

ORDINANCE 22-13

Failed
2/6

AN ORDINANCE TO AMEND ORDINANCE NO. 18-21, THE SAME BEING THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF SPRING HILL, BY REZONING APPROXIMATELY 33.7 ACRES OF PROPERTY, KNOWN AS WILLIAMSON COUNTY TAX MAP 166, PARCEL(S) 003.00 FROM AG (AGRICULTURAL) TO R-2, RESIDENTIAL.

RZN 1168-2022 (TAX MAP 166, PARCEL 003.00)

WHEREAS, the City of Spring Hill Ordinance No. 18-21, the same being the Official Zoning Map of Spring Hill is hereby amended by rezoning the 33.7 acres described herein, and known as, Williamson County tax map 166, parcel 003.00 from AG, Agricultural to R-2, Residential; and

WHEREAS, said portion of property to be rezoned from AG, Agricultural, to R-2, Agricultural, is located within the corporate limits of the City of Spring Hill; and

WHEREAS, the request has been found to meet the Approval Standards of Section 13.2.E.1 of the Unified Development Code; and

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on May 9, 2022 with a recommendation for approval; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION on MAY 16, 2022, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by rezoning 33.7 acres of property, being Williamson County Tax Map 166, parcel 003.00 from AG, Agricultural District to R-2, Residential District, as depicted on Exhibit A, the public welfare requiring it.

NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

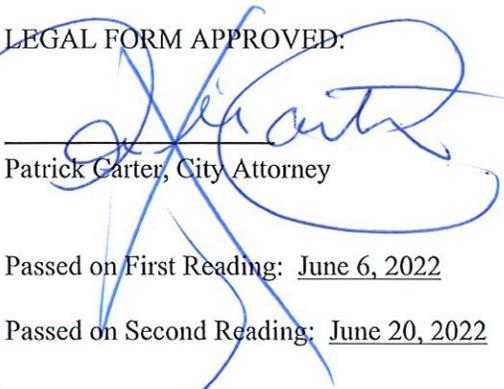
SECTION 1: The rezoning of the referenced tax parcels shall be as displayed on Exhibit A.

Jim Hagaman, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: June 6, 2022

Passed on Second Reading: June 20, 2022

**RESOLUTION 22-47
OF THE PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND APPLICATION RZN 1168-2022 (AG
to R-2) TO THE BOARD OF MAYOR AND ALDERMAN**

WHEREAS, pursuant to TCA 13-4-103, authority is granted to the Municipal Planning Commission to make recommendations relating to the plan and development of the municipality to public officials; and

WHEREAS, the Planning Commission had a regular meeting on the 9th day of May, 2022 and heard public testimony and input regarding application RZN 1168-2022; and

WHEREAS, the Planning Commission considered the materials submitted by the applicant and the reports written by City Staff;

NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Planning Commission forwards the recommendation for application RZN 1168-2022 to the Board of Mayor and Alderman as follows.

APPROVAL OF RZN 1168-2022, rezoning of 33.7 acres from AG to R-2, to be consistent with staffs findings in the staff report provided to the Planning Commission

Passed and adopted this 9th day of May, 2022.



Jonathan Duda, Chairman

Calvin Abram, Secretary

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Calvin Abram, Planning Director
MEETING: May 9, 2022
SUBJECT: RZN 1168-2022 (AG to R-2 and R-3)

RZN 1168-2022: Submitted by Crunk Engineering LLC, for the rezoning 33.7-acres of a 63-acre Lot of property from AG to R-2 or R-3. The property is located at 2841 Hurts Road, in Williamson County at Map 166 Parcel 3.00. Requested by Adam Crunk P.E.

Plan Update:

The applicant responded to information shared at the Planning Commission as follows:

1. The project will require flood plain analysis and possible CLOMR and LOMRs.
 - a. *"Understood. Should the project be allowed to move forward, a flood analysis on the property will be performed along with any CLOMR or LOMRs."*
2. R3 zoning does not align with the character of the community.
 - a. *"As stated in the work session, R3 zoning is identical to the lot shapes and sizes that were built in Wyngate, the subdivision to the West. Our intent with R3 zoning is to mimic the adjacent development with 60' lot widths and 8,000 SF lot sizes."*
3. Site Plan does not promote connectivity, incorporate open space, bikeway or greenway trails.
 - a. *"The revised site plan shows a connection across Grassy Branch as was discussed at the work session. This would promote connectivity throughout the subdivision. The new layout removes connectivity to the north to alleviate the concerns of the neighbors in the Brixworth Subdivision. The proposed subdivision has multiple points of connectivity and will be a standalone subdivision. The proposed plan shows the bike lane along Hurt Road, and the proposed extension to the greenway trail."*
4. Water and sewer study must be completed.
 - a. *"A water and sewer study has been conducted indicating that adequate water and sewer capacity is available at the project site."*
5. Will the subdivision use facilities from or somehow be associated with surrounding subdivisions?
 - a. *"The proposed subdivision is to be a standalone subdivision without any formal association with any of the other surrounding subdivisions. This means the pool, mailboxes, and other amenities associated with other subdivisions will not be used by homeowners in this subdivision without permission. Connectivity to adjacent streets will be required per the Spring Hill Major Thoroughfare Plan."*
6. **Summarized responses to citizen public comments:**
 - a. *"Residents prefer the development not connect to Brixworth."*
 - i. *"Understood, the concept plan has been updated eliminating the northern connections into Brixworth, and instead shows a new creek crossing within the subdivision. The final determination on connectivity will be made in conjunction with the Spring Hill staff and Planning Commission."*
 - b. *"Will the Brixworth pool, mailboxes, other amenities be used by this subdivision?"*
 - i. *"No, this subdivision will have its own amenities and mailboxes."*
 - c. *"Will the trees along the property lines be removed? Will the power lines south of Safe Haven be improved?"*
 - i. *"So long as no connections are made across the property lines for utilities, roadways, etc. all existing trees along the property lines are to remain. Final coordination with MTE will be"*

required. However, if no roadway connection is proposed to Safe Haven, then the power poles will most likely remain as-is."

The Planning Commission is voting to provide a recommendation to the BOMA addressing only the rezoning; therefore, the request will not have conditions requiring the concept plan to be adhered to. Design of the site layout is a separate application and process.

If the Planning Commission and Board of Mayor and Alderman approves the applicant's request for a rezoning, the Planning Department recommends the property be rezoned to R-2 only and not R-3.

Request: The applicant is requesting to rezone a portion of a 63-acre Lot from AG (Agricultural) to R-2 (21.1-acres, Single-Family District) and R-3 (12.6-acres, Single Family District).

Property Description and History: This property is located north of Allendale Elementary School which is zoned Institutional Campus (IC), west of Hurt Road which is classified as a local road, west of Spring Hill Place Subdivision which is zoned R-2 and Benevento East Subdivision which is zoned R-2, south of Brixworth Subdivision which is zoned R-2, east of Wyngate east subdivision which is zoned R-2 PUD and R-3.

A significant amount of the 63-acre parcel to include a portion of the proposed rezoned property have both a 303 D stream (Grassy Branch Creek) and Zone AE Flood Zones traversing the property. This property will need to be mapped and possibly complete both the CLOMR and LOMR process with the City of Spring Hill and FEMA. Currently, the property houses a single-family home and multiple accessory structures.

The Spring Hill Major Thoroughfare Plan identifies an extension of Baslia Lane to the property.

Spring Hill Rising: 2040: The Spring Hill Rising: 2040 comprehensive plan shows this property as the "Residential Neighborhood area" designation which describes the purpose of the area as follows:

"The Residential Neighborhood Area represents a transition between natural, and rural settings and more intense environments, such as mixed-use areas, city neighborhood areas, and community commerce areas. The intent of this category is to preserve natural features in the built environment, enhance the access to housing options and urban amenities such as jobs, retail services, and public services, and to create new opportunities to enhance the quality of life.

The development pattern of Residential Neighborhood Areas varies from a low to moderate density with clusters of similar one- and two-story residential dwellings in both conventional subdivision development and traditional neighborhood form. New development should integrate different housing types of appropriate scale and context and increase the connections between neighborhoods and other areas.

While these areas are primarily residential, the Residential Neighborhood Area encourages a traditional neighborhood development that incorporates low-intensity nonresidential uses intended to serve the surrounding neighborhood on corners and along connecting corridors. Buildings are located close to the street and designed to the scale and form of the surrounding neighborhood."

The Spring Hill Rising Plan would support a rezoning of the property as R-2 and not R-3 based on the current character of the area to include the density. The area does have several R-2 PUD's and one (1) R-3 zoning in proximity; however, the R-3 Zoning does not align with the character of the community.

Surrounding Property/Zoning: The vast majority of the properties adjacent to the site are zoned R-2; however, there is a R-2 PUD located at the northwestern corner of the parcel and an R-3 zoning adjacent to the flood zone and 303-D stream which traverses the parcel.

