

ORDINANCE NO. 17-894

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF GOODLETTSVILLE ADOPTED PER ORDINANCE 15-851 TO CHANGE 86.11 ACRES ON ALLEN ROAD FROM SUMNER COUNTY RA, RESIDENTIAL TO LDRPUD, LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT

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 residential 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 residential areas within the city, and to promote the orderly and beneficial development of such areas; and,

WHEREAS, the City's Zoning Ordinance intent and purpose includes but is not limited to planned unit developments districts which promote flexibility in design and permit planned diversification in the location of structures; to promote efficient use of land that will facilitate a more economic arrangement of buildings; circulation systems, land use, and utilities; to preserve as much as possible existing landscape features and utilize them in a harmonious fashion; and,

WHEREAS, The Goodlettsville Municipal/Regional Planning Commission has reviewed and discussed this proposed amendment and voted to recommend its passage to the Board of Commissioners based on the City's Sumner County Urban Growth Boundary Plan and the City's Comprehensive Land Use Plan, and,

WHEREAS, The Goodlettsville Municipal/Regional Planning Commission approved the rezoning recommendation for the proposed annexed 86.11 acres at their April 3, 2017 meeting with the stipulation that a development master plan be submitted meeting the City's requirements for Planned Unit Developments; and,

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 zoning the hereinafter described area as LRDPUD- Low Density Residential Planned Unit Development for the properties attached as "EXHIBIT A" and described as follows:

SUMNER COUNTY PROPERTY TAX MAP 143, PARCEL 33.00 CONTAINING APPROXIMATELY 27.50 ACRES AND SUMNER COUNTY PROPERTY TAX MAP 139, PARCEL 61.00 CONTAINING APPROXIMATELY 38.88 ACRES AND SUMNER COUNTY PROPERTY TAX MAP 139, PARCEL 62.01 CONTAINING APPROXIMATELY 19.73

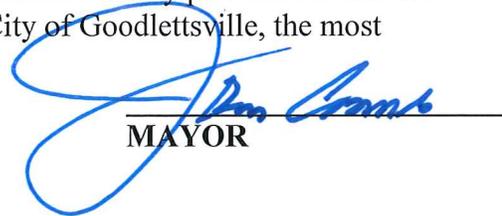
ACRES AS SHOWN IN THE RECORDS OF THE ASSESSOR OF PROPERTY OF SUMNER COUNTY, TENNESSEE.

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.

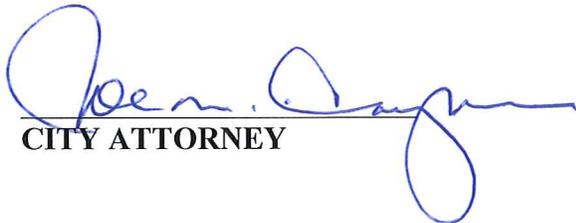
SECTION 3. If any section, clause, provision, or portion of this Ordinance is for any reason declared invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of this Ordinance which is not itself invalid or unconstitutional.

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.


CITY RECORDER


MAYOR

APPROVED AS TO LEGALITY AND FORM:


CITY ATTORNEY

Passed First Reading: 4/27/17
Passed Second Reading: 5/11/17

ORDINANCE 17-894
"EXHIBIT A"

