

**ORDINANCE 19-09**

**AN ORDINANCE TO AMEND ORDINANCE NO. 18-21, THE UNIFIED DEVELOPMENT CODE AND THE ZONING MAP THEREIN ADOPTED, BY AMENDING ARTICLES 3, 4, 8, 9, 10, 11, 12, 13 AND THE TABLE OF CONTENTS OF THE UNIFIED DEVELOPMENT CODE AND CHANGING THE ZONING CLASSIFICATION FOR PROPERTIES DESCRIBED HEREIN ON THE OFFICIAL ZONING MAP FOR THE CITY OF SPRING HILL, TENNESSEE**

**(UNIFIED DEVELOPMENT CODE TEXT AND MAP AMENDMENT)**

**WHEREAS**, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 18-21, and the Official Zoning Map therein adopted be, and the same are hereby amended by rezoning the property herein described as being Maury County tax map 25, parcel 011.01, 220 Town Center Parkway, and Maury County tax map 28, parcel 001.18, 216 Town Center Parkway, from R-6, Multi-Family District, to C-3, Corridor Commercial District, and by rezoning the property herein described as being Maury County tax map 27, parcel 009.00, 2446 Jim Warren Road, from C-3, Corridor Commercial District, to TND, Traditional Neighborhood District, and by rezoning the property herein described as being Williamson County tax map 153, parcel 00802, from R-1, Single-Family District, to AG, Agricultural District; and

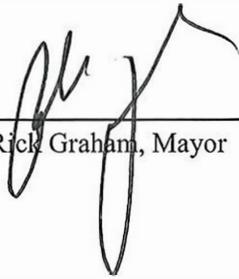
**WHEREAS**, the Spring Hill Municipal Planning Commission recommended to the Board of Mayor and Alderman on February 11, 2019 via Planning Commission Resolution 19-13 to amend Articles 3, 4, 8, 9, 10, 11, 12, 13 and the Table of Contents of the Unified Development Code and the Official Zoning Map of the City of Spring Hill as shown in Exhibit A and B respectively; and

**WHEREAS**, all properties to be rezoned; from R-6 to C-3, C-3 to TND, and R-1 to AG, are located within the corporate limits of the City of Spring Hill; and

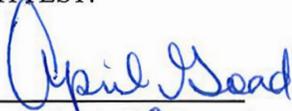
**WHEREAS**, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on February 11, 2019 with a unanimous recommendation for approval; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, to amend Ordinance No. 18-21, the same being the Zoning Ordinance of the City of Spring Hill, by adopting the text amendments as contained in Exhibit A and as recommend by the Planning Commission via Resolution 19-13, and amending the Official Zoning Map of the City of Spring Hill by rezoning the following properties as shown in Exhibit B and herein described as being Maury County tax map 25, parcel 011.01, 220 Town Center Parkway, and Maury County tax map 28, parcel 001.18, 216 Town Center Parkway, from R-6, Multi-Family District, to C-3, Corridor Commercial District, and by rezoning the property herein described as being Maury County tax map 27, parcel 009.00, 2446 Jim Warren Road, from C-3, Corridor Commercial District, to TND, Traditional Neighborhood District, and by rezoning the property herein described as being Williamson County tax map 153, parcel 00802, from R-1, Single-Family District, to AG, Agricultural District.

**NOW, THEREFORE, BE IT 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.

  
Rick Graham, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Patrick Carter, City Attorney

Passed on First Reading: March 18, 2019

Passed on Second Reading: April 15, 2019

## MEMORANDUM



**DATE:** April 1 and 15, 2019  
**TO:** Board of Mayor and Aldermen (BOMA)  
**FROM:** Steve Foote, AICP, Planning Director  
**SUBJECT:** ZTA 639-2019 UDC Text Revisions & RZN 640-2019 Zoning Map Revisions  
Ordinance 19-09 (UDC Text Amendments and Revisions to the Official Zoning Map)

**REQUEST:** The Planning Commission initiated the attached group of amendments to the Unified Development Code and the Official Zoning Map adopted August 20, 2018. Revisions represent housekeeping and other edits identified during the past five months of implementing the new codes and zoning map. Most revisions deal with the text of the ordinance. However, several map amendments are proposed to maintain consistency with zoning designations on the former map and with rezoning ordinances.

**BACKGROUND:** In 2016 the City of Spring Hill selected the firm of Camiros to prepare a new Unified Development Code for the city consisting of a new zoning ordinance, subdivision regulations, and related site development regulations. The culmination of this work was the final Unified Development Code document which was approved by the BOMA on second read, August 20, 2018.

The amendments presented with this report were reviewed by the Planning Commission during the January 28, 2019 work session and February 11, 2019 regular meeting. They were forwarded to the BOMA with a recommendation for approval by a vote of 6-0. Table 4-1, page 2, has been updated in Exhibit A as discussed. The townhome and multi-family graphics on pages 4-5 and 4-6 have been updated to incorporate changes shown. The landscape graphic in Number 13 has been revised accordingly.

Revisions since 1<sup>st</sup> Reading include minor wordsmithing on the subject of 'vesting'. These revisions were presented to the Planning Commission and recommended for approval on March 11, 2019. These changes are highlighted in 'yellow' in Exhibit A.

**DESCRIPTION:** Staff has compiled a list of approximately 30 subjects or sections targeted for revision. For simplification of reading and discussion, the revisions are referenced in the attached draft ordinance and resolution and as compiled in the corresponding exhibits. The ordinance provides for approval of amendments to Articles 3, 4, 8-13 and the zoning map revisions as recommended by the Planning Commission.

The resolution provides for the adoption of the revised Design Guidelines (Article 18) by the Board of Mayor and Alderman. In keeping with the Planning Commission's adoption of Article 18, as the Design Review Commission and the creation of the Design Review Commission by the BOMA via Resolution, the adoption of Article 18 is proposed by resolution to the Board of Mayor and Aldermen.

Approval standards for zoning text amendments, as found in the Unified Development Code are below:

### **E. Approval Standards**

*The Board of Mayor and Aldermen decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning Commission and the Board of Mayor and Aldermen must consider the following standards. The approval of amendments is based on a balancing of these standards.*

### **1. Approval Standards for Map Amendments**

- a. *The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.*
- b. *Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.*
- c. *The extent to which the proposed amendment creates nonconformities.*
- d. *The consistency of the proposed amendment with the intent and general regulations of this Code.*

Staff finds that all of the proposed revisions satisfy one or more of the above criteria (a, b, and d) and do not anticipate the creation of nonconformities inconsistent with the adoption of the UDC.

Approval standards for zoning map amendments, as found in the Unified Development Code are below:

**B. Zoning Map Amendments:** *The Unified Development Code was adopted by the Board of Mayor and Alderman on August 20, 2018. Since that time staff has begun implementing the requirements contained in the new regulations and using the new zoning map. In the course of this work, staff observed that several properties were not correctly transferred from the former zoning districts to the new UDC districts. The individual zoning map corrections are considered housekeeping revisions and are listed individually herein. Approval standards for zoning map amendments, as found in the Unified Development Code, Article 13, are below:*

### **E. Approval Standards**

*The Board of Mayor and Aldermen decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning Commission and the Board of Mayor and Aldermen must consider the following standards. The approval of amendments is based on a balancing of these standards.*

### **1. Approval Standards for Map Amendments**

- a. *The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.*
- b. *The compatibility with the existing use and zoning of nearby property.*
- c. *The extent to which the proposed amendment creates nonconformities.*
- d. *The trend of development, if any, in the general area of the property in question.*
- e. *That there are no adverse impacts on public health, safety, and welfare.*
- f. *Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to or concurrent with the development of the site, which would be permitted on the subject property if the amendment were adopted.*

Staff finds that each of the proposed map revisions satisfy the above criteria and maintain entitlements for each of the identified properties.

