

ORDINANCE – 19-27

**AN ORDINANCE TO CORRECT THE ZONING MAP OF THE
CITY OF SPRING HILL REGARDING MAURY COUNTY TAX
PARCEL 043, PARCEL 007.00 FROM AG TO AG AND I-1**

WHEREAS, The City of Spring Hill Board of Mayor and Alderman desires to correct an error on the zoning map of the City of Spring Hill; and

WHEREAS, This matter has been considered by the Spring Hill Municipal Planning Commission and recommended for approval on July 8, 2019; and

WHEREAS, the adoption of the Unified Development Code and accompanying Official Zoning Map incorrectly classified the subject parcel as AG, Agriculture; and

WHEREAS, the western 10.51 acres of the subject site was rezoned from AG, Agriculture to M-1, Light Industrial, via Ordinance No. 2008-53; and

WHEREAS, the adoption of the UDC and revised Official Zoning Ordinance of Spring Hill intended to rezoning properties zoned M-1 to I-1;

NOW THEREFORE, BE IT ORDAINED by the **BOARD OF MAYOR AND ALDERMAN OF THE CITY OF SPRING HILL, MAURY COUNTY, TN, on September 16, 2019** as follows:

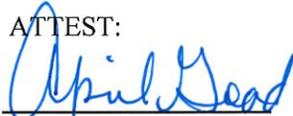
SECTION 1: Ordinance 18-21, the Official Zoning Map of Spring Hill, is hereby amended to show that the 10.51 acres on the western end of Tax Map 043, Parcel 007.00 is rezoned from AG to I-1 as shown on Exhibit A.

NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.



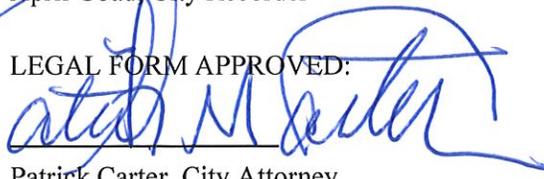
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading : August 19, 2019

Passed on Second Reading: September 16, 2019

MEMORANDUM



DATE: August 5, 2019

TO: Board of Mayor and Aldermen (BOMA)

FROM: Steve Foote, Planning Director, AICP

SUBJECT: RZN 728-2019 - Zoning Map Correction
Maury County Tax Map 043, Parcel 007.00
Ordinance 19-27

Request: Staff is requesting that the Board of Mayor and Alderman adopt the attached ordinance to correct a zoning map error. The subject parcel is presently shown as AG on the Official Zoning Map, but should be zoned I-1.

The Planning Commission reviewed and voted 6-0 to recommend approval of this map change during their meeting of July 8, 2019.

Background: The subject site was rezoned from AG to M-1 in 2008, via Ordinance No. 08-53. The rezoned area is approximately 10 acres in size and is the western tip of the overall tax parcel. Upon adoption of the UDC and new zoning map, the property should have changed zoning from M-1 to I-1. However, the subject site was incorrectly identified as AG. Staff realized the error when meeting with a party interested in purchasing the site.

Recommendation: Based on the background, prior zoning actions, and the facts of this situation it is clear that the subject site is improperly zoned. Staff recommends approval of the attached ordinance to correct the zoning of this 10.51 acre property.

City of Spring Hill, Tenn.

