

ORDINANCE 17-04

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING MAURY COUNTY TAX MAP 043, PARCEL 014.00, FROM R-2, MEDIUM DENSITY RESIDENTIAL, TO R-2, PLANNED UNIT DEVELOPMENT (PUD)

(PUD 300-2017 TOM LUNN 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 Maury County Tax Map 043, Parcel 014.00, from R-2, Medium Density Residential, to R-2, Planned Unit Development (PUD) and;

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

WHEREAS, the Spring Hill Municipal Planning Commission recommended approval of the rezone on February 13, 2017 and;

WHEREAS, the conditions of approval shall be:

1. Street improvements will be evaluated and required at the time of Neighborhood Concept Plan Approval. At a minimum, improvement to Tom Lunn Road will be required to span from the northern boundary of the subject property to the northern project boundary of the adjacent development (PPL 230-2016) and will include the construction of a 5' (five-foot sidewalk) on one side. Additional improvements may be required by the Planning Commission.
2. Access to the new residential lots shall be provided from the new internal street network. No driveways shall be permitted onto Tom Lunn Road.

WHEREAS, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 property being Maury County Tax Map 043, Parcel 014.00, from R-2, Medium Density Residential, to R-2, Planned Unit Development (PUD), the public welfare requiring it.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

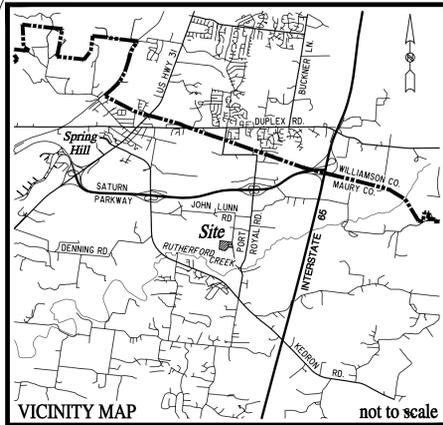
LEGAL FORM APPROVED:



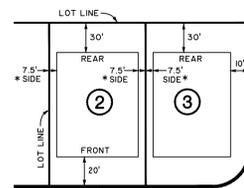
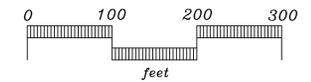
Patrick Carter, City Attorney

