

ORDINANCE 16-03

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 153 PARCEL 027.00 FROM R-2, MEDIUM DENSITY RESIDENTIAL TO B-2, LIMITED RETAIL, AND R-4, HIGH DENSITY RESIDENTIAL

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 Williamson County Tax Map 153 Parcel 027.00 from R-2, Medium Density Residential to B-2, Limited Retail, and R-4, High Density Residential; and

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

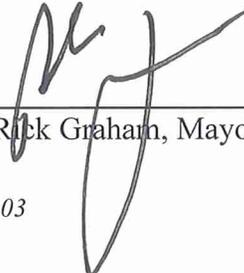
WHEREAS, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on February 8, 2016, with notice of said hearing being given fifteen (15) days or more before said approval; and

WHEREAS, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 Williamson County Tax Map 153 Parcel 027.00 from R-2, Medium Density Residential to B-2, Limited Retail, to and R-4, High Density Residential, which amendment shall take effect from and after its adoption, the public welfare requiring it, subject to the following conditions:

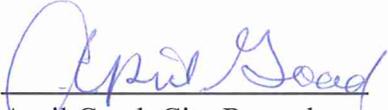
1. The applicant shall provide additional supporting documentation for the traffic projections presented.
2. Permitted uses in the R-4 shall be limited to the proposed layout and dwelling types, as indicated on the concept plan.
3. Density in the R-4 shall be limited to 5.0 units per acre.

BE IT FURTHER ORDAINED, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

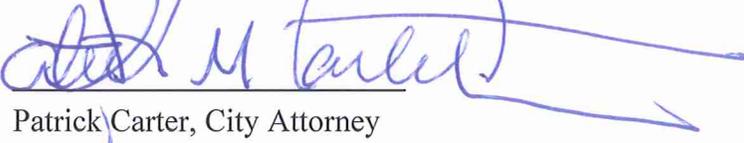


Rick Graham, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney

Passed on First Reading: February 16, 2016

Passed on Second Reading: March 21, 2016

SUBJECT: ORD 16-03 (4820 Main Street)

DATE: March 7, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, City Planner



STAFF MEMORANDUM

Property description: This property, located southeast of the intersection of Main Street (arterial) and Buckner Road (arterial), is currently developed for a single-family dwellings (approximately 4 dwelling units/acre) and is zoned R-2, Medium Density Residential. The properties to the north, east, and south are zoned R-2, Medium Density Residential and developed for single-family residences. The properties to the west within the city limits are zoned B-4, Central Commercial District, and R-2 Planned Unit Development.

Request: The applicant requests to rezone the property from R-2, (Medium Density) to B-2 (Neighborhood Shopping District) and R-4 (High Density) to allow for a mixed use development that would include retail and professional offices adjacent to Main Street, transitioning to townhomes and single-family dwellings to the east.

