VIRTUAL MEETING

WORK SESSION

AGENDA

Due to the current Covid-19 Pandemic, this meeting will be held virtually. If you have any questions, comments or concerns regarding the agenda item(s) below or any other issue, please submit them to PCPublicComment@Springhilltn.org no later than 12:00 PM on Monday, July 27, 2020.

A. CALL TO ORDER

B. ROLL CALL

C. CHAIRMAN COMMENTS: All items with changes for the next agenda must be resubmitted by 12:00 PM (noon) on August 3, 2020 (both paper and electronic copies).

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

E. BONDS

1. PC Resolution 20-52 Release Maintenance Bond Harvest Point Ph 3.
2. PC Resolution 20-53 Release Maintenance Bond Harvest Point Ph 5B.
3. PC Resolution 20-54 Dedication of Road ROW and Public Improvements in The Arbors at Autumn Ridge Ph 12 Sec 2 and Ph 13.
6. PC Resolution 20-57 Dedication of Road ROW and Public Improvements in Cherry Grove Addition Ph 6 Sec 2.
7. PC Resolution 20-58 Release Maintenance Bond Cherry Grove Addition Ph 6 Sec 2.
8. PC Resolution 20-59 Release Performance Bond Cherry Grove Addition Ph 6 Sec 2.
9. PC Resolution 20-60 Establish Maintenance Bond for Dartford Ph 2.
10. PC Resolution 20-61 Establish Performance Bond for Dartford Ph 2.
11. PC Resolution 20-62 Establish Maintenance Bond for Wilkerson Place Ph 1A.
12. PC Resolution 20-63 Establish Performance Bond for Wilkerson Place Ph 1A.

F. OLD BUSINESS

1. FPL 802-2020: Submitted by Civil Site Design Group for Wilkerson Place Phase 1A. The planned unit development is located on Buckner Lane and contains approximately 91 acres. The applicant requests final plat approval for 16 lots. Requested by Jonathan Jones of Crescent Homes.
G. NEW BUSINESS

1. **PPL 863-2020**: Submitted by Civil Site Design Group for Wilkerson Place Phase 2. The planned unit development is located on Buckner Lane and contains approximately 37.45 acres. The applicant requests preliminary plat approval for 130 single-family lots. Requested by Kasey LeRoy.

2. **FPlm 859-2020**: Submitted by Mike Zakrzewski for Carnation Place. The applicant requests a minor modification to the previously approved final plat, requesting a fee-in-lieu for installing a section of sidewalk along Depot Street. Requested by Mike Zakrzewski.

3. **PPL 860-2020**: Submitted by Crunk Engineering for August Park. The property is zoned R-2 and contains approximately 62.30 acres. The applicant requests a modification to the previously approved preliminary plat (PPL 749-2019) to remove lots due to discovered wetlands. This request is being reviewed under the previous zoning and subdivision standards. Requested by Crunk Engineering.

4. **PDF 861-2020**: Submitted by Catalyst Design Group for Kedron Square Phase One (Tennessee Children’s Home Mixed-Use Redevelopment). This planned development is located at 804 Branham Hughes Circle and this phase contains approximately 60.30 acres. The applicant requests approval of a final development plan for Phase One. Requested by Catalyst Design Group.

5. **PPL 865-2020**: Submitted by Catalyst Design Group for Kedron Square Phase One (Tennessee Children’s Home Mixed-Use Redevelopment). This planned development is located at 804 Branham Hughes Circle and this phase contains approximately 60.30 acres. The applicant requests preliminary plat approval for 81 single-family lots. Requested by Catalyst Design Group.


7. **STP 864-2020**: Submitted by James & Debbie Whitlock for the Great White Express Car Wash. The property is located at 3003 Belshire Village Drive, zoned C-4 and contains approximately 1.37 acres. The applicant requests site plan approval for a 5500-sf car wash. Requested by James & Debbie Whitlock.

H. OTHER BUSINESS

1. Application NCP 840 -2020 (Oak View Cove – Formerly “Copper Ridge South”) has been withdrawn by the applicant.

I. ROUND TABLE

J. ADJOURN
DATE: July 22, 2020

REQUEST: Release the maintenance bond for Harvest Point Phase 3 for stormwater drainage and basins

SUBMITTED BY: Thomas S. Wolf, P.E. – City Engineer

OVERVIEW:

- A maintenance bond for stormwater drainage and basins for Phase 3 in the amount of $57,600.00 is currently in place.
- Improvements have been constructed per plans.
- Staff has signed off on a certificate of completion.

PC ACTION REQUESTED:

- Approve PC Resolution 20-52 to release the maintenance bond for Harvest Point Phase 3
RESOLUTION 20-52 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
HARVEST POINT PHASE 3

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, storm water drainage, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Harvest Point Phase 3 in the amount of $57,600.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Harvest Point Phase 3 in the amount of $57,600.00 is hereby approved.

Passed and adopted this 10th day of August, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 1/21/20

CKP Development Inc.
Harvest Point
Phase 3

Development Name: Harvest Point
Phase or Section of Construction: Phase 3
Public Improvements: Stormwater

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

City of Spring Hill Utility Inspector (signature)

Printed name

Approved By:
City of Spring Hill Engineering Dept.

Thomas S. Wolf, P.E. – City Engineer
DATE: July 22, 2020

REQUEST: Release the maintenance bond for Harvest Point Phase 5B for water, sewer, stormwater, streets and curbs

SUBMITTED BY: Thomas S. Wolf, P.E. - City Engineer

OVERVIEW:

- A maintenance bond was established for Harvest Point Phase 5B in the amount of $187,170.00 in September 2018. Binder was installed August 2019.
- Punch list items are completed and a certificate of satisfaction has been signed.

PC ACTION REQUESTED:

- Approve PC Resolution 20-53 to release the maintenance bond for Harvest Point Phase 5B
RESOLUTION 20-53 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
HARVEST POINT PHASE 5B

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, curbs and streets with asphalt base course, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Harvest Point Phase 5B in the amount of $187,170.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Harvest Point Phase 5B in the amount of $187,170.00 is hereby approved.

Passed and adopted this 10th day of August, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 1/21/20

CKP Development Inc.
Harvest Point
Phase 5B

Development Name: Harvest Point
Phase or Section of Construction: Phase 5B
Public Improvements: Water, sewer, stormwater, streets binder and curbs

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

City of Spring Hill Utility Inspector (signature)

Printed name

Approved By:
City of Spring Hill Engineering Dept.

Thomas S. Wolf, P.E. - City Engineer
DATE: July 22, 2020

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13

Release the maintenance bond for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13

Release the performance bond for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13

SUBMITTED BY: Thomas S. Wolf, P.E. - City Engineer

OVERVIEW:

- A maintenance bond is in place in the amount of $27,729.00.
- A performance bond is in place in the amount of $14,265.00.
- Binder was put on road in July 2017; roads were final topped in May 2019.
- All improvements have been completed and a certificate of satisfaction has been signed by staff.

PC ACTION REQUESTED:

- Approve PC Resolution 20-54 to recommend acceptance and dedication of road rights-of-way and public improvements for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13
- Approve PC Resolution 20-55 to release the maintenance bond for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13
- Approve PC Resolution 20-56 to release the performance bond for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13
RESOLUTION 20-54 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING
PLAT FOR
THE ARBORS AT AUTUMN RIDGE PHASE 12 SECTION 2 AND PHASE 13

WHEREAS, developer Don R. Cameron III has a recorded Final Plat for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13 in Williamson County Plat Book P67, Page 19 and 20; and

WHEREAS, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an “as-built” survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement’s be accepted and the same become a part of the Public Street system of the City of Spring Hill.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 10th day of August, 2020.

________________________________________
Paul Downing, Chairman

________________________________________
Steve Foote, Secretary
RESOLUTION 20-55 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
THE ARBORS AT AUTUMN RIDGE PHASE 12 SECTION 2 AND PHASE 13

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a "maintenance surety" based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, curbs and binder, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said maintenance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13 in the amount of $27,729.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13 in the amount of $27,729.00 is hereby approved.

Passed and adopted this 10th day of August, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
RESOLUTION 20-56 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE PERFORMANCE BOND FOR
THE ARBORS AT AUTUMN RIDGE PHASE 12 SECTION 2 AND PHASE 13

WHEREAS, a Performance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “performance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sidewalks, street lights and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said performance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Performance Bond for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 13 in the amount of $14,265.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Performance Bond for The Arbors at Autumn Ridge Phase 12 Section 2 and Phase 3 in the amount of $14,265.00 is hereby approved.

Passed and adopted this 10th day of August, 2020.

____________________________________
Paul Downing, Chairman

____________________________________
Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 7/22/2020

Donnie Cameron
Arbors at Autumn Ridge
Phase 12 Section 2 and Phase 13

Development Name: Arbors at Autumn Ridge
Phase or Section of Construction: Phase 12 Section 2 and Phase 13
Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, street lights, final topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant’s engineer to the City pursuant to ordinance requirements.

City of Spring Hill Utility Inspector (signature)
Michael W Stephens
Printed name

Approved By:
City of Spring Hill Engineering Dept.
Thomas S. Wolf
Printed name
DATE: July 22, 2020

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Cherry Grove Addition Phase 6 Section 2

Release the maintenance bond for Cherry Grove Addition Phase 6 Section 2

Release the performance bond for Cherry Grove Addition Phase 6 Section 2

SUBMITTED BY: Thomas S. Wolf, P.E. - City Engineer

OVERVIEW:

- A maintenance bond is in place in the amount of $37,162.00.
- A performance bond is in place in the amount of $8,580.00.
- Binder was put on road in July 2017; roads were final topped in May 2019.
- All improvements have been completed and a certificate of satisfaction has been signed by staff.

PC ACTION REQUESTED:

- Approve PC Resolution 20-57 to recommend acceptance and dedication of road rights-of-way and public improvements for Cherry Grove Addition Phase 6 Section 2
- Approve PC Resolution 20-58 to release the maintenance bond for Cherry Grove Addition Phase 6 Section 2
- Approve PC Resolution 20-59 to release the performance bond for Cherry Grove Addition Phase 6 Section 2
RESOLUTION 20-57 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING
PLAT FOR
CHERRY GROVE ADDITION PHASE 6 SECTION 2

WHEREAS, developer Don R. Cameron III has a recorded Final Plat for Cherry Grove Addition
Phase 6 Section 2 in Williamson County Plat Book P67, Page 38; and

WHEREAS, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring
Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been
submitted pursuant to the Subdivision Regulations; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill
indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved;
and

WHEREAS, the developer is required under Article III, Section 6.3 of the Subdivision Regulations
to submit an “as-built” survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that
the Offer of Dedication of the Road Rights-of-Way and Public Improvement’s be accepted and the
same become a part of the Public Street system of the City of Spring Hill.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that
dedication and acceptance of Road Rights-of-Way and Public Improvements within Cherry Grove
Addition Phase 6 Section 2 as shown on the recorded plats is hereby recommended to the Board of
Mayor and Aldermen.

Passed and adopted this 10th day of August, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
RESOLUTION 20-58 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
CHERRY GROVE ADDITION PHASE 6 SECTION 2

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, curbs and binder, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said maintenance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Cherry Grove Addition Phase 6 Section 2 in the amount of $37,162.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Cherry Grove Addition Phase 6 Section 2 in the amount of $37,162.00 is hereby approved.

Passed and adopted this 10th day of August, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
RESOLUTION 20-59 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE PERFORMANCE BOND FOR
CHERRY GROVE ADDITION PHASE 6 SECTION 2

WHEREAS, a Performance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “performance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sidewalks, street lights and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said performance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Performance Bond for Cherry Grove Addition Phase 6 Section 2 in the amount of $8,580.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Performance Bond for Cherry Grove Addition Phase 6 Section 2 in the amount of $8,580.00 is hereby approved.

Passed and adopted this 10th day of August, 2020.

______________________________
Paul Downing, Chairman

______________________________
Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 7/22/2020

Donnie Cameron

Cherry Grove Addition

Phase 6 Section 2

Development Name: Cherry Grove Addition

Phase or Section of Construction: Phase 6 Section 2

Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, street lights, final topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant’s engineer to the City pursuant to ordinance requirements.

City of Spring Hill Utility Inspector (signature)

Michael W Stephens

Printed name

Approved By:

City of Spring Hill Engineering Dept.

Thomas J. Wolf

Printed name
DATE:    July 22, 2020

REQUEST: Establish a maintenance bond and a performance bond for Dartford Phase 2

SUBMITTED BY: Thomas S. Wolf, P.E. – City Engineer

OVERVIEW:

- Final plat is on the August 2019 Planning Commission meeting agenda for approval.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 20-60 to establish a maintenance bond for Dartford Phase 2
- Approve PC Resolution 20-61 to establish a performance bond for Dartford Phase 2
RESOLUTION 20-60 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
DARTFORD PHASE 2

WHEREAS, a Maintenance Bond is required to be established for this development prior
to recording of a Final Plat; and

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of
certain improvements existing on 31 lots, and the repair of such should damage occur
during covered period; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
   Water, Sewer, Storm Water Infrastructure, Street Binder and Curbs, and

WHEREAS, to date, the improvements have been completed, but not accepted by the City
and, therefore, a Maintenance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Maintenance Bond be
established for a minimum of twelve (12) months, in the amount of $240,927.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public
improvements will be within the time prescribed for the bond and it is required that an
automatic renewal clause, to the benefit of the City of Spring Hill, be included within the
bond in case such improvements are not completed in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission
approves the establishment of a Maintenance Bond for Dartford Phase 2 in the amount of
$240,927.00.

Passed and adopted this 10th day of August, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
Utility Information Sheet

Development: DARTFORD

Phase: 2  Section: N/A  # of lots: 31

Cost to install Utility’s (Maintenance Bond)

Sewer line: $239,495

Water line: $217,079

Storm Water: $245,655 (Infrastructure)

Curbing: $25,162

Binder: $75,702

TOTAL = $803,093.00

30% OF TOTAL = $240,927.00

BOND AMOUNT = $240,927.00
RESOLUTION 20-61 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
DARTFORD PHASE 2

WHEREAS, a Performance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Performance Bond is guaranteeing the construction of certain improvements on 31 lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:

Sidewalks, Street Lights, Street Signs, Stormwater Surface Maintenance and Final topping to all streets with 1 1/2 inches of hot mix asphalt; and

WHEREAS, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of $173,578.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a “maintenance” bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission before the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Dartford Phase 2 in the amount of $173,578.00.

Passed and adopted this 10th day of August, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
Utility Information Sheet

Development __ DARTFOD __
Phase_2__  Section__N/A__  #of lots__31__

Cost to install Utility's (Performance Bond)

Signage _______ $2,925 ________________________________

Street Lights ______ $16,363 ________________________________

Storm Water Surface maintenance __ $73,696 ________________________________
(to include drainage area, ditches, retention and/detention ponds, open spaces)
** 30% of storm water infrastructure cost on Maintenance bond sheet

Sidewalks (feet) _____ 160 LF ________________________________

Sidewalks (cost) _____ $4,672 ________________________________

Road linear feet _____ 1,734 SF ________________________________

Road width _______ 24' ________________________________

Final Asphalt Topping cost _____ $60,143 ________________________________

TOTAL = $157,799.00

+ 10% OF TOTAL = $15,779.00

BOND AMOUNT = $173,578.00
City of Spring Hill
199 Town Center Parkway
P.O. Box 789

Spring Hill, TN 37174
Phone 931-486-2252 Ext. 488
Fax: 931-486-3596

Application for Surety

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<td>Surety Type: X Maintenance</td>
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<td>Automatic Renewal Clause included with Surety: Yes/No</td>
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<td>Purpose of Surety: Infrastructure completion for Dartford Phase 2</td>
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<tr>
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<td>Email:</td>
<td>City, State, Zip:</td>
</tr>
<tr>
<td>Phone Number: (___)</td>
<td>Fax Number: (___)</td>
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<tr>
<th>Contact Information</th>
<th>Name of Owner/Developer or Representative: Dave Cumming</th>
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</thead>
<tbody>
<tr>
<td>Address: 370 Mallory Station Rd, #500</td>
<td>Phone Number: (224) 402-5607</td>
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<tr>
<td>City, State, Zip: Franklin, TN 37067</td>
<td>Fax Number: (___)</td>
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<table>
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<tr>
<th>Action Request</th>
<th>I (we) request that the following action be taken:</th>
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<tbody>
<tr>
<td>X Establish New Surety</td>
<td>Request Final Inspection and Release of Surety</td>
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<tr>
<td>Request Reduction of Surety Amount</td>
<td>Request extension of surety for (1) year</td>
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<tr>
<td>Request Maintenance Bond</td>
<td>(Please provide proof of difficulty below)</td>
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Explanation for Proof of Difficulty:

7/15/2020

Applicant Signature Date City Staff Signature Date
DATE: July 22, 2020
REQUEST: Establish a maintenance bond and a performance bond for Wilkerson Place Phase 1A
SUBMITTED BY: Thomas S. Wolf, P.E. – City Engineer

OVERVIEW:

- Final plat is on the August 2019 Planning Commission meeting agenda for approval.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 20-62 to establish a maintenance bond for Wilkerson Place Phase 1A
- Approve PC Resolution 20-63 to establish a performance bond for Wilkerson Place Phase 1A
RESOLUTION 20-62 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
WILKERSON PLACE PHASE 1A

WHEREAS, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 16 lots, and the repair of such should damage occur during covered period; and

WHEREAS, the following improvements are required pursuant to the Final Plat: Water, Sewer, Storm Water Infrastructure, Street Binder and Curbs, and

WHEREAS, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of $116,394.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Wilkerson Place Phase 1A in the amount of $116,394.00.

Passed and adopted this 10th day of August, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
Utility Information Sheet

Development___WILKERSON PLACE___
Phase___1___ Section___A___ #of lots___16___

Cost to install Utility's (Maintenance Bond)

Sewer line___$76,817
Water line___$89,392
Storm Water___$119,503 (Infrastructure)
Curbing___$9,424
Binder___$92,845

TOTAL = $387,981.00
30% OF TOTAL = $116,394.00

BOND AMOUNT = $116,394.00
RESOLUTION 20-63 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
WILKERSON PLACE PHASE 1A

WHEREAS, a Performance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Performance Bond is guaranteeing the construction of certain improvements on 16 lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
   Sidewalks, Street Lights, Street Signs, Stormwater Surface Maintenance
   and Final topping to all streets with 1 1/2 inches of hot mix asphalt; and

WHEREAS, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of $92,843.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

WHEREAS, upon completion of the public improvements listed above, the Developer will be required to file a “maintenance” bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission before the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Wilkerson Place Phase 1A in the amount of $92,843.00.

Passed and adopted this 10th day of August, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
## Utility Information Sheet

**Development:** WILKERSON PLACE  
**Phase:** 1  
**Section:** A  
**# of lots:** 16

**Cost to install Utility’s (Performance Bond):**

- **Signage:** $3,700
- **Street Lights:** $5,600
- **Storm Water Surface maintenance:** $35,851  
  (to include drainage area, ditches, retention and/detention ponds, open spaces)  
  **Note:** 30% of storm water infrastructure cost on Maintenance bond sheet
- **Sidewalks (feet):** 1,388 LF
- **Sidewalks (cost):** $8,328
- **Road linear feet:** 768 SF
- **Road width:** 22’
- **Final Asphalt Topping cost:** $30,924

**TOTAL =** $84,403.00  
**+ 10% OF TOTAL =** $8,440.00  
**BOND AMOUNT =** $92,843.00
# Application for Surety

**Property Information**

<table>
<thead>
<tr>
<th>Project Name:</th>
<th>Wilkerson</th>
</tr>
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<tr>
<td>Phase:</td>
<td>1</td>
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<tr>
<td>Section:</td>
<td>A</td>
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<tr>
<td>Number of Lots Approved:</td>
<td>16</td>
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<tr>
<td>Number of Lots Remaining:</td>
<td>285</td>
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<td>Surety Type:</td>
<td>X Maintenance  X Performance     ___ Restoration</td>
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<tr>
<td>Posted With:</td>
<td>___ Letter of Credit ___ Performance Bond ___ Insurance Bond ___ Cash</td>
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<td>Surety Amount:</td>
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<td>Expiration Date:</td>
<td>/ /</td>
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<tr>
<td>Automatic Renewal Clause included with Surety:</td>
<td>Yes / No (Circle One)</td>
</tr>
<tr>
<td>Purpose of Surety:</td>
<td></td>
</tr>
</tbody>
</table>

**Financial Information**

| Name of Financial Institution: | Pinnacle Financial Partners |
| Contact Person: | Danny Hester |
| Email: | Danny.Hester@PNFP.com |
| Address: | 1717 Mallory Lane |
| City, State, Zip: | Brentwood, TN 37027 |
| Phone Number: | (615) 743-8320 |
| Fax Number: | (615) 743-8420 |

**Contact Information**

| Name of Owner/Developer or Representative: | Bob Pickard |
| Address: | 572 Savannah Hwy |
| City, State, Zip: | Charleston, SC 29407 |
| Phone Number: | (843) 573-9635 |
| Fax Number: | (843) 402-0135 |

**Action Request**

I (we) request that the following action be taken:

- [x] Request Maintenance Bond

(Please provide proof of difficulty below)

Explaination for Proof of Difficulty:

__________________________
[Signature]
Applicant Signature

[Date]

__________________________
[Signature]
City Staff Signature

[Date]
Wilkerson Place
Phase 1A
SPRING HILL, WILLIAMSON COUNTY, TENNESSEE

FINAL SUBDIVISION PLAT

City of Spring Hill Planning Commission

CERTIFICATE OF COMPLIANCE

Signatures:

[Signature]
[Signature]

Date: [Date]

Sheet 2 of X
Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
Austin Page, Associate Planner
MEETING: July 27, 2020
SUBJECT: FPL 802-2020 (Wilkerson Place Phase 1A)

**FPL 802-2020**: Submitted by Civil Site Design Group for Wilkerson Place Phase 1A. The planned unit development is located on Buckner Lane and contains approximately 91 acres. The applicant requests final plat approval for 16 lots. Requested by Jonathan Jones of Crescent Homes.

**Request**: The applicant is requesting final approval for 16 residential lots in Phase 1A of Wilkerson Place.

**Plan Update**: The application was deferred by the Planning Commission at the June 8, 2020 voting meeting to track more closely with the PUD amendment to remove the condition of zoning approval related to the installation of a traffic signal at the Spring Station Drive/Buckner Lane intersection. This was presented to the Board of Mayor and Alderman on July 20, 2020 for first reading and approved. The applicant has addressed the following staff and Planning Commission comments from the May 26, 2020 Work Session:

- A temporary access easement has been added to the plat on Lot 42. This easement will house the mail kiosk for this phase. A note (#18) has also been added to the plat explaining that the mail boxes are located within a temporary access easement on Lot 42 and that “upon the relocation of the mail boxes to Phase 3, the easement shall be voided.” The original PUD provided for the amenity area to be within Phase 2.
- The 10’ multi-use trail along Buckner Lane has been replaced with a 5’ sidewalk as required per current City plans for the widening of Buckner Lane.
- Norman Way was changed to Thornhill Drive, which has also been rejected by Williamson County E-911.
- A note (#19) has been added to the final plat referencing that a fire hydrant must be installed at the end of each phase line.
- The Typical Townhome Layout has been modified to show fencing treatments.
- Staff has confirmed that 5’ sidewalk along Wilkerson Place is within the 60’ right-of-way.
- All conditions of the final master development plan and preliminary plat have been addressed with the exception of traffic calming. No new information is available on this subject.

**Property Description and History**: Wilkerson Place is located on the east side of Buckner Lane and contains 91 acres. All infrastructure is not currently installed for this development phase. The final plat will not be recorded until all improvements are installed to the satisfaction of the City of Spring Hill or a bond is approved for this construction.

The Wilkerson Place PUD was approved by the Board of Mayor and Alderman on July 16, 2018 (RZN 493-2018) subject to the condition that a traffic signal be provided at Spring Station Drive. The development was approved for 301 residential units.

The Planning Commission approved the final master development plan (FMP 611-2018) for Wilkerson Place Phase 1 on November 13, 2018 with 11 conditions. The preliminary plat for Phase 1 (PPL 612-2018) was also approved on November 13, 2018 by the Planning Commission with 14 conditions. All conditions of the final master plan and preliminary plat have been met with the exception of Traffic Calming (below). Staff recommends that a plan for addressing Traffic Calming be brought back to the Planning Commission for review and approval and that the plat not be recorded until this and other outstanding items (fees in lieu) are complete.
Local streets should incorporate the City’s Neighborhood Traffic Calming Program. Suggest Road A, Road B, and Road D have some traffic calming measures (ex. Chicane or curb extensions). These streets will be seen as cut through streets in the future for people going to and from the schools.

Bulk and Area Requirements: Lots included on the final plat are consistent with and reflect the approved planned unit development and Phase 1 Preliminary Plat for Wilkerson Place. Single family lots meet the minimum size of 6,000 sq. ft. Covenants were previously submitted on prior applications and reviewed by the city. Staff reviewed revised covenants and confirmed that the conditions above related to the covenants have been addressed. Regarding lot setbacks for single family and townhome units, the applicant has incorporated the typical lot details from the approved Preliminary Master Plan on the preliminary plat. Setback dimensions match the information shown on the approved Preliminary Master Plan.

Streets and Sidewalks: The main access from Buckner Lane will be constructed as will all improvements within Phase 1. Right-of-way improvements for Buckner Lane will be made with Phase 1 as shown on the construction plans including the construction of a center turn lane and a deceleration lane at the main entrance. Crosswalk and emergency access driveways to Spring Station Drive will be shown on subsequent phases. Current City plans for widening of Buckner Lane provide for a 5-ft sidewalk along the entire property frontage comprising an estimated 1,450 linear feet (east side of Buckner Lane). Due to the upcoming road construction for the widening of Buckner Lane by the City, staff recommends consideration be given to request the developer/applicant defer construction of the 5-ft concrete sidewalk along the frontage of Buckner Lane until a later phase of development at which time the developer/applicant would install the sidewalk to coincide with the Buckner Lane widening project so as to avoid damage or potential removal and replacement of the sidewalk due to conflicts in grade that may occur during the construction of the widening project by the City. The developer is in agreement to install the sidewalk along the Buckner Lane frontage in coordination with the Buckner Lane widening project and will be posting a Performance Bond as surety for the construction of the sidewalk during a later phase of development. A letter from the developer/applicant (attached) signifies their concurrence with this approach to defer construction of the sidewalks until a later phase where the construction of the sidewalk can be coordinated with the construction of the Buckner Lane widening project and that the developer/applicant will obtain and maintain an appropriate performance bond until such time as the sidewalk has been satisfactorily installed as determined by the City Engineer.

Roads and alleys located within the development will be named to enhance wayfinding and emergency response. Street names have been submitted to Williamson County E-911. Thornhill Drive has been rejected and a new name will need to be approved and added to the plat prior to recording.

Landscaping and Buffering: Phase 1 includes landscape buffers at the western side of Phase 1 along the frontage with Buckner Lane and along the north property line. The south property line along Wades Grove includes a landscape buffer for preserving existing vegetation. Phase 1A is restricted to internal landscaping and the frontage of Buckner Lane. Landscape plan details were provided with the preliminary plat for all of Phase 1. The improvements applicable to Phase 1A will need to be installed or bonded prior to the recording of this plat.

Amenities: Several small-scale open space areas, a trail, and a dog park are located within Phase 1. None of these improvements are within 1A. Amenities, including a community pool, are proposed with Phase 2. Temporary mailboxes will be provided next to Lot 42. Permanent mailboxes will be provided in Phase 2 near the Amenity Center. A temporary access easement has been provided for the mail kiosk on Lot 42. The applicant submitted a detail for providing the required 750 sq. ft. of secluded open space for each lot. Fencing is provided between yards to achieve a secluded environment.

Bicycle and Greenway Plan: This phase is not impacted by the Bicycle and Greenway Plan.

Street Lighting: All applicable street lighting requirements will be complied with as depicted on the approved construction plans.
Deceleration Lane/Center Turn Lane on Buckner Lane: The applicant has submitted construction plans for road improvements along Buckner Lane to be constructed at the proposed main entrance. Specifically, the road improvements include the construction of a northbound deceleration lane on Buckner Lane as well as a southbound left turn lane on Buckner Lane each having a minimum of 100 feet of storage and designed to AASHTO standards. The developer/applicant will install the deceleration lane and center turn lane in accordance with approved plans. The deceleration lane and center turn lane will be completed by the developer/applicant prior to the issuance of Certificates of Occupancy for residences located within Phase 1 of Wilkerson Place. A letter from the developer/applicant (attached) further documents their commitment for the installation of the deceleration lane and center turn lane and their agreement with the City withholding the issuance of Certificates of Occupancy on residences within Phase 1 until those improvements have been completed.

Traffic Signal Improvement (Buckner Lane/Spring Station Drive): As a condition of approval of the Planned Unit Development, the Board of Mayor and Aldermen required the applicant to install as part of the initial phase of development a “temporary” traffic signal at the intersection of Buckner Lane and Spring Station Drive with the understanding that a portion of the developer contribution that totals $602,000 (calculated at $2,000 per dwelling unit) would be used by the applicant/developer to cover expenses for the temporary signal system project.

The City is currently advancing design and the preparation of plans for the widening of Buckner Lane. The widening project will provide for the signalization of Spring Station Drive and Buckner Lane. Based upon the potential extent of construction work, it was determined by the City that the installation of a temporary signal may not be a prudent undertaking and could result in potential impediments in the construction of the widening project around this intersection including the need for repositioning of the temporary signal at a later date to accommodate the widening project and associated intersection improvements. As a result, City staff recommended the developer not install the temporary traffic signal at an estimated cost of $70,000 to $80,000 and instead apply those monies toward the installation of the permanent traffic signal to be placed at the intersection as part of the Buckner Lane widening project. City staff discussed this approach with the Board of Mayor and Aldermen and received concurrence that the removal of the condition to install the temporary signal was an appropriate approach. The Planning Commission approved Resolution 20-47 that recommended to the Board of Mayor and Aldermen the removal of the condition of approve to require the installation of the temporary traffic signal at Spring Station and to instead use the monies toward the installation of the permanent traffic signal at Spring Station Drive that will be installed as part of the Buckner Lane widening project. The Board of Mayor and Aldermen approved on Consent Agenda on July 20, 2020 the first reading of Ordinance 20-11 to remove the conditional of approval for the installation of the temporary traffic signal at Spring Station as recommended by the Planning Commission.

Summary: The applicant met with staff to discuss the final plat on May 13, 2020. No new information has been received since deferral by the Planning Commission on June 8, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (August 3, 2020):

1. The applicant shall complete construction of one center turn lane and one deceleration lane as illustrated on the approved preliminary plat and construction plans. Construction of the center turn lane and deceleration lane shall be satisfactorily completed as determined by the City Engineer prior to the City issuance of Certificates of Occupancy for residences located within Phase 1.

2. The applicant shall be permitted to defer construction of the 5-ft sidewalk along the entire frontage of Buckner Lane comprising approximately 1,450 linear feet until a later phase of development. The applicant shall begin construction of the 5-foot concrete sidewalk and related improvements including pedestrian crossings within thirty (30) days written notification by City and shall complete such work satisfactorily as determined by the City Engineer. The applicant shall obtain and maintain a performance bond for the construction of the 5-foot sidewalk with a length of approximately 1,450 linear feet including related improvements such as pedestrian crossings until such time as the work has been satisfactorily completed as determined by the City Engineer.

3. Change Note #18 on the plat to reference Phase 2 for the USPS mailbox location.

4. Regarding all forms of bonds or letters of credit proposed for this development, the final plat will not be signed by the city until all infrastructure required for Phase 1A has been installed, bonded, or approved by Letter of Credit, to the satisfaction of the City of Spring Hill.
5. City staff with concurrence from the applicant initiated an amendment to the approved PUD to remove the condition of approval for the installation of a temporary traffic signal at Spring Station Drive and to allow the $70,000 to $80,000 estimated installation cost for the temporary signal to instead be utilized toward the installation of the permanent traffic signal and other related improvements for the Buckner Lane widening project. This request was approved by the Board of Mayor and Alderman on first read July 20, 2020.

6. All landscaping associated with this phase must be installed or bonded prior to recording of this plat. That includes common areas and around townhome units.

7. A new road name for Thornhill Drive will need to be selected and reserved. All road and alley names need to be approved by Williamson County E-911 and added to the plat prior to recording.

8. The prior condition of both the Final Master Plan and preliminary plat requiring Traffic Calming has not been addressed. The final plat will not be recorded until a plan for addressing Traffic Calming has been presented to and approved by the Planning Commission. Construction plans previously approved will be revised as necessary to incorporate traffic calming measures.

9. Provided that the Final Plat is recorded within one (1) year, approval shall remain valid for a total period of five (5) years from the date of approval, during which time the applicant/developer shall obtain all necessary permits and commence construction. If not signed by the city and recorded within one (1) year the plat expires and is voided.
BUCKNER LANE, LLC

City of Spring Hill
Attention: City Commissioners
199 Town Center Parkway
Spring Hill, TN 37174

Re: Buckner Lane - Widening Project
Wilkerson Place

July 23, 2020

Dear City Planning Commission

Buckner Lane, LLC ("Developer") would like to propose the following actions:

- Developer will install one deceleration lane and one center turn lane at the main entrance to Wilkerson Place. Developer further agrees to the City withholding the issuance of certificates of occupancy on residences located within Phase 1 of Wilkerson Place until the deceleration lane and center lane installation is substantially complete as determined by the City Engineer.

- Construction of the 5-foot wide concrete sidewalk along the Buckner Lane frontage of Wilkerson Place will be performed by the Developer with work to begin upon thirty (30) days written notification from the City of Spring Hill.

- Developer will be responsible for obtaining and maintaining a performance bond acceptable to the City of Spring Hill for the construction of the 5-foot sidewalk along the Buckner Lane frontage of Wilkerson Place until such time as the sidewalk has been satisfactorily installed by the Developer as determined by the City Engineer.

Tim Wyatt

Tim Wyatt
Land Development Manager
Buckner Lane, LLC

572 Savannah Hwy, Charleston, SC 29407
(843) 573-9635 (Office) / (843) 402-0135 (fax) / www.CrescentHomes.net
Wilkerson Place
Phase 1A
SPRING HILL, WILLIAMSON COUNTY, TENNESSEE
FINAL SUBDIVISION PLAT
CITY OF SPRING HILL PLANNING COMMISSION

FINAL PLAT 2/2
TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
Austin Page, Associate Planner
MEETING: July 27, 2020
SUBJECT: PPL 863-2020 (Wilkerson Place Phase 2)

PPL 863-2020: Submitted by Civil Site Design Group for Wilkerson Place Phase 2. The planned unit development is located on Buckner Lane and contains approximately 37.45 acres. The applicant requests preliminary plat approval for 130 single-family lots. Requested by Kasey LeRoy.

Property Description and History: Wilkerson Place is located on the east side of Buckner Lane and contains 91 acres. Phase 2 is consistent with the original Master plan with regards to development area, with the exception that the amenity area has been shown as Phase 3. Infrastructure providing access to Phase 2 from Buckner Lane is being installed with Phase 1A. Phase 2 also proposes emergency access to Spring Station Road.

The Wilkerson Place PUD was approved by the Board of Mayor and Alderman on July 16, 2018 (RZN 493-2018) subject to the condition that a traffic signal be provided at Spring Station Drive. The Board of Mayor and Alderman are currently considering an amendment to modify that condition. Modification will allow the payment of a fee in lieu of the improvement. The development was approved for 301 residential units.

