

Failed on April 21, 2014

ORDINANCE 14-11

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE 86-47 AND MUNICIPAL ZONING MAP BY REZONING PROPERTY LOCATED ON DUPLEX ROAD AND BUCKNER LANE, SHOWN ON MAURY COUNTY TAX MAP 166 PARCEL 018.06, CONSISTING OF 3 ACRES MORE OR LESS FROM AGRICULTURAL (AG) TO B-3 (INTERMEDIATE BUSINESS).

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

That the Spring Hill Municipal Zoning Ordinance 86-47, and the Municipal Zoning Map of the City of Spring Hill, as the same have been previously amended, are hereby further amended by rezoning the property herein described from Agricultural (AG) to Intermediate Business (B-3).

Said property to be rezoned from AG to B-3 is located within the corporate limits of the City of Spring Hill as described on a location map identified as Exhibit "A".

This Ordinance is passed after the recommendation of denial by the Spring Hill Municipal Planning Commission on the 10th day of March, 2014, and after a public hearing held on the 19th day of May, 2014, with notice of said hearing being given fifteen (15) days not more than thirty (30) days before said hearing.

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 ~~19th day of May, 2014.~~

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

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Passed on First Reading:

Passed on Second Reading:



REQUEST: *Denial of Ordinance 14-11*
SUBMITTED BY: Victor Lay, City Administrator
Paul Keltner, Planning Department, City Planner
DATE: 3/31/14
RE: Amendment to Zoning Map
ATTACHMENTS: Staff Report

PURPOSE:

Amend the Spring Hill Zoning Map to rezone 3 acres from Agricultural (AG) to Intermediate Business District (B-3) at the corner of Duplex Road and Buckner Lane.

BACKGROUND:

This property is located at a very busy residential intersection and is scheduled for traffic signalization with the Duplex Road project making it very attractive to commercial development. Conceptual uses from the applicant suggest a neighborhood shopping complex with a service station on the 3 acre site.

Planning Commission and staff gave a recommendation of denial during the March 10th, 2014 voting meeting. The Planning Commission did amend the Comprehensive Plan from Suburban Neighborhood to Suburban Center during the March 10th meeting which creates the allowances for commercial activities. But, the commission felt the area was not ready for higher intense land uses such as commercial districts B-3 and B-4 at this time.

FINANCIAL IMPACT:

Loss of commercial development at this time.

STAFF RECOMMENDATION:

Denial

ACTION REQUIRED (INCLUDE DEADLINE /PRIORITY):

Recommendation of BOMA, no deadline



STAFF REPORT

DOCKET

APPLICANT:

PROPERTY LOCATION:

MAP NUMBER:

REQUEST:

General Review

Planning Commission 3/10/14 Item # 3

Jr. food Stores, Inc

Intersection of Duplex Road and Buckner Road

Map 166, Parcel 18.06

Rezone from AG to B-3

As stated in the previous item this is 3.24 acre piece of property currently zoned AG (Agricultural) which is defined as zoning to serve agricultural activities and low density residential development associated with R-1 zoning districts. The applicant is requesting that the zoning designation for the subject property be reclassified to B-3 (Intermediate Business District). The intent of this district is to primarily provide space along arterial and collector streets for uses engaged in wholesale and retail trade. As mentioned in the preceding staff report careful consideration to the detail of the site as a whole is crucial in mixing the uses of residential and commercial activities. Normally for land use sensitive situations such as this warrants the request for a Planned Unit Development. Unfortunately, both General and Convenience Commercial Planned Unit Development zoning classifications have bulk standards that will not fit the applicant needs for this property. A General Commercial Planned Unit Development has a minimum required site of 5 acres, and currently the site has only 3.24 acres. A Convenience Commercial Planned Unit Development has a maximum size restriction of 5,000 square feet per individual establishment which again does not provide for the applicant needs. The inability to currently classify the property to a Planned Unit Development shifts the site and design criteria to our existing Design Guidelines, Subdivision and Zoning Regulations which offers only a few design requirements in relation to mix use situations. Hence, offering the surrounding community little comfort or clear guide on the end product for any commercial development.

It is with those aforementioned items that staff recommends denial of this rezoning.

Recommendation

Planning Department Staff: Denial

Exhibit "A"
Ord. # 14-11

R-2

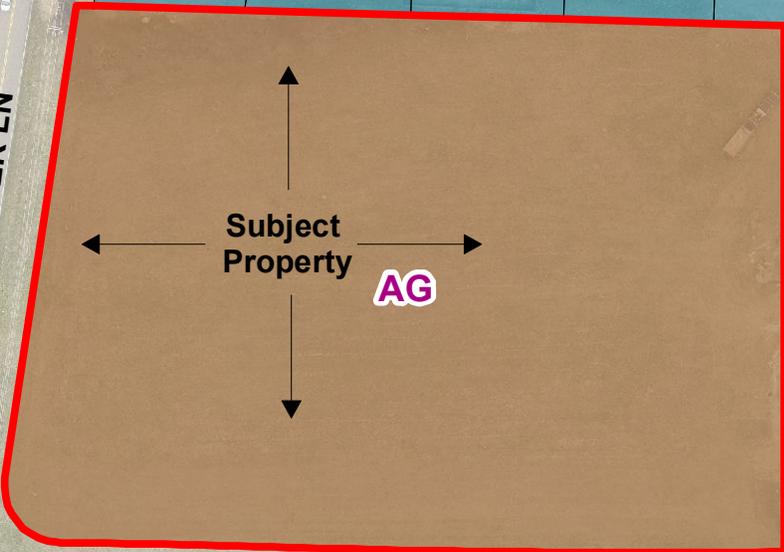
R-2

R-2

SAKARI CIR

OLATHE LN

BUCKNER LN



SAKARI CIR

DUPLEX RD

R-2 PUD

BURTONWOOD DR

