



City of

SPRING HILL

TENNESSEE

est. 1809

## **AGENDA PACKET**

**Municipal Planning Commission**

**Regular Meeting**

**March 9, 2026**

**05:30 pm**



# SPRING HILL MUNICIPAL PLANNING COMMISSION

**Elizabeth Droke, Chairman**  
**Sam Isbell**  
**Matt Fitterer, Mayor**  
**Amanda Rondeau**

**Ryan Connolly, Vice Chairman**  
**Greg Groninger**  
**Jaimee Davis, Alderman**

City of Spring Hill  
199 Town Center Parkway  
Spring Hill, TN 37174

## AGENDA REGULAR MEETING

**March 9, 2026**  
**05:30 pm**

### A. CALL TO ORDER

### B. ROLL CALL

### C. CHAIRMAN COMMENTS

Audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted. For those of you who are not able to attend the in-person meetings, please submit your public comments regarding agenda and non-agenda items to [PCPublicComment@springhilltn.org](mailto:PCPublicComment@springhilltn.org).

### D. PUBLIC COMMENT (NON-AGENDA ITEMS)

### E. PUBLIC COMMENT (AGENDA ITEMS)

### F. APPROVAL OF FEBRUARY 9, 2026, PLANNING COMMISSION REGULAR MEETING MINUTES

Attachment: [Regular Meeting Minutes 2.9.26.pdf](#)

### G. APPROVAL OF THE AGENDA

### H. CONSENT AGENDA

1. PC Resolution 26-6 to Release Maintenance Bond for Barton Hills Phase 1b.2
2. PC Resolution 26-7 to Release to Existing Performance Bond and Establish a Maintenance Bond for Barton Hills Phase 1b.2
3. RZN 1940-2025: Submitted by the Richmond Company for Spring Hill Commerce Center. The property is located on the east side of I-65, known as a 25-acre tract (2860 Clark Road). The property is zoned (AG) Agricultural District. The applicant is requesting to rezone from AG to (I-2) General Industrial. Planner: Kyle Spires
4. RZN 2011-2026: Submitted by the Richmond Company for Spring Hill Commerce Center. The property is located on the east side of I-65, known as a 19-acre tract (0 Clark Road). The property is zoned (AG) Agricultural District. The applicant is requesting to rezone from AG to (I-2) General Industrial. Planner: Kyle Spires
5. PDM 1964-2025: Submitted by Ragan Smith for Arbor Valley, Phases 7 & 8. The property is zoned PUD with a base zoning of (R-2) Single-Family District with the overall PUD containing approximately 259 acres. The applicant is requesting to modify the development plan by adjusting lot and road layouts and reduce density. Planner: Tobias Faucher

Attachment: [Bond Packet.pdf](#)

Attachment: [RZN 1940-2025 Rezoning for a future portion of Spring Hill Commerce Center .sr.pdf](#)

Attachment: [RZN 2011-2026 Rezoning for a future portion of Spring Hill Commerce Center .pdf](#)

Attachment: [PDM 1964-2025 Arbor Valley Phase PUD .sr.pdf](#)

Attachment: [Arbor Valley Phase 7 & 8 PD Modified 2026.03.02.pdf](#)

Attachment: [Arbor Valley Phase 7 & 8 Response Letter 2026.03.02.pdf](#)

### I. OLD BUSINESS

### J. NEW BUSINESS

#### 1. RZN 1995-2026

Submitted by Southeast Venture, LLC for June Lake, Collector Road PZD. The property is located to the west of I-65, and south of Thompson Station Road East. The property is zoned (PZD), Planned Zoning District and is approximately 702 acres. The applicant is requesting to amend the PZD street classification types. Planner: Gil Morin

Attachment: [RZN 1995-2025 June Lake PZD sr.pdf](#)  
Attachment: [JL Greenway Exhibit 3.2.pdf](#)

**K. OTHER BUSINESS**

**L. COMMISSION COMMENT**

**M. STAFF COMMENT**

**N. ADJOURN**

-

**SPRING HILL  
MUNICIPAL PLANNING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, FEBRUARY 9, 2026  
5:30 P.M.**

**A. CALL TO ORDER**

*Chairman Droke called the meeting to order at 5:30PM.*

**B. ROLL CALL**

Members Present: Mayor Matt Fitterer, Chairman Liz Droke, Vice Chairman Ryan Connolly, Commissioner Jamiee Davis, Commissioner Sam Isbell, Commissioner Greg Groninger, and Commissioner Amanda Rondeau.

Staff Present: Development Director Dara Sanders, Senior Planner Gilles Morin, City Engineer Karol Czerwonka, Associate Engineer Ryan Turley, Associate Planner Kali-Flynn Burke, Planning Tech Lucretia Sappington, and City Attorney Patrick Carter.

**C. CHAIRMAN COMMENTS:** *“Audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted. If you have any comments regarding agenda and non-agenda items, please submit your public comments to [PCPublicComment@springhilltn.org](mailto:PCPublicComment@springhilltn.org).”*

**D. PUBLIC COMMENT (NON-AGENDA ITEMS)**

**E. PUBLIC COMMENT (AGENDA ITEMS)**

**F. ACCEPTANCE OF MEETING MINUTES DECEMBER 8, 2025, REGULAR MEETING MINUTES.**

*Mayor Fitterer made a motion for approval of December 8, 2025, meeting minutes. The motion was seconded by Commissioner Connolly. The motion to approve December 8, 2025, meeting minutes passed by a vote of 7-0.*

**G. APPROVAL OF THE AGENDA**

*Mayor Fitterer made a motion to approve the agenda. The motion was seconded by Commissioner Connolly. The motion to approve the agenda passed by a vote of 7-0.*

#### H. CONSENT AGENDA

1. PC Resolution 26-1 to Release the Existing Performance Bond and Establish a Maintenance Bond for Sanctuary Bluff Apartments
2. PC Resolution 26-2 to Release the Maintenance Bond for Sanctuary Bluff Apartments
3. PC Resolution 26-3 to Release the Maintenance Bond for Barton Hills Phase 1A
4. PC Resolution 26-4 to Dedication of Road ROW and Public Utilities Barton Hills Phase 1A
5. PC Resolution 26-5 to Release the Existing Performance Bond and Establish a Maintenance Bond for Brandon Woods Traffic Signal
6. PC Resolution 26-6 to Establish a Performance Bond for Legacy Pointe Phase 1A

*Mayor Fitterer made a motion to approve consent agenda with all staff associated conditions of approval and findings of fact. Commissioner Connolly seconded the motion. The motion to approve the consent agenda passed by a vote of 7-0.*

#### I. OLD BUSINESS

#### J. NEW BUSINESS

1. **STP 1965-2025:** Submitted by Kimley Horn for **Platinum Storage**. The property is located on the north side of Beechcroft Road, east of Dr. Robertson Road, best known as 830 Beechcroft Road. It is zoned I1 and is approximately 7.67 acres. The applicant is requesting site plan approval for the expansion of the existing storage facility, which includes covered RV and boat storage. **Planner: Kali-Flynn Burke**

*Mayor Fitterer made a motion to approve STP 1965-2025 with all staff associated conditions of approval.*

#### Standard Conditions:

1. Planning Commission approval shall remain valid for a period of three (3) years, during which time all action must be taken in accordance with the Unified Development Code, Articles 13.1.E and 17.8.
2. Project shall be constructed as approved unless otherwise approved for modification. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.
3. Project shall adhere to the City of Spring Hill's adopted accessibility standards.
4. Project shall be constructed in accordance with the City of Spring Hill's adopted Major Thoroughfare Plan.
5. The project must not locate the required landscaping within any utility or drainage easements.
6. One (1) electronic and one (1) 11x17 hard copy of approved plan shall be submitted to the Planning Office no later than 45 days post the PC approval meeting date. This shall include a landscape plan and elevations and accurate depictions of all approved adjacent site plans.

