

**ORDINANCE 23-17**

**AN ORDINANCE TO AMEND ORDINANCE NO. 22-24, BY AMENDING STANDARDS WITHIN THE BULK AND AREA CHART AND AMENDING LANDSCAPING STANDARDS FOR PERIMETER YARDS AND THERE BY BEING A TEXT AMENDMENT OF ORDINANCE NO. 22-24.**

**PDM 1492-2023 (LEGACY POINTE) TAX MAP 28, PARCEL(S) 01600 and 01900)**

**WHEREAS**, the City of Spring Hill Ordinance No. 22-24, rezoned approximately 213 acres of property described herein, and known as, Maury County tax map 28, parcel 01600 and 01900 from C-5 and I-1 to Planned Development with a base Zoning of C-5 (Commercial Mixed Use); and

**WHEREAS**, said Ordinance 23-17 amends previous bulk and area standards and landscaping standards established by the approval of Ordinance 22-24.

**WHEREAS**, said Ordinance 23-17 also changes the project name from Spring Hill Crossings to Legacy Pointe.

**WHEREAS**, the request has been found to meet the Approval Standards of Section 13.5.E.4.e of the Unified Development Code and included the following attached Exhibits, Entitlements, and Exception request:

**1. EXHIBITS:**

- a. EXHIBIT A – Letter of Request
- b. EXHIBIT B – Updated Pattern Book Sheets
- c. EXHIBIT C – Planning Commission Resolution

**2. ENTITLEMENTS:**

- a. No additional entitlements are proposed to be modified or granted by this ordinance amendment

**3. EXCEPTION:**

- a. No additional exceptions are proposed to be modified or granted by this ordinance amendment

**4. CONDITIONS:**

- a. Vesting of the project is not extended with approval of this modification.
- b. BOMA is approving the modifications to the bulk and area chart as presented, the requested name change to Legacy Pointe and the revision to the landscape standards.
- c. The applicant shall provide an updated pattern book with all changes and an appendix including all current conditions of approval.

**WHEREAS**, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on October 9, 2023 to be recommended for approval in accordance with Exhibit B as provided; and

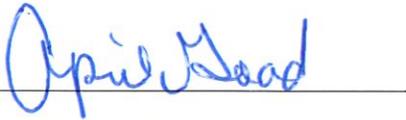
**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION on November 6, 2023**, to amend Ordinance No. 22-24, the same being rezoning request that approved approximately 213 acres of property described herein, and known as, Maury county tax map 28, parcel 01600 and 01900 from C-5 and I-1 to Planned Development with a base Zoning of C-5 (Commercial Mixed Use),

*Ordinance 23-17  
November 6, 2023  
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NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

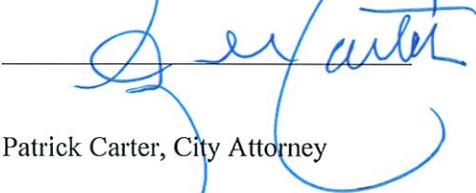
  
Jim Hagaman, Mayor

**ATTEST:**

  
\_\_\_\_\_

April Goad, City Recorder

**LEGAL FORM APPROVED:**

  
\_\_\_\_\_

Patrick Carter, City Attorney

Passed on First Reading: October 16, 2023

Passed on Second Reading: November 6, 2023

## MEMORANDUM



**DATE:** October 16, 2023  
**TO:** Board of Mayor and Aldermen (BOMA)  
**FROM:** Pete Hughes, Development Director  
**SUBJECT:** Ordinance 23-17 (PDM 1492-2023)

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**Request:** Gamble Design Collective on behalf of South Star is requesting amendment of Ordinance 22-24 in order to revise bulk and area standards, landscaping standards for perimeter yards, and a name change from Spring Hill Crossing to Legacy Pointe.

**Project History:** BOMA approved Ordinance 22-24 for Project Smash December 19, 2022 and the associated conditions of approval. BOMA has also approved Ordinance 23-07 amending the condition of approval.

