ORDINANCE 21-26

AN ORDINANCE TO AMEND THE ZONING MAP AND RESUBDIVIDE LAND FROM C-2, GENERAL COMMERCIAL TO NCRPUD, NEIGHBORHOOD CENTER RESIDENTIAL PLANNED UNIT DEVELOPMENT ON HWY 31W

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 October 12, 2021 reviewed and approved the rezoning request; and,

NOW, THEREFORE, BE IT ORDANIED 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-2 General Commercial to NCRPUD, Neighborhood Center Residential Planned Unit Development for the property included in "EXHIBIT A" and described as follows:

5.48 ACRES ARE REFERENCED SUMNER COUNTY TAX MAP 97, PARCEL 009.00 LOCATED AT 2724 HIGHWAY 31W

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:

October 21, 2021

PASSED

Second Reading:

November 18, 2021

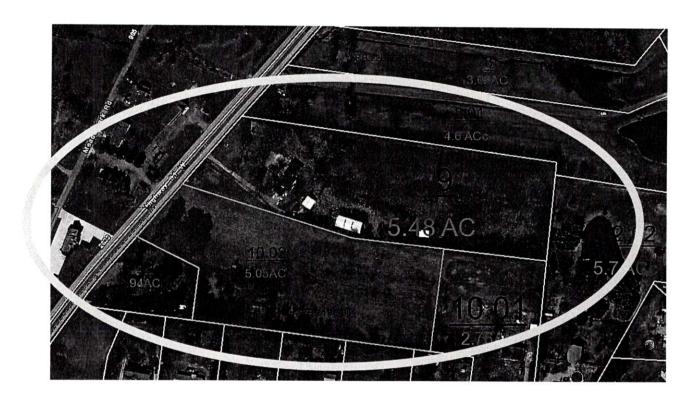
PASSED

Michael Arnold, Mayor

ATTEST:

Derek Watson, City Recorder

ORDINANCE 21-26 "EXHIBIT A"



Item # 7 Beech Grove Development/Jeremy Leggo

Applicant or Representative-Overview: Jeremy Leggo

Tax Parcel and ID Sumner County Tax Map 97, Parcel 009.00

Zoning and Property
C-2_to NCRPUD

Description Location Overview 2724 Highway 31W.

Comprehensive Plan District: Hwy 31 Corridor

<u>Staff Recommendation:</u> Approval. With stipulations.

Staff Overview

This was an already approved project for 70 townhomes to NCRPUD. The developer has purchased the five-acre lot adjacent and requesting to rezone this parcel to NCRPUD with an additional 50 townhomes, but will also add an additional 11,000 square feet of retail space in the front of the development. There is a condemned old real estate office that currently sits on the property.

There will be turn lanes into the development at both access points, but a southbound turn lane should be considered.

Other stipulations to be included are to make the show the sidewalks going through the driveways.

Adhere to 35' setbacks.

