

**ORDINANCE 10-29**

**AN ORDINANCE TO AMEND ARTICLE IV, SECTION 13, OF THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, TENNESSEE**

**WHEREAS**, the Board of Mayor and Aldermen for the City of Spring Hill may, pursuant to its charter and general law of the State of Tennessee enact and amend zoning ordinance regulations in accordance with a comprehensive plan for the purpose of promoting the public health, safety, morals, convenience, order, prosperity and general welfare of the community.

**WHEREAS**, the Spring Hill Planning Commission has recommended to the Board of Mayor and Aldermen that the Zoning Ordinance of the City of Spring Hill, Tennessee be amended as hereafter described;

**WHEREAS**, Article IV, Section 13 currently reads:

*“For lots adjacent to the intersection of two (2) public streets, each yard abutting a public street shall be considered a front yard and shall meet the front yard setback requirements for that particular district. Furthermore, corner lots shall also have one (1) side yard and one (1) rear yard that will meet those setbacks for the particular district. The rear yard of a corner lot shall be the yard that is opposite the front yard on a public street which provides the address for the lot; the remaining yard shall be the side yard.”*

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

That Article IV, Section 13 of the Zoning Ordinance of the City of Spring Hill, Tennessee be amended and shall read as follows:

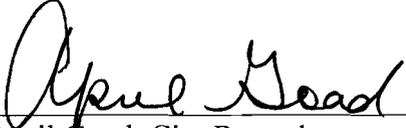
*“A corner lot shall be defined as any lot contiguous to the intersection of two (2) public streets. The development of corner lots shall be consistent with Article 4-102-2 of the Spring Hill Subdivision Regulations.*

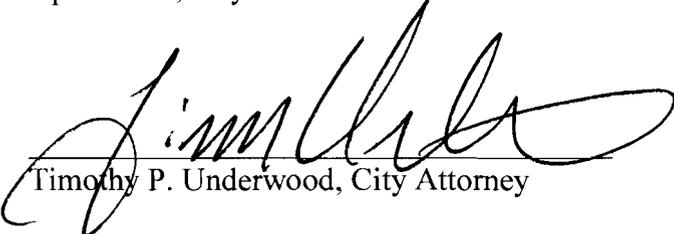
**BE IT FURTHER ENACTED**, that this Ordinance shall take effect from and after its passage and adoption the public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 15<sup>th</sup> day of November, 2010.

  
Michael Dinwiddie, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

  
\_\_\_\_\_  
Timothy P. Underwood, City Attorney

Passed First Reading: October 18, 2010

Passed Second Reading November 15, 2010

**RESOLUTION 10-41**  
**SPRING HILL MUNICIPAL PLANNING COMMISSION**

**A RESOLUTION TO AMEND ARTICLE 4-102.2 IN THE SUBDIVISION  
REGULATIONS OF THE CITY OF SPRING HILL, TENNESSEE AS  
THEY PERTAIN TO LOT DIMENSIONS AND SPECIFICALLY,  
CORNER LOTS.**

**WHEREAS**, the City of Spring Hill Planning Commission shall, pursuant to Tennessee Code Annotated § 13-4-303, adopt and amend regulations governing the subdivision of land within the municipality; and

**WHEREAS**, the City of Spring Hill Planning Commission has adopted Subdivision Regulations for the City of Spring Hill; and

**WHEREAS**, the City of Spring Hill Planning Commission has identified a need to set specific policy as it relates to corner lots within subdivisions; and

**WHEREAS**, the City of Spring Hill Planning Commission has, pursuant to Article 1-107 of the Subdivision Regulations of the City of Spring Hill and Tennessee Code Annotated § 13-4-303(c) held a public meeting regarding this amendment; and

**WHEREAS**, those regulations have been developed and are ready to be adopted and placed in the Subdivision Regulations by the City of Spring Hill Planning Commission.

**NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF SPRING HILL PLANNING COMMISSION THAT ARTICLE 4-102.2 OF THE SUBDIVISION REGULATIONS BE AMENDED AS FOLLOWS;**

*THAT, the following paragraphs be inserted after the first paragraph and the second paragraph be deleted:*

*The lot widths of corner lots shall be at least the minimum to ensure that the building envelope size is the same as the building envelope size of a typical lot within the development (see Sketch A at the end of this section) and observe the minimum front yard setback requirements from both public way rights-of-way.*

*If the developer designates a specific minimum front yard of a corner lot as a “front” and the other as a “side” on the plat, then the following shall apply:*

- 1. If the designated side yard is across a common separating street from a front yard on the opposing lot, the side yard abutting the street shall not be less than the minimum front yard of the district in which it is located (see sketch A which is acceptable and sketch B which is unacceptable at the end of this section).*
- 2. If the designated side yard is across a common separating street from a side yard on the opposing lot, the side yard*

