

ORDINANCE NO. 08-42

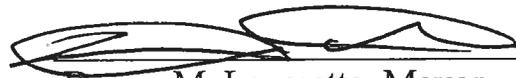
AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE PROPERTY OF THE JOSEPH W. MORRIS PROPERTY, LOCATED AT 2687 BUCKNER ROAD, SHOWN ON WILLIAMSON COUNTY TAX MAP 154, PARCEL 065, CONSISTING OF A TOTAL OF 3.15 ACRES MORE OR LESS, TO R-4 (HIGH DENSITY RESIDENTIAL)

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

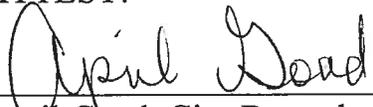
That the Spring Hill Municipal Zoning Ordinance, Ordinance No. 08-42, and the municipal zoning map of the City of Spring Hill, as the same have been previously amended, are hereby further amended by the reclassification of the property of Joseph W. Morris, located at 2687 Buckner Road, and as shown on Williamson County Tax Map 154, Parcel 065, consisting of a total of 3.15 acres, more or less to R-4 (High Density Residential). Density not to exceed 28 units.

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

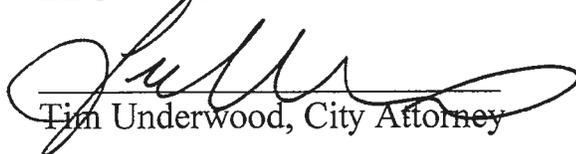
Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 17th day of November 2008.


Danny M. Leverette, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Tim Underwood, City Attorney

Passed on 1st reading October 20, 2008

Passed on 2nd reading November 17, 2008



REZONING APPLICATION

Date 9/16/08 Planning Commission Meeting Date: 10/13/08
Location 2687 Bucknel Rd Map/Parcel 154-65
Acreage 3.15
Current Zoning R2 Requested Zoning R4

Zoning Map Amendment Fee \$200

Contact Information

Property Owner(s) Name Joseph W. Morris
Address 7454 Huntwick Trail, Nashville, TN 37221
Phone No. (615) 646-0755 Fax No. (615) 646-0755
Email: WJADMORRIS@COMCAST.NET

RECEIVED

SEP 22 2008

Applicant(s) Name, if applicable Same
Company
Address
Phone No. 615-646-0755 Fax No.
Email:

BUILDING & PLANNING
CODES DEPARTMENT

Property owner(s) signature: Joseph W. Morris
Applicant(s) signature: Joseph W. Morris

pd 1200.00
9-22-08

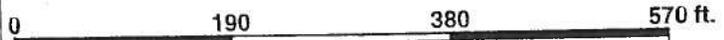
Williamson County Government



Legend

- Acreage
- Control Map
- Group Corner Text
- Parcel Numbers
- Lot Numbers
- Parcel Dimensions
- Miscellaneous
- Notes
- Subdivision Name
- Lines
- ▣ Parcels
- Lot Acreage
- Conflicts
- Exemptions
- Easements
- Centerlines
- ✕ Railroads
- Communities
- Corporate Limits
- Rivers
- ▣ County Boundary
- Williamson.sld