The Planning Commission approved the final master development plan (FMP 611-2018) for Wilkerson Place on November 13, 2018 with 11 conditions. The preliminary plat for Phase 1 (PPL 612-2018) was approved on November 13, 2018. The final plat for Phase 1A is currently being considered by the Planning Commission. All conditions of the final master plan and preliminary plat have been met with the exception of Traffic Calming (below). Staff plans to present the plan for addressing Traffic Calming with the Planning Commission after receipt from the applicant.

Local streets should incorporate the City’s Neighborhood Traffic Calming Program. Suggest Road A, Road B, and Road D have some traffic calming measures (ex. Chicane or curb extensions). These streets will be seen as cut through streets in the future for people going to and from the schools.

Bulk and Area Requirements: Lots included on the preliminary plat for Phase 2 are consistent with and reflect the approved planned unit development. Single family lots meet the minimum size of 6,000 sq. ft. and setback dimensions match the information shown on the approved Preliminary Master Plan.

Streets and Sidewalks: The main access to the site is via the extension of Wilkerson Place from Phase 1 and an emergency access point to Spring Station Drive. All internal roads in Phase 2 are for single family residences and are public streets with 50’ of r/w. All roads will be constructed to local street standards and include 5’ wide sidewalks on both sides of the streets with the necessary ADA Ramps. Street names shall be submitted to Spring Hill GIS and Williamson County for review and approval prior to final plat. A crosswalk is proposed from Wilkerson Place to the adjacent school site. As this is a public road the design should be provided to the City of Spring Hill.

Current City plans for the widening of Buckner Lane provide for a 5-ft sidewalk along the entire property frontage comprising an estimated 1,450 linear feet (east side of Buckner Lane). Due to the upcoming road construction for the widening of Buckner Lane by the City, staff recommends consideration be given to request the developer/applicant defer construction of the 5-ft concrete sidewalk along the frontage of Buckner Lane until a later phase of development at which time the developer/applicant would install the sidewalk to coincide with the Buckner Lane widening project so as to avoid damage or potential removal and replacement of the sidewalk due to conflicts in grade that may occur during the
construction of the widening project by the City. The developer is in agreement to install the sidewalk along the Buckner Lane frontage in coordination with the Buckner Lane widening project and will be posting a Performance Bond as surety for the construction of the sidewalk during a later phase of development. A letter from the developer/applicant (attached) signifies their concurrence with this approach to defer construction of the sidewalks until a later phase where the construction of the sidewalk can be coordinated with the construction of the Buckner Lane widening project and that the developer/applicant will obtain and maintain an appropriate performance bond until such time as the sidewalk has been satisfactorily installed.

Emergency Access Drive: The master plan and the preliminary plan for Phase 2 provide for the construction of an emergency access drive from Wilkerson Place onto Spring Station Drive in order to provide alternate emergency access. In order to establish the emergency access easement, Williamson County School Board will need to convey an access easement to the City of Spring Hill for the explicit purpose of an emergency access drive. Easements cannot be conveyed by Williamson County School Board to a private entity and instead must be conveyed to a public entity such as the City of Spring Hill. The City of Spring Hill secured initial approval for the conveyance of an emergency access easement to the City of Spring Hill in 2018 with the understanding the required legal instruments would need to be prepared at the time the easement was needed. The City has requested written confirmation from the applicant that they agree to be responsible for all associated costs (survey, easement preparation, recordation, etc.) for the conveyance of the easement between Williamson County School Board and the City of Spring Hill and is awaiting a response in order to move forward with remaining easement documentation.

Open Space and Amenities: This Phase contains multiple open space areas. A large open space area is provided along the northern property line which has direct access in between Lots 196 and 197. This open space is also accessible via the cul-de-sac at the end of “Road E”. An additional open space area is centrally located on the site and is accessible via open space in between Lots 142 and 143. A 10’ walking trail is proposed along the stream to the west of Phase 2 and will connect into Phase 1 and the future Phase 3.

The approved PUD plan showed amenities within Wilkerson Place in Phase 2 and included a community pool and amenity center. The proposed preliminary plat shows this area as Phase 3. Staff does not support this change in the timing of amenities for the PUD and residents. USPS centralized mailboxes will also need to be installed in Phase 2. The applicant will need to coordinate with the USPS to determine a suitable location. The mailbox location will need be identified on the plat prior to final plat approval.

Landscaping and Buffering: Phase 2 includes landscape buffers at the northern and eastern side of Phase 2 along the Spring Station Drive frontage. Landscape plan details have been provided for these buffers depicting a variety of plant materials to enhance aesthetic appearance of the streetscape along Spring Station Drive. No buffers are proposed along the western and southern phase lines as those border other phases of the Wilkerson Place Development. Street trees are shown along all roads in Phase 2 and an existing tree canopy is being preserved along the northern property line behind Lot 216. Two additional preserved tree canopy areas are proposed on the site around the detention pond and behind Lot 200. Existing vegetation shall be preserved wherever possible. The site contains creeks that are being preserved as part of the open space for the development and for trail purposes. Trails within Phase 2 will be completed with this phase and extend from the Amenity Area north and south along the greenway. The tree save area from the PUD Plan is now shown as a karst area.

Bicycle and Greenway Plan: Summit Greenway is shown as a 10’ pathway. Approval of this project predates the UDC and this width is acceptable under the prior regulations. A connection from Phase 2 to the trail at Lot 181 was on the approved PUD plan. Topography may restrict the ability to provide an ADA compatible path as planned in this area. Staff requests that the applicant provide a response on the feasibility of inserting a connection in this area and whether a non-ADA path would be acceptable.

Summary: The applicant met with staff to discuss the final plat on July 15, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (August 3, 2020):
1. The applicant shall provide written confirmation they will be responsible for expenses associated with the preparation and conveyance of an emergency access easement from Williamson County School Board to the City of Spring Hill. All expenses associated with the preparation and conveyance of an emergency access easement from Williamson County School Board to the City of Spring Hill will be the responsibility of the applicant. The emergency access easement shall be conveyed from the Williamson County School Board to the City of Spring Hill prior to the recording of the Final Plat for Phase 2 or any portion thereof.

2. The applicant shall be permitted to defer construction of the 5-ft sidewalk along the entire frontage of Buckner Lane comprising approximately 1,450 linear feet until a later phase of development. The applicant shall begin construction of the 5-foot concrete sidewalk and related improvements including pedestrian crossings within thirty (30) days written notification by City and shall complete such work satisfactorily as determined by the City Engineer. The applicant shall obtain and maintain a performance bond for the construction of the 5-foot sidewalk with a length of approximately 1,450 linear feet including related improvements such as pedestrian crossings until such time as the work has been satisfactorily completed as determined by the City Engineer.

3. Coordinate with the USPS to determine a location for centralized mailboxes. A location does not need to be added to the plat at this time but needs to be shown at time of final plat application. This should be in Phase 2 at the Amenity Center.

4. Addresses will need to be added to the plat prior to final plat approval.

5. Need to reserve and acquire street name approval through the Williamson County E-911 Office.

6. Label internal roads as “Public” and “50’ r/w”.

7. Provide a detail of the emergency access connection to Spring Station Drive that shows access control at both ends, signage, etc.

8. Redraw the Phase 2 boundary to follow the original PUD approval and to include the amenity space.

9. Provide an aerial view of the site with the preliminary plat and showing the tree save area/karst features consistent with the Master Plan.

10. In the Site Date Table, there are two places where the zoning is shown. Delete the first on showing “RS-PUD”.

11. Please show directional signage schematics in plans.

12. Revise trail note to say: 10’ Summit Greenway Trail & 20’ Public access easement.

13. Provide a response on the feasibility of inserting a trail connection near Lot 181 and whether a non-ADA path would be acceptable.

14. Show all greenway and trail improvements associated with Phase 2.

15. Provide a plan for the crosswalk on Spring Station Drive. A plan for the proposed crosswalk from Wilkerson Place to the adjacent school site should be provided to Spring Hill and Williamson County for review and approval.

16. Spring Station Drive emergency gate will need to provide a keypad and siren access.

17. Continue the traffic calming plan into Phase 2.
BUCKNER LANE, LLC

City of Spring Hill
Attention: City Commissioners
199 Town Center Parkway
Spring Hill, TN 37174

Re: Buckner Lane – Widening Project
Wilkerson Place

July 23, 2020

Dear City Planning Commission

Buckner Lane, LLC (“Developer”) would like to propose the following actions:

• Developer will install one deceleration lane and one center turn lane at the main entrance to Wilkerson Place. Developer further agrees to the City withholding the issuance of certificates of occupancy on residences located within Phase 1 of Wilkerson Place until the deceleration lane and center lane installation is substantially complete as determined by the City Engineer.

• Construction of the 5-foot wide concrete sidewalk along the Buckner Lane frontage of Wilkerson Place will be performed by the Developer with work to begin upon thirty (30) days written notification from the City of Spring Hill.

• Developer will be responsible for obtaining and maintaining a performance bond acceptable to the City of Spring Hill for the construction of the 5-foot sidewalk along the Buckner Lane frontage of Wilkerson Place until such time as the sidewalk has been satisfactorily installed by the Developer as determined by the City Engineer.

Tim Wyatt

Tim Wyatt
Land Development Manager
Buckner Lane, LLC
RESOLUTION 20-64
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION FOR ACCEPTING A “FEE-IN-LIEU-OF” IN PLACE OF THE INSTALLATION OF CONCRETE SIDEWALK ON THE EAST SIDE OF DEPOT STREET NORTH OF CARNATION DRIVE, CARNATION PLACE

WHEREAS, City staff has completed a full bond release walk-through inspection in Carnation Place; and

WHEREAS, it was noted during the inspection that the concrete sidewalk on the east side of Depot Street north of Carnation Drive had not been installed per the approved final plat; and

WHEREAS, the developer indicated that this concrete sidewalk was not installed because it would have required the removal of a number of mature trees; and

WHEREAS, installation of the concrete sidewalk would have required significant grading in order to restore adequate storm water management facilities; and

WHEREAS, the developer has indicated his willingness to provide a “fee-in-lieu-of” if acceptable to the City of Spring Hill Planning Commission; and

WHEREAS, the estimated cost to construct approximately 110 feet of five (5) foot wide concrete sidewalk on the east side of Depot Street north of Carnation Drive in accordance with the City of Spring Hill Standard Specifications is $8,915.00 which includes the cost of all materials and labor plus a 15% construction contingency;

NOW, THEREFORE, BE IT RESOLVED, that the request of the developer to pay a “fee-in-lieu-of” in the amount of $8,915.00 instead of installing concrete sidewalk on the east side of Depot Street north of Carnation Drive is hereby approved.

Passed and adopted this 10th day of August, 2020.

__________________________
Paul Downing, Chairman

__________________________
Steve Foote, Secretary
STAFF MEMORANDUM

City staff has completed a full bond release walk-through inspection in Carnation Place. It was noted during the inspection that the concrete sidewalk on the east side of Depot Street north of Carnation Drive had not been installed in accordance with the approved final plat. The developer indicated that this concrete sidewalk was not installed because it would have required the removal of a number of mature trees and any grading that would have been required to install the concrete sidewalk would have negatively impacted storm water drainage. The developer has indicated his willingness to provide a “fee-in-lieu-of” if acceptable to the City of Spring Hill Planning Commission.

The estimated cost to construct approximately 110 feet of 5-foot wide concrete sidewalk on the east side of Depot Street north of Carnation Drive in accordance with the City of Spring Hill Standard Specifications is $8,921.00 which includes the cost of materials and labor plus a 15% construction contingency.

Based upon existing conditions on the east side of Depot Street north of Carnation Drive and the developer’s willingness to provide a “fee-in-lieu-of” instead of installing concrete sidewalk at the location as noted heretofore, it is my recommendation to the City of Spring Hill Planning Commission that the “fee-in-lieu-of” be approved.
<table>
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<th>DESCRIPTION OF WORK</th>
<th>ESTIMATED QUANTITIES</th>
<th>UNITS</th>
<th>UNIT PRICE</th>
<th>AMOUNT</th>
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<td>TOTAL</td>
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TO: Spring Hill Planning Commission  
FROM: Steve Foote, AICP, Planning Director  
MEETING: July 27, 2020  
SUBJECT: PPL 860-2020 (August Park Modifications)

PPL 860-2020: Submitted by Crunk Engineering for August Park. The property is zoned R-2 and contains approximately 62.30 acres. The applicant requests a modification to the previously approved preliminary plat (PPL 749-2019) to remove lots due to discovered wetlands. This request is being reviewed under the previous zoning and subdivision standards. Requested by Crunk Engineering.

History and Property Description: This property is located between Hurt Road and Buckner Lane, north of the existing portion of Spring Hill Place. The site previously represented Sections 8, 10, 11, 12 and 13 of Spring Hill Place (2010). Through a series of actions that have occurred with the site it is no longer considered part of Spring Hill Place or subject to their covenants.

A Neighborhood Concept Plan request (NCP 531-2018) was denied by the Planning Commission on July 9, 2018 and subsequently approved, with conditions, on appeal by the Board of Mayor and Alderman on August 6, 2018.

A preliminary plat for August Park (PPL 749-2019) was approved by the Planning Commission on October 14, 2019 with twelve (12) conditions of approval. Conditions of approval from PPL 749-2019 are listed below:

1. The applicant shall show and make any needed improvements necessary to connect to Stewart Campbell Point via Hunt Valley Drive.
2. Staff is concerned that Lots 139-142 may not be buildable and would recommend that a plot plan for each lot with a typical house plan (consistent with the house plans for other lots) be provided to show that the lots are buildable.
3. Turn the labels for the open space adjacent to Lots 316 and 327 90 degrees to follow the open space.
4. Correct the spelling of ‘designated’ in Note #16 on the preliminary plat.
5. Correct Note #15 on the preliminary plat and Note #12 on Sheet C5.0 to read as follows: “PUDE’s with buried infrastructure on single family lots may not contain HVAC or other mechanical equipment. To be clearly noted on the final plat.
6. Roundabout is shown within proposed public right-of-way. Staff recommends that landscaping and improvements within the middle of the roundabout be within a common area maintained by the HOA.
7. Preliminary plat approval shall remain valid for a period of three (3) years, during which time the applicant/developer shall obtain all necessary permits, complete all applicable improvements, and submit final plat applications for review and approval.
8. Modifications to the preliminary plat may require Planning Commission approval prior to submission of a final plat application.
9. Street names will need to be approved by E-911 and the naming of “Road B”.
10. Driveway locations for the four lots that front on the roundabout will need be determined prior to final plat approval.
11. In the event a construction easement is obtained for Buckner Lane, the approved construction access management plan may be amended administratively.
12. The developer shall be responsible for any repairs necessary to Friendship Drive if damaged from construction traffic.

The above conditions of approval will not be impacted by this amendment and will continue to be in effect.
Analysis: The proposed preliminary plat represents the entirety of August Park and completely replaces the previously approved preliminary plat. The changes are necessitated due to the discovery of wetlands within the development. A summary of the changes between the 2019 preliminary plat and this submittal are as follows:

1. The total number of single family lots is reduced from 159 to 155.
2. Wetlands also cause a break in the middle of Harmony Road.
3. No other changes are proposed.

Staff has discussed the changes with the applicant and reviewed the impact of the proposed changes.

Bulk and Area: Applicable minimum lot widths and sizes for the R-2 District are maintained. The total number of lots is slightly reduced causing a slight reduction in density. Building setbacks are unchanged from the prior preliminary plat and consistent with the R-2 District. Lot setback issues regarding corner lots were resolved with the prior preliminary plat and are not impacted by this request.

Spring Hill Rising 2040 Plan: The minor changes contained in the proposed preliminary plat are not impacted by the Spring Hill Rising 2040 Plan. The proposed plan is consistent with the comprehensive plan. The plan identifies the property as “Residential Neighborhood Areas” which characterize the development pattern as varying from a low to moderate density with clusters of similar one- and two-story residential dwellings in both conventional subdivision development and traditional neighborhood form.

Access and Utilization of Adjoining Streets: Connectivity and construction access was addressed with the prior approved preliminary plat. The proposed changes do not impact connectivity to adjacent land/subdivisions.

Streets and Lots: Changes include the insertion of a break in Harmony Road where wetlands are located. Two lots (305 and 306) adjacent to this removed roadway have also been removed. The north side of the wetland area now contains a short section of Harmony Road and a hammerhead turnaround. This has been reviewed by the Fire Department as meeting access requirements.

Harmony Road on the south side of the wetlands was proposed by the applicant to not exceed 150’ and for access to Lot 307 to be provided by a long driveway. Staff requested that the road be extended to the north lot line of Lot 333. This provides a more traditional access driveway for Lot 307 and for backing into Harmony Road. Driveway access to Lot 307 should be on the south side of the lot and a side entry garage is recommended. The Spring Hill Fire Department does not have an issue with Harmony Road and the length exceeding 150’. The Fire Department would place their apparatus at the end of the road and would have less than 150’ to back up to the corner. The Fire Department believes that the extension of the road to serve Lot 307 will not adversely impact or restrict fire access to the lot.

Per staff’s request, the applicant has added a dead-end sign at the corner of Lot 308 along Harmony Road. The dead-end section of Harmony Road has been extended to the end of the right-of-way along the entire length of Lot 33. This road extension provides easier access to Lot 307. Staff requests that some sort of plan be submitted showing a potential layout of the home and driveway for Lot 307.

The applicant will need to reserve another street name for a portion of Harmony Road. Williamson County E-911 will not allow the name to be used on both ends of the road.

Two lots (216 and 217) have also been removed on Hunt Valley Drive. Roads in this area have not been impacted.

Open Space & Amenities: Approved open space and amenities are no reduced or impacted by this request. Additional open space in the form of wetlands is created.

Landscaping & Buffering: No changes are proposed. Additional open space in the form of wetlands is being preserved.
Bicycle & Greenway Plan: The project is not impacted by the City's bicycle and greenway plan.

Summary: The applicant met with staff to discuss the Preliminary Plat on July 15, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (August 3, 2020):

1. Driveway access on Lot 307 shall be on the south side of the lot.
2. All conditions associated with preliminary plat approval for August Park (PPL 749-2019) continue to remain in effect and applicable to this development.
3. The applicant will need to reserve a new street name for one of the sections of Harmony Road. The same road name will not be permitted to be used on both sides of the wetland area.
## Preliminary Plat

### A. Description of Plat
- **Site:** A.2 Plat
- **Date:** SEP 3, 2014

### B. Zoning Classification:
- **Site:** A.2 Plat
- **Zoning:** RESIDENTIAL

### C. Property Owners:
- **Site:** A.2 Plat
- **Owners:** JOHN MAHER BUILDERS

### D. Survey:
- **Site:** A.2 Plat
- **Prepared By:** LUTZAK, DIANNE ELIZABETH

### E. Legal Description:
- **Site:** A.2 Plat
- **Parcels:** 166.00400

### F. Estimated Sewer and Water Capacity:
- **Site:** A.2 Plat
- **Estimated Sewer:** 200 CFS
- **Estimated Water:** 155 CFS

### G. Setbacks:
- **Site:** A.2 Plat
- **Front Setback:** 25 FT
- **Side Setback:** 25 FT
- **Rear Setback:** 25 FT
- **Minimum Lot Area:** 10,000 SF

### H. Legal Notes:
- **Site:** A.2 Plat
- **Legal Notes:**
  1. The purpose of this plat is to create 183 residential lots on parcel 58.46 of Williamson County property map 186.
  2. The boundaries as shown herein are referenced to the Tennessee State Plane Coordinate System (NAD 83).
  3. Subject property is parceled from Williamson County property map 186.
  4. Property dedicated in Section 3, Area A, of Manor Plan of Spring Hill, Tarrant County, for recreational use.
  5. This plat is to be used in reference to above notes, and is subject to the customary regulations and restrictions shown on the plat.
  6. The proposed buildings shall be constructed in accordance with the approved architectural plans and specifications.
  7. All survey notes are subject to the customary regulations and restrictions shown on the plat.
  8. The plat notes are subject to the customary regulations and restrictions shown on the plat.
  9. The plat is subject to the customary regulations and restrictions shown on the plat.

### I. Map:
- **Site:** A.2 Plat
- **Map Number:** 166.00400

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**Note:** The preliminary plat is a necessary document for the development of residential properties, outlining the boundaries, setbacks, and other legal requirements for the parcel. It is essential for developers and homeowners to understand the plat's details to ensure compliance with local regulations and planning guidelines.
PDF 861-2020: Submitted by Catalyst Design Group for Kedron Square Phase One A (Tennessee Children’s Home Mixed-Use Redevelopment). This planned development is located at 804 Branham Hughes Circle and this phase contains approximately 60.30 acres. The applicant requests approval of a final development plan for Phase One A. Requested by Catalyst Design Group.

Request: The applicant requests planned development final plan approval for Phase One A of the Kedron Square development. Phase One A contains 81 single-family lots.

Property Description and History: The subject site is the location of the Tennessee Children’s Home and Ferguson Hall. This site is east of Main Street and School Street, south of McLemore Avenue, west of Elm Street and Old Kedron Road, and north of Kedron Parkway. The total property contains 102 acres and an existing 8-acre lake that is proposed to be preserved. The property is of significant historic significance to the community as Ferguson Hall was built on the site in the 1850’s, was significant in the Civil War, and has been the location of the Tennessee Children’s Home since the 1930’s.

The Board of Mayor and Alderman approved the preliminary development plan (PDP 673-2019) for the Tennessee Children's Home on September 16, 2019 (Ordinance 19-25) with the following conditions:

1. All on-site and off-site water distribution and sanitary sewer collection infrastructure is the responsibility of the developer. All green items shown in Exhibit E shall are considered blue in accordance with this condition.

2. All right-of-way on Kedron and Main Street shall be dedicated at preliminary plat.

3. All off-site improvements within the existing right-of-way for School Street, from McLemore to the development site, shall be constructed as part of Phase 1. Such improvements shall include a 22-foot wide asphalt pavement section without curb and 5-foot wide concrete sidewalk on at least one side, side to be determined during site plan or subdivision review. If sufficient right-of-way exists a sidewalk shall be provided on both sides.

4. At the end of Phase 4, a warrant study shall be performed at the intersection of “A Street” and Kedron Road to review the need for a pedestrian signal and/or traffic signal which shall be provided as warranted by the development.

5. The upstream floodplain west of Main Street will be evaluated and a written evaluation provided to the City for review prior to the preliminary plat.

6. **Intersection of Kedron Road and Old Kedron Road** - Provide a separate northbound right turn lane from Kedron Road to Old Kedron Road to include a minimum of 250 feet of storage and modification of the existing traffic signal incorporating a right turn overlap signal phase for northbound motorists. This condition shall prevail over conflicting language in Exhibit E.
7. **Intersection of Main Street and the Middle Project Access** – This project access shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes with the left turn lane to include a minimum of 150 feet of storage and the right turn lane to include a minimum of 100 feet of storage. This project access shall be controlled by a stop sign at Main Street. A northbound right turn lane shall be provided on Main Street at the intersection with this project access to include a minimum of 150 feet of storage. A traffic signal is not recommended at this location because of the inadequate distance between this project access and the existing traffic signal at Kedron Road that would not provide adequate progression through adjacent traffic signals. To be constructed as part of Phase 2. This condition shall prevail over conflicting language in Exhibit E, and the developer shall not be required to make improvements to Buckner Lane.

8. **Intersection of Main Street and the Northern Access** – This project access shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes to include a minimum of 250 feet of storage. A northbound right turn lane shall be provided on Main Street at the intersection with this project access to include a minimum of 150 feet of storage. A traffic signal shall be installed at this intersection when this project access is constructed to include protected-plus-permitted signal phases for the southbound and westbound approaches as well as right turn overlap signal phases for the northbound and westbound approaches. The proposed traffic signal at this location shall be coordinated with the existing adjacent traffic signals at Kedron Road and Depot Street/McLemore Avenue in order to facilitate progression through the Main Street corridor and minimize vehicle queues particularly on northbound Main Street. The traffic signal at this location would be more than 800 feet from the existing adjacent traffic signals at Kedron Road and Depot Street/McLemore Avenue. With this spacing, these three (3) consecutive signals could be timed and phased to provide adequate progression through the Main Street corridor. To be constructed as part of Phase 3.

9. **Intersection of Kedron Road and the Two (2) Western Project Accesses** - These project accesses shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes to include a minimum of 100 feet of storage. These project accesses shall be controlled by a stop sign at Kedron Road. Eastbound left turn lanes and westbound right turn lanes shall be provided at both project accesses on Kedron Road with each turn lane having a minimum of 100 feet of storage. The southerly most access to be constructed as part of Phase 1; the northerly most access to be constructed as part of Phase 2.

10. **Right-of-Way Along the Frontage of the Project Site** – Main Street and Kedron Road are both designated as “Arterials” in the Major Thoroughfare Plan 2019 thus requiring 95 feet of dedicated right-of-way (47.5 feet either side of the roadway centerline). Additional right-of-way dedication shall be provided on both Kedron Road and Main Street in order to provide the required right-of-way in order to facilitate future widening and turn lane(s) construction that is not currently warranted.

11. **School Street** – There will be a negligible amount of site-generated traffic entering and exiting the project site at School Street during peak hours. However, for safety reasons, 2 – 11-foot driving lanes shall be provided on School Street from McLemore Avenue to the project site.

12. The preservation of existing vegetation along Kedron Road, between the two driveways and along the multi-family site boundary shall be reviewed during the site plan review process.

13. The Use Matrix in Exhibit D shall be amended to remove Drive Through Facility as a Special Use.

14. The Use Matrix in Exhibit D shall be amended to change the Principal Uses of Bar, Micro-Brewery/Distillery/Winery, and Winery to Special Use.

15. The Use Matrix in Exhibit D shall be amended to remove Retail Liquor Store as a Permitted Use.
**Analysis:** This request is the first development phase for Kedron Square. With this request the applicant is further breaking down Phase One into a One A and One B. Development within this phase represents most of the platted single family lots approved in Phase 1, with the exception of four “live-work” lots along School Street that are proposed to be in Phase One B. These should be labeled as One B on all applicable sheets. The remainder of Phase One needs to be labeled as Phase One B (cottage homes and multi-family). Also, all data tables on sheet C5.0 and others need to be broken down by Phase One A and One B, listing dwelling types and unit counts by the phase.

Various road and infrastructure improvements required with Phase 1 are being installed consistent with the Planned Development approval.

**Spring Hill Rising: 2040:** No changes are proposed that would alter the site’s consistency with the Spring Hill Rising 2040 comprehensive plan.

**Access:** Phase One A is accessed via Kedron Parkway and School Street. Once additional phases are complete, access will be provided to and from Main street via two access points to the commercial area. The applicant is also proposing pedestrian access for residents along Elm Street to access the commercial establishments. This pedestrian access will be provided in Phase One B.

**Bulk and Area:** The plan complies with bulk and area requirements of the preliminary plan and the underlying base zoning of R-4 as approved in the PD for the 81 single-family lots included in this phase. For the overall project, the commercial uses shall comply with underlying base zoning, C-1 Commercial. The residential areas of the development are to be held to the R-4 and R-6 zoning districts, as amended with the PD application. The single-family residential lots shall adhere to R-4 zoning district and the Cottages, Townhomes, Multi-Family Apartments and Residential Above Retail units are required to comply with the R-6 zoning district.

**Phasing:** The applicant has submitted a four-phase plan demonstrating the buildout sequence of the development. The first phase contains a majority of the residential units, as these new units will drive demand for the commercial and hospitality uses. The first phase has been sub-phased to include a Phase One A and One B. Phase One A consists of single-family lots and open space improvements around the lake, while Phase One B will contain the multi-family dwellings and cottage homes. All of the infrastructure for Phase One (A & B) is proposed to be installed with Phase One A.

**Building & Site Design:** The overall site is designed with a mixture of uses and utilizes a “New Urbanist” approach with the development being a mixture of Transect 4 (General Urban Zone) and Transect 5 (Urban Center Zone) urban design. Phase One A includes 81 single-family lots along the north and north east portions of the development. The main access road onto Kedron Road is proposed, which will ultimately connect into Phases 3 & 4 at the proposed roundabout. The single-family homes will also have a direct access road connecting to School Street.

The applicant has provided a “Residential Design Guidelines” booklet that details the various site requirements, standards and architectural styles proposed in this Phase One A planned development final application. Building styles and detailed standards are provided, as well as images showing examples of the applicant’s vision. The proposed “Acceptable Exterior Materials” are consistent with or exceed the requirements of the UDC. Staff has stressed to the applicant the importance of the developer’s ability to adhere closely to the concepts, architecture, and materials displayed in the images. Primary enforcement of these Design Guidelines will be by the developer. General aesthetic regulations are outlined and deal with everything from statues, temporary structures and planters.

**Streets and Sidewalk:** The plan calls for the creation of private roads, public roads, alleys, sidewalks, walking trails, and pedestrian connections. The use of alleys is helpful in creating walkable residential areas and staff supports this kind of arrangement for a “downtown area” development. The applicant also identifies in their phasing plan and on the site plan a pedestrian sidewalk connection to Battlefield Park across Kedron Road with pedestrian crossing signage. The applicant is also proposing to extend a sidewalk on the east side of School Street as far north as possible. The streets and alleys within Phase One A are all private.
**Lighting:** Regarding lighting pertaining to the 81 single-family lots, lighting has been outlined in the Residential Design Guidelines booklet. Except for seasonal holiday decorative lighting, all other exterior lights must be approved by the development’s Design Review Committee (DRC) prior to installation.

**Landscaping & Buffering:** The applicant has provided a landscape plan that is consistent with the planned development preliminary plan. The applicant is providing the necessary buffer yards and street trees consistent with the Planned Development. The tree line on the north side of the property and abutting the lots that front on McLemore Ave is proposed to be preserved and will also include a 15’ landscape buffer that will run along the rear of the lots. An additional 15’ buffer is provided between the development and Elm Street to the east. The tree line on the south side of the property that buffers the existing lake from Kedron Road is also proposed to be preserved.

**Open Space & Amenities:** Phase One A includes a central open space within the residential area and a pool/clubhouse for the residential single-family homes. The proposed community park (Park Commons) fronting the existing lake is also included in Phase One A. As indicated during the preliminary application, the lake front park will be open to the public, managed by an association that is a combination of the commercial association, multi-family association, and the single-family association. A 12’ wide pedestrian trail (Downtown Greenway) is proposed to start along Kedron Road and head up and around the lake, where it will ultimately extend along the southern side of the development and will connect into Main Street. The applicant has provided locations for signage along this trail. Phase One A only includes the portion of trail from Kedron to the community park at the northern end of the lake.

**Bicycle & Greenway Plan:** The Bicycle and Greenway Plan shows Kedron Road as a proposed greenway for the Downtown Greenway, which follows the floodway. The Downtown Greenway will wrap around the existing lake and will continue south and to the west towards Main Street. Phase One A includes the connection of the Greenway with Battlefield Park across Kedron Road and extending up to the community park.

**Summary:** The applicant met with staff to discuss planned development final plan on July 15, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (August 3, 2020):

1. Modify the Cover Sheet to show Phase One A and Phase One B.
2. Recommend that all references to Phase 1 A and B use the number ‘1’ and not “One”.
3. Identify the Downtown Greenway trail material.
4. The Kedron Square Residential Design Guidelines are approved for the development and application by the developer.
5. Development of Phase One A shall be consistent with all prior approved exhibits of the Kedron Square PD.
6. The four-future live/work units next to Lots 59 & 81 are no longer proposed as part of Phase One A. The resubmittal letter indicates that they could be included as part of Phase One B. Please label consistently what phase these are now proposed to be in.
7. Water Department must meet with engineer prior to the water plans being sent to TDEC.
PHASE I PARK IMPROVEMENTS
(SEPARATE DRAWING PACKAGE): PUBLIC ACCESS EASEMENT TO APPLY TO OPEN SPACE AREA NO. 3

SITE LAYOUT KEYNOTES

SITE LAYOUT KEYNOTES

LEGEND

CONCRETE FLOORING
CONCRETE SEAM
CONCRETE HERRINGBONE
CONCRETE CURB
CONCRETE SIDEWALK
TREE PRESERVATION
OVERALL LANDSCAPE
PHASE 1

LIMITS OF PHASE 1 IMPROVEMENTS

REFER TO SHEET C3.2 FOR DETAILED SITE LAYOUT AND SECTIONS

LAKE

REFER TO SHEET C3.2 FOR DETAILED SITE LAYOUT AND SECTIONS

PHASE 4

SITE LAYOUT
Residential Design Guidelines

Introduction

Kedron Square, located within the greater downtown area of Spring Hill, Tennessee, seeks to create a residential community where one can relax and renew. It will be a community which respects the area’s natural character through thoughtful planning, design, and construction. The following standards are meant to translate this community vision into a set of clear guidelines for builders and homeowners, to help ensure a successful, cohesive community. Please keep in mind that these guidelines do not supersede local jurisdictional authorities and their specific requirements.

This guide is organized as follows:

- **Design Review Process**: A summary of the review submittal requirements and process that will be administered by the Design Review Committee, or ‘DRC’.

- **Siting Requirements**: Home Site Layout Design Standards.

- **Architectural Styles and Standards**: These guidelines will help keep the final form of the building consistent with its design intent and within the communities overall vision.

- **General Aesthetic Regulations**: Guidelines regarding general maintenance of the aesthetic vision of the community.
DESIGN REVIEW PROCESS

All proposed home designs must be reviewed and approved by the Design Review Committee (DRC). The components of the review include site layout, architecture, exterior materials, colors, and landscape design. All submittals must be complete when submitted before a design can be reviewed. Construction on the project may not start until the design has been granted final approval by the DRC.

Preliminary Review

A review and approval is required before the design is finalized. This is to ensure that the design meets the necessary criteria as described below before construction documents are finalized, and so that DRC feedback can be incorporated into the final documents in a timely and efficient manner. In addition, the Builder may elect to reserve exterior material selections at this stage, if they are included in the preliminary submittal package. Once all required items are received, DRC typically will complete and return the review within 7 days. In addition to receiving a marked-up set of plans for review and use for the final documents, you are encouraged to further discuss any pertinent issues with DRC.

Preliminary Review Submittal Package:
The following is to be emailed in digital PDF format.

- Completed application form.
- Preliminary Site Plan (1" = 40’ minimum scale) showing lot fit, retaining walls (if required), grading, and drainage plan
- Preliminary architectural plans (hand-drafted or CAD) to scale.
  - All Floor Plans with overall dimensions; Roof Plan with roof slopes noted
  - All exterior elevations with roof slopes and major materials noted.
  - Approximate area calculations.
- Optional drawings: 3-D views, sketches, inspiration images, etc.

Preliminary Review Criteria:
- Massing, Style Consistency, Character appropriate to Community Vision.
- Site: Overall site strategy, lot fit, driveway location, retaining walls, drainage plan, other significant features.
- Driveway location: if, because of the sewer tap location, the driveway is on the approach side, then appropriate mitigation strategies will be discussed at this point
- Review of high-impact elevations if applicable (Corner lots, Terminus lots, etc)
- Appropriate use of materials
Final Review

DRC typically will complete the review within 7 calendar days of submittal. In addition to a marked-up set of plans, dialogue with the builder or client is very beneficial to the success of the project. With final approval of the submittal package, the builder may proceed with construction.

Final Review Submittal Package:

- Completed application form.
- Final Site Plan, 1” = 40’ minimum scale. Include setbacks, drainage plan, driveways, walks, fences, walls, patios, decks, pools, other secondary structures, and existing trees over 4” dia., labeled to be saved or removed.
- Landscape Plan (may be combined with site plan)
- Completed material selection sheet.
- Full and final set of Architecture construction documents, fully noted and dimensioned to include:
  - Foundation Plan
  - Floor Plans. Include all secondary structures, decks, patios, terraces, etc.
  - Roof Plan
  - Exterior Elevations
  - Exterior Details
- Cut sheets/product information and additional details as requested by DRC.