**RECOMMENDATION:** Staff recommends the following actions to the Board of Mayor and Alderman.

#### Ordinance #19-09

Adopt Ordinance #19-09 on second reading, incorporating text amendments contained in Exhibit A into the Unified Development Code and changing the zoning of land identified in Exhibit B on the Official Zoning Map of the City of Spring Hill.

# Ordinance 19-09 - Exhibit A

## Item 1 Article 3.2 B. – Annexation

**Category:** Process/Procedures

**Issue & Recommendation:** Current wording places the burden on the City of Spring Hill to initiate a rezoning of an annexed property. The landowner rather than the City should initiate a rezoning of a parcel just annexed into the City. The property should remain in an AG classification until such time as the property owner initiates a rezoning. Amend the provision to provide that the property owner is responsible for initiating a rezoning from the initial AG classification provided when the property is initially annexed into the City.

**Proposed Code Change:**

### B. Annexation

Upon annexation of any area by the City of Spring Hill, such area is automatically classified as the AG District. At any time following the annexation of property by the Board of Mayor and Alderman, the property owner may authorize an application to rezoning the property in accordance with Article 13 of this Code. ~~The Planning Commission will subsequently prepare and transmit to the Board of Mayor and Aldermen a recommendation for rezoning of such area. Upon receipt of such recommendation and after a public hearing, the Board of Mayor and Aldermen will evaluate the recommendation and amend the Zoning Map to reflect the rezoning it deems advisable.~~

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## Item 2 Article 4 – Residential Districts, Purpose Statements

**Category:** Residential Districts

**Issue & Recommendation:** The UDC provides for either low-density residential (R-1 through R-5) or high-density residential (R-6 through R-7) with no transitional residential zoning classification between the low- and high-density residential classifications. Developers seeking to develop townhouse projects must seek a change in zoning classification to either the R-6 or R-7 zoning classification within which both classifications allow by right multifamily residential land uses. City staff recommends consideration be given to amend the R-5 Single-Family and Two-Family District to allow for the development of three-family and townhouse land uses to provide a transitional zoning classification for residential land uses. Currently, there is only one residential development in the City zoned R-5 that is fully built-out containing single-family detached residences so this should not create issues with providing additional development density upon existing zoned property. Article 4, Section 4.1 G. and Table 4-1 as well as Article 8, Table 8-1 are proposed to be amended to permit three-family and townhouse land uses in the R-5 zoning classification along with corresponding yard and bulk requirements as provided in Table 4-1.

**Proposed Code Change:**

### G. R-5 Single-Family and Two-Family District

## Ordinance 19-09 - Exhibit A

The R-5 District is intended for ~~the highest~~-higher density detached single-family and attached two-family, three-family, and townhouse, development. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

### H. R-6 Multi-Family District

The R-6 District accommodates a variety of residential structures, such as single-family, two-family dwellings, townhouses, and multi-family housing. The R-6 District is intended for areas where adequate public utilities and other infrastructure exists that can serve higher density residential development, as well as areas where such development will not negatively impact adjoining lower density residential neighborhoods. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

\*See Table 4-1 for additional amendments related to this item\*

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## Item 3 Article 4.3 – Dimensional Standards & Article 7.6.C. – Hillside Slope District

**Category:** Site Development

**Issue & Recommendation:** This section references lot requirements without consideration for the type of residential unit (i.e., single family, townhouse or multifamily) and some requirements may not be practical to apply to multi-family types of development. Examples include the 33% maximum “lot” coverage and requirement for site plan review. Staff recommends that the “Maximum Building Coverage” and “Maximum Impervious Surface” requirements be applied to single family lots and to the overall site for townhome and multi-family developments.

**Proposed Code Change:**

\*See table 4-1 (next two pages) for amendments related to this item\*

Table 4-1: Residential Districts Dimensional Standards									
	R-A	R-R	R-1	R-2	R-3	R-4	R-5	R-6	R-7
<b>Bulk</b>									
<b>Minimum Lot Area</b>	2 acres	1 acre	20,000sf	10,000sf	8,000sf	6,000sf	SF: 6,000sf 2F: 9,000sf 3F: 12,000sf  TH: Min. 2,500sf for each individual lot Min. 1 acre required for each TH development site Max density for TH development of 9 du/ac	SF: 6,000sf 2F: 9,000sf 3F: 12,000sf  TH: Min. of 2,500sf for each individual TH lot Min. of 1 acre required for each TH development site Max. density for TH development of 9 du/ac  MF: 2,400sf/du but minimum of 1 acre Max. density of 18 du/ac	TH: Min. of 2,000sf for each individual TH lot  Min. of 1 acre required for each TH development site Max. density for TH development of 12 du/ac  MF: 2,400sf/du but minimum of 1 acre Max. density of 18 du/ac
<b>Minimum Lot Width</b>	200'	125'	100'	75'	60'	50'	SF, 2F, 3F: 50'  2F: 50' TH: 22'/du for each individual TH lot; 75' for TH development site	SF, 2F, 3F: 50'  TH: 22'/du for each individual TH lot; 75' for TH development site  MF: 75'	TH: 22'/du for each individual TH lot; 75' for TH development site  MF: 75'
<b>Maximum Number of Attached Units - Townhouse</b>							4 attached units per building	8 attached units per individual townhouse development	8 attached units per individual townhouse development
<b>Maximum Building Length - Multi-Family Structure</b>								175'	175'
<b>Maximum Building Height</b>	40'	40'	40'	40'	40'	40'	40'	50'	50'
<b>Maximum Building Coverage</b>	20%	25%	25%	35%	35%	35%	SF, 2F, 3F: 35% TH: 50% of development site	SF, 2F, 3F: 35%  TH, MF: 50% of development site	50% of development site
<b>Maximum Impervious Surface</b>	35%	35%	40%	50%	50%	60%	SF: 60% 2F, 3F: 50% TH: 70% of development site	SF, 2F, 3F: 60%  TH, MF: 70% of development site	70% of development site

Table 4-1: Residential Districts Dimensional Standards

	R-A	R-R	R-1	R-2	R-3	R-4	R-5 ~	R-6 ~	R-7 ~
<b>Setbacks ~</b>									
<b>Minimum Front Setback</b>	30'	30'	30'	25'	25'	Build-To Zone: 20' to 25'	SF, 2F, 3F, Build-To Zone: 20' to 25' TH: 20' for each individual TH lot	SF, 2F, 3F: 20' TH: 15' for each individual TH lot MF: 20'	TH: 15' for each individual TH lot MF: 20'
<b>Minimum Interior Side Setback</b>	25'	20'	15'	10'	7.5	5'	SF: 5' 2F: 3F: 5' from side lot line or 10' between residential buildings TH: None	SF, 2F, 3F: 5' from side lot line or 10' between residential buildings TH: None MF: 10' from side lot line for one and two-story buildings with an additional 5' for each additional story, or 20' between residential buildings with an additional 10' between buildings for each additional story	TH: None MF: 10' from side lot line for one and two-story buildings with an additional 5' for each additional story, or 20' between residential buildings with an additional 10' between buildings for each additional story
<b>Minimum Corner Side Setback</b>	35'	25'	20'	15'	10'	10'	10' TH: None	SF, 2F, 3F: 10' TH: None MF: 25'	TH: None MF: 25'
<b>Minimum Reverse Corner Side Setback (SF, 2F, &amp; 3F Only)</b>	30'	30'	30'	25'	25'	20'	20'	20'	20'
<b>Minimum Rear Setback</b>	100'	60'	30'	25'	25'	25'	25'	SF, 2F, 3F, TH: 25' MF: 30'	TH: 25' MF: 30'

^ Maximum Building Coverage and Maximum Impervious Surface is per individual single family lot in the R-A through R-6 District when one dwelling is located on one platted lot. Where more than one dwelling is located on a lot or development site (condo, multi-family, or townhome) the maximum is applicable to the development site.