**Project Narrative:** (provided by applicant): The Crossings at Spring Hill Planned Development (Now Legacy Pointe) is envisioned as a robust mixed-use development with several anchors encouraging frequent use throughout the year. A regional headquarters for USTA including an indoor/outdoor tennis center is at the heart of the proposed development. The proposed development also includes a vibrant, main street style, mixed-use streetscape area with restaurants and retail uses fronting an urban boulevard capable of being closed to vehicular use for pedestrian-only special events. A large-scale fitness and lifestyle center is also proposed within the development. These commercial uses are supported by a variety of neighborhood-scale commercial uses potentially including restaurants, convenience market, daycare, and other neighborhood commercial support services. Mixed-scale residential including multifamily, townhouse, duplex, and single family residential will provide opportunities for residents who want to be close-by this diverse, mixed-use experience. Approximately 16 acres of public park are also proposed which include trails connecting the near-by battlefield to the development and to the broader surrounding community. Residential areas are proposed to include their own network of open spaces, amenities, and pools.

**Planning Commission Action:** *Alderman Matt Fitterer made a motion and Alderman Trent Linville seconded to favorably recommend PDM 1492-2023 to the BOMA for approval with the staff provided conditions of approval. The motion to favorably recommend PDM 1492-2023 to the Board of Mayor and Aldermen with the Staff associated conditions of approval passed by a vote of 5-0.*

*Recommended Conditions:*

- 1. Vesting of the project is not extended with approval of this modification.*
- 2. BOMA is approving the modifications to the bulk and area chart as presented, the requested name change to Legacy Pointe and the revision to the landscape standards.*
- 3. The applicant shall provide an updated pattern book with all changes and an appendix including all current conditions of approval.*

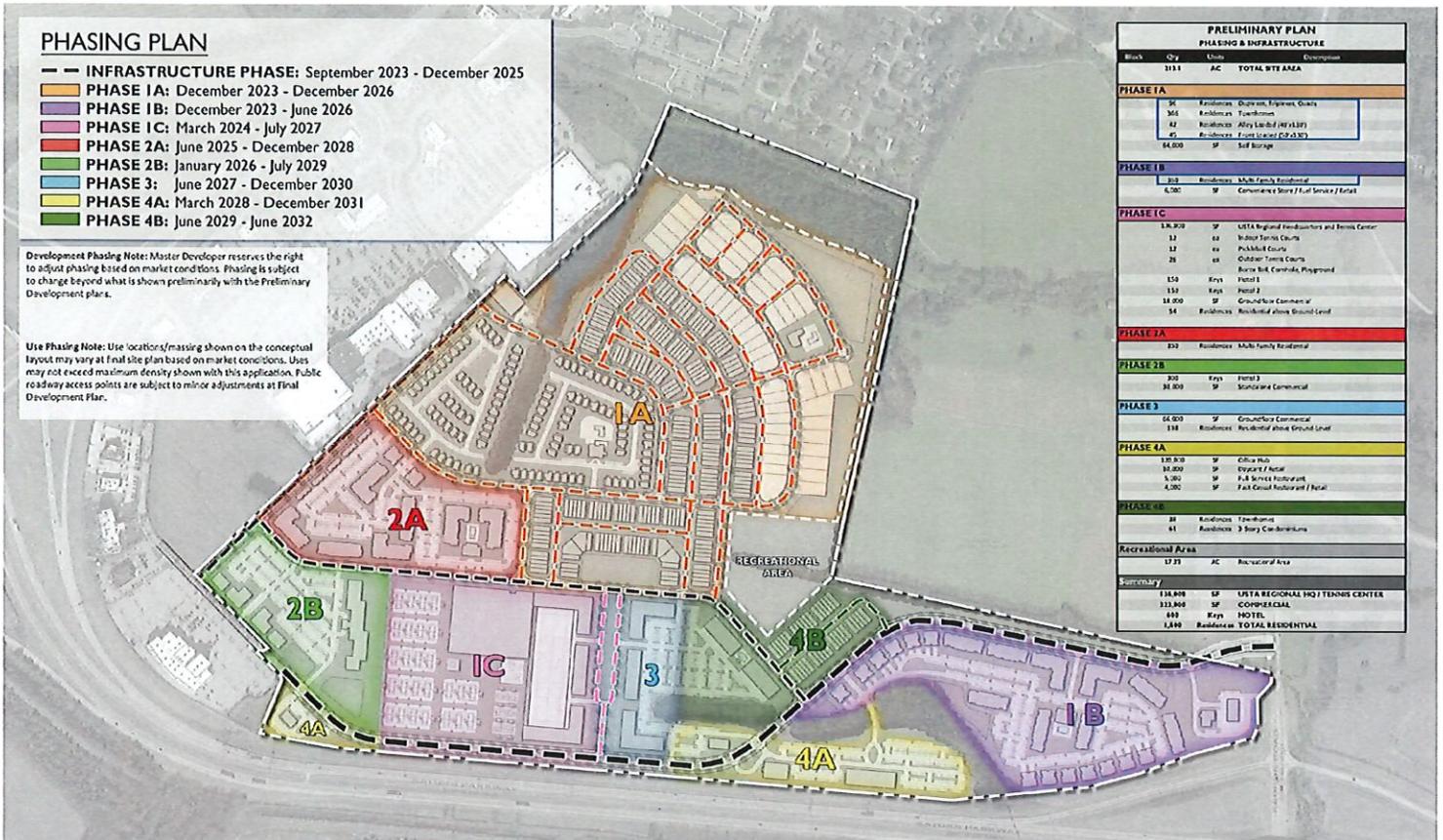
**Staff Recommendation:** Staff is recommending approval of the Ordinance 23-17 to modify the bulk and area standards, landscaping standards, and name change. Staff is also recommending approval with the conditions recommended by the Planning Commission.