Final Review Criteria:
- Preliminary review criteria listed above
- Exterior details
- Further product information or details that is requested by DRC
- Consistency with approved preliminary design
The first step in the site specific design process is understanding the characteristics and parameters of the lot in order to determine the appropriate design strategies to both maximize the use of the lot but also contribute to the overall streetscape. The following site guidelines will aid in this process, which are subject to DRC review and approval. Note that the Builder must also abide by site design requirements of the local jurisdiction.

**Site Utilities:**

- Site Utility design and installation to each lot shall be per developer and consistent with local jurisdictional standards.
- All HVAC and electrical equipment must be screened with plant materials or DRC approved screen wall.

**Siting the Home:**

- Setbacks and easements are provided on the approved plat. Locate fronts of houses in order to create a consistent streetscape with limited variation. Treat front setbacks similar to “build-to” lines.
- House design shall take into account the topography of the site. New grading shall be consistent with the natural terrain to the greatest extent possible.
- Steps may encroach into the front and side setbacks unless such encroaches into a utility or P.U.D.E easement.
- While it is recommended that stairs be broken up by landings at approximately 5 riser intervals, the maximum allowable continuous run is 8 risers.
- Maintain an 18” minimum front porch or front stoop F.F.E. to grade so that homes sit out of ground and not as a slab on grade house.
Special Lot Conditions:

The following lot types require special attention and consideration in the house siting, massing, and detail. These lots are high visibility lots and will typically require a two story massing, porches wrapping the corners of homes, special siting of the house massing, etc. These lot types are broken down into the following specific types:

- **Corner Lots**
  These homes typically have two main sides exposed and therefore need special care as to how they are addressed in the streetscape. It is common that there be a porch wrapped on the corner to help transition the main façade to the side. Also, because so much of the front and side elevations are exposed to view there needs to be a higher level of detail on the two street facing facades. Additionally, the garage views need more care due to two sides of the home being exposed. This can be done through a higher level of garage door being used, a side loaded garage condition, a recessed garage door, etc.

- **Lots Across from Open Space**
  Because these homes are open to a higher level of scrutiny with their greater exposure to longer views, these homes should be designed with a higher level of care in the architectural massing and detail. This is commonly done with two story massing in order to strengthen the enclosure of the streetscape.

- **Terminus Lots**
  Those lots that terminate the view on a street to the end of a street. The main body of the house should occupy the terminus view and not a garage front. This may mean a mirroring of a house plan in order to make sure that the garage doors are not the focus.
Repeat Policy:

It is anticipated that a few selected builders may construct many of the homes in this community. Therefore, it is necessary to establish an appropriate repeat policy within the community to help ensure the level of variety expected for this development:

- The same floor plan can be used, if desired, adjacent to the same plan if the exterior elevation is significantly different as determined by the DRC.
- The same exterior elevation cannot be repeated closer than six houses away on either side or across the street. That includes if that same elevation is requested in a different color scheme.
- It is the desire of the developer that the community also have variations in material colors and tones and therefore having a streetscape of one-color tone (ie.: all white) is not desired and should be avoided.

Decks, Patios, and Outdoor Structures

- Design of decks, patios, and outdoor structures such as gazebos, arbors and sheds are to be held to the same design standards as the rest of the home and shall be fully documented in the construction documents.
- Stabilization methods must be followed to prevent soil erosion below deck floors.

Swimming Pools

- The design of pools, including screening, fencing and lighting, is subject to DRC approval and shall meet governing codes. No above-ground pools will be allowed.
- Mechanical equipment for pools must be screened from view and placed so that its noise is not intrusive to neighbors.
- Pool lighting shall be designed so as not to be intrusive to neighbors.
The overall architectural character of the community will be determined by the various decisions that go into each home's design. The following architectural guidelines are intended to help keep the final form of each home consistent with the overall design intent and within the community's vision. Please keep in mind that these guidelines are meant to encourage creative design solutions and that DRC decisions will be made in light of the home's particular design requirements.

Within the simplicity of each home's massing and overall expression lies potential for a great diversity of form and stylistic expression.

A successful home's design depends on maintaining consistency in detailing and massing on all visible sides and keeping the massing simple and logical. The material choices need to be simple and true to the architectural style.

Before committing to an architectural design, please ensure that it meets site plan requirements as outlined in the Site Requirements section.

**Architectural Styles:**

The Architectural character of Kedron Square is based on multiple styles that are found in the quintessential small-town communities found in Tennessee. These styles include both traditional and romantic styles of residential architecture.

Traditional styles include Colonial Revival, Georgian, Classical Revival, American Farmhouse and Italianate. The Romantic styles include Craftsman, English Romantic and Folk Victorian.

Fresh and new interpretations of the precedent historic styles, following fundamental architectural principles of scale, massing and details are encouraged. No single home should stand out in the streetscape but together create a cohesive, well-conceived streetscape. The goal is to create a harmonious streetscape of well-designed homes that complement each other and creating an authentic sense of place while providing a unique identity.

Architectural details should be simple, yet well executed.

The following briefly describes the overall architectural principles that should inform the design process and contribute to a home's timeless value.

**Massing and Planning:**

- All visible sides of each home must have the same attention to massing and detail.

- Homes should have a clearly defined "main body" with smaller "secondary elements such as garages, wings, porches and breezeway connectors. Appropriate variation in scale and materials between main and secondary elements is encouraged to suggest that these elements have been added over time.
ARCHITECTURAL STYLES AND STANDARDS

Massing and Planning (cont.)

• Garages need to be thoughtfully designed so as not to diminish the architecture.

• While the front or street facing elevation is the most aesthetically important face, there should be design continuity with the sides and rear elevations with consistent massing, materials and roofing.

• Minimum floor to ceiling heights shall be 10'-0" on first floor and 9'-0" on second.

Roofs

• Main roof pitches should be appropriate to the stylistic expression of the house, and will be reviewed for its appropriateness to the style, and consistency on all sides.

• Membrane roofs such as EPDM or TPO are acceptable on portions of a house where a flat roof is required and the material is not visible from a public right-of-way or neighbor's yard. Otherwise metal (standing seam or welded) roofs are required.

• Overhang depths shall be consistent with style. Exposed rafters (either left exposed or wrapped with soffit) are encouraged as appropriate to style. Approved materials are wood or Cement Fiber. Aluminum or vinyl soffit material is not permitted.

• Dormers should be consistent with the style of architecture. When located at a non-habitable interior space, they must be provided with appropriate window treatment (such as painting the inside face of glass a dark color, etc.) so as not to expose roof framing to view.

• All exposed roof accessories (stack vents, attic ventilators, etc.) shall be located as much as possible away from visibility from a public right-of-way.

• Skylights: Acrylic dome or bubble skylights are not permitted. Flat glass skylights are permitted when not visible from the street.

• "Pork Chop" gable ends are not permitted at eave returns. Only traditional eave returns appropriate to style are allowed.
Garages

As mentioned in the previous section, Garages need to be thoughtfully designed so as not to diminish the main house architecture.

- There shall be a two-car garage minimum.
- No Carports will be permitted.
- Front-facing garage doors shall be individual 8'-0" tall and 9'-0" maximum width doors, with one or more of the following per DRC approval:
  - Be recessed 12" minimum from face of garage wall;
  - Have a trellis or shed roof with brackets;
  - Have a significant overhang of the garage roof;
- Motor-Courts, with the garage(s) in front of the house will not be permitted.
- Living space is acceptable above the garage. As a general rule, the ridge line must be a minimum of 3'-0" below main ridge line of house and massing must be otherwise subordinate to the main massing.
Foundations and Chimneys

• House and porch foundations shall be masonry material of brick, stone, or painted brick. Exposed CMU is not acceptable.

• Chimneys typically shall be built with brick, stone or hard coat stucco veneer materials. Other materials such as cement fiber board will be decided on a case-by-case basis (as long as they are not visible from the street).

Porches and Columns

The Porch design shall be consistent with the architectural style of the house. Large generous porches are encouraged, in keeping with the style of the home.

• Porches shall be a minimum of 6' deep though an 8' depth is preferred to encourage use.

• Porches more than 30” above grade shall have railings (per code).

• Porch railings shall be of a material and design compatible with the style of the house.

• Vinyl or aluminum railings are not permitted.

• Screened porches are not allowed on the front of the home.

• Canvas awnings are not allowed.

• Porch decking may be concrete, brick, stone, wood or composite wood.

• Porch foundations shall be piers or continuous foundation and may be open with screening (lattice, etc.) or a continuous wall.

• Columns shall be wood, masonry or a composite material appropriate to the style of the house and properly detailed consistent with the house style and to protect against water intrusion.
Windows and Shutters

- All major vertical surfaces shall be articulated with windows as is appropriate so that large solid facades do not face a street or immediately adjacent to a street view.

- Bay windows must either extend to the ground or be supported with brackets sized to visually support the structure.

- Shutters must be half the width of the window and the same height as the window so that if closed they would cover the window they are flanking.

- All windows shall have clear glass. (Note: this does not exclude Low-E glazing)

- Window types: Single, Double Hung, Casement, Fixed. Other types per DRC approval.

- Window materials: aluminum clad, vinyl clad, solid vinyl, and painted wood. Materials will be reviewed by DRC according to the style of home.

- Window grids: SDL (simulated divided lites). Grid pattern shall be consistent on all sides. GBG (Grid Between the Glass) is not acceptable

- Brick Mould and trim shall be reviewed on a case-by-case basis, depending on the design intent.

- Transoms must have a minimum glass height of 12” and will be incorporated as a single unit with unit below by way of trim. Brick between transom and door/window unit below is not acceptable.

- Exaggerated design elements such as keystones are discouraged. If allowed, they shall follow traditional design principles.

- Lintels shall extend 4” beyond the window opening.

- Window selection (materials, type, trim package, etc.) is required as part of the final submittal package.
ARCHITECTURAL STYLES AND STANDARDS

Doors and Entries

- Front primary entrance door shall be easily identifiable from the street.
- Front entrance door shall be 8'-0" height min. if no transom is used. If transom is used a 6'-8" door is allowed.
- Double-entry doors will be reviewed on a case-by-case basis and should be appropriate to the home’s design.
- Transoms must have a minimum glass height of 12" and will be incorporated as a single unit with unit below by way of trim.
- Door selection is required as part of the final submittal package.

Exterior Walls and Trim

Acceptable Exterior Materials:

- **Brick** should be of a traditional color and size with minimal blends. Brick color & detailing should be appropriate to the architectural style of the home. (Painted Brick is an acceptable material.)
- **Faux Stone** will be decided on a case by case basis. Sample material must be submitted to DRC.
- **Stucco** must be hard-coat stucco. Synthetic stucco (EFIS) is not allowed.
- **Siding**: Painted or stained, wood or cementitious (smooth texture only), bevel or lap. 3" min. to 6" maximum exposure as appropriate per DRC approval.
- **Board & Batten**: painted or stained, wood or cementitious.
- **Shake Shingles**: Painted or stained wood (cementitious shake is not acceptable)
- **Other material choices** may be submitted for consideration, subject to DRC approval.

- Maximum of two major materials (stone, brick or siding) per home. Exceptions are subject to DRC approval.
- Transitions of materials should respond to the massing and hierarchy of the design of the home. Changes in materials must occur at inside corners or at horizontal trim bands/ masonry cap ledges and should be visually logical.
Exterior Walls and Trim (cont.)

- Trim shall be smooth, high quality finished grade stock, stained or painted. Corner boards shall be a minimum of 5.5" wide. (CPVC or similar hybrid trim material is acceptable)

- Colors are encouraged to be consistent with the style of house. DRC will encourage a diversity of color selections to maintain a varied streetscape.
GENERAL AESTHETIC REGULATIONS

The following requirements apply to all residential lots within Kedron Square unless a written variance has been granted by the Design Review Committee (DRC).

Accessory Buildings:

Accessory buildings and structures (including gazebos, arbors, trellises, greenhouses, cabanas, and storage buildings) must be approved by the DRC. If approved, such structures must be of the same or complimentary color, material and architectural style as the main residence or of a color, material and style that is generally recognized as complimentary to that of the home.

An accessory building’s roofing material should complement that of the main residence. Accessory buildings shall, generally, be located in the rear yard; they may not be located within an easement area, shall not unreasonably obstruct any adjacent neighbor’s views and may require adequate landscape screening.

Clotheslines:

Clotheslines shall be prohibited except when approved, in writing, by the DRC.

Compost:

One compost pile, measuring no more than three feet in diameter and three feet in height, may be permitted in the rear yard if adequately screened by approved plantings and/or fencing so as to be concealed from view of neighboring residences, streets and common open spaces. Owners shall be responsible for ensuring that compost piles do not emit odor or attract pest animals or insects.

Dog Runs and Pens:

Dog runs or animal pens shall be prohibited except when approved, in writing, by the DRC.

Flags and Flagpoles:

Freestanding flagpoles are prohibited. Flags visible from the exterior of a dwelling may be hung only on flagpoles which are no more than six feet in length, no more than three inches in diameter, and mounted on the exterior wall of the dwelling. Flags shall not exceed 4’ x 8’ in size. Flags, which are intended to or tend to incite, antagonize or make political statements in the DRC’s judgment, shall not be permitted. Flags shall be maintained in good condition and shall not be displayed if mildewed, tattered or severely faded.
GENERAL AESTHETIC REGULATIONS

HVAC Equipment:

Rooftop or window air-conditioning units shall be prohibited. Condensers or other external HVAC equipment located on the side of the house must be screened from view with shrubs, masonry walls or other opaque materials complimentary to the architecture of the house and must be approved by the DRC.

Lighting (Exterior):

Except for seasonal holiday decorative lighting that is installed and removed within a holiday season, all exterior lights must be approved by the DRC prior to installation.

The DRC may take into consideration the visibility and style of any exterior lighting fixture and its location on the home. Exterior lights shall be conservative in design and as small in size as practical. Lights shall be directed toward the house or landscape and limited in wattage. Low voltage, LED lighting is preferred and encouraged. General flood lighting is not permitted. Lighting should not create a nuisance for neighbors.

Ponds and Fountains:

It is the responsibility of the Owner to ensure that the installation and use of any ponds or fountains conforms to all applicable codes and governmental regulations. No water feature, including Ponds or Fountains, may be constructed without prior approval of the DRC and appropriate local and state agencies (as required).

Recreational and Play Equipment:

Recreational Equipment must be located within the building setbacks. Basketball goals must be portable and shall consist of metal poles and glass backboards. Basketball goals are not permitted to affix to the home. The location of backboards shall be subject to review based on proximity of the goal to property lines, neighbors' living areas, landscaping and vehicles. All play equipment must be brought inside or in a rear yard at the end of the day.

Swing sets and playhouses of neutral or natural colors are preferred. These elements must be located directly behind the footprint of the house or must be screened by landscaping or fencing so that they are concealed from view of all streets, neighbors and open spaces. Wooden play sets are preferred. Materials and location of swing sets or playhouses must be approved by the DRC.
GENERAL AESTHETIC REGULATIONS

Statues and Yard Ornaments:

DRC approval is not required for the rear-yard installation of any statues or bird baths which, including pedestal, stand no more than three feet tall, and is no more than 24 inches in diameter. Any statues or bird baths that connect to running water shall be considered a fountain and will require submittal to and approval of the DRC.

All other statues or yard ornamentation shall be permitted only with prior DRC approval.

Temporary Structures:

Temporary structures are prohibited without prior approval with one exception. Camping tents, used for occasional backyard camping by children, shall be permitted without prior approval provided they are not left standing for longer than 72 hours.

Trash Containers:

Trash containers shall be enclosed or screened from view of adjacent property and street at all times other than during trash collection. Trash containers shall be kept in a clean, sanitary condition.

Window Boxes and Planters:

Window boxes and planters on the exteriors of dwellings must be approved, in advance, by the DRC. If approved, they shall be of a color and material complimentary to the dwelling exterior and shall be maintained in a neat and attractive condition. Brightly colored plastic planters are not permitted. Dead, diseased or dying plant material and weeds shall promptly be removed from window boxes and planters.
KEDRON SQUARE RESIDENTIAL DESIGN GUIDELINES

For more information, please contact:
Kedron Square
Spring Hill, Tennessee

DISCLAIMER: Prices, plans, artists' renderings, photographs, land uses, dimensions, specifications, improvements, materials, amenities and availability are conceptual and are subject to change without notice. The presentation of these materials herein does not constitute any representation or warranty by SR residential Partners and may not be relied upon by any person or entity. Nothing referenced herein constitutes an offer or solicitation of any kind. The development of this community is expected to take many years. It is likely that the developer's master plan will be modified from time to time, to take into account different market conditions and changes in circumstances. The developer reserves the right to modify or abandon the plans for the development of this community at any time without notice.
ORDINANCE 19-25

AN ORDINANCE AMENDING ORDINANCE NO. 18-21, ADOPTED AUGUST 20, 2018, BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 102.13 ACRES OF LAND FROM C-1, NEIGHBORHOOD COMMERCIAL, TO PLANNED DEVELOPMENT (PDP 673-2019), WITH THE UNDERLYING DISTRICTS OF C-1, R-4, AND R-6, AND ADOPTING THE PRELIMINARY PLAN FOR TENNESSEE CHILDREN’S HOME MIXED-USE REDEVELOPMENT, BEING TAX MAP 028, PARCEL 002.00.

WHEREAS, the City of Spring Hill Zoning Ordinance, adopted via ordinance 18-21, authorizes the Planning Commission to make recommendations on Planned Development applications to the Board of Mayor and Alderman; and

WHEREAS, the Planning Commission reviewed Planned Development application PDP 673-2019, Tennessee Children’s Home Mixed Use Development, at its June 10, 2019 regularly scheduled meeting; and

WHEREAS, the Planning Commission determined that the application met the minimum requirements and approval standards for a Planned Development contained in Article 13.5 of the Unified Development Code; and

WHEREAS, the Planning Commission recommended, by a vote of 6-0-1, approval of Planned Development application PDP 673-2019, Tennessee Children’s Home Mixed-Use Redevelopment, with conditions; and

WHEREAS, the Board of Mayor and Aldermen find that Planned Development application PDP 673-2019, Tennessee Children’s Home Mixed-Use Redevelopment, meets the requirements and approval standards contained in Article 13.5 of the Unified Development Code, the same being the Zoning Ordinance for the City of Spring Hill; and

WHEREAS, The City of Spring Hill Board of Mayor and Alderman desires to rezone the subject property from C-1, Neighborhood Commercial, to Planned Development (PD) and approve the Preliminary Plan for Tennessee Children’s Home Mixed-Use Redevelopment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION ON THE 16th DAY OF September, 2019 as follows:

SECTION 1: REZONING. Zoning Ordinance No. 18-21 (Zoning Map), adopted August 20, 2018, be and is hereby amended by rezoning those certain parcels of real property known as the Tennessee Children’s Home Mixed-Use Redevelopment, described below and as shown in the attached exhibits, from C-1 to Planned Development (PD) subject to the underlying zoning classifications of C-1, R-4, and R-6 as designated therein.

In the State of Tennessee, County of Maury, City of Spring Hill, and being more particularly described as follows:

Maury County Tax Map 028, Parcel 002.00 consisting of approximately 102 acres.
SECTION 2: EXHIBITS. The Preliminary Plan for the Tennessee Children's Home Mixed-Use Redevelopment shall consist of the following Exhibits all dated September 10, 2019:

Exhibit A – Preliminary Planned Development, TN Children’s Home, Mixed Use Redevelopment plan set.
Exhibit B – Visioning Guidebook
Exhibit C – Memorandum from Catalyst
Exhibit D – Spring Hill UDC Revision Booklet
Exhibit E – Road & Utility Improvements by Phase
Exhibit F – Land Use Master Plan

Except as modified herein and explicitly on the approved Preliminary Plan (Exhibit A-F) the Tennessee Children’s Home Mixed-Use Redevelopment PD shall comply with the requirements of the underlying C-1, R-4, and R-6 zoning districts, in Ordinance 18-21, (Zoning Ordinance) as amended, be in substantial conformance with Exhibits A-F attached hereto, all other applicable rules, regulations and ordinances of the City of Spring Hill, as well as the following conditions:

1. All on-site and off-site water distribution and sanitary sewer collection infrastructure is the responsibility of the developer. All green items shown in Exhibit E shall are considered blue in accordance with this condition.

2. All right-of-way on Kedron and Main Street shall be dedicated at preliminary plat.

3. All off-site improvements within the existing right-of-way for School Street, from McLemore to the development site, shall be constructed as part of Phase 1. Such improvements shall include a 22-foot wide asphalt pavement section without curb and 5-foot wide concrete sidewalk on at least one side, side to be determined during site plan or subdivision review. If sufficient right-of-way exists a sidewalk shall be provided on both sides.

4. At the end of Phase 4, a warrant study shall be performed at the intersection of “A Street” and Kedron Road to review the need for a pedestrian signal and/or traffic signal which shall be provided as warranted by the development.

5. The upstream floodplain west of Main Street will be evaluated and a written evaluation provided to the City for review prior to the preliminary plat.

6. Intersection of Kedron Road and Old Kedron Road - Provide a separate northbound right turn lane from Kedron Road to Old Kedron Road to include a minimum of 250 feet of storage and modification of the existing traffic signal incorporating a right turn overlap signal phase for northbound motorists. This condition shall prevail over conflicting language in Exhibit E.

7. Intersection of Main Street and the Middle Project Access - This project access shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes with the left turn lane to include a minimum of 150 feet of storage and the right turn lane to include a minimum of 100 feet of storage. This project access shall be controlled.

Ordinance 19-25
Page 2 of 4
by a stop sign at Main Street. A northbound right turn lane shall be provided on Main Street at the intersection with this project access to include a minimum of 150 feet of storage. A traffic signal is not recommended at this location because of the inadequate distance between this project access and the existing traffic signal at Kedron Road that would not provide adequate progression through adjacent traffic signals. To be constructed as part of Phase 2. This condition shall prevail over conflicting language in Exhibit E, and the developer shall not be required to make improvements to Buckner Lane.

8. **Intersection of Main Street and the Northern Access** – This project access shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes to include a minimum of 250 feet of storage. A northbound right turn lane shall be provided on Main Street at the intersection with this project access to include a minimum of 150 feet of storage. A traffic signal shall be installed at this intersection when this project access is constructed to include protected-plus-permitted signal phases for the southbound and westbound approaches as well as right turn overlap signal phases for the northbound and westbound approaches. The proposed traffic signal at this location shall be coordinated with the existing adjacent traffic signals at Kedron Road and Depot Street/McLemore Avenue in order to facilitate progression through the Main Street corridor and minimize vehicle queues particularly on northbound Main Street. The traffic signal at this location would be more than 800 feet from the existing adjacent traffic signals at Kedron Road and Depot Street/McLemore Avenue. With this spacing, these three (3) consecutive signals could be timed and phased to provide adequate progression through the Main Street corridor. To be constructed as part of Phase 3.

9. **Intersection of Kedron Road and the Two (2) Western Project Accesses** - These project accesses shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes to include a minimum of 100 feet of storage. These project accesses shall be controlled by a stop sign at Kedron Road. Eastbound left turn lanes and westbound right turn lanes shall be provided at both project accesses on Kedron Road with each turn lane having a minimum of 100 feet of storage. The southerly most access to be constructed as part of Phase 1; the northerly most access to be constructed as part of Phase 2.

10. **Right-of-Way Along the Frontage of the Project Site** – Main Street and Kedron Road are both designated as “Arterials” in the Major Thoroughfare Plan 2019 thus requiring 95 feet of dedicated right-of-way (47.5 feet either side of the roadway centerline). Additional right-of-way dedication shall be provided on both Kedron Road and Main Street in order to provide the required right-of-way in order to facilitate future widening and turn lane(s) construction that is not currently warranted.

11. **School Street** – There will be a negligible amount of site-generated traffic entering and exiting the project site at School Street during peak hours. However, for safety reasons, 2 - 11 foot driving lanes shall be provided on School Street from McLemore Avenue to the project site.

12. The preservation of existing vegetation along Kedron Road, between the two driveways and along the multi-family site boundary shall be reviewed during the site plan review process.
13. The Use Matrix in Exhibit D shall be amended to remove Drive Through Facility as a Special Use.

14. The Use Matrix in Exhibit D shall be amended to change the Principal Uses of Bar, Micro-Brewery/Distillery/Winery, and Winery to Special Use.

15. The Use Matrix in Exhibit D shall be amended to remove Retail Liquor Store as a Permitted Use.

SECTION 3: PUBLIC HEARING. The zoning change was the subject of a public hearing held on September 16, 2019.

BE IT FURTHER ORDAINED
In case of conflict between this ordinance or any part hereof, and the whole part of any existing ordinance of the City, the conflicting ordinance is repealed to the extent of the conflict but no further. If any section, clause, or provision or portion of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, or provision or portion of this ordinance.

Rich Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading: July 15, 2019
Passed on Second Reading: September 16, 2019
PLANTING NOTES
1. If the dimensions of the planting bed exceed 6 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 6 feet in any direction.
2. If the planting bed exceeds 12 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 12 feet in any direction.
3. If the planting bed exceeds 24 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 24 feet in any direction.
4. If the planting bed exceeds 36 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 36 feet in any direction.
5. If the planting bed exceeds 48 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 48 feet in any direction.
6. If the planting bed exceeds 60 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 60 feet in any direction.
7. If the planting bed exceeds 72 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 72 feet in any direction.
8. If the planting bed exceeds 84 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 84 feet in any direction.
9. If the planting bed exceeds 96 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 96 feet in any direction.
10. If the planting bed exceeds 108 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 108 feet in any direction.
11. If the planting bed exceeds 120 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 120 feet in any direction.
12. If the planting bed exceeds 132 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 132 feet in any direction.
13. If the planting bed exceeds 144 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 144 feet in any direction.
14. If the planting bed exceeds 156 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 156 feet in any direction.
15. If the planting bed exceeds 168 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 168 feet in any direction.
16. If the planting bed exceeds 180 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 180 feet in any direction.
17. If the planting bed exceeds 192 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 192 feet in any direction.
18. If the planting bed exceeds 204 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 204 feet in any direction.
19. If the planting bed exceeds 216 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 216 feet in any direction.
20. If the planting bed exceeds 228 feet in any direction, the planting bed must be divided into planting sections. These planting sections must be divided into planting sections that are no larger than 228 feet in any direction.

DESIGN NOTES
1. The design of the landscape planting bed must take into account the existing topography of the site. The landscape planting bed must be designed to complement the existing topography of the site.
2. The design of the landscape planting bed must take into account the existing vegetation of the site. The landscape planting bed must be designed to complement the existing vegetation of the site.
3. The design of the landscape planting bed must take into account the existing utilities of the site. The landscape planting bed must be designed to complement the existing utilities of the site.
4. The design of the landscape planting bed must take into account the existing structures of the site. The landscape planting bed must be designed to complement the existing structures of the site.
5. The design of the landscape planting bed must take into account the existing parking areas of the site. The landscape planting bed must be designed to complement the existing parking areas of the site.
6. The design of the landscape planting bed must take into account the existing sidewalks of the site. The landscape planting bed must be designed to complement the existing sidewalks of the site.
7. The design of the landscape planting bed must take into account the existing driveways of the site. The landscape planting bed must be designed to complement the existing driveways of the site.
8. The design of the landscape planting bed must take into account the existing stormwater management systems of the site. The landscape planting bed must be designed to complement the existing stormwater management systems of the site.
9. The design of the landscape planting bed must take into account the existing lighting fixtures of the site. The landscape planting bed must be designed to complement the existing lighting fixtures of the site.
10. The design of the landscape planting bed must take into account the existing signage of the site. The landscape planting bed must be designed to complement the existing signage of the site.

CONCRETE INSTALLATION BEING COMPLETED.
TENNESSEE CHILDREN’S HOME PROPERTY

SPRING HILL, TENNESSEE

Visioning Guidebook for a Mixed-Use Development

Developer:

SR Residential Partners, LLC

Prepared By:

Catalyst Design Group

Exhibit B
REVISED: 06/03/2019
The primary goal of the development of the Tennessee Children’s Home’s property is to create a diverse and integrated mixed-use community (the “Development”) that serves the Spring Hill community. The Development is planned to include activated retail/flex-office, corporate office, hospitality, assisted living and residential uses including single-family residences, townhomes, condominium flats and multifamily apartments. Mixed-use communities that are successful on a long-term basis seamlessly integrate varied uses by well-designed horizontal planning and vertical integration of quality architecture. Equally important to successful mixed-use communities is a design that reflects the vision, needs and values of the community. Such perspective is fundamental in crafting the design of the Development.

The Development’s integrated mixed-use design and quality seek to accomplish several goals that include, among others, a pedestrian-friendly lifestyle environment, a destination community that serves as the town-center district, a community that integrates into the surrounding area, enhancement of the downtown area and the local business community, a community that preserves and integrates significant history and a development that provides substantial public benefit to the Spring Hill community.

As more fully described below, this is the vision for the development of the Tennessee Children’s Home property – a diverse and integrated mixed-use community that serves, enhances and benefits the Spring Hill community.
The vision of the Development is to create a truly walkable “lifestyle environment” where patrons can live, work, shop and play. In addition to an array of residential options, the land uses would offer the community restaurants, coffee shops, retail stores, offices for local businesses, central common areas for public concerts and town events, trails for exercise and more. Well-designed interconnection of blended land uses ensures the long-term success of a lifestyle environment. The key is how vehicle and pedestrian flows co-exist successfully so that businesses and lifestyle both thrive. A thoughtful pedestrian system would include sidewalks and trails linking all uses, common areas and pedestrian connections to the surrounding area, placement of buildings and vehicular areas to facilitate pedestrian circulation, benches, bike racks, appropriate lighting, tree plantings along streets and other quality landscaping. The pedestrian system would create a walkable and bikeable environment, encourage healthy habits and promote a greater sense of community through increased opportunities to interact with neighbors. Further bolstering Spring Hill’s sense of community, the Development will establish a charming atmosphere reflective of the inherent character of Spring Hill.

We envision the Development serving as the “town center district” and the primary destination community of Spring Hill. Centrally located in Spring Hill, the Development would be the prominent location for hosting civic and charity events, festivals, concerts, fishing tournaments and other community activities. Several aspects of the Development would establish its role as Spring Hill’s destination community. The retail shops, restaurants, hospitality and other uses will attract people from the Spring Hill community and beyond. The central location would bolster such appeal. The property is located near the downtown area and along the primary north-south arterial thoroughfare in Spring Hill (Main Street). The common areas would attract people and provide venues for community events, concerts and other public activities. One of the most prominent common areas would be the community park located on the northern border of the eight acre lake. Bolstering its role as Spring Hill’s destination community, the Developed is designed so that the City could close-down the main boulevard in the commercial area for a community event while keeping the surrounding parking areas accessible to the public. The green space located at the eastern end of the boulevard in the commercial area is an ideal location for staging a community event.
The Development is designed to integrate into and interconnect with the surrounding neighborhoods. Serving as Spring Hill’s only lifestyle environment and destination community naturally will promote integration into the surrounding community. However, thoughtfully planned pedestrian and vehicular circulation is key to successful interconnection between the Development and the surrounding neighborhoods. The pedestrian system would include pedestrian connections to the surrounding areas. In particular, the sidewalk located on the property along School Street would facilitate pedestrian access to businesses located in the downtown area. The pedestrian system also would include a trail and crosswalk link to Jerry Erwin Park across Kedron Road and a pedestrian link to Elm Street. The design includes additional points of vehicular ingress/egress on Main Street and Kedron Road, roundabouts to calm traffic, sufficient internal parking capacity and public parking along internal roads. Such elements would ensure that the pedestrian and vehicular activity attracted by the shops, restaurants, common areas, public events, historical features and other elements would seamlessly flow between the Development and the surrounding neighborhoods.

Many in the Spring Hill community have long desired a more defined, central and accessible downtown area. The intent is that the Development’s high standards of design and quality enhance Spring Hill’s downtown area and local business community. Given the central location of the property in Spring Hill, we envision the Development benefiting the downtown area and business community in several respects. The pedestrian sidewalks and trails would serve as an initial step towards the goal of creating an accessible and walkable downtown Spring Hill. Public infrastructure improvements required in connection with the Development may benefit the surrounding neighbors’ use of such public infrastructure. The Development would create a larger customer base with improved accessibility for local businesses located in and around the downtown area. It also would provide needed retail and office space for businesses seeking a location in Spring Hill. Based on initial estimates from third-party market research firm, RCLCO Real Estate Advisors, tax revenues and impact fees generated from the Development equal $96.6 million over a 20 year period, which includes $34.4 million to the City of Spring Hill, $33.8 million to Maury County and $28.4 million to County Schools.
The vision of the Development preserves and integrates the history and stories of the Tennessee Children’s Home, Ferguson Hall and the property. The Development would include a memorial to the Tennessee Children’s Home honoring its years of service and the children that lived at the property throughout the years. The intent is to find a productive purpose for Ferguson Hall. The design contemplates protecting and preserving Ferguson Hall, integrating the historic home into the overall plan and telling stories related to the historic home to the community and visitors. We envision incorporating stories significant to the property and Spring Hill along the community park located on the eight acre lake, the community trail system and other locations accessible to the public. The master plan also includes pedestrian connection to the historic battlefield located across Kedron Road.

The vision of the Development preserves and integrates the history and stories of the Tennessee Children’s Home, Ferguson Hall and the property. The Development would include a memorial to the Tennessee Children’s Home honoring its years of service and the children that lived at the property throughout the years. The intent is to find a productive purpose for Ferguson Hall. The design contemplates protecting and preserving Ferguson Hall, integrating the historic home into the overall plan and telling stories related to the historic home to the community and visitors. We envision incorporating stories significant to the property and Spring Hill along the community park located on the eight acre lake, the community trail system and other locations accessible to the public. The master plan also includes pedestrian connection to the historic battlefield located across Kedron Road.

One of our responsibilities as stewards of the land is to protect and respect the natural environment to the fullest extent possible. Well-designed co-existence between the built environment and the natural environment minimizes negative impacts on established ecosystems and offers quality opportunities for interaction with nature. The Development would ensure integrated co-existence by linking adjacent neighborhoods and other developed areas with natural preserved open spaces throughout the Development. This principle would be reinforced by the preservation of the eight acre natural lake, a community park bordering the natural lake, a community trail system, connection of the trail system to Jerry Erwin Park, open space in front of Ferguson Hall, formal vest pocket parks, a green common space on the main commercial boulevard and an integrated pedestrian system that connects all uses throughout the Development.
The Development would provide substantial public benefits to the Spring Hill community. It would offer the community a diverse array of mixed uses developed pursuant to high design and quality standards. The Development would provide Spring Hill with a walkable “town center district” that both enhances a sense of community and reflects the inherent character of Spring Hill. As a true destination community, the Development would offer the public retail shops and restaurants, office space, homes, common area parks, a trail system along the lake, a place that celebrates significant history and more. It would serve as the prominent location for hosting town and charity events, festivals, concerts and other public events. The Development also would enhance Spring Hill’s downtown area by thoughtfully planned pedestrian and vehicular circulation, facilitate improvements to public infrastructure and generate an estimated $96.6 million in revenue from taxes and fees over a 20 year period.

- Open Space Public Park (8 acres +/-)
  - Area for city events
- Road Improvements
  - School St. (between Kedron Rd. and McLemore St.)
  - Widening of Kedron Rd.
  - Intersection Improvements
- Pedestrian Connectivity
  - Sidewalks from Kedron to McLemore
  - Trail connection to Battlefield Park
  - Connection from Elm St. to public park district to Spring Hill to celebrate the site’s history
- Introduction of a Town Center
- Tennessee Children’s Home memorial feature

Example of interactive play feature for Tennessee Children’s Home

Celebrating the Children’s Home
Spring Hill is a city in Maury and Williamson counties, Tennessee, located approximately 30 miles south of Nashville. Spring Hill’s population as of 2018 was 40,436.

