

ORDINANCE NO. 19-04

AN ORDINANCE TO AMEND THE ZONING MAP FROM R-10-HIGH DENSITY RESIDENTIAL AND C-2, GENERAL COMMERCIAL TO C-6 TOWN CENTER COMMERCIAL DISTRICT ON SR 76-PORTLAND ROAD

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to dividing the city into zones and districts restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land for residential, business, commercial uses; and,

WHEREAS, the City's Comprehensive Plan defines the area of SR 76-Portland Road, Hwy 31W/SR 41, Tyree Springs Road and College Street as the City's Town Center intended for mixed residential and commercial uses; and,

WHEREAS, The City of White House Regional Planning Commission on March 11, 2019 reviewed and discussed the property owners request to rezone the R-10 high density residential zoned property to C-2 general commercial for an expansion of an adjacent commercial use on property already zoned C-2 general commercial. The Planning Commission and property owner representative discussed to rezone the two (2) properties instead to the C-6 town center zoning district classification for the best future use of the property. The owner representative requested as a condition of agreeing to the C-6 town center property zoning that the Planning Commission review the future development proposal under the special condition section of the C-6 town center zoning section regarding front building setback and building design and height to permit flexibility in design based on the property dimensions and the continuation of the existing use, and,

NOW, THEREFORE, BE IT ORDNANIED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF WHITE HOUSE, TENNESSEE THAT THE FOLLOWING APPLY:

SECTION 1. That the City of White House Zoning Map be amended from R-10, High Density Residential to C-6 Town Center Commercial for the property included in "EXHIBIT A" and described as follows:

210 PORTLAND ROAD: PROPERTY TAX MAP 77G, GROUP A, PARCEL 9.00 -1.5 ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF SUMNER COUNTY, TENNESSEE.

SECTION 2. That the City of White House Zoning Map be amended from C-2, General Commercial to C-6 Town Center Commercial for the property included in "EXHIBIT B" and described as follows:

212 PORTLAND ROAD: PROPERTY TAX MAP 77G, GROUP A, PARCEL 11.00 -0.65 ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF SUMNER COUNTY, TENNESSEE.

SECTION 3. That the Board of Mayor and Aldermen of the City of White House, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of White House for a recommendation, and a notice of hearing thereon has been ordered after at least fifteen (15) days notice of the time and place of said meeting has been published in a newspaper circulated in the City of White House, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final reading and adoption by the Board of Mayor and Aldermen, and publication, the public welfare demanding it.

SECTION 4. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

SECTION 5. In case of conflict between this Ordinance or any part thereof and the whole or part of any existing or future Ordinance of the City of White House, the most restrictive shall in all cases apply.

First Reading: April 18, 2019 PASSED

Second Reading: May 16, 2019 PASSED



Michael Arnold, Mayor

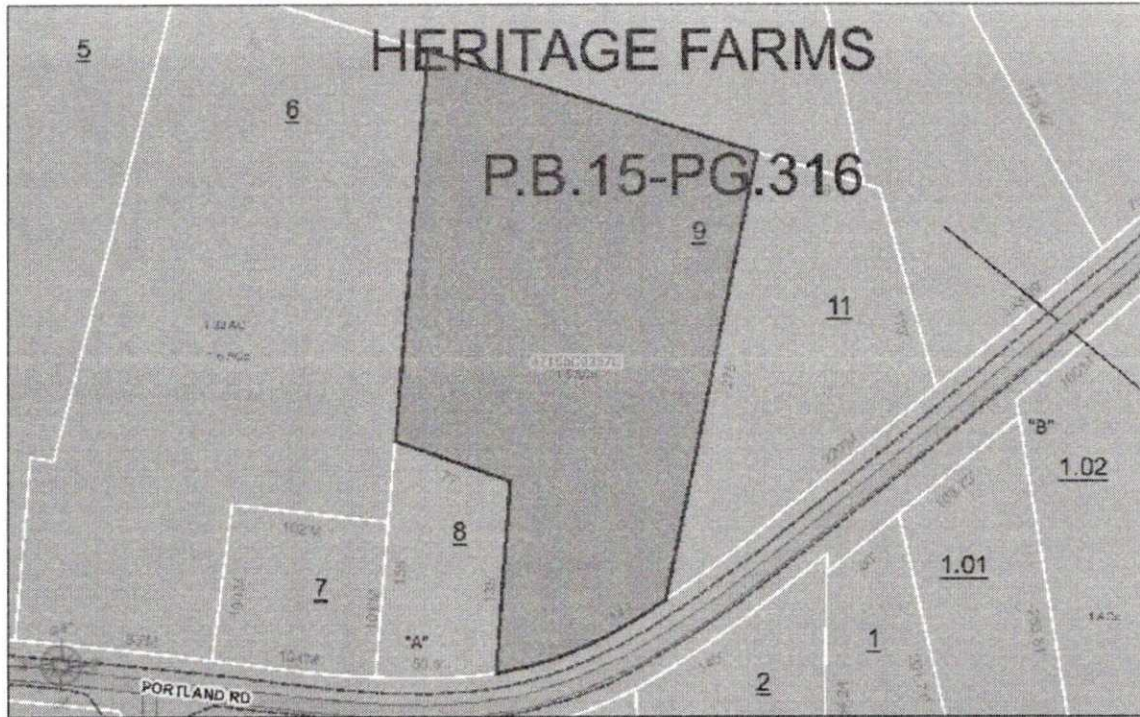
ATTEST:



Derek Watson, City Recorder

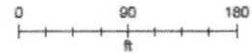
"EXHIBIT A"

210 PORTLAND ROAD



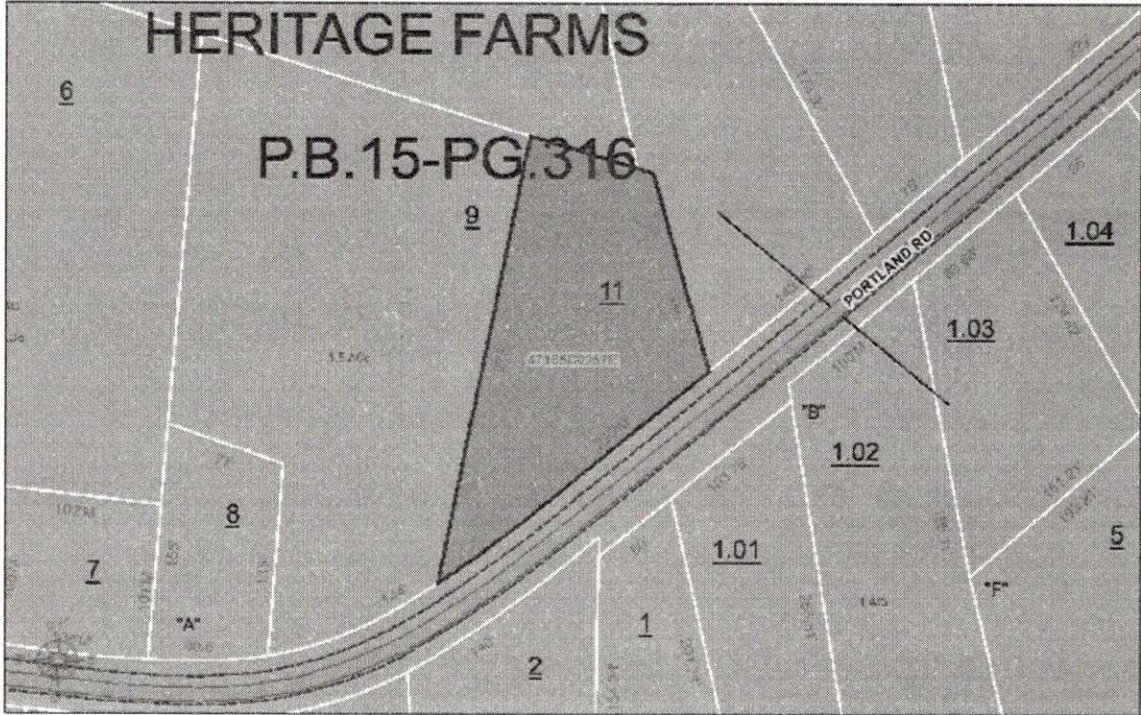
SUMNER COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.
MAP DATE: March 26, 2019



"EXHIBIT B"

212 PORTLAND ROAD



SUMNER COUNTY, TENNESSEE

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MAP DATE: March 28, 2019

