

SPRING HILL  
HISTORIC COMMISSION  
REGULAR MEETING AGENDA  
THURSDAY, NOVEMBER 3, 2016  
6:00 P.M

Call meeting to order

Stipulation of members present

Consider Approval of the Historic Commission Meeting Minutes for:

Thursday, October 6, 2016 (*Regular Meeting for October*)

*General Announcement – The procedural rules for public comment will be Audience members wishing to speak must be recognized by the Chairman.*

1. Comments of interested citizens

**New Business**

1. Consider Design Review of RZN 268-2016 for property located at 804 Branham Hughes Circle (Tennessee Children’s Home). The property is zoned B-2, Neighborhood Shopping District. The applicant requests rezoning approval from B-2 to Planned Zoning District.
2. Discussion regarding Annual Historic Commission Open House
3. Round Table Discussion
4. Adjourn

CITY OF SPRING HILL  
HISTORIC COMMISSION  
REGULAR MEETING MINUTES  
Thursday, October 6, 2016  
6:00 P.M.

**MINUTES**

Chairman Jonathan Duda called the meeting of the City of Spring Hill Historic Commission to order at 6:01 P.M.

**Present** were Chairman Jonathan Duda, Secretary: Deanne Collins and At Large: Hazel Nieves and Tom Meadows. Amy Wurth was absent. Also in attendance were Alicia Fitts, Twila Brown and Quint Qualls.

**Approval of Minutes**-Tim Meadows moved to approve the Special called meeting of August 18, 2016. Jonathan Duda seconded motion. Motion to approve the August 18, 2016 Historic Commission minutes passes 4yes-0 no.

**Chairman Comments** Chairman Duda presented a brief update on the Rippavilla Due Diligence Panel. The panel met in June 2016 and is expected to deliver a formal report in November 2016. The prospect of Rippavilla being donated to Spring Hill will involve a tremendous amount of work however; Rippavilla and its 100 acres would be an asset to the City.

**NEW BUSINESS**

**Item #1 Oral History Project**- Chairman Duda invited Alicia Fitts and Twila Brown to present the status of the Oral History Project. The Friends of the Library and a team of 10 people are developing every aspect of the project. Ms. Fitts explained the need for equipment and training. The training would cost \$500.and would engage an expert on conducting oral history interviews. This workshop will be open to the public but will be required of the interviewers on this project. Deanne Collins made a motion that we adopt the resolution 16-02 in the amount of \$500. for the interview training workshop. The motion was seconded by Jonathan Duda and passed 4 yes 0 no.

**Item #2-Annual Open House**- Chairman Duda opened the discussion concerning our traditional November Open house. Specific duties we volunteered. Hazel Nieves will plan the refreshments, Tim Meadows will act as liaison with Rippavilla Staff, Deanne Collins will see about musical entertainment and Jonathan will attend to the invitations and coordinate the event. The date will be Thursday November 17, 2016 at 7PM. We will finalize plans at the November meeting.

Deanne Collins moved to adjourn the meeting. Motion seconded by Hazel Nieves.  
Motion to adjourn the meeting passes unanimously. Meeting adjourned at 7p.m.

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Deanne Collins, Secretary

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Jonathan Duda, Chairman

**CITY OF SPRING HILL, TENNESSEE  
HISTORIC COMMISSION  
RESOLUTION 16-02**

**A RESOLUTION OF THE CITY OF SPRING HILL HISTORIC COMMISSION TO PROVIDE  
FINANCIAL ASSISTANCE FOR SPRING HILL ORAL HISTORY PROJECT**

**WHEREAS**, it is the purpose of the City of Spring Hill Historic Commission to promote the preservation and protection of the physical character and quality of life in the city; to promote the educational, cultural civic awareness and general welfare of the city while providing a sense of commitment and continuity between the past and present through the encouragement of preservation and protection of historically significant sites and structures; and to foster civic pride and historic recognition through the preservation of the City's heritage; and

**WHEREAS**, the Spring Hill Oral History Project ("Oral History Project") is a partnership between the Friends of the Spring Hill Library, a non-profit organization (EIN:90-0776133), and a diverse group of citizens and community leaders, who, in order to preserve the history and memories of Spring Hill residents, desire to complete the Oral History Project as a method of recording and preserving oral testimony, including audio or video recordings from first person accounts made to an interviewer with an interviewee (or narrator), with the conscious intention of creating a permanent record to contribute to an understanding of the past; and

**WHEREAS**, the City of Spring Hill Historic Commission adopted Resolution 15-02, endorsing and affirming support for the Oral History Project; and

**WHEREAS**, the City of Spring Hill Board of Mayor and Aldermen have previously approved funding in the Fiscal Year End 2016-2017 Budget for the City of Spring Hill Historic Commission in order to perform its duties that support its purpose; and

**WHEREAS**, individuals with the Oral History Project have requested financial support from the City of Spring Hill Historic Commission in order to complete the project.

