

ORDINANCE NO. 04-03

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE PROPERTY OF DOUGLAS & INEZ HARVEY, 5090 COLUMBIA PIKE, AS SHOWN ON WILLIAMSON COUNTY TAX MAP 167, PARCEL 1200, CONSISTING OF THREE TRACTS TO BE REZONED AS FOLLOWS; TRACT 1 FROM AGRICULTURAL TO B-4, TRACT 2 FROM AGRICULTURAL TO B-4, TRACT 3 FROM AGRICULTURAL TO R-2, SAID TRACTS CONSISTS OF A TOTAL OF 191.5 ACRES

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. 74.2, 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 property of Douglas & Inez Harvey, as shown on Williamson County Tax Map 167, Parcel 1200, consisting of three separate tracts for a total of 191.5 acres to be rezoned as follows. The map attached hereto defining the tracts of land by property lines, square feet and acreage is made a part of this Ordinance;

Tract 1

The following tract, as shown on the attached map, is hereby rezoned from Agricultural to B-4;

Tract 2

The following tract, as shown on the attached map, is hereby rezoned from Agricultural to B-4.

Tract 3

The following tract, as shown on the attached map, is hereby rezoned from Agricultural to R-2, residential.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 17th day of February, 2004.


Ray Williams, Mayor

ATTEST:

April Goad
April Goad, City Recorder

LEGAL FORM APPROVED:

M. Andrew Hoover
M. Andrew Hoover, City Attorney

Passed on 1st Reading 1-20-04

Passed on 2nd Reading 2-17-04

Map 187, Parcel 17.02
John Nether Durbin, Inc.
Deed Book 2629, Page 273 R.O.W.C. TN

Map 187, Parcel 17.01
Ludwig's Farms, LLC
Deed Book 2611, Page 729 R.O.W.C. TN

Map 187, Parcel
Dora Thompson
(No Deed Ref)

Map 187, Parcel 15
Spring Hill Cemetery
(No Deed Reference)

Existing Sewer Easement
in Book 2365, Page 519
R.O.W.C. TN

TRACT 3
Proposed Zoning "R-2"
AREA: 2,533,393 Sq. Ft.
Or 58.2 Ac.±

Map 187, Parcel 12
Douglas & Inez Harvey
Deed Book 121, Page 284 R.O.W.C. TN
Deed Book 121, Page 428 R.O.W.C. TN
Deed Book 240, Page 878 R.O.W.C. TN

TOTAL TRACT AREA: 8,341,165
Square Feet or 191.5 Acres±

TRACT 2
Proposed Zoning "B-4"
AREA: 1,547,721 Sq. Ft.
Or 35.5 Ac.±

TRACT 1
Proposed Zoning "B-4"
AREA: 1,934,321 Sq. Ft.
Or 44.4 Ac.±

(Approximate)
Washington County
Henry County

Approx. 100 Year
Flood Boundary

Map 25, P
Spring Hill Area
Deed Book 7
R.O.W.C.

N 03°48'15"W
674.95'

N 04°01'50"W
422.40'

Map 28-A, Parcel 18
Maribel P. Perkins
Lot 1
Plat Book 14, Page 37
R.O.W.C. TN

Map 25-D, Parcel 14
Gregory Bushel
Lot 8
Plat Book 8, Page 235
R.O.W.C. TN

N 59°02'03"W
12.00'

Approx.
Centerline
of Creek

N 38°23'27"E
548.97'

N 65°30'38"W
347.82'

N 86°08'13"W
550.61'

(24.02)

(25.91)

(26)

(27)

(28)

(29)

(30)

(31)

(32)

(33)

(34)

(35)

(36)

(37)

(38)

(39)

(40)

Map 25-D
Spring Hill Area
Deed Book 7
R.O.W.C.

S 07°51'20"W 480.67'

S 07°58'13"W 1173.76'

S 06°57'23"W 588.46'

S 07°47'50"W 412.98'

S 85°05'15"E 734.82'

Block
Bern

Metal
Barn

1511.3
1606.2

1602.2
1602.2

C-2
C-1

C-2
C-1