Passed on First Reading: March 20, 2017

Passed on Second Reading: April 17, 2017

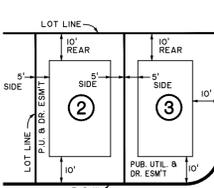


NORTH ARROW BASED ON SURVEY BY MARK E. SAWYER RLS LICENSE 1649



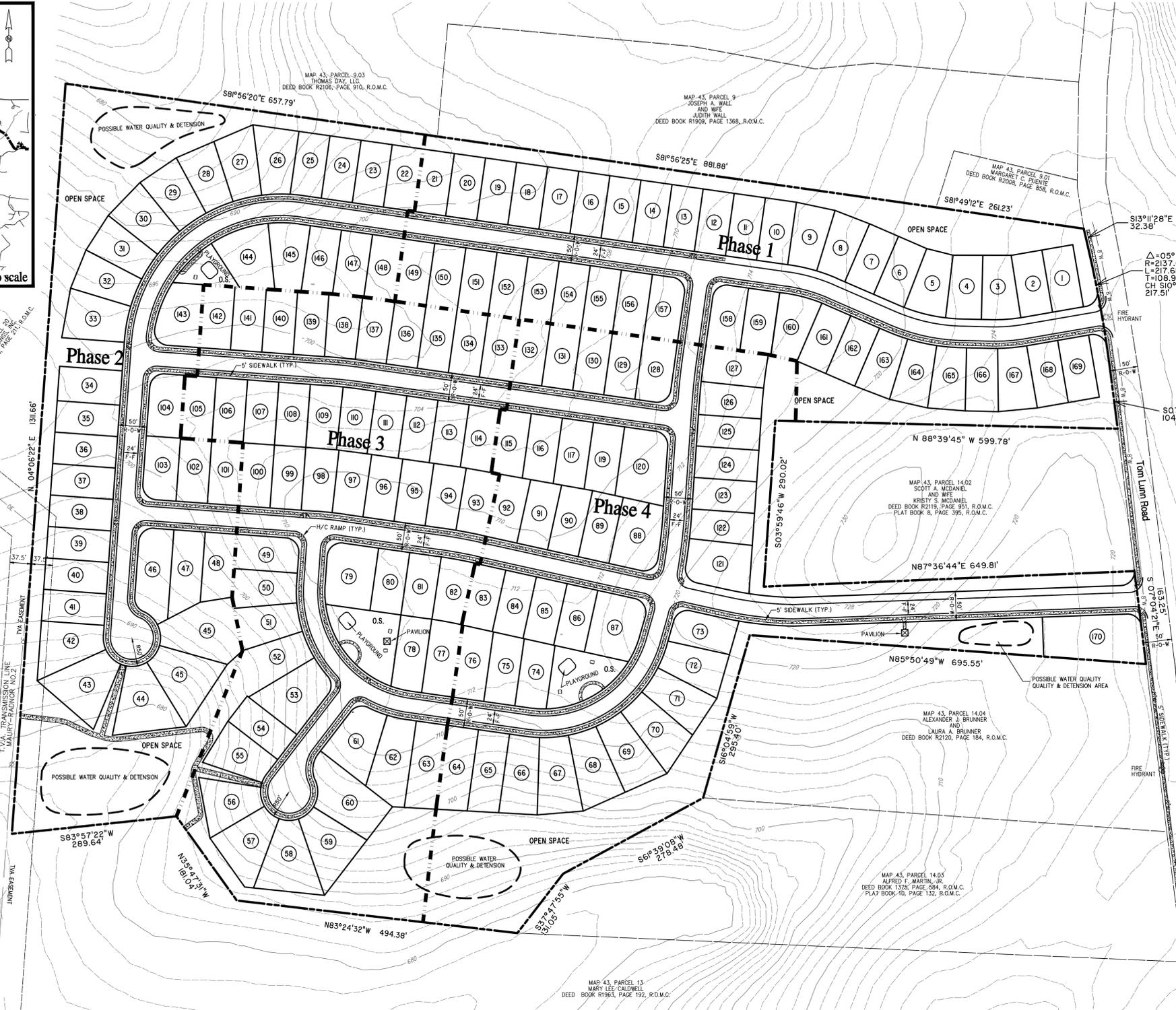
TYPICAL MINIMUM BUILDING SETBACKS

NOT TO SCALE
* 15' MINIMUM DISTANCE BETWEEN BUILDINGS



TYPICAL EASEMENT CONFIGURATION DETAIL

NOT TO SCALE
APPLICABLE TO ALL LOTS SHOWN HEREON
UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED



GENERAL NOTES

- SITE IS LOCATED ON PROPERTY MAP 143, PARCEL 14 ROMC 3RD CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE.
- DEED OWNER INFO: MAP 43, PARCEL 14 BEN & LAURA HAYES 4504 CHRISTY LANE SPRING HILL, TN 37174 DEED BOOK R1881, PAGE 1276 R.O.M.C.
- DEVELOPER: PAUL VARNEY CONSTRUCTION 124 KEDRON ROAD SPRING HILL, TN (931) 286-1513
- PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809 SAWYER LAND SURVEYING, LLC P.O. BOX 215 SPRING HILL, TN 37174 (931) 486-1580
- TOTAL ACREAGE IN SITE: 44.12± Acres
- EXISTING ZONING: R-2 PROPOSED ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
- TOTAL NUMBER OF LOTS PROPOSED: 170 LOTS FOR SINGLE FAMILY DWELLINGS
- MINIMUM LOT AREA: 6,000 Sq. Ft.
- TYPICAL LOT SIZE: 55'± x 110'±
- SETBACK REQUIREMENTS - P.U.D. ZONING DISTRICT
MIN. FRONT YARD : 20 FEET
MIN. SIDE YARD : 7.5 FEET
MIN. REAR YARD : 30 FEET
MIN. DIST. BETWEEN BLDGS : 15 FEET
MIN. SIDE YARD ADJACENT TO R-O-W : 10'
- THE PROPERTY IS LOCATED WITHIN ZONE "X" AS DEPICTED ON FEMA COMMUNITY PANEL 4719 C185E, EFFECTIVE DATE APRIL 16, 2007.
- BOUNDARY INFORMATION TAKEN FROM A SURVEY BY SAWYER LAND SURVEYING, LLC.
- PHASE LINES AND NUMBER OF LOTS PER PHASE ARE SUBJECT TO CHANGE.
- ACTUAL DETENTION / WATER QUALITY AREA IS SUBJECT TO CHANGE.
- OPEN SPACE SHALL BE PRIVATE USE AREAS PROVIDED FOR ALL DWELLING UNITS LOCATED WITHIN THE DEVELOPMENT.
- THE PHASING AND SCHEDULE OF DEVELOPMENT WILL BE MARKET DRIVEN.
- DWELLING UNITS SHALL HAVE ACCESS TO BOTH ACTIVE AND PASSIVE OPEN SPACE AREAS.
- DETENTION AREAS AND OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE DEVELOPMENT.