# PHASING PLAN

- INFRASTRUCTURE PHASE: September 2023 - December 2025**
- PHASE 1A: December 2023 - December 2026**
- PHASE 1B: December 2023 - June 2026**
- PHASE 1C: March 2024 - July 2027**
- PHASE 2A: June 2025 - December 2028**
- PHASE 2B: January 2026 - July 2029**
- PHASE 3: June 2027 - December 2030**
- PHASE 4A: March 2028 - December 2031**
- PHASE 4B: June 2029 - June 2032**

**Development Phasing Note:** Master Developer reserves the right to adjust phasing based on market conditions. Phasing is subject to change beyond what is shown preliminarily with the Preliminary Development Plan.

**Use Phasing Note:** Use locations/massing shown on the conceptual layout may vary at final site plan based on market conditions. Uses may not exceed maximum density shown with this application. Public roadway access points are subject to minor adjustments at Final Development Plan.



PRELIMINARY PLAN PHASING & INFRASTRUCTURE			
Block	Qty	Units	Description
<b>PHASE 1A</b>			
36	Residences	1,200	Office, Fitness, Quail
36d	Residences	1,200	Townhomes
42	Residences	1,440	Atty (Lot 42) (H/130)
45	Residences	1,800	Front Lot (Lot 45) (H/130)
44,000	SP		Self Storage
<b>PHASE 1B</b>			
100	Residences	1,200	Multi-Family Residential
6,500	SP		Convenience Store / Fuel Service / Eatery
<b>PHASE 1C</b>			
1,000,000	SP		USTA Regional Headquarters and Tennis Center
12	CS		Indoor Tennis Courts
12	CS		Public-Use Courts
28	CS		Outdoor Tennis Courts
			Barbe-Que, Concessions, Playground
150	Keys		Hotel 1
150	Keys		Hotel 2
18,000	SP		Ground-Use Commercial
54	Residences	1,800	Residential above Ground Level
<b>PHASE 2A</b>			
250	Residences	1,500	Multi-Family Residential
<b>PHASE 2B</b>			
200	Keys		Hotel 3
30,000	SP		Structuring Commercial
<b>PHASE 3</b>			
60,000	SP		Ground-Use Commercial
110	Residences	1,650	Residential above Ground Level
<b>PHASE 4A</b>			
150,000	SP		Office HQ
30,000	SP		Sports Center
5,000	SP		F&E Service Restaurant
4,000	SP		Fast Casual Restaurant / Retail
<b>PHASE 4B</b>			
30	Residences	1,200	Townhomes
41	Residences	1,260	3-Story Condominiums
<b>RECREATIONAL AREA</b>			
17.75	AC		Recreational Area
<b>SUMMARY</b>			
118,800	SP		USTA REGIONAL HQ / TENNIS CENTER
113,800	SP		COMMERCIAL
800	Keys		HOTEL
1,800	Residences		TOTAL RESIDENTIAL

