

ORDINANCE NO. 08-54

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE PROPERTY OF THE CTR PROPERTIES PROPERTY, LOCATED ON RICE ROAD, PORT ROYAL ROAD, AND LINCOLN ROAD, SHOWN ON MAURY COUNTY TAX MAP 50, PARCEL 11.00, CONSISTING OF TWO TRACTS TO BE REZONED AS FOLLOWS; TRACT 1 FROM B-2 (NEIGHBORHOOD SHOPPING) TO B-4 (CENTRAL BUSINESS) AND TRACT 2 RETAINING B-2 (NEIGHBORHOOD SHOPPING) A TOTAL OF 17.67 ACRES MORE OR LESS.

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 CTR Properties, located on Rice Road, Port Royal Road, and Lincoln Road, and as shown on Maury County Tax Map 50, Parcel 11.00, consisting of two tracts to be rezoned as follows;

Tract 1 -

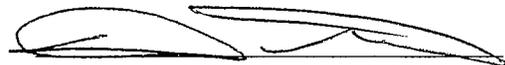
This tract is hereby rezoned from B-2 (Neighborhood Shopping) to B-4 Central Business) as shown on a map drawing and land description submitted by Allen O'Leary & Associates. (Attached)

Tract 2 – Retains B-2 (Neighborhood Shopping) zoning as shown on a map drawing submitted by Allen O'Leary & Associates. (Attached)

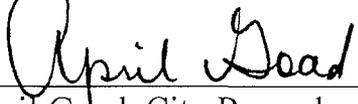
For a total of 17.67 acres, more or less.

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 January 2009.

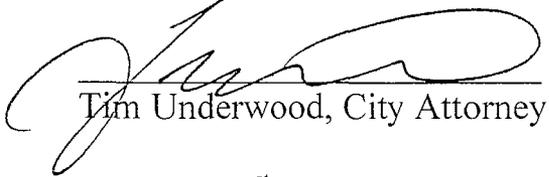

Danny M. Leverette, Mayor

ATTEST:



April Goad, City Recorder

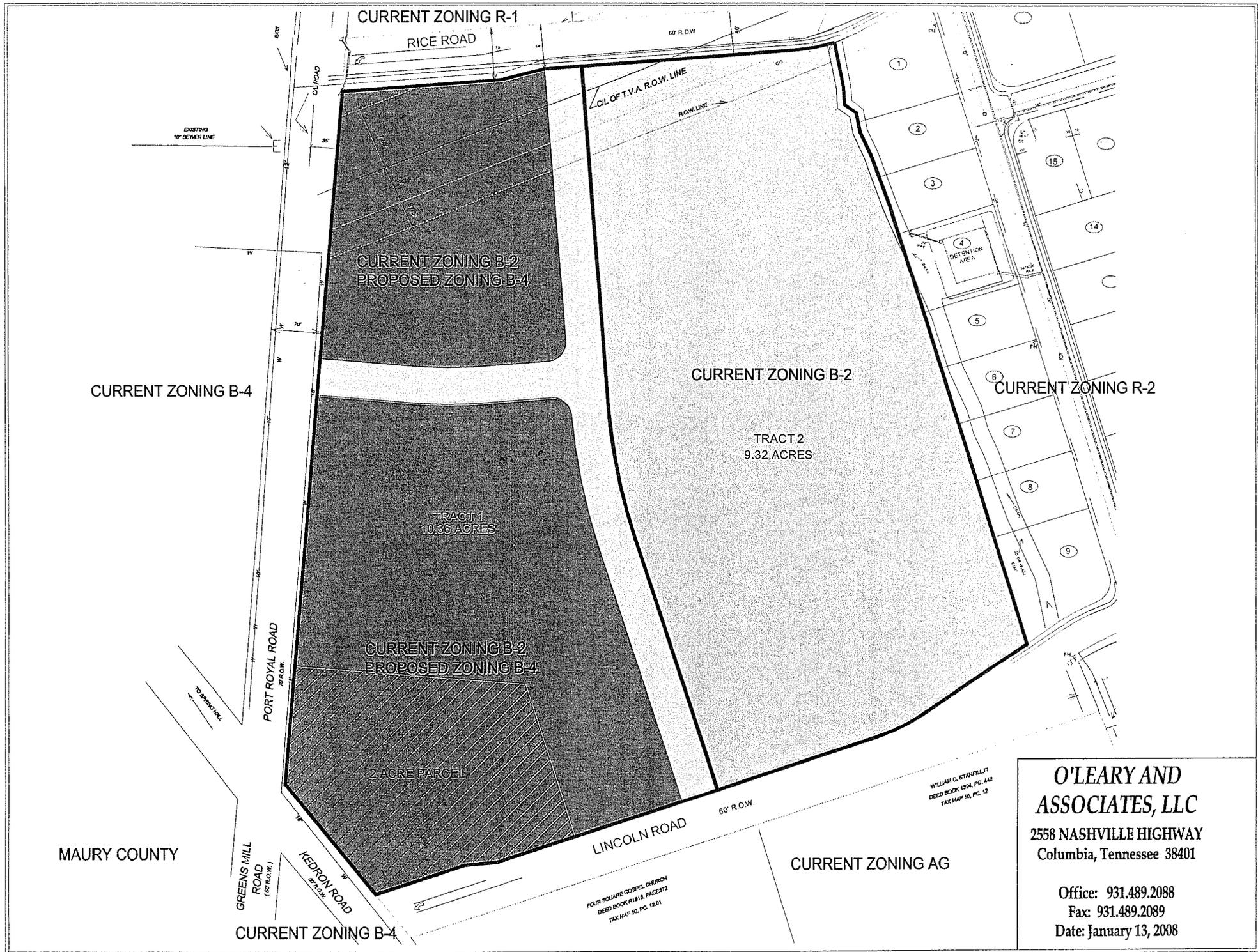
LEGAL FORM APPROVED:



Tim Underwood, City Attorney

Passed on 1st reading December 15, 2008

Passed on 2nd reading January 20, 2009



WILLIAM C. STANFILL JR.
DEED BOOK 1924, PG. 442
TAX MAP NO. PG. 12

FOUR SQUARE GOSPEL CHURCH
DEED BOOK R1818, PAGE 372
TAX MAP NO. PG. 12.01

O'LEARY AND ASSOCIATES, LLC
 2558 NASHVILLE HIGHWAY
 Columbia, Tennessee 38401

Office: 931.489.2088
 Fax: 931.489.2089
 Date: January 13, 2008

MAURY COUNTY

CURRENT ZONING B-4

CURRENT ZONING AG

O'LEARY AND ASSOCIATES, LLC

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

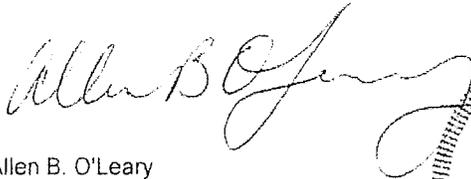
B-4 Rezoning Request

A tract of land located in the 3rd Civil District of Maury County, Tennessee. A portion of Parcel 11.00 and 11.03 shown on Tax Map 50, Tax Assessor's Office of Maury County, Tennessee. Being a portion of the CTR Properties property as recorded in Deed Book R1822, page 713, and shown on plats of record in Plat Book 18, page 81 and Plat Book 16, page 145 in the Register's Office of Maury County, Tennessee, and being more particularly described as follows.

Beginning at the north west corner of Tract 3 as shown on Plat of record in Plat Book 16, page 145, said point being on the south margin of Rice Road and the east margin of Port Royal Road;
Thence with the south margin of Rice Road, North 85°45'01" East a distance of 215.90';
Thence with the same, North 76°08'04" East a distance of 59.87';
Thence with the same, North 85°45'01" East a distance of 50.00';
Thence severing Tract 3, South 04°14'59" East a distance of 464.99';
Thence with the severance line and with a curve turning to the left with an arc length of 186.00', with a radius of 775.00', with a chord bearing of South 11°07'31" East, with a chord length of 185.56';
Thence with the same, South 18°00'03" East a distance of 358.91';
Thence with the north margin of Lincoln Road, South 71°59'57" West a distance of 312.22';
Thence with the north margin of Lincoln Road, South 85°18'34" West a distance of 43.44';
Thence with the north margin of Lincoln Road, South 71°59'57" West a distance of 126.77';
Thence with the north margin of Lincoln Road, North 39°25'07" West a distance of 191.87';
Thence with the east margin on Port Royal Road, North 04°43'57" East a distance of 947.29'; to the point of beginning, having an area of 451,068 square feet, 10.36 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 was prepared under my direction on this the 12TH day of December 2008.



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



**Public Hearing at
Spring Hill City Hall**

Planning Commission

5:30 p.m. | **8 DEC 08**

Board of Mayor & Alderman

7:00 p.m. | **20 JAN 09**

Proposal to be Considered

**Rezone 17.67 Acres
From B-2 To B-4**

(931) 486-2252 ext. 288

11/19/2008 04:28 PM

SPRING HILL ZONING AGENDA APPLICATION

Date: 10-20-2008

Name of Applicant: Huntly Gordon Phone: 931-486-1818

Address: PO Box 1700, Spring Hill, TN 37174

Name of Property Owner: CTR Properties Phone: % 931-486-1818

Address: % Huntly Gordon, PO Box 1700, Spring Hill, TN 37174

Maury Co. Williamson Co. Tax Map 50 Parcel 11.00

Request to Rezone:

I, Huntly Gordon, request that the property located at Port Royal Road / Kedron, be rezoned into B4 tracts for the purpose of Future Development.

Request for Annexation:

I, _____, request that the property located at _____, be annexed into the corporate limits of the City of Spring Hill.

Request for a Variance (setbacks, accessory structures, signs):

I, _____, request a variance for the purpose of _____.

Request for Advice or Information Concerning:

I, _____, request to speak with the Planning Commission for advice or information concerning _____.

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



Property Owner's Signature

Placed on Agenda for meeting to be held Monday, _____ at 5:30 PM.

Approved Rejected

Secretary of Planning Commission