

**ORDINANCE 19-17**

**AN ORDINANCE TO AMEND ORDINANCE NO. 18-21, THE SAME BEING THE ZONING MAP OF THE CITY OF SPRING HILL, BY REZONING 46.29 ACRES OF PROPERTY, BEING MAURY COUNTY TAX MAP 24, PARCEL 014.00, FROM C-2, PROFESSIONAL OFFICE DISTRICT, TO IC, INSTITUTIONAL CAMPUS DISTRICT.**

**RZN 664-2019 (TN CHILDREN'S HOME REZONING NORTH)**

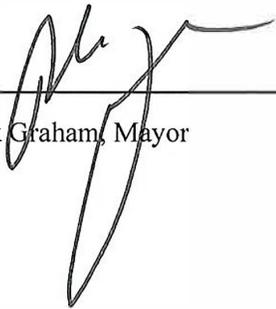
**WHEREAS**, the City of Spring Hill Ordinance No. 18-21, the same being the Official Zoning Map of Spring Hill is hereby amended by rezoning the 46.29 acres described herein, and known as, Maury County tax map 24, parcel 014.00, from C-2, Professional Office District, to IC, Institutional Campus District, and;

**WHEREAS**, said portion of property to be rezoned from C-2, Professional Office District, to IC, Institutional Campus District, is located within the corporate limits of the City of Spring Hill; and

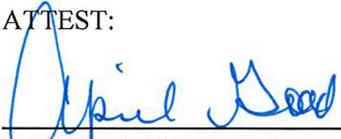
**WHEREAS**, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on May 13, 2019 with a recommendation for approval; and

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION ON July 15, 2019**, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by rezoning 46.29 acres of property, being Maury County tax map 24, parcel 014.00, from C-2, Professional Office District, to IC, Institutional Campus District, as depicted on Exhibit A, the public welfare requiring it.

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TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

ATTEST:

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

LEGAL FORM APPROVED:

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

Passed on First Reading: June 17, 2019

Passed on Second Reading: July 15, 2019

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## MEMORANDUM



**DATE:** July 15, 2019  
**TO:** Board of Mayor and Aldermen (BOMA)  
**FROM:** Steve Foote, Planning Director, AICP  
**SUBJECT:** RZN 664-2019 Tennessee Children's Home, North  
ORD 19-17 Beechcroft Road

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**RZN 664-2019:** Initiated by the City of Spring Hill Planning Commission, on behalf of the Tennessee Children's Home, for 2225 Dr. Robertson Rd. The overall property is zoned C-2 and contains approximately 86.29 acres. The property has been divided into two parcels. This request is to rezone the northern 46.29 acres from C-2, Professional Office District, to I-C (Institutional Campus District). Requested by the City of Spring Hill. The initial rezoning request was to rezone the entire 86.29 acres to I-C.

**Property Description and History:** This property is located at the northwest corner of the intersection of Beechcroft and Dr. Robertson Road. The property consists of two parcels roughly 40 acres in size each. The northern parcel is proposed for the new Tennessee Children's Home. Under the former B-1 zoning district it was a use on appeal. The proposed I-C zoning district specifically permits a Children's Home.

A Neighborhood Concept Plan for a 126 lot subdivision received approval (NCP 465-2018) for the southern 40 acres in March of 2018 and conveys vesting rights for three years from the time of approval.

On May 13, 2019, the Planning Commission voted to forward the rezoning request to the Board of Mayor and Aldermen with a recommendation for approval. The minutes from which are excerpted below:

***RZN 664-2019:** Initiated by the City of Spring Hill Planning Commission, on behalf of the Tennessee Children's Home, for 2225 Dr. Robertson Rd. The property is zoned C-2 and contains approximately 86.29 acres. The request is to rezone from C-2, Professional Office District, to I-C, Institutional Campus District and R-4, Single Family District. Requested by the City of Spring Hill.*

*Alderman Fitterer made motion to favorably recommend RZN 664-2019, for I-C zoning on the north 45 acres and R-4 zoning on the south 40+ acres, to the Board of Mayor and Alderman. Motion seconded by Commissioner Golias. Motion passed 6-0.*

**2040 Major Thoroughfare Plan:** The property has frontage on Dr. Robertson Road, an Arterial Street. The review of future requests to subdivide or develop the property will review and address off-site improvements to these streets.