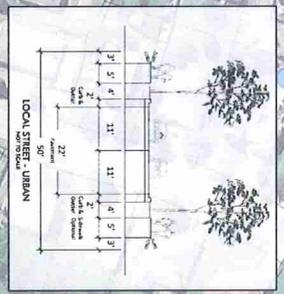
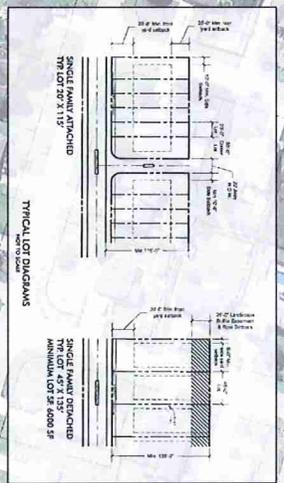
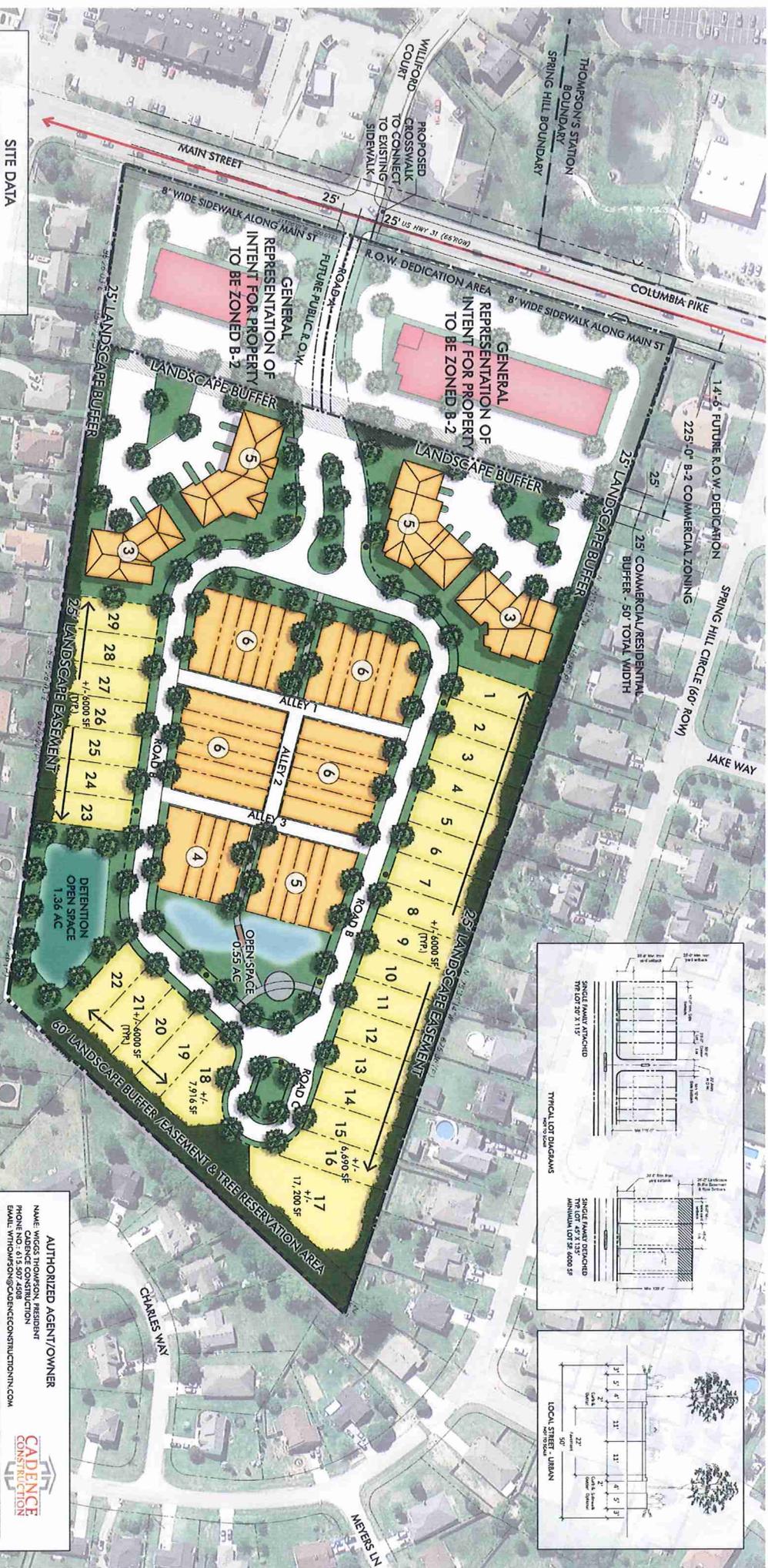
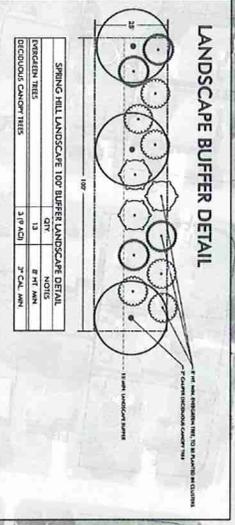
Since the February meeting of the Board of Mayor and Aldermen (BOMA), the applicant has revised the proposal by decreasing the number of dwelling units by six to achieve a density of five dwelling units per acre, in accordance with the BOMA's conditions of approval. Please see the attached letter and revised plan submitted by the applicant.

