

ORDINANCE NO. 03-20

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE PROPERTY OF PARKS PROPERTIES AT PORT ROYAL ROAD AND SATURN PARKWAY, AS SHOWN ON MAURY COUNTY TAX MAP 28, PART OF PARCEL 10, CONSISTING OF 102 ACRES, MORE OR LESS, FROM M-1 LIGHT INDUSTRIAL TO R-2 AND PART OF PARCEL 10 CONSISTING OF 66.4 ACRES, MORE OR LESS, FROM M-1 LIGHT INDUSTRIAL TO B-4

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

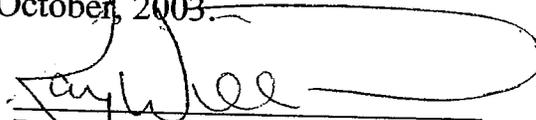
That the Spring Hill Municipal Zoning Ordinance, Ordinance No. 74.2, and the municipal zoning map of the City of Spring Hill, as the same have been previously amended, are hereby further amended by the reclassification of the property of Parks Properties, at Port Royal road and Saturn Parkway as shown on Maury County Tax Map, Part of Parcel 10, consisting of 102 acres, from M-1 Light Industrial to R-2. **TRACT 1** The tract is more particularly described as follows; Beginning at a point in the Northerly line of subject tract, being also the Southerly line of the Jerry Wells property, said point being the centerline of a creek; Thence down the centerline of said creek to a point on the Northerly edge of a proposed collector road, said point being approximately 420 feet North of the Northerly margin of Saturn Parkway; Thence approximately parallel to and approximately 420 feet North of the Northerly margin of Saturn Parkway along the Northerly margin of a proposed collector road a distance of 2540 feet more or less to a point; Thence 150 feet Northwesterly to the Southeasterly corner of the Ray Williams Property; Thence with the Easterly line of the Ray Williams property and continuing along the same alignment with the John Maher property to a point in the Southerly line of the Paul Overton property; Thence with the line of the Paul Overton property Eastwardly to a point at the common corner of the Paul Overton property and the Jerry Wells property, said point being in the Northerly line of the subject tract; Thence Southeasterly and Northeasterly with the Jerry Wells property to the point of beginning; Said property being shown on the attached exhibit plat.

TRACT 2 A tract of land containing 66.4 acres, more or less, being part of parcel 10, Map 28, Maury County, and being more particularly described as follows: Beginning at a point in the westerly margin of Port Royal road, said point being the Northeasterly corner of the Parks Properties; thence southwardly along the westerly margin of Port Royal Road to the northerly margin of Saturn Parkway; thence with the northerly margin of Saturn Parkway westwardly to the easterly line of the Peter Jenkins tract; thence northwardly with the easterly line of Peter Jenkins

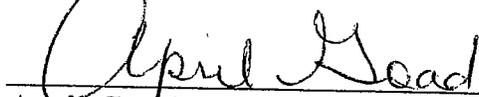
property to the property line of Ray Williams; thence eastwardly, northwardly and eastwardly to Ray Williams' most easterly, southeast corner; thence 150 feet southeastwardly bisecting the Parks Properties property to a point on the northerly right-of-way of a proposed collector road; thence eastwardly with the northerly margin of said proposed collector road 2450 feet, more or less, to the centerline of a creek; thence northwardly with the centerline of said creek to a point in the southerly line of the Jerry Wayne Wells property; thence northeastwardly with the southerly line of the Jerry Wayne Wells property to the westerly margin of Port Royal Road being the same point as the point of beginning.

This ordinance is passed and adopted on the recommendation of the Spring Hill Planning Commission made at its regular meeting of September 8, 2003, and after a public hearing before the Board of Mayor and Aldermen on October 20, 2003, and after publication in The Daily Herald and the Review Appeal on October 6, 2003.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 20th day of October, 2003.


Ray Williams, Mayor

ATTEST:

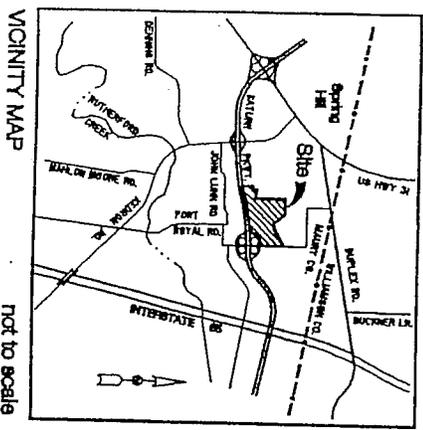
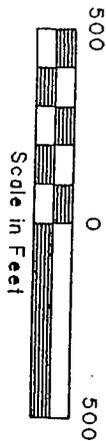
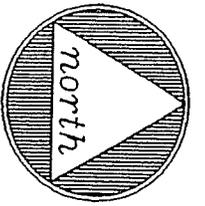