\* Maximum Impervious Surface is per individual single family lot in the R-A through R-6 District when one dwelling is located on one platted lot. Where more than one dwelling is located on a lot or development site (condo, multi-family, or townhome) the maximum is applicable to the development site.

~ See Article 8.3.K.1 for multi-family and townhome building separation and perimeter yard requirements.

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## Item 4 Article 4.3 – Dimensional Standards

**Category:** Access

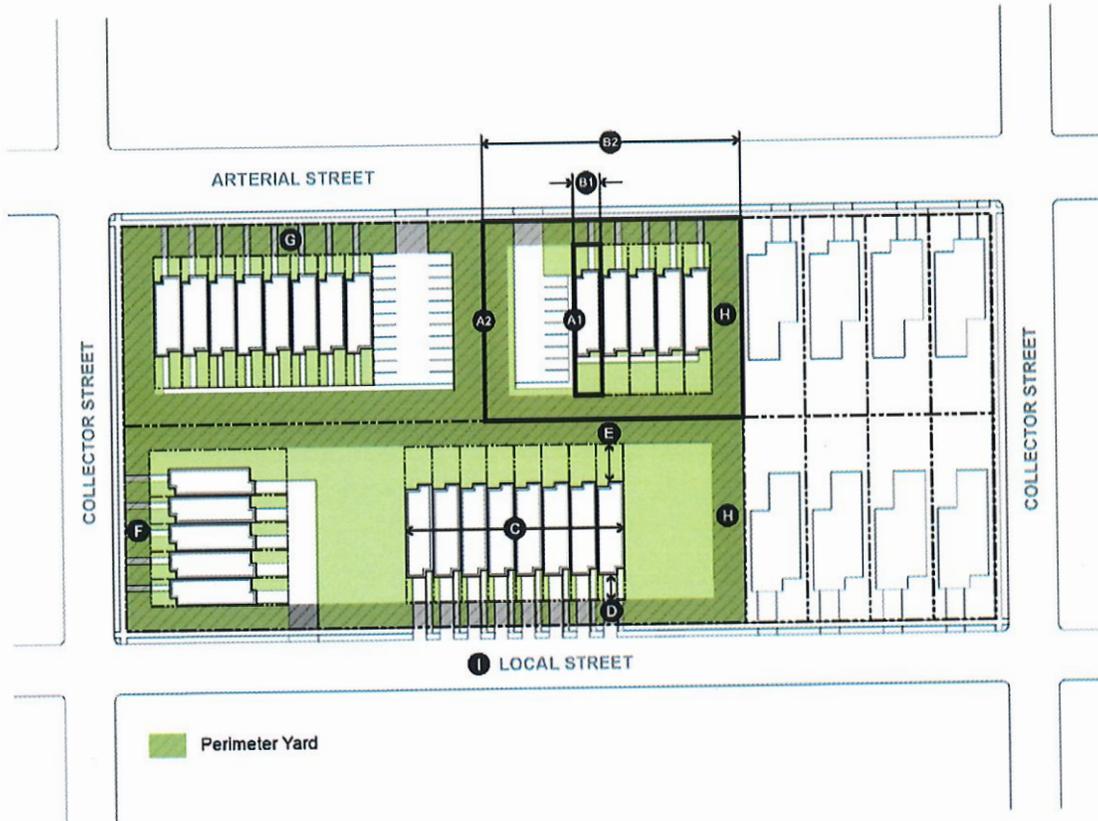
**Issue & Recommendation:** Staff would like to add to the multi-family and townhouse dimensional standard diagrams to reference the design stands in Article 8.3.

**Proposed Code Change:**

\*See page 6 & 7 for amendments\*

**Per PC request graphic has been modified to show access to a 'local' street is allowed for individual townhome units. New lettered descriptions have been added as well.**

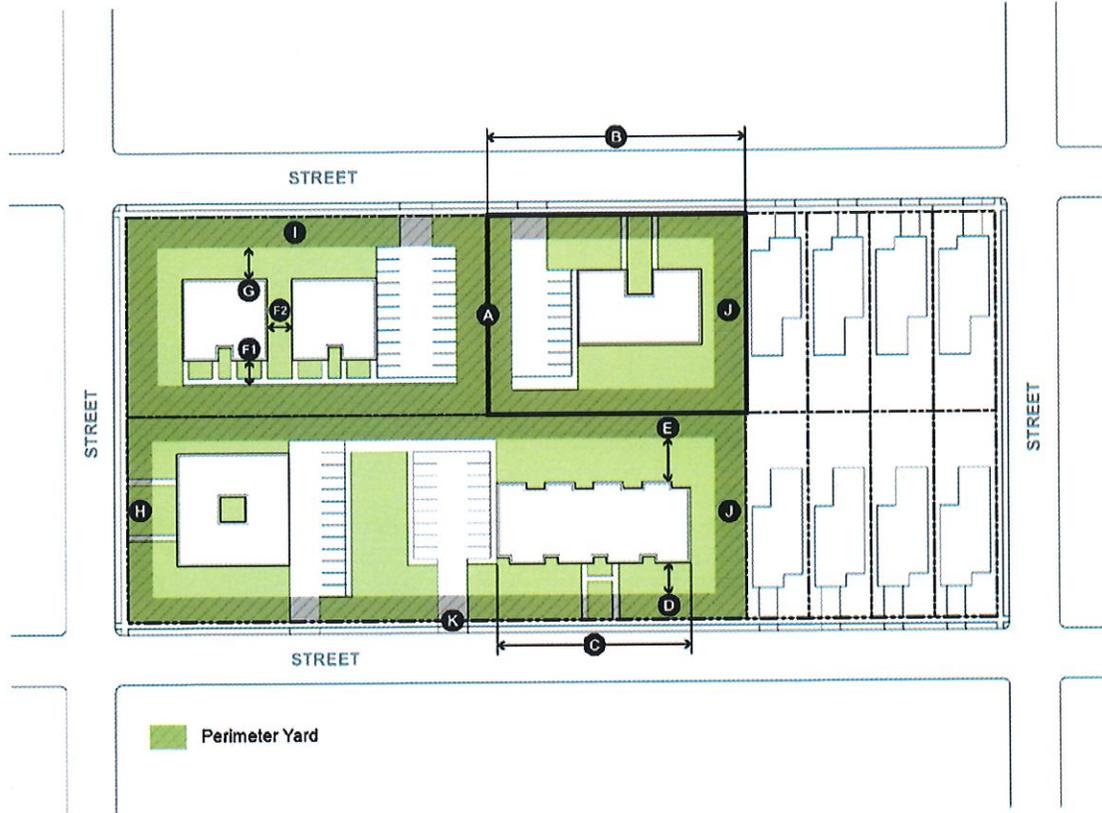
**TOWNHOUSE DEVELOPMENT DIMENSIONAL STANDARDS**



- A1** Minimum lot area for individual townhouse unit
- A2** Minimum lot area for townhouse development
- B1** Minimum lot width
- B2** Minimum site width
- C** Maximum number of attached units
- D** Minimum front setback
- E** Minimum rear setback

- F** Oriented toward a public street, perimeter yard per Section 8.3.K
- G** Oriented away from a public street, perimeter yard per Section 8.3.K
- H** Abutting single-family, two-family and three-family dwellings in the R-6 District, perimeter yard per Section 8.3.K
- I** For a townhouse use, direct vehicular access to public streets shall only be allowed to a local street and only with Planning Commission approval and determination that such access shall not adversely affect traffic flow and public safety. Parking garages and/or parking spaces for townhouse units shall not have direct access to a collector or arterial street. See Article 8.3.K.2.g.
- J** See Article 8.3.K for townhouse siting and design standards.