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7. The temporary crossing of the existing creek must be designed and approved prior to the approval of the construction plans.
8. Right-of-way dedication shall be shown per the City of Spring Hill's Major Thoroughfare Plan for roadway classification and per requirements outlined in the UDC.
9. All infrastructure (roadways, utilities, etc.) shall be designed according to the City of Spring Hill Standards and Specifications and meet all requirements within the UDC.
10. Any roadway improvements shall be designed according to the City of Spring Hill, TDOT, AASHTO, and MUTCD standards and specifications.
11. The photometrics for the proposed development shall meet all the UDC standards and requirements.
12. All sidewalks and pedestrian ways shall meet current ADA requirements. Spot elevations shall be provided to ensure there is adequate ADA access to the site.
13. Erosion control measures meeting TDEC and all City regulations will be required to be provided prior to approval of construction plans by the Engineering and Public Works Departments.
14. The applicant must provide a plan and profile for the access drive, this access drive shall meet AASHTO, TDOT, and City of Spring Hill Standards.
15. Typical Sections for all paving shall be provided along with a Geo-Technical Report.
16. A Fire Exhibit to show that the site meets the intent of the Fire Code Checklist, Engineering Checklist, and IFC must be provided.
17. Any proposed grading outside of the property line shall have a signed letter of consent or proof of temporary easement from the adjacent property owner prior to the issuance of a grading permit.
18. All storm sewer plans and profiles must comply with all City regulations and checklist requirements before the Engineering and Public Works Department will approve the construction plans.
19. All stormwater calculations must meet the requirements of the UDC, as well as applicable state and federal regulations, and shall be submitted prior to approval of construction plans by the Engineering and Public Works Departments. Any site layout or building square footage changes necessary to meet these regulations will be reviewed by the City Planning or Development Director to determine whether the project must return to the Planning Commission for approval.
20. Any proposed retaining walls shall be submitted for review and approval by Building Codes simultaneously with engineering site plan reviews and must be approved before the issuance of a grading permit.
21. Record drawings of the development will be required prior to the issuance of the Certificate of Occupancy (COs) for all installed infrastructure. Final Record Drawing Submittal is required prior to the release of bonds and to include the full design sent in both electronic files and hard copies. The electronic files must be geographically referenced in NAD83 and NAVD88 and provided in a format that can be integrated into the City GIS and must meet all City Requirements.
22. A Long-term maintenance/management plan that meets all UDC requirements as listed in but not limited to Article 15.7, will be required prior to approval of construction plans by the Engineering Department and before a pre-construction meeting can be held.
23. No sewer and water hookups shall be allowed until corresponding infrastructure is installed, tested, and accepted by the City.
24. Bonds will be required to be posted per the UDC, including bonds for the final asphalt pavement, sidewalks, traffic control devices, streetlights, ditches and drainage systems.

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25. The applicant must provide complete and sufficient information in the applicable design, satisfactorily addressing the City Engineer's comments before any permits or a pre-construction meeting can occur. Any disagreement on information, design, or accuracy of information between the City Engineer and applicant that cannot be resolved must be heard by the Planning Commission for the final determination.
26. Any additional requirements as determined during construction and engineering review for the sole purpose of meeting public health, safety, and welfare as determined by the City Engineer, Development Director, Public Works Director, and City Administrator will require field changes or site design revisions as necessary to fully address the concerns. Site layout or building square footage changes required to meet public health, safety, and welfare will be reviewed by the Planning Director or Development Director to determine if the project will be required to go back through Planning Commission approval process. The development representative will hold the right to go before Planning Commission if resolutions to address concerns between staff and the development cannot be agreed upon.

**Site Specific Conditions:**

1. Prior to submitting an application for Engineering, the following information is required to be added to the plans and resubmitted to the Planning Division for review and approval:
  - a. Please show where the HVAC units will go on the site plan.
  - b. Please move the bike rack to a finished surface and not grass.
  - c. Please show the shrubs planting material.
2. This portion of the property is prohibited from connecting to the City's sanitary sewer system and is prohibited from increasing sanitary sewer demand from the overall property. A flow meter shall be installed for the property prior to the issuance of a certificate of occupancy to establish a baseline, and the property shall not be permitted to exceed the baseline established by Spring Hill Water
3. Should engineering and building plans indicate a sanitary sewer connection or an increase in sanitary sewer demand, the Planning Division shall bring STP 1965-2025 back to the Planning Commission for reconsideration or revocation. Should the property exceed the established sanitary sewer baseline as a result of this expansion, the certificate of occupancy may be subject to revocation.
4. Prior to issuing of a Certificate of Occupancy, the applicant shall address the existing non-compliant parallel accessible parking space located on the site, subject to review and approval by the Building Official.
5. Provide space for vehicle turnaround to be approved by the City Engineer during engineering review.

*Commissioner Connolly seconded the motion. Motion to approve STP 1965-2025 passed by a vote of 7-0.*

2. **ADM 1973-2025:** Submitted by Andrew Kozlowitz for **2981 Stewart Campbell Pointe**. The property is located on the south side of Stewart Campbell Pointe, to the west of Hunt Valley Drive. It is zoned R-2 and is approximately 0.249 acres. The applicant is requesting an easement reduction from 20' to 10' for the rear PUDE. **Planner: Gil Morin**

*Mayor Fitterer made a motion to favorably recommend ADM 1973-2025 to the Board of Mayor and Aldermen.*

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*P.C. Regular Meeting Minutes 2-9-2026*

*Commissioner Connolly seconded the motion. The motion to favorably recommend ADM 1973-2025 to the board of Mayor and Aldermen passed by a vote of 7-0.*

**K. OTHER BUSINESS**

- There was a discussion regarding June Lake, Pod K, and bonds about sidewalks.
- Election of Officers: Mayor Fitterer nominated Liz Droke for Chairman. Ryan Connolly seconded the vote. Chairman Droke was elected by a vote of 7-0. Mayor Fitterer nominated Ryan Connolly for Vice Chairman. Chairman Droke seconded the vote. Vice Chairman Connolly was elected by a vote of 7-0.

**L. COMMISSION COMMENT**

Mayor Fitterer let the Planning Commission know he appreciated the Commissioners completing their statement of interest forms.

**M. STAFF COMMENT**

Development Director Sanders addressed fraud issues happening with Development Services Invoices. She cautioned everyone to be careful and verify invoices with Development Services before paying them.

**N. ADJOURN**

*Chairman Droke adjourned the meeting at 6:07 PM.*

X \_\_\_\_\_  
Liz Droke, Chairman

X \_\_\_\_\_  
P.C. Secretary

## Spring Hill Planning Commission Bond Agenda



TO: Spring Hill Planning Commission  
FROM: Missy Stahl, CIP Director  
Will Goats, Project Manager  
MEETING: February 23, 2026  
SUBJECT: Release the maintenance bond and release the existing performance bond and establish a maintenance bond

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**Background:** A maintenance bond was established in the amount of \$300,319.00 for Barton Hills Phase 1b.2 in March 2024. The maintenance bond guarantees that certain improvements installed have been functioning in accordance with plans for a minimum of twelve months, to include water, sewer, storm water infrastructure, and street binder.

A performance bond was establish in the amount of \$373,234.00 for Barton Hills Phase 1b.2 in March 2024. The performance bond guarantees installation of improvements to include curbing, sidewalks, street lights, street signs, stormwater surface maintenance, and final asphalt. Final topping was completed in January 2025.

A walk through was conducted and all punch list items have been completed. A certificate of satisfaction has been signed by City staff.

**Request:**

- Approve Resolution 26-07 to release the maintenance bond for Barton Hills Phase 1b.2
- Approve Resolution 26-08 to release the performance bond and establish a maintenance bond for Barton Hills Phase 1b.2

**RESOLUTION 26-07 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
BARTON HILLS PHASE 1B 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, water, sewer, stormwater infrastructure, street binder; 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 City staff that the Maintenance Bond for Barton Hills Phase 1b Section 2 in the amount of \$300,319.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Sanctuary Bluff Apartments in the amount of **\$300,319.00** is hereby approved.

Passed and adopted this 9<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
Liz Droke, Chairman

\_\_\_\_\_  
Gilles Morin, Secretary

**RESOLUTION 26-08 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND  
TO ESTABLISH AS A MAINTENANCE BOND FOR  
BARTON HILLS PHASE 1B SECTION 2**

**WHEREAS**, a Performance Bond is in place guaranteeing the completion of certain improvements for Barton Hills Phase 1b Section 2 in the amount of **\$373,234.00**; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Curbing, Sidewalks, Street Lights, Street Signs, Stormwater Surface Maintenance, and Final topping to all streets with 1 ½ inches of hot mix asphalt; and*

**WHEREAS**, to date, the improvements have been completed, and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

**WHEREAS**, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Sanctuary Bluff Apartments and the repair of such should damage occur during covered period; and

**WHEREAS**, it is the recommendation of City staff that the Letter of Credit in the amount of **\$373,234.00** be reduced to 30% according to Section 15.19 of the Spring Hill Unified Development Code, establishing a Maintenance Bond letter of credit in the amount of **\$111,970.00** for a minimum of twelve (12) months from date of work completed.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Barton Hills Phase 1b Section 2 in the amount of **\$111,970.00** is hereby approved.

Passed and adopted this 9<sup>th</sup> day of March, 2026.