Access, Streets and Sidewalks: Vehicular access to the property would be through the extension of the following local roads:

1. Baslia Lane – this local road is identified connecting this parcel on the Spring Hill Major Thoroughfare Plan;
2. Safehaven Place – this would be a local road;
3. Savannah Park Dr – this would be a local road;

If the rezoning is approved by the Board of Mayor and Alderman; access, streets and sidewalks will be addressed at the time of site plan/development review. Hurt Road and Prescott Way are classified as a local road and may require a minimum Right-of-Way of 50' (25' from centerline).

Building and Site Design: The applicant submitted a site layout plan as part of the Rezoning Application submittal. The site layout plan proposes 21.14-acres of the overall 63-acre parcel to be rezoned as R-2 Zoning and the lots as proposed would meet the UDC bulk regulations that are applicable to the information provided in the site layout plan. The applicant is also proposing 12.63-acres of the overall 63-acre parcel to be rezoned as R-3 Zoning and the lots as proposed would meet the UDC bulk regulations that are applicable to the information provided in the site layout plan; but the Planning Department does not support the R-3 Zoning as proposed by the applicant.

The applicant's site layout plan does not incorporate usable open space, it does not provide internal connectivity throughout the site, it does not provide the required bike lanes along Hurt Road, it does not incorporate city's Bike and Greenway Plan identifying a Greenway traversing the site and these items would need to be designed for as part of the site plan approval. As mentioned earlier in this staff report the applicant will may need to complete the appropriate flood plain study and may need to complete a CLOMR and LOMR as a condition of approval.

Utilities: The applicant must complete a sewer and water capacity analysis as part of this rezoning application.

Water:

1. The property will be required to be modeled (WATER) to ensure what if any offsite upgrades will be needed.
2. Public Water Service: Public water service in the vicinity will be provided by the City of Spring Hill Water Systems. The existing water main is accessible for future extension at the land owner's expense to the subject property. The property owner/developer shall be solely responsible for extending water service to the property and any required water main extensions including a second point of connection for a looped water system. All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards.
3. The property will need to be modeled to ensure it has no negative impact on the overall water system within the area. The model will also determine what the internal site my require.

Sewer: There is an 8" and 10" sewer line available on this property. Any impact to the WWTP would need to be evaluated based on anticipated usage. A sewer flow analysis study will be required prior to development on the property.

Roads: The applicant will be extending Safehaven Place, Savannah Park Drive, and Baslia Lane into this property; however, the proposed site layout plan does not provide internal connectivity throughout the site by means sidewalks and local roads. The road and sidewalks associated with the site layout plan as proposed would not be a value add to the city's street network system.

A Traffic impact study will be required for any proposed development associated with the site, regardless how the development may be phased.

Zoning Map Amendments: Staff will place public notification signs on the property and published notice as required by the Unified Development Code. The applicant provided staff with copies of the mailed notices and proof of mailings. The

mailed notification letters are sent to surrounding land owners within 500'. The UDC requires all notices to be mailed at least 10 days prior to the first scheduled action (April 25, 2021 Planning Commission Work Session).

Approval standards for zoning map amendments, as found in the Unified Development Code, Article 13, are below:

E. Approval Standards

The Board of Mayor and Aldermen decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning Commission and the Board of Mayor and Aldermen must consider the following standards. The approval of amendments is based on a balancing of these standards.

1. Approval Standards for Map Amendments

- a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.*
- b. The compatibility with the existing use and zoning of nearby property.*
- c. The extent to which the proposed amendment creates nonconformities.*
- d. The trend of development, if any, in the general area of the property in question.*
- e. That there are no adverse impacts on public health, safety, and welfare.*
- f. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to or concurrent with the development of the site, which would be permitted on the subject property if the amendment were adopted.*

Staff's response to the approval standards are as follows:

- a. The proposed amendment is somewhat consistent with the comprehensive plan classification of Residential Neighborhood Area which recommends low density residential. Taking the context of the neighborhood and adjacent zoning into account, staff believes that the proposed rezoning if it is only R-2 Zoning District is consistent with the overall goals of the comprehensive plan.
- b. The overall zoning district abutting and adjacent to the parcel in question are R-2, the other zonings in proximity are R-2 PUD and one (1) R-3 zoning subdivision. The subject site is located at 2841 Hurt Road and is approximately 63-acres; however, the applicant is proposing a mix of R-2 and R-3 zonings to approximately 33.7-acres of the overall 63-acres. Staff is not aware of any non-conformities that would be created by the proposed rezoning.
- c. The site is currently surrounded by vast majority R-2 Zoning Districts and this is the overall characteristics of the community at this moment. A rezoning would allow the property to conform and follow the identified long-term development plans of the city's 2040 Rising Plan.
- d. The Planning Department has solicited input from other departments regarding adverse impacts on public health, safety, and welfare. Staff is not aware of adverse impacts that would be generated by this rezoning; however, the appropriate mapping of the floodways will be required. General department responses are listed below.
- e. The rezoned property will require infrastructure improvement, a sewer and water capacity analysis to include a transportation impact study will be required prior to any development of the land.

Impacts of this Rezoning on the City of Spring Hill: Staff shared the proposed rezoning request and other permitted uses in the R-2 Zoning District with other city departments and requested a description or quantitative information on how the proposed rezoning would impact service delivery, the budget and/or staffing. The following responses were received.

- **Codes** – Permitted uses should not significantly impact the Building & Codes Department.
- **Park and Recreation** – At development, Peter Jenkins Greenway and the appropriate bike lanes will have to be constructed by the developer.

- **Fire** – The Fire Department is currently evaluating the impact the rezoning will have.
- **Police** – The Police Department is currently evaluation the impact the rezoning will have.
- **Sewer** – There is an 8” and 10” sewer line available on this property. Any impact to the WWTP would need to be evaluated based on anticipated usage. A sewer flow analysis study will be required prior to development on the property.
- **Water** –
 - The property will be required to be modeled (WATER) to ensure what if any offsite upgrades will be needed.
 - **Public Water Service:** Public water service in the vicinity will be provided by the City of Spring Hill Water Systems. The existing water main is accessible for future extension at the land owner’s expense to the subject property. The property owner/developer shall be solely responsible for extending water service to the property and any required water main extensions including a second point of connection for a looped water system. All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards.
 - The property will need to be modeled to ensure it has no negative impact on the overall water system within the area. The model will also determine what the internal site my require.
 - The applicant must submit a water and sewer capacity analysis to Thomas and Hutton as part of the rezoning application submittal.

Findings: Staff has provided our response to the required findings listed above from Section 13.2.E of the UDC. The Planning Commission and Board of Mayor and Alderman will need to make a determination as to whether the request is consistent with the six criteria listed above. A policy decision may be needed to determine whether water/sewer capacity and flow should be determined prior to rezoning or prior to site plan review.

If the Planning Commission and Board of Mayor and Alderman approves the applicant’s request for a rezoning, the Planning Department recommends the property be rezoned to R-2 only and not R-3.

Public Comments: Staff has received public comments via the PCPublicComment@springhilltn.org email address after the staff report was published. The comment concern is:

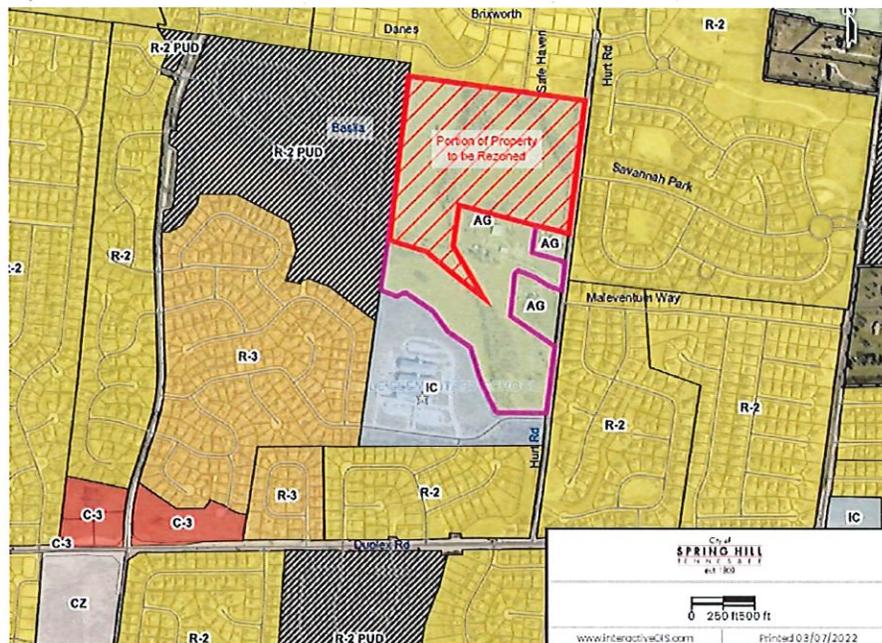
- The residents are concerned about construction traffic utilizing Brixworth, the site plan does not show connectivity to the bike lane, the site lacks internal connectivity through the property in question.