The Tennessee Children’s Home Property is currently zoned as C-1 (Local Commercial District). Spring Hill does not have a “town square” similar to Columbia or Franklin, this property sits very near the geographic center of the community. Therefore, we recognize the cultural opportunity with the transformation of this property into a “Town Center” development that effectively serves as the destination place for entertainment and special Town events.
EXISTING CONDITIONS
NOTE: TENNESSEE CHILDREN'S HOME TO REMAIN IN OPERATION ON THIS PROPERTY UNTIL NEAR CAMPUS IS BUILD AND OPERATIONAL.
The Retail & Flex Office parcels provide an opportunity for a wide range of use and programming to anchor the development. These parcels will include free-standing buildings that will front the public streets and offer architectural diversity in detailing and signage to distinguish each individual use and occupant.

Allowable Materials:

Primary:
- Masonry (Front facades along streets to be 50% masonry min; upper floors on multi-story buildings to be min 30% masonry)
  - brick
  - stone
  - cultured stone
  - calcium silicate block
  - no concrete masonry block
- Fiber cement board
- Engineered Wood products

Secondary:
- Stucco
- Metal Panels

Building Height:
Up to 3 stories maximum on specific buildings to allow for upper story residential or office uses.

Floor Area/Density:
This district shall be allowed an additional build-out total of 40,000 square feet of office and 50 residential units on the second and third floors.
The Hotel outparcels will be located adjacent to the retail and restaurants to promote walkable connections to serve both guests and staff. The hotel will also have a trail connection to provide a natural amenity and connectivity to the entire development.

Allowable Materials:

**Primary**
- Masonry (Ground floor level to be min. 80% masonry - not inclusive of glass area.)
  - brick
  - stone
  - cultured stone
  - calcium silicate block
  - no concrete masonry block
- Fiber cement board
- Glass
- Precast

**Secondary**
- Stucco
- Metal Panels

**Building Height:**
Up to 5 stories maximum or a maximum height of 58 feet.
The office use provides high visibility for the tenants within an easily accessible location. Visitors and employees will both enjoy the proximity to other uses throughout the development, as well as the natural trail network for exercise opportunities.

Allowable Materials:
- Primary
  - Masonry (Ground floor level facade to be min. 80% masonry, not inclusive of glass area.)
    - brick
    - stone
    - cultured stone
    - calcium silicate block
    - no concrete masonry block
  - Glass
  - Precast
- Secondary
  - Stucco
  - Metal Panels

Building Height:
Up to 4 stories maximum or a maximum height of 58 feet.

Quality architecture with a combination of rich materials; ground level base to be accented with different material palette.

Common open space & lawn

Streetscape & lush plantings at foundation
Multifamily and condominium flats will provide both for sale and for rent residential uses to address a wide range of potential buyers and renters. The residential units will have access to the outdoor amenities and retail components of the development that will offer a unique living environment.

Allowable Materials: (Front facades along streets to be min. 50% masonry)

Primary
a. Masonry
   - brick
   - stone
   - cultured stone
   - calcium silicate block
   - no concrete masonry block
b. Fiber cement board
c. Engineered Wood products

Secondary
d. Stucco
e. Metal Panels

Building Height: Up to 3 stories maximum.
Townhomes and Single Family residences will be located throughout the northern portion of the site and as a transition to the retail/ flex office district. The trail network will offer connectivity to the overall development. The goal is to create an easily walkable neighborhood with access from the residential uses to the retail village.

Allowable Materials:

Primary
a. Masonry (Front facades along streets to be min. 50% masonry as a collective grouping of units.)
   - brick
   - stone
   - cultured stone
   - calcium silicate block
   - no concrete masonry block
b. Fiber cement board
c. Engineered Wood products

d. Secondary
   - Stucco
   - Metal Panels

Homes shall have a differing facade from homes on each side of that lot.
Condominium Cottage Home residences will be located near the eastern portion of the property and serve as a transition to the adjacent single family homes. The trail network will provide connectivity to the overall development and serve as a linkage to the retail village.

Allowable Materials:
Primary
   a. Masonry
      - brick
      - stone
      - cultured stone
      - calcium silicate block
      - no concrete masonry block
   b. Fiber cement board
   c. Engineered Wood products
Secondary
   d. Stucco
   e. Metal Panels

Homes shall have a differing facade from homes on each side of that lot.
MEMORANDUM

TO: Mr. Steve Foote, Planning Director  
    City of Spring Hill

DATE: June 03, 2019

RE: Tennessee Children’s Home Mixed-Use Redevelopment Narrative  
    Spring Hill, TN

We are including this design narrative to accompany the Planned Development Concept Plan submittal, inclusive of a Visioning Booklet for the development. This document shall serve to outline the goals and design theory behind the conceptual master plan being brought before the Spring Hill Planning Commission and includes the applicable UDC modified text sections that we are requesting be applicable to the development.

Development Goals

- The primary goal of the development is to create a diverse and integrated mixed-use neighborhood with activated retail/flex-office, corporate office, hospitality, assisted living, and residential uses (inclusive of single-family residences, townhomes, multifamily apartments and condominium flats). Several of these uses are currently lacking or are in limited supply within the Spring Hill community. The unique aspects of this property being situated in the community center, with existing rooftops and adequate income levels surrounding it, provides economic drivers to support this level of development.

- Inter-Connectivity with the surrounding neighborhoods and land uses, inclusive of providing public access to the green space surrounding the 8-acre lake amenity for recreation, community activities, etc.

- Providing the community of Spring Hill with a town-center district to serve as an identifiable downtown. The site is very near the geographic center of the community and is situated on the primary north/south arterial thoroughfare. We envision this development establishing an identity for the “downtown area”, similar to the role that the City Park and Hill Realty re-developments played in the community of Brentwood. We envision this development being the prominent location for hosting civic events, charity marathons, concerts, fishing tournaments, etc.

- Creating a lifestyle environment where patrons can live, work, shop and play. The key to achieving success is focusing upon how vehicular traffic co-exists with the pedestrian realm. Vehicular traffic is a necessary part of a successful retail environment; however, quality developments promote walk-ability and create a special sense of place with attention to detail along the various streetscapes. The development will deliver on establishing a special atmosphere reflective of the inherent character of Spring Hill.

- Restoring and finding a productive purpose for the historic Ferguson Hall. The intended uses for Ferguson Hall will be either a civic function, special events venue or office space.

Mixed Use Development

The programming of uses within this development is very intentional in order to establish a mix that promotes an activated environment 24-7, 365 days a year. Thus, residential and hospitality uses are crucial within the mix to activate the retail and restaurant uses after standard office hours and on weekends. This is a crucial part of a successful retail strategy since retailers, especially restaurants, depend upon revenue generation during both afternoon and evening hours. A mixed-use program can deliver on this need much better than segregated residential and commercial areas.
The development program includes:

- Single Family Lots (50’-65’ widths) – 127
- Single Family Live/ Work (42’ widths) – 8
- Residential Townhomes - 101
- Residential Cottages - 41
- Multifamily Apartments - 315
- Assisted Living/ Condo Residences - 100
- Retail/ Flex Office - 90,000 s.f.
- Retail Restaurant Space - 20,000 s.f.
- Corporate Office Space - 69,000 s.f.
- Hotels (Two sites) - 250 Rms.
- Floating Flex Office/ 2nd & 3rd Flr.- 40,000 s.f. and/ or 50 Resid. Condos.

The developer puts forth this anticipated mix of uses, while certainly recognizing that the scope of this development may entail a build-out period of 10+ years. It is requested that development flexibility be allowed in several areas of the master plan:

1) That the assisted living units may be substituted to Residential Condo Flats if the market for assisted living beds does not materialize;
2) The Retail/ Flex Office space remains flexible as approved commercial square footage in order to allow for the development to be tailored to suit the marketplace;
3) That a floating build-out total of 40,000 s.f. of commercial office space and 50 residential condo units be allowed within the Retail/ Flex Office district. The purpose of this floating designation is to allow certain buildings within this district to be designed with second and possibly third floors to provide further activation of the area on a 24/7 basis.
4) The second Hotel may be substituted to either Residential Condo Flats or Office if the market does not grow to the point of supporting two hotels within the development.
5) The developer intends to voluntarily restrict certain uses allowable within the C-1 zoning.

Development Standards per the Unified Development Code (UDC)

We have developed a modified version of the current UDC that is intended to apply specifically to this Planned Development (refer to appendix A). The specific zoning districts that have been modified for the development are the R-4 district for the single-family lots, the R-6 district for all other residential uses and the C-1 district for all non-residential uses.

In addition, we are designating the following specific building locations for 2nd and 3rd floor potential uses and for limited drive-thru retail applications.

Flex Buildings Allowing 2nd and 3rd Floor Uses:
- Bldgs. F7, F9, F10, F11 & F12

Flex Buildings Allowing Drive-Thru Applications (with Conditional Use Approval by the Planning Comm):
- Bldgs. F1, F3 and F4
UDC Article 13.5, para. D. Exceptions from District Regulations

1. A planned development is subject to the underlying district dimensional, design, and use regulations unless an exception is specifically granted. The Planning Commission may recommend and the Board of Mayor and Aldermen may grant exceptions to the zoning district dimensional, design, and use regulations where a planned development is located.

2. Exceptions from district regulations may be granted for planned developments, if the exceptions:

   a. Enhance the overall merit of the planned development.
   b. Promote the objectives of both the City and the development.
   c. Enhance the quality of the design of the structures and the site plan.
   d. Will not cause excessive adverse impact on neighboring properties.
   e. Are compatible with adopted City land use policies.
   f. Provide a public benefit to the City, as described in item 4 below.
   g. Will not cause undue burden upon the City’s utility and infrastructure systems or ability to serve the property with municipal services.

The UDC identifies in Article 13-4 the basis upon which exceptions to the UDC’s dimensional, design and use regulations may be requested. It stipulates that “In no case may an exception to district regulations be granted unless the applicant demonstrates a substantial benefit to the City. Design characteristics and amenities to be considered in this determination include, but are not limited to, the following:”

   a. Community amenities including plazas, malls, formal gardens, places to congregate, and pedestrian facilities. (the entirety of the development is based upon traditional urban design principles where the visitor or resident can Live, Work and Play. The design offers multiple plaza areas and pocket parks for gathering, public art displays, festivals, outdoor activities, active play, or just relaxing.).
   b. Improvement of existing public or private on-site and off-site infrastructure. (The development plans identify a series of public roadway, pedestrian connectivity and infrastructure utility improvements that will be achieved either by the developer, or in conjunction with fees and/ or tax revenues generated through the development).
   c. Preservation of existing environmental features. (preservation of the existing lake as an amenity for the general public with enhancements in terms of an amphitheater for events, trails, seating, lighting and programmed play areas).
   d. Preservation of historic features and adaptive reuse of existing buildings. (The historic Ferguson Hall has been preserved and integrated into the design to give it new purpose and renewed exposure to the public at large. Ferguson Hall will serve a role as either a civic use, special events venue or office space.)
   e. New open space and recreational amenities such as recreational open space, including parks and playgrounds, natural water features and conservation areas, active and passive recreational uses, jogging trails and fitness courses, dog parks, skate parks, and similar recreational features. (An 8-acre public park will be created and will be maintained via the development’s property association. The park introduces walking trails, an amphitheater area, historic recognition elements to commemorate Spring Hill history, lake fishing and other activities).
   f. Reduction of impervious surface coverage throughout the development below the threshold required by the zoning district and incorporation of stormwater best management practices. Stormwater Best Management Practices (BMPs) are proposed throughout the development inclusive of bio-filtration areas with plantings to encourage ground water recharge and water quality improvement.)
   g. Provision of public car and/or bike share facilities. (Public bike parking will be introduced throughout the retail and flex-office district to facilitate multi-modal transportation.)
The Tenn. Children’s Home Redevelopment incorporates an array of these identified benefits to create a truly unique sense-of-place within the geographic center of the Spring Hill community.

**Parking for Shared Uses**

We have utilized the shared parking provision within the Unified Development Code to analyze the parking required for the overall development. The master plan accommodates this number of spaces within the various areas of both parking lots and on-street parking. The weekday period from 7:00 AM until 6:00 PM generates the highest parking need and determines that 1,895 spaces are necessary to serve the development. The single family lots have been excluded from the parking analysis since each of these residences will provide 2 parking spaces and no on-street parking within the single-family section has been included in the overall parking count.

We have also indicated, as a point of reference, the parking that would be code required were the shared parking matrix not utilized. The benefit to the shared parking approach is avoidance of the additional impervious surface area that is impactful to the environment.

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<tr>
<th>Land Use Category</th>
<th>Weekday</th>
<th>Weekend</th>
<th>Code Required Parking</th>
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<td>Mid-7am</td>
<td>7am-6pm</td>
<td>6pm-Mid</td>
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<tr>
<td>Residential (Multifamily Apts)</td>
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<td>Residential (Assisted Living)</td>
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<tr>
<td>Residential (Cottages)</td>
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<tr>
<td>Residential (Townhomes)</td>
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<td>216</td>
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<td>Commercial</td>
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<td>Floating Office/ Residential Use (2nd &amp; 3rd Flrs.)</td>
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PURPOSE STATEMENT

This document shall serve to define the modifications to the Unified Development Code (UDC) for the City of Spring Hill that apply to the Tennessee Children’s Home Planned Development. Except for the modifications specifically outlined herein (in RED TEXT), all other aspects of the UDC adopted as May 6, 2019 shall apply to the development plan. The modifications identified herein are proposed to specifically allow for a unique, mixed use development on the Tennessee Children’s Home property with intensive interaction between the various uses in a master planned community destination.

The specific UDC zoning districts shall be applicable to the varied uses within the PD as follows:

Residential Uses
- Single Family Residential Lots - the R-4 Single Family District standards shall apply
- Cottage Residences - the R-6 Multi-Family District standards shall apply
- Townhomes - the R-6 Multi-Family District standards shall apply
- Multi-Family Apartments - the R-6 Multi-Family District standards shall apply
- Residential Above Retail - the R-6 Multi-Family District standards shall apply

Commercial Uses
- Office - the C-1 Commercial District standards shall apply
- Retail - the C-1 Commercial District standards shall apply
- Hotel - the C-1 Commercial District standards shall apply
ARTICLE 4. RESIDENTIAL DISTRICTS

4.1 PURPOSE STATEMENTS

A. R-A Rural Agricultural District
   The R-A District is intended for limited single-family residences within agricultural areas. All residences within this district must be compatible with surrounding agricultural operations, with regulations that ensure compatibility with the larger surrounding agricultural character.

B. R-R Rural Residential District
   The R-R District is intended for large-lot, estate-type residential areas within a low density environment that relate to a more rural character. Limited non-residential uses are allowed that are compatible with the low density, open character of the district.

C. R-1 Single-Family District
   The R-1 District is intended to provide for a neighborhood environment of single-family detached dwellings located on lots of 20,000 square feet or larger. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

D. R-2 Single-Family District
   The R-2 District is intended to provide for a neighborhood environment of single-family detached dwellings located on lots of 10,000 square feet or more. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

E. R-3 Single-Family District
   The R-3 District is intended to provide for a neighborhood environment of single-family detached dwellings located on lots of 8,000 square feet or more. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

F. R-4 Single-Family District
   The R-4 District is intended for higher density detached single-family development. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

G. R-5 Single-Family and Two-Family District
   The R-5 District is intended for the highest density detached single-family and two-family 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 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 development, as well as areas where such development will not negatively impact lower density residential neighborhoods. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

I. R-7 Multi-Family District
   The R-7 Multi-Family District is intended to provide for a higher density residential environment of townhouse and multi-family dwellings. The R-7 District is intended for areas where adequate public utilities and other infrastructure exists that can serve higher density development, as well as areas where such development will not negatively impact lower density residential neighborhoods. Limited non-residential uses that are compatible with the residential neighborhood may be permitted.

J. R-MH Manufactured Home District
   The R-MH District is intended for manufactured home parks, which are areas containing manufactured home sites arranged on a large tract, typically under single ownership, and designed to accommodate manufactured homes.
4.2 USES
Article 8 lists permitted and special principal uses and temporary uses for the residential districts.

4.3 DIMENSIONAL STANDARDS
Table 4-1: Residential Districts Dimensional Standards establishes the dimensional standards for the residential districts. These regulations apply to all uses within each district unless a different standard is listed for a specific use. However, standards for development in the R-MH District are found in Section 4.4 below. Design standards for residential dwellings of all types are found in Article 8 as use standards for the specific dwelling types.
### Table 4-1: Residential Districts Dimensional Standards

<table>
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<tr>
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<th>R-A</th>
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<td>2 acres</td>
<td>1 acre</td>
<td>20,000sf</td>
<td>10,000sf</td>
<td>8,000sf</td>
<td>SF: 6,000sf 5,000sf</td>
<td>TH: Min. of 2,400sf for each individual TH lot or Horiz. Property Regime area</td>
<td>Min. of 1 acre required for each TH development site</td>
<td>Max. density for TH development of 12 du/acre</td>
</tr>
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</tr>
<tr>
<td>Minimum Lot Width</td>
<td>200'</td>
<td>125'</td>
<td>100'</td>
<td>75'</td>
<td>60'</td>
<td>50' 60' 40'</td>
<td>SF: 50'</td>
<td>SF: 2F, 3F: 50'</td>
<td>TH: 22' 20' du for each individual TH lot; 75' for TH development site</td>
</tr>
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<tr>
<td>Maximum Number of Attached Units - Townhouse</td>
<td></td>
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<tr>
<td>Maximum Building Length - Multi-Family Structure</td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>40'</td>
<td>40'</td>
<td>40'</td>
<td>40'</td>
<td>40'</td>
<td>40' 40'</td>
<td>40'</td>
<td>60-55</td>
<td>50'</td>
</tr>
<tr>
<td>Maximum Building Coverage</td>
<td>20%</td>
<td>25%</td>
<td>25%</td>
<td>35%</td>
<td>35%</td>
<td>35% 50%</td>
<td>35%</td>
<td>SF, 2F, 3F: 35 50%</td>
<td>TH, MF: 50% 75% of development site</td>
</tr>
<tr>
<td>Maximum Impervious Surface</td>
<td>35%</td>
<td>35%</td>
<td>40%</td>
<td>50%</td>
<td>50%</td>
<td>SF: 60% 60% 75%</td>
<td>SF, 2F, 3F: 60-65%</td>
<td>TH, MF: 70 75% of development site</td>
<td>70% of development site</td>
</tr>
<tr>
<td>Setbacks</td>
<td>R-A</td>
<td>R-R</td>
<td>R-1</td>
<td>R-2</td>
<td>R-3</td>
<td>R-4</td>
<td>R-5</td>
<td>R-6</td>
<td>R-7</td>
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<td>---------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------</td>
</tr>
<tr>
<td>Minimum Front Setback</td>
<td>30'</td>
<td>30'</td>
<td>30'</td>
<td>25'</td>
<td>25'</td>
<td></td>
<td></td>
<td>Build-To Zone: 20'-12' to 25'</td>
<td>Build-To Zone: 20' to 25'</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>SF, 2F, 3F: Build-To Zone: 12' to 25'</td>
<td></td>
<td>TH: 15' for each individual TH lot</td>
<td>MF: 20'</td>
</tr>
<tr>
<td>Minimum Interior Side Setback</td>
<td>25'</td>
<td>20'</td>
<td>15'</td>
<td>10'</td>
<td>7.5</td>
<td>5</td>
<td></td>
<td>SF: 5’ from side lot line or 10’ between residential buildings</td>
<td>Th: None</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>TH: None</td>
<td>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</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Corner Side Setback</td>
<td>35'</td>
<td>25'</td>
<td>20'</td>
<td>15'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>SF, 2F, 3F: 10’</td>
<td>Th: None</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Th: None</td>
<td>MF: 25</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>MF: 30’</td>
<td>MF: 30’</td>
</tr>
<tr>
<td>Minimum Rear Setback</td>
<td>100'</td>
<td>60’</td>
<td>30’</td>
<td>25'</td>
<td>25'</td>
<td>25'</td>
<td>25’</td>
<td>20’ or 8’ for alley-loaded lots</td>
<td>25’</td>
</tr>
<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SF, 2F, 3F, Th: 25’</td>
<td>20’ or 8’ for alley-loaded lots or TH structures</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>MF: 30’</td>
<td>MF: 30’</td>
</tr>
</tbody>
</table>
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

Perimeter Yard
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

Perimeter Yard
4.5 GENERAL STANDARDS OF APPLICABILITY

A. On-Site Development Standards
See Article 9 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

B. On-Site Parking and Loading
See Article 10 for on-site parking and loading standards and requirements.

C. Landscape
See Article 11 for landscape standards and requirements.

D. Signs
See Article 12 for standards governing signs.
ARTICLE 5. COMMERCIAL DISTRICTS

5.1 PURPOSE STATEMENTS

A. C-1 Neighborhood Commercial District

C-1 District is intended for small-scale commercial uses that primarily serve residents in the nearby neighborhoods. This district can be integrated into select residential neighborhoods to achieve the goals of mixed-use neighborhood development in the Comprehensive Plan. Low intensity mixed-use is encouraged, with dwellings above the ground floor allowed in addition to basic commercial uses. Development standards focus on compatibility with surrounding neighborhoods.

B. C-2 Professional Office District

C-2 District is intended to address areas in the City suitable for professional offices, including medical offices, which can serve as a transition between residential and commercial areas. This district is oriented to low-intensity office developments.

C. C-3 Corridor Commercial District

The C-3 District is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along the arterials and collectors in the City. Both mixed-use development and auto-oriented uses can be accommodated in these areas.

D. C-4 General Commercial District

The C-4 District is intended for higher-intensity mixed-use commercial corridors and commercial intersections. The district standards address its relationship to adjacent neighborhoods due to the higher intensity of use, especially access, connectivity, and buffering.

E. C-5 Regional Commercial District

The C-5 District is intended for areas with a variety of retail, personal service, entertainment, and offices that serve both the local and regional markets within larger-scale, auto-oriented developments that generate a sizeable amount of traffic and a significant demand for off-street parking.

F. C-D Downtown District

The C-D District is intended to recognize the historic significance of properties located within the district while facilitating development and redevelopment as envisioned in the Comprehensive Plan. Standards focus on preserving and enhancing historic character while also facilitating the creation of a vibrant, pedestrian-friendly, mixed-use district identifiable as the center of the City.

G. C-G Gateway Mixed-Use District

The C-G District is intended for the highest intensity of development in the City. The district is a very high intensity mixed-use district allowing for a variety of uses.

5.2 USES

Article 8 lists permitted and special principal uses and temporary uses for the commercial districts.

5.3 DIMENSIONAL STANDARDS

A. Table 5-1: Commercial Districts Dimensional Standards establishes the dimensional standards for the commercial districts, with the exception of the C-D and C-G Districts. The dimensional standards for development in the C-D and C-G Districts are found in Sections 5.4 and 5.5 respectively, below. These regulations apply to all uses within each district unless a different standard is listed for a specific use.
Article 5. Commercial Districts

B. In the C-1 and C-2 Districts, additional gross floor area (above what is allowed in Table 5-1) may be permitted during site plan review by the Planning Commission, it is found that the development meets the following standards:

1. The development maintains the privacy of adjacent residential lots through techniques such as decreased height, additional landscape and screening measures, building massing and design to mitigate adverse impacts of noise and lighting, and increased setbacks above those required from adjacent residential lots.

2. Building design elements incorporate pedestrian-scale features, such as awnings and storefront windows.

3. The design of the site’s circulation system provides adequate and safe access for both motor vehicles and alternate modes of transportation, including pedestrians and bicyclists. The design minimizes potentially dangerous traffic movements and points of conflict between vehicles and pedestrians or bicyclists.

C. In the C-4 and C-5 Districts, additional height (above what is allowed in Table 5-1) up to a maximum of 75 feet may be permitted during site plan review by the Planning Commission, it is found that the development meets the following standards:

1. The development maintains the privacy of adjacent residential lots through additional landscape and screening measures, and building massing and design to mitigate adverse impacts of noise and lighting.

2. For each two feet of height above the maximum allowed by the district, an additional one foot of setback from any lot line abutting a residential district is provided above the minimum required by the district.

Table 5-1: Commercial Districts Dimensional Standards

<table>
<thead>
<tr>
<th>C-1</th>
<th>Bulk</th>
<th>Minimum Lot Area</th>
<th>10,000sf</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum Lot Width</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Maximum Gross Floor Area</td>
<td>5,000sf unless meeting the standards of Section 5.3.B</td>
<td></td>
</tr>
<tr>
<td>Maximum Building Height</td>
<td>30'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Building Height</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Impervious Surface</td>
<td>80%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Setback</td>
<td>None</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Interior Side Setback</td>
<td>5', unless abutting residential district, then 10'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corner Side Setback</td>
<td>10'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Setback</td>
<td>15', unless abutting residential district, then 20'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5.4 DESIGN STANDARDS
The following design standards apply to new construction, substantial repair or rehabilitation meant to remedy damage or deterioration of the exterior façade of an existing structure, or additions to an existing structure in the commercial districts. However, only those standards that relate to the specific repair, rehabilitation, or addition apply. These standards do not apply to the C-D and C-G Districts. Design standards for the C-D and C-G Districts are found in Sections 5.5 and 5.6 respectively, below. Review for compliance with these design standards is conducted by the Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission. The Design Review Commission may modify any of these design standards for a
A. Commercial Districts Design Standards

Table 5-2: Commercial Districts Design Standards establishes the design standards for the commercial districts. In the table, a “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard does not apply to the district.

<table>
<thead>
<tr>
<th>Table 5-2: Commercial Districts Design Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C-1</strong></td>
</tr>
<tr>
<td><strong>Façade Design</strong></td>
</tr>
<tr>
<td>Building façades that abut a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 25 linear feet, measured parallel to the street. •</td>
</tr>
<tr>
<td>Building façades in excess of 100 linear feet that abut a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, material module change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 linear feet. •</td>
</tr>
<tr>
<td>Buildings should be designed with a defined base and cap. •</td>
</tr>
<tr>
<td>Building forms must be tailored to fit within the existing topography of the site and other site features specifically existing trees and vegetation. •</td>
</tr>
<tr>
<td>All buildings must be oriented to and have a public entrance from the highest street classification that the lot fronts. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located. •</td>
</tr>
<tr>
<td>Building materials and visual elements used on the primary building frontage must continue on all building façades unless a buffer yard, per this Code, is established. Where a buffer yard is established along an interior side and/or rear yard, the building material and visual elements do not need to continue on such façades. (This does not allow for the use of materials listed as prohibited.) •</td>
</tr>
<tr>
<td>Building materials of natural, earth tone colors are required on all facades. •</td>
</tr>
<tr>
<td>“Stage set” façades are prohibited. •</td>
</tr>
<tr>
<td><strong>Fenestration &amp; Entryway Design</strong></td>
</tr>
<tr>
<td>The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height from grade. •</td>
</tr>
<tr>
<td>The ground floor of the front façade must maintain a transparency of 35%, measured between two and ten feet in height. •</td>
</tr>
<tr>
<td>Upper floors of the front façade must maintain a transparency of 15% of the wall area of the story. •</td>
</tr>
<tr>
<td>Door and window framing systems color should blend with the overall design of the building. •</td>
</tr>
<tr>
<td><strong>Roof Design</strong></td>
</tr>
<tr>
<td>Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet. •</td>
</tr>
<tr>
<td>Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest. •</td>
</tr>
<tr>
<td>Any roof that is visible from a public right-of-way must be architectural shingle or colored standing seam metal roofing. •</td>
</tr>
<tr>
<td>Green roof, blue roof, and white roof designs are encouraged. •</td>
</tr>
<tr>
<td>Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building. •</td>
</tr>
<tr>
<td><strong>Commercial Center Site Design</strong></td>
</tr>
<tr>
<td>Development sites with multiple buildings must incorporate a strong visual relationship between buildings. A consistent architectural style or theme should be used throughout a commercial center, and in particular to tie outlot buildings to the primary/inline building(s). Building entrances are appropriate locations to express individual building character or identity. •</td>
</tr>
</tbody>
</table>
Table 5-2: Commercial Districts Design Standards

<table>
<thead>
<tr>
<th>C-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>A cohesive character must be established through the use of coordinated hardscape (paving materials, lighting, street furniture, etc.) and landscape treatments within the development.</td>
</tr>
<tr>
<td>Sites must be designed to ensure safe pedestrian access to the center from the public right-of-way, and safe pedestrian circulation within the development.</td>
</tr>
<tr>
<td>Retail centers must provide definition along the street frontage by locating part of the center or outlot buildings within 0’ to 30’ of the front lot line for a minimum of 30% of the frontage. The center or any outlot buildings may be placed within a required setback to comply with this standard.</td>
</tr>
<tr>
<td>Any outlot buildings must meet the minimum transparency requirements of the district excluding any façade that would offer views of kitchen, storage, and other operational areas.</td>
</tr>
<tr>
<td>In order to achieve unity between all buildings in a commercial site, buildings in the center, including out parcel buildings, must be constructed of building materials from the color and materials palette approved for the center.</td>
</tr>
<tr>
<td>Site Elements</td>
</tr>
<tr>
<td>Site elements, such as furniture, amenities and public spaces are encouraged within a site to create an authentic sense of place and enhance the visitor’s experience.</td>
</tr>
<tr>
<td>Site furniture should be provided to allow for visitor resting places, eating or gathering. Furniture should be of high-quality materials and should coordinate with the scale and design of the development and should be a natural color. Colors such as cream, black, dark brown and dark green are appropriate.</td>
</tr>
<tr>
<td>When provided, planters must be made of durable materials and compatible with other site elements.</td>
</tr>
<tr>
<td>The use of public art, water fountains, and/or other water features are encouraged.</td>
</tr>
<tr>
<td>When provided, trash receptacles must be coordinated and made of metal, wrought iron, stone or other durable material.</td>
</tr>
<tr>
<td>Prototype Design</td>
</tr>
<tr>
<td>Buildings should reflect the unique style of the City and not develop according to a standard “corporate” or “franchised” style that is typically found with big-box or other national businesses.</td>
</tr>
<tr>
<td>Prototype designs must be adapted to reflect these design standards and should be compatible with the site’s immediate surroundings.</td>
</tr>
</tbody>
</table>

B. Building Material Restrictions

The following building material restrictions apply in the commercial districts. These standards do not apply to the C-D and C-G Districts. Building material restrictions for the C-D and C-G Districts are found in Sections 5.5 and 5.6 respectively, below.

1. The following building materials are prohibited on any part of a façade:
   a. Plain concrete block
   b. Plastic

2. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 20% of the façade:
   a. Corrugated metal
   b. Aluminum, steel or other metal sidings
   c. Exposed aggregate (rough finish) concrete wall panels
   d. T-111 composite plywood siding
e. Vinyl

f. Exterior insulating finish systems (EIFS)

3. In selecting exterior building materials, consideration should be given to the appropriateness of the materials to the scale of building proposed. The dimensional size of the material should relate to the size of the building. For example, a traditional size brick should be used on smaller buildings, with consideration being given for larger brick sizes on larger-scaled buildings.

**C-1 THROUGH C-5 DISTRICTS DESIGN STANDARDS: GENERAL APPLICABILITY.**

A Street abutting building façades must not contain blank wall areas that exceed 25 linear feet, measured parallel to the street.

B Street abutting building façades in excess of 100 feet must include a repeating pattern with no less than two of elements, such as color change, texture change, material module change, or articulation of no less than two feet in depth, such as a reveal, pilaster, or projecting rib. Elements must repeat at an interval of 40 feet.

C All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade along which they are located. A primary façade may front onto a private street or commons area.

D The ground floor of the front façade must maintain a transparency of 50%, measured between two and ten feet in height from grade, and 60% as measured between two and 10 feet in height.

E Upper floors of the front façade must maintain a transparency of 15% of the wall area of the story.

F Rooflines over 100 linear feet in building length must be variegated, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.

G Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.
ARTICLE 8. USES

8.1 GENERAL USE REGULATIONS

A. No structure or land may be used or occupied unless allowed as a permitted or special use within the zoning district.

B. All uses must comply with any applicable federal and state requirements, and any additional Federal, State, or City ordinances. For select uses, specific Federal, State, or City ordinances are cross-referenced but this is not intended to indicate that only those ordinances apply to such uses or that other uses within this Code are not subject to additional ordinances not referenced.

C. Any use that is not included in the use matrix is prohibited in all districts.

D. A site may contain more than one principal use, so long as each principal use is allowed in the district. Each principal use is approved separately. In certain cases, uses are defined to include ancillary uses that provide necessary support or are functionally integrated into the principal use.

E. All uses must comply with the use standards of Section 8.3, as applicable, as well as all other regulations of this Code and the City.

8.2 USE MATRIX

A. Table 8-1: Use Matrix identifies the principal and temporary uses allowed within each zoning district.

B. “P” indicates that the use is permitted by-right in the district. “S” indicates that the use is a special use in the district and requires special use approval. If a cell is blank, the use is not allowed in the district.

C. In the case of temporary uses, a “T” indicates the temporary use is allowed in the district and may require approval of a temporary use permit per the standards of Section 8.4.

