

RESOLUTION 19-38

A RESOLUTION TO AMEND THE DESIGN REVIEW GUIDELINES CONTAINED IN ARTICLE 18, DESIGN REVIEW, OF THE UNIFIED DEVELOPMENT CODE AND TO ADOPT THE RECOMMENDED PLANT LIST BY REFERENCE

WHEREAS, Tennessee Code Annotated § 6-54-133 authorizes, and the Board of Mayor and Aldermen of the City of Spring Hill adopted Resolution 11-61, a resolution establishing a Design Review Commission and appointing the Planning Commission as the members for such purpose; and

WHEREAS, the Design Review Commission has the authority to adopt and administer Design Review Guidelines; and

WHEREAS, the Design Review Commission adopted Resolution 18-58 on August 20, 2018 to formally adopt Design Review Guidelines applicable to non-residential and multi-family uses within the City as Article 18 of the Unified Development Code; and

WHEREAS, the City of Spring Hill values and encourages proper design in the construction of multi-family and commercial uses for the purpose of improving the quality of development and preserving property values; and

WHEREAS, the Spring Hill Planning Commission acting as the Design Review Commission, at its February 11, 2019 meeting voted to make a recommendation to the Board of Mayor and Alderman for the amendment of Article 18, Design Review, as part of the Unified Development Code and to adopt the Recommended Plant List by reference; and,

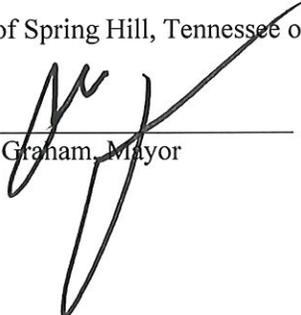
NOW, THEREFORE BE IT RESOLVED, by the Board of Mayor and Alderman of the City of Spring Hill, Tennessee, that consistent with the creation of the Design Review Commission by resolution and to support the purpose of the Design Review Commission, that Article 18, Design Review, Section 18.3, Applicability, be amended to include a new subsection I., to read as follows:

I. Section 11.3.A.5 Recommended Plant List referenced therein.

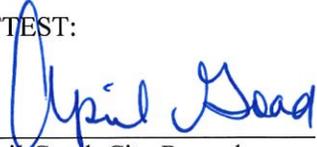
BE IT FURTHER RESOLVED, that Exhibit A, Recommended Plant List is adopted by reference.

BE IT FURTHER RESOLVED, that this Resolution shall become effective immediately after its passage, the public welfare requiring it.

Passed and adopted by the Board of Mayor and Alderman of the City of Spring Hill, Tennessee on the 18th day of March, 2019.


Rick Graham, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney

Resolution 19-38, Exhibit A - Recommended Plant List

PERMITTED CANOPY TREES	
A tree that normally achieves an overall height at maturity of 30 feet or more – SHALL NOT BE PLANTED WITHIN 40 FEET OF THE CENTER LINE OF THE OVERHEAD POWER LINE RIGHT-OF-WAY OR EASEMENT	
Deciduous Trees	
Common Name	Scientific Name
Florida Maple/Southern Sugar Maple	Acer barbatum
Black Maple	Acer nigrum
Red Maple	Acer rubrum
Sugar Maple and varieties	Acer saccharum
Yellow Buckeye	Aesculus flava
Ohio Buckeye	Aesculus glabra
Common Alder/Black Alder	Alnus glutinosa
River Birch	Betula nigra
Pecan	Carya species
Northern Catalpa	Catalpa speciosa
Katsura Tree	Cercidiphyllum japonicum
American Yellowwood	Cladrastis kentukea
Common Persimmon	Diospyros virginiana
Hardy Rubber Tree	Eucommia ulmoides
European Beech	Fagus sylvatica
Gingko	Gingko biloba (Male only)
Honeylocust	Gleditsia triacanthos var. inermis
Kentucky Coffeetree	Gymnocladus dioicus
Black Walnut	Juglans nigra
Sweetgum	Liquidambar styraciflua
Yellow Poplar/Tuliptree/Tulip Poplar	Liriodendron tulipifera
Cucumber Tree	Magnolia acuminata
Dawn Redwood	Metasequoia glyptostroboides
Black Gum/Black Tupelo	Nyssa sylvatica
Amur Corktree	Phellodendron amurense
American sycamore	Platanus occidentalis
London Planetree	Platanus x acerifolia
Black Cherry	Prunus serotina
Sawtooth Oak	Quercus acutissima
White Oak	Quercus alba
Swamp White Oak	Quercus bicolor
Scarlet Oak	Quercus coccinea
Southern Red Oak	Quercus falcata
Cherrybark oak	Quercus falcata var pagodafolia
Shingle Oak	Quercus imbricaria
Overcup Oak	Quercus lyrata
Bur Oak	Quercus macrocarpa
Swamp Chestnut Oak	Quercus michauxii
Chinkapin Oak	Quercus muehlenbergii
Nuttall Oak	Quercus nuttallii (texana)
Willow Oak	Quercus phellos
Chestnut Oak	Quercus prinus (Q. montana)
English Oak	Quercus robur
Northern Red Oak	Quercus rubra
Shumard Oak	Quercus shumardii
Post Oak	Quercus stellata
Black Oak	Quercus velutina
Black Locust	Robinia pseudoacacia
Baldcypress	Taxodium distichum
American Basswood	Tilia americana
White Basswood	Tilia americana var heterophylla
Littleleaf Linden	Tilia cordata
Silver Linden	Tilia tomentosa

