

**ORDINANCE 15-25**

**AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING 2411 DEPOT STREET, FROM B-3, INTERMEDIATE BUSINESS, TO R-4, HIGH DENSITY RESIDENTIAL**

**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 0251 Parcel 008.00 from B-3, Intermediate Business, to R-4, High Density Residential, as shown in Exhibit A attached hereto, subject to the following condition of approval:

1. The use of the property shall be development for and limited to single-family detached dwellings.

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

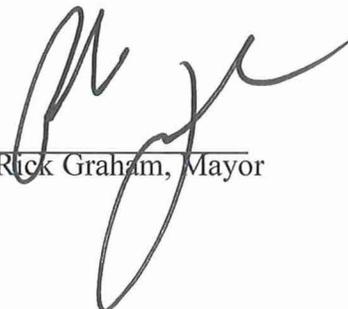
**WHEREAS**, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on the 14<sup>th</sup> of September, 2015, with notice of said hearing being given fifteen (15) days or more before said approval.

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

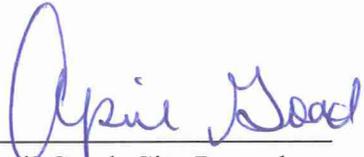
**WHEREAS**, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**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 B-3, Intermediate Business, to R-4, High Density Residential, which amendment shall take effect from and after its adoption, public welfare requiring it.

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, this, the 19<sup>th</sup> 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 Voting Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: September 14, 2015  
SUBJECT: RZN 68-2015 (2411 Depot Street)

---

**RZN 68-2015:** Submitted by Mark Sawyer for property located at 2411 Depot Street. The property is zoned B-3, Intermediate Business District, and contains approximately 11 acres. The applicant requests rezoning approval for the R-4 zoning district for the purpose of single-family detached dwellings.

**Property description:** This undeveloped property is located north of the intersection of Beechcroft Road and Depot Street. While the property on the opposite side of Depot Street to the southwest of the property is zoned B-1, Office, the majority of the surrounding properties are zoned for residential uses.

**Request:** The applicant requests to rezone the property from B-3 to R-4 to allow for future subdivision and development of the property for detached, single-family dwellings.