D. For accessory uses, see Article 9.
| PRINCIPAL USE                                               | 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-G | I-1 | I-2 | RD | IC | AG | PR | NA | USE STANDARD |
|------------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|----|----------------|
| Agriculture                                                | P   | P   | S   | S   |     |     |     |     |     |     |     | P   |     |     |     |     |     |     |    |    |    |    | NA | USE STANDARD   |
| Alternative Correction Facility                            |     |     | S   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    | NA | USE STANDARD   |
| Amusement Facility - Indoor                               | P   | P   | P   | P   | P   | P   | P   |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    | NA | USE STANDARD   |
| Amusement Facility - Outdoor                              |     |     | P   | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    | NA | USE STANDARD   |
| Animal Care Facility – Large Animal                       | S   | S   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    | NA | USE STANDARD   |
| Animal Care Facility – Small Animal                       | P   | P   | P   | P   | S   | P   |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    | NA | USE STANDARD   |
| Animal Kennel/Breeder                                      | S   | S   | P   | P   | P   | P   |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    | NA | USE STANDARD   |
| Art Gallery                                                |     |     |     |     |     |     |     |     |     |     |     |     | P   |     |     |     |     |     |    |    |    |    | NA | USE STANDARD   |
| Arts Studio                                                | P   | P   | P   | P   | P   | P   |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    | NA | USE STANDARD   |
| Bar                                                        |     |     |     |     |     |     |     |     |     |     |     | S   | P   | P   | P   |     |     |     |    |    |    |    | NA | USE STANDARD   |
| Bed and Breakfast                                          | P   | P   | P   | P   | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    | NA | USE STANDARD   |
| Body Modification Establishment                           |     |     | S   | P   | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    | NA | USE STANDARD   |
| Campground                                                 |     |     |     |     |     |     |     |     |     |     |     |     |     | P   |     |     |     |     |    |    |    |    | NA | USE STANDARD   |
| Car Wash                                                   |     |     |     |     |     |     |     |     |     |     |     |     |     |     | S   | S   | S   |     |    |    |    |    | NA | USE STANDARD   |
| Cemetery                                                   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    | NA | USE STANDARD   |

**Table 8-1: Use Matrix**

- **P** = Permitted Use
- **S** = Special Use
- **T** = Temporary Use
- **Blank** = Use not allowed in the district

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City of Spring Hill  
August 20, 2018  
Unified Development Code  
Principal and Temporary Uses: Use Matrix
### Table 8-1: Use Matrix

**Principal Uses**

| PRINCIPAL USE                                      | 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-6 | C-7 | C-8 | C-9 | I-1 | I-2 | RD | IC | AG | PR | NA | USE STANDARD |
|---------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|    |    |    |    |    |                            |
| Dwelling – Accessory Dwelling Unit: 900sf or Less in GFA | P   | P   | P   | P   | P   |     |     |     |     |      |     | P   |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.I |
| Dwelling – Accessory Dwelling Unit: 901sf or More in GFA |     |     |     |     |     |     |     |     |     |     |     | S   | S   | S   | S   | S   |     |     |     |     |    |    |    |    |    | Sec. 8.3.I |
| Dwelling – Manufactured Home                        |     | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.J |
| Dwelling - Multi-Family                             | P   | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.K |
| Dwelling - Townhouse                                | P   | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.K |
| Dwelling - Single-Family                            | P   | P   | P   | P   | P   | P   | P   | P   | P   |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.L |
| Dwelling - Three-Family                             | P   | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.M |
| Dwelling - Two-Family                               | P   | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.M |
| Educational Facility - Primary or Secondary         |     |     | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | P |
| Educational Facility - University or College        |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.K |
| Educational Facility - Vocational                   | S   | S   | P   | P   | P   | P   | P   | P   | P   |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.M |
| Financial Institution                              | P   | P   | P   | P   | P   | P   | P   | P   | P   |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.N |
| Financial Institution, Alternative                 |     | S   | S   | S   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.K |
| Food Bank                                         |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.O |
| Food Pantry                                       | P   | P   | P   | P   | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |    |    |    |    |    | Sec. 8.3.O |

**Permitted Uses (P)**

- R-A: Residential Area
- R-R: Residential Row
- R-1: Residential 1-Family
- R-2: Residential 2-Family
- R-3: Residential 3-Family
- R-4: Residential 4-Family
- R-5: Residential 5-Family
- R-6: Residential 6-Family
- R-7: Residential 7-Family
- R-MH: Residential Mixed-Use
- C-1: Commercial 1-Story
- C-2: Commercial 2-Story
- C-3: Commercial 3+ Story
- C-4: Commercial Office
- C-5: Commercial Retail
- C-6: Commercial Restaurant
- C-7: Commercial Entertainment
- C-8: Commercial Industrial
- C-9: Commercial Laboratory
- I-1: Industrial 1-Story
- I-2: Industrial 2+ Story
- RD: Recreational District
- IC: Industrial Commercial
- AG: Agricultural
- PR: Public Realm
- NA: Not Allowed

**Special Uses (S)**

- S: Special Use

**Temporary Uses (T)**

- T: Temporary Use

**Note:**

- Sec. 8.3.I
- Sec. 8.3.J
- Sec. 8.3.K
- Sec. 8.3.L
- Sec. 8.3.M
- Sec. 8.3.N
- Sec. 8.3.O
### Table 8-1: Use Matrix

**P = Permitted Use  S = Special Use  T = Temporary Use  Blank = Use not allowed in the district**

| PRINCIPAL USE              | R-A | R-R | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-7 | R-M | C-1 | C-2 | C-3 | C-4 | C-5 | C-6 | C-7 | I-1 | I-2 | RD | IC | AG | PR | NA | USE STANDARD |
|---------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|----|----------------|
| Live Performance Venue   |     |     |     |     |     |     |     |     |     |     | S   | P   | P   | P   | P   | P   | P   | P   | P   | Sec. 8.3.P    |
| Lodge/Meeting Hall       | S   | S   | S   | S   | S   | S   | S   | S   | S   |     | P   | P   | P   | P   | P   | P   | P   | P   | P   | Sec. 8.3.P    |
| Manufactured Home Park   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | Sec. 8.3.P    |
| Medical/Dental Office    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | Sec. 8.3.P    |
| Micro-Brewery/Distillery/Winery | P |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | Sec. 8.3.P    |
| Office                   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | Sec. 8.3.P    |
| Outdoor Dining           |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | Sec. 8.3.P    |
| Parking Lot (Principal Use) |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | Sec. 8.3.P    |
| Parking Structure (Principal Use) |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | Sec. 8.3.P    |
| Personal Service Establishment |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | Sec. 8.3.P    |
| Public Park              | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |     |     |     |     |     |     |     |     |     | Sec. 8.3.P    |
| Reception Facility       | S   | S   | S   | P   | S   | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     | Sec. 8.3.R    |
| Recreational Vehicle (RV) Park |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | Sec. 8.3.C    |
| Research and Development | P   |     | P   | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | Sec. 8.3.C    |
| Residential Care Facility | P   | P   |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     | Sec. 8.3.S    |

### PRINCIPAL USE

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8.3 PRINCIPAL USE STANDARDS
Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Code.

A. Animal Care Facility – Small Animal and Animal Kennel/Breeder
Animal shelters operated by a public agency are exempt from these standards.

1. Animal care facilities must locate exterior exercise areas in the rear yard only. Exterior exercise areas must provide covered areas over a minimum of 30% of the exterior area to provide shelter against sun/heat and weather. A fence a minimum of six feet and a maximum of seven feet in height is required for all exterior exercise areas.

2. Animal care facilities must locate all overnight boarding facilities indoors. Permitted outdoor facilities for daytime animal care only must be designed to provide shelter against sun/heat and inclement weather.

3. All animal quarters and exterior exercise areas must be kept in a clean, dry, and sanitary condition.

4. Outdoor use areas may not be used between 8 p.m. and 7 a.m. when within 200 feet of a residential zoning district or use.

B. Bed and Breakfast

1. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling. No parking may be located in front of the front building facade.

2. Cooking equipment is prohibited in individual guest rooms. This does not include a mini-refrigerator and/or a microwave.

3. Leasing of a common dining area for social events is prohibited.

4. No retail sales are permitted with the exception of ancillary retail sales of related items such as souvenirs, postcards, toiletry and snack items.

5. Meals may only be served to registered guests.

6. One sign, either freestanding or wall, is permitted. Such sign may not exceed six square feet in sign area and is limited to five feet in height. A freestanding sign may be external illuminated and must be setback a minimum of 15 feet from all lot lines.

C. Campground and Recreational Vehicle (RV) Park

1. The minimum area for a campground or RV park is five acres.

2. Campgrounds and RV parks must comply with all applicable State and City regulations, including those governing the installation, construction, and/or operation of swimming pools, water supply, sewage disposal, food storage and services, plumbing, structures, electrical wiring, and fire prevention.

3. Management headquarters, recreational facilities, coin operated laundry facilities, cabins for counselors, overnight accommodations, living space, and other uses and structures customarily associated with the operation of a campground or RV park are permitted.

4. Storage of equipment must be within enclosed structures.

5. Permanent residency is prohibited at any campground or RV park. Use of camping units or recreational vehicles as a principal residence is prohibited. This excludes any structures erected for a caretaker or campground ranger, which may be a year-round residency.

6. A 25 foot perimeter setback from the lot line of the campground or RV park is required. No structures, campsites, or RV pads are allowed within this setback. The perimeter setback must be landscaped with shrubs planted at an interval of one shrub for every three feet of linear yard width, on center, and one shade or evergreen tree planted at an average of one tree for every 25 linear feet. Preservation of existing vegetation is encouraged and may be substituted for the required plantings.
D. Car Wash

1. Car wash facilities must be screened along interior side and rear lot lines with a solid fence or wall when such lot line abuts a residential lot line, a minimum of six feet and a maximum of eight feet in height. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet on-center along such fence or wall; plantings must be placed inside the face of the fence toward the interior of the lot.

2. The site must be graded to drain away from adjoining properties.

3. Where car wash bays face a public right-of-way, the bays shall be screened from public view with landscaping, walls, or a combination.

E. Community Garden

1. Community gardens are limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity. It may also include community-gathering spaces for active or passive recreation but playground equipment is prohibited.

2. Greenhouses, including high tunnels/hoop-houses, cold-frames, and similar structures, are permitted to extend the growing season. Accessory structures such as sheds, gazebos, and pergolas are also permitted. All accessory structures must be located a minimum of five feet from any lot line.

3. No livestock, including chickens and bees, is permitted.

4. Farmstands are permitted and are limited to sales of items grown at the site. Farmstands must be removed from the premises during that time of the year when the use is not open to the public. Only one farmstand is permitted per lot.

F. Contractor’s Yards

All outdoor material storage areas must be screened from surrounding residentially zoned properties and public rights-of-way with a solid fence or wall, a minimum of six feet and a maximum of eight feet in height.

G. Day Care Center

1. Each day care must comply with all applicable state and federal regulations.

2. The operator of a day care must be licensed by the State of Tennessee.

3. A day care center must provide a pickup/drop off area. When a day care center is part of a multi-tenant retail center, the pickup/drop off area must not interfere with vehicle circulation in the parking lot, including blocking of the drive aisle.

H. Drive-Through Facility

1. All drive-through facilities must provide a minimum of four stacking spaces per lane or bay, unless additional stacking spaces are specifically required by this Code. Stacking spaces provided for drive-through uses must be:
   a. A minimum of nine feet in width, as measured from the outermost point of any service window or bay entrance, to the edge of the driveway, and 18 feet in length. In the case of a recessed service window, the measurement is taken from the building wall.
   b. Stacking spaces must begin behind the vehicle parked at a final point of service exiting the drive through aisle, such as a service window or car wash bay (this does not include a menuboard). Spaces must be placed in a single line behind each lane or bay.

2. All drive-through lanes must be located and designed to ensure that they do not adversely affect traffic circulation on adjoining streets. Drive-through lanes on corner lots must not route exiting traffic into adjacent residential neighborhoods.
3. Drive-through facilities must be screened along interior side and rear lot lines with a solid wall or fence when such lot line abuts a residential lot line, a minimum of six feet and a maximum of eight feet in height. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet on-center along such fence or wall; plantings must be placed inside the face of the fence toward the interior of the lot. This standard does not apply to drive-through facilities within multi-tenant retail centers.

4. A drive through lane must have bail out capability before the menu board for all vehicles that enter the drive through lane. The bail out lane must be a minimum width of 10 feet in width and run parallel to the drive through lane. If a bail out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive through lane.

5. A drive-through facility shall only be allowed on buildings designated as such on the Preliminary PD site plan. Additionally, the drive-through component shall be themed architecturally in a manner consistent with the architectural style of the building.
I. **Dwelling – Accessory Dwelling Unit**

1. No more than one accessory dwelling unit is allowed per lot. For townhouse developments where individual lots are not created, one accessory dwelling unit is allowed per townhouse dwelling unit. When permitted, the accessory dwelling unit does not count toward the maximum number of dwelling units on a lot, including when the accessory dwelling unit is located in a detached structure.

2. Both the principal dwelling unit and the accessory dwelling unit must be owned by the same property owner. One of the units must be owner-occupied.

3. Detached accessory dwelling units may only be located in the rear yard. Detached accessory dwelling units must be located ten feet from any lot line and from any principal building.

4. Both the principal dwelling unit and the accessory dwelling unit must maintain separate meter connections.

5. A detached accessory dwelling unit is subject to the height permitted for a detached garage.

6. No accessory dwelling unit may exceed 1,250 square feet in gross floor area. Accessory dwelling units above 901 square feet in gross floor area require a special use permit.

7. As of the effective date of this Code, existing detached garages may convert an upper floor to an accessory dwelling unit and may exceed the 1,250 square feet in gross floor area limit. Such conversions are subject to a special use permit if they exceed 901 square feet in area.

8. When a detached garage is converted to an accessory dwelling unit, the ground floor must be maintained as parking.

9. No additional parking is required for an accessory dwelling unit. Required parking for the principal structure must be maintained.

II. **Dwelling – Manufactured Home**

Manufactured homes must meet the following design standards when not located within a manufactured home park:

1. The front entry must be a dominant feature on the front elevation of a manufactured home, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings.

2. Windows, entrances, bay windows, or other architectural features are required on all street-facing walls.

3. Each manufactured home must utilize roofing materials such as asphalt shingles or similar material, similar in material and appearance to single-family dwellings. Metal roofing is not permitted.

4. The roof design must be a full height roof element with a minimum pitch of 3:12.

5. All manufactured homes must be designed with skirting that is constructed of a non-metal fire-resistant material that meets the requirements of the Building Code.

6. The manufactured home must be set on a concrete slab or runway, and such slab or runway must be of a size large enough to accommodate a manufactured home in such a fashion that the concrete will extend at least two inches around the walls of the manufactured home on all sides.

7. Manufactured homes located within the RM-H District must meet the standards set forth in Section 4.4.

III. **Dwelling - Multi-Family or Townhouse**

1. **Siting Standards**

   Siting standards are reviewed by the Design Review Commission but cannot be modified or waived by the Commission. Siting standards may only be modified by a variance.
a. There must be a minimum separation of 15 feet between exterior sidewalls of townhouse and multi-family developments. Where the front or rear wall of a building faces the front or rear wall of another building in the development, the minimum required separation between such buildings must be 30 feet. Driveways and parking areas, and site features like patios may be located within this minimum separation area.

b. All townhouse and multi-family developments must provide a perimeter yard as required by this section. This perimeter yard must be designated as common open space. (See Article 4 for illustration of perimeter yard.)

   i. Required minimum perimeter yard abutting a street:

      (A) 20 feet when oriented toward (facing) a public street. (Section 11.7.D also applies if such street is a collector or arterial. However, the overall yard width required is not cumulative; the required width is whichever is greater.) A porch or patio shall be allowed to encroach up to 5 feet into the perimeter yard requirement.

      (B) 25 feet when oriented away from (backing up to) a public street. (Section 11.7.D also applies if such street is a collector or arterial. However, the overall yard width required is not cumulative; the required width is whichever is greater.)

      (C) 10 feet when abutting a private street or private drive, or any other private circulation ways internal to the development (excludes driveways and parking areas).

   ii. Required minimum perimeter yard abutting other zoning districts; required only along the lot line that abuts the district:

      (A) Abutting an R-7 District: 15 feet

      (B) Abutting multi-family and townhouse dwellings in the R-6 District: 15 feet

      (C) Abutting single-family, two-family, and three-family dwellings in the R-6 District, and abutting all other districts: 25 feet

   iii. Individual townhouse lots and multi-family developments cannot encroach into this area, including accessory structures. Such perimeter yards are not counted toward meeting individual townhouse lot or multi-family structure minimums.

iv. The required perimeter yards are not counted as part of the required on-site open space for multi-family developments per item c below.

v. Where both a perimeter yard and a buffer yard are required by this Code, only the yard with the greater width is required. If a buffer yard controls, individual townhouse lots and multi-family developments cannot encroach into this area, including accessory structures. Such buffer yards are not counted toward meeting individual townhouse lot or multi-family structure minimums.

vi. No structures, including those related to common open space uses, are allowed within the perimeter yard with the exception of fences or walls for the development. Fences or walls for individual townhouse lots are prohibited in the perimeter-yard area.

c. All multi-family developments must provide at least 100 square feet of useable on-site open space per dwelling unit. This open space may be either private open space for the dwelling unit or common open space for the use of residents. Such open space must meet the following requirements:

   i. Common open space areas must be accessible to all residents of the subject development.

   ii. The required common open space area is not required to be contiguous, but must be centrally located and incorporated into the site plan as a primary design feature. Multi-family developments must be sited to maximize opportunities for creating usable, well-integrated common spaces.

   iii. Lighting must be provided as needed for active recreation areas within common open spaces to provide visual interest at night and additional security.
iv. Common outdoor spaces should not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses unless site constraints allow no other alternative.

v. If common outdoor spaces are located adjacent to a street right-of-way, landscaping must be used to provide a buffer that screens the view between the space and the right-of-way.

vi. The following active and passive open space uses are counted as common open space:

- **(A)** Natural water features, wetlands, and conservation areas. This includes required buffers from natural resources that are not included as part of a private lot.
- **(B)** A trail system connecting open space areas or greenways. This includes hiking, biking, and equestrian trails. Where feasible, any trail system or greenway must connect and provide access to the proposed bicycle and greenway network, as shown in the Bicycle and Greenway Plan.
- **(C)** Recreational facilities containing hardscape or impervious surfaces such as swimming pools, tennis courts, and skateparks.
- **(D)** Parks and playgrounds.
- **(E)** Greenhouses and community gardens.
- **(F)** Reuse of structures existing on the site prior to development for community purposes (i.e. rehab of an existing barn or silo for the use of the residents, etc.).
- **(G)** On-site stormwater management facilities may be used to meet up to 30% of the required common open space amount provided such areas or facilities to be counted as common open space are accessible and useable as community amenities by the residents of the development (e.g., viewing platforms, seating/picnic areas, ponds for fishing and/or boating, etc.).

vii. Multi-family developments larger than five acres in gross area must provide a minimum of one formal recreational facility. Formal recreational facilities include, but are not limited to, clubhouses or community rooms, swimming pools, tennis courts, and playgrounds. This is included in the required amount of common open space.

d. Common facilities for townhouse and multi-family developments such as clubhouses and swimming pools must be located a minimum of 30 feet from any lot line.

2. **Design Standards**

Review for compliance with these design standards is conducted by the Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission. The Design Review Commission may modify any of these design standards for a development under review, including a determination that a design standard may be waived in its entirety.

a. Façades must be designed with consistent materials and treatments that wrap around all façades. There must be a unifying architectural theme for the entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials, or colors in the entire structure.

b. Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a façade.

c. Building forms must be tailored to fit within the existing topography of the site and other site features specifically existing trees and vegetation.

d. Development sites with multiple buildings must incorporate a strong visual relationship between buildings. A consistent architectural style or theme should be used throughout.

e. The following building materials are prohibited on any façade.

   i. The following building materials are prohibited on any part of any façade:
(A) Plain concrete block  
(B) Plastic  

ii. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 20% of the façade:  
(A) Corrugated metal  
(B) Aluminum, steel or other metal sidings  
(C) Exposed aggregate (rough finish) concrete wall panels  
(D) T-111 composite plywood siding  
(E) Vinyl  
(F) Exterior insulating finish systems (EIFS)  

iii. In selecting exterior building materials, consideration should be given to the appropriateness of the materials to the scale of building proposed. The dimensional size of the material should relate to the size of the building. For example, a traditional size brick should be used on smaller buildings, with consideration being given for larger brick sizes on larger-scaled buildings.

MULTI-FAMILY/TOWNHOUSE DWELLING

A Consistent materials and architectural treatments must wrap around all street facing façades. The entire townhouse or multi-family development must have a unifying architectural theme.  

B Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features to provide dimensional elements on a façade.  

C Minimum separation of 15 feet between building sidewalks for multifamily and 10 feet between sidewalks for townhomes.
L. **Dwelling - Single-Family**
These single-family dwelling standards may only be modified by a variance. These standards cannot be modified or waived by the Design Review Commission.

1. A dwelling must have a primary entrance from the façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front façade.

2. Windows, entrances, porches, or other architectural features on habitable structures are required on all street-facing facades to avoid the appearance of blank walls. This requirement does not apply to garage facades.

3. Front-loaded attached garages are limited to 40% of the width of the front building line or 28 feet, whichever is greater. Garage width is measured between garage doors; in the case of garages designed with multiple garage doors the distance is measured between the edge of the outmost doors.

4. Buildings constructed on a concrete slab must be elevated a minimum of one foot from finished grade.

5. Concrete block foundations on a single-family home must be covered with a permanent durable material, such as brick, stone, or split face block.

**SINGLE-FAMILY DWELLING**
M. Dwelling - Two-Family or Three-Family

1. Siting Standards
Siting standards are reviewed by the Design Review Commission but cannot be modified or waived by the Commission. Siting standards may only be modified by a variance.
   a. Front-loaded attached garages are limited to 40% of the width of the front building line or 28 feet, whichever is greater. Garage width is measure between garage doors; in the case of garages designed with multiple garage doors the distance is measure between the edge of the outmost doors.
   b. Buildings constructed on a concrete slab must be elevated a minimum of one foot from finished grade.
   c. A dwelling must have a primary entrance from the façade facing the street. The front entry must be a dominant feature on the front elevation of a home and an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front façade.

2. Design Standards
Review for compliance with these design standards is conducted by the Design Review Commission, or the Planning Commission if the City has designated the Planning Commission the role of Design Review Commission. The Design Review Commission may modify any of these design standards for a development under review, including a determination that a design standard may be waived in its entirety.
   a. Windows, entrances, porches, or other architectural features on habitable structures are required on all street-facing facades to avoid the appearance of blank walls. This requirement does not apply to garage facades.
   b. Concrete block foundations on a two-family home must be covered with a permanent durable material, such as brick, stone, or split face block.

N. Financial Services, Alternative (AFS)

1. Alternative financial services (AFS) must be located no closer than 1,000 feet from any other AFS that meets the definition as measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other existing similar use is located.

2. Any existing AFS as of the effective date of this Code that does not meet the spacing requirement is deemed conforming; this applies only to AFS that are allowed as a permitted or special use within the district. If a AFS is no longer allowed within a district as of the effective date of this Code, it is nonconforming use.

O. Gas Station (Not an allowable use)

1. All structures and all pump islands, compressed air connections, and similar equipment must be set back a minimum of 20 feet from interior side and rear lot lines when adjacent to residentially zoned areas.

2. Motor vehicle repair is permitted as part of a gas station when vehicle repair/service – minor is also permitted in the district, and is subject to separate approval. If allowed, repair of vehicles must take place entirely within an approved building and not outdoors. Storage of all merchandise, auto parts, and supplies, including items for sale to the public, must be within an enclosed structure.

3. The ancillary uses of a retail goods establishment and one car wash bay are permitted in connection with the principal gas station use. A car wash bay must be located only in the rear and interior side yard and is subject to the screening standards for a car wash if the rear or interior side lot line abuts a residential district.

4. Where garage doors face a public right-of-way, the doors shall be screened from public view using landscaping, wall or a combination of such treatments.

5. Where feasible, car wash and repair bays must not face a public right-of-way.
P. Lodge/Meeting Hall

1. No more than 30% of the gross floor area may be used as office space for the lodge/meeting hall.

2. Lodges/meeting halls are permitted to serve meals and alcohol on the premises for members and their guests.

3. Sleeping facilities are prohibited.

4. Lodges/meeting halls leased or used as reception facilities must comply with the requirements for reception facilities.

Q. Outdoor Dining

1. Outdoor dining is considered a separate principal use. Outdoor dining may only be established when allowed as a use within a zoning district and in conjunction with another principal use such as a bar or restaurant. The addition of outdoor dining to a restaurant impacts the parking calculation, as described in Table 10-2.

2. Outdoor dining must not interfere with any pedestrian access or parking spaces and aisles.

3. Outdoor dining areas must be located on private property. Outdoor dining areas on public property (such as the sidewalk) is not controlled by this UDC; outdoor dining on public property is controlled by separately in the Municipal Code.

4. When a structure is required to be constructed at a build-to line, the structure may have up to 50% or 60 linear feet of the applicable façade, whichever is less, designated as outdoor dining may be setback up to 30 feet from the required build-to line.

R. Reception Facility

A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.

S. Residential Care Facility

1. Residential care facilities are subject to all Federal, State, and City regulations, and must be licensed.

2. When located in a non-residential district, the structure must be designed with a lobby entrance along the primary frontage.
T. Self-Storage Facility: Indoor and Outdoor  (Not an allowable use)

1. Storage units cannot be used for residential occupancy or business purposes.

2. No plumbing connections are permitted in self-storage units.

4. Storing hazardous, flammable, or toxic materials is prohibited.

5. For self-storage facilities that include both indoor and outdoor facilities, both types of uses must be independently allowed in the district.

6. The following additional standards apply to indoor self-storage facilities:
   a. All self-storage activities must be contained within a single building and conducted exclusively indoors. Individual storage units must be accessed from inside the building only.
   b. All facilities must meet the design standards of the district for the exterior of the building.
   c. No storage units located on the first floor may be located within the first 50 feet of the front facade. No storage units located on the first floor may be visible from any public right-of-way.
   d. Loading areas must be located to the interior side or rear of the building.

7. The following additional standards apply to outdoor self-storage facilities:
   a. Outdoor self-storage facilities shall be oriented so that storage unit access doors do not face the public right-of-way.
   b. Outdoor self-storage facilities only are allowed to include an area for storage of recreational vehicles. Storage areas for recreational vehicles must be located in the rear yard.
   c. No storage of recreational vehicles is allowed within 25 feet of any lot line.
   d. If storage areas for recreational vehicles are provided, they must be screened along interior side and rear lot lines with a solid fence or wall, a minimum of six feet and a maximum of eight feet in height. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet on-center along such fence or wall and one evergreen tree every 25 feet; plantings must be placed inside the face of the fence toward the interior of the lot.

U. Sexually-Oriented Business  (Not an allowable use)

1. All sexually-oriented businesses must be located a minimum of 1,000 feet from any residential district, day care center, educational facility, place of worship, public park, or cultural facility. This is measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other existing similar use is located.

2. A sexually-oriented business must be located a minimum of 1,000 feet from any other sexually-oriented business. This is measured from a point of the lot line on which such use is proposed to be located to the nearest point on the lot line on which any other existing similar use is located.

3. No sexually-oriented business may be maintained or operated in any manner that causes, creates, or allows public viewing of any adult material, or any entertainment depicting, describing, or relating to specified sexual activities or specified anatomical areas, from any public or private right-of-way or any other property.

V. Solar Farm  (Not an allowable use)

1. Systems, equipment, and structures are limited to the maximum height of the district.

2. All solar farm structures must meet the district setbacks.

3. No grid tied photovoltaic system may be installed until evidence has provided that the owner has been approved by the utility company to install the system.
4. The facility owner and operator must, at their sole expense, complete decommissioning of the solar farm within one year after the end of the useful life of the solar farm. The solar farm is deemed to be at the end of its useful life if it is abandoned for a period for 180 days or more. Decommissioning includes removal of all solar equipment, including, but not limited to, removal of solar arrays, structures, private roads or driveways, and foundations, and any other element constructed by facility owner or operator for the purpose of maintaining or operating the solar farm.

W. Storage Yard – Outdoor (Not an allowable use)

1. The storage area must be completely enclosed along all lot lines by a solid fence or wall a minimum of six feet and a maximum of eight feet in height, including ingress and egress.
   
   a. Fences or walls along the front or corner side lot line must be set back a minimum of ten feet from the lot line, unless more is required elsewhere by this Code. Within that setback, one shrub a minimum of three feet in height must be planted linearly every three feet on-center along such fence or wall, and one evergreen tree every 20 feet planted linearly; plantings must be placed outside the face of the fence facing the right-of-way.
   
   b. Fences or walls along the rear or interior side lot line require the planting of shrubs a minimum of three feet in height at time of planting, planted linearly every three feet on-center along such fence or wall and one evergreen tree every 20 feet planted linearly; plantings must be placed inside the face of the fence toward the interior of the lot.

2. Storage of any kind is prohibited outside the fence or wall.

3. No items stored within 25 feet of the fence may exceed the height of the fence or wall for an outdoor storage yard.

4. Outdoor storage areas must be surfaced and graded to drain all surface water.

5. A salvage yard is not an outdoor storage yard. Salvage yards, an establishment where vehicles or other machinery is broken up and the parts saved and processed for resale, are prohibited in the City of Spring Hill.

X. Vehicle Repair/Service – Major or Minor (Not an allowable use)

1. Vehicle repair/service establishments may not store the same vehicles outdoors on the site for longer than 15 days once repair is complete. Only vehicles that have been or are awaiting service may be stored outdoors.

2. Vehicle repair must take place entirely within an approved building and not outdoors. Storage of all merchandise, auto parts, and supplies must be within an enclosed structure.

3. Vehicle repair/service establishments that abut a residential district must be screened along interior side and rear lot lines with a solid wall or fence, a minimum of six feet and a maximum of eight feet in height.

4. No partially dismantled, wrecked, junked, or discarded vehicles, or vehicles that sit on one or more flat tires or are inoperable in any manner may be stored outdoors on the premises. This standard does not apply to vehicles under repair.

5. The sale of new or used vehicles is prohibited.

6. No motor vehicles may be stored or parked, and no repair work may be conducted in the public right-of-way.

Y. Wind Energy System (Not an allowable use)

1. The design of the wind energy system must conform to applicable industry standards as such standards exist as of the date construction is commenced. The facility owner or operator must submit certificates of design compliance obtained by the equipment manufacturers from Underwriters Laboratories, Det Norske Veritas, Germanischer Lloyd Wind Energies, or similar certifying organizations.

2. All wind turbines must be newly manufactured as of the date of installation. Experimental/prototype wind turbines may be approved as a special use.
3. All wind energy system must be equipped with a redundant braking system. This includes both aerodynamic over speed controls (including variable pitch, tip, and other similar systems) and mechanical brakes. Mechanical brakes must be operated in a fail-safe mode. Stall regulation is not considered a sufficient braking system for over speed protection.

4. All electrical components of the wind energy system must conform to applicable local, state, and national codes, and applicable international standards.

5. An engineer's certificate must be completed by a structural engineer, licensed in the State of Tennessee, certifying that the tower and foundation of the wind turbines are compatible with, and are appropriate for, the particular model of wind turbine used, and that the specific soils at the site can support the wind turbine.

6. Wind turbines must comply with the following design standards:
   a. Wind turbines must be a non-obtrusive and non-reflective color. The facility owner or operator must maintain the paint on wind turbines at all times in good repair.
   b. Wind turbines must not display advertising, except for reasonable identification of the turbine manufacturer, or the facility owner and operator.
   c. Within the wind energy system, wind turbines must be of a generally consistent size, design, and color, of similar height and rotor diameter, and rotate in the same direction.
   d. Wind turbines must not be artificially lit, except to the extent required by the Federal Aviation Administration or other applicable regulatory authorities.
   e. On-site transmission and power lines between wind turbines must, to the maximum extent feasible, be placed underground, reach the property line, and be located and constructed in such a way as to minimize disruption to the property's primary purpose as well as to facilitate the interconnection of other commercial wind power generating facilities.
   f. Non-essential appurtenances are prohibited to be affixed to any wind turbine, including, but not limited to, cellular or radio antennas.
   g. A clearly visible warning sign advising persons of the presence of high voltage levels must be placed at the base of all pad-mounted transformers and substations.

7. The applicant must commission and submit at the time of permit application a wildlife assessment (impact study), conducted by a qualified wildlife expert, indicating possible risks to local wildlife, habitat, and migratory birds. Additionally, the applicant's wildlife expert must also develop a mitigation plan, if applicable, that addresses/mitigates any risk to wildlife, migratory birds, and affiliated habitat. All wind turbines at time of application must be located out of bird and bat migration pathways/corridors where wind turbine construction would pose a substantial risk.

8. Wind turbines must not be climbable up to a height of at least 15 feet above ground surface. All access doors to wind turbines and electrical equipment must be locked or fenced, as appropriate, to prevent entry by non-authorized persons.

9. Wind turbines must be set back from any existing principal building on the lot and adjacent lots, measured at the nearest external wall or walls, and within the buildable area of any adjacent undeveloped lot, no less than the turbine height. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the building.
10. All wind turbines must be set back from the nearest property line a distance of not less than the normal setback requirements for that zoning district or 110% of the turbine height, whichever is greater. The setback distance is measured from the property line to the nearest point on the outside edge of a tower. Operation and maintenance building(s) and substations must be located in accordance with zoning district yard requirements. All wind farm structures, except for wind turbines, must comply with the regulations of the zoning district.

11. All wind turbines must be set back from the nearest public right-of-way a distance of 110% of the turbine height, as measured from the right-of-way line to the nearest point on the outside edge of a tower.

12. The facility owner or operator must comply with all applicable codes regulating sound generation. A predictive sound study of turbine noise must accompany the application to verify that all code requirements can be met for dBA sound levels. In the event that any sound levels from a wind turbine are found to be in excess of permissible levels per the Municipal Code, the facility owner or operator must take necessary measures to bring sound levels down to a level acceptable.

13. A shadow flicker study is required, and must be submitted with the application. A wind turbine’s shadow flicker must not fall on any existing structure, measured at the nearest external wall or walls, or within the buildable area of an adjacent vacant lot, as defined by current setback requirements.

14. The facility owner and operator must, at their sole expense, complete decommissioning of the wind energy system, or individual wind turbines, within one year after the end of the useful life of the wind energy system or individual wind turbines. The wind energy system or turbine must be deemed to be at the end of its useful life if it is abandoned for a period of time in excess of 180 consecutive days. Decommissioning includes removal of wind turbines, structures, roads and foundations to a depth of 48 inches, and any other element constructed by facility owner or operator for the purpose of maintaining or operating the wind energy system.

Z. Wireless Telecommunications

1. Setbacks
   
   a. All wireless telecommunications towers must be set back no less than the tower height from all existing principal buildings on the lot and adjacent lots, measured at the nearest external wall(s), as well as within the buildable area of any adjacent undeveloped lot, as defined by current setback requirements. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the building.

   b. All wireless telecommunications facilities, including accessory structures such as maintenance sheds, must be set back from all property lines in accordance with the minimum setback requirements in the zoning district.

2. Tower Height
   The maximum height of a wireless telecommunications tower is the minimum needed to function satisfactorily. The application for approval of a wireless telecommunications tower must demonstrate the minimum height needed for the tower to function, which will be reviewed and approved as part of site plan review. The City has the ability to hire an independent consultant to assist in review of the proposed height, whose fee will be charged to the applicant.

3. Lighting and Marking
   Wireless telecommunications systems must not be lit or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

4. Specific Standards for Wireless Telecommunications Antennas
   Wireless telecommunications antennas are a special use in all districts, unless they are stealth design in which case they are a permitted use. Stealth design for wireless antennas is encouraged and is considered a permitted use in all districts, subject to administrative site plan review and approval. In addition to the standards of this section for wireless telecommunications antennas, stealth design must comply with the following additional regulations:

   a. To qualify as a stealth design, wireless telecommunications antennas must be enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer.
b. Wireless telecommunication antennas must be mounted at least 30 feet above grade, as measured from grade to the base of the antenna, to qualify as stealth design, in addition to meeting the other requirements of this section. Wireless telecommunication antennas mounted lower than 30 feet are considered a special use.

c. Antennas must be located on or in structures already permitted within zoning districts, such as water towers, clock towers, streetlights, penthouses, parapet walls (must be behind the parapet wall), and steeples, and must be designed to blend in with the structure.

d. Antennas that co-locate on existing wireless telecommunications towers are also considered stealth design. However, such antennas cannot increase the overall height of the existing wireless telecommunications tower.

e. No antenna may increase the overall height of any structure on which it is mounted by more than 12 feet.

5. Specific Standards for Wireless Telecommunications Facilities

a. Any buildings, cabinets, or shelters may house only equipment and supplies for operation of the wireless telecommunication tower. Any equipment not used in direct support of such operation must not be stored on the site.

b. Commercial advertising is prohibited. Only signs that are part of the equipment as manufactured or warning signs are permitted.

6. Specific Standards for Wireless Telecommunications Towers

a. The use of guyed towers is prohibited. Towers must be monopoles, meaning self-supporting with no wires, cables, or beams.

b. Wireless telecommunications towers must be designed to accommodate other telecommunications providers. The area surrounding a tower must be of a sufficient size to accommodate accompanying wireless telecommunications facilities for other telecommunications providers.

c. Unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration or the City, towers must have a galvanized silver or gray finish.

