

ORDINANCE 16-07

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 050, PARCELS 010.00 AND 010.02 FROM B-2, NEIGHBORHOOD SHOPPING DISTRICT, TO R-4, HIGH DENSITY RESIDENTIAL DISTRICT

WHEREAS, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted, should be amended by rezoning the property herein described as Maury County Tax Map 050, Parcels 010.00 and 010.02 from B-2, Neighborhood Shopping District, to R-4, High Density Residential; and

WHEREAS, said property to be rezoned from B-2 to R-4 is located within the corporate limits of the City of Spring Hill; and

WHEREAS, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on May 9, 2016, with notice of said hearing being given fifteen (15) days or more before said approval; and

WHEREAS, the following exclusions and limitations apply as a condition of rezoning:

Exclusions:

- Public garages or parking lots, off-site parking lots, or other motor vehicle services *{Article VII, Subsection 1.2(4)} {Article VII, Subsection 3.1(1)} {Article VII, Subsection 4.1(2)}*
- Automobile sales or rentals *{Article VII, Subsection 3.1(1)}*
- Filling stations *{Article VII, Subsection 3.1(1)}*
- Bus terminals *{Article VII, Subsection 3.1(1)}*
- Warehouses or mini-warehouse storage units of any kind *{Article VII, Subsection 4.1(2)}*
- Movie theaters *{Article VII, Subsection 3.1(1)}*
- Drive-in/drive-through businesses *{Article VII, Subsection 4.1(10)}*
- Outdoor advertising signs and outdoor advertising structures *{Article VI, Section 3.1(1)}*

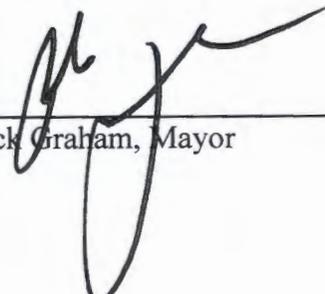
Limitations:

Dwelling units limited to the loft live/work style *{Article VII, Subsection 1.1(1)} {Article VII, Subsection 5}*

WHEREAS, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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, that the Zoning Ordinance 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 050, Parcels 010.00 and 010.02 from B-2, Neighborhood Shopping District, to R-4, High Density Residential District, which amendment shall take effect from and after its adoption, the public welfare requiring it.

BE IT FURTHER ORDAINED, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.



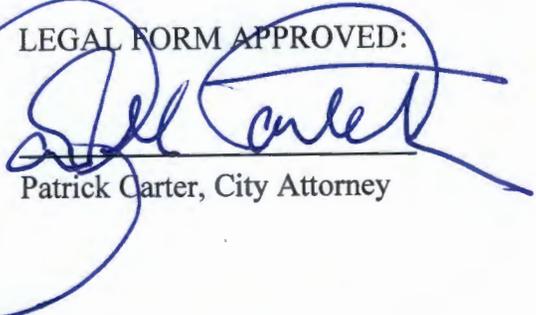
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: May 16, 2016

Passed on Second Reading: June 20, 2016

ATTEST:

April Goad, City Recorder

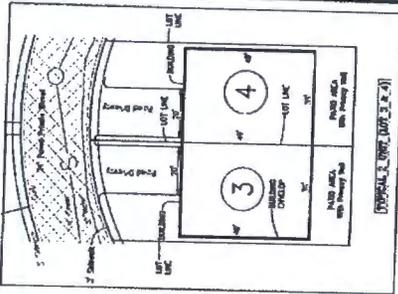
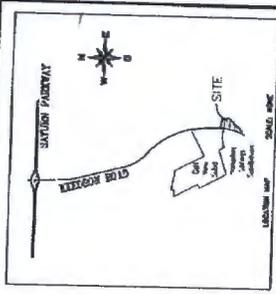
LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading: May 16, 2016

Passed on Second Reading: June 20, 2016

Ordinance 16-07 Exhibit A



Proposed 32 Units on 7.49 ac. Or
 South Street Subdivision Revised Plat No. 1748, Pg. 222
 Proposed to Remove From 22 to 34

