

ORDINANCE 18-09

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING 3.52 ACRES OF PROPERTY, BEING 3772 KEDRON ROAD, MAURY COUNTY TAX MAP 043, PARCEL 002.00, FROM AG, AGRICULTURAL, TO R-1, RESIDENTIAL (LOW DENSITY) DISTRICT

(RZN 454-2018 3772 KEDRON ROAD REZONING)

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 3.52 acres of property, being 3772 Kedron Road, Maury County Tax Map 043, Parcel 002.00, from AG, Agricultural, to R-1, Residential (Low Density) District; and

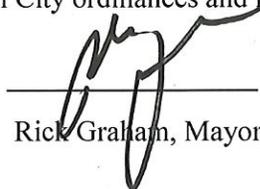
WHEREAS, said portion of property to be rezoned from AG to R-1 is located within the corporate limits of the City of Spring Hill; and

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on February 12, 2018 with a recommendation for approval without conditions; and

WHEREAS, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

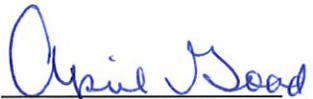
NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, to amend ordinance No. 86-47, the same being the zoning ordinance of the City of Spring Hill, by rezoning 3.53 acres of property, being 3772 Kedron Road, Maury County Tax Map 043, Parcel 002.00, from AG, Agricultural, to R-1, Residential (Low Density) District, the public welfare requiring it.

The rezoning of this site shall be subject to all City ordinances and regulations.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: March 19, 2018

Passed on Second Reading: April 16, 2018

MEMORANDUM



DATE: March 5, 2018

TO: Board of Mayor and Aldermen (BOMA)

FROM: Steve Foote, Planning Director
Jon Baughman, Associate Planner

SUBJECT: ORD 18-09 (Kedron Road Rezoning Request)

RZN 454-2018: Submitted by Gary Pedrick and Margaret Reed for 3772 Kedron Road (Parcel: 043 002.00). The property is zoned AG, Agricultural, and contains approximately 3.52 acres. The applicant requests rezoning from AG, Agricultural, to R-1, Low Density Residential.

Property Description and History: This property is located on the west side of Kedron Road, south of Denning Lane, and contains one single-family home and a barn. The applicant seeks a rezoning in order to subdivide the property into three separate lots for the construction of single family homes. The lots will each be approximately 1 acre in size, which exceeds the minimum lot size of 0.5 acres required by the R-1, Low Density Residential zoning district. The minimum lot size in the AG district is 2 acres. The applicant has notified surrounding property owners via mail and the City has placed a public notice sign on the property.

At the January 22, 2018 work session, the Planning Commission requested that this item be placed on the consent agenda with a recommendation of approval to be forwarded to the Board of Mayor and Aldermen. Subsequently, the consent agenda was approved, 5-0, at the February 12, 2018 voting meeting.

Access: The existing driveway will remain and continue to serve the existing residence. Access to the two proposed lots will be served by one shared driveway off of Kedron Road. More details shall be required pending approval of this rezoning and submittal of a subdivision application.

Streets and Sidewalk: The applicant is willing to dedicate arterial R/W (47.5' from centerline) should this rezoning request be approved and the property is subsequently subdivided.

Spring Hill Rising: 2040: This location is identified as a Residential Neighborhood Area in the comprehensive plan and represents a transition between natural and rural settings and more intense environments such as mixed use, city neighborhoods and community commerce areas. The proposed rezoning is compliant with the City's future land use classification for the area.

Summary: The applicant was present at the staff review meeting on January 10, 2018 and the work session on January 22, 2018 and heard staff comments. Staff did not request any additional information. Should the rezoning be approved, the applicant will then submit a subdivision application the Planning Department for review.

Recommendation: Staff recommends the Board of Mayor and Aldermen approve the rezoning of 3.52 acres of property, at 3772 Kedron Road (Parcel: 043 002.00), from AG to R-1.

