

**ORDINANCE 16-07**

**AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 050, PARCELS 010.00 AND 010.02 FROM B-2, NEIGHBORHOOD SHOPPING DISTRICT, TO R-4, HIGH DENSITY RESIDENTIAL DISTRICT**

**WHEREAS**, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted, should be amended by rezoning the property herein described as Maury County Tax Map 050, Parcels 010.00 and 010.02 from B-2, Neighborhood Shopping District, to R-4, High Density Residential; and

**WHEREAS**, said property to be rezoned from B-2 to R-4 is located within the corporate limits of the City of Spring Hill; and

**WHEREAS**, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on May 9, 2016, with notice of said hearing being given fifteen (15) days or more before said approval; and

**WHEREAS**, the following exclusions and limitations apply as a condition of rezoning:

Exclusions:

- Public garages or parking lots, off-site parking lots, or other motor vehicle services *{Article VII, Subsection 1.2(4)} {Article VII, Subsection 3.1(1)} {Article VII, Subsection 4.1(2)}*
- Automobile sales or rentals *{Article VII, Subsection 3.1(1)}*
- Filling stations *{Article VII, Subsection 3.1(1)}*
- Bus terminals *{Article VII, Subsection 3.1(1)}*
- Warehouses or mini-warehouse storage units of any kind *{Article VII, Subsection 4.1(2)}*
- Movie theaters *{Article VII, Subsection 3.1(1)}*
- Drive-in/drive-through businesses *{Article VII, Subsection 4.1(10)}*
- Outdoor advertising signs and outdoor advertising structures *{Article VI, Section 3.1(1)}*

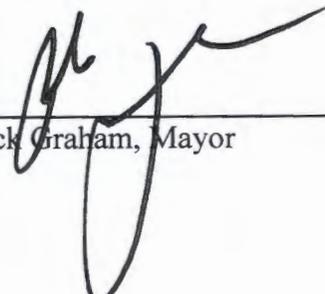
Limitations:

Dwelling units limited to the loft live/work style *{Article VII, Subsection 1.1(1)} {Article VII, Subsection 5}*

**WHEREAS**, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, that the Zoning Ordinance 86-47 and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein-described as Maury County Tax Map 050, Parcels 010.00 and 010.02 from B-2, Neighborhood Shopping District, to R-4, High Density Residential District, which amendment shall take effect from and after its adoption, the public welfare requiring it.

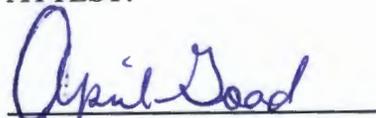
**BE IT FURTHER ORDAINED**, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.



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Rick Graham, Mayor

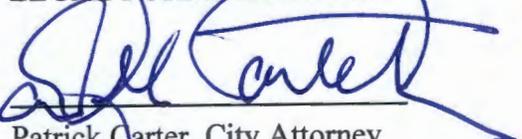
ATTEST:



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April Goad, City Recorder

LEGAL FORM APPROVED:



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Patrick Carter, City Attorney

Passed on First Reading: May 16, 2016

Passed on Second Reading: June 20, 2016

ATTEST:

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April Goad, City Recorder

LEGAL FORM APPROVED:

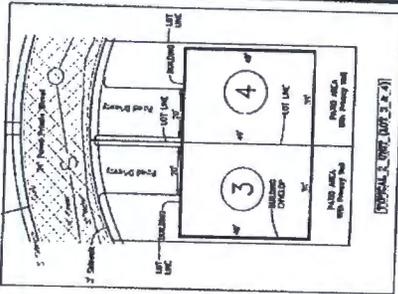
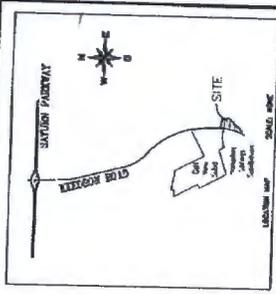
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Patrick Carter, City Attorney

Passed on First Reading: May 16, 2016

Passed on Second Reading: June 20, 2016

# Ordinance 16-07 Exhibit A



Proposed 32 Units on 7.49 ac. of  
 South Stewart Subdivision Record Plat 28, P16, P2 221  
 Proposed to Remove From B2 to B4

## BELLAGIO VILLAS OF SPRING HILL

City of Spring Hill, Maury County, State of Tennessee  
 Sec Civil District, Map 50 Parcel 10