### Legacy Pointe Bulk Standards - Commercial

Land Uses	Lot Area (Minimum)		Setbacks					Build To Line	Max Height
			Rear Yard (Minimum)	Side Yard (Minimum)	Front - Arterial	Front - Collector	Front - Local		
<b>Commercial Uses</b>									
Mixed-Use (Commercial, Residential, Office)	N/A	N/A	20'	10'	25'	15'	15'	N/A	6 Stories or 100'
Restaurant (Stand alone)	N/A	N/A	20'	10'	25'	15'	15'	N/A	2 Stories or 40'
Office	N/A	N/A	20'	10'	25'	15'	15'	N/A	6 Stories or 100'
Commercial (Standalone)	N/A	N/A	20'	10'	25'	15'	15'	N/A	2 Stories or 40'
Jewel Box Buildings*	N/A	N/A	0'	0'	0'	0'	0'	N/A	2 Stories or 40'

[\*] Jewel Box Buildings are defined as smaller buildings built using top-of-the-line materials, custom design, and high end finishes that locate themselves in areas such as plazas and/or road blends and typically front open spaces.

### PREVIOUSLY APPROVED

Spring Hill Crossings Bulk Standards - Residential											
Land Uses	Lot Area (Minimum)	Lot Width (Minimum)	Maximum Attached Units (TH)	Maximum Building Length - Multi-Family Structure	Setbacks					Max Height	
					Rear Yard (Minimum)	Interior Side Setback (Minimum)	Side Yard (Minimum)	Front - Arterial	Front - Collector		Front - Local
Residential Uses (Based on R-4 Standards)											
Dwelling - Multi-Family (Apartment)	0	N/A	N/A	225	15'	10' from side lot line (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	10'	N/A	15'	10'	4 Stories or 75'
Dwelling - Townhouse	2,000 sf	22'	8	N/A	22'	0'	5'	N/A	22'	10'	4 Stories or 75'
Dwelling - Townhouse (Condo)	0	22'	N/A	N/A	22'	0'	5'	N/A	N/A	10'	4 Stories or 75'
Dwelling - Single-Family	7,000 SF	52'	N/A	N/A	22'	5' from side lot line or 10' between residential buildings	5'	N/A	N/A	10'	3 Stories or 65'
Dwelling - Two-Family (Duplex/Condo)	0	N/A	N/A	N/A	15'	5' from side lot line or 10' between residential buildings	10'	N/A	N/A	10'	3 Stories or 65'

Note: These standards modify the base zoning of C-3 and create a new bulk standards for Residential Development

### PROPOSED REVISION

Legacy Pointe Bulk Standards - Residential											
Land Uses	Lot Area (Minimum)	Lot Width (Minimum)	Maximum Attached Units (TH)	Building Length - Multi-Family Structure	Setbacks					Max Height	
					Rear Yard (Minimum)	Interior Side Setback (Minimum)	Side Yard (Minimum)	Front - Arterial	Front - Collector		Front - Local
Residential Uses (Based on R-4 Standards)											
Dwelling - Multi-Family (Apartment)	0	N/A	N/A	225	15'	10' from side lot line (one and two-story buildings with an additional 5' for each additional story) or 10' between residential buildings with an additional 10' between buildings for each story above 3 stories	10'	N/A	15'	10'	4 Stories or 75'
Dwelling - Townhouse	1,600 sf	18'	8	N/A	22'	0' Min (10' building separation)	5'	N/A	22'	10'	4 Stories or 75'
Dwelling - Townhouse (Condo)	0	18'	N/A	N/A	22'	0' Min (10' building separation)	5'	N/A	N/A	10'	4 Stories or 75'
Dwelling - Single-Family	5,000 SF	42'	N/A	N/A	22'	0' Min (10' building separation)	5'	N/A	N/A	10'	3 Stories or 65'
Dwelling - Two-Family (Duplex/Condo)	0	N/A	N/A	N/A	15'	0' Min (10' building separation)	10'	N/A	N/A	10'	3 Stories or 65'
Dwelling - Small Multi-Family (Condos/Triplex/Quads)	0	N/A	N/A	N/A	15'	0' Min (10' building separation)	10'	N/A	N/A	10'	3 Stories or 65'

Note: These standards modify the base zoning of C-3 and create a new bulk standards for Residential Development

## Legacy Pointe Planned Development – Residential Design Standards

### 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.

### K. Dwelling – Multi-Family or Townhouse

#### I. 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 10 feet** between exterior sidewall 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 20 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. Perimeter yards apply to the perimeter of the overall site Master Planned Development (see illustration AG.21)

*This perimeter yard must be designated as common open space. (See Article 4 for illustration of perimeter yard.)*

i. Required minimum external (see Illustration AG.21) 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.)

