

ORDINANCE 86-46

AN ORDINANCE APPROVING THE PRELIMIARY DEVELOPMENT PLAN OF THE TOWN CENTER AND REZONING THIS PROPERTY AS A MIXED PLANNED UNIT DEVELOPMENT DISTRICT

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF SPRING HILL, TENNESSEE;

On the 31st day of March, 1986, Ordinance 86-7 was passed on third reading by this Board which was a conditional zoning of certain tracts of land, including the property herein described, as Planned Unit Development Districts of different classifications. The Ordinance provided that it would not take effect as to any of the areas described therein, until each such area had been approved by the Spring Hill Regional Planning Commission and this Board as provided in Article XI of the Spring Hill Zoning Ordinance.

Since that date, the owners of the property constituting the Town Center project submitted to the Spring Hill Regional Planning Commission and to this Board on or about April 29, 1986, its preliminary development plan for this property.

At a meeting of the Planning Commission, held on September 15, 1986, it made an unconditional preliminary approval of the proposed plan and forwarded its report and recommendation to this Board. The Board of Mayor and Aldermen has considered this report and recommendation, the preliminary development plan and other information deemed appropriate and does hereby approve the preliminary development plan. The Building Inspector is hereby instructed to cause this Planned Unit Development to be noted on the official zoning map identified by this Ordinance

number as provided in Section 2.3(4.4) of Article XI of Ordinance 74-2, the Municipal Zoning Ordinance.

It is the intention of this Ordinance to acknowledge the satisfaction of the qualifications of the conditional zoning of Ordinance 86-7 insofar as it pertains to the second parcel of land described therein. The following property is, therefore, hereby rezoned and the Zoning Ordinance and Zoning Map accordingly amended as provided in Ordinance 86-7:

The following property is hereby reclassified as a mixed-use planned unit development in accordance with the attached zoning request map dated February 14, 1986, and described as follows: the area designated as Section 1, consisting of 63.65 acres, B-4, Central Business District; the area designated as Section 2, consisting of 75.84 acres, and the area designated as Section 4, consisting of 3.93 acres, B-3, Intermediate Business District; and the area designated as Section 3, consisting of 32.25 acres, R-2, Residential Medium Density, the same being the tract identified as Tax Map 28, Parcel 1 on the West side of U. S. Highway 31 and the South side of Beechcroft Road, consisting of approximately 175 acres.

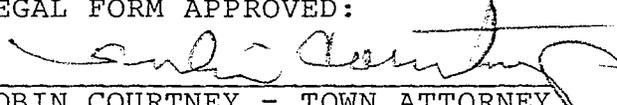
PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF SPRING HILL, TENNESSEE, on third reading on October 1, 1986, after a public hearing was held on that date after notice thereof published in the Daily Herald on September 15, 1986.

  
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GEORGE JONES, MAYOR

ATTEST:

  
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JUNE QUIRK, CITY RECORDER

LEGAL FORM APPROVED:

  
ROBIN COURTNEY - TOWN ATTORNEY

Passed on 1st reading: 9-15-86

Passed on 2nd reading: 9-22-86

Passed on 3rd reading: 10-1-86