BELLAGIO VILLAS OF SPRING HILL

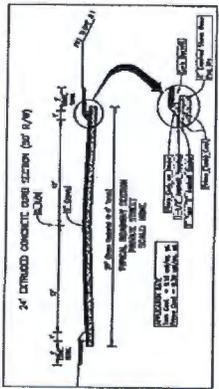
City of Spring Hill, Manly County, State of Tennessee
 Sec Civil District, Map 50 Parcel 10



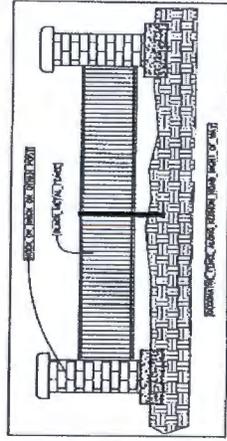
ASSESSOR
 R. Scott Stewart, Jr., R.E.
 1000 N. 1st St., Spring Hill, TN 37077
 615-221-1111
 2016-2017
 2017-2018
 2018-2019
 2019-2020



LOT	AREA (SQ. FEET)	AREA (ACRES)	PERCENT
1	1,000	0.023	0.31
2	1,000	0.023	0.31
3	1,000	0.023	0.31
4	1,000	0.023	0.31
5	1,000	0.023	0.31
6	1,000	0.023	0.31
7	1,000	0.023	0.31
8	1,000	0.023	0.31
9	1,000	0.023	0.31
10	1,000	0.023	0.31
11	1,000	0.023	0.31
12	1,000	0.023	0.31
13	1,000	0.023	0.31
14	1,000	0.023	0.31
15	1,000	0.023	0.31
16	1,000	0.023	0.31
17	1,000	0.023	0.31
18	1,000	0.023	0.31
19	1,000	0.023	0.31
20	1,000	0.023	0.31
21	1,000	0.023	0.31
22	1,000	0.023	0.31
23	1,000	0.023	0.31
24	1,000	0.023	0.31
25	1,000	0.023	0.31
26	1,000	0.023	0.31
27	1,000	0.023	0.31
28	1,000	0.023	0.31
29	1,000	0.023	0.31
30	1,000	0.023	0.31
31	1,000	0.023	0.31
32	1,000	0.023	0.31



- GENERAL NOTES:**
1. FLOOD HAZARD: This project is located within a flood hazard area. The Flood Hazard Boundary Map is available from the Federal Emergency Management Agency (FEMA), 1215 Jefferson Davis Highway, Alexandria, Virginia 22304. The Flood Hazard Boundary Map is available from the City of Spring Hill, Tennessee, 1000 N. 1st St., Spring Hill, Tennessee 37077. The Flood Hazard Boundary Map is available from the City of Spring Hill, Tennessee, 1000 N. 1st St., Spring Hill, Tennessee 37077.
 2. The property owner is responsible for obtaining all necessary permits from the City of Spring Hill, Tennessee, and the State of Tennessee.
 3. The property owner is responsible for obtaining all necessary permits from the City of Spring Hill, Tennessee, and the State of Tennessee.
 4. All Property Owners in Subdivided Lots or Districts are subject to the Ordinance of the City of Spring Hill, Tennessee.
 5. PUBLIC UTILITIES AND UTILITIES: The property owner is responsible for obtaining all necessary permits from the City of Spring Hill, Tennessee, and the State of Tennessee.
 6. All Utility Lines shall be 2' above the top of the finished ground as shown on the site plan and approved by the City of Spring Hill, Tennessee.



SUBJECT: ORD 16-07 (4135 Kedron Road)

DATE: May 2, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner



STAFF MEMORANDUM

Property description: This property is currently undeveloped. The majority of the surrounding properties are developed for residential uses. An impaired stream runs along the northeastern boundary of the property.

Request: The applicant requests to rezone the property to R-4, High Density Residential, to allow for the development of 32 residential dwellings.

