

**ORDINANCE 25-26**

**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 66 ACRES OF PROPERTY, KNOWN AS MAURY COUNTY TAX MAP 025, PARCEL 002.11 AND 002.01 FROM SINGLE-FAMILY DISTRICT (R-2) AND CORRIDOR COMMERCIAL DISTRICT (C-3) TO INSTITUTIONAL CAMPUS DISTRICT (IC).**

**RZN 1888-2025 (COMMUNITY SERVICES ANNEXATION 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 66 acres of property described herein, and known as, Maury County Tax Map 025, Parcel 002.11 and 002.01 from Single-Family District (R-2) and Corridor Commercial District (C-3) to Institutional Campus (IC); and

**WHEREAS**, said portion of property to be rezoned from Single-Family District (R-2) and Corridor Commercial District (C-3) 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 September 8, 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 20, 2025**, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by 66 acres of property described herein, and known as, Maury County Tax Map 025, Parcel 002.11 and 002.01 from Single-Family District (R-2) and Corridor Commercial District (C-3) to Institutional Campus (IC) as depicted on the vicinity map herein referred to as Exhibit A, the public welfare requiring it.

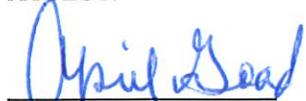
**NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 1:** The rezoning of the referenced tax parcels shall be as displayed as shown on the vicinity map that is attached.



Matt Fitterer, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney

Approved on 1<sup>st</sup> Reading: October 20, 2025

Approved on 2<sup>nd</sup> Reading: November 3, 2025



**REQUEST:** Ordinance 25-26

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

**DATE:** September 15, 2025

**RE:** Request to rezone the CSA property

---

**BACKGROUND:**

The site is known as Maury County Tax Map 025, Parcel 002.11 and Parcel 002.01. The property is located on the north side of Beechcroft Road. The property is approximately 66 acres. The applicant is requesting to rezone from (R-2) Single-Family District and (C-3) Corridor Commercial District to (IC) Institutional Campus District.

**REQUEST:**

The applicant is requesting to rezone the subject property from R-2 and C-3 to IC. The purpose of the rezoning is to allow the City to centralize departments that are currently operating out of limited or temporary facilities.

**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 Downtown-City Center Area for high levels of activity. 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 subject property is the future location of the Community Services Complex that will provide facilities for Public Works, Fleet, Water Distribution, Sewer Collections, IT, GIS, Capital Improvements, Planning, Engineering, Codes, Utility Administration, and Material and Vehicle Storage. The future uses are outlined in Resolution 24-114.

As stated in Resolution 24-114, the City of Spring Hill has entered into a Professional Services Agreement to provide master planning services for a conceptual master plan and intermediate plan for the Community Services Annex site. Subsequently, STP 1916-2205: CSA Public Works Administration and Fleet Building will be going to Planning Commission to be voted on, on October 13, 2025.



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 high levels of activity.

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 uses are a school, library, park, single-family residential, agriculture, and warehousing.

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

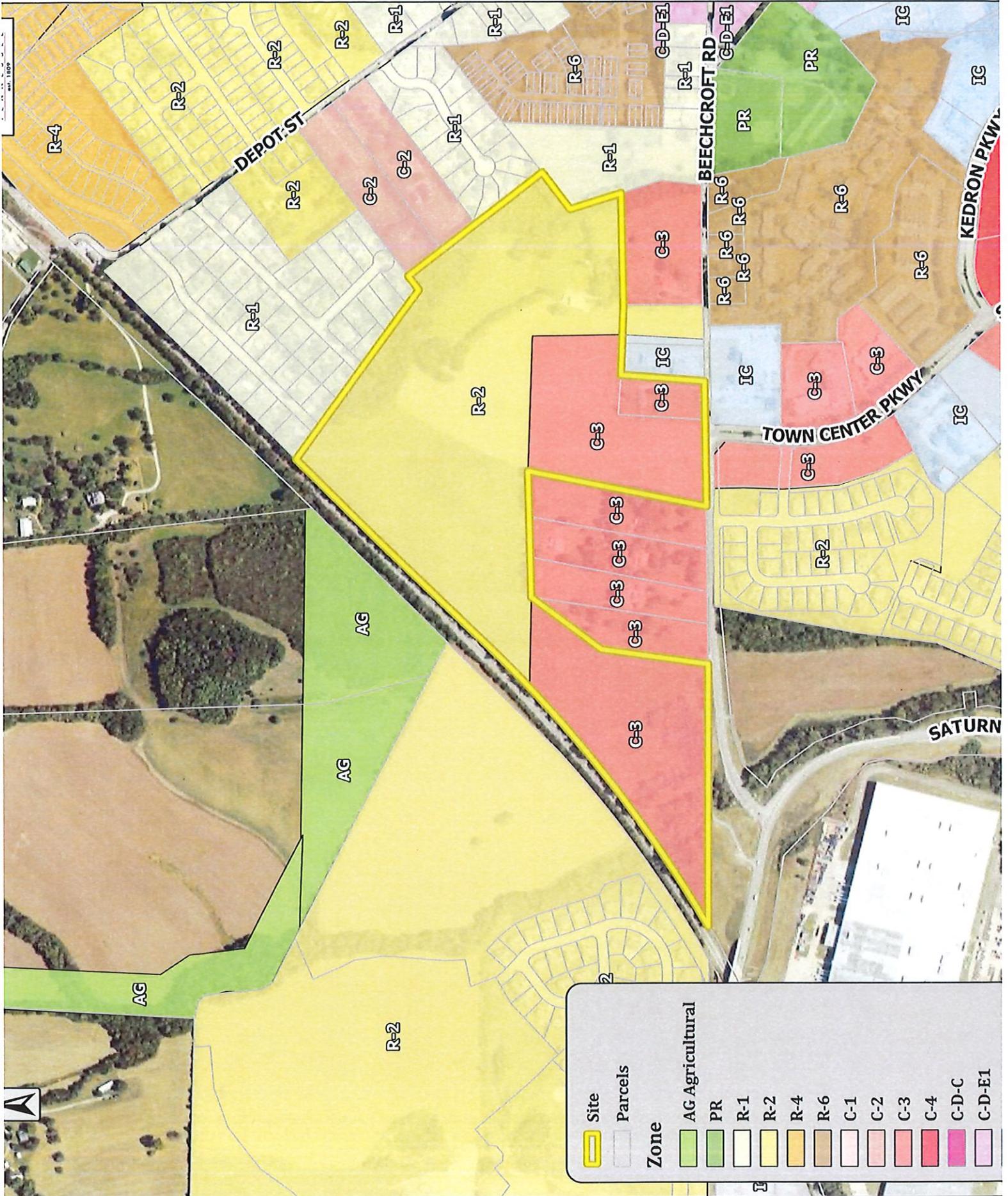
Staff is not aware of any adverse impacts on public health or safety at the time of this request. Rezoning the property to IC would result in positive impacts on public health and safety by providing improved space for governmental operations and consolidating government services.

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.

There is one school near the site, Spring Hill Elementary School is 0.7 miles to the southeast. The site is located directly next to Spring Hill Fire Station 1, with the nearest police station roughly 3.5 miles to the southeast. The nearest park is Evans Park which is 0.4 miles east.

**RECOMMENDATION:**

The Planning Commission voted unanimously to recommend BOMA approval of these amendments at their September 8, 2025 meeting.



Site	
	Site
	Parcels

Zone	
	AG Agricultural
	PR
	R-1
	R-2
	R-4
	R-6
	C-1
	C-2
	C-3
	C-4
	C-D-C
	C-D-E1