

ORDINANCE 17-13

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING 12.44 ACRES OF PROPERTY, BEING MAURY COUNTY TAX MAP 025P, PARCEL 001.00, FROM AG, AGRICULTURAL, AND R-1, LOW DENSITY RESIDENTIAL TO R-2, PLANNED UNIT DEVELOPMENT

(RZN 351-2017 OLD MILITARY ROAD)

WHEREAS, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 12.44 acres of property, being Maury County Tax Map 025P, Parcel 001.00, from AG, Agricultural, and R-2, Low Density Residential, to R-2, Planned Unit Development; and

WHEREAS, said portion of property to be rezoned from AG and R-1 to R-2, PUD is located within the corporate limits of the City of Spring Hill; and

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on June 12, 2017 with a recommendation for approval.

WHEREAS, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, to amend ordinance No. 86-47, the same being the zoning ordinance of the City of Spring Hill, by rezoning 12.44 acres of property, being Maury County Tax Map 025P, Parcel 001.00, from AG, Agricultural, and R-1, Low Density Residential, to R-2, Planned Unit Development as follows, the public welfare requiring it.

SECTION 1 - The development of the site shall be substantially consistent with the following Exhibits:

Exhibit A: Conceptual Site Layout Plan, Sheet C-1.0, dated 6/13/2017.

Exhibit B: Sample building elevations provided by the applicant.

Exhibit C: Pavilion Building

The rezoning of this site shall be subject to all City ordinances and regulations and is further contingent upon the following conditions.

1. Location of proposed detention will impact the adjacent property. Identify downstream drainage route. Provide offsite storm routing and necessary improvements. Verify adequate fall/slope, and easements.
2. Trees outside of the building envelope shall be preserved. The siting of dwellings on lots with trees within the building envelope shall make reasonable efforts to preserve existing trees.

3. An open space and amenity plan shall be submitted to staff for review and approval prior to construction. All amenities shall be commercial grade and open space areas D and E will be sodded.
4. Side yard setbacks for lots 35-42 shall be a minimum of 20 feet.
5. Building materials for residences shall consist of durable products, including brick, stone, and cementous fiber board. Asphalt shingles, if used, shall be architectural.

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading:

Passed on Second Reading:

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Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading:

Passed on Second Reading:

Martha (Debe) James, Mary E. Blair and Glenn D. Blair

648 Lancaster Drive

Spring Hill, TN. 37174

w. 615-210-2007 h. 931-486-3929

Board of Alderman & Mayor

July 10, 2017

City of Spring Hill

199 Town Center Parkway

Spring Hill, Tn. 37174

RE: (RZN 351-2017) Old Military Rd property rezoning.

Thank you for taking the time to hear our concerns about the rezoning of property off of Old Military Road. We ask you to realize this is out of character for our section of Spring Hill. Please do not rezone Old Military road to allow PUD. Consider requiring the developer to construct a (2) entrance/exit onto Old Military or to Autumn Ridge.

The traffic that would engulf Lancaster Drive onto Depot will be more than what Depot or Lancaster can currently handle. There is difficulty now turning onto Lancaster from Depot and visa/versa. A car waiting to exit Lancaster is a near "miss" as it is now with people turning off of Depot on to Lancaster. We can only imagine the enormous back up of traffic that will ensue if this is allowed not counting the accidents that may ensue. Our neighborhood has been recently developed with the sale of lots and contractors building in accordance with the fit of the subdivision and lot conformity, brick homes with sizeable lots. Our home values are increasing along with our tax structure to the City and County.

We have a signed petition and submitted to the planning commission objecting the rezoning and access onto Lancaster along with the majority of our neighbors.

We regret that we missed one of the workshops performed by the planning commission on July 3rd for we were out of town for the holiday and unaware until a neighbor told us about a sign that had been posted on fence that we do not normally go and look at. There are several neighbors that plan to attend the July 17th meeting and we certainly hope that our voices and concerns are heard and listened to and taken into consideration for the betterment of our community of which we love.

