

ORDINANCE NO. 09-09

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE PROPERTY OF TIMOTHY W. MORRIS, LOCATED AT 2527 DUPLEX ROAD, SHOWN ON MAURY COUNTY TAX MAP 25 O, PARCEL 5, LOT SIZE IS 90 FEET BY 188 FEET, FROM R-1 (RESIDENTIAL LOW DENSITY) TO B-2 (NEIGHBORHOOD SHOPPING)

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

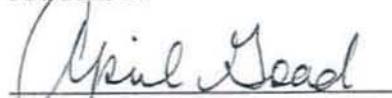
That the Spring Hill Municipal Zoning Ordinance, Ordinance No. 09-09, and the municipal zoning map of the City of Spring Hill, as the same have been previously amended, are hereby further amended by the reclassification of the property of Timothy W. Morris, located at 2527 Duplex Road, as shown on Maury County Tax Map 25 O, Parcel 5, lot size of 90 feet by 188 feet, from R-1 (Residential Low Density) to B-2 (Neighborhood Shopping).

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

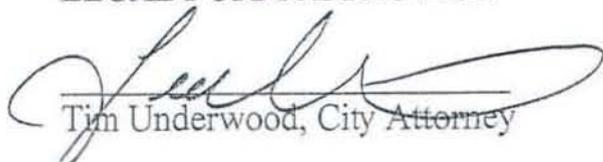
Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 16thth day of March, 2009.


Danny M. Leverette, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Tim Underwood, City Attorney

Passed on 1st reading February 17, 2009

Passed on 2nd reading March 16, 2009

RECEIVED

15

SPRING HILL ZONING APPLICATION

BUILDING & PLANNING
CODES DEPARTMENT

Date: 1/15/09

Name of Applicant: Timothy W. Morris Phone: 615-646-0755

Address: 7454 Huntwick Trail

Name of Property Owner: Same as Above Phone: Same

Address: Same

Maury County Williamson Tax Map 250

Parcel # 5 Acres or Lot size 1/2 acre 90x188

I, Timothy W. Morris request that the property located at 2527 Duplex Rd be rezoned into ~~B2~~ 1 tracts.

I request this property be zoned from R1 to B2.

This form along with twenty (20) copies of the Tax Map of the property must be filed with the application fee twenty one (21) days prior to the Planning Commission in order to be placed on the agenda.

Timothy W. Morris
Applicant's Signature

Copy of Certified Return Receipts and Affidavit of Written Notice to property owners within 500 feet of property was received on _____ Date

Notice of zoning change was published in local newspaper on _____ Date

Date Received by Planning Commission _____

Placed on Agenda for meeting to be held _____ at 5:30 p.m.

Approved Rejected Remarks _____

Secretary of Planning Commission

**Public Hearing^c at
Spring Hill City Hall**

Planning Commission

5:30 p.m. **19 FEB 09**

Board of Mayor & Alderman

7:00 p.m. **16 March 09**

Proposal to be Considered

Rezone a 90' x 188'

**Parcel
From R-1 To B-2**

(931) 486-2252 ext. 214

*Application for the Rezoning of 2527 Duplex Rd
(Map 250, Parcel 5)*

Important Notes

- 1) Requesting B-2 from current R-1 zoning with intent to utilize as a small retail or office and second floor residential space
- 2) City's "Land-Use Plan" designates this property as "Study Area"
- 3) Property lies in the central business district
- 4) Property is currently faced by commercial entities on 2.5 sides (right side is bordered by a commercial and residential property)
- 5) Duplex Rd expansion diminishes residential appeal and enhances commercial appeal
- 6) Building design will reflect the historic appeal of downtown Spring Hill (see representation)
- 7) Site Plan will include garden areas, including some possible low profile berming
- 8) At least one adjacent R-1 property owner is very supportive of rezoning idea

January 21, 2009

Dear Neighbor,

My father and I own the small parcel of land located at 2527 Duplex Rd (Tax Map 250, Parcel 5) in Spring Hill Tennessee of Maury County. This property is in close proximity (within 500 feet) of your own property. It is currently zoned R1 which would accommodate the construction of a single family dwelling. As a consequence of being located in the central business district, this property and yours are situated among a mix of commercial and residential entities. In particular, our property is faced by commercial entities on 2.5 sides (the right side is bordered by both commercial and residential). Given the city's future intent to widen Duplex Rd and the continued envelopment of commercial properties all around, we desire to request a zoning change from the current R1 status to B2 in order to take advantage of the promising higher land use value a B2 status would enable.

By definition, a B2 status will permit a mix of both commercial and residential use. It would be our intent to design a first floor for a small retail or office environment and a second floor to accommodate an attractive apartment dwelling.

