

ORDINANCE 15-24

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING 5242 MAIN STREET FROM R-1, LOW DENSITY RESIDENTIAL, TO B-2, OFFICE AND LIMITED RETAIL

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 Maury County Tax Map 025 Parcel 018.01 from R-1, Low Density Residential, to B-2, Office and Limited Retail, as shown in Exhibit A attached hereto.

WHEREAS, said property to be rezoned from R-1 to B-2 is located within the corporate limits of the City of Spring Hill.

WHEREAS, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on the 14th of September, 2015, with notice of said hearing being given fifteen (15) days or more before said approval.

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

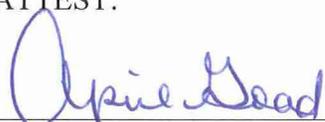
WHEREAS, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN that the Zoning Ordinance 86-47 is hereby amended by rezoning the above-described property from R-1, Low Density Residential, to B-2, Office and Limited Retail, which amendment shall take effect from and after its adoption, the public welfare requiring it.

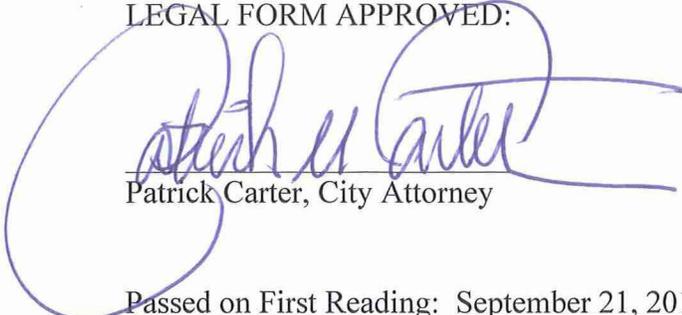
PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, this, the 19th day of October, 2015.


Rick Graham, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: September 21, 2015

Passed on Second Reading: October 19, 2015

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: August 24, 2015
SUBJECT: RZN 43-2015 (5242 Main Street)

RZN 43-2015: Submitted by Christine Edwards for property located at 5242 Main Street. The property is zoned R-1, Low Density Residential, and contains approximately 1.4 acres. The applicant requests rezoning approval for the B-2, Neighborhood Shopping, district.

Property description: This property is located north of the intersection of Main Street and Locke Avenue and is developed for a single-family residence. The majority of the surrounding properties are zoned for commercial uses.

Request: The applicant requests to rezone the property from R-1 to B-2 to allow for future nonresidential use.

Future Land Use Designation: The future land use designation of the property is Downtown District, which is characterized by compact, walkable development typical of town centers. The general development pattern is defined by compact mixed use development. Buildings have shallow setbacks and use the building structure to frame the street. Future development should emphasize connectivity and uses that generate a high level of activity. It should reinforce pedestrian-scaled development patterns, including building placement, lighting, site features, sidewalk use, traffic patterns, etc.

Compatibility: The B-2 zoning district is identified as a compatible zoning district in the Downtown District. Further, staff finds that the requested zoning is the most appropriate district to currently available in the City of Spring Hill to achieve the intended character of the property outlined in the Comprehensive Plan and Future Land Use Plan. The B-2 zoning district allows for nonresidential uses that are typically associated with traditional town form and are not designed to prioritize the automobile before the pedestrian.

Recommendation: Staff recommends forwarding RZN 43-2015 to the Board of Mayor and Aldermen with a recommendation for approval.

Ordinance 15-24 Exhibit A