Site Data

Total Site Area	44.1 ± Ac.
Total Number of Lots Proposed	170 Lots
Developed Land Area Usage	Proposed Road R-O-W = 7.6 ± Ac. Total Open Space = 9.9 ± Ac. Total Area of Lots = 26.6 ± Ac. Estimated Detention / W.Q. / Ditches = 3.5± Ac.
Proposed Gross Density	3.85 Units / Ac.
Open Space	Total Open Space = 9.9 ± Ac. Active Open Space = 2.3 ± Ac. Passive Open Space = 7.6 ± Ac.

BULK STANDARDS FOR PHASES UNDER DEVELOPMENT

BULK ITEM	PHASE ONE	PHASE TWO	PHASE THREE	PHASE FOUR
NUMBER OF LOTS	42	38	49	41
MINIMUM LOT SIZE	6,000 SQ. FT.	6,000 SQ. FT.	6,000 SQ. FT.	6,000 SQ. FT.
MINIMUM FRONT YARD SETBACK	20 FT	20 FT	20 FT	20 FT
MINIMUM SIDE YARD SETBACK	7.5 FT	7.5 FT	7.5 FT	7.5 FT
MINIMUM REAR YARD SETBACK	30 FT	30 FT	30 FT	30 FT



Master Development Plan Tom Lunn Road P.U.D.

R2 Residential P.U.D.
3rd Civil District - Maury Co.
Spring Hill, Tennessee

Developer
Paule Varney Construction, LLC

DATE: 01 - 04 - 17

Anderson, Delk, Epps & Associates Inc.

618 GRASSMERE PARK DRIVE - SUITE 4
NASHVILLE, TENNESSEE 37211
(615) 331-0809

City of Spring Hill, Tennessee
Planning Commission Agenda Application

199 Town Center Parkway, Spring Hill TN 37174
(931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY	
Date Application submitted: _____	Fee: _____
Date Accepted as complete: _____	Case number: _____
Map/Parcel: _____	Public hearing date: _____

Date: 01/05/17 Project Name: TOM LUNN ROAD PUD

Property Address/Location: MAP 43, PARCEL 14
TOM LUNN ROAD

Current Zoning District(s): R-2 Property Size: 44.12 ac ±

Type of request being made —	Materials required to be submitted with application
<input type="checkbox"/> Annexation	<input type="checkbox"/> Letter of request
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Proof of ownership
<input type="checkbox"/> Major Modification	<input type="checkbox"/> Two (2) folded hard copies of the proposal, including all required information as outlined in the applicable checklist. <u>Including a vicinity map with an aerial image, the project boundaries outlined in yellow, names of all adjacent streets. Must show a minimum of 1/2 mile radius.</u>
<input type="checkbox"/> Minor Modification	<input type="checkbox"/> A CD containing a copy of all required submittal items in PDF format.
<input type="checkbox"/> Easement/Right-of-way Vacation	Note to the applicant:
<input type="checkbox"/> Sketch Plan	* Applications and all required submittals must be filed with the Planning Department by the established deadline.
<input type="checkbox"/> Neighborhood Concept Plan	* Both the applicant/representative and property owner must sign the application. Applications not signed by the property owner will not be accepted.
<input type="checkbox"/> Lot Split	* All applications must be accompanied by completed checklist.
<input type="checkbox"/> Property Line Adjustment	
<input type="checkbox"/> Preliminary Plat	
<input type="checkbox"/> Concurrent Plat	
<input type="checkbox"/> Final Plat	
<input type="checkbox"/> Site Plan	
<input checked="" type="checkbox"/> Master Development Plan (PUD) Preliminary/Final	
<input type="checkbox"/> Traditional Neighborhood Development	
<input type="checkbox"/> Other _____	