**NOW, THEREFORE BE IT RESOLVED**, by the City of Spring Hill, Tennessee Historic Commission that a donation of \$ 500.00 is approved and shall be made to the Friends of the Spring Hill Library for the restricted purpose of supporting the Oral History Project, contingent upon the approval of the Spring Hill City Administrator.

**Passed and adopted by the City of Spring Hill, Tennessee Historic Commission, this 6<sup>th</sup> Day of October, 2016.**

ATTEST:

  
Deanne Collins, Secretary

  
Jonathan A. Duda, Chairman

# Spring Hill Historic Commission



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: November 3, 2016  
SUBJECT: RZN 268-2016 (Tennessee Children's Home)

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**RZN 268-2016:** Submitted by Brian King for property located at 804 Branham Hughes Circle (Tennessee Children's Home). The property is zoned B-2, Neighborhood Shopping District. The applicant requests rezoning approval from B-2 to Planned Zoning District. (Planner: Sanders)

**Property description:** This property is located at the northeast intersection of Main Street and Kedron Road and contains approximately 102 acres. It is currently developed for the Tennessee Children's Home with multiple buildings and accessory structures, including historic Ferguson Hall. A stream runs along property's frontage on Kedron Road and Old Kedron Road/Miles Johnson Parkway.

**Request:** The applicant requests approval to rezone the property from B-2, Neighborhood Shopping District, to Planned Zoning District (PZD) to allow for five (5) customized zoning districts to allow for the redevelopment of the property as a town center with a combination of municipal, institutional, commercial, and residential uses. An illustrative plan has been submitted with the proposed customized zoning districts, which serves as an illustration of the way in which the property could be developed under the proposed zoning.

The "Urban Town Center" zoning district is proposed for Ferguson Hall and the core of the Tennessee Children's Home and is intended to achieve a traditional downtown environment, as indicated in the illustrative plan. The impact of this proposal is that Ferguson Hall could be used for any of the "permitted uses" listed on page 5 of the attachment.

The "Neighborhood Shopping" zoning district is proposed for the corner of Main Street and Kedron Road. This zoning district is intended to provide neighborhood services to the immediate area in a suburban form.

The "Residential Village" zoning district is proposed for the northern area of the project boundary and is intended to achieve a traditional neighborhood form with homes closer to the street than permitted in the City's residential zoning districts.

The "Urban Residential" zoning district is proposed at the most eastern portion of the property adjacent to Kedron Road and is intended to produce a multi-family development.

Architectural design criteria have been identified in each zoning district; however, architectural design examples have not been supplied.

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**CITY OF SPRING HILL, TN  
PLANNING COMMISSION AGENDA APPLICATION**

**Tennessee Children’s Home Property  
804 Branham Hughes Circle  
Spring Hill, TN 37174**

**Application Submission for PLANNED ZONING DISTRICT “PZD”**

|                               |   |
|-------------------------------|---|
| <b>Name of Property Owner</b> | Tennessee Children’s Home   |
| <b>Address</b>                | 804 Branham Hughes Circle, Spring Hill, TN 37174  |
| <b>Phone (Office)</b>         | 931.486.2274  |
| <b>Fax</b>                    |   |
| <b>Email</b>                  | <a href="mailto:bking@tennesseechildrenshome.org"><u>bking@tennesseechildrenshome.org</u></a> |

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October 12, 2016

Dara Sanders  
City Planner  
Spring Hill Planning Commission  
199 Town Center Parkway  
Spring Hill, TN 37174

**SUBJECT: Submission of Planning Commission Agenda Application for “PZD” Planned Zoning District for the property located at 804 Branham Hughes Circle, Spring Hill, Tn, also known as the Tennessee Children’s Home.**

Dear Planning Commission:

The Tennessee Children’s Home in collaboration with the prospective buyer, respectfully request acceptance of the submitted request for Zoning Designation of the property located at 804 Branham Hughes Circle and the 103 acre parcel to allow for the Planned Zoning Districts as identified on the enclosed sketches.

The subject property is suitable for a comprehensive planned zoning district or districts to encourage a mixed-use redevelopment to enrich the community environment, spur economic development and provide cultural enrichment while providing for a centralized Town Square with surrounding amenities that support the anticipated growth.

We look forward to working collaboratively with the Planning Commission to bring this project to reality and request your comments or recommendation of this proposal.