SITE DATA

ADDRESS: 4820 Main Street
 2.70 AC TOTAL SITE AREA
 PROPOSED USE: COMMERCIAL & RESIDENTIAL
 PROPOSED OPEN SPACE: 8.29 AC (R151)
 RESIDENTIAL UNIT DATA
 TOTAL RESIDENTIAL AREA: 13,646 AC
 TOTAL RESIDENTIAL UNITS: 79
 SINGLE FAMILY LOTS: 29
 MULTIFAMILY LOTS: 50
 DETENTIONS: 4/28 DUA

PROPERTY LINE
 ADJACENT PROPERTY LINES
 CITY LINES
 MAJOR THROUGHWAY
 7.5M - 4.8M, STREET
 STREET LIGHTS - SPACED EVERY 250 FT (R)

PROPOSED RESIDENTIAL MONUMENTAL
 COMMERCIAL SIGNAGE



PRELIMINARY DEVELOPMENT PLAN
CADENCE CROSSING
 SPRING HILL, WILLIAMSON COUNTY, TN



AUTHORIZED AGENT/OWNER
 NAME: WIGGS THOMPSON, PRESIDENT
 OBJECT: CONSULTANT
 PHONE: 615.453.1111
 EMAIL: WTHOMPSON@CADENCECONSTRUCTION.COM

REPRESENTATIVE
 NAME: BETT CERAMIAN, CIVIL ENGINEER
 NAME: NICK STRONAN, 3877
 PHONE: 615.453.1111
 EMAIL: BETT.CERAMIAN@KIMLEY-HORN.COM

REPRESENTATIVE
 NAME: JEFFREY KOSAK, LANDSCAPE ARCHITECT
 PHONE: 615.453.1111
 EMAIL: JEFFREY.KOSAK@KIMLEY-HORN.COM

Kimley+Horn

CADENCE CONSTRUCTION

KV+D
 KISSER VOORHAIN DESIGN

REV February 29, 2016
 Project 1515104

February 29, 2016



15104Dara Sanders, City Planner
City of Spring Hill
PO Box 789
Spring Hill, TN 37174

Re: Cadence Crossing – Rezoning Request

Ms. Sanders:

On behalf of Mr. Wiggs Thompson of Cadence Construction, please accept this re-submittal of the Preliminary Development Plan portion of the rezoning request for consideration at the BOMA work session scheduled for March 07, 2016. The Cadence Crossing Rezoning Request is scheduled for a public hearing and second reading at the March 21, 2016 BOMA meeting.

Please find included herein:

- Cover letter including summary of revisions.
- Ten (10) Copies of the revised Preliminary Development Plan (cover sheet, existing conditions, rezoning exhibit, and architectural images did not change and a hard copy is not included).
- CD with digital copy of the Rezoning request (including cover sheet, existing conditions, rezoning exhibit, revised Preliminary Development Plan, and Architectural images).

At the first reading of this item, BOMA introduced a condition of approval limiting the Cadence Crossing subdivision to a density of 5.0 Dwelling Units per acre. The intent of this resubmittal is to show how this condition of approval alters the concept plan.

The revised plan has several features that could be considered improvements. The homes along the eastern edge of the property have been pulled away from the property line. While a buffer of the existing drainage swale in this area is not believed to be required (a preliminary hydrologic study has indicated this area is not a stream), the space generated between the lots and the eastern property line is proposed to be left as much in its natural condition to the greatest possible extent. This creates a buffer of between 40 and 60 feet. The planning team has also reduced the number of units immediately adjacent to the proposed detention / storm water treatment area near the southwest corner of the property. This will permit a larger detention area and will facilitate the project's capacity to improve an existing surface water drainage issue from existing off-site developments.

This change has also resulted in a reduction in the number of residential trips generated by the project. Because of the product mix, the proposed 78 units (29 single family homes and 49 townhomes) actually creates less traffic than a 65 single family development as is possible with the existing R-2 zoning. According to the Institute of Traffic Engineers (ITE) trip generation calculator used by traffic engineers across the country, the revised project would generate 682 total daily trips as compared to 707 trips generated by a development under the existing R-2 zoning.