APPLICANT OR REPRESENTATIVE:

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

JOE EPPS

Name (printed): ANDERSON, DELK, EPPS & ASSOC. INC.

Date: 01/05/17

Address: 618 GRASSMERE PARK DR. SUITE 4
NASHVILLE, TN 37211

Phone number: (615) 331-0809

Email: ANDERSONDELK@BELLSOUTH.NET

Signature: *Joe Epps*

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

Name (printed): _____

Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____

Name (printed): _____

Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____

Fee Schedule

Site Plan

◆ Sketch Plan	\$100
◆ Nonresidential	\$100 + \$.01 per sq/ft of gross floor area *
◆ Residential	\$100 + \$10 per dwelling unit*
◆ Minor Modification	\$100
◆ Major Modification	\$100
◆ Extension	\$100
◆ Professional Consultant Review Fees	\$.02 per sq/ft of gross floor area—Nonresidential \$10 per dwelling unit—Residential

Subdivision Plat

◆ Neighborhood Concept Plan	\$200
◆ Property Line Adjustment	\$100
◆ Lot Split	\$200
◆ Preliminary Plat	\$100 + \$20 per acre + \$5 per lot
◆ Final Plat	\$25 + \$5 per lot
◆ Concurrent Plat	\$200 + \$5 per lot
◆ Minor Modification	\$100
◆ Major Modification	\$100
◆ Extension	\$100

Zoning Amendment

◆ Annexation	\$100
◆ Rezoning	\$200

$$\$300^{00} + (\$25^{00}) (44.12 \text{ ac})$$

Residential Planned Unit Development

* ◆ Master Development Plan	\$300 + 25 per acre *	= <u>\$1403⁰⁰</u>
◆ Multi-Family Final Site Plan	\$100 + \$20 dwelling unit	
◆ Extension	\$100	

Commercial/Industrial Planned Unit Development

◆ Master Development Plan	\$500 + \$100 per acre
◆ Final Master Plan	\$25 + \$0.01 sq/ft. of gross building floor area
◆ Extension	\$100

* Professional Consultant Review fees are charged in addition to the Site Plan and Preliminary Plat.

le..... Nonresidential—\$100+.03 per sq/ft of gross floor area

Residential —\$100 + \$20 per dwelling unit

Rezone Checklist

Initial	
✓	Pre-application conference with Planning Department
	Written Notice to all property owners within 500 feet of the subject property via certified letter per Spring Hill Zoning Ord. Article 19
	Verification of Notice per Spring Hill Zoning Ord. Article 19
✓	Letter of request
	<p>Concept Plan:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Proposed future development details with acreage, flood areas, property dimensions and legal description. <input checked="" type="checkbox"/> Any transportation route shown on the Major Thoroughfare Plan or Greenways Plan that is adjacent or shown within the subject property. <input checked="" type="checkbox"/> Proposed traffic routes and impacts of future development. Ex. Level of Service impact <input checked="" type="checkbox"/> Compliance with the Comprehensive Plan.

Annexation Checklist

Initial	
	Pre-application conference with Planning Department
	<p>Concept Plan:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Proposed future development details with acreage, flood areas, property dimensions and legal description. <input type="checkbox"/> Any transportation route shown on the Major Thoroughfare Plan or Greenways Plan that is adjacent or shown within the subject property. <input type="checkbox"/> Proposed traffic routes and impacts of future development. Ex. Level of Service impact <input type="checkbox"/> Proposed land use zone.

Completed by: _____