

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING TAX MAP 73 PARCEL 18, LOCATED AT 1647 OLD HIGHWAY 99, FROM CD-2 (RURAL CHARACTER DISTRICT) TO PUD-R (RESIDENTIAL PLANNED UNIT DEVELOPMENT) WITH PUD MASTER PLAN APPROVAL

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described from CD-2 (Rural Character District) to PUD-R (Residential Planned Unit Development) with PUD Master Plan approval.

Section 2: Said property to be rezoned, being Tax Map 73 Parcel 18 located at 1647 Old Highway 99, is located in the Fourth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from CD-2 (Rural Character District) to PUD-R (Residential Planned Unit Development) is attached hereto, identified as Exhibit "B" and incorporated herein by reference. The proposed PUD Master Plan and building elevations, which are attached hereto, are identified as Exhibit "C" and Exhibit "D", respectively, and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 14th day of September, 2022, and after a public hearing held on the 10th day of November, 2022, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;
- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 10th day of November, 2022.



CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:



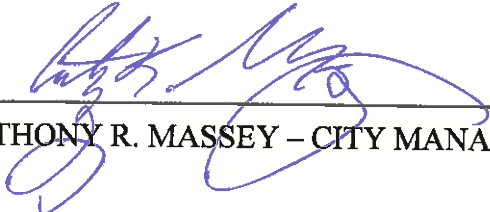
THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:



ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration 10.13.2022

Passed on 2nd consideration: 11.10.2022