

ORDINANCE 12-19

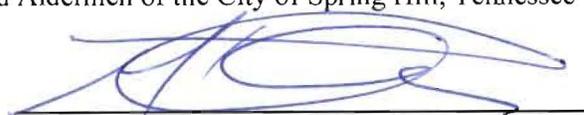
AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE TENNESSEE CHILDREN'S HOME PROPERTY LOCATED AT 5350 MAIN STREET, SPRING HILL, TN 37174, SHOWN ON MAURY COUNTY TAX MAP 28 PARCEL 002.00, CONSISTING OF 103 ACRES MORE OR LESS, FROM R-1 (RESIDENTIAL DISTRICT-LOW DENSITY) TO B-2 (NEIGHBORHOOD SHOPPING DISTRICT)

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 12-19, 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 Tennessee Children's Home, property located at 5350 Main Street, Spring Hill, TN 37174, and as shown on Maury County Tax Map 28, Parcel 002.00, consisting of 103 acres more or less from R-1 (Residential District-Low Density) to B-2 (Neighborhood Shopping District).

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 17th day of September, 2012.



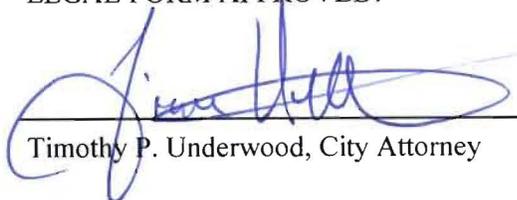
Michael Dinwiddie, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Timothy P. Underwood, City Attorney

Passed on First Reading: August 20, 2012

Passed on Second Reading: September 17, 2012

Mike Yuhas, B.B.A.
Campus Director, Spring Hill
PO Box 10, Spring Hill, TN 37174
931.486.2274

Larry Ivery, D. Min.
Executive Director, West
170 Frank Latham Rd., Pinson, TN 38366
731.989.7335



TENNESSEE CHILDREN'S HOME

Chuck Kilpatrick, M. Ed.
Executive Director, East
PO Box 7347, Knoxville, TN 37921
865.584.0841

Roze Ellen Beamer, B.B.A.
Campus Director, North Central
PO Box 125, Chapmansboro, TN 37035
615.307.3205

PO Box 10 • Spring Hill, Tennessee 37174 • Phone 931.486.2274 • Fax 931.486.1231

Brian King, L.C.S.W.
President

William M. (Bill) Alsup, M. Ed.
Director of Development

Eric Brown, M.B.A.
Director of Finance

Don Campbell, D. Min.
Treatment Consultant

July 13, 2012

Spring Hill Board of Mayor and Alderman
Attn: Mayor Michael Dinwiddie
199 Town Center Parkway
P.O. Box 789
Spring Hill, TN 37174

Dear Mayor and Alderman,

On behalf of Tennessee Children's Home, I am making a request to have the fee for the rezoning application waived. The application is being submitted for the rezoning of the property now owned by Tennessee Children's Home located at the intersection of Main Street and Kedron Road, 5350 Main Street, Spring Hill, TN 37174

Thank you for your consideration.

Sincerely,



Brian L. King, President

Attachment: Copy of application

Board of Trustees

Jim Bingham, Chairman • Herman Jackson, Vice Chairman • Steven Dick, Secretary • Walter "Stoney" Warren, Treasurer
Ken Brodel • Joe Fowlkes • James Fox • Tom Harrison • Roy Holt • Brian Johnson • Keith Kemp
Mike Kesler • Janis McCall • Palace McCutchen • David Meek • Larry Nash • Charles Robertson
Libby Sanders • Conrad Slate • D. Ray Smith • Gail Stygly • Robert Underwood • Allen Walker • Bruce Gibbs, Past Chairman



PLANNING COMMISSION & BOMA
REZONING APPLICATION

Applicant to Complete Sections A and B



A. Rezoning Information

Date 7-10-12 Planning Commission Meeting Date: Aug 6 2012

BOMA 1st Reading Date: 8-20-12 BOMA 2nd Reading Date: 9-17-12

Location 804 Branham Hughes Map/Parcel _____

Acreage 10.3 5350 Main Street

Current Zoning R-1 Requested Zoning B-2

Zoning Map Amendment Fee \$200

Zoning Amendment Display Sign \$30

Preliminary Site Plan Approval

\$300 + \$25/acre

B. Contact Information

Property Owner(s) Name Tennessee Children's Home

Address P.O. Box 10, 804 Branham Hughes Court

Phone No. 931-486-2274

Fax No. 931-486-1671

Email: _____

Applicant(s), Owner, or Owner's Representative (Engineer, Architect, Attorney), if applicable

Brian L. King, President

Company Tennessee Children's Home

Address P.O. Box 10, Spring Hill, TN 37174

Phone No. 931-486-2274 x215

Fax No. 931-486-1671

Email: bking@tennesseechildrenshome.org

If requesting R-4 or R-5 zoning, I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the plat misses any of the information listed. I also understand that other information may be requested by staff during review.