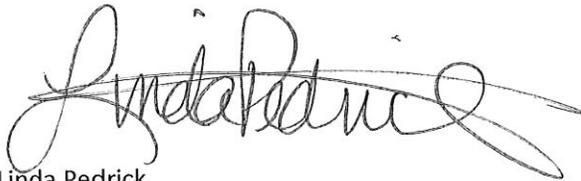
January 2, 2018

RE: Request for rezoning

Dear City of Spring Hill Planning Commission:

Please let this letter serve as our request to apply for the rezoning of 3772 Kedron Road from Ag to R1.

Thank you,

A handwritten signature in cursive script, appearing to read "Linda Pedrick". The signature is written in black ink and is positioned above the printed name.

Linda Pedrick

City of Spring Hill, Tennessee
Planning Commission Agenda Application

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

RECEIVED

JAN 02 2018

CITY OF SPRING HILL
PLANNING DEPARTMENT

FOR STAFF USE ONLY

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

Date: 1-2-18 Project Name: Reed-Pedrick Estates

Property Address/Location: 3772 Kedron Road
Spring Hill, TN 37174

Current Zoning District(s): _____ Property Size: _____

Type of request being made —

- Annexation
- Rezoning
- Major Modification
- Minor Modification
- Easement/Right-of-way Vacation
- Sketch Plan
- Neighborhood Concept Plan
- Lot Split
- Property Line Adjustment
- Preliminary Plat
- Concurrent Plat
- Final Plat
- Site Plan
- Master Development Plan (PUD) Preliminary/Final
- Traditional Neighborhood Development
- Other _____

Materials required to be submitted with application

- Letter of request
- Proof of ownership — *Deed or TAX Rec.*
- Three (3) folded hard copies of the proposal, Two (2) copies of Construction Drawings and Two (2) sets of 11 x 17 drawings including all required information as outlined in the applicable checklist.
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.
- A CD containing a copy of all required submittal items in PDF format.

Note to the applicant:

- * Applications and all required submittals must be filed with the Planning Department by the established deadline.
- * Both the applicant/representative and property owner must sign the application. **Applications not signed by the property owner will not be accepted.**
- * All applications must be accompanied by completed checklist.

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.

Name (printed): Gary and Linda Pedrick

Date: 1-2-18

Address: 7011 Nickalus Way
Spring Hill, TN 37174

Phone number: 615-975-7918

Email: GApedrick@gmail.com

Signature:  

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.)

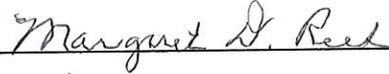
Name (printed): Margaret D. Reed

Date: 1-2-18

Address: 3772 Kedron Road
Spring Hill, TN 37174

Phone number: 931-486-2142

Email: _____

Signature: 

