

ORDINANCE NO. 06-61

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE PROPERTY OF EFFIE HEISS, 2460 DEPOT STREET, AS SHOWN ON MAURY COUNTY TAX MAP 25P, PARCEL 9, AND MAURY COUNTY TAX MAP 25, PARCEL 2.03, FROM RESIDENTIAL R-1 TO R-4, RESIDENTIAL

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

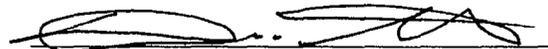
That the Spring Hill Municipal Zoning Ordinance, Ordinance No. 74.2, and the municipal zoning map of the City of Spring Hill, as the same have been previously amended, are hereby further amended by the reclassification of the property of Effie Heiss, 2460 Depot Street, as shown on Maury County Tax Map 25P, Parcel 9, and Maury County Map 25, Parcel 2.03, from R-1 Residential to R-4 Residential.

That as a condition imposed by the Board of Mayor and Alderman for the rezoning of the above described property the maximum density should be limited to 5.5 units per acre, the tree line existing on the date of passage of the Ordinance must not be altered, the development shall be an "Adult only Retirement Community implementing the "Age in Place Design" with all amenities and designs being senior and handicap friendly and accessible. All covenants and residency restrictions, including but not limited to minimum age must be filed on record in the Register's Office of Maury County, Tennessee prior to the commencement of any construction.

If the developer or any future landowner fails to comply with these conditions the property shall revert back to the original R-1 classification.

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 18th day of September, 2006.

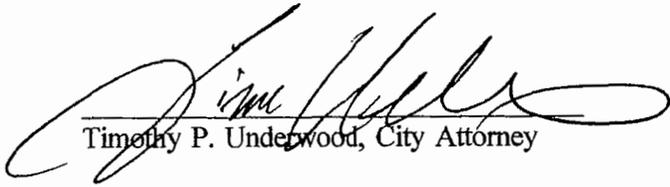


Danny M. Leverette Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:



Timothy P. Underwood, City Attorney

Passed on 1st reading 8-21-06

Passed on 2nd reading 9-18-06