

**ORDINANCE 16-19**

**AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 024, PARCEL 014.00, FROM AGRICULTURAL TO B-1, OFFICE AND LIMITED RETAIL**

**WHEREAS**, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted, should be amended by rezoning the property herein described as Maury County Tax Map 024, Parcel 014.00, from Agricultural to B-1, Office and Limited Retail; and

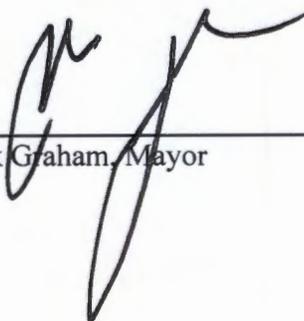
**WHEREAS**, said property to be rezoned from Agricultural to B-1 is located within the corporate limits of the City of Spring Hill; and

**WHEREAS**, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on August 8, 2016, with notice of said hearing being given fifteen (15) days or more before said approval; and

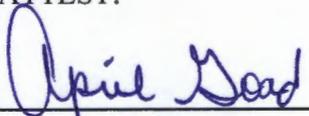
**WHEREAS**, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, that the Zoning Ordinance 86-47 and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein-described as Maury County Tax Map 024, Parcel 014.00, from Agricultural to B-1, Office and Limited Retail, which amendment shall take effect from and after its adoption, the public welfare requiring it.

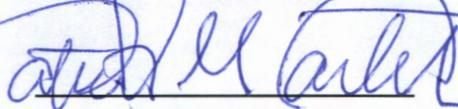
**BE IT FURTHER ORDAINED**, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

ATTEST:

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

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: September 19, 2016

Passed on Second Reading: October 17, 2016

**SUBJECT:** ORD 16-19 (2225 Dr. Robertson Road)

**DATE:** September 6, 2016

**ATTENTION:** Board of Mayor and Aldermen (BOMA)

**DEPARTMENT HEAD:** Dara Sanders, Planning Director



---

## STAFF MEMORANDUM

**Property description:** This property is located on the northwest corner of Beechcroft Road and Dr. Robertson Road. The properties to the north and west are located outside of the city limits. The primary surrounding land use is rural residential. Walden Branch Creek runs along the eastern portion of the property, parallel to Dr. Robertson Road.

**Request:** The applicant requests to rezone the property from Agricultural to B-1 Office and Limited Retail for the purposes of development and relocation of the Tennessee Children's Home, which is currently located at Kedron Road and Main Street.

**Discussion:** On August 8, 2016, the Planning Commission voted unanimously to forward this request to the Board of Mayor and Aldermen with a recommendation for approval, finding that the proposal meets the planning policies and principles outlined in Spring Hill Rising 2040.

Due to the limitations of available infrastructure in the immediate area, future development of this property under the B-1 zoning district will likely warrant improvements to Beechcroft Road and require extension of public utilities to the site.

The Police Department anticipates an increase in calls for service because the B-1 district and the anticipated use of the property would increase activity on the property beyond its current use. There have been concerns expressed from the public related to an increase in crime; however, calls for service are not the equivalent of criminal activity. The City does not anticipate an increase in crime as a result of the proposed rezoning request.

Spring Hill Fire Department will respond to calls from Station 1 and typically responds to requests for service a few times per year. Spring Hill Fire's main concern with future development in the surrounding area is access should the railroad crossing be blocked.

**Spring Hill Rising: 2040:** The City's comprehensive plan, Spring Hill Rising: 2040, provides considerations for future zoning and development requests. Among those considerations are opportunities for enhancing existing or emerging neighborhoods with sensitive new development, allowing for a variety of quality housing options for all stages of life, and encouraging higher density residential development in new activity centers. Staff has provided excerpts from the plan as they relate to this property.