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Winged Elm	Ulmus alata	
American Elm	Ulmus americana	
Chinese Elm	Ulmus parvifolia	
Slippery Elm	Ulmus rubra	
September Elm	Ulmus serotina	
Japanese Zelkova	Zelkova serrata	

Evergreen Trees		
Common Name	Scientific Name	
White Fir	Abies concolor	
Japanese Cryptomeria	Cryptomeria japonica	
American Holly and cultivars	Ilex opaca	
Eastern Redcedar	Juniperus virginiana	
Southern Magnolia	Magnolia grandiflora	
Norway Spruce	Picea abies	
Colorado Spruce	Picea pungens	
Shortleaf Pine	Pinus echinata	
Scots Pine	Pinus sylvestris	
Loblolly Pine	Pinus taeda	
Japanese Black Pine	Pinus thunbergiana	
Virginia Pine	Pinus virginiana	
Western Red Cedar	Thuja plicata	
Carolina Hemlock	Tsuga caroliniana	

PERMITTED UNDERSTORY TREES

Trees that normally achieve an overall height at maturity of 15 to 30 feet -- SHALL NOT BE PLANTED LESS THAN 20 FEET FROM THE CENTER LINE OF THE OVERHEAD POWER LINE RIGHT-OF-WAY OR EASEMENT UNLESS OTHERWISE NOTED

Deciduous		
Common Name	Scientific Name	Allowed to be planted no closer than 10 feet from center line of overhead power line ("X")
Trident Maple	Acer buergerianum	
Hedge Maple	Acer campestre	
Paperbark Maple	Acer griseum	
Japanese Maple	Acer palmatum	X
Mountain Maple	Acer spicatum	
Red Buckeye	Aesculus pavia	X
Serviceberry	Amelanchier arborea	X
American Hornbeam	Carpinus caroliniana	
Eastern Redbud and cultivars	Cercis canadensis	X
Chinese Fringetree	Chionanthus retusus	
White Fringetree	Chionanthus virginicus	X
Flowering Dogwood 'white cultivar'	Cornus florida	X
Kousa Dogwood	Cornus kousa	X
Washington Hawthorn	Crataegus phaenopyrum	
Green Hawthorn	Crataegus viridis	
Winter King Hawthorn	Crataegus viridis "Winter King"	
Franklin Tree	Franklinia alatamaha	
Carolina Silverbell	Helesia carolina	
Poosumhaw	Ilex decidua	
Saucer Magnolia	Magnolia x soulangiana	
Star Magnolia	Magnolia stellata	X
Sweetbay Magnolia	Magnolia virginiana	
Crabapples	Malus cultivars/varieties	X
Apples (Heirloom)	Malus domestica spp.	X
American Hophornbeam	Ostrya virginiana	
Sourwood	Oxydendrum arboreum	
Chinese Pistache	Pistacia chinensis	
American Plum	Prunus americana	X

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Chickasaw Plum	Prunus augustifolia	X
Japanese flowering apricot	Prunus mume	
Okame Cherry	Prunus 'Okame'	
Flowering Cherry	Prunus serrulata	
Yoshino Cherry	Prunus x yedoensis	
Fruiting Pear	Pyrus spp.	
Shining Sumac	Rhus copallina	
Japanese Snowbell	Styrax japonicus	
Japanese Tree Lilac	Syringa reticulata	
Sweetleaf	Symplocos tinctoria	
Littleleaf Linden 'Green Globe'	Tilia cordata 'Green Globe'	