Thank you for your time and your dedication to Spring Hill.

Martha (Debe) James *Martha Debe James*
Mary E. Blair *Mary E. Blair*
Glenn D. Blair *Glenn D. Blair*

Richard & Peggy Lee Romano
725 Lancaster Dr.
Spring Hill, Tn. 37174
w 615/329-1300 c 615636-4628

Board of Mayor & Aldermen
City of Spring Hill
199 Town Center Parkway
Spring Hill, Tn. 37174

July 7, 2017

RE: (RZN 351-2017) Old Military Rd property rezoning

Dear Honorable Mayor & Aldermen:

Please do **NOT** Rezone Old Military Road to a PUD and **DO** require the developer to develop two(2) main entrance/exits on to Old Military Rd. from the start of the project.

Our neighborhood of Kinlan/Lancaster Dr. regrets that we missed your BOMA workshop 7/3. We just were not knowledgeable to how the city process works. Several of us plan to attend the 7/17/17 BOMA meeting.

We hope to share some thoughts about this rezoning at that time.

There was a petition signed by most of the residents, submitted to the Planning Commission objecting to the rezoning and road access through Lancaster.

Although the plan meets the Planning Commission requirements, the layout proposed is completely **"OUT OF CHARACTER"** for this older section of Spring Hill. The plan does not detail if they will build single family homes, duplexes, condo's etc. If rezoned the door will be wide open for this development.

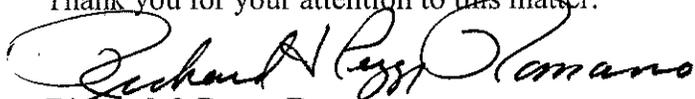
The traffic the proposed 42 lots (1/2 the lot size of Kinlan) will be too much for our Exit/Entrance on Depot we have now. The plan was redrawn with one exit on Old Military, the drawing shows the majority of homes on the opposite side of the subdivision and will probably use the Lancaster exit.

If there is a car waiting to exit Lancaster, a car pulling in can barely make the turn. It is not a 90 degree angle and you can not pull out onto Depot either way if a car is traveling Depot.

There have been 3 lots sold (2 on the corner of Lancaster and Depot) that single family homes have been built that **blend** into this neighborhood (all brick-larger lot). The most recent went for \$285,000. That tells me people want this kind of neighborhood.

I look forward to discussing this issue with each of you. Please contact me at the number above any time.

Thank you for your attention to this matter.


Richard & Peggy Romano

att.

**PETITION FOR SPRING HILL PLANNING COMMISSION
&
BOARD OF MAYOR AND ALDERMEN**

We the undersigned residents of Spring Hill living on Lancaster Dr. believe the revised plan submitted to the Planning Commission/BOMA for new homes located at 863 Old Military Rd., does not fall in character with the existing Lancaster subdivision.

The Builder should be responsible for TWO (2) main entrance/exits from Old Military Rd.. TWO (2) Old Military road accesses should be required by the city to get the burden of vehicles in and out of this new subdivision. The builder should not rely on the old Lancaster road to funnel another 100 or more vehicles onto Depot thru our single access to and from Depot St.

We do not want Lancaster to connect to the new plan.

<u>Date</u>	<u>Address on Lancaster</u>	<u>Printed Name</u>	<u>Signature</u>
5-16-17	725 Lancaster	Peggy Lee Romano	<i>Peggy Lee Romano</i>
5-16-17	729 LANCASTER DR	JEFF HORNAL	<i>Jeff Hornal</i>
5-16-17	729 Lancaster DR	Tracy Hornal	<i>Tracy Hornal</i>
5-16-17	721 LANCASTER DR.	Jay Marcum	<i>Jay Marcum</i>
5-16-17	721 Lancaster Dr.	Jodi Marcum	<i>Jodi Marcum</i>
5-16-17	710 Lancaster Dr	Amy Morton	<i>Amy Morton</i>
5-16-17	710 Lancaster Dr	Billy Roe	<i>Billy Roe</i>
5-16-17	619 Lancaster Dr	Jean Johnson	<i>Jean Johnson</i>
5-16-17	619 LANCASTER DR	Jean Johnson	<i>Jean Johnson</i>
5-17-17	702 LANCASTER DR	LARRY PIGG	<i>Larry Pigg</i>
5-17-17	725 Lancaster	Richard Romano	<i>Richard Romano</i>

