

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE  
AND THE ZONING MAP BY THE CONDITIONAL RECLASSIFICATION OF THE  
NORTHERN PORTION OF THE FANNIE WITT PROPERTY  
(BEING A PORTION OF WILLIAMSON COUNTY TAX MAP 167, PARCEL 10,  
AND MAURY COUNTY TAX MAP 25, PARCEL 7,  
CONTAINING 37.33 ACRES, MORE OR LESS)  
ON THE WEST SIDE OF MAIN STREET (U.S. HIGHWAY 31)  
NOW OWNED BY HUBERT HILL  
FROM A B-4 (CENTRAL BUSINESS)  
PLANNED UNIT DEVELOPMENT DISTRICT TO AN  
R-2 (MEDIUM DENSITY RESIDENTIAL)  
PLANNED UNIT DEVELOPMENT DISTRICT

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE  
TOWN OF SPRING HILL:

That the Spring Hill Municipal Zoning Ordinance,  
Ordinance No. 74-2, and the zoning map thereby adopted, as  
previously amended, are hereby further amended by the conditional  
rezoning of the northern portion of the Fannie Witt Property on the  
west side of Main Street (U.S. Highway 31), now owned by Hubert  
Hill, and being a portion of Williamson County Tax Map 167, Parcel  
10, and Maury County Tax Map 25, Parcel 7, containing 37.33 acres,  
more or less, from a B-4 (Central Business) Planned Unit  
Development District to an R-2 (Medium Density Residential) Planned  
Unit Development District, which property is described as follows:

Beginning at a point in the west margin of Main  
Street (U.S. Highway #31), the southeast corner  
of the property of the First Baptist Church and  
running thence with the west margin of Main  
Street (U.S. Highway #31) south 36 deg. 16 min.  
west 467.26 feet to a point; thence north 60  
deg. 34 min. west 1,229.04 feet to a point in  
the centerline of the Old Military Road; thence  
with the centerline of the Old Military Road,  
north 5 deg. 00 min. east 1,313.35 feet to a  
point; thence leaving the centerline of the Old  
Military Road south 73 deg. 42 min. east  
1,254.25 feet to a point in the west boundary

of Martin Douglas Harvey; thence with Harvey and Fred L. Smith south 14 deg. 29 min. west 742.90 feet to a point in the north boundary of First Baptist Church; thence with the north boundary line of First Baptist Church north 65 deg. 58 min. west 244.25 feet to a point; thence continuing with the boundary lines of First Baptist Church south 17 deg. 15 min. west 338.78 feet to a point; thence south 65 deg. 58 min. east 592.49 feet to the point of beginning containing 37.33 acres, more or less.

This area is hereby conditionally rezoned as a Planned Unit Development District subject to the owners complying with all of the requirements of Article XI of the Municipal Zoning Ordinance.

This ordinance shall not take effect until a development plan for the area has been approved by the Spring Hill Regional Planning Commission and the Board of Mayor and Aldermen as provided in Article XI.

This ordinance was passed on the recommendation of the Spring Hill Regional Planning Commission made at its regular meeting held on May 8, 1992, after a public hearing held on July 20, 1992, after due publication in the Columbia Daily Herald and the Franklin Review Appeal.

This 10th day of June, 1992.

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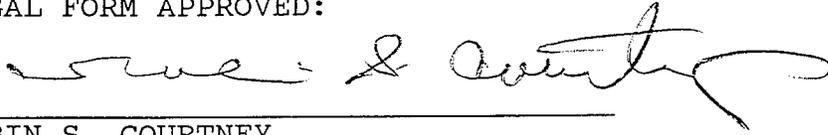
R. P. BOYD, JR., MAYOR

ATTEST:

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JUNE QUIRK, RECORDER

LEGAL FORM APPROVED:



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ROBIN S. COURTNEY,  
TOWN ATTORNEY

Passed on 1st Reading: \_\_\_\_\_  
Passed on 2nd Reading: \_\_\_\_\_