

**ORDINANCE 16-04**

**AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 0250, PARCEL B 019.00 FROM B-2, NEIGHBORHOOD SHOPPING DISTRICT, TO B-4, CENTRAL COMMERCIAL 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 0250, Parcel B 019.00 from B-2, Neighborhood Shopping District, to B-4, Central Business District; and

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

**WHEREAS**, this Ordinance was not recommended by the Spring Hill Municipal Planning Commission on February 8, 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**WHEREAS**, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 0250, Parcel B 019.00 from B-2, Neighborhood Shopping District, to B-4, Central Business District, which amendment shall take effect from and after its adoption, the public welfare requiring it.

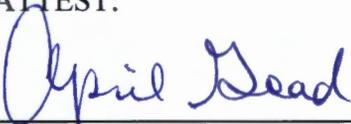
**BE IT FURTHER ORDAINED,** that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.



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Rick Graham, Mayor

ATTEST:



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April Goad, City Recorder

LEGAL FORM APPROVED:



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Patrick Carter, City Attorney

Passed on First Reading: February 16, 2016

Removed from agenda for lack of notification on March 21, 2016  
Removed from agenda for lack of notification on April 18, 2016

Passed on Second Reading: May 16, 2016

City of Spring Hill, Tennessee  
**Planning Commission Agenda Application**

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

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

Date: 12 Jan 16 Project Name: Bizar Property / Spring Hill Express

Property Address/Location: 5238 Main Street  
Spring Hill, TN 37174

Current Zoning District(s): B-2 Rezone to B-4 Property Size: 7/-2.3 Acres

<p><u>Type of request being made —</u></p> <p><input type="checkbox"/> Annexation</p> <p><input checked="" type="checkbox"/> Rezoning</p> <p><input type="checkbox"/> Major Modification</p> <p><input type="checkbox"/> Minor Modification</p> <p><input type="checkbox"/> Easement/Right-of-way Vacation</p> <p><input type="checkbox"/> Sketch Plan</p> <p><input type="checkbox"/> Neighborhood Concept Plan</p> <p><input type="checkbox"/> Lot Split</p> <p><input type="checkbox"/> Property Line Adjustment</p> <p><input type="checkbox"/> Preliminary Plat</p> <p><input type="checkbox"/> Concurrent Plat</p> <p><input type="checkbox"/> Final Plat</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Master Development Plan (PUD) Preliminary/Final</p> <p><input type="checkbox"/> Traditional Neighborhood Development</p> <p><input type="checkbox"/> Other _____</p>	<p><u>Materials required to be submitted with application</u></p> <p><input type="checkbox"/> Letter of request</p> <p><input type="checkbox"/> Proof of ownership</p> <p><input type="checkbox"/> Four (4) hard copies of the proposal, including all required information as outlined in the applicable checklist.</p> <p><input type="checkbox"/> A CD containing a copy of all required submittal items in PDF format.</p> <p style="text-align: center;"><b>Note to the applicant:</b></p> <ul style="list-style-type: none"><li>* Applications and all required submittals must be filed with the Planning Department by the established deadline.</li><li>* Both the applicant/representative and property owner must sign the application. Applications not signed by the property owner <u>will not</u> be accepted.</li><li>* All applications must be accompanied by completed checklist.</li></ul>
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**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): Robert R. Szekiga Date: 12 Jan 16  
Address: C/O HUNTER GARDNER LLC  
P.O. Box 414 Thompson Station TN 37179  
Phone number: 615/302-0100  
Email: hunter@huntergardner.com  
Signature: [Handwritten 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): \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone number: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Name (printed): \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone number: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_



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Name (printed): \_\_\_\_\_

Date: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone number: \_\_\_\_\_

Email: \_\_\_\_\_

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): Leola Parham Beard

Date: 12-28-15

Address: 1964 Sugar Ridge Road  
Spring Hill TN 37174

Phone number: 931 486-2543

Email: \_\_\_\_\_

Signature: Leola Parham Beard

Name (printed): \_\_\_\_\_

Date: Dec 28-2015

Address: \_\_\_\_\_  
\_\_\_\_\_

Phone number: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_



# Real Estate Assessment Data

<a href="#">Home</a>	<a href="#">About</a>	<a href="#">New Search</a>	<a href="#">Return to List</a>
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County Number: 060

County Name: MAURY

Tax Year: 2016

## Property Owner and Mailing Address

Jan 1 Owner:  
 BEARD LEOLA PARHAM  
 1964 SUGAR RIDGE RD  
 SPRING HILL, TN 37174

## Property Location

Address: MAIN ST 5238

Map: 0250 Grp: B Ctrl Map: 0250 Parcel: 019.00 Pl: S#: 000

## Value Information

Reappraisal Year: 2014

Land Mkt Value: \$53,700  
 Improvement Value: \$73,000  
 Total Market Appraisal: \$126,700  
 Assessment %: 25  
 Assessment: \$31,675

## General Information

Class:	00 - RESIDENTIAL		
City #:	701	City:	SPRING HILL
SSD1:	000	SSD2:	000
District:	03	Mkt Area:	V01
# Bldgs:	1	# Mobile Homes:	0
Utilities - Water / Sewer:	03 - PUBLIC / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

## Subdivision Data

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

## Additional Description

PER WILL

## Building Information

Building # 1		Stories:	2
Improvement Type:	01 - SINGLE FAMILY	Floor System:	04 - WOOD W/ SUB FLOOR
Living/Business Sq. Ft.:	2,648	Structural Frame:	00 - NONE
Foundation:	02 - CONTINUOUS FOOTING	Roof Cover/Deck:	03 - COMPOSITION SHINGLE
Exterior Wall:	04 - SIDING AVERAGE	Floor Finish:	09 - HARDWOOD/PARQUE
Roof Framing:	02 - GABLE/HIP	Paint/Decor:	03 - AVERAGE
Cabinet/Millwork:	03 - AVERAGE	Plumbing Fixtures:	6
Interior Finish:	07 - DRYWALL	Electrical:	03 - AVERAGE
Heat and A/C:	00 - NONE		
Bath Tile:	00 - NONE		

1601

6

5228

18

4.12AC

5232

20

**MAIN ST 5238**

**0600250 B 01900**



42

14 ACs

19

18.01

14.01



----- 47.5 feet right-of-way from centerline  
—— Edge of existing front building footprint

—— Front setback for B-4  
—— Front setback for B-2