City of Spring Hill Public Notice

Notice is hereby given that the City of Spring Hill Planning Commission will be considering the rezoning of 63 acres, 2841 Hurt Road, Spring Hill, TN, of Williamson County Tax Map 166, Parcel 3.00, from AG to R-2 and R-3 on April 25, 2022 and May 9, 2022 at 5:30 p.m.

The April 25, 2022, 5:30 pm, Work Session will be held at Spring Hill City Hall, located at 199 Town center Parkway, Spring Hill, TN 37174. The Regular Meeting on May 9, 2022, 5:30 pm, will take place at City Hall, located at 199 Town Center Parkway, Spring Hill, TN 37174. The purpose of this meeting is to consider the rezoning of 63 acres listed above and to make a recommendation to the Board of Mayor and Alderman.

This request will be considered by the Board of Mayor and Alderman, 6:00 pm, 199 Town Center Parkway, Spring Hill, TN 37174, during the June 6, 2022, June 20, 2022, July 5, 2022 and July 18, 2022 meetings.



The Plan of Services is available to the public for review between at the following locations;

- On the three signs at 2841 Hurt Road (property to be rezoned)
- Spring Hill City Hall – 199 Town Center Parkway, Spring Hill, TN 37174 (M-F, 8:00 am – 4:30 pm)
- Spring Hill Planning Department – 5000 Northfield Lane, Suite 520, Spring Hill, TN 37174 (M-F, 8:00 am – 4:30 pm)
- Spring Hill Library – 144 Kedron Parkway, Spring Hill, TN 37174 (M-F, 10:00 am – 5:00 pm)

April Goad

From: John Garrette
Sent: Tuesday, April 26, 2022 2:23 PM
To: Lucretia Sappington
Subject: Re: Signs











Sent from my iPhone

On Apr 26, 2022, at 11:00 AM, Lucretia Sappington <lsappington@springhilltn.org> wrote:

Hi John,

I gave Missy Stahl the “plan of Services” to be duct taped to the bottom of the signs. The numbers are on the bags to identify which signs they go on.

Please let me know if you have any questions.

Regards Lucretia

<image001.jpg>

Lucretia Sappington
Planning & Zoning

City of Spring Hill, TN
5000 Northfield Lane, Suite 600
Spring Hill, TN 37174

931-486-2252 ext 255
lsappington@springhilltn.org

From: Lucretia Sappington
Sent: Friday, April 22, 2022 10:17 AM
To: Jeff Plumb <jplumb@springhilltn.org>
Cc: John Garrette <jgarrette@springhilltn.org>
Subject: Signs

Hi Jeff,

We need signs for rezoning and annexations to be placed as soon as possible. Please let me know if you have any questions.

One Sign 2841 Hurt Road See attached map for location.

RZN 1168-2022
PC 4-25-22 & 5-9-22
BOMA 6-6-22 & 6-20-22
7-5-22 & 7-18-22
CITY OF SPRING HILL

Two signs on this property. **2705 Buckner Road**. See attached map for location. We will need to attach the "Plan of Services" to the signs before you take them to the location. Let me know when they are ready.

ANX 1162-2022
PC 5-9-22
BOMA 6-6-22 & 6-20-22
CITY OF SPRING HILL
931-486-2252 EXT 255

4 Signs. See attached map with GREEN that shows the location of the parcels, **2860 Clark Road, Jim Warren Road, Chambers and 4871 Joe Peay Rd**. We will need to attach the "Plan of Services" to these signs before you take them out.

ANX 1192-2022
PC 5-9-22
BOMA 6-6-22 & 6-20-22
CITY OF SPRING HILL

931-486-2252 EXT 255

Regards, Lucretia

<image001.jpg>

Lucretia Sappington
Planning & Zoning

City of Spring Hill, TN
5000 Northfield Lane, Suite 600
Spring Hill, TN 37174

931-486-2252 ext 255
lsappington@springhilltn.org

<2841 Hurt Road.pdf>

<2705 Buckner Road.pdf>

<Clark Rd- Jim Warren Rd-Joe Peay-Chambers.pdf>