**MULTI-FAMILY DEVELOPMENT DIMENSIONAL STANDARDS**



- A** Minimum lot area
- B** Minimum lot width
- C** Maximum building length
- D** Minimum front setback
- E** Minimum rear setback
- F1** Minimum interior side setback
- F2** Minimum distance between residential buildings
- G** Minimum corner side setback
- H** Oriented toward a public street, perimeter yard per Section 8.3.K
- I** Oriented away from a public street, perimeter yard per Section 8.3.K
- J** Abutting single-family, two-family and three-family dwellings in the R-6 District, perimeter yard per Section 8.3.K
- K** For a multi-family use, parking areas shall be accessed by shared driveway only. Individual parking spaces may not back into a public street. See Article 8.3.K.2.h.
- L** See Article 8.3.K for multi-family siting and design standards.

## Item 5 Article 8 – Uses & Table 8-1 – Use Matrix

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### **Category:** Permitted Uses

**Issue & Recommendation:** For the next several items staff has determined that changes to the table of permitted uses are warranted. Proposed changes come from different sources and reflect current trends and needs within the community.

1. Amusement Facility. Add as a permitted use in the I-1 Light Industrial District. Recommended by the Economic Development Coordinator.
2. Allow "Greenhouse/Nursery - Retail" in I-1 Industrial zone. Add "Greenhouse/Nursery - Retail" as a permitted land use under I-1, Industrial zone.
3. Places of Worship. Add as a permitted use in I-1 Light Industrial District. Recommended by the Economic Development Coordinator.
4. Consider whether 'enclosed' self-storage should be permitted only in the I-1 and I-2 districts as "outdoor" storage is, or be allowed as a Special Use in the C-4 and C-5 districts (same as C-3 and C-G). There has been a significant increase in the construction of self-storage facilities throughout Spring Hill. Staff recommends limiting them to industrial districts.
5. Permitted Uses in IC (Institutional Campus). Need to broaden list of permitted uses to include financial institution, industrial light/design, office, and research and development in consideration of current and future uses at Northfield. Many of the uses located within Northfield are not permitted uses. These changes will make those uses conforming.

### **Proposed Code Change:**

\*See proposed amendments in Table 8-1\*



**Table 8-1: Use Matrix**  
*P = Permitted Use    S = Special Use    T = Temporary Use    Blank = Use not allowed in the district*

PRINCIPAL USE	P = Permitted Use    S = Special Use    T = Temporary Use    Blank = Use not allowed in the district														USE STANDARD												
	R-A	R-R	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-MH	C-1	C-2	C-3	C-4		C-5	C-D	C-6	F-1	F-2	RD	IC	AG	PR	NA		
Dwelling – Accessory Dwelling Unit 900sf or Less in GFA	P	P	P	P	P																					Sec. 8.3.J	
Dwelling – Accessory Dwelling Unit 901sf or More in GFA	S	S	S	S	S																					Sec. 8.3.J	
Dwelling – Manufactured Home	P									P						S	S									Sec. 8.3.J	
Dwelling - Multi-Family								P	P							S										Sec. 8.3.K	
Dwelling - Townhouse								P	P							S										Sec. 8.3.L	
Dwelling - Single-Family	P	P	P	P	P	P										S										Sec. 8.3.L	
Dwelling - Three-Family								P	P							S										Sec. 8.3.M	
Dwelling - Two-Family								P	P							S										Sec. 8.3.M	
Educational Facility - Primary or Secondary														P	P							P					
Educational Facility - University or College													P	P	P							P					
Educational Facility - Vocational									S	S	S	P	P	P	P							P					
Financial Institution									P	P	P	P	P	P	P							P					
Financial Institution, Alternative													S	S	S											Sec. 8.3.N	
Food Bank																											
Food Pantry													P	P	P	P											
<b>PRINCIPAL USE</b>	<b>R-A</b>	<b>R-R</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R-5</b>	<b>R-6</b>	<b>R-7</b>	<b>R-MH</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-4</b>	<b>C-5</b>	<b>C-D</b>	<b>C-6</b>	<b>F-1</b>	<b>F-2</b>	<b>RD</b>	<b>IC</b>	<b>AG</b>	<b>PR</b>	<b>NA</b>	<b>USE STANDARD</b>		
Funeral Home													S	P	P											Sec. 8.3.O	
Gas Station													S	P	P												
Golf Course/Driving Range																											
Government Office/Facility																											
Greenhouse/Nursery - Retail																											
Group Home	P	P	P	P	P	P	P																				
Halfway House																											
Healthcare Facility/Institution																											
Heavy Retail, Rental, and Service																											
Homeless Shelter																											
Hotel																											
Industrial - General																											
Industrial - Light																											
Industrial Design																											
Live Entertainment - Secondary Use																											

**Table 8-1: Use Matrix**  
*P = Permitted Use    S = Special Use    T = Temporary Use    Blank = Use not allowed in the district*

PRINCIPAL USE	P = Permitted Use    S = Special Use    T = Temporary Use    Blank = Use not allowed in the district														USE STANDARD											
	R-4	R-R	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-MH	C-1	C-2	C-3	C-4		C-5	C-D	C-G	I-1	I-2	RD	IC	AG	PR	NA	
Live Performance Venue																										Sec. 8.3.P
Lodge/Meeting Hall																										
Manufactured Home Park																										
Medical/Dental Office																										
Micro-Brewery/Distillery/Winery																										
Office																										
Outdoor Dining																										
Parking Lot (Principal Use)																										
Parking Structure (Principal Use)																										
Personal Service Establishment																										
Place of Worship																										
Public Park																										
Reception Facility																										
Recreational Vehicle (RV) Park																										
Research and Development																										
Residential Care Facility																										
Restaurant																										
Retail Goods Establishment																										
PRINCIPAL USE	R-4	R-R	R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-MH	C-1	C-2	C-3	C-4	C-5	C-D	C-G	I-1	I-2	RD	IC	AG	PR	NA	USE STANDARD	
Retail Liquor Store																										
Self-Storage Facility: Enclosed																										Sec. 8.3.I
Self-Storage Facility: Outdoor																										Sec. 8.3.I
Sexually-Oriented Business																										Sec. 8.3.U
Social Service Center																										
Solar Farm																										Sec. 8.3.V
Specialty Food Service																										
Storage Yard - Outdoor																										
Vehicle Dealership - Enclosed																										
Vehicle Dealership - With Outdoor Storage/Display																										
Vehicle Operation Facility																										
Vehicle Rental - Enclosed																										
Vehicle Rental - With Outdoor Storage/Display																										

## Item 6

### Article 8.5 – Use Definitions

**Category:** Uses

**Issue & Recommendation:** The definitions of “Self-Storage Facility: Enclosed” and “Self-Storage Facility: Outdoor” both describe the rental of moving vehicles as being a separate use from self-storage. Rental of moving vehicles is defined in the “Use Definitions” as being classified as “Heavy Retail”. “Heavy Retail” is a use listed in Table 8-1 and is distinct from both enclosed and outdoor self-storage. The definition of both “Self-Storage Facility: Enclosed” and “Self-Storage Facility: Outdoor” go on to require that “Heavy Retail” be allowed in the district. This wording is odd and misleading. Staff does not believe that the author of this definition intended to imply that “Heavy Retail” must be allowed for a self-storage use, but rather that the rental of moving vehicles at a self-storage property would need to be treated as a separate use and must also be allowed in the district. Staff has drafted language to clarify the distinction between self-storage and rental of moving vehicles.

