

**ORDINANCE NO. 19-12**

**AN ORDINANCE TO AMEND THE ZONING MAP FROM C-1-CENTRAL BUSINESS COMMERCIAL AND R-20 LOW DENSITY RESIDENTIAL TO C-6, TOWN CENTER DISTRICT AND R-TC, HIGH DENSITY TOWN CENTER ON HWY 31W/SR 41 AND SR 76**

**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 the intersection of HWY 31W/SR 41 and SR 76 as the White House Crossroads Character Area which is characterized by a compatible mixture of commercial, civic, and residential uses that help form the most urban center of the community; and,

**WHEREAS**, the City's Comprehensive Plan includes a specific conceptual design for the Town Center area including commercial uses along HWY 31W/SR 41 and SR 76 and mixed residential including single family units along the boundary of the property adjacent to existing residential uses; and,

**WHEREAS**, The City of White House Regional Planning Commission on Monday June 10, 2019 reviewed and approved the rezoning request; 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 C-1, Central Business Commercial and R-20, Low Density Residential to C-6, Town Center and R-TC High Density Town Center for the properties included in "EXHIBIT A" and described as follows:

110 SR 76: PROPERTY TAX MAP 107 G, Group A, Parcel 32.00 and 37.00 -16.32 ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF ROBERTSON COUNTY, TENNESSEE.

*The RTC zoning portion is the rear 8.0 acres measured 350 feet from the rear property lines beginning at south-west property corner of Robertson County Tax Map 107 G, Group A, Parcel 17 and north-west property corner of Robertson County Tax Map 107G, Group A, Parcel 41.00. The front remaining 8.3 acres along Hwy 31W/SR 41 and SR 76 would be the C-6, Town Center zoning portion.*

**SECTION 2.** 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 3.** 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 4.** 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: June 20, 2019

PASSED

Second Reading: July 18, 2019

PASSED



Michael Arnold, Mayor

ATTEST:



Derek Watson, City Recorder

ORDINANCE NO 19-12  
"EXHIBIT A"

