

ORDINANCE 21-17

AN ORDINANCE TO AMEND THE ZONING MAP AND RESUBDIVIDE LAND
FROM R-20 LOW DENSITY RESIDENTIAL TO R-15 MEDIUM DENSITY
RESIDENTIAL ON PLEASANT GROVE RD

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 as a transitional place between existing uses and development patterns. The intent of this Character Area is to be flexible and accommodating to development, while fitting new development into the City's overall character.; and,

WHEREAS, The City of White House Regional Planning Commission on Monday June 14, 2021 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 R-20, Low Density Residential to R-15 Medium Density Residential for the property included in "EXHIBIT A" and described as follows:

8 ACRES ARE REFERENCED AS PART OF ROBERTSON COUNTY TAX MAP 95, PARCELS 118, 119, 119.01, and PART OF PARCEL 117.01

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: July 15, 2021 PASSED

Second Reading: August 19, 2021 PASSED



Michael Arnold, Mayor

ATTEST:



Derek Watson, City Recorder

ORDINANCE 21-17
"EXHIBIT A"



Applicant or Representative-
Overview **Steven E. Artz and
Associates:**

Tax Parcel and ID
**Robertson County Tax Map 95,
Parcels 118, 119, 119.01, and Part
of Parcel 117.01**

Zoning and Property Description
Location Overview
Current Zoning is R-20

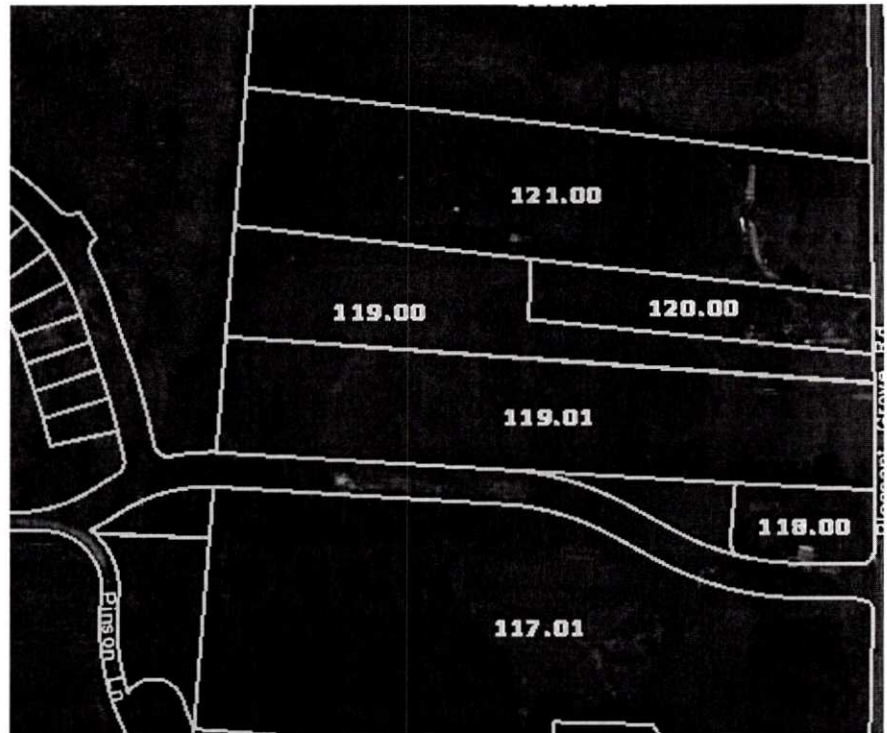
Ordinance Reference and Notes
Zoning Article 5, 5.056

Comprehensive Plan District:
**Residential Single-Family
Medium Density.**

Staff Recommendation: **The zoning
and comprehensive plan both
align with a rezoning
recommendation be made to the
Board of Mayor and Alderman
for the rezoning and
resubdivision request of R-15 for
the three lots on Pleasant Grove
Rd.**

Staff Overview

I have swapped item 5 and 6 for more clarity. This is one complete project in the beginning, as this request is to reconfigure lots 118, 119, 119.01, and Part of Parcel 117.01. Lots 1-3 shown on the plat is requesting a R-15 Rezoning to place three houses on Pleasant Grove Rd.



Rezoning Requests Review Criteria:

After the advertised public hearing, the Commission shall review the following items and any additional items:

- a. Comprehensive Plan area designation
- b. Existing and adjacent property uses
- c. Future uses of area
- d. Permitted uses in the proposed zoning district.
- e. Major changes in the area created by public building projects, economic development, roadway and utility improvements, or other changes that are determined to necessitate a zoning change recommendation or denial.