\_\_\_\_\_  
Liz Droke, Chairman

\_\_\_\_\_  
Gilles Morin, Secretary



### CERTIFICATE OF SATISFACTORY COMPLETION

Date: 2-20-26

Copperstone Development Partners, LLC  
Barton Hills  
Phase 1b.2

Development Name: Barton Hills

Phase or Section of Construction: Phase 1b.2

Public Improvements: Water, Sewer, Stormwater Infrastructure, Street Binder, Curbing, Sidewalks, Street Lights, Street Signs, Stormwater Surface Maintenance, and Final topping to all streets with 1 1/2 inches of hot mix asphalt

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.

Approved By:  
City of Spring Hill Public Works Director

  
\_\_\_\_\_ T.S.

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174  
PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516



## Spring Hill Planning Commission Voting Meeting



TO: Spring Hill Planning Commission  
 FROM: Kyle Spires, Associate Planner  
 MEETING: March 9, 2026  
 SUBJECT: RZN 1940-2025 (Rezoning for a future portion of Spring Hill Commerce Center)

**RZN 1940-2025:** Submitted by The Richmond Company for one parcel located east of I-65, north of Jim Warren Roadway that is a portion of the overall **Spring Hill Commerce Center Planned Development**. This parcel is a 25-acre tract (2860 Clark Road) The property is zoned (AG) Agriculture District. The applicant is requesting to rezone from AG to (I-2) General Industrial.

**Update:** This item was discussed on February 23, 2026. This item was placed on consent, and there were no comments.

**Property Description and History:** The site is located north of Jim Warren Roadway, east of Interstate 65, and south of Duplex Road.

The Spring Hill Commerce Center Planned Development was approved by the Board of Mayor and Alderman in 2023 by Ordinance 22-26. This Planned Development rezoned the surrounding parcels to PD, I-2 and allowed for the proposed development of a 700-acre industrial park east of interstate 65.

A separate amendment was approved by Ordinance 25-04 in May 2025 amending the Planned Development approval to strike conditions of approval and add a new subdistrict with associated design standards. The parcel in this rezoning request is shown as part of a cul-de sac to the north for the expansion of Jim Warren Roadway on the conceptual plan; however, the rezoning request is required to officially include this parcel.

This parcel was annexed as part of Resolution 25-13 (ANX 1620-2024 and ANX 1621-2024).

**Request:** The applicant is requesting to rezone the subject property from AG to I-2, with the intent of adding the property to the Spring Hill Commerce Center Planned Development. The applicant has proposed a condition of approval that “the subject property is ineligible for development approval until it is incorporated into the Spring Hill Commerce Center Planned Development”.



**Public Notice Requirements:** Public notice was provided meeting the requirements outlined in the Unified Development Code (UDC) and T.C.A. Title 13, Chapter 7, Part 2, § 203.

**Spring Hill Rising: 2040:** The City's comprehensive plan, Spring Hill Rising: 2040, provides considerations for future zoning and development requests. When considering a rezoning application, recommendations and decisions should be based on the vision statement, goals, policies, strategies, future land use map, and character areas. A city is ever changing in its environment and needs, and the future land use map alone cannot predict these changes.

Staff finds that this rezoning request aligns with the future land use zoning map as Gateway Area and aligns with the vision statements in the plan the City's goal, "We will invest in our community", specifically investing in the potential for more job opportunities in the Planned Development. More information is outlined in the approval standards below.

**Approval Standards:** The decision on any rezoning is a matter of legislative discretion that is not controlled by any standards; however, the Unified Development Code requires that the following approval standards are considered:

1. **The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.**  
The request for rezoning, particularly the intent to include the subject property in the Spring Hill Commerce Center project, is consistent with the Spring Hill Comprehensive Plan. The Comprehensive Plan calls for this site to be a Gateway area; these areas are for high intensity development that focus primarily on employment facilities.
2. **The compatibility with the existing use and zoning of nearby property.**  
This zoning would be compatible with the nearby parcels.
3. **The extent to which the proposed amendment creates nonconformities.**  
There is currently no development on the property as it sits vacant. The rezoning would not create a nonconformity.
4. **The trend of development in the general area of the subject property.**  
There is no current trend of development in the area. However, since this parcel is part of the overall planned development it will match the development of the surrounding area and align with the Spring Hill future land use goals.
5. **That there are no adverse impacts on public health, safety, and welfare.**  
Staff does not see any issues with impacts on public health, safety, and welfare, due to the applicant's proposed condition of approval.
6. **Whether adequate public facilities are available, including but not limited to, schools, parks, police, and fire protection, streets, and utilities, or whether adequate public facilities are reasonably capable of being installed with development.**  
The overall Planned Development is still progressing through the adequate public facilities review process. However, it is governed by development agreements and ordinances that ensure the necessary infrastructure will be provided to serve these sites when the time comes. Should the property be rezoned and included in the Planned Development, future improvements would be subject to the sewer moratorium if still in effect.

**Discussion:** The Unified Development Code does not permit property to be rezoned directly from AG to Planned Development. This request represents the initial step in a two-step rezoning process. Approval would allow the property to transition from AG to I-2, with the understanding that a subsequent request may be made to rezone the property from I-2 to PD, if approved. The subject property is included within the proposed Spring Hill Commerce Center Planned Development area.

**Recommendation:** Staff recommends forwarding **RZN 1940-2025** Rezoning for a future portion of Spring Hill Commerce Center to the Board of Mayor and Aldermen with a recommendation to approve with the following condition of approval:

1. The applicant has proposed a condition of approval that “the subject property is ineligible for development approval until it is incorporated into the Spring Hill Commerce Center Planned Development”.

## Spring Hill Planning Commission Voting Meeting



TO: Spring Hill Planning Commission  
FROM: Kyle Spires, Associate Planner  
MEETING: March 9, 2026  
SUBJECT: RZN 2011-2026 (Rezoning for a future portion of Spring Hill Commerce Center)

**RZN 2011-2026:** Submitted by The Richmond Company for one parcel located east of I-65, north of Jim Warren Roadway that is a portion of the overall **Spring Hill Commerce Center Planned Development**. This parcel is a 19-acre tract (0 Clark Road) The property is zoned (AG) Agriculture District. The applicant is requesting to rezone from AG to (I-2) General Industrial.

**Update:** This item was discussed on February 23, 2026. This item was placed on consent, and there were no comments.

**Property Description and History:** The site is located north of Jim Warren Roadway, east of Interstate 65, and south of Duplex Road.

The Spring Hill Commerce Center Planned Development was approved by the Board of Mayor and Alderman in 2023 by Ordinance 22-26. This Planned Development rezoned the surrounding parcels to PD, I-2 and allowed for the proposed development of a 700-acre industrial park east of interstate 65.

A separate amendment was approved by Ordinance 25-04 in May 2025 amending the Planned Development approval to strike conditions of approval and add a new subdistrict with associated design standards. Part of these amended changes showed this parcel in this rezoning request as part of the new subdistrict on the conceptual plan which has been proposed as an airport; however, the rezoning request is required to officially include this parcel in this subdistrict.

This parcel was annexed as part of Resolution 25-13 (ANX 1620-2024 and ANX 1621-2024).

**Request:** The applicant is requesting to rezone the subject property from AG to I-2, with the intent of adding the property to the Spring Hill Commerce Center Planned Development. The applicant has proposed a condition of approval that "the subject property is ineligible for development approval until it is incorporated into the Spring Hill Commerce Center Planned Development".



**Public Notice Requirements:** Public notice was provided meeting the requirements outlined in the Unified Development Code (UDC) and T.C.A. Title 13, Chapter 7, Part 2, § 203.

**Spring Hill Rising: 2040:** The City's comprehensive plan, Spring Hill Rising: 2040, provides considerations for future zoning and development requests. When considering a rezoning application, recommendations and decisions should be based on the vision statement, goals, policies, strategies, future land use map, and character areas. A city is ever changing in its environment and needs, and the future land use map alone cannot predict these changes.

Staff finds that this rezoning request aligns with the future land use zoning map as Gateway Area and aligns with the vision statements in the plan the City's goal, "We will invest in our community", specifically investing in the potential for more job opportunities in the Planned Development. More information is outlined in the approval standards below.

