

ORDINANCE NO. 09-22

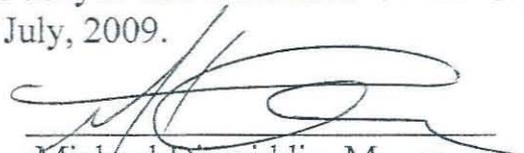
AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE DAVID INGRAM PROPERTY, LOCATED ON KEDRON ROAD, SHOWN ON MAURY COUNTY TAX MAP 43, PARCEL 001.15 (PORTION OF), CONSISTING OF 118.29 ACRES MORE OR LESS, FROM R-1 (RESIDENTIAL-LOW DENSITY TO B-1 (OFFICE))

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE:

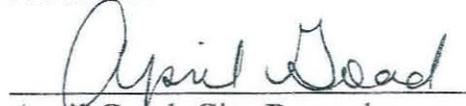
That the Spring Hill Municipal Zoning Ordinance, Ordinance No. 09-22, and the municipal zoning map of the City of Spring Hill, as the same have been previously amended, are hereby further amended by the reclassification of the David Ingram Property, located on Kedron Road, and as shown on Maury County Tax Map 43, Parcel 001.15 (portion of), consisting of 118.29 acres, more or less from R-1 (Residential-Low Density) to B-1 (Office).

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 20th day of July, 2009.


Michael Dinwiddie, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Tim Underwood, City Attorney

Passed on 1st reading June 15, 2009

Passed on 2nd reading July 20, 2009

RECEIVED

JUN 02 2009

BUILDING & PLANNING
CODES DEPARTMENT

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



A. Rezoning Information

Date 6-2-09 Planning Commission Meeting Date: 6-8-09
BOMA 1st Reading Date: 6-15-09 BOMA 2nd Reading Date: 7-20-09
Location Kedron Road Map/Parcel 043-1.15
Acreage 157.04
Current Zoning R-1 Requested Zoning B-1 (original application = B-4)
Zoning Map Amendment Fee \$200 121 acres
Zoning Amendment Display Sign \$30 30 acres to remain R-1
Preliminary Site Plan Approval
\$300 + \$25/acre

B. Contact Information

Property Owner(s) Name David B Ingram
Address 4417 Tyne Blvd., Nashville, TN 37215
Phone No. N/A Fax No. N/A
Email: N/A

Applicant(s), Owner, or Owner's Representative (Engineer, Architect, Attorney), if applicable
Randy Hardison
Company Hardison & Hay, Attorneys at Law
Address 506 N. High Street, Columbia, TN 38401
Phone No. 931-381-4053 Fax No. 931-381-4072
Email: rwhardison@hHay.net.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: _____

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

[Handwritten Signature]
Attorney for Property Owner

C. For Staff Use Only

Fee Paid: Yes No Date: 4-20-09 Received By: *[Signature]*

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: 4-28-09

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:

**Public Hearing at
Spring Hill City Hall**

Planning Commission

5:30 p.m. **8 June 09**

Board of Mayor & Alderman

7:00 p.m. **20 July 09**

Proposal to be Considered

**Rezone 121.0 Acres
from R-1 to B-1**

(931) 486-2252 ext. 288

06/02/2009 01:34 PM

Zimbra Collaboration Suite

psweeney@springhilltn.org

David Ingram

1 Messages

David Ingram

Friday, July 10, 2009 4:34:19 PM

From: rwhardison@hltnet.com

To: fwhite@springhilltn.org; jpewitt@springhilltn.org

Cc: johnhill@realtracs.com; CSchmeisser@ctmt.com

Attachments: DI6109.pdf (192.1KB)

Ferrell and John,

I have attached a new survey (with metes and bounds descriptions) for the properties being rezoned for David Ingram. I believe that the final hearing will be this month. Call if you have any questions.

R. W. (Randy) Hardison, Esq.



Attorneys at Law

506 N. High Street, P. O. Box 1967

Columbia, TN 38402-1967

Phone 931.381.4053

Fax 931.381.4072

Cell 931.215.6065

Email rwhardison@hltnet.com

AFFILIATED COMPANIES: Hardison Land Title Company, Inc., Columbia Real Estate Exchange Services, Inc. and Columbia Real Estate Institute, LLC

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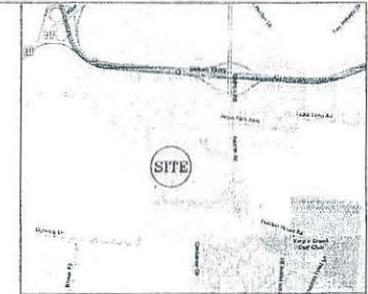
CARROLL LAND SURVEYING
 495 EAST MAIN STREET, SUITE 1
 HOHENWALD, TN 38462
 PHONE (931)796-1654
 FAX (931) 796 1651
 PHONE (931) 379-7811

UN ADAMS
 Record Book R1902, Page 365
 Tax Map 28, Parcel 18.00

CHARLES WOLFF JR.
 Record Book 827, Page 79
 Tax Map 28, Parcel 19.00

MILLARD MITCHEUM JR.
 Record Book R2022, Page 650
 Tax Map 43, Parcel 5.00

6/19/09
 MAGNETIC



VICINITY MAP
 (NOT TO SCALE)

118.29
 ACRES
 (TRACT 1)

RONALD SHUFF
 Record Book R1626, Page 770
 Tax Map 43, Parcel 1.00

31.46
 ACRES
 (TRACT 2)

RUTH WATTS REVOCABLE TRUST
 Record Book R2047, Page 1257
 Tax Map 43, Parcel 22.00

LINE INFORMATION

Course	Bearing	Distance
L1	S 87°40'27" W	79.33
L2	S 5°30'04" E	98.63
L3	S 10°30'41" W	78.90
L4	S 83°38'16" W	84.35
L5	S 47°42'28" W	104.12
L6	N 12°45'29" W	75.39
L7	S 85°35'48" W	150.28
L8	N 76°05'01" W	141.14
L9	N 24°44'44" W	102.94
L10	S 87°35'09" W	48.94
L11	S 07°28'59" W	128.02
L12	S 10°17'19" E	44.46
L13	S 44°03'5" E	121.56
L14	S 68°23'51" E	48.91
L15	N 66°21'37" W	55.32
L16	N 61°11'01" W	123.07



LEGEND

- = IRON PIN
- = WOOD FENCE POST
- = UTILITY POLE
- = STONE MONUMENT

CURVE INFORMATION

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	160.34'	89.17'	162.78'	98°59'56"	35°44'02"	155.88'	S 7°28'01" W

CERTIFICATION

I, KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR A CATEGORY 2 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:7,500 + AS SHOWN HEREON.

Kenneth Carroll
 KENNETH CARROLL
 TENN. REG. NO. 1335

SURVEY FOR DAVID INGRAM

SCALE: 1" = 200'
 DATE: 6/19/09
 APPROVED BY: KENNETH CARROLL
 DRAWN BY: BRITANNY CUMMINGS

3RD CIVIL DISTRICT - MAURY COUNTY, TN

REF: RECORD BOOK R1543, PAGE 854
 TAX MAP 43, PARCEL 1.15

016109