Property owner(s) signature: *[Handwritten Signature]*

Applicant(s), Owner, or Owner's Representative signature: _____

C. For Staff Use Only

Fee Paid: Yes ___ No *Ask for Fees to be waived by BOMA*
Date: 7-13-12 Received By: CB

Consistent with Future Land Use Plan: Yes No ___

If No, Future Land Use Plan Amendment is required and has been added to PC agenda: Yes ___ No ___

Notice Posted on Property: Yes No ___ Date: 7-20-12

Copy of Photo Included in Package: Yes No ___

Public Notice Affidavit from Newspaper Included in Package: Yes ___ No ___

Letters Sent to Property Owners: Yes ___ No ___

Planning Commission Action:

Tabled ___ Date: _____

Deferred ___ Date: _____

Approved ___ Date: _____

Approved With Conditions ___ Date: _____

Denied ___ Date: _____

BOMA Action:

Tabled ___ Date: _____

Deferred ___ Date: _____

Approved (1st Reading) ___ Date: _____

Approved (2nd Reading) ___ Date: _____

Denied ___ Date: _____

Notes:

**Public Hearing at
Spring Hill City Hall**

Planning Commission

5:30 p.m. 13 AUG 12

Board of Mayor & Alderman

7:00 p.m. 17 SEPT 12

Proposal to be Considered

**Rezone 103.0 Acres
from R-1 to B-2**

(931) 486-2252 ext. 211

07/20/2012

Date: July 31, 2012

To: City of Spring Hill Municipal Planning Commission
C/O Mr. Jonathan Schwartz, Chairman
199 Town Center Parkway
Spring Hill, TN 37174

To: City of Spring Hill Board of Mayor and Aldermen
C/O Mayor Michael Dinwiddie
199 Town Center Parkway
Spring Hill, TN 37174

From: Jonathan Duda – Chairman, City of Spring Hill Historic Commission
c/o City of Spring Hill
PO Box 789
Spring Hill, TN 37174

Re: Historic Commission Design Review for Oakview Estates, Denning Lane

To whom it may concern:

On July 30, 2012 the Spring Hill Historic Commission considered a request for Design Review on a request for rezoning of property at 5350 Main St. from R-1 to B-2. Maury County Map 28 Parcel 002.00, containing 103 acres more or less. This property, which includes the property for Fergusson Hall, is a property that The City of Spring Hill Board of Mayor and Aldermen have recognized as being an Historically Significant Site (Resolution 08-43).

The subject property is located within the District-Downtown (D-D) Character Area Policy of the Future Development Map in the Spring Hill Comprehensive Plan adopted in June 2011 which states in part:

Intent: CREATE a downtown in Spring Hill to improve the quality of life and to increase the sense of place and community. It is intended to encourage a true live, work, play environment that includes a mixture of the government facilities, new commercial and residential, historic buildings and long-term services that can create vitality and reinforce the area's role as an activity and civic center.

General Characteristics: District-Downtown (D-D) 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. Green space is characterized by street trees, planters, planting strips, and formal public parks and squares.

Street networks are defined by linear streets with short distances between intersections. Roadway cross sections are typically defined by the roadway, curb and gutter, and sidewalks with a well defined pedestrian environment. Parking is

limited to on-street and behind or beside buildings. Connectivity is high for vehicles, pedestrians, and bicycle users.

Future development should emphasize connectivity and uses that generate a high level of activity. It should reinforce traditional pedestrian-scaled development patterns, including building placement, lighting, site features, sidewalk use and amenities, traffic patterns, etc. It should retain and enhance existing building stock with appropriate maintenance and rehabilitation, and encourage mixed use development in buildings with underutilized upper floors and infill opportunities (e.g. residential above ground floor retail).

Application: D-D area is centrally located within Spring Hill and generally encompass the area within a quarter mile radius of the intersection of US 31 and Beechcroft Road.

