

ORDINANCE NO. 82-12

AN ORDINANCE AMENDING THE ZONING MAP OF THE ZONING ORDINANCE OF THE CITY OF RUSSELLVILLE, REZONING PARCELS FROM R-2 TO B-2.

BE IT ORDIANED BY THE CITY OF RUSSELLVILLE THAT:

WHEREAS, the Logan-Joint Cities County planning commission on July 5, 1982, approved a proposed amendment to the zoning map of the zoning ordinance of the City of Russellville and did so advise the City of Russellville; and

WHEREAS, the three (3) parcels of property, all of which in combination, contain .9273 acres more or less at the intersection of Sportsmans Club Road and US Highway 431, fronting on the west side of US Highway 431, 265.3 feet, and fronting on Sportsmans Club Road 178.9 feet and being 218.6 feet along the O&N railroad and 155 feet on the north side, more particularly described on the attached plat which is incorporated herein by reference and made a part hereof (Exhibit A) from R-2 to B-2; and

WHEREAS, the City Council of the City of Russellville did at a special meeting on July 12, 1982, adopt a resolution containing certain findings made by the City Council, which it hereby ratifies; and

WHEREAS, the City Council is of the opinion that here have been major changes of economic, physical, or social nature within the area involved, which were not anticipated in the community's comprehensive plan and which have substantially altered the basic character of such neighborhood or area, based upon certain findings stated in the minutes to the special meeting of the Russellville City Council on July 12, 1982, including, but not limited to, the following:

(1) It appears that a portion of the tract requested to be rezoned was, until approximately three (3) years ago, used as a neighborhood grocery store for many years and that the remaining portion of said tract consists of two (2) dwellings.

(2) The Citizens National Bank has advised that it plans to demolish the old grocery store building and two (2) dwellings upon said property and construct a full-service branch bank at a cost in excess of \$250,000.00.

(3) This tract of land is bordered on the West by the O&N Railroad and a tract immediately adjacent thereto, to the west, which is zoned I-2, and there is also located immediately to the West and Southwest of said property a Tennessee Valley Authority substation, a Tennessee Valley Authority office building and garage and the industrial plant belonging to E.R. Carpenter Company, and it further appearing that the land immediately to the East of the above described tract across US Highway 431 is at the present time zoned B-2.

(4) That the tract requested to be rezoned is located between a tract of real estate zoned I-2 and a tract of real estate zoned B-2, with the entire area containing several neighbor type businesses.

(5) A petition has been filed herein which states as follows:

"WHEREAS, the Citizens National Bank of Russellville is attempting to have three tracts of real estate located at the intersection of US Highway 431 North and the Sportsman Club Road in Russellville rezoned in order that a branch bank might be constructed thereon, and whereas, the present owners of said property are Frank D. Bell and wife, Elsie M. Bell, W. H. Harris and wife, Thelma Russell Harris, and Effie Foster, and whereas, said persons have given unto the bank an option upon said property, and whereas, the undersigned are the adjoining land owners adjoining said three tracts of real estate and have an interest in said rezoning. Therefore, the undersigned adjoining said land owners do hereby state that they have no objection to the City-County Planning Commission and City Council of Russellville rezoning said three tracts of real estate so that a branch bank might be constructed thereon, and they join with the said Citizens National Bank and request that said property be rezoned."

The petition was signed by all adjoining landowners of a residential area for a distance of approximately 400 feet from the above-described tract, with the exception of Larry Powell, who orally advised that he did not want to sign the petition, but has no objection to the rezoning of the tract in question. Said petitions are attached as an exhibit to the transcript of the Planning and Zoning meeting held on June 21, 1982.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF RUSSELLVILLE THAT: the zoning map of the Zoning Ordinance of the City of Russellville be and same is hereby amended to reflect that the City Council does hereby rezone the hereinabove described parcels from R-2 to B-2, and said change is reflected (not to scale) by the copy of the old zoning map, which is attached hereto for the purpose of showing the parcels described herein only, and is incorporated herein by reference and made a part hereof (Exhibit B), and the old zoning map with the rezoning herein approved, which is attached hereto for the purpose of showing the parcels described herein only, and is incorporated herein by reference and made a part hereof (Exhibit C), and this zoning change shall be a part of the permanent records of the City.

This ordinance shall be effective upon its passage and publication according to law.