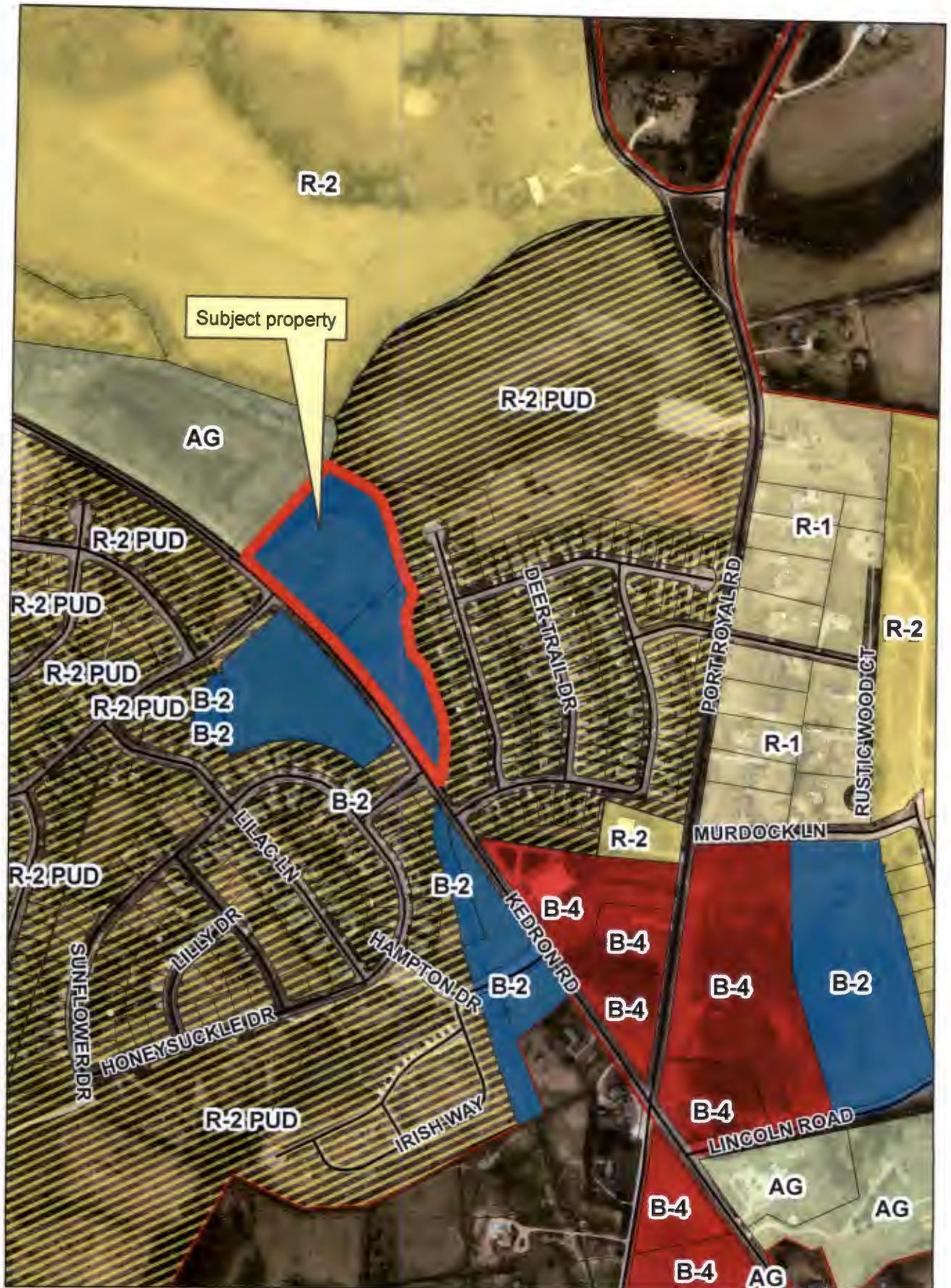
This item is scheduled to be on the May 16th Planning Commission voting meeting. Staff will provide an ordinance reflecting the Planning Commission's recommendation to the BOMA with the May 23rd packet.

Spring Hill Rising: 2040: The City's comprehensive plan, Spring Hill Rising: 2040, provides considerations for future zoning and development requests. Among those considerations are opportunities for enhancing existing or emerging neighborhoods with sensitive new development, allowing for a variety of quality housing options for all stages of life, and encouraging higher density residential development in new activity centers. Staff has provided excerpts from the plan as they relate to this property.

