

**ORDINANCE NO. 10-23**

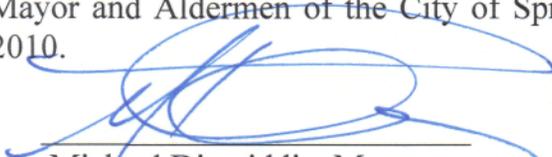
**AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE PINNACLE FINANCIAL PARTNERS PROPERTY, LOCATED ON MAIN STREET AND COMMONWEALTH DRIVE, SHOWN ON WILLIAMSON COUNTY TAX MAP 167, PARCEL 4.22, CONSISTING OF 4.79 ACRES, FROM R-4 (RESIDENTIAL HIGH DENSITY) TO B-4 (CENTRAL BUSINESS DISTRICT)**

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

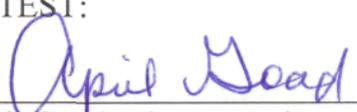
That the Spring Hill Municipal Zoning Ordinance, Ordinance No. 10-23, and the municipal zoning map of the City of Spring Hill, as the same have been previously amended, are hereby further amended by the reclassification of the Pinnacle Financial Partners Property, located on Main Street and Commonwealth Drive, and as shown on Williamson County Tax Map 167, Parcel 4.22, consisting of 4.79 acres, from R-4 (Residential High Density) to B-4 (Central Business District).

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

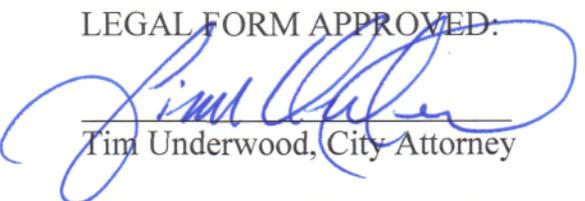
Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 16<sup>th</sup> day of August, 2010.

  
Michael Dinwiddie, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Tim Underwood, City Attorney

Passed on 1<sup>st</sup> reading      July 19, 2010

Passed on 2<sup>nd</sup> reading      August 16, 2010

PLANNING COMMISSION  
COMMERCIAL/INDUSTRIAL SITE PLAN APPLICATION  
Applicant to Complete Sections A and B



**A. Site Information**

Date 6/17/2010 Planning Commission Meeting Date: July 12, 2010

Project Name Pinnacle Financial Partners Re-Zone

Location Main St & Commonwealth Dr Map/Parcel 167/4.22

Total Acreage 4.79

Sketch Plan Approval

\$100

Site Plan Approval

\$25 +\$.01/SF of bldg. gross floor area

Professional Consultant Review Fee

\$.02/SF of bldg. gross floor area

**B. Contact Information**

Property Owner(s) Name Pinnacle Financial Partners

Address 2019 Richard Jones Rd. Nashville TN 37215

Phone No. 615-743-8286

Fax No. 615-292-1276

Email: \_\_\_\_\_

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

Engineer

Company Stanford & Assoc., Inc

Address 410 McLeMORE Av, Spring Hill, TN 37174

Phone No. 931-486-2441

Fax No. 877-659-9842

Email: leonst@charterinternet.com

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: Alan Dufrenoy, SENIOR VICE PRESIDENT  
Pinnacle National Bank

Applicant(s), Owner, or Owner's Representative signature: Leon Stouffer 6/17/10

**C. For Staff Use Only**

Fee Paid: Yes  No  Date: 6/21/2010 Received By: Patty Swamy

Consistent with Future Land Use Plan: Yes  No  SIGN PICTURE [Signature]

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

Planning Commission Action:

Tabled  Date: \_\_\_\_\_

Approved  Date: \_\_\_\_\_

Approved With Conditions  Date: \_\_\_\_\_

Denied  Date: \_\_\_\_\_

Notes:

Commercial/Industrial Application Checklist*						
Applicant	Staff	Pre-Submittal Requirements				
✓		Pre-application Conference with staff				
✓		Shall be consistent with Future Land Use Plan				
✓		Design shall be in accordance with applicable sections of Article IV of the Zoning Ordinance				
				Plan Types		
Applicant	Staff	Submittal Requirements			Sketch	Site
		Plan shall indicate:				
✓		The actual shape, location, and dimensions of the lot			X	X
✓		The shape, size, and location of all buildings or other structures to be erected, altered or moved, and of any building or other structure already on the lot			X	X
✓		The existing and intended use of the lot and such structures upon it, including, for residential activities, the number of dwelling units the building is intended to accommodate			X	X
✓		Topographic features (contours not greater than five (5) foot intervals)			X	X
✓		Location of all driveways and entrances			X	X
✓		Location of all accessory off-street parking areas to include a plot plan showing design and layout of such parking facilities where five (5) or more accessory off-street parking spaces are to be provided			X	X
✓		Location of all accessory off-street loading berths			X	X
✓		Location of open space			X	
✓		Proposed ground coverage, floor area, and building heights			X	X
✓		Position of fences and walls (materials specified)			X	X
✓		Position of screen planting (type of planting specified)			X	X
✓		Location, type, and size of proposed signs			X	X
✓		Proposed means of surface drainage			X	X
✓		Location of all easements and rights-of-way			X	X
✓		Location of areas subject to flooding			X	X
✓		Landscaping plans, including plans for buffer yards, if any			X	X
✓		Architectural plans			X	X

\* This checklist is for informational purposes only. Please refer to the Zoning Ordinance and/or Subdivision Regulations for more detail.

Contact Information  
 Beau Herring, Codes Director  
 Email: bherring@springhilltn.org  
 Maury County Phone No.: (931)486-2252  
 Williamson County Phone No.: (615)599-2614

**Public Hearing at  
Spring Hill City Hall**

**Planning Commission**

**5:30 p.m. 12 July 10**

**Board of Mayor & Aldermen**

**7:00 p.m. 16 AUG 10**

**Proposal to be Considered**

**Rezone 4.79 Acres  
From R-4 to B-4**

**(931) 486-2252 ext. 214**

07/07/2010 02:25 PM



**MEMO To:** City of Spring Hill Commercial/Industrial Site Plan Applicants

**Subject:** Planning Commission/Board of Mayor and Aldermen Approval Process

Included in this commercial/industrial site plan application package are the following documents:

- Commercial/Industrial Site Plan Application
- Commercial/Industrial Site Plan Application Checklist
- City of Spring Hill Meeting Calendar

The steps that the applicant must follow for plan approval are as follows:

1. Pre-application Conference with staff
2. Submit application and associated fees along with sketch plan no later than twenty-one (21) days prior to the desired Planning Commission meeting
3. Attend the Planning Commission Work Session
4. Address comments received from Planning Commission at Work Session and re-submit sketch plan by 12:00 P.M. on the Wednesday following the Work Session
5. Planning Commission public hearing and regular meeting held to take action on the sketch plan
6. Submit site plan to Planning Commission
7. Attend the Planning Commission Work Session
8. Address comments received from Planning Commission at Work Session and re-submit site plan by 12:00 P.M. on the Wednesday following the Work Session
9. Planning Commission public hearing and regular meeting held to take action on the site plan

6-18-10  
Sue