Name (printed): _____

Date: _____

Address: _____

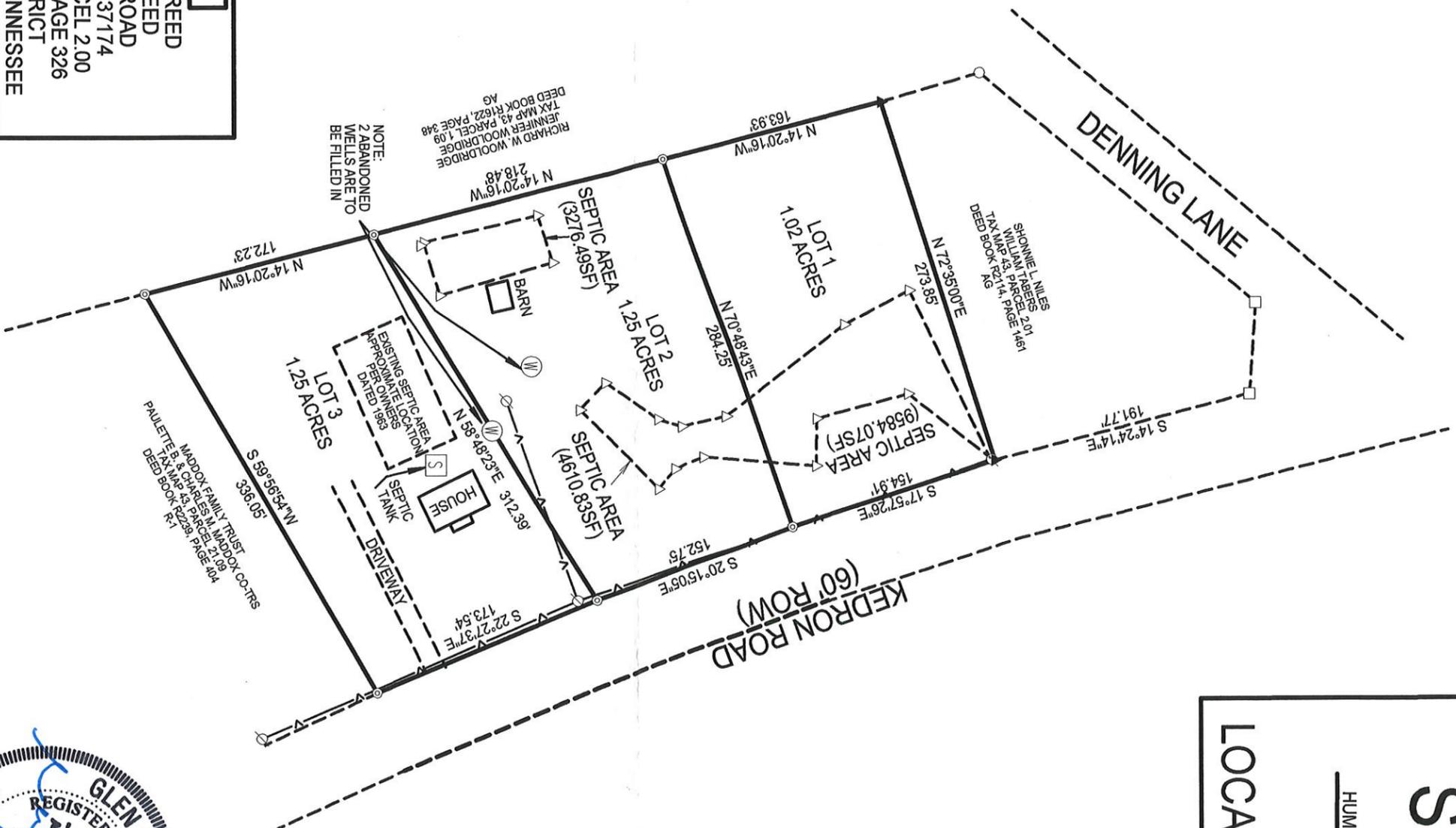
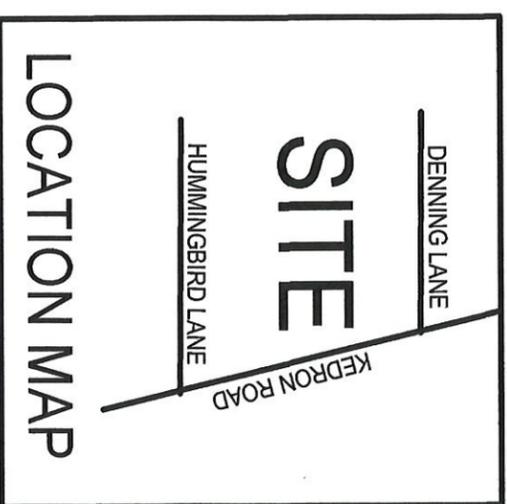
Phone number: _____

Email: _____

Signature: _____

PROPOSED PLAT (AFTER ZONE CHANGE)

THIS PROPERTY IS CURRENTLY ZONED AG-AGRICULTURAL AND PLANS TO SEEK TO BE RE-ZONED AS R-1 (RESIDENTIAL-LOW DENSITY).