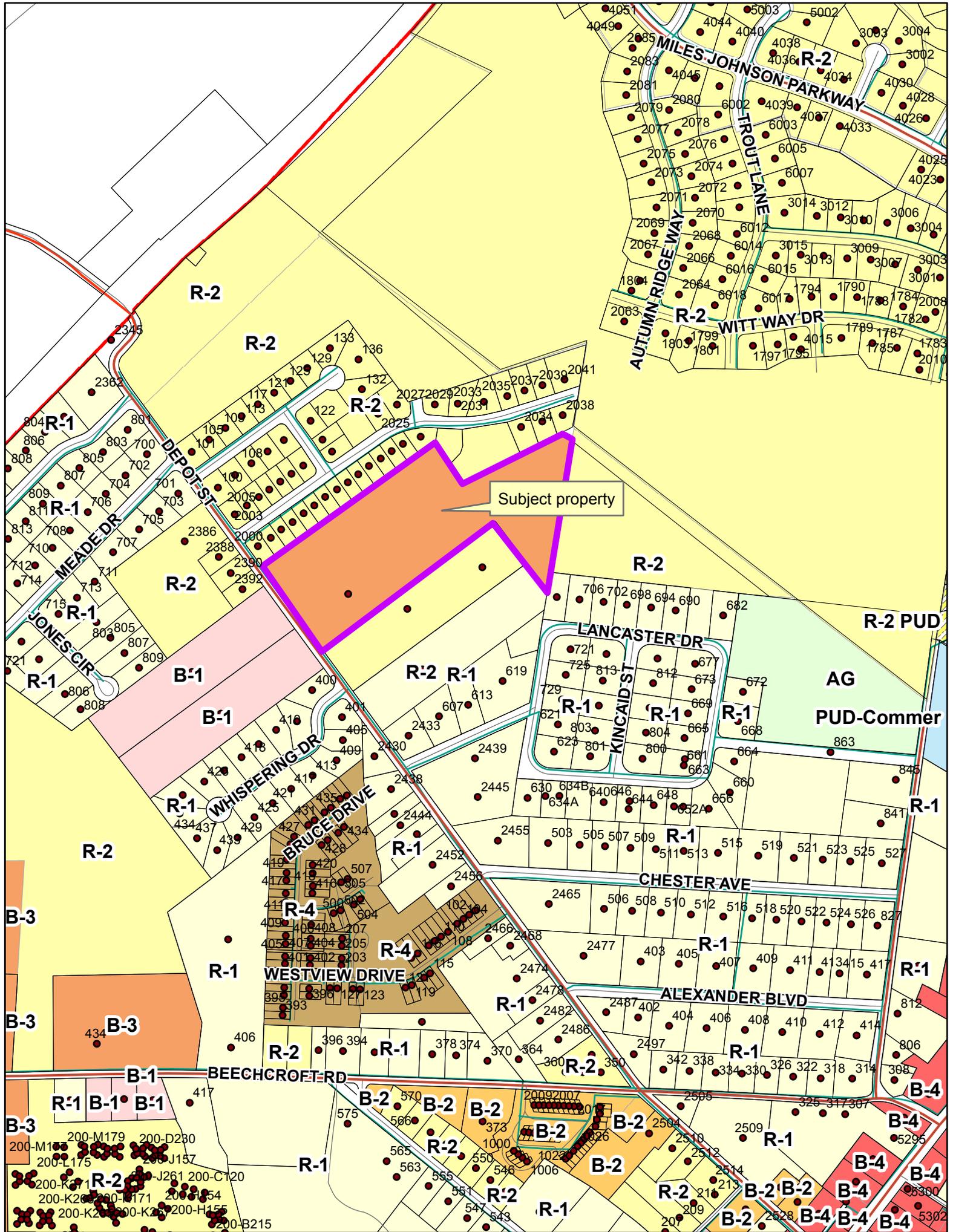
**Future Land Use Designation:** The future land use designation of the property is Downtown District, which is characterized by compact, walkable development typical of town centers. The general development pattern is defined by compact mixed use development. Buildings have shallow setbacks and use 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. The R-4 zoning district is identified as a compatible zoning district in the Downtown District.

Staff finds that the proposed use of the property for single-family dwellings is a compatible use with the surrounding area. Further, staff finds that the odd lot configuration significantly limits the ability to develop the property for single-family dwellings in accordance with the bulk and area criteria of the City's only single-family detached zoning district, R-2; therefore, staff finds in favor of the request if the use of the property is conditioned to single-family detached dwellings.

**Recommendation:** Based on the findings herein, staff recommends forwarding RZN 68-2015 to the Board of Mayor and Aldermen with a recommendation for approval, subject to the following condition of approval:

1. The use of the property shall be development for and limited to single-family detached dwellings.





Subject property

R-2

R-2

R-2

R-2

R-2 PUD

AG  
PUD-Commer

R-2

R-1

R-2

R-1

R-1

R-1

R-1

R-1

R-1

B-3

B-3

B-3

R-1

R-4

R-4

R-1

B-3

R-1

B-1

B-1

B-1

R-2

R-1

B-2

B-2

B-2

R-2

R-2

B-2

B-2

R-1

B-4

B-4

B-4

B-4

B-3

R-1

B-1

B-1

R-2

R-2

R-1

B-2

B-2

B-2

R-2

R-2

B-2

B-2

R-1

B-4

B-4

B-4

B-4

B-3

R-1

B-1

B-1

R-2

R-2

R-1

B-2

B-2

B-2

R-2

R-2

B-2

B-2

R-1

B-4

B-4

B-4

B-4

B-3

R-1

B-1

B-1

R-2

R-2

R-1

B-2

B-2

B-2

R-2

R-2

B-2

B-2

R-1

B-4

B-4

B-4

B-4