7. Specific Standards for Distributed Antenna Systems (DAS)

If a distributed antenna systems (DAS) is installed and entirely enclosed within a principal building, the requirements of this Code do not apply.

a. All equipment related to a distributed antenna system must be mounted/co-located on existing poles or other existing structures unless it can be shown that an alternate location will be less obtrusive and/or more beneficial to the public. The design of any new pole requested requires special use approval.

b. An applicant seeking installation of a distributed antenna system must demonstrate that it has made efforts to blend or camouflage the system with existing facilities and surroundings or has otherwise screened or concealed the system from view. Approved blending methods include, but are not limited to, location of equipment other than antennas within a tree canopy or other inconspicuous location, use of green, brown or other colored equipment (if commercially available to the applicant) designed to mimic the colors and/or materials of the tree canopy, co-location structure or other nearby structures, as well as use of textures and shapes as appropriate, all with the intent of minimizing the visual impact of the system. Unnatural colors and exposed cables are prohibited.

c. All pole-mounted distributed antenna systems must be installed at a minimum height of nine feet above the ground. Equipment may be housed in a cabinet at ground level only with the approval of the City as to location and with appropriate screening.

d. Distributed antenna systems may not extend more than seven feet above the height of the existing pole or other structure on which it is installed.
e. Where distributed antenna systems are placed in residential districts, every effort must be made to avoid placement at right of way locations directly in front of a residence. If placement directly in front of a residence is absolutely necessary for technological reasons, the City has the right to require screening or impose other design mitigation requirements.

f. The City may request that a particular node or nodes be placed in an alternative location to that proposed by the applicant. Where a request for an alternative location is unable to be accommodated by an applicant, the applicant must supply an explanation in writing as to why the suggested alternative location will materially compromise the functioning of the system or is otherwise impractical.

8. Abandonment
Any wireless telecommunications system that is not operated for a period of 180 consecutive days is considered abandoned. The owner must immediately remove the tower or facility, and all aboveground equipment and related debris. The City may ensure and enforce removal by means of its existing regulatory authority.

9. Nonconformities

a. Ordinary maintenance, including replacement/upgrading, of antenna equipment may be performed on nonconforming antennas or towers. However, if the proposed alteration intensifies a nonconforming characteristic of the antenna or tower, a variance is required.

b. Co-location of an antenna on an existing nonconforming tower is permitted as a special use, provided that the addition of the antenna and any additional wireless telecommunications facilities do not increase the overall height of the nonconforming tower.

8.4 TEMPORARY USE STANDARDS
Temporary uses are required to comply with the standards of this section, in addition to all other regulations of this Ordinance. These regulations are for temporary uses located on private property. All temporary uses require a temporary use permit unless specifically cited as exempt by this section or are required to obtain a license per the City Code. Temporary uses do not require additional parking unless specifically cited in the temporary use standards or stipulated as a condition of approval.

A. Farmers’ Market

1. The timeframe of a farmers’ market, including number of days per week and overall duration of the event, will be determined and approved as part of the temporary use permit. A temporary use permit for a farmers’ market can be issued on a yearly basis, which allows for a schedule of days per week and number of weeks per year.

2. A management plan is required as part of the temporary use permit application that demonstrates the following:

   a. The on-site presence of a representative of the farmers’ market during hours of operation who directs the operations of vendors participating in the market.

   b. An established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance when open to the public.

   c. A general site plan including vendor stalls, parking areas, visitor facilities, such as any seating areas and restrooms, and all ingress and egress points to the site.

   d. Provision for waste removal.

   e. The days and hours of internal operation, including vendor set-up and take-down times.

3. Any tents used require separate approval as required by the building or fire codes.
B. Mobile Food Service

1. The timeframe of a temporary mobile food sales use, including number of days per week and overall duration of the event, will be determined and approved as part of the temporary use permit.

2. The temporary use permit will be evaluated on the basis of the adequacy of the parcel size, parking provisions, traffic access, and the absence of undue adverse impact, including noise, on other properties.

3. All mobile food establishments must be properly licensed by the health department.

4. If the mobile food establishment operator is not the owner of the site where the truck or trailer will be located, written permission from the property owner must be submitted as part of the temporary use permit application.

5. The permit holder must keep the area clear of litter and debris at all times. Recycling options are encouraged.

6. Outdoor seating may be provided on the site, but no seating may be permanently installed.

7. A permanent water or wastewater connection is prohibited.

8. Electrical service may be provided only by temporary service or other connection provided by an electric utility, or an on-board generator.

9. Drive-through service is prohibited.

C. Real Estate Project Sales Office/Model Unit

The following applies to temporary sales offices and model units. If the development maintains a permanent sales office or model unit, which are permitted as part of a residential development, such must be indicated on the site plan for the development.

1. A real estate sales office/model unit(s) is allowed for a residential development. Multiple model units are allowed in a multi-family building or a residential subdivision of 15 or more units.

2. No real estate sales office/model unit(s) may be located off-site, outside of the subject planned unit development, or within a different development.

3. The real estate sales office must be removed and/or closed within 30 days after the sale or rental of the last unit of the development. The model unit(s) must be closed within 30 days after the sale or rental of the last unit of the development. The unit must be converted as stated in item 5 below.

4. All activities conducted within real estate sales office/model unit(s) must be directly related to the construction and sale of properties within the particular development. Use as a general office of operation of any firm is prohibited.

5. A certificate of occupancy will not be issued for the residential occupancy of the model unit until it is fully converted to the dwelling type it represents, including converting garage space back to parking areas, and has been inspected by the City.

6. A manufactured home may be used as a temporary sales office on-site. Such manufactured home must be landscaped as follows:
   a. Surrounding the perimeter of the manufactured home must be a seven foot landscape yard adjacent to the skirting, excluding the entryway.
   b. One shrub a minimum of three feet in height at time of planting must be planted linearly every three feet on-center.
   c. The remainder of the perimeter yard must landscaped with live groundcover. Stones or mulch may on be used for a maximum of 30% of the total area.
D. Temporary Contractor’s Office and Contractor’s Yard

1. A temporary contractor’s office is allowed incidental to a construction project.

2. The temporary use permit is valid for a six month period and is renewable for six successive periods at the same location. If applicable building permits expire, the temporary use permit automatically expires and the office and yard must be removed.

3. The temporary contractor’s office must be removed within 30 days of completion of the construction project.

4. A contractor’s yard is permitted on or adjacent to any construction demolition and can only be used during the life of the construction project.

DI. Temporary Outdoor Entertainment

1. A management plan is required as part of the temporary use permit application that demonstrates the following:
   a. The on-site presence of a manager during the event.
   b. General layout of performance areas, visitor facilities, such as any seating areas and restrooms, parking areas, and all ingress and egress points to the site.
   c. Provision for waste removal and for recycling, if available.
   d. The days and hours of operation, including set-up and take-down times.
   e. A description of crowd control, emergency response services, and security measures.
   f. A lighting plan describing all temporary lighting to be installed.
   g. Sign plan.

2. Any temporary structures must be removed within three days of conclusion of the event.

3. Events are limited to twelve events per calendar year and a maximum duration of five days per event, with a minimum of 14 days between events. This limitation applies to the lot, not the operator of the temporary use. The following exceptions apply:
   a. A temporary use permit for a carnival or circus is valid for a period of four events per calendar year no more than 21 days per event, with a minimum of 30 days between events.

4. Any tents used require separate approval as required by the building or fire codes.

DII. Temporary Outdoor Sales

1. A management plan is required as part of the temporary use permit application that demonstrates the following:
   a. An established set of operating rules addressing the governance structure of the sales event, hours of operation, maintenance, and security requirements.
   b. General layout of vendor stalls, visitor facilities, such as any seating areas and restrooms, parking areas, and all ingress and egress points to the site.
   c. Provision for waste removal and for recycling, if available.
   d. The days and hours of operation, including vendor set-up and take-down times.
   e. A lighting plan describing all temporary lighting to be installed.
2. Any temporary structures must be removed within three days of conclusion of the event.

3. Temporary outdoor sales events are limited to four events per calendar year and a maximum duration of five days per event. This limitation applies to the lot, not the operator of the temporary use. The following exceptions apply:
   a. A temporary use permit for a seasonal sale, such as Christmas tree lots or pumpkin patches, are limited to four events per calendar year and a maximum duration of 45 days. There is no minimum time between events.
   b. A portion of a parking area may be used for temporary outdoor sales on a temporary basis for a maximum of 30 days no more than two times in a calendar year, in terms of both display structure and goods displayed or sold. Permanent display structures are prohibited in parking areas. No more than 10% of the required parking area for the existing use may be used for the temporary outdoor sales and display.

4. No sales and display area is permitted in any public right-of-way.

5. Any tents used require separate approval as required by the building or fire codes.

G. Temporary Outdoor Storage Container

1. Temporary storage containers are permitted in any zoning district when used for loading or unloading. Containers are permitted on site for a period not to exceed fourteen days with no temporary use permit. If a longer time period is required, a temporary use permit is required.

2. Temporary storage containers may not be used for permanent storage or habitation. They may not serve as a substitute for permanent storage needs on the site on which they are located. Containers may not be permanently attached to the ground, serviced with permanent utilities, or stacked on the site.

3. Temporary storage containers cannot be placed in the public right-of-way or placed on a lot to block ingress/egress or impede right-of-way traffic.

4. Temporary storage containers for residential uses may be placed in a driveway only but cannot block the right-of-way, including sidewalks. Temporary storage containers may only be placed on a paved surface.

8.5 USE DEFINITIONS

All uses within Table 8-1 are defined in this section. Certain uses are defined to be inclusive of many uses. When a use meets a specific definition, it is regulated as such and is not regulated as part of a more inclusive use category.

Agriculture. Land and associated structures used to grow crops and/or raise livestock for sale, personal food production, donation, and/or educational purposes. The agriculture use includes single-family dwellings and any accessory dwellings that are ancillary to the principal activity of agriculture.

Alternative Correctional Facility. A facility for adults or minors that is required by the courts as an alternative to incarceration, also referred to as community correctional centers.

Amusement Facility - Indoor. A facility for spectator and participatory uses conducted within an enclosed building, such as movie theaters, sports arenas, bowling alleys, tumbling centers, skating centers, roller rinks, escape room/physical adventure game facilities, and pool halls. Indoor amusement facilities do not include live performance venues. An indoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses.

Amusement Facility - Outdoor. A facility for spectator and participatory uses conducted outdoors or within partially enclosed structures, such as outdoor stadiums, fairgrounds, batting cages, and miniature golf courses. An outdoor amusement facility may include uses such as, but not limited to, concession stands, restaurants, and retail sales as ancillary uses.
Animal Care Facility – Large Animal. An establishment that provides care for large animals, such as horses and cattle, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence. Animal care facilities do not include animal kennels/breeders.

Animal Care Facility – Small Animal. An establishment which provides care for domestic animals, including veterinary offices for the treatment of animals, where animals may be boarded during their convalescence, pet grooming facilities, animal training centers and clubs, and pet boarding facilities, where animals are boarded during the day and/or for short-term stays. Animal care facilities do not include animal kennels/breeders.

Animal Kennel/Breeder. An establishment where dogs over six months of age are boarded, bred, raised, and trained for commercial gain. Animal kennel/breeder does not include animal care facilities or shelter and training facilities for canine or equine units of public safety agencies.

Art Gallery. An establishment that sells, loans and/or displays paintings, sculpture, photographs, video art, or other works of art. Art gallery does not include a cultural facility, such as a library or museum, which may also display paintings, sculpture, photographs, video art, or other works.

Arts Studio. An establishment where an art or activity is taught, studied, or practiced such as dance, martial arts, photography, music, painting, gymnastics, pilates, or yoga. An arts studio also includes private exercise studios for private sessions with trainers and/or private classes.

Bar. An establishment where the primary purpose is the sale of alcoholic beverages for consumption on the premises. Snack foods or other prepared food may be available for consumption on the premises as an ancillary use.

Bed and Breakfast. A single-family residential dwelling, which may include an accessory dwelling unit, where a resident/owner, who lives on the premises, provides lodging for a daily fee in guest rooms with no in-room cooking facilities, and prepares meals for guests. A bed and breakfast may include dining facilities.

Body Modification Establishment. An establishment that offers tattooing services, body piercing, and/or non-medical body modification. Body modification establishment does not include an establishment that offers only ear piercing as an ancillary service.

Campground. Land used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters.

Car Wash. An establishment for the washing and cleaning of vehicles or other light duty equipment, whether automatic, by hand, or self-service. The car wash facility may be within an enclosed structure, an open bay structure, or similar configurations.

Cemetery. Land and structures reserved for the interring of human remains or the interring of animal remains. Cemeteries may include structures for performing religious ceremonies related to the entombment of the deceased, mortuaries, including the sales of items related to the internment of remains, and related accessory structures, such as sheds for the storage of maintenance equipment. Cemeteries may also include crematoriums and embalming facilities.

Children's Home. An institutional residential facility that provides housing for and care to minors who are wards of the state, whose parents or guardians are deceased or otherwise unable or unwilling to care for them, or minors housed as an alternative to incarceration. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Community Center. A facility used as a place of meeting, recreation, or social activity, that is open to the public and is not operated for profit, and offers a variety of educational and community service activities. A community center may serve as a local “food hub” where regionally grown food, including value added food, can be grown and/or brought for distribution and sale.

Community Garden. The cultivation of fruits, flowers, vegetables, or ornamental plants by one or more persons, households, or organizations. Community gardens may include apiaries, aquaculture, and chicken coops, but do not include the raising of any livestock or the use of heavy machinery.
Conservation Area. Designated open space that preserves and protects natural features, wildlife, and critical environmental features, as well as undeveloped sites of historical or cultural significance. A conservation area may include opportunities for passive recreation, such as hiking trails and lookout structures, and environmental education.

Contractor’s Yard. A facility used for the outdoor storage, repair or maintenance of a contractor's vehicles, equipment or materials commonly used in the individual contractor's type of business, and may include the contractor's business office.

Country Club. An establishment open to members, their families, and invited guests organized and operated for social and recreation purposes and which may have indoor and/or outdoor recreation facilities, restaurants and bars, meeting rooms, and similar uses.

Cultural Facility. A facility open to the public that provides access to cultural exhibits and activities including, but not limited to, museums, cultural or historical centers, non-commercial galleries, historical societies, and libraries. A cultural facility may include uses such as, but not limited to, retail sales of related items and restaurants as ancillary uses. Cultural facilities may host public or private events, and may rent their facilities for such events.

Day Care Center. A facility where, for a portion of a 24 hour day, care and supervision is provided for children or elderly and/or functionally-impaired adults in a protective setting that are not related to the owner or operator. Day care centers within a residential dwelling are prohibited.

Domestic Violence Shelter. A facility that provides temporary shelter, protection, and support for those escaping domestic violence and intimate partner violence, including victims of human trafficking. A domestic violence shelter also accommodates the minor children of such individuals. The facility may also offer a variety services to help individuals and their children including counseling and legal guidance. Domestic violence shelters may distinguish populations served by age and/or gender.

Drive-Through Facility. That portion of a business where business is transacted directly with customers via a service window that allows customers to remain in their vehicle. A drive through facility must be approved separately as a principal use when in conjunction with another principal uses such as restaurants and financial institutions. A standalone ATM is considered a drive-through facility for the purposes of this definition.

Drug/Alcohol Treatment Facility, Residential. A licensed care facility that provides 24-hour medical and/or non-medical/therapeutic care of persons seeking rehabilitation from a drug and/or alcohol addiction. Such facilities include medical detoxification. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Dwelling - Above the Ground Floor. Dwelling units located within a single multi-story building located above non-residential uses on the ground floor or to the rear non-residential uses on the ground floor. In the case of dwelling units located behind non-residential uses on the ground floor, non-residential uses must front on the primary street frontage.

Dwelling - Accessory Dwelling Unit. An additional dwelling unit associated with and incidental to a principal single-family dwelling on the same lot. An accessory dwelling unit must include separate cooking and sanitary facilities, with its own legal means of ingress and egress, and is a complete, separate dwelling unit. The accessory dwelling unit may be within or attached to the principal dwelling unit structure or within a detached accessory structure, such as a garage, and designed so that the appearance of the principal structure and the lot remains that of a single-family residence.

Dwelling - Manufactured Home. A manufactured home dwelling is a prefabricated structure that is regulated by the U.S. Department of Housing and Urban Development (HUD), via the Federal National Manufactured Housing Construction and Safety Standards Act of 1974, rather than local building codes. A manufactured home is built in a factory on an attached chassis before being transported to a site. Manufactured homes include those transportable factory built housing units built prior to the Federal National Manufactured Housing and Safety Standards Act (HUD Code), also known as mobile homes. Modular homes are not considered manufactured homes, and refer to a method of construction.

Dwelling - Multi-Family. A residential structure containing four or more dwelling units within a structure on a single lot. A multi-family dwelling does not include a two-family, three-family, or townhouse dwelling.
**Dwelling - Townhouse.** A residential development consisting of three or more dwelling units, where each dwelling unit is connected by a party wall with a separate exterior entrance and yard areas, and where each individual townhouse dwelling unit within a townhouse development is located on a separate lot or created under a condominium form of ownership for each unit. A townhouse dwelling does not include a two-family, three-family, or multi-family dwelling.

**Dwelling - Single-Family - Detached.** A structure containing only one dwelling unit on a single lot.

**Dwelling - Three-Family.** A structure containing three dwelling units on a single lot.

**Dwelling - Two-Family.** A structure containing two dwelling units on a single lot.

**Educational Facility - Primary or Secondary.** A public, private, or parochial facility that offers instruction at the elementary, junior high, and/or high school levels.

**Educational Facility - University or College.** A facility for post-secondary higher learning that grants associate or bachelor degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. Educational facilities – university or college include ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses.

**Educational Facility - Vocational.** A facility that offers instruction in industrial, clerical, computer, managerial, automotive, repair (electrical, plumbing, carpentry, etc.), or commercial skills, or a business conducted as a commercial enterprise, such as a school for general educational development or driving school. Educational facility - vocational also applies to privately operated schools that do not offer a complete educational curriculum.

**Farmers Market.** Temporary use of structures and/or land for the sale of a variety of fresh fruits, flowers, vegetables, or ornamental plants, and other locally produced farm and food products, including value-added products, directly to consumers from farmers or vendors that have taken such items on consignment for retail sale.

**Financial Institution.** A bank, savings and loan, credit union, or mortgage office.

**Financial Institution, Alternative.** An alternative financial service (AFS) is a financial service provided outside a traditional banking institution. AFS includes payday loans, tax refund anticipation loans, car title loans, check cashing establishments, and currency exchanges.

**Food Bank.** A non-profit organization that collects and distributes food to hunger relief organizations. Food is not distributed to those in need from a food bank.

**Food Pantry.** A non-profit organization that provides food directly to those in need. Food pantries receive, buy, store, and distribute food. Food pantries may also prepare meals to be served at no cost to those who receive them. A food pantry may be part of a place of worship, social service center, homeless shelter, and women’s shelter.

**Food Truck Vendor.** A motor vehicle, or a food trailer towed by another vehicle, designed and equipped to sell food and/or beverages directly to consumers. It does not include wholesale food distributors. The vendor physically reports to and operates from an off-site kitchen for servicing, restocking, and maintenance each operating day.

**Funeral Home.** An establishment where the dead are prepared for burial display and for rituals before burial or cremation, including chapels for the display of the deceased and the conducting of rituals before burial or cremation, and crematoriums.

**Gas Station.** An establishment where fuel for vehicles is stored and dispersed from fixed equipment into the fuel tanks of motor vehicles. A gas station may also include ancillary retail uses, an ancillary car wash bay, and solar and/or electric charging stations.

**Golf Course/Driving Range.** A tract of land design with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, snack-bar, and pro-shop as ancillary uses. A driving range may be designed as a standalone facility or included as part of a golf course, which is defined as a tract of land equipped with distance markers, clubs, balls, and tees for practicing the hitting of golf balls.
Government Office/Facility. Offices owned, operated, or occupied by a governmental agency to provide a governmental service to the public, such as city offices and post offices. Government offices do not include public safety or public works facilities.

Greenhouse/Nursery - Retail. An establishment where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are propagated and sold, and may include gardening and landscape supplies and products, such as hardware, garden tools and utensils, paving stones and bricks, and other related items for sale.

Group Home. A group care facility, operated on a for-profit basis, in a residential dwelling for: 1) care of persons in need of personal services or assistance essential for activities of daily living; or 2) care of persons in transition or in need of supervision, including drug and alcohol rehabilitation (excluding medical detoxification). Group home does not include persons who are mentally ill and, because of such mental illness, pose a likelihood of serious harm as defined in Tennessee Code Annotated § 33-6-501, or who have been convicted of serious criminal conduct related to such mental illness. For the purposes of zoning law in Tennessee, the classification "single family dwelling" includes any home in which eight or fewer unrelated persons with disabilities reside, and may include three additional persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities residing in the home.

Halfway House. A residential facility for persons who have been institutionalized for criminal conduct and who require a group setting to facilitate the transition to society.

Heavy Retail, Rental, and Service. Retail, rental, and/or service establishments of a heavier and larger-scale commercial character typically requiring permanent outdoor service or storage areas and/or partially enclosed structures. Examples of heavy retail, rental, and service establishments include: large-scale home improvement centers with outdoor storage, display, and rental components; lumberyards; recreational vehicle dealerships; truck rental establishments; services that require warehousing of materials and supplies for such service; and sales, rental, and repair of heavy equipment. Wholesale establishments that sell to the general public, including those establishments where membership is required, are considered heavy retail, rental, and service establishments.

Healthcare Facility/Institution. Facilities for primary health services and medical or surgical care to people, primarily in-patient, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities, dormitories, or educational facilities, and ancillary uses such as, but not limited to, cafeterias, restaurants, retail sales, and similar uses.

Homeless Shelter. A facility that provides temporary shelter to the homeless in general. Homeless shelters may distinguish populations served by age and/or gender.

Hotel. A commercial facility that provides sleeping accommodations for a fee and customary lodging services. Related ancillary uses include, but are not be limited to, meeting facilities, restaurants, bars, and recreational facilities for the use of guests.

Industrial - General. Manufacturing from processed or unprocessed raw materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products. This manufacturing may produce noise, vibrations, illumination, or particulate that is perceptible to adjacent land users. These industrial uses typically have ancillary outdoor storage areas.

Industrial - Light. Research and development activities, and the manufacturing, compounding, processing, packaging, storage, assembly, and/or treatment of finished or semi-finished products from previously prepared materials, where such activities are conducted wholly within an enclosed building. A light industrial use may also include a showroom, ancillary sales of products related to the items manufactured or stored on-site, and/or ancillary outdoor storage.

Industrial Design. An establishment where the design, marketing, and/or brand development of various products are researched and developed typically integrating the fields of art, business, science, and/or engineering. An industrial design establishment may create prototypes and products, but may not mass manufacture products from the premises.
Article 8. Uses

Live Entertainment - Secondary Use. A live performance, performed live by one or more persons including, but not limited to, musical acts, including disc jockeys (DJs), theatrical plays, performance art, stand-up comedy, and magic, included as part of the operation of a bar, restaurant, amusement facility, or similar use. As a secondary use, the other principal use operating on the site must be open to public during hours when no performance is scheduled. Live entertainment - secondary use is approved separately as a principal use. Live entertainment - secondary use does not include:

2. Live performance venue.
3. Periodic performances or entertainment at educational facilities, places of worship, cultural facilities, reception facilities, and performances at weddings and similar events.
4. Incidental entertainment, which is defined as background music provided at a bar or restaurant.

Live Performance Venue. A facility for the presentation of live entertainment, including musical acts, including disc jockeys (DJs), theatrical plays, stand-up comedy, and similar performances. Performances are scheduled in advance and tickets are required for admission and available for purchase in advance, though tickets may be purchased at the venue’s box office on the day of the performance. A live performance venue is only open to the public when a live performance is scheduled. A live performance venue may include classroom space utilized during hours it is not open to the public for a performance. A live performance venue may include concession stands, including sale of alcohol, but only when it is open to the public for a performance. A live performance venue does not include any adult use.

Lodge/Meeting Hall. A facility operated by an organization or association for a common purpose, such as, but not limited to, a meeting hall for a fraternal or social organization or a union hall, but not including clubs organized primarily for-profit or to render a service which is customarily carried on as a business.

Manufactured Home Park. A parcel of land with single control or unified ownership that has been planned and improved for the placement of manufactured homes for residential use.

Medical/Dental Office. Facilities for primary health services and medical, dental, psychological, or surgical care. Medical/dental offices may be in-patient or out-patient, and may include related facilities such as laboratories, dormitories, pharmacies, or educational facilities. Medical/dental offices also include alternative medicine clinics, such as acupuncture and holistic therapies, and physical therapy offices for physical rehabilitation.

Micro-Brewery. A facility for the production and packaging of malt beverages of alcoholic content for wholesale distribution, with a capacity of less than 15,000 barrels per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Brewery facilities that exceed this capacity are considered light industrial uses. If a district allows both restaurants and micro-breweries, such uses may be combined into one establishment.

Micro-Distillery. A facility for the production and packaging of alcoholic spirits in quantities not to exceed 12,000 proof gallons per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Distillery facilities that exceed this capacity are considered light industrial uses. If a district allows both restaurants and micro-distilleries, such uses may be combined into one establishment.

Micro-Winery. A facility for the production and packaging of any alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, in quantities not to exceed 25,000 gallons or 5,000 cases, whichever is greater, per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Wineries that exceed this capacity are considered light industrial uses. If a district allows both restaurants and micro-wineries, such uses may be combined into one establishment.
Office. An establishment that engages in the processing, manipulation, or application of business information or professional expertise. Such an office may or may not offer services to the public. An office is not materially involved in fabricating, assembling, or warehousing of physical products for the retail or wholesale market, nor engaged in the repair of products or retail services. An office does not include financial institution, government office/facility, or industrial design.

Outdoor Dining. A seating area that is located outdoors and contiguous to a restaurant or bar, typically in addition to an indoor seating area. Outdoor dining is approved separately as a principal use. Outdoor dining areas may be roofed or covered with an awning.

Parking Lot. An open, hard-surfaced area, excluding a street or public way, used for the storage of operable vehicles, whether for compensation or at no charge.

Parking Structure. A structure of two or more levels or floors used for the parking or storage of operable vehicles, whether for compensation or at no charge. A roofed structure of one level of parking is also considered a parking structure.

Personal Service Establishment. An establishment that provides frequent or recurrent needed services of a personal nature. Typical uses include, but are not limited to, beauty shops, barbershops, tanning salons, electronics repair shops, nail salons, laundromats, health clubs, dry cleaners, and tailors. Establishments that offer lessons and private classes are considered art and fitness studios.

Place of Worship. A facility where persons regularly assemble for religious purposes and related social events, and may include group housing for persons under religious vows or orders. Places of worship may also include ancillary uses such as day care facilities, meeting rooms, auditoriums, and/or classrooms for weekly religious instruction.

Public Park. A facility that serves the recreational needs of residents and visitors. Public park includes, but is not limited to, playgrounds, ballfields, football fields, soccer fields, basketball courts, tennis courts, dog parks, skateboard parks, passive recreation areas, and gymnasiurns. Public parks may also include non-commercial indoor or outdoor facilities, including zoos and amphitheaters, ancillary uses such as, but not limited to, restaurant and retail establishments, and temporary outdoor uses such as festivals and performances.

Real Estate Project Sales Office/Model Unit. A residential unit or other structure within a development that is temporarily used for display purposes as an example of dwelling units available for sale or rental in a residential development and/or sales or rental offices for dwellings within the development.

Reception Facility. A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

Recreational Vehicle (RV) Park. Land used for the accommodation of two or more recreational vehicles for transient dwelling purposes.

Research and Development. A facility where research and development is conducted in industries that include, but are not limited to, biotechnology, pharmaceuticals, medical instrumentation or supplies, communication, and information technology, electronics and instrumentation, and computer hardware and software. A research and development establishment may create prototypes of products, but may not manufacture products for direct sale and distribution from the premises.

Residential Care Facility. A licensed care facility that provides 24-hour medical and/or non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for the protection of the individual. A residential care facility includes nursing care, assisted living, hospice care, and continuum of care facilities. Continuum of care facilities may also include independent living facilities as part of the continuum. Residential care facility does not include a residential drug/alcohol treatment facility. This includes institutions that are located in one or more buildings on contiguous property with one administrative body.

Restaurant. An establishment where food and drinks are provided to the public for on-premises consumption by seated patrons or for carry-out service.
**Retail Goods Establishment.** An establishment that provides physical goods, products, or merchandise directly to the consumer, where such goods are typically available for immediate purchase and removal from the premises by the purchaser. Retail goods establishment do not include specialty food service.

**Retail Liquor Store.** An establishment, which requires a license under the provisions of Tennessee Code Annotated, title 57, chapter 3, part 2, to sell liquor, as well as wine and beer.

**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. 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. The heavy retail, rental, and service use must be allowed within the district and requires separate approval.

**Sexually-Oriented Business.** Any establishment that is an adult arcade, adult bookstore, adult novelty store, adult video store, adult arcade, adult cabaret, adult motel, adult motion picture theater, dual purpose business, escort agency, or exotic dance service as defined in this section.

1. **Adult Bookstore, Adult Novelty Store, or Adult Video Store.** A commercial establishment that devotes 30% or more of its interior sales or display space to the sale or rental, for any form of consideration, of any one or more of the following:

   a. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas.

   b. Instruments, devices, or paraphernalia which are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of themselves or others.

2. **Adult Arcade.** A business where, for any form of consideration, one or more still or motion picture projectors, slide projectors or similar machines are used to show films, motion pictures, video cassettes, DVD, slides, computer generated graphics, or other photographic reproductions which are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

3. **Adult Cabaret.** A business that features dancers, go-go dancers, exotic dancers or similar entertainers, or live entertainment, in which persons regularly appear in a state of semi-nudity, or where live performances are characterized by the exposure of specified anatomical areas or by specified sexual activities. Adult cabaret establishments specifically exclude minors, or minors are specifically prohibited by statute or ordinance, regardless of whether any such business is licensed to sell alcoholic beverages.

4. **Adult Motion Picture Theater.** A business used for presenting motion pictures that are distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas for observation by patrons.

5. **Adult Motel.** A motel or similar business establishment that rents, leases, or lets any room for less than a 10 hour period, or rents, leases or lets any single room more than twice in a 24 hour period.

6. **Escort Agency.** A person or business association who, whether on or off the licensed premises, furnishes, offers to furnish, or advertises to furnish escorts, as defined herein, for compensation.

7. **Exotic Dance Service.** Any business or person who provides exotic dancers to perform at a private residence, business or other location (other than an adult cabaret).
8. The following definitions describe the sexually-oriented activities contained within the general definitions for the above sexually-oriented business:

   a. **Sexually Oriented Devices.** Any artificial or simulated specified anatomical area or other device or paraphernalia that is designed in whole or part for specified sexual activities.

   b. **Specified Anatomical Area.** Less than completely and opaquely covered human genitals, anus, and the female breast areola or nipple, or human male genitals in a discernible turgid state, even if completely and opaquely covered.

   c. **Specified Sexual Activities.** Any activity that includes human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse, or sodomy; or fondling or erotic touching of human genitals, pubic regions, buttocks, or female breasts, even if completely or opaquely covered.

**Social Service Center.** A service establishment that provides assistance for those recovering from chemical or alcohol dependency; survivors of abuse seeking support; those transitioning from homelessness or prior incarceration; and those with health and disability concerns. It does not include in-patient, overnight, or living quarters for recipients of the service or for the staff. Such service does not include medical examinations or procedures, or medical detoxification, dispensing of drugs or medications, or other treatments normally conducted in a medical office.

**Solar Farm.** An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, storage, or processing of solar energy for the purposes of heating and cooling, electricity generation, and/or water heating.

**Specialty Food Service.** A business that specializes in the sale of certain food products, such as a delicatessen, bakery, candy maker, meat market, catering business, cheesemonger, coffee roaster, or fishmonger, and may offer areas for ancillary retail sales or restaurants that serve the products processed on-site. Specialty food service also includes preparation, processing, canning, or packaging of food products where all processing is completely enclosed and there are no outside impacts.

**Storage Yard - Outdoor.** The storage of material outdoors as a principal use of land for more than 24 hours.

**Temporary Contractor Office and Contractor Yard.** A temporary, portable, or modular structure utilized as a watchman’s quarters, construction office, or equipment shed during the construction of a new development. This may include a contractor’s yard where materials and equipment are stored in conjunction with a construction project.

**Temporary Outdoor Entertainment.** A temporary live entertainment event, such as the performance of live music, revue, or play within an outdoor space. Temporary outdoor entertainment event includes fireworks shows, horse shows, carnivals/circuses, temporary worship services, and others.

**Temporary Outdoor Sales.** Temporary uses, which may include temporary structures, where goods are sold, such as consignment auctions, arts and crafts fairs, flea markets, rummage sales, temporary vehicle sales, and holiday sales, such as Christmas tree lots and pumpkin sales lots. This temporary use category does not include outdoor sales related to a retail goods establishment where such goods are part of the establishment’s regular items offered for purchase.

**Temporary Outdoor Storage Container.** Temporary self-storage containers delivered to a residence or business owner to store belongings, and then picked up and returned to a warehouse until called for.

**Vehicle Dealership.** An establishment that sells or leases new or used automobiles, vans, motorcycles, and/or all-terrain vehicles (ATV) vehicles, or other similar motorized transportation vehicles. A motor vehicle dealership may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. Vehicle dealerships do not include truck, trailer, boat, or heavy equipment sales, which are considered heavy retail, rental, and service. A vehicle dealership – with outdoor storage/display displays vehicles for sale or lease outside a completely enclosed structure.

**Vehicle Operations Facility.** A facility for the dispatch, storage, and maintenance of emergency medical care vehicles, taxicabs and similar vehicles for hire, school buses, utility vehicles, and similar vehicles. Vehicle operations facility does not include a public works or public safety facility.
**Vehicle Rental.** An establishment that rents automobiles and vans, including incidental parking and servicing of rental vehicles. A motor vehicle rental establishment may maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location, and may provide on-site facilities for the repair and service of the vehicles sold or leased by the dealership. Vehicle rental does not include truck rental establishments or rental of heavy equipment, which is considered part of heavy retail, rental, and service.

**Vehicle Repair - Major.** A business that provides services in engine rebuilding, major reconditioning of worn or damaged motor vehicles, motorcycles, all-terrain vehicles (ATV), recreational vehicles and trailers, towing and collision service, including body, frame or fender straightening or repair, painting of motor vehicles, interior (upholstery, dashboard, etc.) reconstruction and/or repairs, and restoration services. A major vehicle repair business may also include minor vehicle repair services.

**Vehicle Repair – Minor.** A business the provides services in minor repairs to motor vehicles, motorcycles, and all-terrain vehicles (ATV) vehicles, including repair or replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel servicing, alignment and balancing, repair and replacement of shock absorbers, and replacement or adjustment of mufflers and tail pipes, hoses, belts, light bulbs, fuses, windshield wipers/wiper blades, grease retainers, wheel bearings, and the like. Any type of vehicle repair services for recreational vehicles is a major vehicle repair business and does not qualify as minor repair under this Code regardless of the level of repair service.

**Warehouse.** An enclosed facility for the storage and distribution of manufactured products, supplies, and/or equipment.

**Wholesale Establishment.** A business where goods are sold to either retailers, or to industrial, commercial, institutional, or other professional business users, or to other wholesalers and related subordinated services.

**Wind Energy System.** An energy system operated by a public, private, or cooperative company for the generation, transmission, distribution, or processing of wind energy.

**Winery.** An agricultural processing plant used for the commercial purpose of processing grapes, or other fruit products or vegetables, to produce wine. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions for the winery and warehousing. Retail sales and tasting facilities of wine and related promotional items may be permitted as part of the winery operations. A winery is a second principal use on a lot, and requires separate permission, if located on a lot in agricultural use that is growing grapes.

**Wireless Telecommunications.** Towers, antennas, and facilities used to transmit and receive signals that facilitate wireless telecommunications. The following definitions describe the wireless telecommunications infrastructure described within the general definition for wireless telecommunications:

1. **Antenna.** A specific device, the surface of which is used to transmit and/or receive signals transmitted to or from other antennas. This does not include satellite dish antennas.

2. **Facility.** A structure used to house and protect the equipment necessary for processing telecommunications signals, which may include air conditioning equipment and emergency generators. Facility also includes any necessary equipment that facilitates wireless transmission.