OWNERS:
 JOE DOUGLAS REED
 MARGARET REED
 3772 KEDRON ROAD
 SPRING HILL, TN 37174
 TAX MAP 43, PARCEL 2.00
 DEED BOOK 405, PAGE 326
 3RD CIVIL DISTRICT
 MAURY COUNTY, TENNESSEE

SURVEYOR:

GLEN W. ALEXANDER
 Registered Land Surveyor, TN # 2035
 2481 Mooresville Pike, Cullieoka, TN 38451
 PHONES: Office: 931-698-2338
 Home: 931-987-0736

CERTIFICATE OF ACCURACY

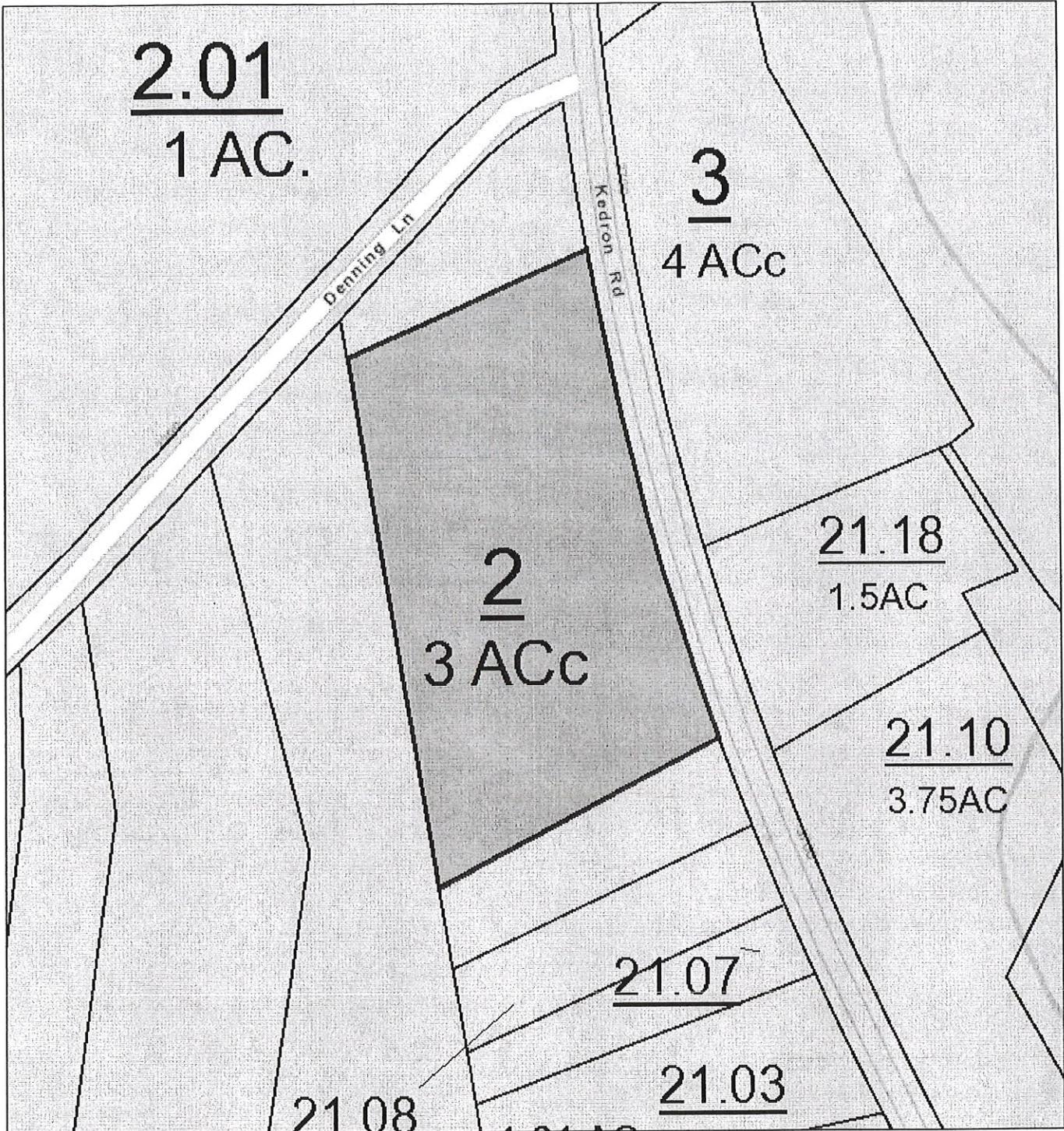
I hereby certify that this is a Category I Survey and that the ratio of precision of the unadjusted survey is 1:10000' as shown hereon.