(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 external (see Illustration AG.21) 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 multifamily 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 50 square feet** of usable 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 **throughout the whole development site**. 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



**Illustration AG.21**

Perimeter yards for the development applies to external property boundary of the overall development parcel only. Perimeter yards are not required along property lines internal to the overall Legacy Pointe Development.

Where the perimeter of the Legacy Pointe abuts or fronts public row and where buildings are not located between the public row and development boundary, a perimeter yard is not required.

Illustration AG.21 shows conceptually the area that is to be designated as perimeter yards (shown in orange) and the areas where that perimeter yard would not be required based on frontage road adjacency and proximity (shown in blue).

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 skate parks.
- (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 usable 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 façades 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% 30% of the façade

- (A) Corrugated metal
- (B) Aluminum, steel or other metal sidings
- (C) Exposed aggregate (rough finish) concrete wall panels (30%)
- (D) T-111 composite plywood siding (30%)
- (E) Vinyl (30%)
- (F) Exterior insulating finish systems (EIFS) (30%)

- 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

f) All buildings must provide an orientation to and have a public pedestrian entrance from the highest street classification that the lot fronts public streets, private drives, and/or open spaces. Public entrances must be visually

distinctive from the remaining portions of the façade along which they are located.

Where proposed PDP development abuts existing commercial uses along the western PDP Boundary, new development is not required to front to this direction. Building sides or rears are permitted to front this direction. Additionally, a 5' landscape strip and privacy fence are an appropriate frontage in this direction.

g) For a townhome use direct vehicular access to public streets shall only be allowed with local roads, with Planning Commission approval and only when the Planning Commission is assured that such access will not adversely affect traffic flow and public safety.

h) For a multi-family use parking shall be accessed via a driveway. Individual parking spaces may not be adjacent to or back into a public street, except for parallel parking.



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

C Minimum separation of 10 feet between building sidefaçades.

Mechanical equipment on roof must be screened from view from all sides by the use of parapet walls of equal or greater height or by the use of architecturally integrated building elements of equal or greater height.

## Legacy Pointe Planned Development – Site Landscape Standards

### 11.7 SITE LANDSCAPE

A. Areas of any lot that are not covered by structures or pavement must be planted with live landscaping. Stone, mulch, or other permeable landscape materials may be used to satisfy this requirement, but must not cover more than 40% of the landscape area. Any portion of a residential or non-residential lot containing slopes in excess of 3:1 shall receive sod or other approved erosion control materials which will enhance the establishment of a permanent ground cover. (Ord. 19-09, 4/15/19)

B. Where multi-family and non-residential (including mixed-use) developments are located ten feet or more from a street lot line and no parking is located in front of the structure and also where any façade abuts any parking area, foundation landscape must be planted as described below. This planting area is required along 60% of the linear façade area. This percentage may be reduced to accommodate entry design and other building functional operations during landscape plan review.

1. A single hedge row is required that is planted with one shrub every 36 inches on center, spaced linearly. Article 11. Landscape City of Spring Hill 11-7 Unified Development Code August 20, 2018
2. Shade trees are required in the amount of one tree every 40 feet. Two ornamental trees may be substituted for one shade tree and must be spaced one ornamental tree every 20 feet.
3. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permeable landscape materials are required for any remaining area.
4. Planted pots and/or planter boxes may be used to satisfy up to 30% of the total landscape area requirement.

C. Owing to the urban nature of the non-residential development, landscape strips are not required between commercial uses. Required landscape for commercial uses along internal and side lot lines are as follows. Nonresidential uses require the following landscape strip along interior side or rear lot lines. This does not apply if the structure is built to the lot line:

1. The landscape strip must be at least ten feet in width. There must be a minimum linear distance of two feet between the landscape area and any wheel stops or curbs to accommodate vehicle bumper overhang, which is not included in the minimum width calculation.
2. One shrub must be planted for every three feet of perimeter yard length, spaced linearly on-center. Alternatively, a mix of shrubs, perennials, native grasses, and other planting types that provide screening of a minimum of three feet in height may be used.
3. A minimum of one shade tree must be provided for every 30 linear feet of street frontage perimeter landscape yard. Two ornamental trees may be substituted for one shade tree and must be spaced one ornamental tree every 15 feet. Trees may be spaced linearly on-center or grouped to complement an overall design concept.

