

ORDINANCE NO. 88-03

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE BY REZONING CERTAIN PROPERTIES ANNEXED AFTER MARCH 31, 1986 TO THEIR PRE-ANNEXATION CLASSIFICATION

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF SPRING HILL, TENNESSEE, that the Spring Hill Municipal Zoning Ordinance, Ordinance No. 74-2, and the Zoning Map thereby adopted, as previously amended, are hereby further amended by rezoning the properties hereinafter indicated.

Each of the areas are hereby conditionally zoned as Planned Unit Development Districts subject to the various owners complying with all of the requirements of Article XI of the Municipal Zoning Ordinance.

This Ordinance shall not take effect as to any of the areas until a development plan for each such area has been approved by the Spring Hill Regional Planning Commission and the Board of Mayor and Aldermen as provided in Article XI.

The areas hereby reclassified are described with reference to the maps maintained by the Office of the Assessor of Properties of Maury County, Tennessee. A map designating the areas which are the subject of this Ordinance and the various reclassifications is on file at the Spring Hill City Hall. The areas to be conditionally reclassified are as follows:

1. The following property on the west side of the Kedron Pike is hereby conditionally reclassified as a B-3 Intermediate Business Planned Unit Development District:

The property of Jack Weaver, Tax Map 28, Parcel 13, containing 119 acres.

2. The following properties are hereby reclassified as M-1 Light Industrial Planned Unit Development

Districts:

The property of Hal R. Pettigrew, Tax Map 28, Parcel 10, containing 685.43 acres located on Kedron Pike.

The property of Ira T. Adams, Tax Map 28, Parcel 16, containing 242.40 acres on U. S. Highway ~~43~~ 31.

The property of Ira T. Adams, Tax Map 28, Parcel 18, containing 174.18 acres located southeast of U. S. Highway 31 on a private easement.

The property of Charles R. Wolfe, Jr., Tax Map 28, Parcel 19, containing 229.55 acres lying on the west side of Kedron Pike.

The property of Kedron Properties, Incorporated, Tax Map 28, Parcel 24, containing 44.51 acres on the east side of Kedron Pike.

The property of Andrew McKee, now Pamela Smith, Tax Map 29, Parcel 8, containing 59.5 acres on the east side of U. S. Highway 31.

3. The following property on the west side of the Kedron Pike is hereby reclassified as R-1 Low Density Residential Planned Unit Development District:

The property of Mitchell Rummage, Tax Map 43, Parcel 21, containing 31 acres.

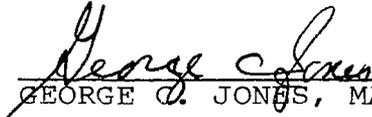
4. The following properties on the west side of the Kedron Pike are hereby reclassified as R-2 Medium Density Residential Planned Unit Development Districts:

The property of Remington Savings Association, Tax Map 43, Parcel 21.01 on the west side of the Kedron Pike.

The property of Remington Savings Association, Tax Map 43, Parcel 21.02, containing 17.10 acres on the west side of the Kedron Pike.

The properties above described were zoned to the classifications set forth herein prior to their annexation to the Town of Spring Hill by Ordinance No. 86-7, which passed on third reading on March 31, 1986. Upon their subsequent annexation, the

properties were automatically classified as Agricultural under the provisions of Section 1.5 of Article V of the Zoning Ordinance. This Ordinance is passed to reclassisfy the properties as previously zoned under Ordinance No. 86-7, upon recommendation of the Planning Commission made at its regular meeting held on February 8, 1988, after a public hearing held on March 21, 1988, after due publication.



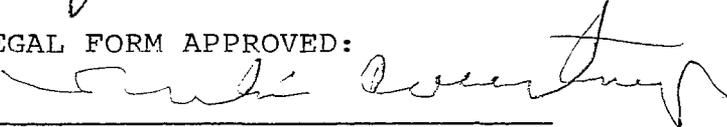
GEORGE D. JONES, MAYOR

ATTEST:



JUNE QUIRK, RECORDER

LEGAL FORM APPROVED:



ROBIN COURTNEY, TOWN ATTORNEY

Passed on 1st reading: 2-15-88

Passed on 2nd reading: 2-24-88

Passed on 3rd reading: 3-21-88