Date 12/19/17 *Glen W. Alexander*
 Glen W. Alexander, TN RLS#2035

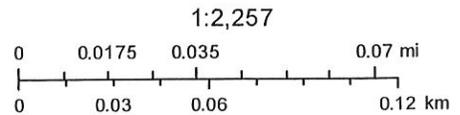


- FOUND CORNERS
- SET CORNERS (1/2" Rebar)
- IRON FENCE POST
- FENCE LINES
- POWER LINES
- WATER LINES
- SCALE: 1" = 100'

Maury County - Parcel: 043 002.00



Date: January 2, 2018
County: Maury
Owner: REED JOE DOUGLAS
Address: KEDRON RD 3772
Parcel Number: 043 002.00
Deeded Acreage: 0
Calculated Acreage: 3
Date of Imagery: 2013



TN Comptroller - OLG
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

December 29, 2017

RE: *Proposed Rezone on Land Use Modification*

Dear _____,

I am writing to you as required by Article XIV of the Spring Hill Zoning Ordinance. The property at 3772 Kedron Road, Tax Map 43, Parcel 2, for Maury County, Spring Hill, Tennessee has an application pending to request a change in the land use. This property is within five hundred (500) feet of real property owned by you and therefore this proposed change directly affects your interests as a property owner.

The application for land use change is pending before the Spring Hill Planning Commission which will hold a work session on the 22nd day of January, 2018 and will hold a subsequent meeting on the 12th day of February, 2018 at 5:30 pm to vote on a recommendation to be forwarded to the Board of Mayor and Aldermen.

After the Spring Hill Planning Commission has given due consideration of the application for the land use change, that recommendation will be forwarded to the Board of Mayor and Aldermen for final consideration. The Board of Mayor and Aldermen will hold its first work session on the 5th day of March, 2018 at 6:00 pm with the first reading of this ordinance scheduled for the 19th day of March, 2018 at 7:00 pm. If passed, the Board of Mayor and Aldermen will have a second work session scheduled for the following month on the 2nd day of April, 2018 at 6:00 pm as well as a Public Hearing and Second and Final reading of the ordinance taking place on the 16th day of April, 2018 at 7:00 pm.

All of these meetings will take place at City Hall in Spring Hill, Tennessee. The current zoning of the property is Agricultural and the proposed zoning change will be to R1. The proposed use of the property will be 2 single family homes.

You are invited to attend each of the above described meetings and are encouraged to voice your support for or against the proposed land use change. If for some reason the dates of the meetings are changed you will be notified by a separate letter of the new dates and times.

If you have any additional questions you should contact Spring Hill Codes Department, the Spring Hill City Administrator, the Mayor and any of the elected Aldermen.

Sincerely yours,

Gary Pedrick

Linda Reed Pedrick

State of Tennessee  Comptroller of the Treasury
Real Estate Assessment Data

Home	About	New Search	Return to List
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County Number: 060

County Name: MAURY

Tax Year: 2017

Property Owner and Mailing Address

Jan 1 Owner: REED JOE DOUGLAS ETUX MARGARET 3772 KEDRON RD SPRING HILL, TN 37174	Current Owner: REED JOE DOUGLAS ETUX MARGARET 3772 KEDRON RD SPRING HILL, TN 37174
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Property Location

Address: KEDRON RD 3772

Map: 043 Grp: Ctrl Map: 043 Parcel: 002.00 PI: S/I: 000

Value Information

Reappraisal Year: 2014

Land Mkt Value: \$36,900
 Improvement Value: \$53,200
 Total Market Appraisal: \$90,100
 Assessment %: 25
 Assessment: \$22,525

General Information

Class:	00 - RESIDENTIAL		
City #:	701	City:	SPRING HILL
SSD1:	000	SSD2:	000
District:	03	Mkt Area:	S99
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

Subdivision Data

Subdivision:
 Plat Bk: Plat Pg: Block: Lot:

Additional Description

Building Information

Building # 1
 Improvement Type: 01 - SINGLE FAMILY Stories: 1
 Living/Business Sq. Ft.: 1,232
 Foundation: 02 - CONTINUOUS FOOTING Floor System: 04 - WOOD W/ SUB FLOOR
 Exterior Wall: 11 - COMMON BRICK Structural Frame: 00 - NONE

Roof Framing:	02 - GABLE/HIP	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Cabinet/Millwork:	03 - AVERAGE	Floor Finish:	09 - HARDWOOD/PARQUE
Interior Finish:	07 - DRYWALL	Paint/Decor:	03 - AVERAGE
Heat and A/C:	03 - RADIANT HEAT	Plumbing Fixtures:	3
Bath Tile:	00 - NONE	Electrical:	03 - AVERAGE
Shape:	01 - RECTANGULAR DESIGN	Quality:	01 - AVERAGE
Act Yr Built:	1963	Condition:	A - AVERAGE

Building Areas:

Area: BMU	Sq Ft: 1,232
Area: BAS	Sq Ft: 1,232
Area: OPF	Sq Ft: 96

Extra Features

Bldg/Card#	Type	Description	Units
1	UTILITY BUILDING	16X16	256
1	DRIVEWAY		1
1	STOOP	4X4	16

Sale Information

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
01/01/1000	\$0	405	326			

Land Information

Deed Acres: 0.00	Calc Acres: 0.00	Total Land Units: 3.00
Land Type: 04 - IMP SITE	Soil Class:	Units: 3.00

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[Glossary of Terms](#)

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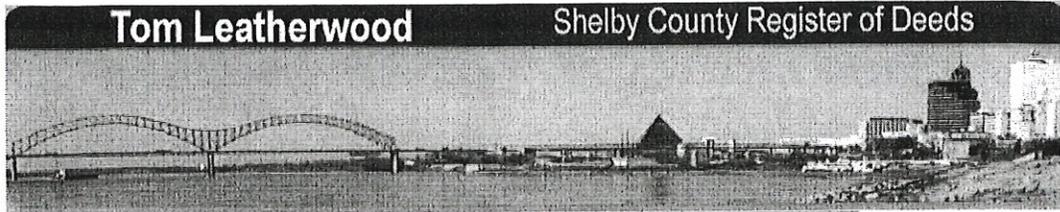
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Tom Leatherwood

"The only reason we are here is to serve you, the customer."

TENNESSEE DEATHS

The following list of names represents the hits generated by your search.