4. The use of stormwater management techniques, such as rain gardens and bioswales, is encouraged in the landscape strip. Landscape strip design is encouraged to be designed to accommodate stormwater detention and infiltration.

**D. Where the yard of a townhouse development, multi-family dwelling, or new residential subdivision abuts an arterial or collector street, a landscape yard is required as follows:**

1. The landscape yard must be at least ten feet in width.
2. An open fence is required within the landscape yard a minimum of four feet and a maximum of six feet in height is required. Alternatively, a hedge row may be planted that at full growth would provide screening of six feet in height.
3. If a fence is used, one shrub must be planted for every three feet of landscape yard length, spaced linearly on-center. Alternatively, ornamental or evergreen trees planted for every 15 feet of landscape yard length, spaced linearly on-center. Live groundcover is required in the remaining area.

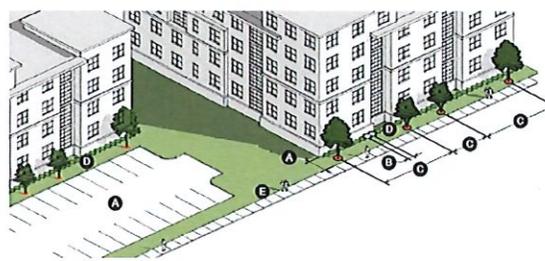
### ADDITIONAL SITE LANDSCAPE FOR MULTI-FAMILY / SMALL MULTI-FAMILY / TOWNHOUSE / CONDOS

For external property perimeter buffers, see locations shown on illustration AG.21. A minimum of one shade tree must be provided for every 30 linear feet of perimeter buffer. Two ornamental trees may be substituted for one shade tree and must be spaced one ornamental tree every 15 feet. Trees may be spaced linearly on-center or grouped to complement an overall design concept.

In lieu of perimeter buffers interior to the development, each phase of Multi-Family / Small Multi-Family / Townhouse / Condos will provide trees calculated based on one shade tree for every 30 linear feet of perimeter buffer where perimeter buffer interior to the development would have been applied. Two ornamental trees may be substituted for one shade tree and must be spaced one ornamental tree every 15 feet. Trees may be spaced linearly on-center or grouped to complement an overall design concept. Trees may be located in front yards, side yards, rear yards, parks, and streetscape enhancements to fulfill this requirement.

Final determination of calculated area to be approved by planning director at Planned Development Final submittal.

### FOUNDATION LANDSCAPE



- A Multi-family and non-residential (including mixed-use) developments are located ten feet or more from a street lot line
- B Single hedge row planted with one shrub every 36 inches on center.
- C Shade trees are required in the amount of one tree every 40 feet, or two ornamental trees every 20 feet
- D 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses
- E Only lawn grass or other resilient groundcover may be located within a utility easement.

## 11.8 BUFFER YARDS

This section establishes standards for the dimension and required landscape for buffer yards between land uses and/or zoning districts within the rear or interior side yard. Nothing in this section prevents the applicant's voluntary installation of buffer yards where they are not required.

A. As of the effective date of this Code, buffer yards are required for new construction along interior side and rear yards in the following cases: Buffer yards are required based on illustration BY.25.

1. Where a multi-family dwelling abuts a single-family, two-family, or townhouse dwelling.
2. Where a non-residential use is located within a residential district. This does not include public parks.
3. Where a non-residential district abuts a residential district. This does not include the C-D, O5, or HA Districts or public parks.

