

**ORDINANCE 25-24**

**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 153.41 ACRES OF PROPERTY, KNOWN AS MAURY COUNTY TAX MAP 44, PARCEL 27.00 (109 ACRES), PARCEL 27.03 (19.78 ACRES), AND PARCEL 27.04 (24.63 ACRES) FROM PLANNED UNIT DEVELOPMENT (PUD) MULTI-FAMILY DISTRICT (R-6), TND TO INSTITUTIONAL CAMPUS DISTRICT (IC)**

**RZN 1870-2025 (RESERVOIR REZONING)**

**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 153.41 acres of property described herein, and known as, Maury County Tax Map 44 Parcels 27.00, 27.03, and 27.04 from Planned Unit Development (PUD), Multi-Family District (R-6), Traditional Neighborhood Development (TND) to Institutional Campus (IC); and

**WHEREAS**, said portion of property to be rezoned from Planned Unit Development (PUD), Multi-Family District (R-6), Traditional Neighborhood Development (TND) to Institutional Campus (IC) is located within the corporate limits of the City of Spring Hill.

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

**WHEREAS**, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on August 11, 2025, 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 September 2, 2025**, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by 153.41 acres of property described herein, and known as, Maury County Tax Map 44 Parcels 27.00, 27.03, and 27.04 from Planned Unit Development (PUD), Multi-Family District (R-6), Traditional Neighborhood Development (TND) to Institutional Campus (IC) as depicted on the vicinity map herein referred to as 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TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 shown in Exhibit A.



Matt Fitterer, Mayor

ATTEST:

*Ordinance 25-24  
September 15, 2025  
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April Goad  
April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter  
Patrick Carter, City Attorney

Passed on First Reading: September 2, 2025

Passed on Second Reading: September 15, 2025



**REQUEST:** Ordinance 25-24

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

**DATE:** August 18, 2025

**RE:** To rezone the reservoir property

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**BACKGROUND:**

The site is known as Maury County Tax Map 44, Parcels 27.00, 27.03, 27.04, formerly known as Stone Creek and property the city had previously acquired through donation. The subject property is located on the west side of I-65, south of Derryberry Lane. The property is approximately 156.97 acres. The applicant is requesting to rezone from R-6, PUD, TND to IC.

The IC Institutional Campus Zoning District is intended to accommodate governmental uses, larger public and private educational facilities, cultural facilities, institutional uses, and similar uses located within the City.

**REQUEST:**

The Development Services Department requests to rezone from R-6, PUD, TND to IC. The purpose of the rezoning is to allow the planned reservoir on this newly acquired property for the Advanced Purification Project.

**DISCUSSION:**

The Unified Development Code requires that the following approval standards are considered in Article 13.2.E.1:

1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.

The request for rezoning is consistent with the Spring Hill Comprehensive Plan, as it calls for this site to be a Residential Neighborhood Area for moderate density and intensity. The Institutional Campus Zoning District is intended to accommodate governmental uses, larger public and private educational facilities, cultural facilities, institutional uses, and similar uses located within the City.

The IC zoning district is designed for governmental use. This rezoning request, along with the companion UDC amendment (ZTA 1871-2025), would allow the city to expand critical governmental services specifically related to essential infrastructure management. This project will address future wastewater needs of Spring Hill.



2. The compatibility with the existing use and zoning of nearby property.

The site does have compatibility with the existing sites nearby. As stated previously, IC districts call for moderate density and intensity.

3. The extent to which the proposed amendment creates nonconformities.

There is currently no development on the property as it sits vacant. Therefore, the rezoning would not create a nonconformity.

4. The trend of development in the general area of the subject property.

The trend of development around the site is evolving. Surrounding developments include schools, single-family subdivisions, farmland, and rural and low-density residential.