Residential Trip Generation for R-2 (Existing Zoning)		Residential Trip Generation for R-4 (Proposed Zoning and Concept Plan)			Change vs. Permitted	
Land Use:	LUC 210 Single-Family	Land Use:	LUC 210 Single-Family	LUC 230 Townhomes		TOTAL
Number of Units	65	Size:	29	49	78	13
Average Daily Traffic	707	Average Daily Traffic	336	346	682	-25
Daily Enter	353	Daily Enter	168	173	341	-12
Daily Exit	353	Daily Exit	168	173	341	-12
AM Peak Hour Total	55	AM Peak Hour Total	30	29	59	4
AM Peak Hour Enter	14	AM Peak Hour Enter	8	5	12	-1
AM Peak Hour Exit	41	AM Peak Hour Exit	23	24	47	5
PM Peak Hour Total	71	PM Peak Hour Total	34	33	68	-3
PM Peak Hour Enter	45	PM Peak Hour Enter	22	22	44	-1
PM Peak Hour Exit	26	PM Peak Hour Exit	13	11	24	-3

Trip Generation 9th Edition - equations (adj)

While the previous plan was reasonable, sound, well-planned, and consistent with the goals of the Spring Hill 2040 Land Use Plan, the revised plan has created several improvements that address some of the concerns voiced by the adjacent neighborhood. As before, the plan does not seek maximum densities permitted in the residential zoning classifications sought by the rezoning and, in fact, seeks less density than previous submittals. The plan does not seek commercial zoning as intense as adjacent commercial areas. This plan has generally been received as a good plan and a smart plan. We believe that revisions resulting from the reduction to 5.0 DUA improve the plan even more. We hope that you will weigh the plan and these improvements when considering the approval of the Cadence Crossing rezoning request.

If additional information is required or if you have any questions regarding this application please contact me at [615-813-0863](tel:615-813-0863).

Thank you,



Jeffrey A. Rosiak, RLA
Kiser + Vogrin Design

City of Spring Hill, Tennessee Planning Commission Agenda Application

199 Town Center Parkway, Spring Hill TN 37174
(931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY	
Date Application submitted: _____	Fee: _____
Date Accepted as complete: _____	Case number: _____
Map/Parcel: _____	Public hearing date: _____

Date: 12/16/2015 Project Name: Cadence Commons

Property Address/Location: 4820 Main St., Spring Hill, TN 37174

Current Zoning District(s): R-2 Property Size: 20.0 Acres

Type of request being made —	Materials required to be submitted with application
<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Letter of request
<input checked="" type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Proof of ownership
<input type="checkbox"/> Major Modification	<input checked="" type="checkbox"/> Four (4) hard copies of the proposal, including all required information as outlined in the applicable checklist.
<input type="checkbox"/> Minor Modification	<input checked="" type="checkbox"/> A CD containing a copy of all required submittal items in PDF format.
<input type="checkbox"/> Easement/Right-of-way Vacation	
<input checked="" type="checkbox"/> Sketch Plan	
<input checked="" type="checkbox"/> Neighborhood Concept Plan	
<input checked="" type="checkbox"/> Lot Split	
<input type="checkbox"/> Property Line Adjustment	
<input type="checkbox"/> Preliminary Plat	
<input type="checkbox"/> Concurrent Plat	
<input type="checkbox"/> Final Plat	
<input type="checkbox"/> Site Plan	
<input type="checkbox"/> Master Development Plan (PUD) Preliminary/Final	
<input type="checkbox"/> Traditional Neighborhood Development	
<input type="checkbox"/> Other _____	

Note to the applicant:

- * Applications and all required submittals must be filed with the Planning Department by the established deadline.
- * Both the applicant/representative and property owner must sign the application. Applications not signed by the property owner will not be accepted.
- * All applications must be accompanied by completed checklist.