**Approval Standards:** The decision on any rezoning is a matter of legislative discretion that is not controlled by any standards; however, the Unified Development Code requires that the following approval standards are considered:

1. **The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.**  
The request for rezoning, particularly the intent to include the subject property in the Spring Hill Commerce Center project, is consistent with the Spring Hill Comprehensive Plan. The Comprehensive Plan calls for this site to be a Gateway area; these areas are for high intensity development that focus primarily on employment facilities.
2. **The compatibility with the existing use and zoning of nearby property.**  
This zoning would be compatible with the nearby parcels, the amendment to the plan ORD 25-04 added this parcel as part of the new subdistrict in the planned development conceptual plan.
3. **The extent to which the proposed amendment creates nonconformities.**  
There is currently no development on the property as it sits vacant. The rezoning would not create a nonconformity.
4. **The trend of development in the general area of the subject property.**  
There is no current trend of development in the area. However, since this parcel is part of the overall planned development it will match the development of the surrounding area and align with the Spring Hill future land use goals.
5. **That there are no adverse impacts on public health, safety, and welfare.**  
Staff does not see any issues with impacts on public health, safety, and welfare, due to the applicant's proposed condition of approval.
6. **Whether adequate public facilities are available, including but not limited to, schools, parks, police, and fire protection, streets, and utilities, or whether adequate public facilities are reasonably capable of being installed with development.**  
The overall Planned Development is still progressing through the adequate public facilities review process. However, it is governed by development agreements and ordinances that ensure the necessary infrastructure will be provided to serve these sites when the time comes. Should the property be rezoned and included in the Planned Development, future improvements would be subject to the sewer moratorium if still in effect.

**Discussion:** The Unified Development Code does not permit property to be rezoned directly from AG to Planned Development. This request represents the initial step in a two-step rezoning process. Approval would allow the property to transition from AG to I-2, with the understanding that a subsequent request may be made to rezone the property from I-2 to PD, if approved. The subject property is included within the proposed Spring Hill Commerce Center Planned Development area.

**Recommendation:** Staff recommends forwarding **RZN 2011-2026** Rezoning for a future portion of Spring Hill Commerce Center to the Board of Mayor and Aldermen with a recommendation to approve with the following condition of approval:

1. The applicant has proposed a condition of approval that “the subject property is ineligible for development approval until it is incorporated into the Spring Hill Commerce Center Planned Development”.

## Spring Hill Planning Commission Voting Meeting



TO: Spring Hill Planning Commission  
FROM: Tobias Faucher, Assistant Planner  
MEETING: March 9, 2026  
SUBJECT: PDm 1964-2025 (Arbor Valley, Phase 7 & 8)

**PDm 1964-2025:** Submitted by Ragan Smith for Arbor Valley Phase, 7 & 8. The property is zoned R-2, Planned Unit Development (PUD). It is located on the north side of Beechcroft Road, to the west of Saturn Parkway, and is approximately 256 acres. The applicant requests to modify the PUD to reallocate dwelling units and dwelling types in Phase 7 & 8 to remain compliant with the original approved unit count.

**Update:** This item was placed on consent during the Planning Commission's February 23, 2026, work session.

**Planning Commission:** No additional comments.

**Staff:**

1. Staff asked the applicant to include a note on the plans indicating that a 250-foot buffer will be established from the Polk House property line.

- a. **Applicant response:** *The area within the 250' from the Polk House property line and the Arbor Valley Phase 8 lots will be utilized for grading and drainage to ensure the Polk House property is not negatively affected. Upon completion of construction this area will remain undisturbed, unless otherwise directed by The City of Spring Hill or a public utility provider.*

The applicant added note #1 to the cover page regarding the 250' buffer.

2. Staff requested the applicants input regarding increased density of trees and native species selection along the Polk house to establish a more robust tree line, as requested by the Historic Commission.

- a. **Applicant response:** *A tree buffer will be provided along the shared property line with the Polk House. This buffer will be established during preliminary plat and construction documents when a planting plan is required for the site. The developer will work with the City of Spring Hill to determine the exact location and species at that time. The goal will be to utilize the existing tree line, where possible, and ensure no adverse effects to the existing tree line.*

The applicant added note #2 to the cover page regarding planting material of the buffer. However, this should be revised on the post PC plans submitted to include a requirement for species diversity.

3. The applicant was asked about their client's willingness to collaborate with the city regarding improvements to the city ROW on the western edge of the property and bring it up to standard.

- a. **Applicant response:** *Currently, Goodall Homes does not wish to contribute to this offsite improvement, as there is not direct nexus to this project. Wildberry Lane will be built to the western property line of the Arbor Valley development, and a temporary Type III barricade or emergency access only crash gate will be installed until access has been constructed.*

The Applicant has not demonstrated the absence of a nexus to this project. A condition of approval has been added accordingly.

**Request:** The applicant requests to modify the PUD to introduce 67 single family detached dwellings within Phase 7 and 74 cottages within Phase 8 to maintain compliance with the approved overall density. Phase 7 was originally approved for 54 single family detached dwellings, 14 villas, and 22 cottages. Phase 8 was originally approved for 14 single family detached dwellings and 56 cottages.

**Property Description and History:** The site is undeveloped with areas that have been cleared and others still wooded. An unnamed tributary to McCutcheon Creek is located to the eastern edge of the property. The applicant is required to provide 30' wide buffer to protect the creek.

On April 17, 2017, BOMA approved the rezoning request and the Preliminary Master Development Plan (PUD 249-2016) to rezone from R-2 to R-2, PUD (ORD: 17-06). The planned unit development consisted of 228 cottages, 136 villas, and 220 single-family homes with open spaces and amenities. The total unit count was 584. A Final Master Development Plan (PUD 374-2017) was approved by the Planning Commission on July 10, 2017, for 225 cottages (-3), 136 villas, and 220 single-family homes with open spaces and amenities. The total unit count was reduced to 581.

As of the publication of this report, the project has constructed Phases 1A, 1B, and 2. Phases 3, 4, 5, and 6 have been approved and Phases 7 & 8 are proposed.

The dwelling unit and types have been modified several times since the original approval. The existing unit allocation is compared with the latest proposal in the tables below.

See the approximate approved units in the table below:

See the proposed units in the table below:

	Single-Family	Villa	Cottage	Total Units
Phase 1	41	14	57	112
Phase 2	42	-	-	42
Phase 3	48	-	-	48
Phase 4	-	44	42	86
Phase 5	24	-	-	24
Phase 6	-	-	128	128
Phase 7	52	14	22	88
Phase 8	14	-	56	70
<b>TOTAL</b>	<b>221</b>	<b>136</b>	<b>224</b>	<b>598</b>

	Single-Family	Villa	Cottage	Total Units	Change
Phase 1	41	14	57	112	+/- 0
Phase 2	42	-	-	42	+/- 0
Phase 3	48	-	-	48	+/- 0
Phase 4	-	44	42	86	+/- 0
Phase 5	24	-	-	24	+/- 0
Phase 6	-	-	128	128	+/- 0
Phase 7	67	-	-	67	-21
Phase 8	-	-	74	74	+4
<b>TOTAL</b>	<b>222</b>	<b>70</b>	<b>289</b>	<b>581</b>	<b>581</b>

**Residential Types and Density:** The overall proposed residential component is 581 dwelling units, approximately 2.27 units per acre, which includes the open spaces required for the PUD. The unit types are single-family detached homes, villas, and cottages. The villas are a two-family housing type, and the cottages are town homes.

**Access and Site circulation:** The Planned Unit Development has three access points off Beechcroft Road. The access point to the east (closest to the RR), using streets through Meadows of Spring Hill. The master plan proposed three stub outs to abutting property for future connections. The stub outs are from Phase 5, 6, and 8. The approved plan provides townhome access by way of alleys. This method meets access management best practices because it reduces curb cuts on the street and provides on-street parking opportunities for residents and guests.

Residential community entrances usually don't justify traffic signals because they generate low off-peak traffic. However, a signal would be warranted if at least 45% of The Meadows' exiting traffic uses a single access point. Since both developments will build out over time, the need for a signal depends on development pace. Updated traffic counts and signal warrant analyses should be conducted at 75% and 100% build-out of the project, as recommended in the TIS attached to the original approval for this project in 2017.

**Streets and Sidewalks:** Sidewalks are proposed along all street frontages throughout the development. There is a 6' planting strip between the curb and sidewalk.

A recommendation of the TIS included in the original approval (PUD 294-2016) was to facilitate connectivity to the properties to the north and west of the property. Current plans demonstrate stub outs for connections to potential future development from phases 5, 6 and 8.

**Parking:** Parking is shown on the table below.

	Use	Proposed	Meets Requirements
Auto Spaces	Single Family Lots (PH7) 2sp/lot	134	Yes
	Townhomes (PH8) 4sp./unit	296	Yes
Bicycle Spaces	N/A	0	Yes

**Landscaping:** No landscaping plan has been submitted with the modification despite the landscape requirement by the Historic Commission. A condition of approval has been added requiring such.

**Design Standards and Materials:** The proposed building designs appear to combine brick and siding into each façade. More detail was provided to show exterior materials. Still more detail shall be shown with preliminary plat, and site plan submittals.

**Feedback from the Historic Commission:** This item was presented to the Spring Hill Historic Commission on January 8, 2026. Historic commission recommended that Planning Commission approve this item with the following conditions.