Scale: 1:1,953

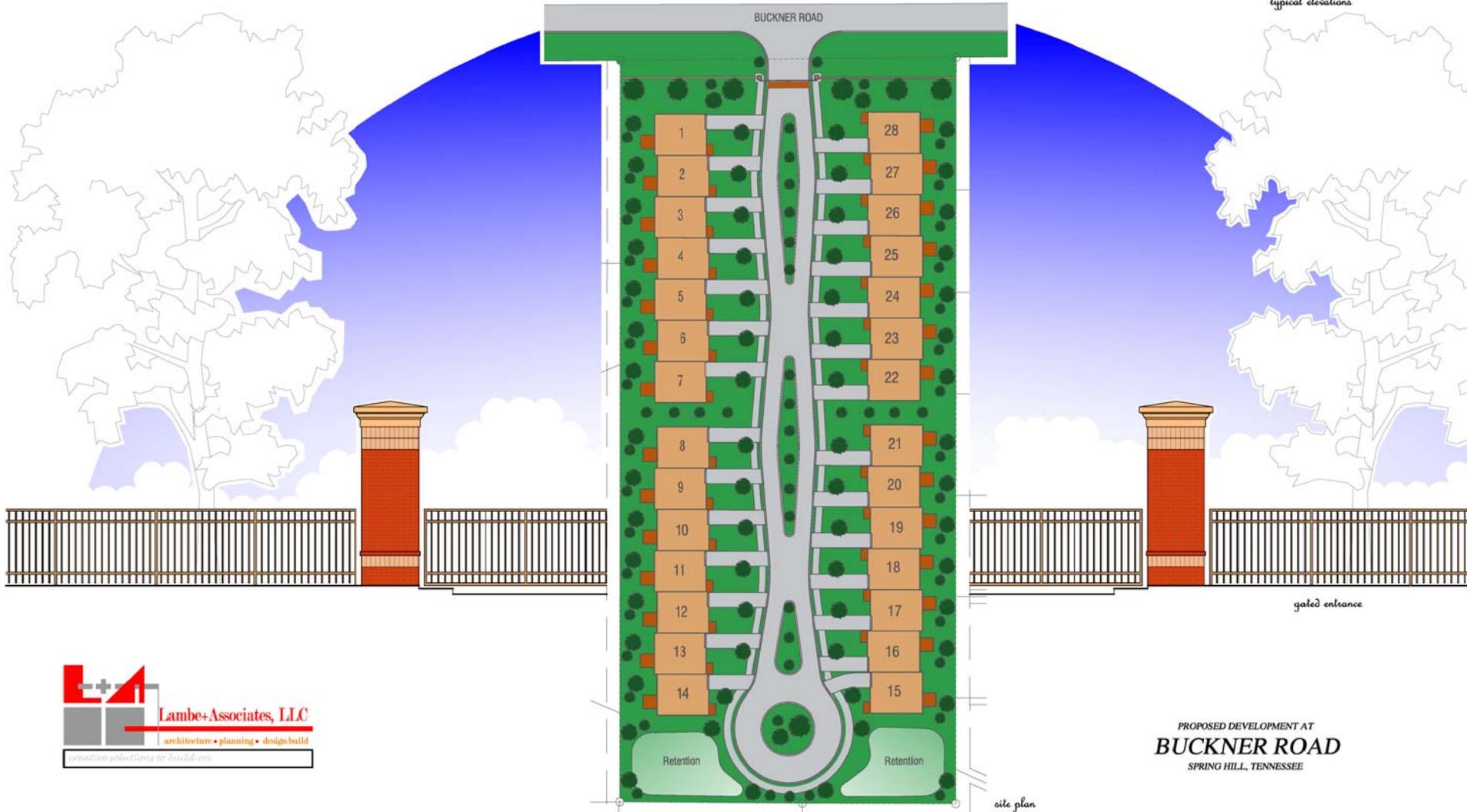


Map center: 1702828, 528212

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



typical elevations



site plan

PROPOSED DEVELOPMENT AT
BUCKNER ROAD
 SPRING HILL, TENNESSEE

Lambe+Associates, LLC
 architecture • planning • design/build
 creative solutions to build on

Lambe + Associates, LLC
 100 Mission Court, Suite 303
 Franklin, TN 37067
 phone 615.751.8853
 lambe@lambe.com

