

**ORDINANCE 15-02**

**AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING A PORTION OF THE PROPERTY SOUTH OF SATURN PARKWAY BEING TAX MAP 028, PARCEL 019.00 FROM M-1 (LIGHT INDUSTRIAL) TO B-4 (CENTRAL BUSINESS DISTRICT)**

BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE BOARD OF MAYOR AND ALDERMEN:

Section 1: That the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the southern portion of the property, south of Saturn Parkway, herein described as Maury County Tax Map 028, Parcel 019.00 from M-1 (Light Industrial) to B-4 (Central Business District).

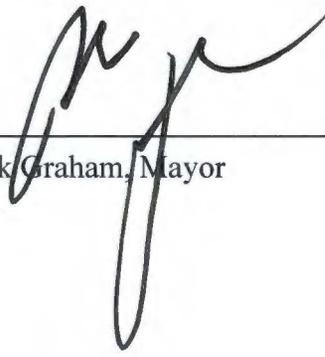
Section 2: Said property to be rezoned from M-1 to B-4 are located within the corporate limits of the City of Spring Hill. Attached hereto showing the proposed rezoning location as Exhibit "A".

Section 3 This Ordinance was approved by the Spring Hill Municipal Planning Commission on the 8th day of December, 2014, with notice of said hearing being given fifteen (15) days or more before said approval.

Section 4: This Ordinance shall take effect from and after its adoption, the Public welfare requiring it.

Section 5: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

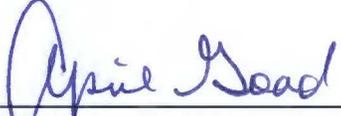
PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF  
THE CITY OF SPRING HILL, TENNESSEE, this, the 20<sup>th</sup> day of January 2015.



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Rick Graham, Mayor

ATTEST:



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April Goad, City Recorder

LEGAL FORM APPROVED:



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Patrick Carter, City Attorney

Passed on First Reading: December 15, 2014

Passed on Second Reading: January 20, 2015



**City of Spring Hill, Tennessee  
Planning Commission Agenda Application**

199 Town Center Parkway, Spring Hill TN 37174  
(931) 486-2252 Fax: (931) 486-3596

**FOR STAFF USE ONLY**

Date Application submitted: 11-14-14 Fee: \$200.-  
 Date Accepted as complete: 11-15-14 Case number: 14-188-1544  
 Map/Parcel: 028-017 Public hearing date: 12-08-14

Date: 11-12-14 Project Name: N/A

Property Address/Location: Kedron Road/Sortum Pkwy Map 28 Parcel 19

Current Zoning District(s): M-1 Property Size: 186 Acres

Type of request being made --	Materials required --
<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Letter of request
<input checked="" type="checkbox"/> Rezoning to <u>B-4</u>	<input checked="" type="checkbox"/> Proof of ownership
<input type="checkbox"/> Commercial Site Plan	14 folded copies and one (1) digital copy of:
<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Sketch Plat
<input type="checkbox"/> Architectural Review	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Sureties/Bonds	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Industrial Site Plan	<input type="checkbox"/> Building Elevations
<input type="checkbox"/> Major Modification	Master Development
	<input type="checkbox"/> Plan (PUD) Final/Preliminary
	<input type="checkbox"/> Surety / Utility Application
	<input type="checkbox"/> Other _____

**Note to the applicant:**

- \* Applications and all required submittals must be filed with the Planning Department prior to the established deadline. Both the applicant and property owner must sign the application.
- \* All applications must be accompanied by completed checklist.
- \* A representative must be present at the scheduled meetings.

**APPLICANT OR REPRESENTATIVE:**

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

Name (printed): John Hill Date: 11-11-14  
Address: 1217 Trotwood Avenue  
Columbia, TN  
Phone number: 931-224-1205  
Email: johnrosshill@gmail.com  
Signature: [Signature]

**PROPERTY OWNER(S) OR AUTHORIZED AGENT:**

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

Name (printed): John Hill Date: 11-11-14  
Address: 1217 Trotwood Avenue  
Columbia, TN 38401  
Phone number: 931-224-1205  
Email: johnrosshill@gmail.com  
Signature: [Signature]

Name (printed): \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone number: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