1. The applicant shall establish a preservation easement providing a 250' buffer around the Polk house property lines.
2. The applicant shall increase the density of the tree line surrounding the Polk House using more than one native tree species approved by the UDC.

**Request from staff:** Staff requests feedback from the Planning Commission for potential roadway improvements to the gravel road abutting the western project boundary and the Polk House. ROW has already been dedicated to the city. See the image below for clarification (ROW highlighted in blue).



**Summary:** Ragan Smith requests a modification to the Arbor Valley PUD to reallocate unit types in Phases 7 and 8 while maintaining the approved total of 581 units. The changes increase single-family homes in Phase 7 and increase cottages in Phase 8. The revised layout increases the setback from the historic Polk House, reducing its potential impact.

This request can move forward, however, no individual approvals would be allowed because of Ordinance 25-29.

**Recommendation:** Staff recommends **approval** of PDm 1964-2025 (Arbor Valley, Phase 7 & 8) with the following conditions of approval:

**Standard Conditions:**

1. All previous conditions of approval must be adhered to.
2. Project shall be constructed as approved unless otherwise approved for modification. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.
3. Project shall adhere to the City of Spring Hill's adopted accessibility standards.
4. Project shall be constructed in accordance with the City of Spring Hill's adopted Major Throughfare Plan.
5. All infrastructure (roadways, utilities, etc.) shall be designed according to the City of Spring Hill Standards and Specifications and meet all requirements within the UDC.
6. The project must not locate the required landscaping within any utility or drainage easements.
7. One (1) electronic and one (1) 11x17 hard copy of approved plan shall be submitted to the Planning Office no later than 45 days post the PC approval meeting date.

**Site Specific Conditions:**

1. The applicant shall establish a preservation easement providing a 250' buffer around the Polk house property lines.
2. The applicant shall increase the density of the tree line surrounding the Polk House using more than one native tree species approved by the UDC.
3. Note #2 shall be revised on the post PC plans submitted to planning staff to include a requirement for species diversity to enhance ecosystem stability.
4. As a result of all the modifications made to the original approved master plan, an updated TIS will be required when submitting a preliminary plat application for phases 7 and 8.
5. No utility or drainage easements to be included within the area of the 250' buffer.
6. All improvements to the tree line surrounding the Polk House must be completed prior to the issuance of any building permits for phases 7 and 8.

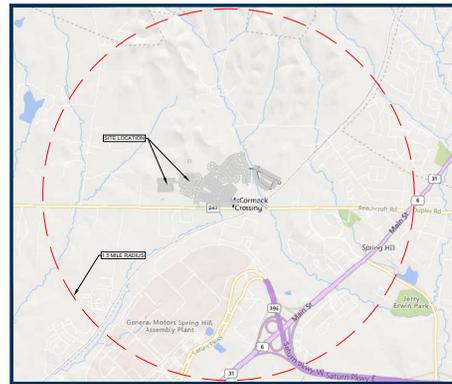
**SITE DATA:**

**PROJECT INFORMATION:**  
 NAME: ARBOR VALLEY PUD  
**PROPERTY INFORMATION:**  
 STREET ADDRESS: BEECHCROFT ROAD  
 CITY: SPRING HILL  
 COUNTY: MAURY  
 STATE: TN  
 TAX MAP: 060024  
 PARCEL: 01900  
 TOTAL ACREAGE: 268.87 ACRES  
 ZONING: R-2 PUD

PD MODIFICATION, MINOR  
 FOR  
**ARBOR VALLEY - PHASES 7 & 8**  
 GOODALL HOMES



A Berkshire Hathaway Company



LOCATION MAP  
SCALE

**PROJECT NARRATIVE:**  
 THE PURPOSE OF THIS PD MODIFICATION, MINOR APPLICATION/SUBMITTAL IS TO FORMALIZE THE LAYOUT FOR PHASE 7 AND 8 OF THE ARBOR VALLEY DEVELOPMENT WHILE KEEPING CONSISTENT WITH THE PREVIOUSLY APPROVED PUD.  
 THIS MODIFICATION INTRODUCES 67 SINGLE FAMILY DETACHED DWELLINGS WITHIN PHASE 7 AND 74 TOWNHOMES WITHIN PHASE 8 TO MAINTAIN COMPLIANCE WITH THE APPROVED OVERALL DENSITY. WITH THIS MODIFICATION, THE PLAN MINIMIZES SITE DISTURBANCE, PRESERVES MORE OPEN SPACE, AND REDUCES INFRASTRUCTURE DEMANDS, ULTIMATELY LESSENING THE DEVELOPMENT'S IMPACT.  
 THE PROJECT WILL CONSIST OF THE INSTALLATION OF WATER, SANITARY SEWER AND STORM SEWER INFRASTRUCTURE, AS WELL AS ROADS AND SIDEWALKS.

CITY OF SPRING HILL,  
 MAURY COUNTY, TENNESSEE

**CONTACTS**

**OWNER/DEVELOPER:**  
 GOODALL HOMES  
 TONY WYMAN  
 393 MAPLE STREET, SUITE 100  
 GALLATIN, TN 37066  
 (615) 451-5029  
 TONY.WYMAN@GOODALLHOMES.COM

**LANDSCAPE ARCHITECTURE:**  
 RAGAN SMITH ASSOCIATES  
 TROY GARDNER, P.L.A.  
 315 WOODLAND STREET  
 NASHVILLE, TN 37206  
 (615) 244-8591  
 TGARDNER@RAGANSMITH.COM

**CIVIL:**  
 RAGAN SMITH ASSOCIATES  
 SAM CHRISTMAN, P.E.  
 315 WOODLAND STREET  
 NASHVILLE, TN 37206  
 (615) 244-8591  
 SCHRISTMAN@RAGANSMITH.COM



**SITE PUD APPROVALS**  
 ORIGINAL: 4/17/2017 (PUD 24-2014P)  
 REVISION: 7/10/2017 (PUD 24-2017)  
 REVISION: 4/10/2019 (PUD 46-2019)

THE ORIGINAL APPROVAL OF APPLICATION PUD 24-2016 ON APRIL 17, 2017 SHALL CONTINUE TO BE THE OFFICIAL APPROVAL DATE FOR VESTING PURPOSES.

NOTE: THE IMPROVEMENT CODE IN EFFECT FOR THIS DOCUMENT WAS ADOPTED MAY 20, 2014, PERIOD APRIL 2016.

**CONDITIONS OF APPROVAL UPON PLANNING COMMISSION APPROVAL ON JULY 21, 2017**

1. PROVIDE IDEC APPROVALS FOR WETLAND ACTIVITY PRIOR TO GRADING PERMITS.
2. ARCHITECTURAL COMMENTS PROVIDED BY APPLICANT SHALL BE ADHERED TO.
3. PROVIDE WATER TOWER ACCESS DETAILS. PLANNING COMMISSION ACKNOWLEDGES THE WATER TANK MAY BE REMOVED FOLLOWING TECHNICAL REVIEW BY CITY STAFF AND CITY ENGINEERING CONSULTANTS.
4. PROVIDE SIDEWALK CONNECTIONS THROUGH SECTION 5.
5. ADDITIONAL GUEST PARKING MAY BE REQUIRED IN THE VILLAS AND COTTAGES AREAS AT PRELIMINARY PLAT REVIEW.
6. BEECHCROFT ROAD IMPROVEMENTS AS LISTED IN THE TRAFFIC STUDY WILL BE PROVIDED BY THE DEVELOPER.
7. SINGLE FAMILY HOME AREA SHALL BE REVISED AS DEPICTED IN COLLECTED EXHIBIT A.

**NOTES**

1. THE AREA WITHIN THE 250' FROM THE POLK HOUSE PROPERTY LINE AND THE ARBOR VALLEY PHASE 8 LOTS WILL BE UTILIZED FOR GRADING AND CHANGES TO ENSURE THE POLK HOUSE PROPERTY IS NOT NEGATIVELY AFFECTED UPON COMPLETION OF CONSTRUCTION. THIS AREA WILL REMAIN UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE CITY OF SPRING HILL OR A PUBLIC UTILITY PROVIDER.
2. A TREE BUFFER WILL BE PROVIDED ALONG THE SHARED BUFFER WITH THE POLK HOUSE. THIS BUFFER WILL BE ESTABLISHED DURING PRELIMINARY PLAT AND CONSTRUCTION DOCUMENTS WHEN A PLANTING PLAN IS REQUIRED FOR THE SITE. THE DEVELOPER WILL WORK WITH THE CITY OF SPRING HILL TO DETERMINE THE EXACT LOCATION AND SPECIES. AT THAT TIME, THE GOAL WILL BE TO UTILIZE THE EXISTING TREE LINE, WHERE POSSIBLE, AND ENSURE NO ADVERSE EFFECTS TO THE EXISTING VEGETATION.