**Proposed Code Change:**

**Self-Storage Facility: Enclosed.** A facility for the storage of personal property where individual renters control and access individual storage spaces located within a fully enclosed building that is climate controlled. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. These activities fall under the use “heavy retail, rental, and service”, which is not considered an ancillary use, but is considered a separate use in Table 8-1, Use Matrix. ~~The heavy retail, rental, and service use must be allowed within the district and requires separate approval.~~

**Self-Storage Facility: Outdoor.** A facility for the storage of personal property where individual renters control and access individual storage spaces and where each storage unit has individual access from the outdoors. Ancillary retail sales of related items, such as moving supplies, and facility offices may also be included. Rental of vehicles and other equipment for moving is a separate use from self-storage facility. These activities fall under the use “heavy retail, rental, and service”, which is not considered an ancillary use, but is considered a separate use in Table 8-1, Use Matrix. ~~The heavy retail, rental, and service use must be allowed within the district and requires separate approval.~~

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## Item 7 Article 9.3 N. – Home Occupation

**Category:** Uses

**Issue & Recommendation:** Staff would like to provide more flexibility for home occupations. Staff is recommending to allow customers or clients to visit the home occupation with limited hours and a requirement that customers or clients park on existing off-street parking serving the residence.

**Proposed Code Change:**

**N. Home Occupation**

- ~~8. No visitors to the home occupation are permitted at any given time.~~ Visitors, including but not limited to customers or clients, to the home occupation are permitted provided visitors must utilize existing off-street parking

servicing the residence within which the home occupation resides. Neither visitors or residents of the premises may park any vehicles on the street during operation of the home occupation. Visitors shall only visit the location of the home occupation between the hours of 9:00 a.m. to 6:00 p.m.

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## Item 8 Article 9.3 P. – Mechanical Equipment

**Category:** Public Utility and Drainage Easements (PUDE's)

**Issue & Recommendation:** City staff recommends the provisions pertaining to the placement of mechanical equipment in PUDE's be further clarified. Article 9, Section 9.3 P.1. c. is proposed to be amended to further clarify the requirements relative to the placement of mechanical equipment within PUDE's containing buried utility and drainage structures and piping.

**Proposed Code Change:**

c. No mechanical equipment ~~with a buried pipe or other physical improvement of any type~~ may be placed within a dedicated public utility and drainage easement (PUDE). This requirement applies only within PUDE's where buried public infrastructure including drainage or utility improvements have been constructed. ~~in areas where there is a constructed improvement, other than a swale.~~

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## Item 9 Article 9.3 S. – Refuse Containers on Residential Lots

**Category:** Site Development

**Issue & Recommendation:** The requirements for solid waste containers currently do not apply to single-family and two-family residential lots. Contractors are placing roll-offs and dumpsters on City streets causing potential obstructions to public and emergency access. Article 9, Section 9.3 S.1 provides an amendment to require in the case of all types of residential and non-residential construction that roll-offs and dumpsters not be placed within City right-of-way or streets.

**Proposed Code Change:**

**S. Dumpsters and Recycling Containers**

These standards do not apply to lots under construction for residential or non-residential uses except as provided. ~~used for single-family and two-family dwellings.~~

1. Dumpsters and recycling containers are prohibited in the required front or corner side setback. No dumpsters or recycling containers may be located on any public right-of-way.
2. All dumpsters and recycling containers must be fully enclosed on three sides by a solid fence, wall, or wall extension of the principal building a minimum of six feet and a maximum of eight feet in height. The enclosure must be gated with a gate that is latchable or lockable. Such construction requires a building permit.
3. All dumpsters and recycling containers must have a cover/lid.

4. Existing properties, as of the effective date of this Code, whose dumpsters and recycling containers are not required to be enclosed, are exempt from this section unless the site is being redeveloped, or the existing building or parking lot is being expanded.

5. Residential and non-residential construction sites must manage construction debris and waste associated with construction. Roll-off containers or dumpsters may be utilized by a contractor for the disposal of construction debris and waste. Roll-off containers or dumpsters shall not be placed within a public street.

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## Item 10 Article 10.3 D. – Parking Exemptions and Flexibilities

**Category:** Clerical

**Issue & Recommendation:** Revise the reference in Section 10.3.D.1 from Table 10-1 to Table 10-2. Table 10-1 relates to shared parking. This is a typographical error.

**Proposed Code Change:**

1. Properties 10,000 square feet in area or less and located within the C-D District are exempt from the off-street vehicle parking requirements of Table 10-~~2~~4.
- 

## Item 11 Article 10, Table 10-2. – Off-Street Vehicle Parking

**Category:** Site Development

**Issue & Recommendation:** Revise Table 10-2 to require in the case of “Dwelling, Townhouse” uses “1 visitor space per 8 dwelling units” similar to the requirement for multifamily. The need for visitor or guest parking has been recognized by the Planning Commission and required on townhome developments. This requirement was carried forward in the UDC for multi-family, but inadvertently missed for townhomes. This fixes the omission.

**Proposed Code Change:**

Table 10.2: Off-Street Vehicle Parking Requirements	
USE	MINIMUM REQUIRED
Children's Home	1 per 300sf of office area
Community Center	1 per 500sf GFA
Contractor Yard	1 per 300sf of GFA of office
Country Club	Calculated as the cumulative number required per facilities offered (golf course, driving range, restaurant, bar, etc.)
Cultural Facility	1 per 500sf GFA
Day Care Center	1 per 300sf GFA
Drug/Alcohol Treatment Facility, Residential	1.5 per patient room
Dwelling, Single-Family	2 per dwelling unit
Dwelling, Two-Family	2 per dwelling unit
Dwelling, Townhouse	2 per dwelling unit + 1 visitor space per 8 dwelling units
Dwelling, Manufactured Home	2 per dwelling unit
Dwelling, Multi-Family	2 per dwelling unit + 1 visitor space per 8 dwelling units

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## Item 12 Article 11.3 – Selection, Installation and Maintenance

**Category:** Landscape

**Issue & Recommendation:** Most cities have developed a set of recommended landscape plants for use within the community. The UDC did not provide this type of information. Recommended plant lists typically provide plant species information for different planting areas, such as street trees, parking lot trees, etc. and often times will prohibit certain species identified as invasive or that have problem, such as litter, or poor longevity. Staff recommends consideration of the attached Recommended Plant List for Spring Hill.

**Proposed Code Change:**

5. Plants should ~~are required to be~~ selected from the City of Spring Hill Recommended Plant List. Deviations from this list are subject to approval by the Planning Commission.