Sincerely,

Brian King  
Tennessee Children’s Home

C.c. Mike Hale, KCS Companies

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PZD C – Residential.....

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## EXECUTIVE SUMMARY

The Tennessee Children's Home is requesting that the property located at 804 Branham Hughes Circle, Spring Hill, TN 37174 (103 acres) be zoned as a Planned Zoning District with 5 individual Zoned Districts, each with respective restrictions for use.

The Master Plan has been developed to provide flexibility and include a community enclave that is supported by surrounding amenities such as retail, restaurants, bank, municipal facilities, a town square and open spaces for gatherings or peaceful enjoyment. It also took into consideration traffic flow needs, walking paths and walkways to encourage the harmonious living of the New Town Center Development concept. The Master Plan has been further developed to include many features found in a Mixed-Use Neighborhood Area, incorporating multiple product types in a Village-Style design.

In each of the following sections, we identified the basic regulatory uses for each Planned Zoning District.

**Planned Zoning District “Urban Town Center”**

**Permitted Uses:**

- A. Commercial Uses
  - a. Food Services (grocery store, bakery, restaurants (not drive-through), coffee shops, neighborhood bars/pubs.
  - b. Retail Uses (florists, hardware store, stationary store, book store, studios and shops for artisans, clothing shops, home goods store)
  - c. Services (exercise studio or gym, dance studio, offices (professional and medical), barber/hair salon, dry cleaning)
  - d. Accommodations (bed and breakfast, small hotel or inn)
- B. Civic & Municipal Uses
  - a. Municipal Office, City Hall
  - b. Library
  - c. Museum
  - d. Post Office
  - e. Senior Citizen Center
- C. Mixed-Use Residential
  - a. Residential over Retail (lofts, condos, apartments)
  - b. Leasing Office
- D. Parking
  - a. Parking Structures
  - b. Surface Parking Lots off-street
  - c. Limited on-street parking
  - d. No On-Site Off Street parking required
  - e. No Surface Parking between Buildings and Street
  - f. Off-Site Surface Parking and Parking Structures will count towards required parking in this District
- E. Open Space Uses
  - a. Town Square
  - b. Greenways
  - c. Natural areas
  - d. Environmental corridors
- F. Building Height
  - a. Maximum of 3 stories or 45 feet
- G. Architectural Features
  - a. Will be consistent in all buildings to create the Village-Style visual appeal, to be approved by a created Architectural Review Committee
  - b. Building Façade will be Brick
  - c. Minimum of 60% Glazing in Façade facing Public Streets on ground floor (2<sup>nd</sup> & 3<sup>rd</sup> floors exempt)
  - d. Residences on 2<sup>nd</sup> and 3<sup>rd</sup> floors will be permitted to have a Balcony (not exceeding 4' x 10')

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- e. Awnings for non-residential building are permitted
    - i. Maximum of 5' protrusion from front of building
    - ii. No wider than the building space
    - iii. No point of the Awning will be lower than 8' above the surface
    - iv. Awning material will be Copper or equal look as approved by the Architectural Review Committee
  - H. Signage
    - a. Projecting Signs are permitted
    - b. Maximum distance of projection is 5' from building
    - c. Sign design will be approved by Architectural Review Committee
  - I. Building Setback
    - a. Front – 0'- 10' Build-To Zone
    - b. Rear – 15'
    - c. Side – 0' adjoining - 5' individual buildings
  - J. Lot Size/Coverage
    - a. Varying Lot sizes
      - i. 25 foot minimum width
      - ii. 100' maximum width
      - iii. 100% lot coverage (any variance will need Architectural Review Committee approval)
  - K. Pedestrian Circulation
    - a. Sidewalks in mixed-use area
    - b. Sidewalks in civic, municipal, retail areas
    - c. Sidewalks meet ADA requirements
    - d. Crosswalks will be clearly identified and lighted
  - L. Traffic Circulation
    - a. Roads will meet the City of Spring Hill standards
      - i. Collector (Boulevard) Roadway
      - ii. Local Road
      - iii. Alley/Private
    - b. Traffic calming features
    - c. Include collector, sub-collector and local street