**INDEX OF SHEETS**

SHEET	DESCRIPTION
CVR	COVER SHEET
C2.0	EXISTING CONDITIONS
C0.1	OVERALL PROPOSED MASTER PLAN
S3.0	APPROVED 2019 OVERALL DEVELOPMENT PLAN
C1.1	OVERALL DEVELOPMENT PLAN
C2.0	PHASE 7 & 8 - MASTER PLAN
C2.1	PHASE 7 & 8 - TYPICAL LOT DIAGRAM & STREET SECTION
C2.2	PHASE 7 & 8 - ARCHITECTURAL CHARACTER

ARBOR VALLEY - PH. 7 & 8  
 FOR  
 GOODALL HOMES

CITY OF SPRING HILL, MAURY COUNTY, TENNESSEE

Scale: NO SCALE  
 Date: 2026.03.02  
 Approved By: T. GARDNER

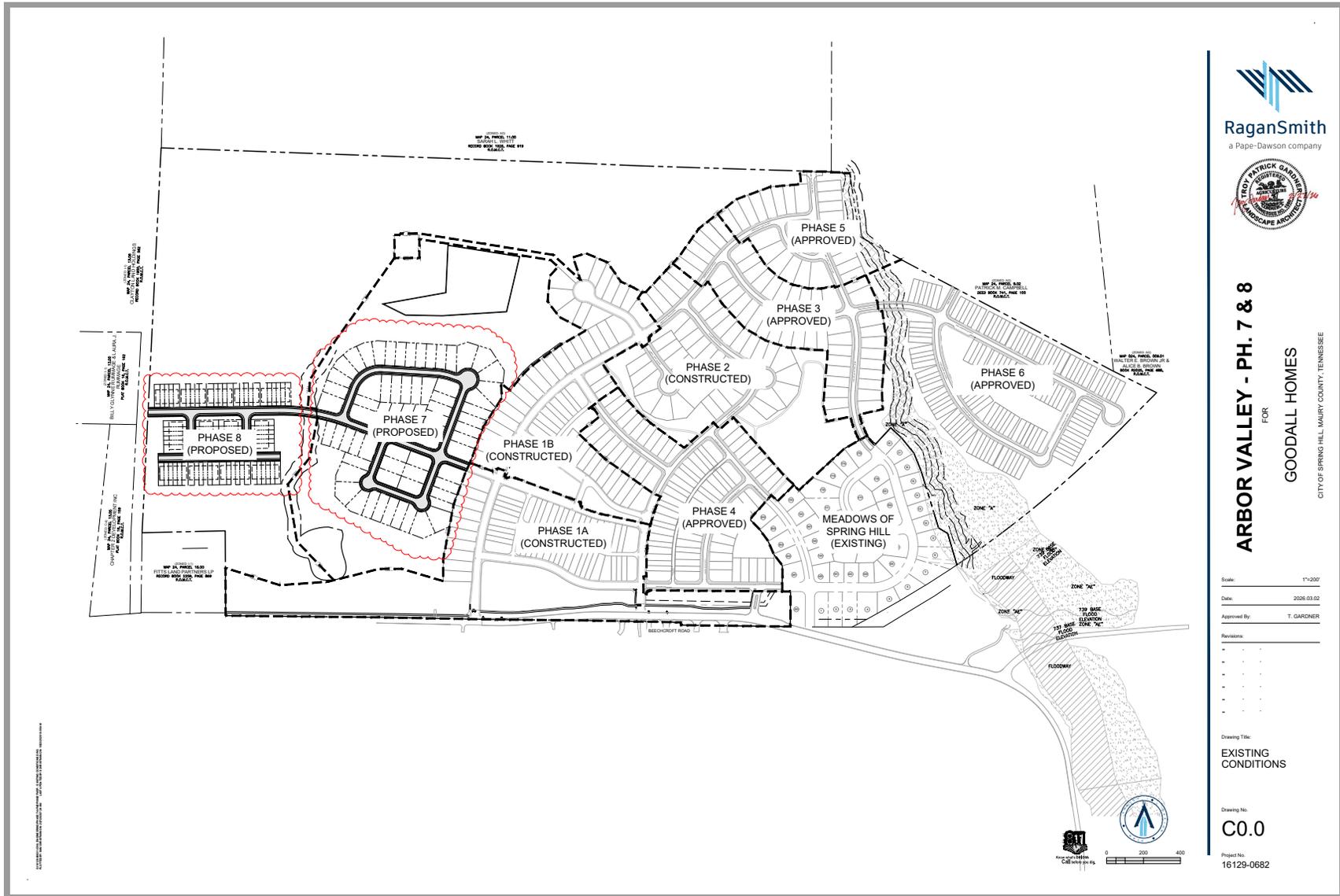
Revisions:


Drawing Title:  
**COVER**

Drawing No:  
**CVR**

Project No:  
 16129-0682







**RaganSmith**  
a Pape-Dawson company



**ARBOR VALLEY - PH. 7 & 8**

FOR  
**GOODALL HOMES**

CITY OF SPRING HILL, MAURY COUNTY, TENNESSEE

Scale: 1"=200'