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Consultants

Project

RESIDENTIAL DEVELOPMENT AT
BUCKNER ROAD
 SPRING HILL, TENNESSEE

rev.	date
△	
△	
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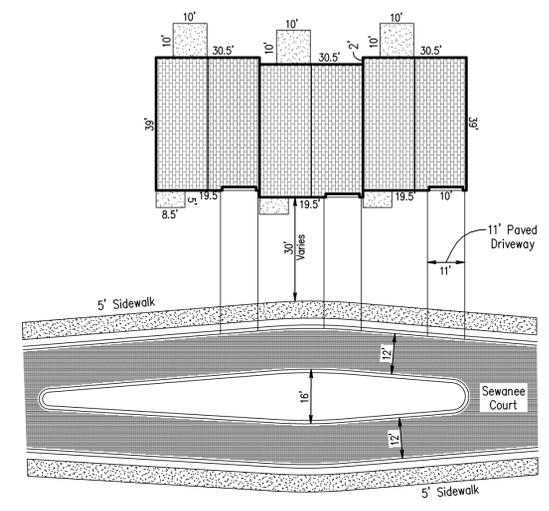
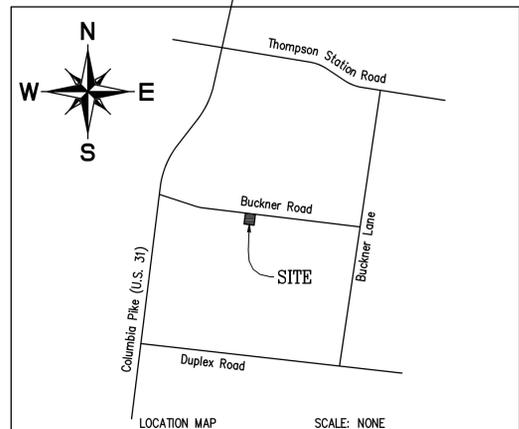
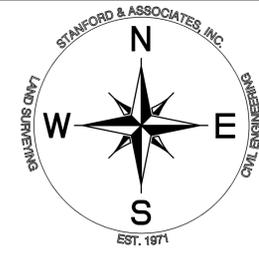
L+A Job No. 0805
 08.06.08

Preliminary Site
 Plan and Bldg.
 Elevations

R-1

sheet

Lambe+Associates, LLC
 architecture • planning • design/build
 creative solutions to build on



Enlarged Typical Layout



- GENERAL NOTES**
- The Boundary and Topographic Survey made by Stanford & Assoc., Inc.
 - UTILITY SERVICE
 - Water: City of Spring Hill (Place Backflow Preventer on Water Service)
 - Gas: United Cities Gas Co.
 - Electrical: Middle Tennessee Electric Co-Op
 - Telephone: Bell South
 - Public Road Access: New Port Royal Road.
 - Sewer: City of Spring Hill.
 - Garbage: Collection will be handled the same as private single family home except small trucks will enter the site to collect from containers.
 - Mail Boxes will be located at the Central Mail Center.
 - The Homeowners Association for Sewanee Retreat will Maintain all Open Space (including the detention basin) contained within Sewanee Retreat Site.
 - Water Meters will be placed in a Conc. Vault located front of each building. Individual service lines will be run from the Meter to each unit.
 - Each Dwelling Unit shall provide a minimum of Two (2) parking spaces. One space will be in the garage portion of the dwelling.
 - The purpose of this plan is to provide twenty eight (28) new residential dwelling units.
 - This site is not included in a flood zone as shown on Federal (FIRM) maps available to me as of the date of the plan.
 - Sewanee Retreat is intended to be a Gated Community which will contain a security gate which can be accessed by residence owners and others as provided by the Homeowners. Public officials will have secured access.
 - Streets, Sewer, Water and other utilities will be public.

LEGEND

8" WATER MAIN	— 8"W —	FIRE HYDRANT	⊕
SEWER LINE W/MANHOLES	— S — S — S — S —		
DRAINAGE STRUCTURE	— C —		
EXISTING CONTOUR LINE	— 800 —		
PROPOSED FINISHED CONTOUR LINE	— 800 —		
PROPOSED BUILDING	12	UNIT NUMBER 12	
5' PUBLIC UTILITY & DRAINAGE EASEMENT	⑤	15' PUBLIC UTILITY & DRAINAGE EASEMENT	⑮
10' PUBLIC UTILITY & DRAINAGE EASEMENT	⑩		

SKETCH PLAN FOR REZONING FROM R-1 TO R-4 TO ACCOMMODATE 28 CONDUMINUMS UNITS AT SEWANEE RETREAT

SKETCH PLAN OF 3.15 acres
 Current Zoning: R-2; Proposed Zoning R-4
 11th Civil District of Williamson County
 City of Spring Hill, State of Tennessee
 Dated: 01/11/2008 Scale: 1" = 50'

CIVIL ENGINEER & SURVEYOR
 Stanford & Assoc., Inc.
 410 McLemore Ave.
 Spring Hill, TN 37174
 Ph: 931-486-2441

OWNER & DEVELOPER
 Tim Morris/ Joe Morris
 7454 Huntwick Trail
 Nashville, TN 37221
 Ph: 615-646-0755