3. **Tower.** A structure designed and constructed to support one or more wireless telecommunications antennas and including all appurtenant devices attached to it.

4. **Distributed Antenna System.** A wireless communications network with multiple spatially separated antenna nodes and related equipment mounted on existing infrastructure, typically power, light, and/or telephone poles, all connected to a common source via fiber optic cable or other transport medium, which provides enhanced coverage within a geographic area.
ARTICLE 9. ON-SITE DEVELOPMENT STANDARDS

9.1 GENERAL REQUIREMENTS

9.2 EXTERIOR LIGHTING

9.3 ACCESSORY STRUCTURES AND USES

9.4 PERMITTED ENCROACHMENTS

9.5 ENVIRONMENTAL PERFORMANCE STANDARDS

9.1 GENERAL REQUIREMENTS

A. Applicability of Bulk Requirements

1. All structures must meet the dimensional requirements of the zoning district in which the structure is located. No existing structure may be enlarged, altered, reconstructed, or relocated in such a manner that conflicts with the requirements of the district in which the structure is located unless a variance or planned unit development is approved.

2. Any residential lot that is not connected to the Spring Hill sanitary sewer system must meet the minimum lot size required by the regulating authority.

3. All non-residential lots must be connected to the Spring Hill sanitary sewer system. Use of individual sewage disposal systems/septic tanks is prohibited.

B. Applicability of Required Setbacks

No lot may be reduced in area so that the setbacks are less than required by this Code. The required setbacks for a lot cannot be considered a setback for any other lot. No principal building or accessory structure may be located in a required setback unless specifically permitted by this Code or a variance is approved. This section does not apply when a portion of a lot is acquired for a public purpose.

C. Number of Structures on a Lot

1. There must be no more than one principal building per lot on any lot used for a single-family, two-family, or three-family dwelling. This does not include permitted accessory structures, permitted accessory dwelling units, or ancillary agricultural structures. In all other cases, more than one principal building is permitted on a lot, provided that it complies with all dimensional standards of the district.

2. The following exception to the above restriction applies. A manufactured home may be temporarily permitted with a temporary use permit as a second dwelling upon a lot of record. The Board of Zoning Appeals may allow the temporary use of a mobile home as a second dwelling so long as the Board of Zoning Appeals, in a public meeting, determines that:

   a. The use is of a temporary nature that meets one of the following:

      i. The use is of a temporary nature resulting from the destruction of the primary dwelling due to fire, explosion, or act of nature is permitted for a period of one year, unless the permit is reviewed and extended for an additional period not to exceed one additional year by the Board of Zoning Appeals prior to the expiration of the initial period.

      ii. The use is of a temporary nature resulting from the sickness or disability of the individual(s) residing within the primary dwelling provided that a written statement from a physician certifying that the specific illness or disability requires assistance from someone in close proximity. The temporary use permit may be initially issued for a period of one year. The permit may be extended for an additional year at a time, subject to producing a new statement from a physician certifying that the assistance is still required due to the illness or disability. The temporary use permit will be revoked and the structure removed immediately upon expiration of the permit or upon a change in the condition under which such permit was issued.
b. The manufactured home must be positioned upon the lot so that:
   i. The manufactured home is located in the rear yard only.
   ii. No part of the manufactured home is located within 15 feet of the primary dwelling or any detached garage located upon the lot.

c. The manufactured home is served by all utilities in the manner required by the various adopted plumbing, building, electrical, and, where appropriate, gas codes and that connection to these systems will be accomplished prior to any use or occupancy of the structure.

d. In exercising its authority under the provisions of this section, the Board of Zoning Appeals may provide such other stipulations and conditions, specifically including time limits, for such use, as it may find necessary to assure compliance with these regulations and with the intended temporary nature of any use permitted hereunder.

D. All Activities within an Enclosed Structure
All activities must be conducted entirely within an enclosed structure, with the exception of the following uses and activities:

1. Parking lots, principal and ancillary.
2. Public park, conservation areas, community garden, golf course/driving range, and similar open space uses.
3. Establishments that typically require an outdoor component, including, but not limited to: agriculture, outdoor amusement facility, outdoor storage yard, heavy retail, rental, and service, greenhouse/nursery – retail, outdoor dining, car wash, animal care facility, animal kennel/breeder, light and general industrial, and similar uses where outdoor functions are typical, to be determined by the Planning Director. Any use may be limited or the outdoor components prohibited as a condition of a special use, when special use approval is applicable.
4. Permitted accessory outdoor storage, and outdoor sales and display areas.
5. Permitted outdoor temporary uses.

E. Sight Triangle
In all districts on a corner lot, the site triangle is located at the intersection of two streets. The site triangle is measured on a corner lot from 30 feet back at the point of intersection of the two streets measured along the curb line or edge of pavement where no curbs are present. There must be no obstruction to vision between a height of 3.5 feet and a height of eight feet above the average grade of each street. This section does not apply to any necessary retaining wall.
9.2 EXTERIOR LIGHTING

The following exterior lighting requirements apply to lighting on private property.

A. Lighting Plan Required

1. A lighting plan is required for all commercial (non-residential and mixed-use), multi-family, and townhouse developments. Single-family, two-family, and three-family developments are exempt from a required lighting plan but are subject to applicable lighting requirements.

2. A lighting plan must include the following:
   
a. A plan showing all light poles, building-mounted lights, bollard lights, and any other lighting.
   
b. Specifications for luminaires and lamp types, and poles, including photographs or drawings of proposed light fixtures.
   
c. Pole, luminaire, and foundation details including pole height, height of building-mounted lights, mounting height, and height of the luminaire.
   
d. Elevations of the site including all structures and luminaires sufficient to determine the total cut off angle of all luminaires and their relationship to abutting parcels.
e. Photometric plans showing footcandle readings every 25 feet within the lot or site that the fixtures will produce on the ground (photometric analysis), and at ten feet beyond the lot lines at a scale specified on the site plan. An iso-footcandle contour line style plan is also acceptable. The photometric plan shall address the minimum, maximum, and average foot-candle lighting levels, maximum-to-minimum ratio, and also indicate the light level at the property line.

B. Maximum Lighting Regulations

1. The maximum allowable footcandle at any lot line is as follows:
   a. Any use abutting a residential use: Zero footcandles.
   b. Where a nonresidential use abuts a nonresidential use: One footcandle.
   c. Any use at the lot line abutting a street, as measured at the curb line: One footcandle.

2. When additional security lighting is required that exceeds the lot line light trespass standards imposed by item 1 above, stronger lighting may be allowed based on evidence for the need for additional security during lighting plan review.

3. No glare onto adjacent properties is permitted.

C. Permitted Lighting

1. All lighting must be of the cut off luminaire design. To be considered a cut off luminaire, the cut off angle must be 75 degrees or less.

2. The maximum total height of a cut off luminaire, either freestanding, wall-mounted, or attached to a structure, is 20 feet. Within the internal areas of the development, a fixture height of 26 feet shall be allowed as long as the light distribution requirements identified in section B are met.

3. A cut off luminaire must be designed to completely shield the light source from an observer 3.5 foot above the ground at any point along an abutting lot line.

D. Exceptions to Lighting Standards

1. Public roadway illumination is not subject to the requirements of this section.

2. All temporary emergency lighting required by public safety agencies, other emergency services, or construction are not subject to the requirements of this section.

3. Holiday and seasonal lighting is not subject to the requirements of this section.

4. Certain temporary uses may be unable to meet the requirements of this section. When such temporary uses are allowed, approval of such lighting is required as part of the temporary use permit.

5. Park and common open space lighting must conform to the following:
Article 9. On-Site Development Standards

a. Light fixtures in municipal parks, pocket parks, common open spaces, and athletic fields must employ full cutoff fixtures or fixtures designed to direct light downward.

b. Where it is established that there is a need for some uplighting, such as a baseball park, “sharp cutoff” fixture, where beam control of the light output is part of the light fixture, must be used.

c. Lighting is discouraged on undeveloped open space and passive recreation areas. Any lighting installed on open space lands must be pedestrian-scale with preference for bollard-style lighting.

d. No outdoor recreational facility, public or private, may be illuminated after 11:00pm except to conclude any recreational or sporting event or other activity conducted at the facility in progress prior to 11:00pm.

e. Lighting for all outdoor recreational facilities requires site plan review and will be reviewed on a case-by-case basis. New sports lighting systems must be furnished with glare control. Lighting fixtures must be mounted or installed and aimed so that the illumination falls within the primary playing field and immediate surroundings so that no direct light illumination is directed off site.

E. Prohibited Permanent Lighting

1. Semi-cut off or non-cut off luminaires. with the exception of post-top pedestrian scale lights under 14 feet in height and bollard lighting along pedestrian walkways.

2. Flickering or flashing lights are prohibited.

3. Searchlights, laser source lights, or any similar high intensity lights are prohibited.

4. Lighting by exposed bulbs is prohibited (may be used as part of a temporary use) or as a feature within outdoor dining and private courtyard areas.

5. Any lighting that may be confused with emergency services, such as red and blue lighting, and any lighting that may be confused with traffic signals, such as red, yellow, and green lighting.


7. Unshielded LED rope lighting.

9.3 ACCESSORY STRUCTURES AND USES

All accessory structures and uses are subject to the requirements of this section and may be subject to the permitted encroachment requirements of Section 9.4. Additional accessory structures not regulated in this section may be regulated in Section 9.4.

A. General Regulations for Accessory Structures

All accessory structures are subject to the following regulations, in addition to any other specific regulations within this section.

1. No accessory structure may be constructed prior to construction of the principal building to which it is accessory.

2. All accessory structures require a building permit unless the City’s adopted building codes exempt such structures.

3. Only those accessory structures permitted by this section and Section 9.4 are permitted in required setbacks, as set in the district standards. Certain accessory structures may also be prohibited in certain yards.

   a. The use of the term “yard” refers to the area between the applicable building line and lot line. The distinction is made because certain principal buildings may not be built at the district setback line, thereby creating a yard larger than the minimum setback dimension.

   b. If a structure is permitted within a yard, it is permitted within the required setback but may be subject to additional limitations.

   c. Unless otherwise specifically permitted by the Code, accessory structures are prohibited in a front setback or yard.
4. The maximum height of any detached accessory structure is 12 feet in all districts except for the AG, R-A, R-R, and R-1 Districts where the maximum height of any detached accessory structure is 20 feet. This height limitation may be further increased or restricted by this Code. This does not apply to accessory structures for an active agricultural use, which are limited to the maximum height of the district with the exception of silos, which are not limited in height.

5. Detached accessory structures, including those listed in this section and Section 9.4, must be setback a minimum of five feet from any lot line unless otherwise permitted or restricted by this Code. However, in the case of a through lot, a ten foot setback is required from the front and rear lot line unless otherwise permitted or restricted by this Code.

6. Detached accessory structures are included in and must comply with all maximum impervious surface and building coverage requirements. This does not apply to accessory structures for an active agricultural use, which are not limited in coverage.

7. The footprint of a detached accessory structure cannot exceed the footprint of the principal building. This does not apply to accessory structures for an active agricultural use, which are not limited in size.

8. No accessory structure, with the exception of fencing, is permitted to be located on any utility and/or access easement. If an accessory structure is located on a utility easement and repair or replacement of the utility is needed, the cost of removing the accessory building is the responsibility of the owner of the structure. The City or utility is not responsible for the replacement of such structure.

9. An agricultural use that includes raising of chickens, keeping of bees, or keeping/raising of livestock are not considered accessory structures or uses, and are not subject to these standards. Such uses may be subject to standards within the Municipal Code.

B. Amateur (HAM) Radio Equipment

1. Towers that solely support amateur (HAM) radio equipment and conform to all applicable performance criteria set forth in Section 9.5 are permitted only in the rear yard. Towers are limited to the maximum building height of the applicable district plus an additional ten feet. If a taller tower is technically necessary to engage successfully in amateur radio communications, special use approval is required (item 4).

2. All towers must be set back from any existing principal building on the lot and adjacent lots, measured at the nearest external wall or walls, and within the buildable area of any adjacent undeveloped lot, as defined by current setback requirements, no less than 100% of the tower height. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the building.

3. Antennas may also be building-mounted and are limited to a maximum height of ten feet above the structure. If a taller antenna is technically necessary to engage successfully in amateur radio communications, special use approval is required (item 3).

4. An antenna or tower that is proposed to exceed the height limitations requires approval as a special use. The operator must provide evidence that a taller tower and/or antenna is technically necessary to engage successfully in amateur radio communications. In addition, the applicant must provide evidence that the tower and/or antenna will not prove a hazard and that it conforms to all applicable performance criteria of Section 9.5. As part of the application, the applicant must submit a site plan showing the proposed location of the tower or antenna, as well as its relation to the principal building and the distance from principal buildings on abutting lots.

5. Every effort must be made to install towers or antennas in locations that are not readily visible from adjacent lots or from the public right-of-way.

6. Any such antennas and/or towers owned or operated by the City are exempt from these requirements.

C. Apiary

1. Apiaries are permitted only in the rear yard and must be located ten feet from any lot line and the principal building.

2. All bee colonies must be kept in a removable frame hive, which must be kept in sound and usable condition.
3. Where any colony is located within 25 feet of a lot line, as measured from the nearest point on the hive to the lot line, the beekeeper must establish and maintain a flyway barrier at least six feet in height consisting of a hedge, fence, solid wall, or combination that is parallel to the lot line and extends ten feet beyond the colony in each direction so that bees are forced to fly at an elevation of at least six feet above ground level over abutting lots. When located more than 25 feet from a lot line, such barrier is not required.

4. Each beekeeper must provide a convenient source of water available to the bees at all times.

5. When a colony exhibits unusual aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition toward swarming, the beekeeper must promptly re-queen the colony.

6. Apiaries do not require a building permit.

D. Aquaculture/Aquaponics

1. Aquaculture/aquaponics facilities are permitted only in the rear yard and must be located ten feet from any lot line.

2. All aquaculture/aquaponics operations must be located within fully or partially enclosed structures designed for holding and rearing fish, and contain adequate space and shade.

3. Aquaculture/aquaponics facilities do not require a building permit, unless they are constructed in conjunction with an accessory structure permitted by this Code which does require a permit.

E. Book Exchange Box

1. Only one book exchange box is allowed per lot.

2. No book exchange box may be located so that it impedes pedestrian access or circulation, obstructs parking areas, or creates an unsafe condition. Boxes cannot be constructed in a manner that obstructs visibility of intersections.

3. Boxes are prohibited in the public right-of-way.

4. Each box must be designed and constructed in such a manner that its contents are protected from the elements. All media must be fully contained within a weatherproof enclosure that is integral to the structure.

5. Boxes are limited to a maximum height of six feet, measured to the highest point on the structure, and a maximum width and depth of three feet.

6. Boxes are permitted only in the front yard or corner side yard, and must be located a minimum of five feet from any lot line.

7. Temporary foundations comprised of concrete or masonry pavers or other similar movable materials may be utilized. A single metal or wooden posts set in concrete for pedestal-mounted boxes or to provide additional stability to ground-mounted boxes is permitted. Permanent foundations, such as concrete slab, are prohibited.

8. Book exchange boxes do not require a building permit.

F. Carport

1. Carports must be located over a driveway and must be located ten feet from any lot line.

2. A carport is permitted only in the interior side yard, corner side yard, or rear yard.

3. The height of a carport is limited to 14 feet.
4. A carport must be entirely open on at least two sides.

5. A carport must be constructed as a permanent structure. Temporary tent structures are not considered carports.

G. Chicken Coops
The keeping of chickens is regulated by Section 10-102 of the Municipal Code.

H. Coldframe Structures
1. Coldframe structures up to three feet in height are permitted only in the interior side, corner side, and rear yards.

2. Coldframe structures over three feet in height are permitted only in the rear yard.

3. Coldframe structures are limited to a maximum square footage of 60 square feet and a maximum height of six feet. However, in the R-A and R-R Districts, coldframe structures are permitted a maximum square footage of 120 square feet.

I. Electric Vehicle Charging Station
The following standards apply to electric vehicle charging stations located on private property.

1. Public electric vehicle charging stations are permitted as an accessory use within any principal or ancillary parking lot or parking structure, or gas station.

2. Private charging stations are permitted as an accessory use to all residential uses to serve the occupants of the dwelling(s) located on that property.

3. Electric charging station equipment may not be located in the public right-of-way.

4. Each public charging station space must be posted and painted with a sign indicating the space is only for electric vehicle charging purposes. Days and hour of operations must be included if tow away provisions are to be enforced by the owner of the property. Information identifying voltage and amperage levels and/or safety information must be posted.

5. Charging station equipment must be maintained in good condition and all equipment must be functional. Charging stations no longer in use must be immediately removed.

J. Fences and Walls
1. General Requirements
   a. All fences and walls above 36 inches in height, including new construction and reconstruction, require a fence permit. Fences and walls 36 inches or less in height, including new construction and reconstruction, do not require a permit.

   b. Height is measured from the adjacent ground to the highest point. Decorative posts on a fence or wall that maintain a minimum separation of three feet may exceed the maximum allowed height by nine inches.

   c. Every fence and wall must be maintained in a good repair and safe condition at all times. Every damaged or missing element must be repaired, removed, or replaced.

   d. When additional fence and wall requirements are found in the use standards of Article 8 or the landscape standards of Article 11, such requirements control.

   e. The following materials are prohibited in the construction of fences and walls:
      i. Scrap metal
      ii. Corrugated metal
iii. Sheet metal

iv. Electrical fences, unless used as part of livestock enclosures

v. Razor wire

vi. Used or repurposed material

vii. Chain link in non-residential districts, unless vinyl-coated

f. When only one side of a fence is finished, the finished side of the fence must face away from the lot on which it is located. This does not apply when abutting lots place fencing back to back along the lot line where the separation between the fences is five feet or less.

g. A fence or wall, including all posts, bases, and other structural parts must be located completely within the boundaries of the lot on which it is located. No setback from the lot line is required.

GENERAL FENCE DESIGN STANDARDS

2. Heights of Fences and Walls

a. Fence and Wall Height in Residential Districts

i. From five feet behind the front building line to the front lot line, fences and walls are limited to 36 inches.

ii. In the interior side or corner side yards, fences may be seven feet in height from a point five feet behind the front building line to the rear of the lot.

iii. In the rear yard, a fence or wall is permitted up to a maximum height of seven feet.
PERMITTED FENCE HEIGHTS IN RESIDENTIAL DISTRICTS

b. Fence and Wall Height in Non-Residential Districts

i. Fences are prohibited in the front and corner side yards.

ii. In all other areas, a fence of any type, wall, or hedge is permitted up to a maximum height of seven feet.

3. Fence Height for Public Recreation Areas
Public recreation areas may be enclosed along their boundaries (i.e., all yards) with an open fence up to ten feet in height. Such uses should be fenced in accordance with national standards for such uses, which may exceed the heights and allow placement in all yards required by this Code. Backstops are also exempt.

4. Barbed Wire and Chicken Wire Fences
Barbed wire fences are permitted only on a lot used for a utility in any district, or in the I-2 and AG Districts. The use of single-strand barbed wire is encouraged. Razor wire is prohibited. Chicken wire fences are only permitted in the AG Districts. Fences must be a minimum of seven feet in height.

5. Corral Fences
Corral fences are defined as a fence designed and constructed with posts and two to four rails to contain animals. Corral fences are limited to a maximum height of five feet and are permitted in any yard where animals are contained. Wire is allowed on the inside of such fences.
K. Flagpoles

1. Flagpoles are limited to the maximum of three poles.

2. In the AG District and all residential districts, flagpoles are limited to a maximum height of 40 feet, as measured from the base to the top of the pole.

3. In the C-4, C-5, C-G, RD, and IC Districts, flagpoles are limited to a maximum height of 50 feet, as measured from the base to the top of the pole.

4. In all other non-residential districts, the height of flagpoles may not exceed the maximum allowable building height for the zoning district, as measured from the base to the top of the pole.

5. Flagpoles must be setback a minimum of five feet from any lot line.

6. External illumination of flags is permitted but must be focused on the flagpole and flag.

L. Flat Roof Features

Accessory rooftop features of a flat roof, such as green roofs, rooftop decks, rooftop gardens, and stormwater detention systems are permitted below the parapet of any flat roof building, and are excluded from the calculation of maximum building height. Flat roof features must meet the following standards:

1. For green roofs, rooftop gardens, and similar features, documentation must be submitted demonstrating that the roof can support the additional load of plants, soil, and retained water. For green roofs, this must also indicate an adequate soil depth will be provided for plants to survive.

2. Rooftop decks or patios must be set back six feet from all building edges of single-family, two-family, three-family and townhouse buildings. For multi-family, mixed-use, and nonresidential buildings, rooftop decks or patios must be set back 18 inches from all building edges.

3. For single-family, two-family, three-family and townhouse buildings, rooftop decks or patios must have a guardrail or barrier that is minimum of 30% open and a maximum of four feet in height as measured from the surface of the roof deck or patio.

4. Multi-family, mixed-use and nonresidential buildings must have a guardrail or barrier that is a minimum of 60% open design, and a maximum of four feet in height as measured from the surface of the roof deck or patio. If such guardrail or barrier is constructed of transparent acrylic or similar transparent material, it may exceed the maximum height by no more than one foot.

5. The roof must contain sufficient space for future building operation installations, such as mechanical equipment.
M. Single-Family Garage, Detached

1. One detached garage is permitted per lot for a single-family dwelling. There is no limit on the number of detached garages for two-family, three-family, multi-family, and townhouse developments.

2. A detached garage may be up to 15 feet in height, with the exception of the AG, R-A, R-R, and R-1 Districts where the maximum height of a detached garage may be up to 20 feet. Detached garages are encouraged to match the pitch of the roof of the principal dwelling.

3. The area above vehicle parking spaces in a detached garage may not contain a cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.

4. Detached garages are permitted only in the rear, interior side, and corner side yards. Detached garages must be set back a minimum of ten feet from the front building façade line. This façade line does not include architectural features, such as bay windows, or porches.

5. Detached garages must be set back a minimum of 20 feet from the lot line where access to the garage is taken.

N. Home Occupation

1. The home occupation must be conducted by an individual permanently residing within the dwelling. Only residents of the dwelling may be employed in the home occupation.

2. Signs that indicate from the exterior that the structure is being used, in part, for any purpose other than that of a residence are limited to one identification sign not exceeding four square feet in area. The sign may be wall-mounted or freestanding. A freestanding sign is limited to five feet in height and must be setback five feet from any lot line.

3. The home occupation and all related activity, including storage, must be conducted completely within the principal building. No home occupation may be conducted in any accessory structure.

4. No toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, or other restricted materials may be used or stored on the site.
5. No commodities can be sold or services rendered that require receipt or delivery of merchandise, goods, or equipment other than by a passenger motor vehicle or by parcel or letter carrier mail services using vehicles typically employed in residential deliveries.

6. The home occupation must not create any traffic hazards or nuisances in public rights-of-way.

7. Alterations to the residence that would alter the residential character of the dwelling are prohibited.

8. No visitors to the home occupation are permitted at any given time.

9. There must be no perceptible noise, odor, smoke, electrical interference, vibration, or other nuisance emanating from the structure where the home occupation is located in excess of that normally associated with residential use.

10. Repair and service of any vehicles, lawn care equipment, or any heavy machinery are prohibited as a home occupation.

11. Staging and/or storage of tractor trailers, semi-trucks, or heavy equipment, such as landscape or construction equipment used in a commercial business, is prohibited. No staging of employees, including parking of employee vehicles, for work off the premises are permitted at any time.

12. Day care homes are not considered a home occupation and are regulated separately by this Code as a principal use (Article 8).

O. Livestock

Chicken coops, apiaries, and aquaponic/aquaculture facilities are regulated separately. These standards do not apply to agricultural uses. These standards do not apply to livestock kept as part of a public safety facility, such as police dogs or horses for mounted police.

1. Keeping of livestock, including the required livestock enclosures, is permitted as an accessory use in the R-A District only and on lots of two acres or more.

2. Roofed livestock structures are prohibited in the required front or corner side yard.

3. Roofed livestock structures must be located 35 feet from any lot line. Fenced enclosures, whether attached or unattached to the roofed structure, must be located 20 feet from any lot line.

4. The maximum number of livestock permitted on a lot is calculated as one acre per animal. The standards are cumulative requirements; for example, in order to keep three horses, a minimum of three acres of lot area is required. However, in all cases, a minimum lot area of two acres is required to keep any livestock.

5. All livestock structures and enclosures must be designed to ensure the health and well being of the animals, including protection from predators, the elements, and inclement weather.

6. All livestock must be kept to prevent any adverse impact, including but not limited to odor, noise, drainage, or pest infestation, on any other property.

7. The following ancillary activities are permitted as part of keeping horses and other equine specifically:
   a. Riding lessons
   b. Boarding horses
   c. Therapeutic riding
P. Mechanical Equipment
Mechanical equipment includes heating, ventilation, and air conditioning (HVAC) equipment, electrical generators, and similar equipment. These provisions do not apply to ground-mounted telecommunication or electrical utilities.

1. Ground-Mounted Equipment
   a. Mechanical equipment is prohibited in the front yard. If mechanical equipment is located in the front as of the effective date of this Code, the equipment may remain and may be repaired and maintained unless it is replaced in its entirety or the principal structure is demolished. Screening of such equipment is required through landscape so such equipment is not visible from the public right-of-way.
   b. Mechanical equipment is permitted only in the corner side, interior side, or rear yard.
   c. No mechanical equipment with a buried pipe or other physical improvement may be placed within a dedicated public utility and drainage easement (PUDE). This requirement applies only in areas where there is a constructed improvement, other than a swale.

2. Roof-Mounted Equipment
   Roof-mounted equipment must be screened from view from all sides of the building. A parapet wall is required to screen the equipment on all four sides of the building. Alternatively, the equipment may be housed in a penthouse structure of the same principal building material as the structure and architecturally integrated with the structure.

Q. Outdoor Sales and Display (Ancillary)
   1. Retail goods establishments, heavy retail, rental, and service establishments, and vehicle dealerships are permitted to have accessory outdoor sales and display of merchandise.
   2. Outdoor sales and display of goods not offered for sale by the establishment is prohibited.
   3. Any outdoor sales and display must be located on the same lot as the principal use. Outdoor sales and display cannot block any means of ingress/egress or be located so that it obstructs pedestrian or vehicular traffic. When located in a pedestrian way, it cannot violate any ADA requirements.
   4. No outdoor sales and display is permitted in the public right-of-way. No parking area may be used as outdoor sales and display.
   5. Outdoor sales and display is prohibited in any required front, interior side, or corner side setback.
   6. All outdoor sales and display of vehicles for vehicle dealerships must comply with the parking lot perimeter landscape requirements of Article 10.

R. Outdoor Storage (Ancillary)
The following uses are permitted outdoor storage: greenhouse/nursery – retail, including the growing of plants in the open, heavy retail, rental, and service, vehicle dealerships, vehicle rentals, vehicle operations facility, vehicle repair/service, minor or major, and light and general industrial. The Planning Director can also render an interpretation that a use not listed in this section would typically have outdoor storage and allow such use to include outdoor storage on the site. These uses are permitted ancillary outdoor storage in accordance with the following provisions:

   1. No outdoor storage is permitted in any public right-of-way or located so that it obstructs pedestrian or vehicular traffic. No required parking area may be used as an outdoor storage.
   2. Outdoor storage is prohibited in any required front, interior side, or corner side setback.
   3. All manufacturing, assembly, or repair activity must take place inside an enclosed building. This does not apply to industrial uses that are typically conducted outdoors or have an outdoor component, however such storage must be located behind the principal building.
S. Dumpsters and Recycling Containers
These standards do not apply to lots 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.

T. Satellite Dish Antennas

1. Requirements – All Satellite Dish Antennas
   a. Satellite dish antennas do not require a building permit.
   b. Satellite dish antennas must be permanently installed and cannot be mounted on a portable or movable structure.
   c. Subject to operational requirements, the dish color must be of a neutral color, such as white or grey. No additional signs or advertising is permitted on the satellite dish itself, aside from the logos of the satellite dish service provider and/or dish manufacturer.
   d. Cables and lines serving ground-mounted satellite dish antennas must be located underground.
   e. Compliance with all federal, state, and local regulations is required in the construction, installation, and operation of satellite dish antennas.
   f. All exposed surfaces of the antenna must be kept clean and all supports must be painted to maintain a well-kept appearance.
   g. Antennas no longer in use must be immediately removed upon disconnection from the service provider.
   h. Every effort must be made to install satellite dish antennas in locations that are not readily visible from neighboring properties or from the public right-of-way.

2. Additional Requirements for Large Satellite Dish Antennas
Large satellite dish antennas, which are greater than one meter (3.28 feet) in diameter, are subject to the general requirements above as well as the following requirements:

   a. Ground-mounted large satellite dish antennas are permitted only in the rear yard, and must be set back a ten feet from all lot lines.
   b. Roof-mounting is permitted only in the non-residential districts and must be setback six feet from the building walls.
   c. The overall height of a ground-mounted large satellite dish antenna, measured from the ground to the highest point of the dish, cannot exceed 12 feet.
   d. A ground-mounted large satellite dish antenna must be located and screened so that it cannot be readily seen from public rights-of-way or adjacent properties. Screening includes solid fences, plant materials, and/or earth berms located to conceal the antenna and its support structure. Plants must be, a minimum of five feet tall at the time of installation.
U. Solar Panels (Private)

1. General Requirements
   
   a. A solar panel may be building-mounted or freestanding.
   
   b. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways.

2. Building-Mounted Systems
   
   a. A building-mounted system may be mounted on the roof or wall of a principal building or accessory structure.
   
   b. No solar panels may be mounted on the front façade, including any part of the roof.
   
   c. On pitched roof buildings, the maximum height a roof-mounted solar panel may rise is 18 inches.
   
   d. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.
   
   d. Solar panels mounted on a building wall may project up to 2.5 feet from the building façade and must be integrated into the structure as an architectural feature.

3. Freestanding Systems
   
   A freestanding system is permitted in the rear yard only and is limited to eight feet in height.

4. Co-Location
   
   Solar panels may be co-located on other structures, such as light poles. Solar panels may project up to two feet above the height of such structures.
V. Wind Turbines (Private)

1. Wind turbines may be designed as either vertical or horizontal axis turbines, with or without exposed blades, including designs that combine elements of the different types of turbines.

2. Wind turbines are subject to the following height restrictions:
   a. The maximum height of a ground-mounted wind turbine is the maximum height allowed in the district. A taller height may be allowed by special use.
   b. The maximum height of any wind turbine mounted upon a structure is 15 feet above the height of such structure.
   c. Maximum height is the total height of the turbine system, including the tower and the maximum vertical height of the turbine blades. Maximum height therefore is calculated measuring the length of a prop at maximum vertical rotation to the base of the tower. The maximum height of any ground-mounted wind turbine is measured from grade to the length of a prop at maximum vertical rotation.
   d. No portion of exposed turbine blades may be within 20 feet of the ground. Unexposed turbine blades may be within ten feet of the ground.

3. Ground-mounted wind turbines are permitted only in the rear yard. No part of the wind system structure, including guy wire anchors, may be located closer than ten feet to any lot line.

4. Ground-mounted wind turbines must be set back from any existing principal building on the lot and adjacent lots, measured at the nearest external wall or walls, and within the buildable area of any adjacent undeveloped lot, as defined by current setback requirements no less than the turbine height.

5. All wind turbines must be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed to within the design limits of the wind energy system.

**ROOF-MOUNTED WIND TURBINES**
9.4 PERMITTED ENCROACHMENTS

An encroachment is the extension or placement of an attached or detached accessory structure or architectural feature into a required setback. Permitted encroachments are indicated in Table 9-1: Permitted Encroachments into Required Setbacks.

A. Additional restrictions on permitted encroachments, including additional placement restrictions and dimensional standards, can be found in Section 9.3. No accessory structure or architectural feature may encroach into the right-of-way.

B. No attached or detached accessory structure or architectural feature, with the exception of fences, is permitted to be located on any utility and/or access easement. If such is located on an easement and repair or replacement of the utility is needed, the cost of removing the attached or detached accessory structure or architectural feature is the responsibility of the owner of the structure. The City or utility is not responsible for the replacement of such structure.

C. Unless constructed concurrently with the principal building, attached or detached accessory structures or architectural features require a building permit, unless exempted by this section or Section 9.3.

D. Unless otherwise indicated, all accessory structures and architectural features must be at least five feet from any lot line, unless otherwise permitted or restricted by this section or Section 9.3.

E. When an attached or detached accessory structure or architectural feature regulated by Table 9-1 is permitted to locate in a required setback, it also indicates permission to locate in the corresponding yard.

F. When an attached or detached accessory structure or architectural feature regulated by Table 9-1 is prohibited to encroach in a required setback, the structure or architectural feature may be located in the corresponding yard beyond the required setback line unless specifically prohibited by Table 9-1 or Section 9.3.
<table>
<thead>
<tr>
<th>Feature</th>
<th>Front Setback</th>
<th>Corner Side Setback</th>
<th>Interior Side Setback</th>
<th>Rear Setback</th>
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<tbody>
<tr>
<td>Accessibility Ramp</td>
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<td>Arbor (Attached or Freestanding)</td>
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<td>Awning or Sunshade</td>
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<td>Balcony</td>
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<td>Bay Window</td>
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<td>Canopy: Non-Structural (Non-Sign)</td>
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<td>Canopy: Structural (Non-Sign) or Porte-Cochere</td>
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<td>Eaves</td>
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<td>Exterior Stairwell</td>
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<td>Fire Escape</td>
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<td>Gazebo or Pergola</td>
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<tr>
<td>Item</td>
<td>Front Setback</td>
<td>Corner Side Setback</td>
<td>Interior Side Setback</td>
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<td>Greenhouse</td>
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<td>Min. of 10’ from any lot line</td>
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<tr>
<td>Prohibited in front yard</td>
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<tr>
<td>Lawn Furniture and Lawn Decorations</td>
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<td>No building permit required</td>
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<td>Mailbox</td>
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<tr>
<td>Outdoor Fireplace</td>
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<tr>
<td>Min. of 10’ from any lot line</td>
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<tr>
<td>No building permit required</td>
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<tr>
<td>Patio</td>
<td>Y</td>
<td>Y</td>
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<tr>
<td>Max. of 6’ into front, interior side, or corner side setback</td>
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<tr>
<td>Max. encroachment into rear setback cannot exceed one-half of the required rear setback</td>
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<tr>
<td>Min. of 10’ from front or corner side lot line</td>
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<tr>
<td>Min. of 5’ from interior side</td>
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<tr>
<td>Personal Recreation Game Court</td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
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<tr>
<td>Prohibited in front yard</td>
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<tr>
<td>Min. of 10’ from any lot line</td>
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<tr>
<td>This does not apply to basketball backboards or movable basketball nets, which are allowed in any yard</td>
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<tr>
<td>Playground Equipment</td>
<td>N</td>
<td>Y</td>
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<td>Y</td>
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<tr>
<td>Prohibited in front yard</td>
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<tr>
<td>Min. of 10’ from any lot line</td>
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<tr>
<td>No building permit required</td>
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<tr>
<td>Porch (Unenclosed)</td>
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<tr>
<td>Max. of 6’ into front, interior side, or corner side setback</td>
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<tr>
<td>Max. of 8’ into rear setback</td>
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<tr>
<td>Min. of 10’ from front or corner side lot line</td>
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<tr>
<td>Min. of 5’ from interior side or rear lot line</td>
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<tr>
<td>Retaining Wall</td>
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<td>Y</td>
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<tr>
<td>Retaining walls over 3 feet must include plans from a licensed Engineer to be submitted as part of the building permit</td>
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<tr>
<td>Shed</td>
<td>N</td>
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<td>Min. of 5’ from any lot line</td>
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<tr>
<td>Sidewalk</td>
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<tr>
<td>No min. setback from lot lines</td>
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<tr>
<td>Sills, belt course, cornices, and ornamental features</td>
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<tr>
<td>Max. of 3’ into setback</td>
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<tr>
<td>Swimming Pool</td>
<td>N</td>
<td>N</td>
<td>Y</td>
<td>Y</td>
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<tr>
<td>Min. of 10’ from lot lines unless subject to additional City ordinance requirements</td>
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<tr>
<td>Steps and Stoops (roofed or unroofed, includes support posts)</td>
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<tr>
<td>Max. of 6’ into front, interior side, or corner side setback</td>
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<tr>
<td>Max. of 8’ into rear setback</td>
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<tr>
<td>Min. of 5’ from any lot line</td>
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<tr>
<td>Steps encroaching into a required setback must follow the natural grade of the lot</td>
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<tr>
<td>Trellis</td>
<td>Y</td>
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<tr>
<td>No building permit required</td>
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</tbody>
</table>
9.5 ENVIRONMENTAL PERFORMANCE STANDARDS

All uses must comply with the performance standards established in this section unless any federal, state, or local law, ordinance, or regulation establishes a more restrictive standard, in which case, the more restrictive standard applies. Construction activities are exempt from the requirements of this Section.

