

**ORDINANCE 18-13**

**AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING 29.40 ACRES OF PROPERTY, BEING MAURY COUNTY TAX MAP 28, PARCEL 5.04, FROM B-3, INTERMEDIATE BUSINESS, TO R-4, HIGH DENSITY RESIDENTIAL.**

**(RZN 464-2018 FARM HOUSE 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 29.40 acres of property, being Maury County Tax Map 28, Parcel 5.04, from B-3, Intermediate Business, to R-4, High Density Residential; and

**WHEREAS**, said portion of property to be rezoned from B-3 to R-4 is located within the corporate limits of the City of Spring Hill; and

**WHEREAS**, the proposed rezoning is consistent with the recommendations found in the Spring Hill Rising: 2040 Comprehensive Plan; and

**WHEREAS**, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on March 12, 2018 with a recommendation for approval and with the request that the Board of Mayor and Aldermen consider an R-2, PUD, or consider limiting the density if the property is rezoned to R-4, limiting density to 4.1 dwelling units per acre; 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**WHEREAS**, that all ordinances or parts of ordinances in conflict herewith are hereby repealed.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 29.40 acres of property, being Maury County Tax Map 28, Parcel 5.04, from B-3, Intermediate Business, to R-4, High Density Residential, the public welfare requiring it.

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

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Rick Graham, Mayor

ATTEST:

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April Goad, City Recorder

LEGAL FORM APPROVED:

**FAILED ON FIRST READING 4-16-18**

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Patrick Carter, City Attorney

Passed on First Reading:

Passed on Second Reading:

Failed on First Reading 04-16-2018

APPENDIX XIV - A

Date February 5, 2018

RE: *Proposed Rezone on Land Use Modification*

Dear Resident,

I am writing to you as required by Article XIV of the Spring Hill Zoning Ordinance. The Property at Old Kedron Road, Tax Map 28, Parcel 5.04, for Mauy 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 26 day of February, 2018, and will hold a subsequent meeting on the 12 day of March, 2018 at 5:30 p.m. to vote on a recommendation to be forwarded to the Board of Mayor and Aldermen.

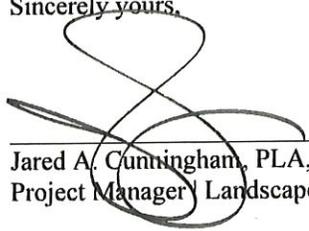
After the Spring Hill Planning Commission has given due consideration of the application for land use change, that recommendation will be forwarded to the Board of Mayor and Aldermen for final consideration. The Board of Mayor and Aldermen will hold its first work session on the 5th day of March, 2018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

All of these meetings will take place at City Hall in Spring Hill, Tennessee. The current zoning of the property is B3 and the proposed zoning change will be to B4. The proposed use of the property will be 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 the dates and times.

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

Sincerely yours,

  
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Jared A. Cunningham, PLA, ASLA  
Project Manager / Landscape Architect

Ord.  
18-13  
4-16-18  
Failed on  
First Reading

## APPENDIX XIV - B

### LEGAL AD

Notice is hereby given that WRDevco, LLC on behalf of Michelle Barrett has applied to the City of Spring Hill for a change in zoning of property at Old Kedron Road; Tax Map 28, Parcel 5.04 (see location map below).

The zoning change request is for said property to change from B-3 (Intermediate Business District) Zoning to B-4 (Central Business District) Zoning. A public hearing will be held at the Spring Hill Board of Mayor and Aldermen Regularly Scheduled Meeting on March 5th, 2018, 6:55 p.m. This meeting will take place at Spring Hill City Hall Court Room, 199 Town Center Parkway, Spring Hill, TN 37174. The public is invited and encouraged to attend.

Questions regarding this rezoning request may be made to the City of Spring Hill Planning and Zoning Department, 931.486.2252, extension 212.