Date: 2026.03.02

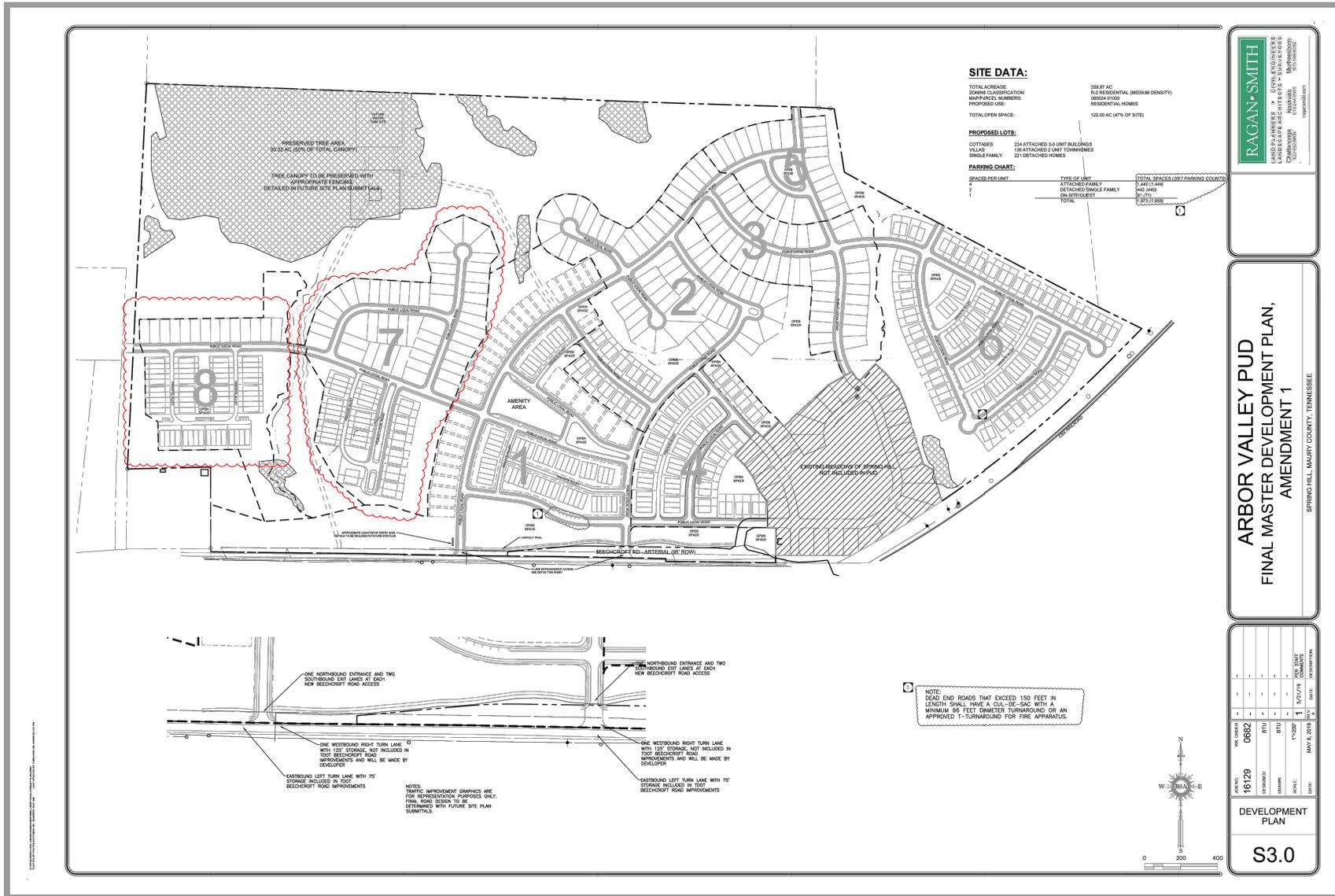
Approved By: T. GARDNER

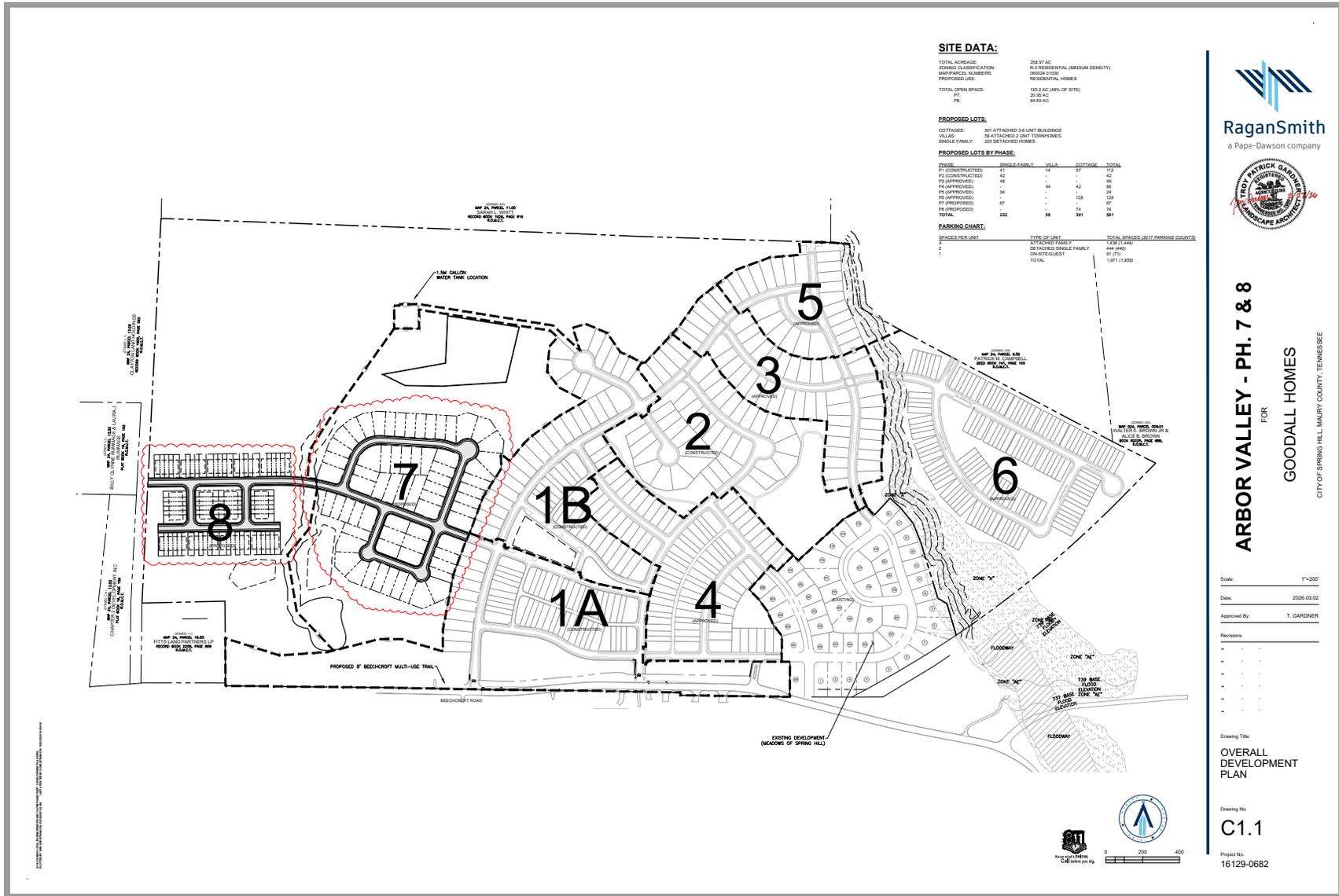
Revisions:

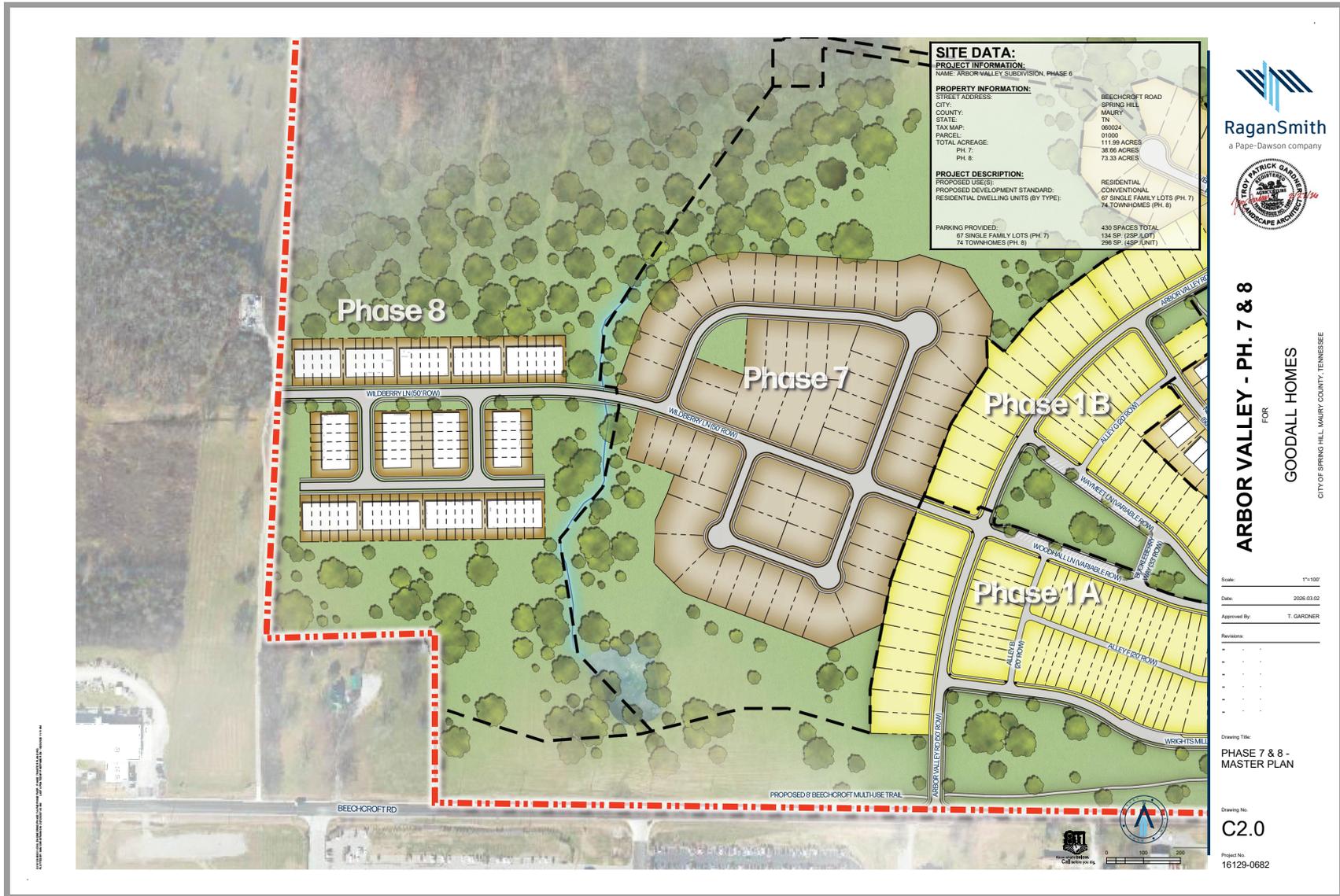
Drawing Title:  
**OVERALL  
PROPOSED  
MASTER PLAN**