April Goad, City Recorder

LEGAL FORM APPROVED:

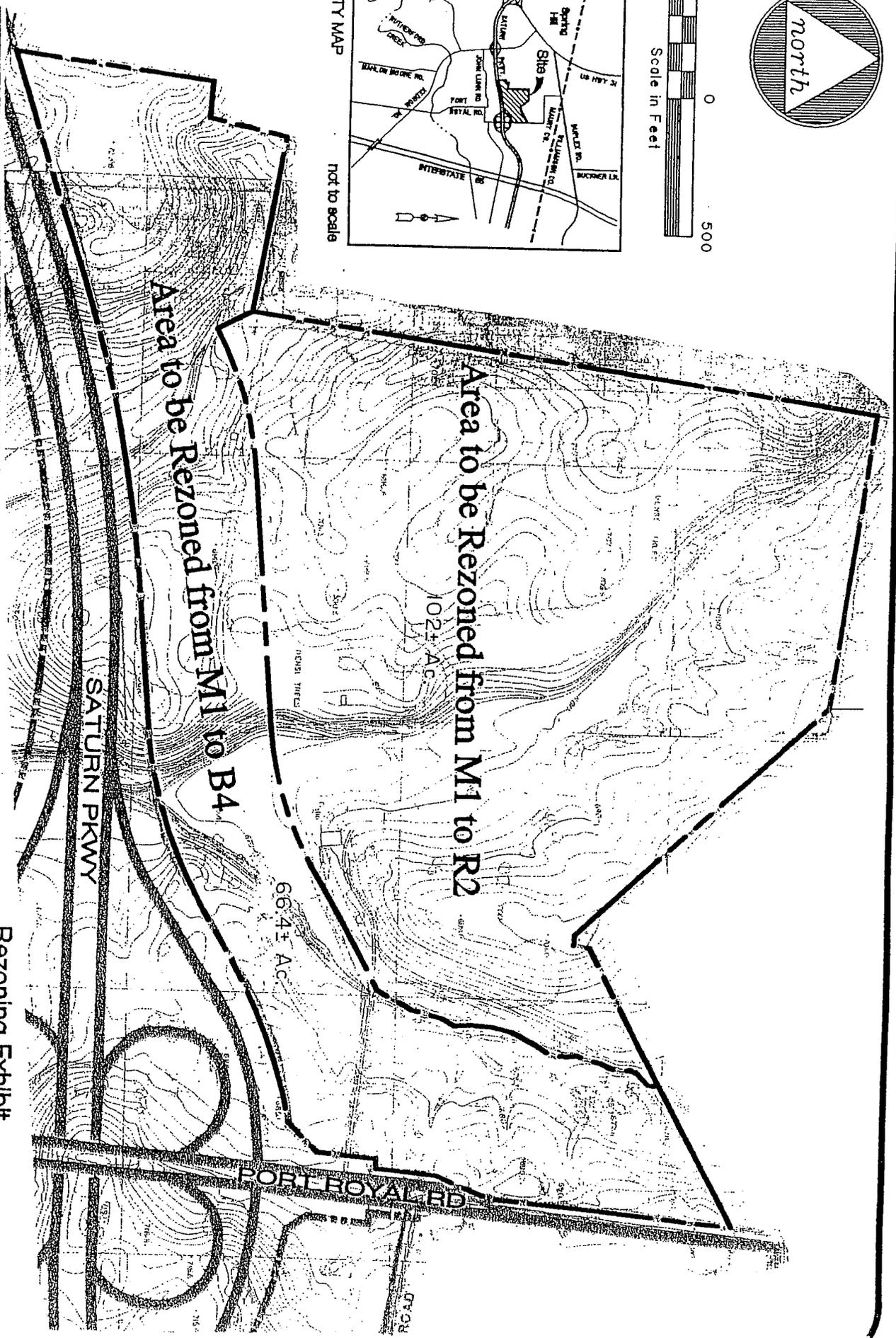

M. Andrew Hoover, City Attorney

Passed on 1st Reading September 15, 2003

Passed on 2nd Reading October 20, 2003



VICINITY MAP
not to scale



Rezoning Exhibit

The Reserve At Port Royal

A Planned Unit Development
11th Civil District, Maury County
City of Spring Hill, Tennessee

Maury County
Map 28, P. 10 P/O

Andersm-Delk & Associates, Inc.
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