5. That there are no adverse impacts on public health, safety, and welfare.

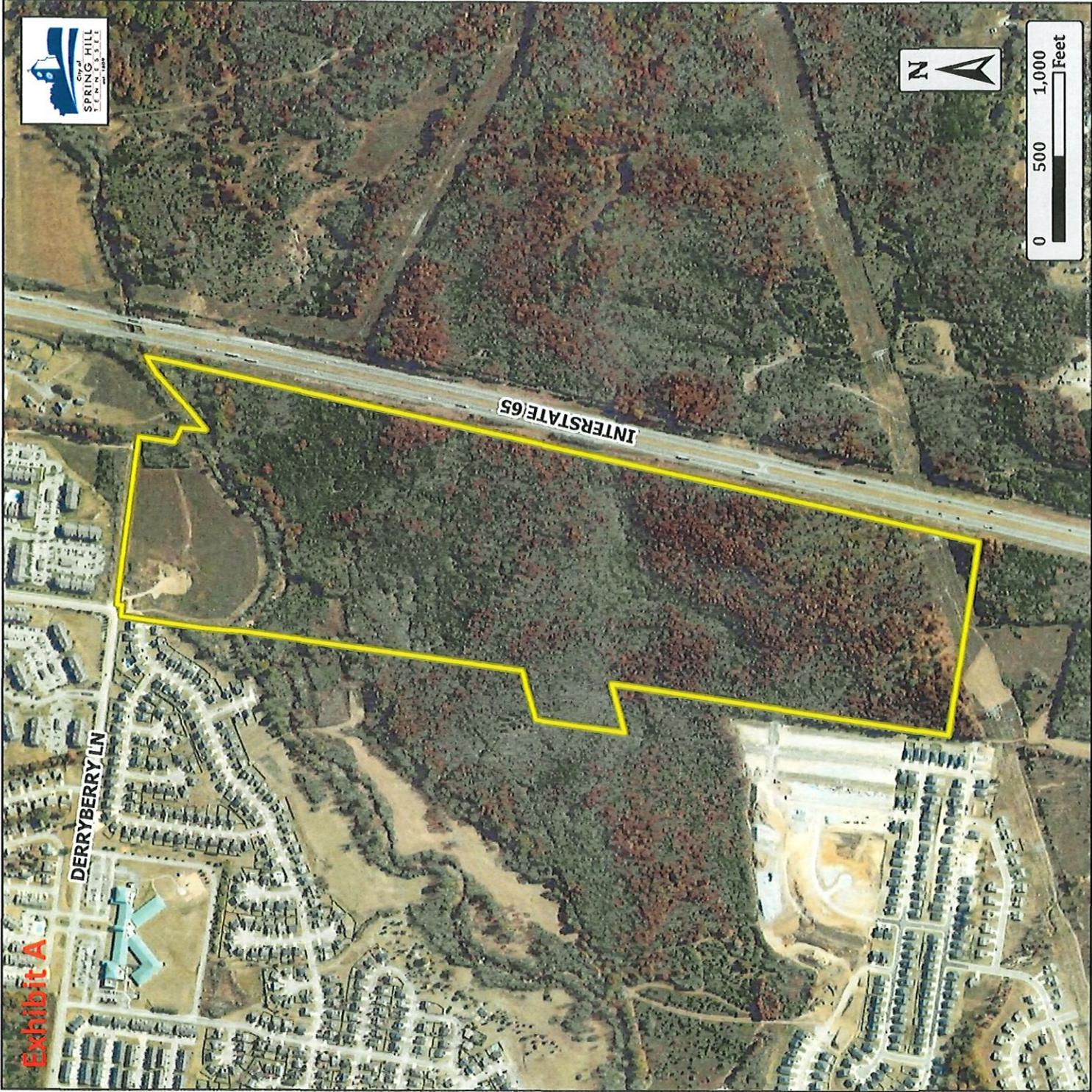
Staff is not aware of any adverse impacts on public health or safety at the time of this request. Rezoning the property to IC could result in positive impacts on public health and safety.

6. Whether adequate public facilities are available, including but not limited to, schools, parks, police, and fire protection, streets, and utilities, or whether adequate public facilities are reasonably capable of being installed with development.

The subject property has significant acreage that will provide enough space for the reservoir project. It is reasonable to successfully install needed public facilities on the subject property. As our infrastructure needs continue to evolve, this new public resource will ensure Spring Hill will continue to allow responsible development needed to remain successful.

**RECOMMENDATION:**

The Planning Commission voted unanimously to recommend BOMA approval of these amendments at their August 11, 2025 meeting.



INTERSTATE 65

DERRYBERRY LN

Exhibit A