APPLICANT OR REPRESENTATIVE:

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

Name (printed): _____

Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

Name (printed): MARY ANN PLANT

Date: 12-15-15

Address: 4820 MAIN ST
SPRING HILL TN

Phone number: 615-790-1299

Email: X MARY ANN PLANT

Signature: _____

Name (printed): _____

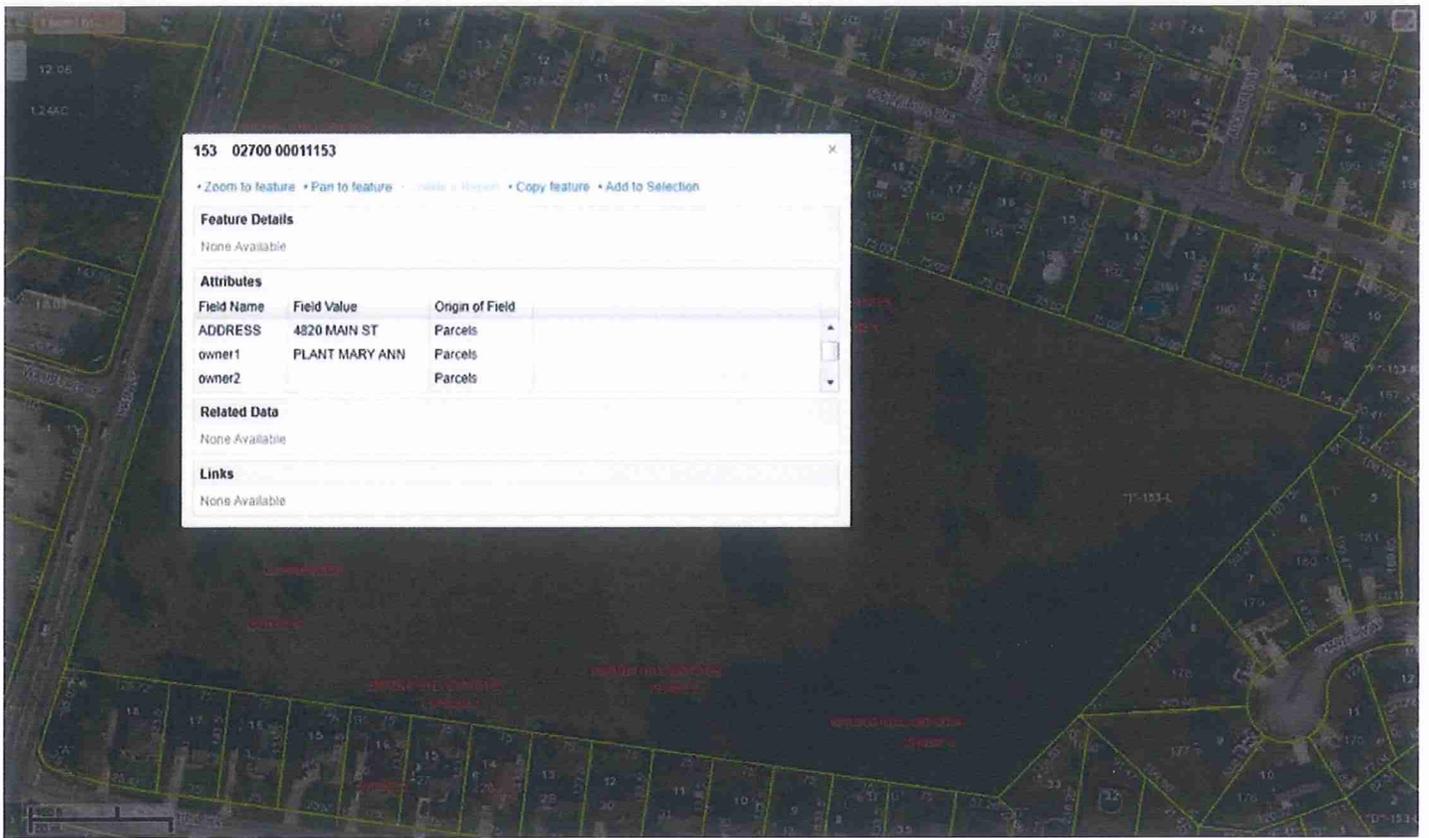
Date: _____

Address: _____

Phone number: _____

Email: _____

Signature: _____



CADENCE CROSSING REZONING APPLICATION

4820 MAIN STREET
SPRING HILL, WILLIAMSON CO., TN

AUTHORIZED AGENT

Wiggs Thompson
CVR Construction
PO Box 95
Thompson's Station, TN 37179
615.507.4508
wthompson@cadenceconstructiontn.com

**REPRESENTATIVE/
LANDSCAPE ARCHITECT**

Jeff Rosiak
Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Nashville, TN 37067
615.813.0863
jefr@kiserogrin.com