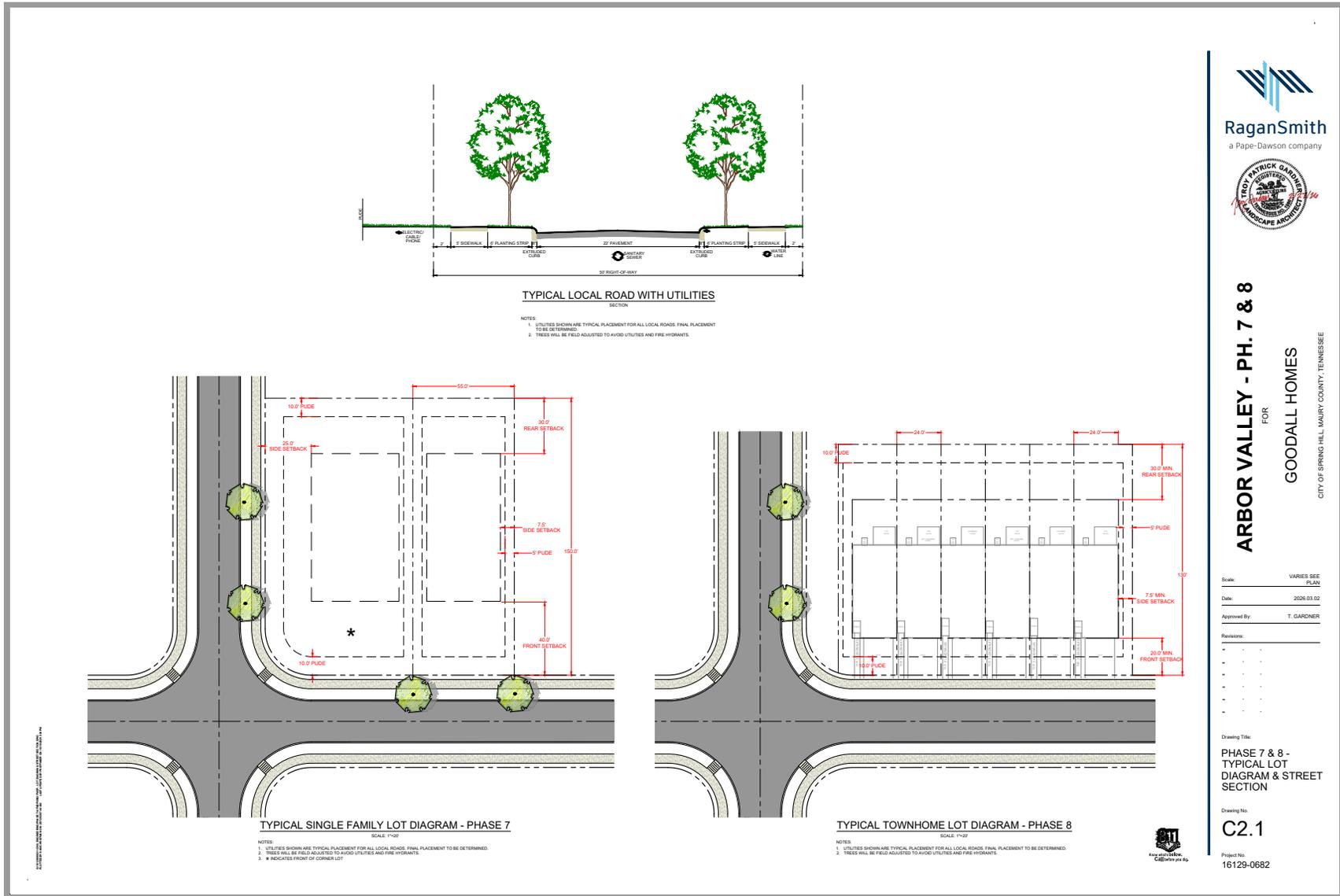
Drawing No:  
**C0.1**

Project No:  
16129-0682











**SINGLE FAMILY DETACHED HOME -  
FRONT LOADED**  
FRONT ELEVATION



**SINGLE FAMILY DETACHED HOME -  
FRONT LOADED**  
FRONT ELEVATION



**SINGLE FAMILY DETACHED HOME -  
FRONT LOADED**  
FRONT ELEVATION



**RaganSmith**  
a Pape-Dawson company



**FRONT LOAD TOWNHOME**  
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

**FRONT LOAD TOWNHOME**  
SIDE ELEVATION

NOTE:  
ELEVATIONS PROVIDED BY GOODALL HOMES.  
THESE ELEVATIONS ARE CONCEPTUAL IN NATURE  
AND NOT TRUE REPRESENTATIONS.

<p>Harvest Slate Trim SW Pure White</p> <p>Siding</p> <p>Everest Gray Gray Mortar</p>	<p>Vintage Wicker Trim SW Samovar Silver</p> <p>Siding</p> <p>Cortez Ivory Mortar</p>	<p>White Trim SW Urban Bronze</p> <p>Siding</p> <p>Switchbacks Gray Mortar</p>	<p>Vintage Wicker Trim SW Taupe Tone</p> <p>Siding</p> <p>Maywell Ridge Ivory Mortar</p>	<p>White Trim SW Gauntlet Gray</p> <p>Siding</p> <p>Cortez Gray Mortar</p>
<p>White Trim SW Analytical Gray</p> <p>Siding</p> <p>Switchbacks Ivory Mortar</p>	<p>Harvest Slate Trim SW Essential Gray</p> <p>Siding</p> <p>Switchbacks Ivory Mortar</p>	<p>Vintage Wicker Trim SW Pewter Green</p> <p>Siding</p> <p>Everest Gray Ivory Mortar</p>	<p>White Trim SW Black Bottom</p> <p>Siding</p> <p>Switchbacks Ivory Mortar</p>	<p>White Trim SW Anonymous</p> <p>Siding</p> <p>Switchbacks Ivory Mortar</p>

**TOWNHOME EXTERIOR**  
MATERIALS

**ARBOR VALLEY - PH. 7 & 8**

FOR  
**GOODALL HOMES**

CITY OF SPRING HILL, MAURY COUNTY, TENNESSEE

Scale: NO SCALE  
Date: 2026.03.02  
Approved By: T. GARDNER

Revisions:


Drawing Title:  
**PHASE 7 & 8 -  
ARCHITECTURAL  
CHARACTER**

Drawing No:  
**C2.2**

Project No:  
16129-0682



March 2nd, 2026

**ELECTRONICALLY DELIVERED**

Mr. Tobias Faucher  
City of Spring Hill – Planning Department  
8060 Station Hill Drive  
Spring Hill, Tennessee 37174

**RE: ARBOR VALLEY PHASES 7 & 8  
PD, MODIFIED MINOR  
RAGAN-SMITH #16-129/0682**

Dear Mr. Faucher:

Enclosed please find responses to the comments provided to Ragan Smith on February 25, 2026. If you need any additional information, please do not hesitate to reach out.

**General**

- 1) Include a note on the plan that states a 250 ft buffer will be put in place and you can add language that some grading will take place but after construction is done this will not be touched.  
**Response: The area within the 250' from the Polk House property line and the Arbor Valley Phase 8 lots will be utilized for grading and drainage to ensure the Polk House property is not negatively affected. Upon completion of construction this area will remain undisturbed, unless otherwise directed by The City of Spring Hill or a public utility provider.**
- 2) Another note that mentions the condition for the tree buffer consisting of two or more native species will also cover that. For any further submittals these notes will have to be drawn and shown on the plans.  
**Response: A tree buffer will be provided along the shared property line with the Polk House. This buffer will be established during preliminary plat and construction documents when a planting plan is required for the site. The developer will work with the City of Spring Hill to determine the exact location and species at that time. The goal will be to utilize the existing tree line, where possible, and ensure no adverse effects to the existing tree line.**
- 3) Do you have any updates from your client regarding improvements the access to the west of the property and their willingness to collaborate with the city on bringing it up to standard.  
**Response: At this time, Goodall Homes does not wish to contribute to this offsite improvement, as there is not direct nexus to this project. Wildberry Lane will be built to the western property line of the Arbor Valley development and a temporary Type III barricade or emergency access only crash gate will be installed until access has been constructed.**

Please call if you have any questions or require any additional information.

**NASHVILLE**  
315 Woodland Street  
P.O. Box 60070  
Nashville, TN 37206  
(615) 244-8591

**MURFREESBORO**  
1500 Medical Center Parkway  
Suite 2 J  
Murfreesboro, TN 37129  
(615) 546-6050

**CHATTANOOGA**  
1410 Cowart Street  
Suite 200  
Chattanooga, TN 37408  
(423) 490-9400



Sincerely,

**RAGAN-SMITH ASSOCIATES, INC.**

Sam Christman, P.E.  
Project Engineer/Associate

## Spring Hill Planning Commission Voting Meeting



TO: Spring Hill Planning Commission  
FROM: Gil Morin, AICP, Senior Planner  
MEETING: March 9, 2026  
SUBJECT: RZN 1995-2026 (June Lake, Collector Road, PZD)

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**RZN 1995-2026:** Submitted by Southeast Venture for **June Lake, Collector Road, PZD**. The property is located to the west of I-65, and south of Thompson Station Road East. The property is zoned Gateway Planned Zoning District (PZD) and is approximately 702 acres.

**Update:** This item was discussed on February 23, 2026. The additional traffic data was not available prior to the meeting; therefore, this item must be deferred to April 13. The item remained on the agenda to satisfy notice requirements.