In addition to Fergusson Hall on this property being recognized as a Historically Significant Site for the City of Spring Hill, this property is located within 300 feet of the following sites that the City of Spring Hill Board of Mayor and Aldermen have designated as being Historically Significant Sites:

Spring Hill Presbyterian Church (*Resolution 08-44*) located at 5344 Main St
Spring Hill Battlefield (*Resolution 10-86*) located at Jerry Erwin Park
Old Spring Hill Cemetery (*Resolution 10-86*) located at McLemore Street

The City of Spring Hill Municipal Code (Title 2, Chapter 4, Section 2-408 of the Municipal Code of the City of Spring Hill states in part (*with emphasis added*):

An application for a subdivision of property, site development plan and/or zoning district amendment shall identify all significant historic and archeological features and structures (as designated by the board of mayor and aldermen) that are located on the affected property or within three hundred feet (300') of the boundary of the affected property. Any proposed development plan for the affected tract shall be guided by city zoning and subdivision regulations and the principles and standards contained within the publication, "Saving the Farmstead" (a publication of the Heritage Foundation of Franklin and Williamson County dated December 1996). The development plan shall be configured in a manner that protects the historic and archeological features on the property to the greatest extent feasible and practical. The plan shall be subject to review and comments by a qualified historic preservation consultant retained by the city and the recommendations of the Spring Hill Historic Commission. Upon approval of a development plan by the planning commission, no grading or building permits shall be issued by the city manager or his designee until stabilization measures are in place to permanently protect the feature from the impact of nearby construction.

In accordance with the Municipal Code of the City of Spring Hill, the Historic Commission provided the following Design Review for the rezoning 5350 Main St. from R-1 to B-2:

1. In regards to direct impact of recognized Historic Significant Sites in the vicinity, the Spring Hill Historic Commission members were in full agreement that the proposed rezoning would be consistent with the District-Downtown character area as identified in the Spring Hill Comprehensive Plan.
2. The Spring Hill Historic Commission members recommend that future plans for improvements to the site be presented to the commission for Design Review to ensure that the proposed improvements will be consistent with the character of the District-Downtown and does not negatively impact Historic Significant Sites located in the vicinity.

Members of the Historic Commission present on July 30, 2012 included Chairman Jonathan Duda, Vice-Chairman Derek Merrill, Secretary Alderman Eliot Mitchell, Commissioner Bill Alsup and Commissioner Deanne Collins. *All members, with the exception of Mr. Alsup who abstained from voting, voted to recommend that the prospective proposed rezoning of property at 5350 Main St. from R-1 to B-2. Maury County Map 28 Parcel 002.00, containing 103 acres more or less, would not negatively impact the character of the historic district.*

Additionally, the Spring Hill Historic Commission requests that the Spring Hill Board of Mayor and Aldermen proceed with the Character Area Implementation Strategies of modification or development of new regulations to permit the full intent of the District – Downtown character area policy of the Spring Hill Comprehensive Plan. Historic Commission members noted that desired physical development are prohibited by existing regulations and new regulations are needed to help guide and implement the desired development pattern of the new District – Downtown policy area.

Character Area Implementation Strategies for the District – Downtown character area policy identified in the Spring Hill Comprehensive Plan include:

- D-D Strategy 1. Develop D-D Master Plan to guide enhancements and redevelopment activity.*
- D-D Strategy 2. Develop an D-D overlay district to regulate building placement, design, and size, sign placement, size, and materials, landscaping, access management, inter-parcel access, and other elements that contribute to the look and function of the Downtown.*
- D-D Strategy 3. Enhance connections between D-D and adjacent neighborhoods with improved streetscapes and development of underutilized parking areas and vacant lots.*

- D-D Strategy 4. Enhance existing green space, such as squares and plazas, and create opportunities for new public green space.*
- D-D Strategy 5. Examine opportunities to encourage an increase in upper-floor office and residential uses in downtown areas.*
- D-D Strategy 6. Require street trees and appropriate streetscape elements on all streets*
- D-D Strategy 7. Require architectural and storefront treatments that provide a pedestrian oriented facade and prohibit windowless walls.*
- D-D Strategy 8. Prohibit parking lots between building fronts and the street. On-street parking, structured parking, and on-site surface parking lots behind buildings are appropriate.*

Please do not hesitate to contact me at 615.557.8400 or Jonathan.Duda@charter.net with any questions.

Sincerely,



Jonathan Duda
Chairman, City of Spring Hill Historic Commission
City of Spring Hill Alderman
City of Spring Hill Planning Commission

Encl

Cc: City of Spring Hill Historic Commission Members
Mr. Victor Lay, City of Spring Hill City Administrator
Mr. Chris Brooks, City of Spring Hill Codes Department

City of Spring Hill Historic Commission Survey of Historic Sites

Property Name: Ferguson Hall
Property Address: 804 Branham Hughes Cir
Spring Hill, TN 37174

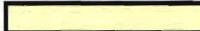
Property ID: 5
Parcel ID: 028 002.00
Source: Maury County Tax Records

Property Owner: TENNESSEE CHILDREN'S HC
Owner Contact: PO Box 10
Spring Hill, TN 37174

Status: Historically Significant
Resolution 08-43



 Specified Property

 300 Foot Radius

Lat:
GIS Link: 060028 00200

Lon:

Last Update: September 3, 2010