

ORDINANCE 21-15

AN ORDINANCE TO AMEND ORDINANCE NO. 18-21, THE SAME BEING THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF SPRING HILL, BY REZONING APPROXIMATELY 0.86 ACRES OF PROPERTY, KNOWN AS MAURY COUNTY TAX MAP 027, PARCEL 23.00 FROM AG, AGRICULTURAL TO C-4 GENERAL COMMERCIAL DISTRICT

(RZN 992-2021 3703 OLD PORT ROYAL ROAD)

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 0.86 acres described herein, and known as, Maury County tax map 027, parcel 23.00, from AG, Agricultural District, to C-4, General Commercial District; and

WHEREAS, said portion of property to be rezoned from AG, Agricultural District, to C-4, General Commercial District, is located within the corporate limits of the City of Spring Hill; and

WHEREAS, the request has been found to meet the Approval Standards of Section 13.2.E.1 of the Unified Development Code; and

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on May 10, 2021 with a recommendation for approval.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION on June 21, 2021, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by rezoning .086 acres of property, being Maury County tax map 027, parcel 23.00, from AG, Agricultural District, to C-4, General Commercial 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TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

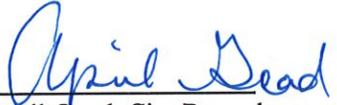
SECTION 1: The rezoning of the referenced tax parcels shall be as displayed on Exhibit A.

SECTION 2: Development of the subject property shall be in conformance with all development requirements of the City of Spring Hill, including, but not limited to, street and infrastructure regulations, and water service for domestic and fire flows.



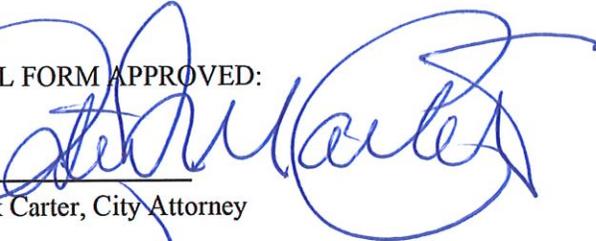
Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: June 21, 2021

Passed on Second Reading: July 19, 2021

MEMORANDUM

DATE: June 7, 2021
TO: Board of Mayor and Aldermen (BOMA)
FROM: Calvin Abram, Planning Director
SUBJECT: RZN 992-2021 (3703 Old Port Royal Road)
Ordinance No. 21-15, Tax Map 027, Parcels 23.00



RZN 992-2021: Submitted by Kimley-Horn for the rezoning of 3703 Old Port Royal Road. The property is currently zoned AG under the jurisdiction of Maury County, and contains approximately 0.86 acres. The applicant requests a rezoning to be included as part of the Spring Hill Town Crossing Planned Development, with an underlining zoning of C-4. Requested by Josh Rowland.

Planning Commission Recommendation: The Planning Commission considered this latest request at their meeting of May 10, 2021 and recommended approval of the rezoning to the BOMA by a vote of 5-0 Resolution 21-57.

Property Description and History: This property is located on the northwestern corner of Old Port Royal Road at its intersection with Jim Warren Road. South of the site will be the proposed extension of Jim Warren Road which will terminate at the western intersection of Port Royal Road. The property is currently under Maury County's jurisdiction and is zoned Rural Residential. The property is contiguous to the city limits along its northern, southern and western boundaries. The property contains a total of approximately 0.86 acres. This rezoning request is being submitted in association to Annexation application ANX 970-2021. According to city policy and code, the annexed land will become zoned AG upon annexation. The applicant is requesting to rezone the site to C-4 for commercial development; thereby, including it within the Spring Hill Crossing PD which was approved by the City as PDP 889-2020.

Spring Hill Rising: 2040: The Spring Hill Rising: 2040 comprehensive plan shows this property as an "Innovation Area" designation which describes the purpose of the area as follows:

- *Innovation Areas accommodate a concentration of regional medical, technology, research facilities and ancillary uses. This area incorporates transit-oriented development principles and design. Building development should be variable to promote the specific needs of an area that accommodates a variety of scale and building design that supports the goal of encouraging a walkable development form, and mixed-use opportunities are encouraged. ...Primary future uses include technology and research centers, hospitals, clinics, specialized medical offices, professional offices, restaurants, lodging and municipal services.*

Currently, the property has no dwellings and a portion of the property will provide the ability to expand Jim Warren Road. The applicant has verbally shared the desire to develop the property in the future in a manner that is consistent with the approved PDP 889-2020 (Spring Hill Town Crossing).

Submitted Exhibits: The applicant has not provided an exhibit demonstrating their development intentions for the property after it is rezoned; however, the applicant has expressed interest in developing the site to accommodate up to 5,000 SF Office/Retail use.

City of Spring Hill, Tenn.

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Sewer – Sewer service is available to the site. All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards and requirements.

Water – Water Service is available to the subject property and is served by an 18” water line along Port Royal Road. The site is located within the City’s Southside Pressure Zone. Modeling results of Spring Hill’s Water System show that with Tanks at 50% capacity (elevation 883), the site (elevation 690) will see static pressures in the range of 83 psi. The site can also meet Spring Hill’s minimum requirement to flow a 750-gpm fire flow while maintaining 30 psi.

The property owner/developer shall be solely responsible for extending water service to the subject property and any required water main extensions. All utility installations shall comply with applicable State of Tennessee and City of Spring Hill standards and requirements.

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

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 the request to be consistent with the Comprehensive Plan and other adopted land use policies. The proposal is compatible with the previously approved Spring Hill Town Crossing Planned Development and there will be no nonconformities created by this request. The proposal is consistent with the development trend of the area, which contains a mixture of residential and commercial uses. Staff does not foresee any adverse impacts on public health, safety, and welfare.

Recommendation: This application was recommended for approval by the Planning Commission on May 10, 2021 via Resolution 21-57. If the BOMA finds that the application to rezone the subject .086-acre property at 3703 Old Port Royal Road from AG to C-4 meets the criteria in 13.2.E.1 listed above, approval of Ordinance 21-15 is recommended.

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