

**ORDINANCE 17-08**

**AN ORDINANCE TO AMEND WILLIAMS PARK 2, A PLANNED UNIT DEVELOPMENT (PUD), MAURY COUNTY TAX MAP 028, PARCEL 005.02, CONTAINING 68.29 ACRES, ZONED R-2, PUD, AND COMMERCIAL, PUD**

**(ADM 303-2017-WILLIAMS PARK 2)**

**WHEREAS**, Maury County Tax Map 028, Parcel 005.05 containing 68.29 acres has previously been zoned R-2 PUD and Commercial PUD in December 2004 and;

**WHEREAS**, Maury County Tax Map 028, Parcel 005.05 containing 68.29 acres has previously been amended in April 2013, and;

**WHEREAS**, the request is to increase the dwelling units allowed on a 32.45-acre portion of the PUD in the area south of Commonwealth Drive and west of Ray Williams Drive from 220 to 336; and

**WHEREAS**, the request is to change 4.46 acres of the PUD in the area south of Commonwealth Drive and east of Ray Williams Drive from an amenity area to a commercial area; and

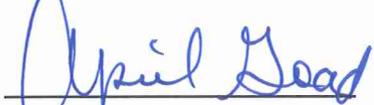
**WHEREAS**, the Spring Hill Municipal Planning Commission recommended approval of the amendment on February 13, 2017.

**WHEREAS**, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, to hereby accept the request for an amendment to Williams Park 2, a Planned Unit Development (PUD), Maury County Tax Map 028, Parcel 005.02, the public welfare requiring it.

  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

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

Passed on First Reading: March 20, 2017

Passed on Second Reading: April 17, 2017

**SUBJECT:** ORD 17-08 (Williams Park 2 PUD Amendment)

**DATE:** March 6, 2017

**ATTENTION:** Board of Mayor and Aldermen

**DEPARTMENT HEAD:** Jon Baughman



---

## STAFF MEMORANDUM

**ADM 303-2017:** Submitted by John Maher Builders for Williams Park 2. The property is zoned R-2, PUD, and Commercial, PUD, and contains approximately 32.45 acres. The applicant requests a PUD amendment.

**Property Description:** The property is located to the west of the intersection of Commonwealth Drive and Port Royal Road. Surrounding zoning classifications are R-2, PUD, to the south, R-2 PUD, B-4 and Commercial PUD to the east, R-2 PUD to the west and R-4 to the north. In 2013, a master development plan for Williams Park 2 Mixed Use PUD was approved by the Planning Commission and Board of Mayor and Aldermen. The approved density for the 32.45 portion of the PUD is 220 dwelling units. The approved master development plan from 2013 indicates townhomes, villas or cottages.

**Request:** The applicant requests a PUD amendment to increase the density from 6.8 DU/acre to 10.35 DU/acre (220 units to 336 units) on a 32.45-acre section of the PUD. Additionally, the applicant requests to change 4.46 acres of the PUD from an amenity area to a commercial area.

**Streets and Sidewalks:** The applicant proposes sidewalk along the projects frontage along Commonwealth Drive and Ray Williams Drive and around the structures internal to the site. Commonwealth and Ray Williams Drives are shown as collectors with 60' of ROW. The plan does not address the traffic circle at Port Royal and Commonwealth as shown on the master development plan approved in 2013.

**Buffers and Landscaping:** A landscaping plan was not submitted.

**Building Design & Site Design:** Elevations and renderings were not submitted. The proposal indicates 28 buildings and several open space areas, arranged in a grid, surrounded by parking. The layout is reminiscent of 1940's-1970's urban renewal projects. Staff is not in favor of the proposed site layout.

**Bicycle & Greenway Plan:** Commonwealth Drive is shown as a bike lane route in the plan.

**Spring Hill Rising: 2040:** The future land use classification for this site is Residential Neighborhood Area; a transition area between natural and rural areas and more intense environments such as mixed use areas, city neighborhood areas and community commerce areas. The proposal is not in compliance with the intention of this land use classification.

**Zoning:** Quadraplex dwellings are the most dense type of dwelling permitted in an R-2 PUD district. The proposal indicates 12 dwelling units per structure.