**PETITION FOR SPRING HILL PLANNING COMMISSION
&
BOARD OF MAYOR AND ALDERMEN
+ Kincaid St**

We the undersigned residents of Spring Hill living on Lancaster Dr. believe the revised plan submitted to the Planning Commission/BOMA for new homes located at 863 Old Military Rd., does not fall in character with the existing Lancaster subdivision.

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We do not want Lancaster to connect to the new plan.

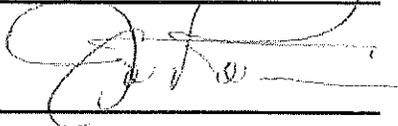
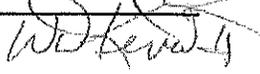
<u>Date</u>	<u>Address on Lancaster</u>	<u>Printed Name</u>	<u>Signature</u>
5-17-17	698 Lancaster	Linda Roberson	Linda Roberson
5-17-17	698 Lancaster	Peare Beard	Laurel P. Beard
5-17-17	698 Lancaster	Rodney ^{Mannion}	Rodney ^{Mannion}
5-17-17	698 Lancaster	Lois Weasley	Lois Weasley
5-17-17	690 Lancaster	Brenda Worley	Brenda Worley
5-17-17	817 Kincaid St	Casey Brown	Casey Brown
5-17-17	817 Kincaid St	Larry Brown	Larry Brown
5-17-17	621 Lancaster	JOE SUDENS	Joe Sudens
5-17-17	621 Lancaster	MRS. JOE SUDENS	Joe Sudens
5-17-17	634 B Lancaster Dr	Joe Patrick	Joe Patrick
5-17-17	634 B Lancaster Dr	Jessica Alexander	Jessica Alexander

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&
BOARD OF MAYOR AND ALDERMEN**

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<u>Date</u>	<u>Address on Lancaster</u>	<u>Printed Name</u>	<u>Signature</u>
5/18/17	638 Lancaster	Karen Ruttman	
5/18/17	638 Lancaster	Joe Ruttman	
5/18/17	638 Lancaster	Nichole Ruttman	
5/18/17	638 Lancaster	Maelyn Ruttman	
5/18/17	644 Lancaster	Andy + AJ	
5/18/17	646 Lancaster	Rheanna Seal	
5/18/17	646 Lancaster	Joyan Sanders	
5/18/17	646 LANCASTER	CAROLINE Stinson	
5/18/17	803 Kincaid street	Tony Forester Daniel McKeeney	
5/18/17	813 Kincaid St.	William D. Kinnard Cindy Kinnard	

**PETITION FOR SPRING HILL PLANNING COMMISSION
&
BOARD OF MAYOR AND ALDERMEN**

+ Kincaid St

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<u>Date</u>	<u>Address on Lancaster</u>	<u>Printed Name</u>	<u>Signature</u>
5-18-2017	812 Kincaid St	Cindy Buchanan	CINDY BUCHANAN
5-20-2017	630 Lancaster Dr.	John C. Peach	John C. Peach
5-20-2017	630 Lancaster Dr.	Brenda J. Peach	Brenda J. Peach
5-20-2017	640 Lancaster Dr.	Aimee Bunker	Aimee Bunker
5-20-17	623 Lancaster Dr.	Kim Hinkle	Kim Hinkle
5-20-17	623 LANCASTER DR	GARY COLLINS	Gary Collins
5-20-17	800 Kincaid St.	Laura Kelley	Laura Kelley
5-20-17	800 Kincaid St.	Darrell Skinner	Darrell Skinner
5-20-17	648 LANCASTER DRIVE	DEBE JAMES	Debe James
5-20-17	648 LANCASTER DRIVE	Mary Blain	Mary E. Blain
5-20-17	648 LANCASTER DRIVE	Glen Blain	Glen Blain