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## PLANNED ZONING DISTRICT – NEIGHBORHOOD SHOPPING DISTRICT

### Planned Zoning District “Neighborhood Shopping District” Permitted Uses

- A. Uses
  - a. All B-2 section of the City of Spring Hill Zoning Ordinances
  - b. With the addition of the following:
    - i. ATM
    - ii. Bank
    - iii. Medical Office (under 5000sf)
    - iv. Personal Care Services (Salon, Barber Shop, Massage Therapy, Counseling)
    - v. Personal Instruction (Yoga, Workout Studio, Music/Art Studio)
    - vi. Retail
    - vii. Restaurant (non-drive-thru type)
- B. Parking
  - a. Surface Parking Lots
- C. Open Space Uses
  - b. Walking path
  - c. Greenways
  - d. Natural areas
- D. Building Height
  - e. Maximum of 1 stories or 25 feet
- E. Architectural features
  - f. Brick or stone
  - g. Glazing will be minimum of 60% of front façade
  - h. Awnings for non-residential building are permitted
    - i. Maximum of 5’ protrusion from front of building
    - ii. No wider than the building space
    - iii. No point of the Awning will be lower than 8’ above the surface
    - iv. Awning material will be Copper or equal look as approved by the Architectural Review Committee
- F. Signage
  - i. Projecting Signs are permitted
  - j. Maximum distance of projection is 5’ from building
  - k. Sign design will be approved by Architectural Review Committee
- G. Building Set-back
  - l. 25’ from side and rear property boundary
  - m. 0’- 10’ Build-to-Zone
- H. Lot Size/Coverage
  - n. Varying Lot sizes
    - i. 25 foot minimum width
    - ii. 500’ maximum width
    - iii. 80% building lot coverage

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## **PLANNED ZONING DISTRICT – URBAN RESIDENTIAL**

### **Permitted Uses**

#### **Planned Zoning District “URBAN RESIDENTIAL”**

- A. Multi-Family Uses
  - a. Multi-building Apartment Community (248 Units)
- B. Community Amenities
  - a. Amenity Center, Leasing Office
  - b. Community Pool
  - c. Apartment Community resident use only
  - d. Fenced and secure, keycard access
- C. Parking
  - a. Surface Parking Lots
- D. Open Space Uses
  - a. Walking path
  - b. Greenways
  - c. Natural areas
- E. Building Height
  - a. Maximum of 4 stories or 50 feet
- F. Architectural features
  - a. Brick or stone
  - b. Siding (vinyl or Hardi)
  - c. Stoops allowed on elevated levels
  - d. No patios on front façade of building
  - e. All buildings will contain consistent features
  - f. Roofing material will be Architectural Shingles
  - g. Fencing around community pool
  - h. Rear façade shall not face any Collector Roadway
- G. Building Set-back
  - a. 25’ from property boundary
  - b. 15’ between buildings
  - c. 10’ front

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## PLANNED ZONING DISTRICT – RESIDENTIAL VILLAGE

### Planned Zoning District “Residential Village”

#### Permitted Uses

- A. Residential Uses
  - a. Single-Family Dwellings
  - b. Town Home Dwellings
- B. Community Amenities
  - a. Playground
- C. Parking
  - a. Attached Garages (each dwelling)
  - b. Garage Access will be from rear or side of Single Family dwellings
  - c. Town Homes may be permitted to have front loaded garages
- D. Open Space Uses
  - a. Walking path
  - b. Greenways
  - c. Natural areas
- E. Building Height
  - a. Maximum of 3 stories or 45 feet
- F. Architectural features
  - a. Brick or stone
  - b. Siding (vinyl or Hardi)
  - c. Front Porches required on all Single Family Residences facing Collector Roadway and may encroach into the front setback a maximum of 6 feet
  - d. Front Entry Door will face the street
  - e. Side Façade will not squarely face a Collector Roadway or Local Street
  - f. Roof Lines shall provide variation in style and height within the limits of these standards to avoid a monolithic appearance
  - g. All features should provide diversity in style and mass, while also providing interesting elements that beautify the community, but have a consistent architectural theme
  - h. Roof Shingles will be Architectural Style
- G. Landscaping features
  - a. Street trees shall be minimum of 2 ½’ caliper and shall meet American Nursery Standards
  - b. Every residential lot must provide at least 1 street tree
- H. Fences
  - a. Fences shall be constructed of ornamental metal and shall be colored black
  - b. Fences are only allowed at the rear of the lot, no wider than the width of the dwelling
- I. Building Set-back
  - a. 10’ Front
  - b. 5’ Side minimum on Single Family Dwellings, 0’ on Town Homes
  - c. 15’ Rear

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## **PLANNED ZONING DISTRICT – RECREATION DISTRICT**

### **Planned Zoning District “Recreation District”**

#### **Permitted Uses**

- A. Green Space Uses
  - a. Amphitheatre or Stage
  - b. Recreational Lake
  - c. Outdoor Music Events
  - d. Festivals
  - e. Community Events
  - f. Special Events
- B. Parking
  - a. Exempt from on-site parking requirements

