

ORDINANCE NO. 86-7

AN ORDINANCE TO AMEND THE MUNICIPAL AND REGIONAL ZONING ORDINANCES OF THE TOWN OF SPRING HILL BY REZONING VARIOUS TRACTS WITHIN THE PRESENT CITY LIMITS AND AREAS NOW IN THE REGIONAL PLANNING DISTRICT WHICH ARE UNDER CONSIDERATION FOR ANNEXATION

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 Regional Zoning Ordinance, Ordinance No. 85-5, where applicable, and the Zoning Maps thereby adopted as previously amended, are hereby amended by rezoning certain properties herein indicated.

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

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 herein with references 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 reclassified are as follows:

1. The following property is hereby reclassified as M-1, Light Industrial, Planned Unit Development:

Tax Map 24, Parcels 4, 4.03, 4.04, 10, 12, 13, 13.01, 14, 18, 20, 21, 22, 23 and 23.02. These properties lie on both sides of Beechcroft Road on the West side of the Seaboard Systems Railroad.

2. 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.

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.

3. The following property, East of the railroad, is hereby reclassified as B-3, Intermediate Business, Planned Unit Development:

That property fronting on the North side of Beechcroft Road and extending back a distance of 860 feet on the East side of the railroad, which consists of the following tracts:

Tax Map 24, Parcels 10, 10.01, 10.02 and 10.03.
Tax Map 25, Parcels 2 and 2.09.

4. The following property is hereby reclassified as R-2, Medium Density Residential, Planned Unit Development:

The balance of Tax Map 25, Parcel 2.

5. The following property on the West side of the Kedron Pike is hereby reclassified as B-3, Intermediate Business, Planned Unit Development:

Tax Map 28, Parcel 13.

6. The following property is hereby reclassified as M-1, Light Industrial, Planned Unit Development:

Tax Map 28, Parcels 10, 16, 18, 19 and 24.
Tax Map 29, Parcel 8.

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

Tax Map 43, Parcel 21.

8. The following property is hereby reclassified as AG, Agricultural:

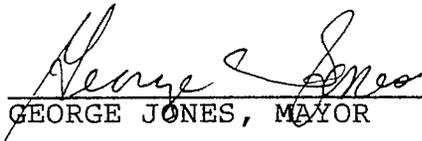
Tax Map 43, Parcels 1 and 19.

Tax Map 50, Parcel 3.03.

9. The following property on the North side of the Beechcroft Road where the concrete plant is being constructed is hereby reclassified as M-2, Heavy Industrial, Planned Unit Development:

Tax Map 24, Parcel 13.02.

This Ordinance was passed on third reading on March 31, 1986, after a public hearing held on March 13, 1986, after notice by publication.



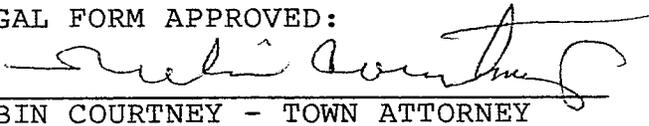
GEORGE JONES, MAYOR

ATTEST:



JUNE QUIRK, CITY RECORDER

LEGAL FORM APPROVED:



ROBIN COURTNEY - TOWN ATTORNEY

Passed on 1st reading: 2-20-86

Passed on 2nd reading: 3-3-86

Passed on 3rd reading: 3-31-86