1

Number of Hits: 28

Name	Date of Death / Age	County of Death	County / State of Residence	Marital Status	Gender	Race	File #	Request Form
REED JOE	09-24-1982 / 68	HICKMAN	HICKMAN / TN	MARRIED	M	WHITE	29277	Request Form
REED JOE	06-13-1986 / 59	JEFFERSON	JEFFERSON / TN	MARRIED	M	WHITE	19444	Request Form
REED JOE	11-09-1987 / 81	SEVIER	SEVIER / TN	MARRIED	M	WHITE	39491	Request Form
REED JOE A	11-08-1996 / 47	OBION	DYER / TN	DIVORCED	M	WHITE	44161	Request Form
REED JOE A	08-17-2013 / 54	SHELBY	SHELBY / TN	MARRIED	M	WHITE	44633	Request Form
REED JOE B	04-16-1989 / 66	HAMBLÉN	GRAINGER / TN	DIVORCED	M	WHITE	12525	Request Form
* REED JOE D	08-10-1978 / 47	MAURY	MAURY / TN	MARRIED	M	WHITE	25453	Request Form *
REED JOE D	06-04-1994 / 68	CANNON	CANNON / TN	MARRIED	M	WHITE	22365	Request Form
REED JOE E	05-11-1980 / 24	COCKE	HAMBLÉN / TN	NEVER MARRIED, SINGLE	M	WHITE	17356	Request Form
REED JOE E	01-15-1999 / 82	DAVIDSON	DAVIDSON / TN	WIDOWER	M	WHITE	02755	Request Form
REED JOE F	05-28-2012 / 82	DYER	DYER / TN	WIDOWED	M	WHITE	24934	Request Form
REED JOE L	08-06-2013 / 65	KNOX	KNOX / TN	MARRIED	M	WHITE	39997	Request Form
REED JOE M	04-12-1980 / 77	KNOX	KNOX / TN	MARRIED	M	WHITE	11758	Request Form
REED JOE M	05-10-1989 / 78	OBION	[NOT GIVEN] / KY	MARRIED	M	WHITE	17686	Request Form
REED JOE M	11-03-1990 / 66	DYER	DYER / TN	WIDOWER	M	WHITE	39885	Request Form
REED JOE N	03-20-1991 / 61	RHEA	RHEA / TN	MARRIED	M	WHITE	07983	Request Form
REED JOE R	07-04-2005 / 79	DAVIDSON	MARSHALL / TN	MARRIED	M	WHITE	31226	Request Form
REED JOE S	09-15-1978 / 90	MONTGOMERY	MONTGOMERY / TN	MARRIED	M	WHITE	28813	Request Form
REED JOE W	01-03-1981 / 79	CARTER	CARTER / TN	MARRIED	M	WHITE	00238	Request Form
REED JOE W	11-17-2002 / 76	SHELBY	[NOT GIVEN] / MS	WIDOWER	M	WHITE	51464	Request Form
REED JOE W	12-02-2003 / 81	HARDIN	HARDIN / TN	MARRIED	M	WHITE	51407	Request Form
REEDER JOE	11-29-1985 / 85	DAVIDSON	DAVIDSON / TN	MARRIED	M	WHITE	40411	Request Form
REEDER JOE	09-10-1988 / 48	ROBERTSON	ROBERTSON / TN	MARRIED	M	WHITE	33992	Request Form
REEDER JOE	09-03-2009 / 73	DEKALB	DEKALB / TN	MARRIED	M	WHITE	39015	Request Form
REEDER JOE M	04-22-2013 / 80	CARROLL	CARROLL / TN	DIVORCED	M	WHITE	19639	Request Form
REEDY JOE	02-09-1985 / 51	CANNON	CANNON / TN	NEVER MARRIED, SINGLE	M	WHITE	10839	Request Form
REEDY JOE C	11-27-1992 / 60	HENRY	HENRY / TN	DIVORCED	M	WHITE	43531	Request Form
REEDY JOE P	11-11-2011 / 79	SULLIVAN	SULLIVAN / TN	WIDOWED	M	WHITE	54166	Request Form

1



Doris Pedrick <dip4443@gmail.com>

FW: Attached Image

1 message

Linda Pedrick <linda.pedrick@bankwithheritage.com>

Tue, Jan 2, 2018 at 11:26 AM

To: "dip4443@gmail.com" <dip4443@gmail.com>

Here is something online showing the date my Dad died. I'm not sure if you need to print this also.

Linda Pedrick

Mortgage Loan Processor**214 Overlook Cir.****Brentwood, TN 37027****Phone: 615-750-8412****Fax: 615-986-1969****Email: Linda.Pedrick@bankwithheritage.com****From:** scannerheritagemortgage@bankwithheritage.com
[mailto:scannerheritagemortgage@bankwithheritage.com]**Sent:** Tuesday, January 2, 2018 11:24 AM**To:** Linda Pedrick <linda.pedrick@bankwithheritage.com>**Subject:** Attached Image

This communication, along with any attachments is intended only for the addressee(s) named above and may contain information that is confidential, legally privileged or otherwise exempt from disclosure. If you are not the intended recipient or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, printing, distribution, forwarding, or use of any information contained in or attached to this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone at [1.866.749.2265](tel:1.866.749.2265) and destroy the original communication and its attachments without reading or saving in any manner.

 2398_001.pdf
550K

Vicinity Map



0 62.5 125 250 375 500 Feet

**REZONE FROM AG TO R1
PLANNING COMMISSION
1-22-18 AND 2-12-18 BOMA
3-5-18 AND 3-19-18
4-2-18 AND 4-16-18**