

ORDINANCE 2017-14

AN ORDINANCE OF THE CITY OF BRENTWOOD, TENNESSEE TO AMEND THE ZONING ORDINANCE, SAME BEING CHAPTER 78 OF THE CODE OF ORDINANCES OF THE CITY OF BRENTWOOD, BY CHANGING THE PRESENT ZONING CLASSIFICATION FOR CERTAIN PROPERTY LOCATED ON THE WEST SIDE OF WILSON PIKE CIRCLE, APPROXIMATELY 0.30 MILES SOUTH OF ITS INTERSECTION WITH CHURCH STREET EAST, FROM THE C-2 (COMMERCIAL RETAIL) ZONING DISTRICT TO THE C-3/SR (COMMERCIAL SERVICE-WAREHOUSE/SPECIAL RESTRICTIONS) ZONING DISTRICT, SAID PROPERTY BEING MORE SPECIFICALLY DESCRIBED IN THE PROPERTY DESCRIPTION ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE BY REFERENCE AND SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART OF THIS ORDINANCE BY REFERENCE; AND TO AMEND THE OFFICIAL ZONING MAP ACCORDINGLY

WHEREAS, Section 78-381 of the Brentwood Municipal Code allows the Board of Commissioners to apply additional special restrictions on permitted uses and/or technical and development standards for property for which rezoning to a commercial or service institution zoning district is requested, if the Board determines that the otherwise permitted uses and/or applicable technical development standards for the district at the specific location are inadequate to preserve traffic control and aesthetics and to protect the health, safety, conveniences, quality of life and general welfare of the citizens of Brentwood; and

WHEREAS, a change to the C-3 zoning district has been requested for certain property located at 263 Wilson Pike Circle; and

WHEREAS, the Board of Commissioners has determined that the otherwise permitted uses and applicable technical development standards for the C-3 district at the location of said property are inadequate to preserve traffic control and aesthetics and to protect the health, safety, conveniences, quality of life and general welfare of the citizens of Brentwood.

BE IT ORDAINED BY THE CITY OF BRENTWOOD, TENNESSEE, AS FOLLOWS:

SECTION 1. That the present zoning classification for certain property located on the west side of Wilson Pike Circle Pike, approximately 0.30 miles south of its intersection with Church Street East, is hereby changed from the C-2 (Commercial-Retail) zoning district to the C-3/SR (Commercial Service-Warehouse/Special Restrictions) zoning district; said property being more particularly described in the property description attached hereto as "Attachment A" and made a part of this ordinance by reference, and being more particularly shown on the map attached hereto as "Attachment B" and made a part of this ordinance by reference.

SECTION 3. That all development and use of the property rezoned by this ordinance shall be subject to the special restrictions set forth on Attachment "C" hereto.

SECTION 2. That the official zoning map be and the same shall hereby be amended accordingly.

SECTION 4. That this ordinance shall take effect from and after its final passage, or fifteen days after its first passage, whichever occurs later, the general welfare of the City of Brentwood, Williamson County, Tennessee, requiring it.

PASSED:	1st reading	_____	PLANNING COMMISSION	_____
	2nd reading	_____	NOTICE OF PASSAGE	
			Notice published in:	_____
PUBLIC HEARING			Date of publication:	_____
	Notice published in:	<u>Tennessean (Williamson)</u>		
	Date of publication:	_____		
	Date of hearing:	_____	EFFECTIVE DATE	_____

MAYOR Jill Burgin

RECORDER Deborah Hedgepath

Approved as to form:

CITY ATTORNEY Roger A. Horner

**ATTACHMENT “A”
PROPERTY DESCRIPTION
ORDINANCE 2017-14**

The subject property is located at 263 Wilson Pike Circle in the City of Brentwood Tennessee.

Said property is identified by the Williamson County Property Assessor as being Map 011B, Group C, Parcel 01000, including approximately 2.05 acres.

The subject property area includes an area of 2.05 acres MOL.

***Attachment “C”
Ordinance 2017-14
Special Restrictions
For the Development and Use of Rezoned Property
(263 Wilson Pike Circle)***

All development within the property rezoned by Ordinance 2017-17 shall be required to comply with all technical and development standards set forth in the zoning ordinance of the City of Brentwood (the “City”) for the underlying C-3 (Commercial Service Warehouse) zoning district. The special restrictions listed below are applied, as authorized under Section 78-381 of the zoning ordinance, due to the inadequacy of the otherwise permitted uses and applicable technical and development standards to preserve traffic control and aesthetics and to protect the health, safety, conveniences, quality of life and general welfare of the citizens of Brentwood.

The property rezoned under Ordinance 2017-14 is hereinafter referred to as the “Bell Property.” The Bell Property shall be subject to the following additional conditions and limitations:

- a. Development/use of the Bell Property shall be limited to a self-storage facility with customarily incidental commercial support uses in a small portion of the building or any other use listed in the C-3 zoning district which is also an approved use listed in the C-2 zoning district subject to all applicable approvals by the Planning Commission. The commercial portion of a self-storage project shall serve to provide support materials i.e., boxes, tape packing materials etc. and a manager’s office.
- b. The exterior of the proposed building shall consist of high quality materials such as brick, EFIS or stucco, and glass and shall resemble an office building.
- c. The building shall be designed to prevent visibility of the interior of the building and interior lighting at night from the adjacent streets and properties.
- d. After-hours admittance to the units shall be provided via a controlled access.
- e. Visible roll-up garage doors and outside access to the individual storage units shall not be permitted. All access to the storage units shall come from the interior of the building.
- f. Outside storage of boats, campers, trailers, rental trucks and other vehicles shall be prohibited.
- g. The loading dock shall be located at the rear of the building, away from Wilson Pike Circle.