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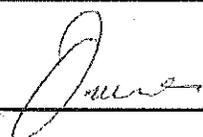
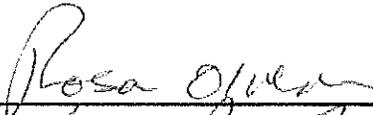
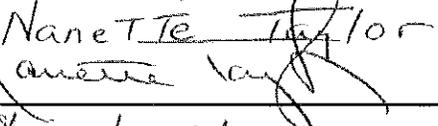
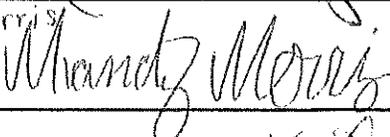
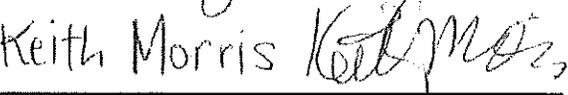
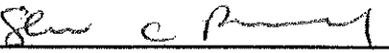
<u>Date</u>	<u>Address on Lancaster</u>	<u>Printed Name</u>	<u>Signature</u>
5-20-17	652 Lancaster Dr.	Julia Mosier	<i>Julia Mosier</i>
5-20-17	660 Lancaster Dr.	Audrey Herrud	<i>Audrey Herrud</i>
5-20-17	660 Lancaster Dr.	Tim Herrud	<i>Timothy Herrud</i>
5-20-17	660 Lancaster Dr.	Nicholas Herrud	<i>Nicholas Herrud</i>
5-20-17	664 Lancaster Dr.	Kimberly McGregor	<i>Kimberly McGregor</i>
5-20-17	668 LANCASTER DR.	SHAWNA DOOLEY	<i>Shawna Dooley</i>
5-20-17	668 Lancaster Dr.	Heather Graves	<i>Heather Graves</i>
	672 Lancaster	Chalmer Fowler	<i>Chalmer Fowler</i>
	672 Lancaster	Loretta Fowler	<i>Loretta Fowler</i>
	677 Lancaster	Pat Barden	<i>Pat Barden</i>
	677 Lancaster	Greg Barden	<i>Greg Barden</i>

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&
BOARD OF MAYOR AND ALDERMEN**

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We do not want Lancaster to connect to the new plan.

Date	Address on Lancaster	Printed Name	Signature
5/28/2017	669 Lancaster Miguel A Rivera	Miguel A Rivera	
5/28/2017	669 Lancaster 682 Rosa Olivera	Rosa Olivera	
5/21/2017	682 LANCASTER DR	Steven Taylor	
5/21/17	682 Lancaster Dr.	Nanette Taylor	
5/21/17	673 Lancaster Dr.	Mandy Morris	
5/21/17	673 Lancaster Dr.	Keith Morris	
5/21/17	673		
5-21-17	661 LANCASTER DR DENNIS BILAPAWDO	Dennis Bilapawdo	
5-21-17	801 KINCAID St. Spring Hill TN 37174	Sen C Perry	
5-21-17	Charles & Ellen Johnson 613 Lancaster Dr.		

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Date	Address on Lancaster	Printed Name	Signature
5/21	607 Lancaster	Dennis Waul Osborn	
5/21	607 Lancaster	Nancy Osborn	Nancy Osborn
5/21	2433 Depot CONOR OF LANCASTER AVENUE	THERESA	
5/21	2433 Depot St.	GAIL JEWELL	
7/5	706 - Lancaster Dr.	Alice Smith, Alice Smith	
7/5	706 - Lancaster Dr	Larry Smith	