Tax Map 28, Tax Assessor's Office of Maury County, Tennessee. A portion of the Don Adams, Co-Trustees property as recorded in Deed Book R1902, page 965, in the Register's Office of Maury County, TN, and being more particularly described as follows.

BEGINNING at an iron pin found at the south east corner of Lot 8, as shown on plat of Crossings of Spring Hill as recorded in Plat Book 17, Page 113;

Thence with the west margin of the proposed road extension, South 45°22'59" West a distance of 15.45';

Thence with the same and with a curve turning to the left with an arc length of 243.62', with a radius of 427.12', with a chord bearing of South 29°02'35" West, with a chord length of 240.33';

Thence with the same, South 12°37'09" West a distance of 424.39';

Thence with a curve turning to the left with an arc length of 618.60', with a radius of 625.00', with a chord bearing of South 15°44'07" East, with a chord length of 593.65';

Thence with the north line of Turnberry Properties as recorded in Deed Book R2027, page 987, in the Register's Office of Maury County, TN, North 44°05'22" West a distance of 700.42';

Thence with the east margin of the US 31/Saturn Parkway Exit ramp and with a curve turning to the right with an arc length of 982.14', with a radius of 1665.86', with a chord bearing of North 21°56'29" East, with a chord length of 967.97';

Thence South 43°35'00" East a distance of 268.41' to the point of beginning, having an area of 310103 square feet, 7.12 acres.

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by O'Leary and Associates, LLC, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "O'Leary, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 17TH day of April 2009.



Allen B. O'Leary
TN R.L.S. No. 1987

O'LEARY AND ASSOCIATES, LLC

2558 Nashville Highway
Columbia, TN 38401
931-489-2088
Fax 931-489-2089

B-4 Rezoning Request – 0.27 Acres

A tract of land located in the 3rd Civil District of Maury County, Tennessee. A portion of Parcel 16 shown on Tax Map 28, Tax Assessor's Office of Maury County, Tennessee. A portion of the Don Adams, Co-Trustees property as recorded in Deed Book R1902, page 965, in the Register's Office of Maury County, TN, and being more particularly described as follows.

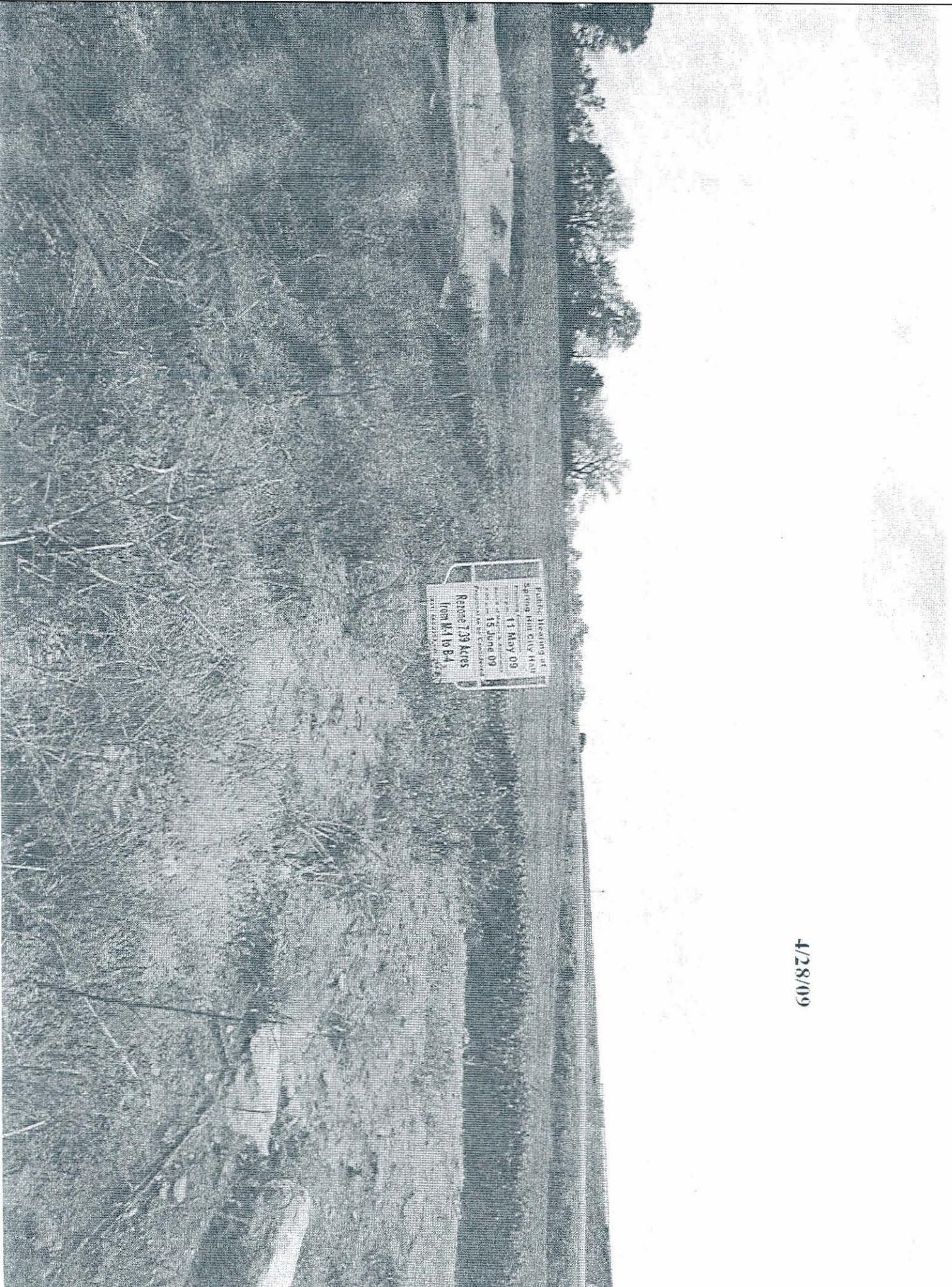
BEGINNING at an iron pin found at the south east corner of Turnberry Properties as recorded in Deed book R2027, page 987;
Thence with the north line of Turnberry, North 21°29'51" West a distance of 16.02' to an iron pin found;
Thence with the same, North 44°05'22" West a distance of 294.42';
Thence with the southerly margin of the proposed road and with a curve turning to the left with an arc length of 178.22', with a radius of 325.00', with a chord bearing of South 59°47'57" East, with a chord length of 176.00';
Thence with the same, South 75°30'54" East a distance of 106.54';
Thence South 21°49'47" West a distance of 119.78' to the point of beginning, having an area of 11,881 square feet, 0.27 acres.

This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by O'Leary and Associates, LLC, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "O'Leary, RLS 1987". All deeds referenced above are of record in the Register's Office of Maury County, Tennessee. The above property description was prepared under my direction on this the 17TH day of April 2009.



Allen B. O'Leary
TN R.L.S. No. 1987



Public Meeting at
Spring Hill City Hall
11 MAY 09
15 JUNE 09
Restore 7.39 Acres
from M-1 to B-1
ALL RESIDENTS

4/28/09