**REPRESENTATIVE/
CIVIL ENGINEER**

Brent Creasman
Kimley-Horn
209 Tenth Avenue South
Suite 501
Nashville, TN 37203
615.564.2877
brent.creasman@kimley-horn.com

SHEET INDEX:

	Initial Submittal	Re-Submittal	2nd Submittal	3rd Submittal
EXISTING CONDITIONS	12.16.2015	12.22.2015	02.01.2016	02.29.2016
REZONING EXHIBIT	12.16.2015	12.22.2015	02.01.2016	02.29.2016
PRELIMINARY DEVELOPMENT PLAN	12.16.2015	12.22.2015	02.01.2016	02.29.2016
ARCHITECTURAL IMAGES	12.16.2015	12.22.2015	02.01.2016	02.29.2016

VICINITY MAP



1.5 MILE RADIUS
SCALE: 1"=2500'



KYD PROJECT#: 15104
Sheet #:

CVR

DATE: 02.29.2016

Resoning Submittal - NOT FOR CONSTRUCTION



Kimley»»Horn

KV+D
KISER VOGRIN DESIGN

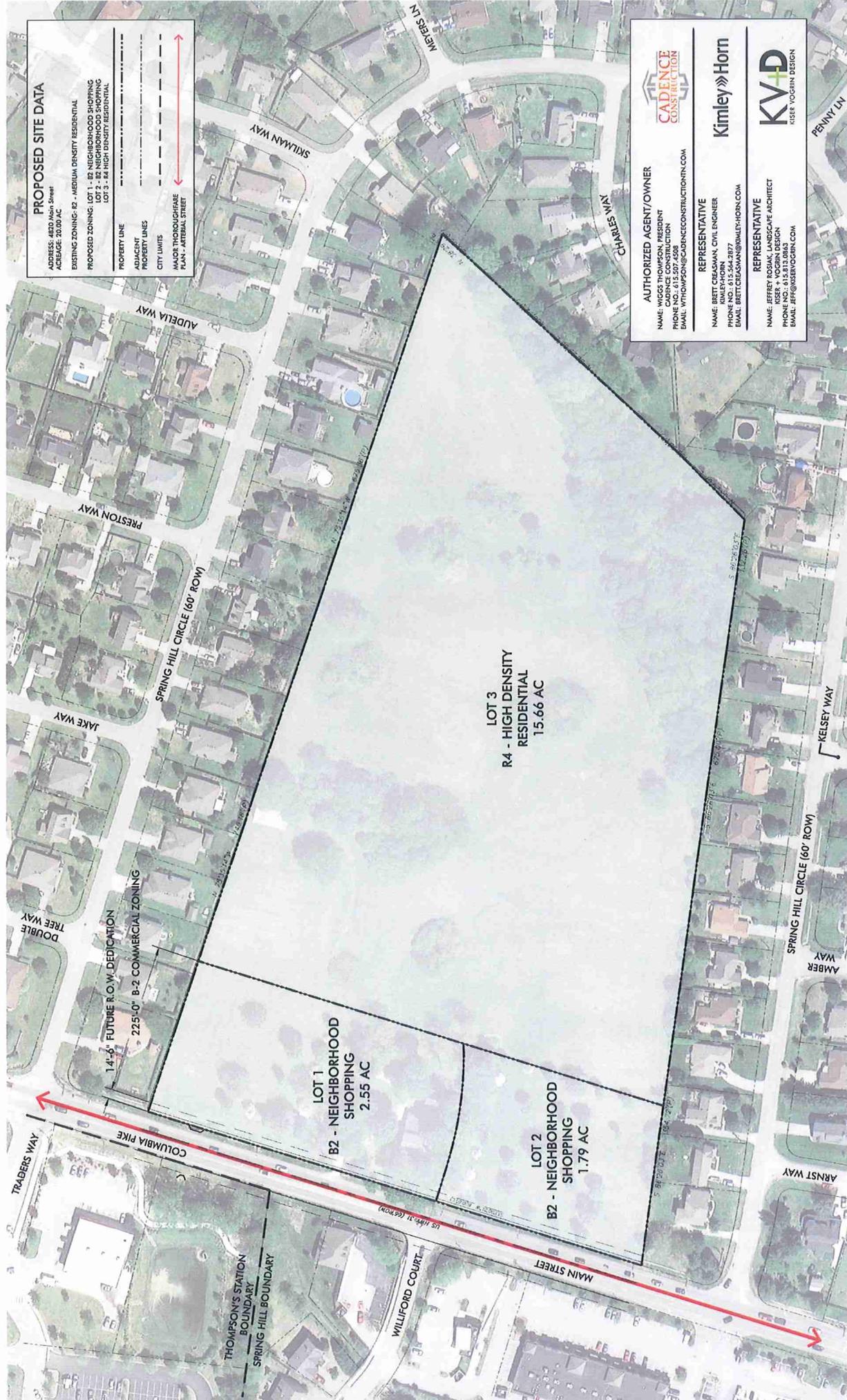
PROPOSED SITE DATA
 ADDRESS: 4820 Main Street
 ACHS#: 2019-01C
 EXISTING ZONING: R2 - MEDIUM DENSITY RESIDENTIAL
 PROPOSED ZONING: LOT 1 - B2 NEIGHBORHOOD SHOPPING
 LOT 2 - B2 NEIGHBORHOOD SHOPPING
 LOT 3 - R4 HIGH DENSITY RESIDENTIAL
 PROPERTY LINE
 ADVISANT PROPERTY LINES
 CITY LIMITS
 MAJOR THOROUGHFARE PLAN - ARTERIAL STREET