199 Town Center Parkway | Spring Hill, TN 37174 | (931) 486-2252

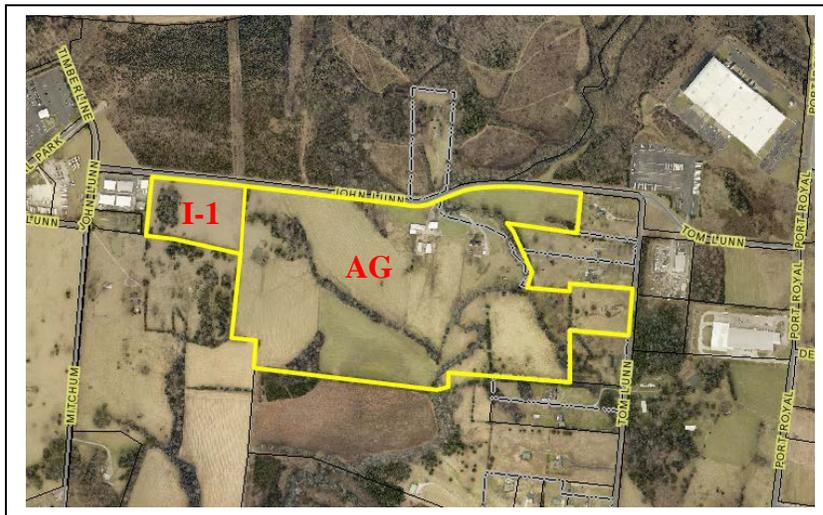
**EXHIBIT A
TO ORDINANCE 19-27**

**AN ORDINANCE CLARIFYING AND CORRECTING THE
ZONING OF MAURY COUNTY TAX MAP 043, PARCEL
007.00**

This sheet is an Exhibit to Ordinance No. 19- adopted by the Board of Mayor and Aldermen of the City of Spring Hill, TN on the 16 of September, 2019. The zoning of the following described property is hereby corrected on the Official Zoning Map of the City of Spring Hill by changing the zoning from AG to AG and I-1 as shown below.

Property Description: Said land consist of the following property, also shown graphically below:

1. Maury County Tax Map 043, Parcel 007.00 is rezoned as shown below.



April Goad
City Recorder
City of Spring Hill

**RESOLUTION 19-68
OF THE PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND APPROVAL OF A ZONING MAP
CORRECTION TO THE OFFICIAL ZONING MAP OF THE CITY OF
SPRING HILL, TENNESSEE, FOR A PORTION OF MAURY COUNTY
TAX MAP 043, PARCEL 007.00**

WHEREAS, The City of Spring Hill Planning Commission desires to correct an error on the zoning map of the City of Spring Hill; and

WHEREAS, the adoption of the Unified Development Code and accompanying Official Zoning Map incorrectly classified the subject parcel as AG, Agriculture; and

WHEREAS, the western 10.51 acres of the subject site was rezoned from AG, Agriculture to M-1, Light Industrial, via Ordinance No. 2008-53; and

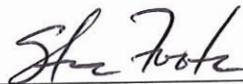
WHEREAS, the adoption of the UDC and revised Official Zoning Ordinance of Spring Hill intended to rezoning properties zoned M-1 to I-1;

NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Planning Commission forwards a recommendation of approval to the Board of Mayor and Alderman, to revise the Official Zoning Map of the City of Spring Hill by changing the zoning depicted on the zoning map for the western 10.51 acres of the subject site from AG to I-1 as illustrated in the staff memorandum.

Passed and adopted this 8th day of July, 2019.



Paul Downing, Chairman



Steve Foote, Secretary

ORDINANCE NO. 08-53

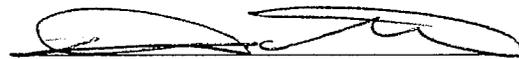
AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE PROPERTY OF THE JAMES L. LOCHRIDGE PROPERTY, LOCATED ON JOHN LUNN ROAD, SHOWN ON MAURY COUNTY TAX MAP 43, PARCEL 6.02, CONSISTING OF A TOTAL OF 10.51 ACRES MORE OR LESS, TO M-1 INDUSTRIAL (LIGHT)

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE:

That the Spring Hill Municipal Zoning Ordinance, Ordinance No. 08-42, and the municipal zoning map of the City of Spring Hill, as the same have been previously amended, are hereby further amended by the reclassification of the property of James L. Lochridge, located on John Lunn Road, and as shown on Maury County Tax Map 43, Parcel 6.02, consisting of a total of 10.51 acres, more or less to M-1 Industrial (Light).

This Ordinance shall take effect from and after its adoption, the Public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 20th day of January 2009.



Danny M. Leverette, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Tim Underwood, City Attorney

Passed on 1st reading December 15, 2008

Passed on 2nd reading January 20, 2009

SPRING HILL ZONING AGENDA APPLICATION

Date: 10-16-08

Name of Applicant: JAMES Lewis Lochridge Phone: 931-486-2513

Address: 3840 JOHN LUNN RD

Name of Property Owner: JAMES Lochridge Phone: 931-486-2513

Address: 3840 JOHN LUNN RD.