**Fire:** Show turning radius and fire hydrant location.

**Engineering/Public Works:** No comments at this time.

City of Spring Hill, Tenn.

**Discussion:** The request was forwarded to the Board of Mayor and Aldermen with a recommendation for approval on February 13, 2017 with conditions:

**ADM 303-2017**: Submitted by John Maher Builders for Williams Park 2. The property is R-2, PUD, and Commercial, PUD, and contains approximately 32.45 acres. The applicant requests approval for a major modification.

Alderman Fitterer made a motion to approve **ADM 303-2017** with the condition that the applicant provide the approved development plan for the PUD to the Board of Mayor and Aldermen.

Motion seconded by Alderman Duda. Motion passed 7/0.

**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: _____	Fee: _____		
Date Accepted as complete: _____	Case number: _____		
Map/Parcel: _____	Public hearing date: _____		

Date: 1/10/17 Project Name: WILLIAMS PARK Z (MINOR REVISION)

Property Address/Location: SPRING HILL, TN ON COMMONWEALTH DR. AND RAY WILLIAMS DR.

Current Zoning District(s): MIXED USE PUD Property Size: 104.26 AC

<u>Type of request being made</u> —	<u>Materials required to be submitted with application</u>
<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Letter of request
<input type="checkbox"/> Rezoning	<input checked="" type="checkbox"/> Proof of ownership
<input type="checkbox"/> Major Modification	<input checked="" type="checkbox"/> Two (2) folded hard copies of the proposal, including all required information as outlined in the applicable checklist. <u>Including a vicinity map with an aerial image, the project boundaries outlined in yellow, names of all adjacent streets. Must show a minimum of 1/2 mile radius.</u>
<input checked="" type="checkbox"/> Minor Modification	<input checked="" type="checkbox"/> A CD containing a copy of all required submittal items in PDF format.
<input type="checkbox"/> Easement/Right-of-way Vacation	<b>Note to the applicant:</b>
<input type="checkbox"/> Sketch Plan	* Applications and all required submittals must be filed with the Planning Department by the established deadline.
<input type="checkbox"/> Neighborhood Concept Plan	* Both the applicant/representative and property owner must sign the application. Applications not signed by the property owner <u>will not</u> be accepted.
<input type="checkbox"/> Lot Split	* All applications must be accompanied by completed checklist.
<input type="checkbox"/> Property Line Adjustment	
<input type="checkbox"/> Preliminary Plat	
<input type="checkbox"/> Concurrent Plat	
<input type="checkbox"/> Final Plat	
<input type="checkbox"/> Site Plan	
<input checked="" type="checkbox"/> Master Development Plan (PUD) Preliminary/Final	
<input type="checkbox"/> Traditional Neighborhood Development	
<input type="checkbox"/> Other _____	

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 MAHER BUILDERS Date: 1/10/2017  
Address: 1109 OLD KEDRON RD  
SPRING HILL, TN  
Phone number: 931-489-1981  
Email: RANDY@JOHNMAHERBUILDERS.COM  
Signature: Randy Aydelott, LAND DEVELOPMENT MANAGER  
JOHN MAHER BUILDERS

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

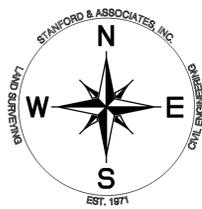
I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent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

Name (printed): JOHN MAHER BUILDERS Date: 1/10/2017  
Address: 1109 OLD KEDRON RD  
SPRING HILL, TN  
Phone number: 931-489-1981  
Email: RANDY@JOHNMAHERBUILDERS, INC.  
Signature: Randy Aydelott, LAND DEVELOPMENT MANAGER  
JOHN MAHER BUILDERS.COM

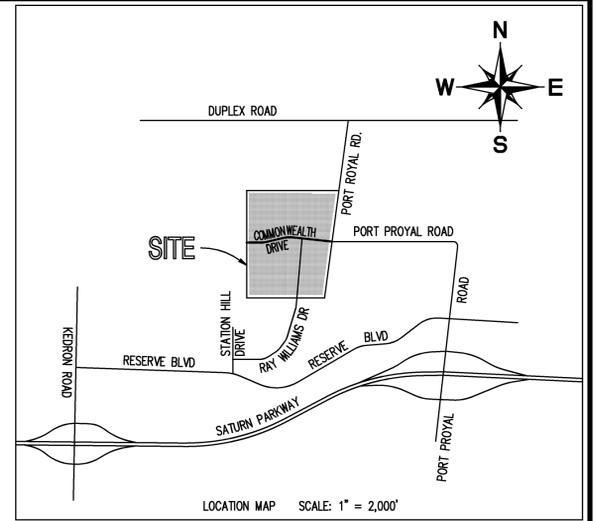
Name (printed): \_\_\_\_\_ Date: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone number: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

