

ORDINANCE 14-30

AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY LOCATED AT 1018 PARKWAY DRIVE, SPRING HILL, TN, BEING TAX MAP 027, PARCEL 006.24 FROM M-1 (LIGHT INDUSTRIAL) TO B-3 (INTERMEDIATE BUSINESS DISTRICT)

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

Section 1: That 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 027, Parcel 006.24 from M-1 (Light Industrial) to B-3 (Intermediate Business District).

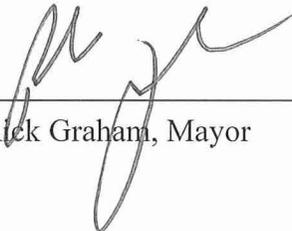
Section 2: Said property to be rezoned from M-1 and B-3 are located within the corporate limits of the City of Spring Hill. Attached hereto showing the proposed rezoning location as Exhibit "A".

Section 3 This Ordinance was approved by the Spring Hill Municipal Planning Commission on the 13th day of October, 2014, with notice of said hearing being given fifteen (15) days or more before said approval.

Section 4: This Ordinance shall take effect from and after its adoption, the Public welfare requiring it.

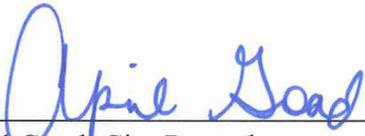
Section 5: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF
THE CITY OF SPRING HILL, TENNESSEE, this, the 17th day of November 2014.



Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: October 20, 2014

Passed on Second Reading: November 17, 2014

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: October 13, 2014
SUBJECT: RZN 14-932 (Community Baptist Church)

RZN 14-932: Consider Rezoning approval for Community Baptist Church at 1018 Parkway Drive, being parcel found on Maury Council Tax Map 027 Parcel 006.24. The property is zoned M-1, Light Industrial. The applicant requests approval of the B-3, Intermediate Business District.

Property description and history: The subject property, zoned M-1, Light Industrial, is located at the northeast corner of the intersection of Parkway Drive and Sandia Court, northwest of Saturn Parkway and I-65 zoned M-1, Light Industrial. It contains approximately 1.4 acres and is developed with a 14,700 sq. ft. office building and 68 parking spaces. The surrounding properties are also zoned M-1 and are primarily undeveloped.

Request: The applicant requests to rezone the subject property from M-1, Light Industrial, to B-3, Intermediate Business District, to allow for a church to use the existing building. Any changes to or expansion of the building footprint or the parking lot will require Planning Commission approval.

Future land use designation: The future land use designation is Employment District, which is intended to enhance and maintain existing business and industrial facilities and to create new facilities to accommodate economic growth. The purpose of this district is to incorporate many aspects of commerce, such as professional office buildings, corporate office, regional office, high-tech, and research facilities and small office campuses and light industrial uses, such as warehousing and wholesale.

Primary uses identified for Employment District include civic benefit uses (such as places of worship, schools, municipal services, and community centers), technology parks, research facilities, manufacturing, and wholesale trade. The requested B-3 zoning district is identified as a compatible zoning classification within the underlying future land use designation.

Recommendation: Based on the information in this report, staff recommends forwarding RZN 14-932 to the Board of Mayor and Aldermen with a recommendation for approval.

Planning Department (Agenda Application)

199 Town Center Parkway, Spring Hill TN 37174

(931) 486-2252



*****All applications must be accompanied by completed checklist*****

Date: _____ Project Name: Community Baptist Church

Location: 1019 Parkway Drive Spring Hill / Parcel: 027 006.24

Planning Commission

Requests:

- Annexation
- Rezoning to B3
- Commercial Site Plan
- Subdivision Plat
- Architectural Review
- Comprehensive Plan
- Amendment
- Sureties/Bonds
- Industrial Site Plan

Submittals:

12 Folded Copies
w/ digital copy

- Sketch Plat
- Preliminary Plat
- Final Plat
- Sketch Plan
- Site Plan
- Building Elevations
- Master Development Plan (PUD) Final/Preliminary
- Surety / Utility Application
- Other _____

Board of Zoning Appeals

Requests:

- Variance For _____
- Special Exemption
- Other

**Submittals: 7 Folded Copies
w/ digital copy**

- Location Map
- Plans
- Photos
- Other _____

Applications and all required submittals must be filed with the Planning Department prior to the established deadline. Both the applicant and property owner must sign the application.

****A representative must be present at the scheduled meetings.**

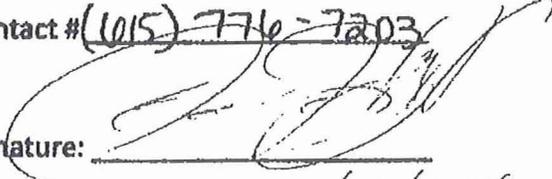
I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

OWNER INFORMATION:

FDA Properties, LLC
Name: Mansour Fazilat

Address: 2 Carmel Lane
Brentwood, TN 37027

Contact # (615) 776-7203

Signature: 
8/28/2014

APPLICANT OR REPRESENTATIVE:

Nina Cooper For
Name: Community Baptist Church SH

Address: 1726 Old Thompson Station Rd
TS TN 37179

Contact # (615) 519-2174

Signature: Nina Cooper

**Public Hearing at
Spring Hill City Hall**

Planning Commission
5:30 p.m. **13 OCT14**

Board of Mayor & Alderman
7:00 p.m. **17 NOV 14**

Proposal to be Considered

Rezone to B-3

(931) 486-2252 ext. 1212

09/23/2014