The building's architectural design would compliment the historic integrity of downtown Spring Hill (see rendering). This historic theme would continue even into selecting building materials that reflect an older appearance (tumbled brick and dimensioned shingles for example). The site plan would include garden areas, some possible ornamental ironwork, and perhaps a low profile plant berm positioned around the property perimeter.

The application for a zoning change is pending before the Spring Hill Planning Commission which will hold a work session on the 2nd day of February 2009 at 5:30 pm and then hold a subsequent meeting on the 9th day of February 2009 at 5:30 pm to vote on a recommendation to be forwarded to the Board of Mayor and Alderman.

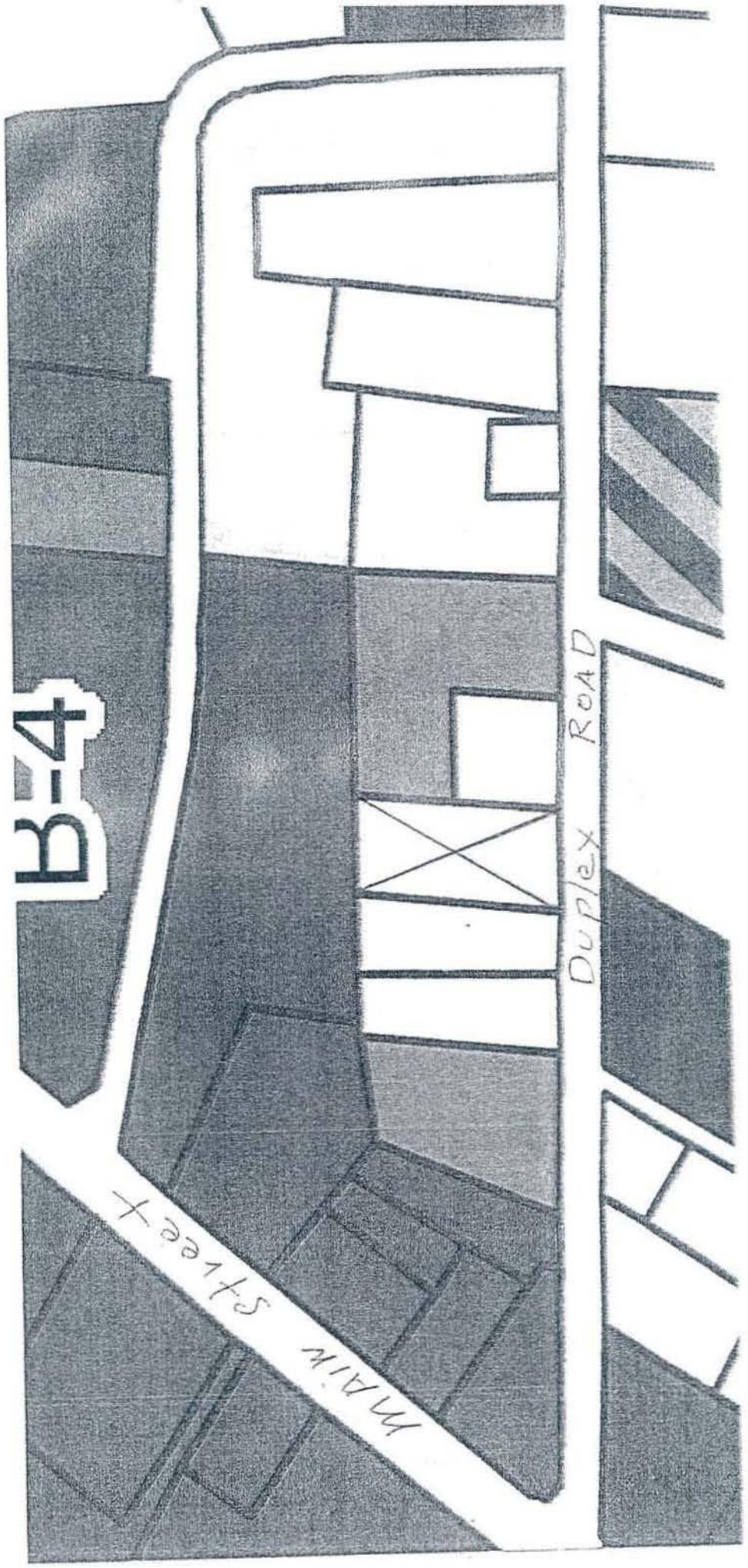
Immediately following the Planning Commission's vote on the 9th of February, The Board of Mayor and Aldermen will hold its first work session to consider the Planning Commissions recommendation. The first reading of this ordinance will occur on the 17th day of February 2009 at 7:00 pm. If passed, the Board will have a second work session the following month on the 9th day of March 2009 at 7:00 pm. The Public Hearing and Final Reading will occur on March 16th, 2009 at 6:55 pm.