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## Item 13 Article 11.5.A. – Parking Lot Perimeter Landscape Yards

**Category:** Landscape

**Issue & Recommendation:** Conflict exists between 11.5.A. narrative and section “A” of the corresponding illustration on Page 11-5 regarding perimeter landscape yard requirements. Staff

proposes that the illustration on Page 11-5 be modified to match the revised wording in Item 11.5.A; as follows. Arterial - 15 feet; Collector - 10 feet; Local - 10 feet.

**Proposed Code Change:**

A. The perimeter parking lot landscape area must be at least 15 feet in width along an arterial street, ten feet in width along a collector street, and ~~five-ten~~ feet when located along a local street or public space. There must be a minimum linear distance of two feet between the landscape area and any wheel stops or curbs to accommodate vehicle bumper overhang, which is not included in the minimum width calculation.

See Next Page for graphic change

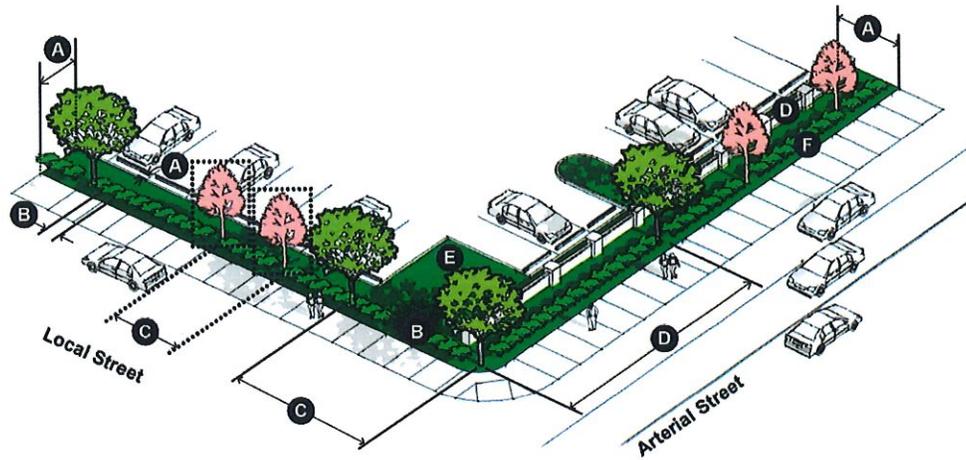
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Item 14 Article 11.7.A. – Stabilization Measures on Steep Slope Lots

**Category:** Landscape

**Issue & Recommendation:** The UDC does not provide for stabilization measures for finish slopes greater than 3:1 beyond drainage and stormwater structures. Provisions should be developed to require stabilization measures such as sod or other acceptable means to stabilize steep slopes and to promote the establishment of vegetative cover. Article 11, Section 11.7.A. provides a requirement that any portion of a lot containing slopes in excess of 3:1 slope to receive sod or other approved erosion control materials to enhance establishment of a permanent ground cover.

**PARKING LOT PERIMETER LANDSCAPE**



- A** 15 feet in width along an arterial street and ten feet along a collector street or local street. Two feet between the landscape area and any wheel stops.
- B** One shrub every three linear feet or a mix of shrubs, perennials, native grasses, and other planting types.
- C** A minimum of one shade tree provided every 30 linear feet or two ornamental trees every 15 feet.
- D** Pedestrian wall three feet to a maximum of four feet in height or two ornamental trees every 25 feet.
- E** 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses.
- F** Only lawn grass or other resilient groundcover may be located within a utility easement.

**11.6 INTERIOR PARKING LOT LANDSCAPE**

All parking lots consisting of 15 or more spaces require interior parking lot landscape as described in this section.

- A.** All rows of parking stalls must terminate in a parking lot island or landscape area.
- B.** Where more than 15 parking stalls are provided in a row, one parking lot island must be provided between every 15 parking spaces. As part of the landscape plan approval, parking lot island locations may be varied based on specific site requirements or design scheme, but the total number of islands must be no less than the amount required of one island for every 15 spaces.
- C.** Parking lot islands must be the same dimension as the parking stall. Double rows of parking must provide parking lot islands that are the same dimension as the double row. In no case can the area be less than 160 square feet for a single row of parking or 320 square feet for a double row.
- D.** A minimum of one shade tree must be provided in every parking lot island or landscape area. If a parking lot island extends the width of a double row, then two shade trees are required. In addition to the required shade trees, a minimum of 60% of the area of every parking lot island must be planted in shrubs, live groundcover, perennials, or ornamental grasses, unless the parking lot island or landscape area is designed to facilitate pedestrian access through the parking lot as approved in landscape plan review. Stone, mulch, or other permeable landscape materials are required for any remaining area.
- E.** The use of stormwater management techniques, such as rain gardens and bioswales, is encouraged in landscape areas. Parking lot islands and landscape areas are encouraged to be designed to accommodate stormwater detention and infiltration.

**Proposed Code Change:**

- A. Areas of any lot that are not covered by structures or pavement must be planted with live landscaping. Stone, mulch, or other permeable landscape materials may be used to satisfy this requirement, but must not cover more than 40% of the landscape area. Any portion of a residential or non-residential lot containing slopes in excess of 3:1 shall receive sod or other approved erosion control materials which will enhance the establishment of a permanent ground cover.
  - B.
- 

**Item 15 Article 12.5 C.9 – Duration of Not-for-Profit Community Event**

**Category:** Signage

**Issue & Recommendation:** Non-profit organizations have expressed concern that the current UDC provision for special event signage 14 days in advance of a community event is not sufficient and have requested consideration be given to lengthening this time period. Article 12, Section 12.5 C.9 is proposed to amend the time requirement in advance of a community event from 14 days to 21 days to provide additional time for advance notification to the public.

**Proposed Code Change:**

- c. Signs may be installed no earlier than ~~fourteen~~ twenty-one (21) days before the event and must be removed within 48 hours of the close of the event.
- 

**Item 16 Article 13.1.B.3. – Mailed Notice**

**Category:** Process/Procedures

**Issue & Recommendation:**

- a) Mailed notice is required to be sent to all property owners within 1,000 feet of the subject property (Special Uses and Zoning Map Amendments). In the short time this has been in effect staff has received calls regarding notices received by residents who are surprised to have received a notice. It appears that the notice is being sent beyond the logical impact area. Staff recommends that the distance be reduced from 1,000 feet to 500, which is more consistent with surrounding jurisdiction practices.
- b) Mailed notice is also required to be sent to all property owners within 250 feet of property requesting a variance. This distance is larger than normal for a variance application. The distance and the requirement for mailings to be certified mail make compliance difficult for single family residents. Staff is recommending the Planning Commission consider reducing the variance requirement to adjoining property.

- c) Staff believes that the requirement for mailed notice to be sent by certified mail is unnecessary. It is not required by Tennessee law. Many communities have opted for first class mail for these notices and found that it is highly reliable. The requirement that an applicant provide staff with a map of the area showing the required notice area, a list of the property owners and their mailing addresses, parcel numbers, and a copy of the mailed letter allows sufficient checks to ensure that all appropriate property owners are notified. First class mail will also help citizens to prepare required notices.
- d) Staff recommends that mailed notices include language that indicates the existing and proposed zoning districts for rezoning applications and the nature of the use for special use applications.

**Proposed Code Change:**

**3. Mailed Notice**

The following mailed notice requirements apply to all applications that require mailed notice.

