

**ORDINANCE 25-19**

**AN ORDINANCE TO AMEND ORDINANCE NO. 20-21, BY AMENDING USE, DESIGN, AND DEVELOPMENT STANDARDS AND THEREBY BEING A TEXT AMENDMENT OF ORDINANCE 20-21**

**PDM 1149-2022 (SPRING HILL TOWN CROSSING DEVELOPMENT AMENDMENT)**

**WHEREAS**, the City of Spring Hill Ordinance No. 20-21 rezoned approximately 50.6 acres of property described herein, and known as, Maury County tax map 027, Parcel 026.00 from I-1 to Planned Development with a base zoning of C-4 (Commercial Mixed Use); and

**WHEREAS**, Ordinance 25-19 amends previous use, design, and development standards established by the approval of Ordinance 20-21;

**WHEREAS**, the request has been found to meet the Approval Standards of Article 13.5, Section E.4.e of the Unified Development Code; and

**WHEREAS**, the Spring Hill Municipal Planning Commission voted in favor of this request on June 13, 2022.

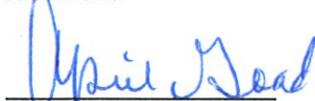
**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION on JULY 21, 2025**, amend Ordinance No.20-21, the same being rezoning request that approved approximately 50.6 acres of property described herein, and known as, Maury County tax map 027, parcel 026.00 to allow additional drive-through facility within Lot 4; and

**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TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.



Matt Fitterer, Mayor

ATTEST:



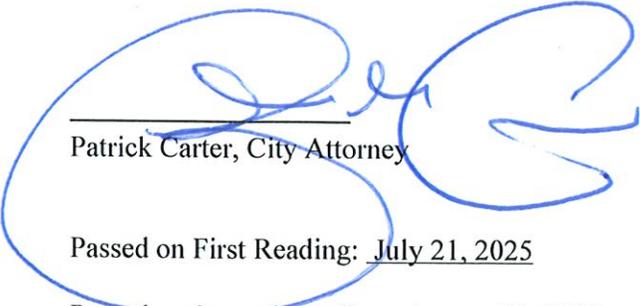
April Goad, City Recorder

LEGAL FORM APPROVED:

*Ordinance 25-19  
August 18, 2025  
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**EXHIBIT A**

**SPRING HILL TOWN CROSSING PLANNED DEVELOPMENT PATTERN BOOK**



Patrick Carter, City Attorney

Passed on First Reading: July 21, 2025

Passed on Second Reading: August 18, 2025



**REQUEST:** Ordinance 25-19

**SUBMITTED BY:** Dara Sanders, Development Services Director

**DATE:** July 7, 2025

**RE:** Spring Hill Towne Crossing Planned Development Amendment

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**BACKGROUND:**

The Spring Hill Towne Crossing project is located at the southeast quadrant of the Port Royal/Saturn Parkway interchange. The City approved a Planned Development proposal for the project in February of 2021 by Ordinance 20-21. The property has been subdivided for several commercial lots and an apartment complex, and the project has completed several street improvements required by the project approval to Port Royal Road and the new JW Parkway.

On June 13, 2022, the Planning Commission approved a modification to the Planned Development to allow for an additional drive-through facility in the project without requiring a Special Use Permit. The Planned Development's base zoning of C-4 requires Board of Zoning Appeals (BZA) approval of a special use permit for a drive-through facility, which includes financial establishments (banks). The original Planned Development approval allowed for one drive-through facility by-right. This type of modification exceeds the Unified Development Code threshold for modifications eligible for staff or Planning Commission approval; therefore, the proposal requires BOMA approval.

This procedural oversight was discovered by current staff when a site plan application for a bank with a drive-through was submitted for the property subject to the modification. Staff has continued to process the application and presented it to the Planning Commission for consideration based on the requirement that either the BOMA approve a major modification to the Planned Development or if the BZA approves a special use permit to allow for the drive-through facility.

**PROPOSAL:**

The Spring Hill Towne Crossing project proposes to amend their Planned Development to allow for a second drive-through facility by-right.

**DISCUSSION:**

Staff finds that the proposal would not create a negative impact if conditioned appropriately. The current proposal for a financial institution with a drive-through facility is not anticipated to create a negative impact on street capacity or levels of service, so staff did not require a traffic study with this modification request. Should the property be developed or redeveloped for a drive-through restaurant in the future, staff will require a traffic study to evaluate the project's impact.