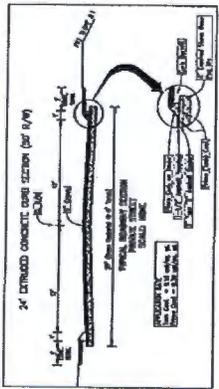


OWNER:  
 R. Scott Stewart, Jr. &  
 Family Trust, Inc.  
 10000 Old Hickory Road  
 Nashville, TN 37207  
 615-252-1111  
 615-252-1111  
 615-252-1111

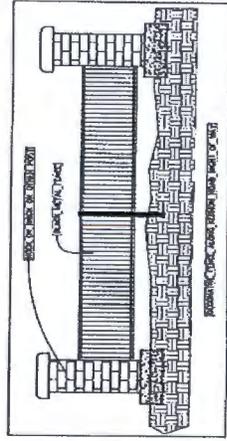
LOT	AREA (SQ. FEET)	AREA (ACRES)
1	10000	0.23
2	10000	0.23
3	10000	0.23
4	10000	0.23
TOTAL	40000	0.92



DATE: 10/1/16  
 TIME: 10:00 AM  
 PROJECT: BELLAGIO VILLAS OF SPRING HILL



- GENERAL NOTES:**
1. FLOOD HAZARD: This project is located within a flood hazard area. Flood hazard information is available on the FEMA Flood Insurance Rate Study (FIRMS) for the project area. Flood hazard information is available on the FEMA Flood Insurance Rate Study (FIRMS) for the project area. Flood hazard information is available on the FEMA Flood Insurance Rate Study (FIRMS) for the project area.
  2. The property owner is responsible for obtaining all necessary permits from the City of Spring Hill and the State of Tennessee.
  3. The property owner is responsible for obtaining all necessary permits from the City of Spring Hill and the State of Tennessee.
  4. All property owners in the subdivision are responsible for obtaining all necessary permits from the City of Spring Hill and the State of Tennessee.
  5. PUBLIC UTILITIES AND SERVICES: The project is located within a flood hazard area. Flood hazard information is available on the FEMA Flood Insurance Rate Study (FIRMS) for the project area. Flood hazard information is available on the FEMA Flood Insurance Rate Study (FIRMS) for the project area. Flood hazard information is available on the FEMA Flood Insurance Rate Study (FIRMS) for the project area.
  6. All utility lines are shown as they exist. The project owner is responsible for obtaining all necessary permits from the City of Spring Hill and the State of Tennessee.
  7. All utility lines are shown as they exist. The project owner is responsible for obtaining all necessary permits from the City of Spring Hill and the State of Tennessee.
  8. All utility lines are shown as they exist. The project owner is responsible for obtaining all necessary permits from the City of Spring Hill and the State of Tennessee.



**SUBJECT:** ORD 16-07 (4135 Kedron Road)

**DATE:** May 2, 2016

**ATTENTION:** Board of Mayor and Aldermen (BOMA)

**DEPARTMENT HEAD:** Dara Sanders, City Planner



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## STAFF MEMORANDUM

**Property description:** This property is currently undeveloped. The majority of the surrounding properties are developed for residential uses. An impaired stream runs along the northeastern boundary of the property.

**Request:** The applicant requests to rezone the property to R-4, High Density Residential, to allow for the development of 32 residential dwellings.

This item is scheduled to be on the May 16<sup>th</sup> Planning Commission voting meeting. Staff will provide an ordinance reflecting the Planning Commission's recommendation to the BOMA with the May 23<sup>rd</sup> packet.

**Spring Hill Rising: 2040:** The City's comprehensive plan, Spring Hill Rising: 2040, provides considerations for future zoning and development requests. Among those considerations are opportunities for enhancing existing or emerging neighborhoods with sensitive new development, allowing for a variety of quality housing options for all stages of life, and encouraging higher density residential development in new activity centers. Staff has provided excerpts from the plan as they relate to this property.

The future land use designation of the property is **Residential Neighborhood Area**, which represents a transition between natural and rural settings and more intense environments, such as mixed use areas, city neighborhood areas, and community commerce areas. The intent of this category is to preserve natural features in the built environment, enhance the access to housing options and urban amenities such as jobs, retail services, and public services, and to create new opportunities to enhance the quality of life.

The City's goal "We will promote a variety of quality housing options" promotes diversifying the City's neighborhoods by providing a variety of housing types, styles, and price points so that is possible for all who work in the community to live in the community. This goal also recommends ensuring that all residents have access to quality affordable housing options to make "aging in place" a viable option.

The City's goal "We will grow smarter" promotes Smart Growth principles, traditional neighborhood design, and quality corridor development. Specifically, this goal aims to ensure that new development within existing neighborhoods is of appropriate scale and intensity in relation to existing development and that it achieves the desired development patterns for the neighborhood.