- a. Written notice must be mailed by U.S.P.S. First Class certified-mail at least ten days in advance of the first scheduled action to all property owners within 500~~4,000~~ feet of the property line of the subject property for all notices except variances, which require notice to adjoining property owners ~~within 250 feet~~. The notice must include the date, time, place, and purpose of such hearing/meeting, the existing and proposed zoning districts for rezoning requests, the nature of the use for special use requests, the name of the applicant, and the address of the subject property. When a zoning map amendment is proposed by the City, notification must also be mailed to the owner of the subject property.

**Item 17 Article 13.1.E. & Article 13.5.E. – Vesting of Development**

**Category:** Vesting

**Issue & Recommendation:** Various inaccuracies were discovered in the UDC text regarding the state required periods for vesting of city actions. Numerous areas of Article 13 and 17 have been revised to agree with one another and with the requirements of state law.

**Proposed Code Change:**

**13.1 GENERAL PROCESSES**

**E. Vesting of Development**

In accordance with TCA Section 13-4-310, the following provides for the Vesting of developments through zoning applications. Table 13-2: Vesting Timeline provides for vesting within the City, under state law, for the types of plans approved, the vested right, and what action triggers the vesting.

4. For a Planned Development Final Plan or Site Plan listed in Table 13-2. Provided the applicant obtains and maintains all permits necessary for site preparation, and commences site preparation within three (3) years, the vesting period in Table 13-2 shall be extended an additional two (2) years for a maximum of five (5) years. In order to maintain vesting during the additional two year period, the applicant shall maintain all permits necessary for construction and shall commence construction within the two (2) year extension period.

~~4. Should the applicant obtain all necessary permits for site preparation and commences/completes site preparation in order to maintain vesting, as listed in Table 13-2. During the vesting period, the applicant must commence/complete construction, maintain any necessary permits, and secure additional approvals, as specified in Table 13-2, to remain vested.~~

~~4.— Should the applicant obtain all necessary permits for site preparation and commences site preparation within three years of preliminary approval, the vesting period is extended an additional two years to commence construction from the date of the expiration of the three year period, for a total of five years. During the two year period, the applicant must commence construction and maintain any necessary permits to remain vested.~~

5. For a Planning Commission Final Plan or Site Plan listed in Table 13-2. Provided the applicant commences construction during the initial three (3) year vesting period, the development standards applicable during the vesting period remain in effect until a final certificate of occupancy is issued; provided, the total vesting period of the project cannot exceed ten (10) years from the date of application approval for non-phased developments or fifteen (15) years for phased developments, as specified in Table 13-2, during which time the applicant must maintain all necessary permits during this period to remain vested.

~~5.— Should the applicant commence construction during the vesting period, the development standards applicable during the vesting period remain in effect until a final certificate of occupancy is issued; provided, the total vesting period of the project cannot exceed ten years from the date of application approval for non-phased developments or fifteen years for phased development, as specified in Table 13-2, during which time the applicant must maintain all necessary permits during this period.~~

~~5.— Should the applicant commence construction during the five year period, the development standards applicable during the vesting period remain in effect until a final certificate of occupancy is issued; provided, the total vesting period of the project cannot exceed ten years from the date of application approval, during which time the applicant must maintain all necessary permits during this period. For a phased development, the total vesting period is 15 years from the date of preliminary plan approval by Board of Mayor and Aldermen.~~

Table 13-2: Vesting Timeline

Application	Approval	Effective Date	Vesting Period	Total Vesting Period (No Phasing)	Required Actions	Phasing No/Yes
Planned Development Concept Plan	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Planned Development Preliminary Plan	BOMA Approval	Date of approval	3 years	3 years	Site Preparations; Commence Construction Receive Final Plan Approval Receive Final Plan Approval	Not Applicable
Planned Development Final Plan	Planning Commission Approval	Date of approval	5 years / 3 years / 5 years with construction	10 years (with construction)	Site Preparations; Complete construction; and Maintain permits	10/15 years
Site Plan	Planning Commission Approval	Date of approval	5 years / 3 years / 5 years with construction	10 years (with construction)	Site Preparations; Complete construction; and Maintain permits	10/15 years

## 13.5 PLANNED DEVELOPMENT

### 3. Concept Plan

Before submitting a formal application for a planned development, the applicant must present a concept plan before the Planning Commission for the purpose of obtaining information and guidance prior to formal application.

- b. The Planning Commission will review the concept plan, and provide such information and guidance it deems appropriate. Any opinions or advice provided by the Planning Commission is in no way binding with respect to any official action the Planning Commission may take on the subsequent formal application. The review of the concept plan is not a public hearing. No decision will be made on the application. Therefore, no vesting is applicable to this plan.

### 4. Preliminary Plan

#### f. Expiration (see also Table 13-2)

~~i. The preliminary plan approval expires if a complete application for final plan has not been filed and approved, permits for site preparation received and site preparation commenced, within three (3) years after the date the Board of Mayor and Aldermen grants preliminary plan approval. As part of the Board of Mayor and Aldermen approval of the preliminary plan, the Board of Mayor and Aldermen may extend this period of time including approval of a phasing plan where the validity period is longer than three (3) years for the PD.~~

ii. An extension of the total vesting period may be requested by the property owner following commencement of site preparation within the initial three (3) year vesting period and qualifying for the two year extension, subject to approval by the Board of Mayor and Aldermen for good cause shown. The applicant must request the extension in writing prior to the expiration date of the approval. A public hearing notice for an extension of time of a preliminary plan is not required

~~i. The preliminary plan approval expires if a complete application for approval of a final plan has not been filed within three years after the date the Board of Mayor and Aldermen grants preliminary plan approval. As part of the Board of Mayor and Aldermen approval of the preliminary plan, the Board of Mayor and Aldermen may extend this period of time including approval of a phasing plan where the validity period is longer than three years for the PD.~~

### 5. Final Plan

#### d. Expiration (see also Table 13-2)

i. Development plan approval expires if the applicant does not obtain and maintain all permits necessary for site preparation, nor commence site preparation within three (3) years from the date of final plan approval. As part of the Planning Commission approval of the final plan, the Planning Commission may extend this period of time including approval of a phasing plan where the validity period is longer than three (3) years for the PD. ~~i. The final plan approval expires if a building permit has not been issued within three years after the date of final plan approval. As part of the Planning Commission approval of the final plan, the Planning Commission may extend this period of time including approval of a phasing plan where the validity period is longer than three years for the PD.~~

ii. All required actions to retain vesting shall be per Table 13-2. An extension of this three-year validity period may be granted by the Planning Commission prior to the expiration date of the approval if the applicant requests an extension in writing prior to the expiration date of the approval.

iii. If the planned development is to be developed in phases, the applicant need only file a final plan for the first phase of development within three (3) five (5) three years, as indicated in the development schedule. The final plan for the remaining phases must be filed in accordance with the development and construction schedule. Phased development vesting of up to fifteen (15) years is available, if required actions, as noted in Table 13-2, are achieved and maintained.

## 13.6 SITE PLAN REVIEW

### 2. Concept Plan

b. The Planning Commission will review the concept plan, and provide such information and guidance it deems appropriate. Any opinions or advice provided by the Planning Commission is in no way binding with respect to any official action the Planning Commission may take on the subsequent formal application. The review of the concept plan is not a public hearing. No decision will be made on the application. Therefore, no vesting is applicable.