Maury Co. Williamson Co. Tax Map 43 Parcel 6.02

Request to Rezones:

I, JAMES Lochridge, request that the property located at John LUNN RD, be rezoned into one tracks for the purpose of AGRICULTURAL TO M-1 INDUSTRIAL 10.51 ACRES Light

Request to Annexation:

I, _____, request that the property located at _____, be annexed into the corporate limits of the City of Spring Hill

RECEIVED

Request to Variance (setbacks, accessory structures, signs):

I, _____, request a variance for the purpose of _____

OCT 16 2008
BUILDING & PLANNING
CODES DEPARTMENT

Request for Advice or Information Concerning:

I, _____, request to speak with the Planning Commission for advice or information concerning _____

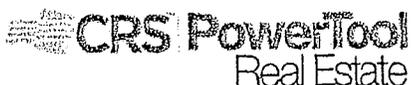
This form, along with twenty (2-) copies of the property or properties in question must be filed with the application fee, twenty one (21) days prior to the Planning Commission meeting in order to be placed on the agenda.

James L. Lochridge
Property Owner's Signature

Placed on Agenda for meeting to be held Monday, _____ at 5:30PM.

Approved Rejected

Secretary of Planning Commission



Property Report

Thursday, October 16, 2008

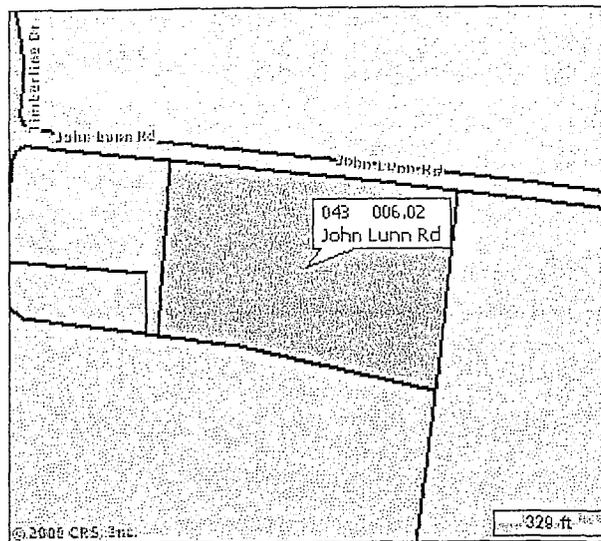
John Lunn Rd, Spring Hill, TN
Maury County, TN parcel# 043 006.02

Property Report

Location
Property Address | John Lunn Rd
 Spring Hill, TN
Subdivision
County | Maury County, TN
Current Owner
Name | Lochridge James Lewis
Mailing Address | 3840 John Lunn Rd
 Spring Hill, TN 37174-2151

Property Summary
Property Type | Agricultural
Land Use | Household Unit
Improvement Type
Total Square Feet | 0 sf

General Parcel Information
Parcel/Tax ID | 043 006.02
Special Int | 000
Alternate Parcel ID
Account Number
District/Ward | 03
Census Tract/Block



Sales History through 10/03/2008

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	Quality	Book/Page or Document#
11/22/1976		Lochridge James Lewis				601/8

Tax Assessment

Appraisals	Amount	Taxes	Amount	Jurisdiction	Rate
Tax Year	2007	City Taxes	\$0	Spring Hill	\$.00
Appraised Land	\$8,400	County Taxes	\$52.50	Maury	\$2.50
Appraised Improvements	\$0	Total Taxes	\$52.50		
Total Tax Appraisal	\$8,400	Exempt Amount			
Total Assessment	\$2,100	Exempt Reason			

Mortgage History

No mortgages were found for this parcel.

Property Characteristics: Building

No Buildings were found for this parcel.

Property Characteristics: Extra Features

No extra features were found for this parcel.

Property Characteristics: Lot

Land Use | Household Unit
Lot Dimensions

**Public Hearing² at
Spring Hill City Hall**

Planning Commission

5:30 p.m. 8 DEC 08

Board of Mayor & Alderman

7:00 p.m. 20 JAN 09

Proposal to be Considered

Rezone 10.51 Acres

From AG TO M-1

486-2752 ext. 288

11/19/2008 03:39 PM