Evergreen Trees		
Common Name	Scientific Name	Allowed to be planted no closer than 10 feet from center line of overhead power line ("X")
Foster's Hybrid Hollies	Ilex x attenuate 'Fosteri'	
Burford Holly (Tree Form)	Ilex cornuta 'Burfordi'	
Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	
Lusterleaf Holly	Ilex latifolia	
Little Gem Magnolia	Magnolia grandiflora 'Little Gem'	
Sweetbay Magnolia	Magnolia virginiana	
Cherry Laurel (Tree Form)	Prunus caroliniana	

PERMITTED SHRUBS
A woody plant with multiple stems capable of growing to a height of no more than 15 feet.

Deciduous Shrubs		
Common Name	Scientific Name	Allowed to be planted no closer than 10 feet from center line of overhead power line ("X")
Glossy Abelia	Abelia x grandiflora & cultivars	
Red Chokecherry	Aronia arbutifolia & cultivars	
Flowering Quince	Chaenomeles speciosa	
Silky Dogwood	Cornus species	
Hazelnut	Corylus americana	
Leatherwood	Dirca palustris	
Flowering Forsythia	Forsythia x intermedia	
Oakleaf Hydrangea	Hydrangea quercifolia & cultivars	
Hydrangea	Hydrangea species	
Finetooth Holly	Ilex serrata	
Winterberry	Ilex verticillata	
Virginia Sweetspire	Ilex virginica	
Beauty Bush	Kolkwitzia amabilis	
Crepe Myrtle	Lagerstroemia species	X
Ligustrum (except L. sinense, L. vulgare, L. japonicom)	Ligustrum species	
Knock Out or Carefree Rose	Rosa species	
Spirea (except Spirea japonica and cultivars)	Spirea species	
Lilac	Syringa vulgaris	X
Viburnum	Viburnum species & cultivars	

Evergreen Shrubs		
Common Name	Scientific Name	
Boxwood spp.	Buxus spp.	
Chinese Hollies	Ilex cornuta cultivars	
Japanese Holly	Ilex crenata	
Inkberry	Ilex glabra	
Meserveae hybrid Hollies	Ilex x meserveae	
Chinese Juniper	Juniperus chinensis	
Mountain Laurel	Kalmia latifolia	

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Magnolia	Magnolia species	
Japanese Andromeda	Pieris japonica	
Cherry Laurel	Prunus species	
Otto Luyken & Schip Laurels	Prunus laurocerasus	
Rhododendron, Azalea	Rhododendron species	
Fragrant Sumac	Rhus aromatica	
Smooth Sumac	Rhus glabra	
Yew spp.	Taxus spp.	

PROHIBITED TREES

Common Name	Scientific Name	
Amur Maple	Acer ginnala	
Silver Maple	Acer saccharinum	
Tree-of-Heaven	Ailanthus altissima	
Minosa	Albizia julibrissin	
Paper Mulberry	Broussonetia papyrifera, syn. Morus papyrifera L	
Sugarberry	Celtis laevigata	
Hackberry	Celtis occidentalis	
Leyland Cypress	Cupressus x leylandii	
Russian Olive	Elaeagnus angustifolia	
Ash spp.	Fraxinus spp.	
Chinese Parasol Tree	Firmiana simplex	
Goldenrain Tree	Koelreuteria paniculata	
China Berry	Melia azedarach	
Royal Paulownia/Princess Tree	Paulownia tomentosa	
Eastern White Pine	Pinus strobus	
White Poplar	Populus alba	
Pear	Pyrus calleryana (all varieties)	
Pin Oak	Quercus palustris	
Chinese Tallow	Triadica sebifera	
Eastern (Canadian) Hemlock	Tsuga canadensis	
Siberian Elm	Ulmus pumila	

PROHIBITED SHRUBS

Common Name	Scientific Name	
Japanese Barberry	Berberis thunbergii & cultivars	
Shrub Althea	Hibiscus syriacus	
Leatherleaf Mahonia	Mahonia bealei	
Nandina/Dwarf Nandina	Nandina domestica	

NOTES:		
YELLOW	Specific trees permitted as street trees.	
RED	Specific trees <i>prohibited</i> as street trees.	

Applicants shall confirm with utility provider (MTEMC, DREMC, and CPWS) on species and placement of trees before planting.