You are invited to attend each of the above described meetings to voice your opinion on the proposed zoning change (all meetings will occur at Spring Hill City Hall). If for some reason the dates of the meetings are changed, you will be notified by a separate letter with the changed dates. If you have any additional questions, like needing directions to City Hall, you should contact the Spring Hill Codes Department, the Spring Hill City Administrator, the Mayor or any of the elected Aldermen.

Tim W. Morris
615-646-0755
Morriswarren2@Comcast.Net

MAP/PARCEL 0250-B-005.01 2527 Duplex Rd

is marked with X

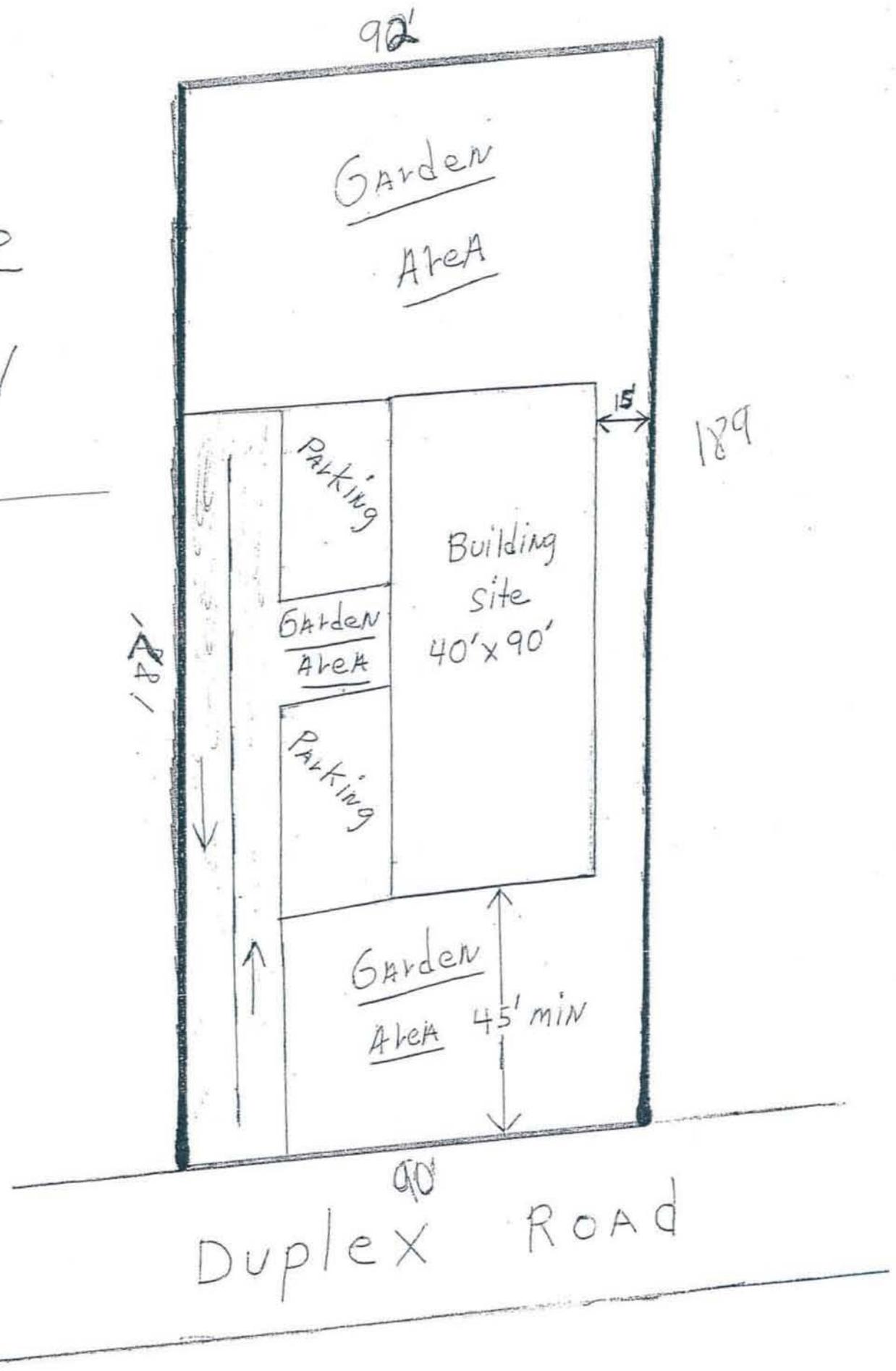




MAP/PARCEL 0250-B-004.01

1" = 26.0'

Site PLAN



1-15-09

I Millard Mitchum Approve of Mr.
Morris's attempt to rezone the property
located at 2527 Duplex Rd, (map 250, parcel 5).
I believe it will benefit my own
property status next door.

Millard F. Mitchum Jr.