A. **Noise**

No activity or use must be conducted in a manner that generates a level of sound as measured on another property greater than that allowed by federal, state, and local regulations, as amended from time to time. These limits do not apply to construction noises, noises emanating from safety signals or warning devices, noises not directly under the control of the owner or occupant of the property, and transient noises from moving sources, such as motor vehicles, railroads, and aircraft.

B. **Glare and Heat**

Any activity or the operation of any use that produces glare or heat must be conducted so that no glare or heat from the activity or operation is detectable at any point off the lot on which the use is located. Flickering or intense sources of light must be controlled or shielded so as not to cause a nuisance across lot lines.

C. **Vibration**

No earthborne vibration from the operation of any use may be detectable at any point off the lot on which the use is located.

D. **Dust and Air Pollution**

Dust and other types of air pollution, borne by the wind from sources, such as storage areas, yards, roads, conveying equipment and the like, within lot boundaries, must be kept to a minimum by appropriate landscape, screening, sheltering, paving, fencing, wetting, collecting, or other acceptable means.

E. **Discharge and Disposal of Radioactive and Hazardous Waste**

The discharge of fluid and the disposal of solid radioactive and hazardous waste materials must comply with applicable federal, state, and local laws, and regulations governing such materials or waste. Radioactive and hazardous material waste must be transported, stored, and used in conformance with all applicable federal, state, and local laws.

F. **Electromagnetic Interference**

Electromagnetic interference from any operation of any use must not adversely affect the operation of any equipment located off the lot on which such interference originates.

G. **Odors**

Any condition or operation which results in the creation of odors of such intensity and character as to be detrimental to the public health and welfare, or which interferes unreasonably with the comfort of the public, must be removed, stopped or modified so as to remove the odor.

H. **Fire and Explosion Hazards**

Materials that present potential fire and explosion hazards must be transported, stored, and used only in conformance with all applicable federal, state, and local regulations.
The following table and drawings outline the responsible party and show the road and utility improvements required to be constructed as a part of the Development for Phases 1, 2, 3 and 4 of the Tennessee Children’s Home property.

The legend below allocates the required infrastructure improvements to the Responsible Party.

<table>
<thead>
<tr>
<th>Legend</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green</td>
<td>Infrastructure improvements highlighted in green below shall be the shared responsibility of the Tenn. Children’s Home development and the City of Spring Hill. The apportionment of the obligation for the completion of these improvements shall be equitably assigned between the City and the Tenn. Children’s Home Development Partners. (This category indicates improvements that may benefit from funds generated by taxes and/ or special assessment fees from this development).</td>
</tr>
<tr>
<td>Blue</td>
<td>Infrastructure improvements highlighted in blue below shall be the responsibility of the Tenn. Children’s Home Development Partners</td>
</tr>
<tr>
<td>Yellow</td>
<td>Infrastructure improvements highlighted in yellow below shall be the responsibility of the City of Spring Hill.</td>
</tr>
<tr>
<td>DEVELOPMENT PROGRAM (1)</td>
<td>ROAD/ INTERSECTION IMPROVEMENTS</td>
</tr>
<tr>
<td>-------------------------</td>
<td>---------------------------------</td>
</tr>
<tr>
<td><strong>PHASE 1</strong></td>
<td></td>
</tr>
</tbody>
</table>

**Single Family = 86 du**
**Multi-family = 315 du**
**Cottage Residences = 41 du**
**Townhomes = 21 du**
**Assisted Living/ Condos = 100 du**
**Retail/ Commercial Office/ Restaurant = 0 sf**
**Hotel = 0 Rms.**

**Kedron Road**
- Widen Kedron Road to install a Center Turn Lane at Street A with 150 feet of storage. Widening will encompass approx. 450 LF
- Install westbound right turn lane at Street A
- Install pedestrian sidewalk connection to Battlefield Park w/ ped. Crossing signage
- Dedicate right-of-way to allow for future widening

**Intersection of Kedron Road and Old Kedron Road**
- Re-configure the intersection to allow Miles Johnson-Old Kedron-Kedron Rd. to be a through arterial street with Kedron Rd. realigned to be the secondary as a connector from Main St. to the new alignment. **OR**
- Install a northbound right turn lane with at least 250 feet of storage
- Modify traffic signal to include right turn overlap signal phase

**Main Street**
- Dedicate right-of-way to allow for future widening

**Horizon Years 2020- 2023**

**Note:** The Horizon Years are the period of time within which this Phase of the development is anticipated to occur. The actual year of construction of a specific item of work in each Phase shall be determined in conjunction with the approval of such development by the City.

- Connect to 12-inch water main located in Kedron Road and extend new 12” main in Street A
- Extend main connection to exist. 8-inch water main in Elm Street for connectivity
- Install water distribution network within Phase 1 of the development

- Extend a new 12-inch sewer main in Kedron Road ROW to connect to the exist. 30” main along McCutcheon Creek
- Install sanitary sewer collection system within Phase 1 of development
### PHASE 2

<table>
<thead>
<tr>
<th>DEVELOPMENT PROGRAM (1)</th>
<th>ROAD/ INTERSECTION IMPROVEMENTS</th>
<th>WATER SYSTEM IMPROVEMENTS</th>
<th>SANITARY SEWER SYSTEM IMPROVEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family = 0 du</td>
<td>Kedron Road</td>
<td>Connect to 12-inch</td>
<td>Extend a new 12-inch sewer main</td>
</tr>
<tr>
<td>Townhomes = 0 du</td>
<td>Widen Kedron Road to install a</td>
<td>water main in Kedron Rd.</td>
<td>in Kedron Road ROW to connect to</td>
</tr>
<tr>
<td>Retail/ Commercial</td>
<td>Center Turn Lane at School St.</td>
<td>and extend an 8” main</td>
<td>the 12” main installed in Phase</td>
</tr>
<tr>
<td>Office/ Restaurant =</td>
<td>Extension with 100 feet of</td>
<td>within the School St.</td>
<td>1. Replaces existing sewer main.</td>
</tr>
<tr>
<td>71,590 sf</td>
<td>storage. Widening will encompass</td>
<td>roadway extension to</td>
<td>Note: Phase Two will not be</td>
</tr>
<tr>
<td>Second &amp; Third Flr.</td>
<td>approx. 400 LF</td>
<td>Ferguson St.</td>
<td>allowed to discharge additional</td>
</tr>
<tr>
<td>Resid. = 0 du</td>
<td>Install westbound right turn</td>
<td>Install water</td>
<td>flow to the current 8” sewer</td>
</tr>
<tr>
<td>Hotel = 0 Rms.</td>
<td>lane at School Street extended</td>
<td>distribution system within</td>
<td>main existing in Kedron Rd.</td>
</tr>
<tr>
<td>Horizons Years</td>
<td>with at least 100 feet of storage</td>
<td>Phase 2 of development</td>
<td>However, if a portion of the</td>
</tr>
<tr>
<td>2021 – 2025</td>
<td>Widen Kedron Rd. along Entirety</td>
<td></td>
<td>current sewer discharge from the</td>
</tr>
<tr>
<td></td>
<td>of property frontage</td>
<td></td>
<td>Tenn. Children’s Home can be</td>
</tr>
<tr>
<td></td>
<td>Install multi-purpose pathway</td>
<td></td>
<td>re-routed to the Phase One</td>
</tr>
<tr>
<td></td>
<td>along Kedron Rd. from Street A to</td>
<td></td>
<td>sewer improvements then Phase</td>
</tr>
<tr>
<td></td>
<td>Main St.</td>
<td></td>
<td>Two shall be permitted to</td>
</tr>
<tr>
<td>Main Street</td>
<td>Install sidewalk along property</td>
<td></td>
<td>discharge comparable flow to the</td>
</tr>
<tr>
<td></td>
<td>frontage outside of TDOT R.O.W.</td>
<td></td>
<td>existing 8” sewer prior to the</td>
</tr>
<tr>
<td>Extension of School St</td>
<td></td>
<td></td>
<td>completion of the trunk main</td>
</tr>
<tr>
<td></td>
<td>Construct the extension of School</td>
<td></td>
<td>improvements.</td>
</tr>
<tr>
<td></td>
<td>Street from the intersection of</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ferguson St. to Kedron Rd.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intersection of Kedron</td>
<td>Re-phase the signal and Install</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Road and Main St. (Hwy.</td>
<td>traffic signal control w/</td>
<td></td>
<td>Install sanitary sewer</td>
</tr>
<tr>
<td></td>
<td>permissive/protected left turn</td>
<td></td>
<td>collection system within Phase</td>
</tr>
<tr>
<td></td>
<td>signal phasing</td>
<td></td>
<td>2 of development.</td>
</tr>
<tr>
<td></td>
<td>Pedestrian facilities integrated</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>within intersection design</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Install a westbound right turn</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>lane to facilitate efficient</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>traffic operations at the</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>intersection *</td>
<td></td>
<td></td>
</tr>
<tr>
<td>* - This improvement is</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>not a requirement based</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>upon traffic generated</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>by the development, but</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>would serve to improve</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>the general operations</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>of the intersection</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Intersection of Main Street and the Middle Project Access</td>
<td>Intersection of Main St. and the Right-In, Right-Out Access</td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------------------</td>
<td>----------------------------------------------------------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Install a northbound right turn lane with at least 100 feet of storage</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Construct northbound left turn lane on Buckner Lane</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Construct a second northbound through lane on Buckner Lane</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Install a northbound right turn lane with at least 100 feet of storage</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### PHASE 3

<table>
<thead>
<tr>
<th>DEVELOPMENT PROGRAM (1)</th>
<th>ROAD/ INTERSECTION IMPROVEMENTS</th>
<th>WATER SYSTEM IMPROVEMENTS</th>
<th>SANITARY SEWER SYSTEM IMPROVEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family = 49 du</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhomes = 76 du</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail/ Commercial Office/ Restaurant = 21,600 sf</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Second &amp; Third Flr. Resid. = 40 du</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Second &amp; Third Flr. Office = 0 s.f.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel = 125 Rms.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Horizon Years</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2024 - 2027</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Note: The Horizon Years are the period of time within which this Phase</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Extension of Ferguson St. to Connect with Phase One Construction

- Construct Ferguson St. from Main St. to the roundabout terminus of the Phase 1 roadway improvements

### Intersection of Main Street and the Northern Project Access

- Install a northbound right turn lane with at least 150 feet of storage.
- Install traffic signal control with protected-plus-permitted signal phases for the southbound and westbound approaches, as well as right turn overlap signal phases for the northbound and westbound approaches. Signal to be phased and timed with Kedron Rd. and McLemore.

### Water System Improvements

- Install 12” water distribution main in Street A from the terminus of Phase 1 to School Street
- Install water distribution system within Phase 3 of development

### Sanitary Sewer System Improvements

- Install sanitary sewer collection system within Phase 3 of development
of the development is anticipated to occur. The actual year of construction of a specific item of work in each Phase shall be determined in conjunction with the approval of such development by the City.

Improvements to School St from the Development to McLemore St.
- Widen and Install a pedestrian sidewalk along the eastern side of School St. in accordance with what is achievable within current right-of-way

### PHASE 4

<table>
<thead>
<tr>
<th>DEVELOPMENT PROGRAM (1)</th>
<th>ROAD/ INTERSECTION IMPROVEMENTS</th>
<th>WATER SYSTEM IMPROVEMENTS</th>
<th>SANITARY SEWER SYSTEM IMPROVEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family = 0 du</td>
<td></td>
<td></td>
<td>Install water distribution system within Phase 4 of development</td>
</tr>
<tr>
<td>Townhomes = 4 du</td>
<td></td>
<td></td>
<td>Install sanitary sewer collection system within Phase 4 of development</td>
</tr>
<tr>
<td>Retail/ Commercial</td>
<td></td>
<td></td>
<td>City sewerage treatment plant capacity to be upsized to accommodate overall long-term growth and development of the City of Spring Hill</td>
</tr>
<tr>
<td>Office/ Restaurant = 85,810 sf</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Second &amp; Third Flr. Resid. = 10 du</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Second &amp; Third Flr. Office = 12,000 s.f.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel/ Condos = 125 Rms./ Du</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Horizon Years 2026 - 2030</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Footnote:**
1) The development totals represented above are stand-alone totals by each individual phase.
PPL 865-2020: Submitted by Catalyst Design Group for Kedron Square Phase One (Tennessee Children’s Home Mixed-Use Redevelopment). This planned development is located at 804 Branham Hughes Circle and this phase contains approximately 60.30 acres. The applicant requests preliminary plat approval for 81 single-family lots. Requested by Catalyst Design Group.

Property Description and History: The subject site is the location of the Tennessee Children’s Home and Ferguson Hall. This site is east of Main Street and School Street, south of McLemore Avenue, west of Elm Street and Old Kedron Road, and north of Kedron Parkway. The total property contains 102 acres and an existing 8-acre lake that is proposed to be preserved. The property is of significant historic significance to the community as Ferguson Hall was built on the site in the 1850’s, was significant in the Civil War, and has been the location of the Tennessee Children’s Home since the 1930’s.

The Board of Mayor and Alderman approved the preliminary development plan (PDP 673-2019) for the Tennessee Children’s Home on September 16, 2019 (Ordinance 19-25) with the following conditions:

1. All on-site and off-site water distribution and sanitary sewer collection infrastructure is the responsibility of the developer. All green items shown in Exhibit E shall be considered blue in accordance with this condition.

2. All right-of-way on Kedron and Main Street shall be dedicated at preliminary plat.

3. All off-site improvements within the existing right-of-way for School Street, from McLemore to the development site, shall be constructed as part of Phase 1. Such improvements shall include a 22-foot wide asphalt pavement section without curb and 5-foot wide concrete sidewalk on at least one side, side to be determined during site plan or subdivision review. If sufficient right-of-way exists a sidewalk shall be provided on both sides.

4. At the end of Phase 4, a warrant study shall be performed at the intersection of “A Street” and Kedron Road to review the need for a pedestrian signal and/or traffic signal which shall be provided as warranted by the development.

5. The upstream floodplain west of Main Street will be evaluated and a written evaluation provided to the City for review prior to the preliminary plat.

6. **Intersection of Kedron Road and Old Kedron Road** - Provide a separate northbound right turn lane from Kedron Road to Old Kedron Road to include a minimum of 250 feet of storage and modification of the existing traffic signal incorporating a right turn overlap signal phase for northbound motorists. This condition shall prevail over conflicting language in Exhibit E.

7. **Intersection of Main Street and the Middle Project Access** - This project access shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes with the left turn lane to include a minimum of 150 feet of storage and the right turn lane to include a minimum of 100 feet of storage. This project access shall be controlled by a stop sign at Main Street. A northbound right turn lane shall be provided.
on Main Street at the intersection with this project access to include a minimum of 150 of storage. A traffic signal is not recommended at this location because of the inadequate distance between this project access and the existing traffic signal at Kedron Road that would not provide adequate progression through adjacent traffic signals. To be constructed as part of Phase 2. This condition shall prevail over conflicting language in Exhibit E, and the developer shall not be required to make improvements to Buckner Lane.

8. Intersection of Main Street and the Northern Access — This project access shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes to include a minimum of 250 feet of storage. A northbound right turn lane shall be provided on Main Street at the intersection with this project access to include a minimum of 150 feet of storage. A traffic signal shall be installed at this intersection when this project access is constructed to include protected-plus-permitted signal phases for the southbound and westbound approaches as well as right turn overlap signal phases for the northbound and westbound approaches. The proposed traffic signal at this location shall be coordinated with the existing adjacent traffic signals at Kedron Road and Depot Street/McLemore Avenue in order to facilitate progression through the Main Street corridor and minimize vehicle queues particularly on northbound Main Street. The traffic signal at this location would be more than 800 feet from the existing adjacent traffic signals at Kedron Road and Depot Street/McLemore Avenue. With this spacing, these three (3) consecutive signals could be timed and phased to provide adequate progression through the Main Street corridor. To be constructed as part of Phase 3.

9. Intersection of Kedron Road and the Two (2) Western Project Accesses — These project accesses shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes to include a minimum of 100 feet of storage. These project accesses shall be controlled by a stop sign at Kedron Road. Eastbound left turn lanes and westbound right turn lanes shall be provided at both project accesses on Kedron Road with each turn lane having a minimum of 100 feet of storage. The southerly most access to be constructed as part of Phase 1; the northerly most access to be constructed as part of Phase 2.

10. Right-of-Way Along the Frontage of the Project Site — Main Street and Kedron Road are both designated as “Arterials” in the Major Thoroughfare Plan 2019 thus requiring 95 feet of dedicated right-of-way (47.5 feet either side of the roadway centerline). Additional right-of-way dedication shall be provided on both Kedron Road and Main Street in order to provide the required right-of-way in order to facilitate future widening and turn lane(s) construction that is not currently warranted.

11. School Street — There will be a negligible amount of site-generated traffic entering and exiting the project site at School Street during peak hours. However, for safety reasons, 2 – 11-foot driving lanes shall be provided on School Street from McLemore Avenue to the project site.

12. The preservation of existing vegetation along Kedron Road, between the two driveways and along the multi-family site boundary shall be reviewed during the site plan review process.

13. The Use Matrix in Exhibit D shall be amended to remove Drive Through Facility as a Special Use.

14. The Use Matrix in Exhibit D shall be amended to change the Principal Uses of Bar, Micro-Brewery/Distillery/Winery, and Winery to Special Use.

15. The Use Matrix in Exhibit D shall be amended to remove Retail Liquor Store as a Permitted Use.

**Bulk and Area Requirements:** Lots included on the preliminary plat are consistent with and reflect the approved planned development preliminary Master Plan. Phase One A includes several existing buildings. The buildings in Open Space 5 will be removed prior to recording, to make room for the pool and amenity building.
Streets and Sidewalks: The main access to the site is via Kedron Square Blvd. off of Kedron Road. An additional access road is shown connecting into School Street. All streets are private and propose the appropriate 50’ of r/w. All streets will be constructed to local street standards and include 5’ wide sidewalks on both sides of the streets with the necessary ADA Ramps. Roads and alleys located within the development should be named to enhance wayfinding and emergency response. Street names shall be submitted to Spring Hill GIS and Maury County for review and approval prior to final plat.

Open Space & Amenities: Phase One A includes a central open space within the residential area and a pool/clubhouse for the residential single-family homes. The proposed community park (Park Commons) fronting the existing lake is also proposed with Phase One A. As indicated during the preliminary application, the lake front park will be open to the public, managed by an association that is a combination of the commercial association, multi-family association, and the single-family association. A 12’ wide pedestrian trail (Downtown Greenway) is proposed to start along Kedron Road and head up and around the lake, where it will ultimately extend along the southern side of the development and will connect into Main Street. The applicant has provided locations for signage along this trail. Phase One A only includes the portion of trail from Kedron to the community park at the northern end of the lake.

Landscaping & Buffering: The applicant has provided a landscape plan that is consistent with the planned development preliminary plan. The applicant is providing the necessary buffer yards and street trees consistent with the Planned Development. The tree line on the north side of the property and abutting the lots that front on McLemore Ave is proposed to be preserved and will also include a 15’ landscape buffer that will run along the rear of the lots. An additional 15’ buffer is provided between the development and Elm Street to the east. The tree line on the south side of the property that buffers the existing lake from Kedron Road is also proposed to be preserved.

Bicycle & Greenway Plan: The Bicycle and Greenway Plan shows Kedron Road as a proposed greenway for the Downtown Greenway, which follows the floodway. The Downtown Greenway will wrap around the existing lake and will continue south and to the west towards Main Street. Phase One A includes the connection of the Greenway with Battlefield Park across Kedron Road and extending up to the community park.

Summary: The applicant met with staff to discuss the final plat on July 15, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (August 3, 2020):

1. Label areas of Phase One B on the plat. There should be a very clear line/boundary around Phase One A. The pool and amenity building are in Phase One A.
2. Lots do not currently show the setback lines. Please add setback lines to all lots and call out the setbacks on any irregular shaped lots on sheets 2-4.
3. Provide a typical lot detail.
4. Draw and label PUDE’s on sheets 2-4 or provide a typical easement detail.
5. Add the minimum lot square footage for each type of lot to the Site Data Table.
6. Provide a lot number list of 40, 50 and 60’ wide lots.
7. The preliminary plat incorrectly labels the width of the Downtown Greenway trail as 10’. The width needs to be corrected to 12’.
8. The open space north of lot 59 will be extended west to School Street in Phase One B.
9. Label the four live work lots as Phase One B.
10. Delete the parking requirements for multi-family (not-included in this Phase).
11. Explain where surface parking and 2 spaces per lot are located.
12. Right-of-Way to be dedicated at final plat.
SITE LAYOUT

PHASE 1

PHASE 4

LAKE

LIMITS OF PHASE 1 IMPROVEMENTS

REFER TO SHEET C-4.1 FOR DETAILED SITE LAYOUT AND ELEVATIONS.

REFER TO SHEET C-4.2 FOR DETAILED SITE LAYOUT AND ELEVATIONS.
Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
Austin Page, Associate Planner
MEETING: July 27, 2020
SUBJECT: FPL 862-2020 (Dartford Phase 2)

**FPL 862-2020:** Submitted by Wilson & Associates for Dartford Phase 2. This property is zoned R-2 and contains approximately 11.28 acres. The applicant requests final plat approval for 31 single-family lots. Requested by Joey Wilson.

**Property Description and History:** This undeveloped property is located southwest of the intersection of Duplex Road and Port Royal Road. Phase 1 of Dartford is zoned R-6 and developed as a single-family subdivision. Phase 2 is zoned R-2, single family and proposed as an extension of the single family in Phase 1. An impaired stream traverses through the property. The surrounding land use is primarily single-family residential to the north and southeast; vacant commercial to the east and northeast; townhomes being constructed to the west; and multi-family to the southwest.

In July of 2016, the Planning Commission approved a neighborhood concept plan (NCP 227-2016) for Slayton Cove including a combination of attached and detached lots for a total of 175 dwelling units with conditions of approval related to phasing, timing, and infrastructure improvements. Previous names of the development were Monrovia Park and Slayton Cove. A preliminary plat (PPL 439-2017) was approved by the Planning Commission on December 11, 2017 with four (4) conditions of approval which have all been addressed.

**Bulk Requirements:** The proposed lots are compliant with the bulk and area requirements of the R-2 zoning district. Several of the plat certificates still need revision prior to recording. Staff will work with the applicant to prepare these edits.

**Streets and Sidewalk:** The property abuts Duplex Road on the north. This road has been the subject of a TDOT and City of Spring Hill road widening project for the last several years and is set to be completed in the next few months. This work includes a 5' sidewalk in the right-of-way. No improvements to Duplex Road were required as part of preliminary plat approval. Right-of-way is indicated as 47.5’ from centerline which is sufficient.

This phase includes three internal streets, Posada Court and Sercy Drive and Victoria Lane. Victoria Lane provides access to Duplex road while Sercy Drive is an extension from Phase One. The street names have been sent to the County for approval. The Spring Hill Fire Department required a minimum 96’ turnaround at the dead-end cul-de-sac on Cadence Court for the preliminary plat. The final plat is showing a diameter of 96’. The 2012 International Fire Code section 503.2.5 requires an approved turnaround for fire apparatus when dead end roads exceed 150’ in length. Infrastructure and road installation is not complete. A performance bond will be need to be approved by the Planning Commission before this plat will be signed for recordation.

**Open Space & Amenities:** On-site open space is consistent with the approved preliminary plat. This intention is for Phase 2 to use centralized mailboxes in the open space south of Lot 85. The mailboxes will be placed on the backside of the sidewalk and out of the right-of-way. The property includes a large open space area along the western property line which will be owned and maintained by the HOA. No other amenities are proposed with this phase.

**Landscaping and Buffering:** Landscaping is proposed at the entrance of the subdivision at Duplex Road. When adjacent commercial properties are developed, they will be required to provide the required transitional buffers.
Bicycle and Greenway Plan: A greenway is shown along the western portion of phase one and two and runs directly behind lots 85-94. The trail has been extended to connect into the sidewalk along Duplex Road. The applicant proposes an 8' wide asphalt trail in this area within a 20' wide public access easement (PAE). A 5' wide sidewalk connection between the trail and the internal sidewalk network is shown between lots 89 and 90 via a 20' easement.

Summary: The applicant met with staff to discuss the final plat on July 15, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (August 3, 2020):

1. Prior approvals restricted additional access to Duplex Road until road improvements are complete. Coordinate connection with the Public Works Department.
2. Remove the Certificate of Addresses and the Certificate of Streets. Remove Williamson County recording certificate and delete “Maury” from other recording certificate.
3. Note #14 to also say that all open space is to be “owned” by the homeowner’s association.
4. All road names will be approved by the Williamson County and Maury County E-911 offices prior to recording.
5. This plat will be required to be recorded in both counties.
6. A performance bond will be need to be approved by the Planning Commission before this plat will be signed for recordation.
Dartford Phase 2
DUPLEX ROAD, SPRING HILL
MAURY COUNTY, TENNESSEE
WILLIAMSON COUNTY, TENNESSEE

VICINITY MAP
NOT TO SCALE

Dartford
Phase 2
Pulte Homes of Tennessee
Date: 07/06/2020
Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
Austin Page, Associate Planner
MEETING: July 27, 2020
SUBJECT: STP 864-2020 (Great White Express Car Wash – 3003 Belshire Village Drive)

STP 864-2020: Submitted by James & Debbie Whitlock for the Great White Express Car Wash. The property is located at 3003 Belshire Village Drive, zoned C-4 and contains approximately 1.37 acres. The applicant requests site plan approval for a 5500-sf car wash. Requested by James & Debbie Whitlock.

Property Description and History: This property is located in the Belshire Village subdivision and is located approximately 330’ west of the Belshire Way and Main Street intersection. The property is located at the southwest corner of Belshire Way and Belshire Village Drive. The applicant intends to construct a car wash facility similar to the new car wash at 1075 Crossings Circle (STP 661-2019).

The applicant received Board of Zoning Appeals approval (June 16, 2020) for application BZA 834-2020, to operate a car wash as a Special Use with the following conditions:

1. An approved special use will expire one year from the date of approval according to Article 13.3.G of the UDC.
2. Development shall be reasonably consistent with the site plan submitted to BOZA, subject to changes requested by the Planning Commission.
3. Approval is further contingent upon site plan approval by the Planning Commission and shall comply with changes and conditions requested by the Planning Commission; including, but not limited to, dedicated turn lanes, buffering considerations, and noise limitations.

Staff finds the site plan submitted with this application to the Planning Commission, consistent with the plan reviewed by the Board of Zoning Appeals. The plan from the Board of Zoning Appeals is included in the packet for reference.

Spring Hill Rising 2040: This property’s future land use designation is “Community Commerce Area”. Primary future land uses for this designation include professional and regional offices, eating places, large-scale retail, municipal services, community centers, automobile-related services, transportation hubs and large-scale entertainment. The Community Commerce Areas designation emphasizes uses that generate a high level of activity and staff finds the use of the site as a car wash is consistent with this intent. Street designs are primarily automobile oriented but accommodate all modes of transportation to promote safety for all users and has high pedestrian connectivity.

This proposed use is automobile-oriented and it is located in a commercial center with other automobile-oriented uses such as a home improvement store, bank and a drive through restaurant. A sidewalk will be provided along Belshire Way and Belshire Village Drive. In consideration of these factors, staff finds that the proposed use, a car wash, is consistent with the comprehensive plan. As noted above, the Board of Zoning Appeals has authorized the use of the site for a car wash.

Access: The site is primarily accessed via a driveway on Belshire Village Drive, located near the southeast corner of the site. This driveway is off-set slightly from the adjacent Discount Tire driveway. However, since Belshire Village Drive dead ends into the parking lot of the adjacent office building, this off-set was not determined to be problematic. A secondary access point on Belshire Way is shared with the property to the south and aligns with the driveway for Lowes. An easement already exists for this shared driveway.
Streets and Sidewalks: The site plan shows a new 5’ wide sidewalk along all street frontages. An additional 5’ sidewalk is provided through the site, connecting Belshire Way to Belshire Village Drive (near the proposed dog wash facility).

Proposed Site and Building Design: The applicant is proposing to construct an automated 145’ car wash tunnel with three automobile lanes at the entrance of the tunnel to queue vehicles. The applicant is also providing 15 self-serve vacuums with partially covered parking stalls to the west of the north-south oriented car wash tunnel. The site provides one handicap parking space and 11 regular parking spaces on the southern portion of the site and at the dog wash.

The building is designed with varying panel colors, a parapet, and flat roof sections with an opaque curved roof over the car wash tunnel. The applicant intends to use the same materials and color schemes as the original Great White Express Car Wash location in The Crossings. The main colors of the buildings are various shades of greys with blue accent trims. Material percentages have been provided for each sided elevation and comply with the building material restrictions requirements in the UDC. A dog washing building is planned near the rear exit on the site and is designed to use a hardiboard material on the façade. The applicant intends to use the same dark and light grey colors on the dog wash building as the car wash. A dark grey standing seam metal roof is proposed and consistent with the commercial design standards.

The proposed site is situated at the corner of two streets and contains significant road frontage. The car wash bay also faces Belshire Way. Bike racks are required for all new commercial sites and is shown on the site near southwest corner of the building. The bike rack is located off the sidewalk and does not restrict any pedestrian access. The bike rack will be powder coated and meets all the requirements found in Article 10.7.

Parking and Traffic Circulation: The applicant is proposing a circulation system around the entire perimeter of the carwash structure. The access drive is limited access due to a canopy type structure that limits height clearance to passenger vehicles and small trucks. Parking is provided around the outer perimeter and within the site for employees and patrons. The main entrance drive provides for a dual entry drive configuration into the site with an additional exit lane egressing the site. To minimize conflicts with the bypass lane, “No Entry” signs and/or pavement markings are recommended at the north end of the parking lot. Shared access has been provided to the parcel south of the project to enhance connectivity.

Staff has requested that the applicant examine sight visibility at adjacent driveways/roads to determine if any modifications are required. This included visibility at the Lowes driveway and vehicle movements at the Belshire Way and Belshire Village intersection. These issues are still under review.

Landscaping and Buffering: The landscape plan provides for landscape buffer yards abutting roadways and the perimeter of the site. However, adequate trees are not provided along the north end of the site adjacent to Belshire Way, near the corner with Belshire Village. There is also an area near the primary entrance that is lacking tree plantings. A total of six (6) trees are required along Belshire Village Way. Five are proposed. The site needs to include six trees which may be planted along the street frontage in a manner that does not create large voids of trees. For Belshire Way a minimum of nine (9) trees are required, four more trees, and they need to be extended to the north to fill expansive gaps in trees. The applicant has provided sufficient parking lot and foundation landscaping.

The applicants have expressed concerns with site visibility and identified potential problems with street trees restricting the visibility of vehicles making a left turn from Belshire Village Drive onto Belshire Way. The applicant has extended a row of shrubs and plantings in place of street trees. Since the street trees are requirement of the UDC, a variance would be required to deviate from the requirement. Five Arborvitaes have been provided along Belshire Village Drive and stop just before the sanitary sewer line easement. Rather than leave this area sodded, the applicant has provided a row of shrubs and perennial ground cover. Additional plantings are needed in the 10’ landscape buffer along the southern property line. Note #7 calls for sodded and seeded areas but these areas are not identified on the plan. Staff requests that all areas abutting a street be sodded. The dumpster enclosure is buffered by a three-sided wall and landscaping. The dumpster should be fully enclosed with a latch-able gate to screen views of the dumpster. A detail for the dumpster walls and gates is needed.
Summary: The applicant met with staff to discuss the site plan on July 15, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (August 3, 2020):

1. Staff has concerns with site distance and visibility exiting the site onto Belshire Way. Will defer this item to the Public Works Department.
2. A detail for the dumpster walls and gates is needed.
4. Street trees will need to extend along Belshire Way meeting the one per 35’ requirement unless a variance is approved by the Board of Zoning Appeals.
5. Evenly spread out the 5 Arborvitaes along Belshire Village Drive and add an additional tree in the open area for a total of six trees. The trees should meet the requirement of one per 30’.
6. Identify seeded or sodded areas on plan. Staff recommends sodded areas along all road frontages.
7. HDPE Storm Pipe can only be used in turf areas.
8. RCP/HDPP is to be used under all drivable surfaces.
9. Project engineer needs to meet with the Water Department to discuss the details on the water design layout.
10. Add appropriate signage and/or pavement markings to prevent entry into the by-pass lane.
LANDSCAPE NOTES:
1. The Contractor shall be responsible for the protection and maintenance of the trees, shrubs, and plants on the site. All plants shall be maintained in good condition and free from disease and pests.
2. The Contractor shall provide and install all necessary irrigation systems to ensure proper water management and plant health.
3. The Contractor shall ensure that all plants are properly staked and supported to prevent damage during installation.
4. The Contractor shall provide and install all necessary signs to inform the public of the plant species and care instructions.
5. The Contractor shall ensure that all plants are properly labeled with their species names.
6. The Contractor shall ensure that all plants are properly protected from foot traffic and other disturbances.
7. The Contractor shall ensure that all plants are properly spaced to allow for adequate growth and air circulation.
8. The Contractor shall ensure that all plants are properly pruned and trimmed to maintain their desired shape and size.
9. The Contractor shall ensure that all plants are properly fertilized and watered to maintain their health and vitality.
10. The Contractor shall ensure that all plants are properly maintained and cared for to ensure their longevity and health.

PLANT SCHEDULE

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<th>Plant Symbol</th>
<th>Common Name</th>
<th>Botanical Name</th>
<th>Quantity</th>
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LANDSCAPE PLANT

DECIDUOUS TREE PLANTING
DOG WASH BLDG

*GRAPHIC SCALE (FEET)*

**Metals**
- Metal Roofing Trim - Color-1 (Typ)
- Standing Seam Metal Roof - Color-1 (Typ)
- Metal Shingles - Color-3 (Typ)

**Colors**
- Color-1: Dark grey to match existing car wash
- Color-2: Light grey to match existing car wash
- Color-3: Blue to match trim on existing car wash

**Materials**
- Hardiplank Clapboards - 6" to the weather (Typ)
- Hardiplank Fascia Board - Color-3 (Typ)
- Hardiplank Corner Board Trim (Typ)
- Hard Anodized Alum Entrance & Windows (Typ)

**Dimensions**
- Front Elevation: 8' x 6' x 2' Color-1
- Left Elevation: 8' x 6' x 2' Color-1
- Rear Elevation: 8' x 6' x 2' Color-1
- Right Elevation: 8' x 6' x 2' Color-1
BOZA APPROVED PLAN