CADENCE CONSTRUCTION
 AUTHORIZED AGENT/OWNER
 NAME: WIGGS THOMPSON, PRESIDENT
 PHONE: 615.241.1234
 EMAIL: WTHOMPSON@CADENCECONSTRUCTION.COM

Kimley»Horn
 REPRESENTATIVE
 NAME: BRETT CREASMAN, CIVIL ENGINEER
 PHONE: 615.887.1877
 EMAIL: BRETT.CREASMAN@KIMLEYHORN.COM

KV+D
 REPRESENTATIVE
 NAME: JEFFREY ROSIAK, LANDSCAPE ARCHITECT
 PHONE: 615.887.1877
 EMAIL: JEFF@KISSERVOIGRIN.COM

REV: January 19, 2015
 December 16, 2015
 Project #15019
 SCALE 1"=40'

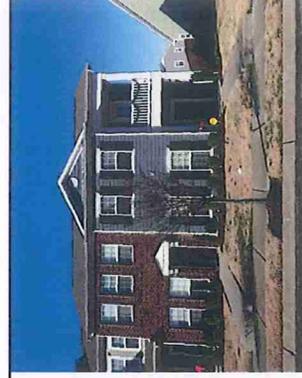


REZONING PLAN
CADENCE CROSSING
 SPRING HILL, WILLIAMSON COUNTY, TN

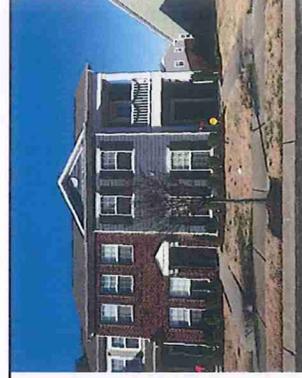
POTENTIAL SINGLE FAMILY CHARACTER



POTENTIAL STREETSCAPE CHARACTER



POTENTIAL TOWNHOME CHARACTER



ARCHITECTURAL IMAGES
CADENCE CROSSING
SPRING HILL, WILLIAMSON COUNTY, TN

AUTHORIZED AGENT/OWNER
NAME: WIGGS THOMPSON, PRESIDENT
PHONE: 615.255.1111
EMAIL: WTHOMPSON@CADENCECONSTRUCTIONTN.COM



REPRESENTATIVE
NAME: BRETT CREASMAN, CIVIL ENGINEER
PHONE: 615.255.1111
EMAIL: BRETT.CREASMAN@KIMLEYHORN.COM



REPRESENTATIVE
NAME: JEFFREY ROSIAK, LANDSCAPE ARCHITECT
PHONE: 615.255.1111
EMAIL: JEFF@KSERVOGRIN.COM



REV: December 22, 2015
December 16, 2015
Project#: 1147