**ADM 303-2017**  
**Planning Commission**  
**1-23-17 and 2-23-17 BOMA**  
**3-06-17, 3-20-17 and 4-17-17**

LEGEND	
GAS METER	
GAS VALVE	
WATER METER	
WATER VALVE	
FIRE HYDRANT	
IRON PIPE (O)	
IRON PIN NEW (S)	
GATE POST/GUY POLE	
UTILITY POLE	
LIGHT POLE	
SIGN POST/UTILITY POLE	
CURB INLET	
MANHOLE	
EASEMENT LINE	
EDGE OF PAVEMENT (EOP)	
OVERHEAD ELECTRICAL LINE (E)	
SEWER LINE WITH MANHOLE	
UNDERGROUND TELEPHONE LINE	
GAS LINE	
STORM SEWER	
CURB	
MINIMUM BLDG SETBACK LINE	



James T. Brewer & Wife Katherine, Property  
 DBK 325, PG 264 Maury Co. DBK 104, PG 308 Williamson Co.  
 Map 28, Parcel 6



- GENERAL SITE NOTES
- NOTES FOR SITE PLAN REVISED 03/01/2017
- EXISTING ZONING: MIXED USE PUD, Single Family, Multi-Family-Commercial
  - THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN PER THE LATEST FIRM MAPS AVAILABLE TO ME, PER COMMUNITY PANEL NO. 47119CO185E 04/16/2007.
  - DEVELOPMENT DENSITIES
    - TOWNHOMES OR CONDOMINIUMS: MAXIMUM DENSITY = 18 DU/AC  
 INITIAL PLAN: 12/06/2004 = 220 DU ON 32.3 AC = 6.81 DU/AC  
 REVISION #1: 04/10/2013 = 220 DU ON 32.3 AC = 6.81 DU/AC  
 REVISION #2: 01/09/2017 = 336 DU ON 32.45 AC = 10.35 DU/AC
    - GRAND RESERVE @ SPRING HILL  
 MULTI FAMILY UNITS: MAXIMUM DENSITY = 18 DU/AC  
 INITIAL PLAN: 12/06/2004 = 214 DU ON 18.8 AC = 11.4 DU/AC  
 REVISION #1: 04/10/2013 = 290 DU ON 29.44 AC = 9.85 DU/AC
    - COMMERCIAL: ORIGINAL 32.30 ac.; Proposed 32.30 + 4.46 = 36.76 ac in 2017  
 USES PROPOSED FOR COMMERCIAL  
 i) DAY CARE CENTER  
 ii) CONVENIENCE STORAGE  
 iii) USES PERMITTED WITHIN B-4 ZONING
    - OPEN SPACE & AMENITIES: Amenity Site Removed; Open Space Required For Each Site.
    - STREET RIGHT OF WAY: Original = 4.56 ac
  - RESIDENTIAL-BULK STANDARDS ESTABLISHED BY THE PUD.
    - MINIMUM FRONT YARD SETBACK FROM STREET R/W 20'
    - MINIMUM SIDE YARD SETBACK FROM STREET R/W 20'
    - MINIMUM REAR YARD SETBACK FROM BOUNDARY. 30'
  - THE FOLLOWING ARE CONDITIONS OF PUD APPROVAL:
    - A 5' SIDEWALK WILL BE CONSTRUCTED ALONG EACH SIDE OF NEW PUBLIC STREET R/W
    - STREET LIGHTING WILL BE INSTALLED BY THE DEVELOPER.
    - UNIFORM STREET SIGNS AND POST WILL BE INSTALLED.
    - STANDARD MAILBOXES WILL BE USED THROUGHOUT THE DEVELOPMENT.
  - ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - THERE WILL BE PASSIVE OPEN SPACE ALONG DRAINAGEWAYS.
  - DETENTION WILL BE PROVIDED. DISCHARGE FROM THIS SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
  - THE COMMERCIAL AND RESIDENTIAL WILL BE DEVELOPED AS THE MARKET DEMANDS. NO DEVELOPMENT CAN BEGIN UNTIL A SITE PLAN HAS BEEN PREPARED AND APPROVED BY THE SPRING HILL PLANNING COMMISSION. BUILDING AND OWNERSHIP TYPE WILL BE IDENTIFIED ON SITE PLAN AND APPROVED BY THE PLANNING COMMISSION.
  - ALL RIGHT OF WAY WIDTHS ARE 50 FEET EXCEPT FOR THE 60 FOOT COLLECTOR STREET. THE PAVEMENT WIDTH OF THE COLLECTOR STREET SHALL BE A MINIMUM OF 26 FEET FROM CURB TO CURB.
  - EXISTING TREES ALONG THIS PROPERTY BOUNDARY LINE FENCES WILL REMAIN UNDISTURBED AND A 10 FOOT LANDSCAPING EASEMENT WILL BE PROVIDED ALONG AND FOR SAID BOUNDARY FENCE LINE EXCEPT FOR STREET R/W, DRAINAGE OR UTILITIES (EXISTING OR PROPOSED).
  - SITE SERVICE AND ACCESS
    - SEWER & WATER: CITY OF SPRING HILL (ONSITE)
    - PUBLIC STREET: Port Royal Rd, Commonwealth Drive & Ray Williams Drive
    - ELECTRICAL: MIDDLE TENN ELEC. MEMBERSHIP CO-OP
    - TELEPHONE: AT & T or Charter
    - GAS: ATMOS