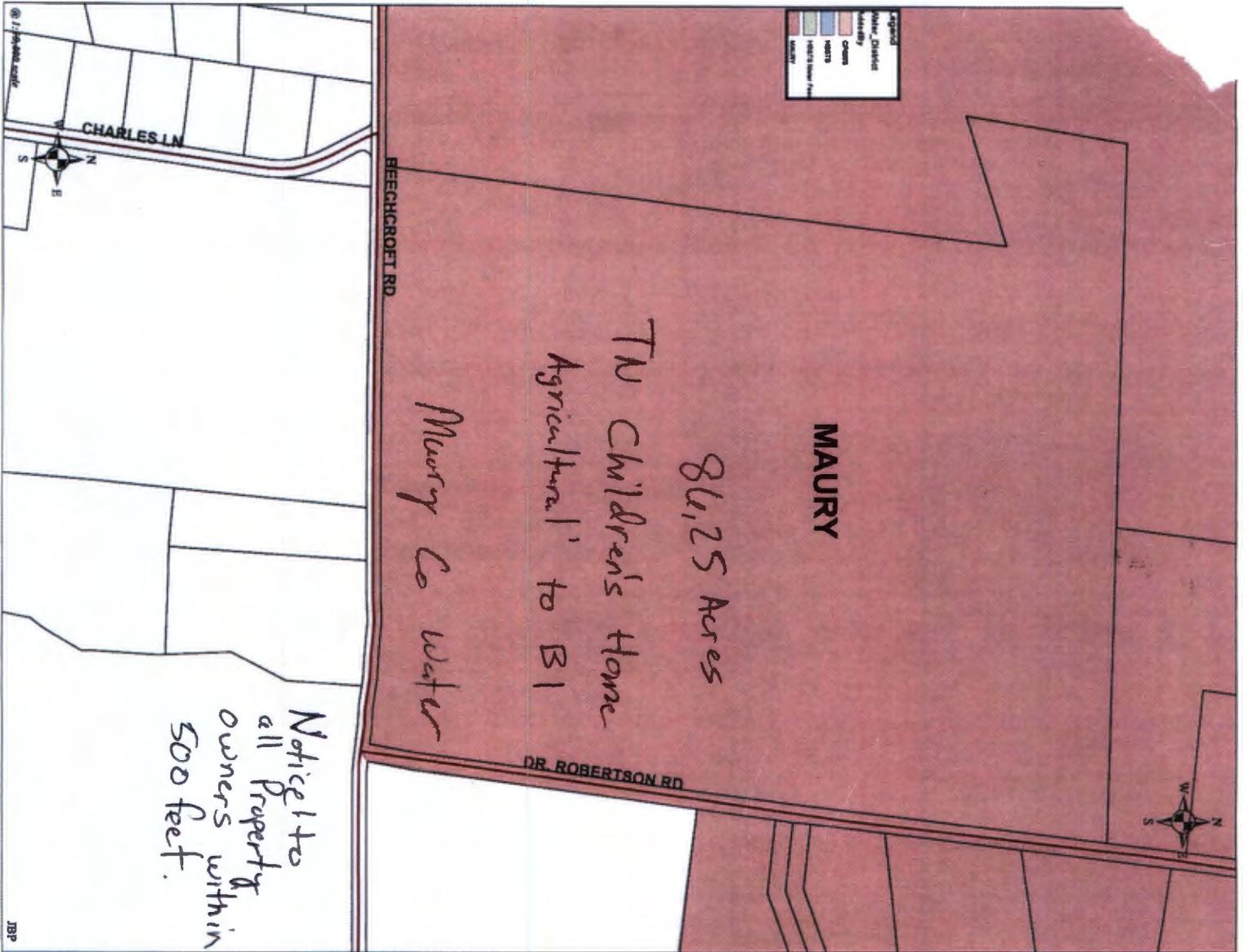
The future land use designation of the property is **Mixed Use Neighborhood Area**, which is primarily residential but includes low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small town form, offering Spring Hill the ability to live, shop, work, and play in their own neighborhood. These areas offer a mixture of housing types and residential densities ranging from small lot single-family detached dwellings to urban residential structures within walking distance of the goods and services required for daily living.

---

City of Spring Hill, Tenn.

199 Town Center Parkway | Spring Hill, TN 37174 | (931) 486-2252

Legend
Water, District
Industry
Comms
MOBIS
MOBIS New Park
MOBIS



**MAURY**

86.25 Acres

TN Children's Home  
Agricultural' to B1

Maury Co Water

Notice to  
all Property  
owners within  
500 feet.

BEECHCROFT RD

DR. ROBERTSON RD

CHARLES LN

© 1998 JBP

JBP