**Spring Hill Rising: 2040:** The Spring Hill Rising: 2040 comprehensive plan classifies the area as a Mixed-Use Neighborhood Area. Mixed-Use Neighborhood Areas are primarily residential but may include 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. Staff believes that the requested change to I-C, Institutional Campus, enhances the future land use goal for this area because of the mixture of uses allowed by IC zoning and the intensity of use usually brought by institutional campuses.

**Zoning Map Amendments:** Staff has placed public notification signs on the property as required by the Unified Development Code. The city has mailed notification letters to surrounding land owners.

City of Spring Hill, Tenn.

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

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.*

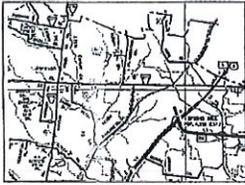
***I. Approval Standards for Map Amendments***

- 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.*

Based on a review of the above section, Staff has determined that the proposed rezoning is in agreement with the above six criteria.

The City initiated this rezoning application for the Tennessee Children's Home. The Children's Home is in the process of selling their existing property on Main Street and is pursuing relocating the Children's Home facility to this property. The current zoning of the property is commercial and does not permit the use of the property for a children's home by right. The rezoning of the property to I-C, Institutional Campus would allow for the property to be used for a children's home. Staff met with some of the leadership of the Tennessee Children's Home and confirmed that the long-term plans of the organization are well aligned with the proposed IC zoning district.

**Summary:** Staff supports the recommendation of the Planning Commission to rezone the north 46.29 acres as depicted on the Boundary Survey attached as Exhibit A, from C-2 to IC.



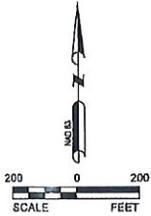
LEGEND	
---	BOUNDARY LINE
- - - -	FENCE
—○—	OVERHEAD POWER
—●—	UTILITY POLE
—○—	EXISTING ROW RW
—○—	VT REBAR SET

North Parcel

IC

**GENERAL NOTES**

1. BEARING BASE: MAGN.
2. THIS SURVEY WAS MADE USING THE LATEST RECORDED DEEDS/PLOTS OF RECORD. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH.
3. UTILITIES SHOWN HEREON WERE FIELD LOCATED FROM ABOVE GROUND EVIDENCE ONLY. PRIOR TO ANY EXCAVATION WORK TENNESSEE ONE CALL (811) SERVICE SHOULD BE UTILIZED.
4. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
5. PER SUBJECT DEED, PROPERTY IS SUBJECT TO A 10' WATERLINE EASEMENT IN RECORD BOOK 1937, PAGE 925, R.O.M.C., A TENNESSEE ELECTRIC POWER COMPANY EASEMENT IN BOOK 181, PAGE 261, R.O.M.C. & A CITY OF COLUMBIA UTILITY EASEMENT IN BOOK 219, PAGE 523, R.O.M.C.
6. DIMENSIONS SHOWN IN [ ] INDICATE RECORD CALLS.



LINE	BEARING	DISTANCE
L1	S 07°02'10" W	178.84'
L2	S 08°29'55" W	185.16'
L3	N 63°36'41" W	192.84'
L4	N 65°36'36" W	149.30'
L5	N 89°16'33" W	118.30'

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

THOMAS D.R. EDMONDS  
SURVEYOR  
TENN REG. NO. 2642



FOR  
TENNESSEE CHILDREN'S HOME, A TENNESSEE  
NON-PROFIT CORPORATION  
PO BOX 10  
SPRING HILL, TN 37174

**DEED REFERENCE**

TO: TENNESSEE CHILDREN'S HOME, A TENNESSEE  
NON-PROFIT CORPORATION  
FROM: MAGGIE GUBBERRY HUBBELL, A WIDOW  
RECORD: RECORD BOOK 2137, PAGE 1216, R.O.M.C.

**PARCEL REFERENCE**

BEING PARCEL 14.00 ON MAURY  
COUNTY TAX MAP NUMBER 24

**AREA**

TRACT 1: 2,016,425 SQUARE FEET +/- OR 46.29 ACRES +/-  
TRACT 2: 1,742,262 SQUARE FEET +/- OR 40.00 ACRES +/-  
TOTAL: 3,758,687 SQUARE FEET +/- OR 86.29 ACRES +/-

Exhibit A

BOUNDARY SURVEY  
TENNESSEE

CHILDREN'S HOME  
BEECHCROFT ROAD & DR ROBERTSON ROAD  
2ND CIVIL DISTRICT  
SPRING HILL, MAURY COUNTY  
TENNESSEE

ESS # 17-129 JANUARY 3, 2018

RZN664-2019