### H. Expiration and Vesting

1. The site plan approval expires if the applicant does not obtain and maintain all permits necessary for site preparation, and commence site construction within three (3) years of site plan approval. The site plan is vested within this Code, as per Table 13-2. ~~The site plan approval expires if a building permit has not been issued within three years after the date of site plan approval. The site plan is vested within this Code.~~
2. All required actions to retain vesting shall be per Table 13-2. ~~One extension of this three-year validity period may be granted by the Planning Commission prior to the expiration date of the approval, if the applicant requests an extension in writing.~~
3. If the site plan is to be developed in phases, the applicant need only file a building permit for the first phase of development within three (3) five (5) years, as indicated in the development schedule. The building permits and applicable site preparation permits for the remaining phases must be filed in accordance with the development and construction schedule. Phased development vesting of up to fifteen (15) years is available, if required actions, as noted in Table 13-2, are achieved and maintained.

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## Item 18 Table 13.3 & Table 13.4 – PD & Site Plan Submittal Requirements

**Category:** Submittal Requirements

**Issue & Recommendation:** Neither the submittal checklist for Planned Development or site plan includes a requirement for the applicant to provide architectural building elevation documentation/plans. This is typical requirement and was a requirement under the former zoning ordinance. Staff recommends that lines be added to these checklists requiring these architectural plans and features be provided with preliminary and final development plans, and site plan submittals.

**Proposed Code Change:**

Table 13-3: PD Submittal Requirements		
Submittals	Planned Development	
	Preliminary Plan	Final Plan
<b>General Information</b>		
Name, address, zoning, and property lines of all property owners adjacent to the exterior boundaries of the project	•	•
Name, address, phone numbers of owner(s), developer(s), and representatives	•	•
North arrow, scale, date of preparation, zoning classification, map/parcel numbers, total acreage, and proposed use	•	•
Title block located in the lower right hand corner indicating the name and type of project, scale, firm/individual preparing drawing, date, and revisions	•	•
Legend containing all symbols and lines shown in the drawing	•	•
A vicinity map of the project with a radius of 1.5 miles from the project, any Major Thoroughfare Plan streets, and the 100 year floodplain boundary	•	•
The location of all existing structures on the property	•	•
Site coverage note indicating the percentage of the site that is currently covered by impervious surface	•	•
Title, name, address, stamp, and signature of the design professional(s) licensed to prepare the required plans and plats	•	•
The current date of the Unified Development Code in effect at the time of submittal.	•	•
<b>Buildings &amp; Structures</b>		
<u>Representative samples of elevations for different models or buildings to illustrate the variety and quality to be provided.</u>	•	•
<u>Building Elevations that provide four-sided architecture and external materials (facades and roofing). Provide and label all facade and roofing materials and colors.</u>		•
<u>Show that mechanical equipment is fully screened by parapet walls if roof mounted or by landscaping and/or screening walls/fences if ground mounted.</u>		•

Table 13-4: Submittal Requirements	
Submittals	Site Plan
Title, name, address, stamp, and signature of the design professional(s) licensed to prepare the required plans and plats	•
The current date of the Unified Development Code in effect at the time of submittal.	•
<b>Buildings &amp; Structures</b>	
<u>Representative samples of elevations for different models or buildings to illustrate the variety and quality to be provided.</u>	•
<u>Building Elevations that provide four-sided architecture and external materials (facades and roofing). Provide and label all facade and roofing materials and colors.</u>	•
<u>Show that mechanical equipment is fully screened by parapet walls if roof mounted or by landscaping and/or screening walls/fences if ground mounted.</u>	•

## Item 19 Article 13. Sec. 13.6 D.2. – Site Plan Review, Concept Plan

**Category:** Submittal Requirements

**Issue & Recommendation:** Sketch/Concept Plan submittal requirements. Staff is seeking to expand the requirements for Concept Plan submittal that will allow for a better determination as to the sufficiency of utilities and road infrastructure for a proposed project. Information includes; preliminary utility, hydrology, stormwater and drainage data, as well as, a traffic study. This information will help staff and the Planning Commission make informed decisions relative to stormwater, utility adequacy and traffic impacts.

**Proposed Code Change:**

**2. Concept Plan**

The applicant may request review of a concept plan before the Planning Commission for the purpose of obtaining information and guidance prior to formal application.

- a. The concept plan is presented at a public meeting and no notice is required. At minimum, the concept plan must consist of the following:

iii. Information sufficient to address the availability and adequacy of utility services/road infrastructure and preliminary locations/designs for stormwater and hydrology, may include, but not limited to, a traffic study and preliminary engineering calculations.

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**Item 20 Article 13.2 – Zoning Text and Map Amendment**

**Category:** Error

**Issue & Recommendation:** Identified Zoning Map error on parcels located in Spring Hill Town Center. Need to revise from R-6 to B-3 zoning classification consistent with prior Official Zoning Map.

**Proposed Map Change:**

**A. The first two are adjacent properties just east of the Post Office. In both cases the zoning of the sites will be changed from R-6 to C-3. Zoning on the previous map was B-3.**

1. Parcel ID 060025 01101 220 Town Center Parkway.  
Shepherds Call  
P.O. Box 1835  
Spring Hill, TN 37174

2. Parcel ID 060028 00118 216 Town Center Parkway  
DGLM Ventures LLC  
1806 Packard Ct.  
Spring Hill, TN 37174

**B. This property represents the Echelon site near the northeast corner of I-65 and Jim Warren Road. The ownership line and the Echelon plan boundary do not match the zoning map. Proposed correction will change the zoning map to redraw the C-3 area as TND. This map error was also on the former zoning map.**

3. Parcel ID 060027 00900 3446 Jim Warren Road  
NWC Investments IV LLC ETAL  
2820 Selwyn Avenue, Ste. 500  
Charlotte, NC 28209

**C. This property represents a leftover property created following the subdivision of Shannon Glen. The property was formerly zoned AG on the old zoning map and was unintentionally transposed R-1 in the UDC.**

4. Parcel ID 153 00802 00900 3446 Jim Warren Road  
WHITT SARAH L  
2200 SUGAR RIDGE RD  
SPRING HILL, TN 37174

**Ordinance 19-09 - Exhibit B**  
**UDC Zoning Map Revisions #1**  
**RZN 640-2019**

The following Map Corrections are required for the Zoning Map.

A. The first two are adjacent properties just east of the Post Office. In both cases the zoning of the sites will be changed from R-6 to C-3. Zoning on the previous map was B-3. Proper translation should have been to C-3.

1. Parcel ID           060025 01101   220 Town Center Parkway.  
Shepherds Call  
P.O. Box 1835  
Spring Hill, TN 37174



2. Parcel ID           060028 00118   216 Town Center Parkway  
DGLM Ventures LLC  
1806 Packard Ct.  
Spring Hill, TN 37174



**Ordinance 19-09 - Exhibit B**  
**UDC Zoning Map Revisions #1**  
**RZN 640-2019**

**B. This property represents the Echelon site near the northeast corner of I-65 and Jim Warren Road. The ownership line and the Echelon plan boundary do not match the zoning map. Proposed correction will change the zoning map to redraw the C-3 area as TND. This map error was also on the former zoning map.**

- 3. Parcel ID            060027 00900    3446 Jim Warren Road  
NWC Investments IV LLC ETAL  
2820 Selwyn Avenue, Ste. 500  
Charlotte, NC 28209



**C. This property represents a leftover property created following the subdivision of Shannon Glen. The property was formerly zoned AG on the old zoning map and was unintentionally transposed R-1 in the UDC.**

- 4. Parcel ID            153 00802            00900    3446 Jim Warren Road  
WHITT SARAH L  
2200 SUGAR RIDGE RD  
SPRING HILL, TN 37174