**Public Hearing at  
Spring Hill City Hall**

**Planning Commission**

**5:30 p.m. 8 DEC 14**

**Board of Mayor & Alderman**

**7:00 p.m. 20 Jan 15**

**Proposal to be Considered**

**Rezone 186 Acres  
From M-1 To B-4**

**(931) 486-2252 ext. 212**

11/17/2014



**Public Hearing at  
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**5:30 p.m. 8 Dec. 14**

**Board of Mayor & Alderman**

**7:00 p.m. 20 Jan 15**

**Proposal to be Considered**

**Rezone 186 Acres  
From M-1 To B-4**

**(931) 486-2252 ext. 211**

# Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
Dan Allen, Infrastructure Director and Assistant City Administrator  
MEETING: December 8, 2014  
SUBJECT: RZN 14-1544 (Wolff Property)

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**RZN 14-1544:** Submitted by John Hill for property located northwest and southwest of the Saturn Parkway/Kedron Road interchange. The property is zoned M-1, Light Industrial, and contains approximately 186 acres. The applicant requests to rezone the property to B-4, Central Business District.

**Property description and history:** Saturn Parkway was constructed through the northern portion of the subject property, resulting in a single lot of record accessible from the northwest and southwest interchanges of Kedron Road. The northern portion of the property is undeveloped and located within the general vicinity of the anticipated extension of Crossings Circle, which serves as the primary access for the commercial development to the west. The southern portion of the property is also undeveloped and located to the west of the Spring Hill Police Department. Surrounding zoning designations are as follows:

North – AG, Agricultural District (owned by the Civil War Trust)  
East – M-1, Light Industrial, and B-4, Central Business District  
South –B-1, Office and Limited Retail Commercial  
West – M-1, Light Industrial, and B-4, Central Business District

In August of 2014, the applicant requested Planning Commission approval of a Future Land Use Map amendment from Suburban Center to Suburban Neighborhood, in accordance with the requirements of Zoning Ordinance Article XIV, Section 1.1(4), for the subject property in order to proceed with a rezoning request to “R-2 Planned Unit Development” for the development of a larger project boundary that included two adjacent properties. Although the request was for consideration of land use only (not pertaining to specific development requirements), several residents and stakeholders of the surrounding area spoke against the request, citing compatibility, buffering, and traffic concerns. The applicant’s request was denied by a split vote of 2-2-0.

Municipal Code requires a review and recommendation from the Historic Commission for rezoning or development requests submitted for properties designated by the BOMA as historically significant or within 300 feet of a property designated as historically significant. Because the subject property is located to the south of the Spring Hill Civil War Battlefield site, the Historic Commission has offered a recommendation to the Planning Commission. This recommendation includes deferring this rezoning request for the northern portion of the property (north of Saturn Parkway) until the transportation study for the Crossings Circle South commissioned by the BOMA is completed in anticipation of context sensitive solutions for the construction of a street near the historic battlefield site.

While staff finds that this context sensitive solutions for the construction of a street in this area is appropriate, staff does not find that the transportation study warrants deferral of this rezoning request, as it does not proposed the location, scope, or form of public or private improvements on the subject property. Instead, staff has proposed a condition of approval for this request that would require improvements to and buffering of the property in compliance with the final recommendations of the Crossing Circle South transportation study.

**Request:** The applicant requests to rezone the subject property from M-1, Light Industrial, to B-4, Central Business District, in anticipation of future development.

**Future land use designation:** The future land use designation is Suburban Center, which is characterized by commercial and residential development at the intersection of major transportation corridors. Future development should emphasize connectivity and housing diversity and be organized in a nodal fashion with commercial/mixed-use development opportunities concentrated at important intersections. Further, the requested B-4 zoning district is identified in Suburban Center as a compatible zoning classification.

**Discussion:** Staff finds that the applicant has submitted a rezoning application in accordance with the adopted regulations and procedures of the City's zoning ordinance for a zoning designation that is identified as compatible with the associated land use designation. Staff also finds that the proposed B-4 zoning district will continue to direct commercial development to the City's primary east-west corridor and has the potential to direct additional growth and residential development south of Saturn Parkway, which has not experienced the development pressure or interest of the properties north of Saturn Parkway.

**Recommendation:** Based on the findings herein, staff recommends forwarding RZN 14-1544 to the Board of Mayor and Aldermen with a recommendation for approval, subject to the following conditions of approval:

1. Improvements to and buffering of the property shall be in compliance with the Crossings Circle South transportation study.