

**ORDINANCE NO.
17-890**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 TO CHANGE PROPERTIES AT THE INTERSECTION OF LONG HOLLOW PIKE AND JACKSON ROAD FROM AGRICULTURAL TO CPUDL, COMMERCIAL PLANNED UNIT DEVELOPMENT LIMITED AND TO APPROVE A PRELIMINARY MASTER DEVELOPMENT FOR A COMMERCIAL CENTER

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, and use of commercial buildings, structures; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to protecting the character and maintain the stability of business and commercial areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, The Goodlettsville Planning Commission has reviewed and discussed this proposed amendment and voted on March 6, 2017 to recommend its passage to the Board of Commissioners based on the Commercial Development designation of the City's Comprehensive Land Use Plan, and,

WHEREAS, The Goodlettsville Planning Commission approved the Jackson Crossings Preliminary Master Plan dated 2-22-2017 as the CPUPL, Commercial Planned Unit Development Limited Zoning Plan including alternative planned unit development perimeter setbacks due to the property line limitations along Long Hollow Pike and the floodplains on the property;

NOW, THEREFORE, BE IT ORDAINED AND IT IS HEREBY ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GOODLETTSVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That the Official Zoning Map adopted by Ordinance No. 15-851 entered on second reading on November 12, 2015 being the municipal zoning map of Goodlettsville, Tennessee, be and the same is hereby amended as follows:

By changing the existing Agricultural property zoning classification and replacing the property zoning designation to CPUDL, Commercial Planned Unit Development per the Jackson Crossings Preliminary Master Plan Dated February 22, 2017 for the properties attached as "EXHIBIT A" and described as follows:

PROPERTY TAX MAP 143, PARCELS 67.00 and 67.04 CONTAINING APPROXIMATELY 2.1 ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF SUMNER COUNTY, TENNESSEE.

SECTION 2. That the Commissioners of the City of Goodlettsville, Tennessee, hereby certify that this Ordinance has been submitted to the Planning Commission of the City of Goodlettsville 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 Goodlettsville, Tennessee. This Ordinance shall take effect fifteen (15) days from the date of its final passage, the public welfare demanding it. *(The project developer is researching a time line for a delayed effective date that will be subject to the Project developer obtaining the property. The current property owners do not want to proceed with the rezoning if the project developer does not obtain the property)*

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 Goodlettsville, the most restrictive shall in all cases apply.

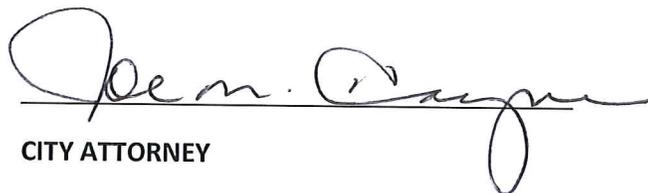

MAYOR

Passed First Reading: 3/9/17

Passed Second Reading: 3/23/17


CITY RECORDER

APPROVED AS TO LEGALITY AND FORM:


CITY ATTORNEY

ORDINANCE 17-890
"EXHIBIT A"