REVISION 4/10/2013

The Purpose For Revising This Master Plan is as follows:

- Change 10.64 acres of the 27.18 acre Commercial area north of Commonwealth Drive from Commercial to Multi-Family. The Multi-Family Density will change from 214 Dwelling Units to 290 Dwelling Units, Density will reduce from 11.4 to 9.85 DU/Ac.
- Change the 11.1 acre parcel located on the east side of Ray Williams Drive from R-2 PUD containing 76 Dwelling Units of Townhomes, Villas or Cottages to 10.64 ac of Commercial.
- This Change; Makes no change in acres of Commercial, makes no change in acres or total density of R-2 PUD.
- Commonwealth Drive is proposed for construction with Multi-Family Site Development.

PURPOSE OF REVISION TWO (2) OF WILLIAMS PARK 2 MIXED USE PUD

32.45 ACRE PARCEL  
 Purpose is to change the maximum density from 220 dwelling units to 336 Condominium dwelling units.

4.46 ACRE PARCEL  
 Change the use of the 4.46 acre Amenity parcel to 4.46 acre Commercial parcel with same use as other Commercial parcels in this Master Plan.

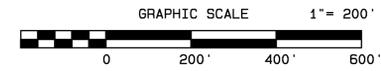
SPECIAL NOTE REGARDING STREET ROW

- Ray Williams Drive and Commonwealth Drive shown on this drawing are not require to dedicate additional Right Of Way beyond the 60 foot Right of Way required by the City on the Original Master PUD.
- See Resoulution 16-19 approved by The City of Spring Hill BOMA on February 16th, 2016.



OWNER  
 John Maher Builders, Inc.  
 P.O. Box 681727  
 Franklin, TN 37068-1727  
 Ph: 615-599-0222

CIVIL ENGINEER & SURVEYOR  
 Stanford & Assoc., Inc.  
 3090 Commonwealth Drive  
 Spring Hill, TN 37174  
 Ph: 931-486-2441 office  
 Ph: 615-598-3580 cell



REVISION TWO (2)  
 MASTER DEVELOPMENT PLAN

# WILLIAMS PARK 2 MIXED USE PUD

TOTAL AREA = 104.26 acres  
 Zoned: Mixed Use PUD  
 City of Spring Hill, State of Tennessee  
 3th Civil District of Maury County  
 Part of Property of Record in  
 Deed Book R1591, Page 851  
 Property Map 28, Portion of Parcel 5.02  
 Date: 04/08/2013; Scale: 1" = 200'