*abutting the street shall not be less than the minimum side yard of the district in which it is located (see sketch C as acceptable at the end of this section).*

*On existing lots platted prior to September 20, 2010, the Planning Commission may consider a revised Final Plat for specific corner lots and designation of “front” and “side” yards for purposes of increasing building envelope size as they deem appropriate and consider that the revision is in keeping with the character of the existing development.*

*The following information applies to the corner lot figures below:*

**Typical Subdivision Lot Size:**

*80' x 125' or 10,000 SQFT minimum  
Front Yard Setback – 30'  
Side Yard Setback – 10' each side  
Rear Yard Setback – 25'*

**Typical Corner Lot Size:**

*100' x 125' or 12,500 SQFT  
Front Yard Setback – 30'  
Front Yard Setback – 30'  
Side Yard Setback – 10'  
Rear Yard Setback – 25'*

***Sketch Area “A”***

*Acceptable corner lot that maintains the typical building envelope size with two front yards.*

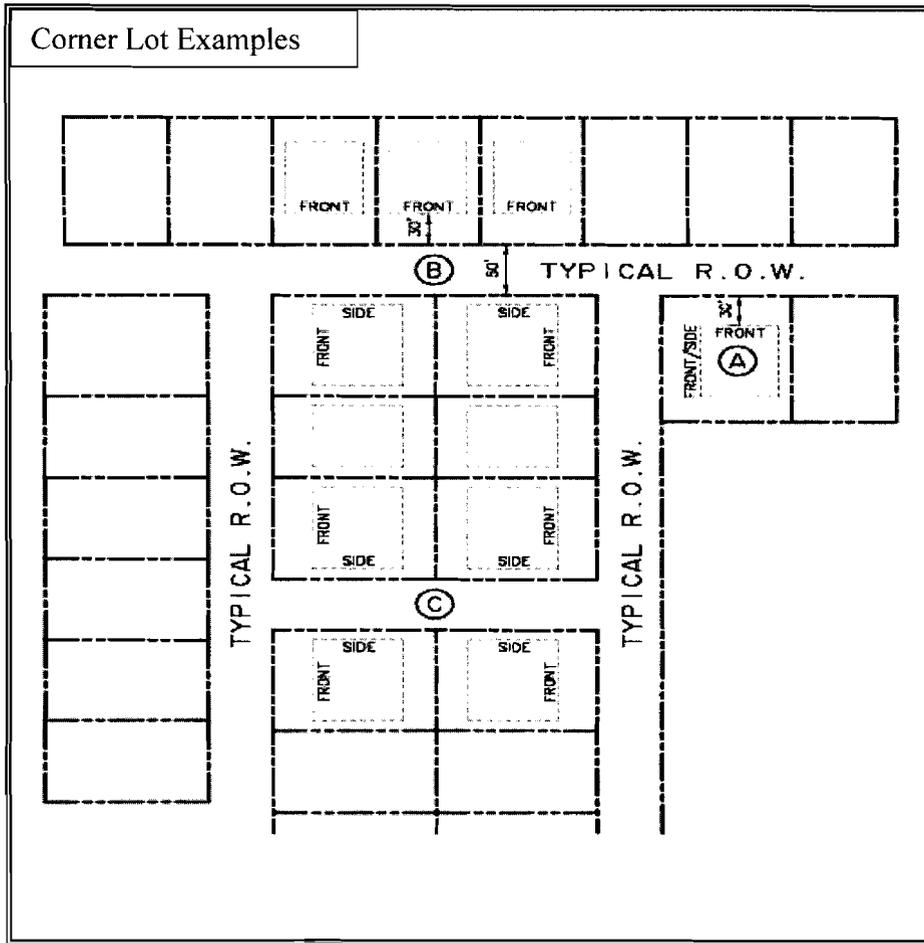
***Sketch Area “B”***

*NOT an acceptable corner lot with reduced front yard to a side yard because homes front the street opposite the side yard creating a “front to side” conflict.*

***Sketch Area “C”***

*Acceptable corner lot with reduced front yard to a side yard that maintains consistency with “side to side” along street frontage.*

*Sketch areas “A” and “C” would be allowed to reduce corner lots from 12,500 SQFT to 10,000 SQFT and maintain correct building envelope size for development.*



**BE IT FURTHER RESOLVED**, that all resolutions or parts of resolutions in conflict herewith, be and the same hereby, are repealed or modified as the case may be.

**BE IT FURTHER RESOLVED**, that this Resolution shall become effective immediately that this revision to the subdivision regulations be contingent on the Board of Mayor and Alderman amending Article IV; Section 13 of the Spring Hill Municipal Ordinance as it pertains to "Lot Corners".

**Passed and adopted by the City of Spring Hill Planning Commission on the 9th day of August, 2010.**

\_\_\_\_\_  
 Michael Glass  
 Chairman

\_\_\_\_\_  
 Mayor Michael Dinwiddie  
 Secretary