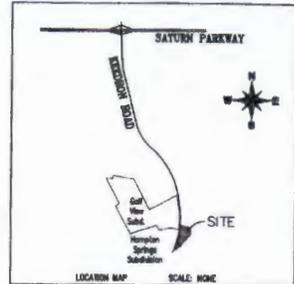
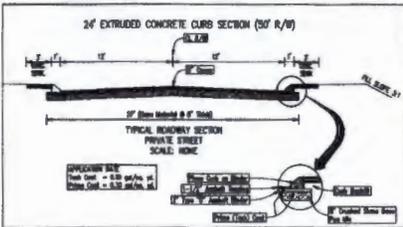
The future land use designation of the property is **Residential Neighborhood Area**, which represents a transition between natural and rural settings and more intense environments, such as mixed use areas, city neighborhood areas, and community commerce areas. The intent of this category is to preserve natural features in the built environment, enhance the access to housing options and urban amenities such as jobs, retail services, and public services, and to create new opportunities to enhance the quality of life.

The City's goal "We will promote a variety of quality housing options" promotes diversifying the City's neighborhoods by providing a variety of housing types, styles, and price points so that it is possible for all who work in the community to live in the community. This goal also recommends ensuring that all residents have access to quality affordable housing options to make "aging in place" a viable option.

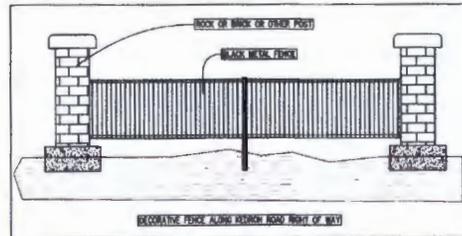
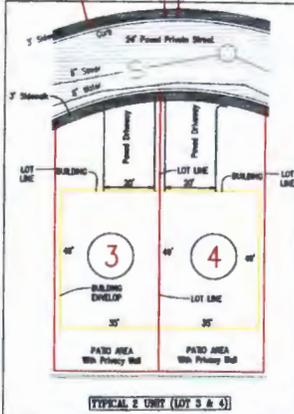
The City's goal "We will grow smarter" promotes Smart Growth principles, traditional neighborhood design, and quality corridor development. Specifically, this goal aims to ensure that new development within existing neighborhoods is of appropriate scale and intensity in relation to existing development and that it achieves the desired development patterns for the neighborhood.



OWNER: B. SCOTT STWARD, JR. & RONALD E. DANEY
 2488 N. BERRY CHAPEL RD.
 BIRMINGHAM, AL 35207
 PH: 615-791-6425
 DB R1512, PG 189
 DB R1470, PG 122
 DB R1489, PG 713



- General Notes:**
- FLOOD NOTE:** This parcel is included within areas designated as a special flood hazard on the latest National Flood Insurance Program maps available to me as of this date. Per Community Flood Number #71180805, revised 04/18/2007.
 - This Property consists of Lots 1 & 2 as recorded in Plat Book P16 Page 221 K.O.M.C. TR as "Scott Steward Subdivision".
 - This property is Zoned B-2
 - All Property Owners in Rutherford Creek or Branches are parties to the Certificate of Covenants or Branches.
 - PUBLIC ACCESS AND UTILITIES**
 - Access to Madison Road
 - Sewer & Water supply by City of Spring Hill
 - Deck Floor Electric
 - Construction: AT&T or Charter
 - Airmax Gas
 - This plan proposes to develop 33 new residential sites (Lots & Homes).
 - All Building Sites will be 3' above 100 year storm Elevation based on data performed by Jim Webb Company and approved by FEMA.



PREPARED BY
 Steward & Assoc., Inc.
 410 McLamore Ave
 Spring Hill, TN 37374
 615-480-2441 or
 615-388-3580

LOT	AREA (sq)	Area	Address
1	28974	4.76	
2	118980	2.75	
TOTAL = 308724 sq ft or 7.48 acres			

OWNER
 B. Scott Steward, Jr. &
 Ronald E. Daney
 2488 N. Berry Chapel Rd.
 Birmingham, AL 35207
 PH: 615-791-6425
 DB R1512, PG 189
 DB R1470, PG 122
 DB R1489, PG 713

Proposed 32 Units on 7.48 ac On
 Scott Steward Subdivision Record Plat Bk P16, Pg 221
 Proposed To Rezone from B2 to B4

BELLAGIO VILLAS OF SPRING HILL

City of Spring Hill, Maury County, State of Tennessee
 3rd Civil District; Map 50 Parcel 10