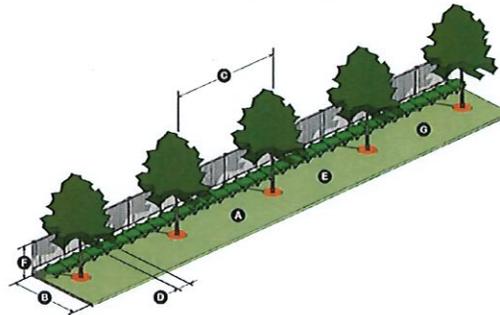
B. A buffer yard is required for Legacy Pointe, based on illustration BY.25, where a new major residential subdivision, as defined in Article 17, abuts an existing non-residential development; in such case the buffer yard is required along the lot line that abuts the non-residential use. The buffer yard is considered common open space (does not belong to a private owner) and must be excluded from any individual lot area calculations.

C. Buffer yards may be located within required setbacks, but must be reserved for the planting of material and installation of screening as required by this section. No parking, driveways, sidewalks, accessory structures, or any impervious surfaces are permitted within the buffer yard area.

D. The required design of buffer yards is as follows:

1. A buffer yard must be a minimum of 15 feet in width.
2. One shade or evergreen tree must be planted for every 25 linear feet of buffer yard length. As part of the landscape plan approval, trees may be spaced at various intervals based on specific site requirements, but the total number of trees planted must be no less than one per 25 linear feet of buffer yard length.
3. Existing trees may count toward the buffer yard tree requirement. This credit is a 1:1 ratio (one existing tree for one proposed tree) regardless of the size of the existing tree.
4. One evergreen shrub must be planted for every three linear feet of buffer yard length, spaced linearly. As part of the landscape plan approval, shrubs may be spaced at various intervals based on specific site requirements, but the total number of shrubs planted must be no less than one per three linear feet of buffer yard length.
5. 60% of the landscape area outside of shrub and tree masses must be planted in live groundcover, perennials, or ornamental grasses. Stone, mulch, or other permeable landscape materials are required for any remaining area.
6. Unless otherwise specifically required by the use standards of this Code, a solid fence or wall, constructed of wood or simulated wood posts and planks, brick, masonry, or stone; and a minimum of six feet and a maximum of eight feet in height must be erected along 100% of the buffer yard length, with the exception of ingress/egress points. If constructed on a berm, the height of the berm is included and the maximum height of fence and berm is eight feet. When a new major residential subdivision requires a buffer yard, this screening fence or wall may be substituted with an evergreen hedge, subject to landscape plan approval. Further, if existing mature trees provide screening of the same level can be substituted for a fence or wall, to be determined at landscape plan approval.

### BUFFER YARD



- A. Reserved for the planting of material and installation of screening as required by this section.
- B. Minimum of 15 feet in width.
- C. Shade or evergreen trees planted one per 25 linear feet.
- D. Evergreen shrubs planted one per three linear feet.
- E. 60% of the landscape area planted in live groundcover, perennials, or ornamental grasses.
- F. Solid fence or wall at a minimum of six feet and a maximum of eight feet in height erected along 100% of the buffer yard length.
- G. Only lawn grass or other resilient groundcover may be located within a utility easement.



**Illustration BY.25**  
Buffer yard between land uses locations are shown on the map. The areas shown in yellow would require the zoning buffers and shall conform to the standards set forth in 11.8 Buffer Yards.

## Legacy Pointe Planned Development – Fences

### 9.3 ACCESSORY STRUCTURES AND USES

#### J. Fences and Walls

##### 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 six 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 six feet

###### b. Fence and Wall Height in Non-Residential Districts

- i. Fences are prohibited permitted 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 six feet

#### Permitted Fence Types:

##### Front Yard:

Materials include metal (picket and mesh) and wood.

##### Side/Rear Yard:

Wood privacy fences permitted.

All fences permitted in front yard are also permitted in rear yard.

\*Vinyl Fencing is not permitted in Legacy Pointed Development



\*Examples are conceptual in nature and do not capture all permitted fence types or capture all final color finishes.



September 5, 2023

Peter Hughes  
Northfield Complex  
5000 Northfield Lane  
Building 600  
Spring Hill, TN 37174

Re: Spring Hill Crossings Planned Development – PDP Revision 2

Dear Peter:

Per our coordination and discussions, please find the attached revision to the pattern book of the approved Planned Development Preliminary (PDP) Revision 1 for Spring Hill Crossings.

The information attached herein includes the following:

- Cover Letter (This Document)
- 2 Copies of Pattern Book
- Application for Planned Development Modification – Major
- Application fee in the amount of \$300.
- Flash Drive with submittal documents

The purpose of the Revision to the PDP is to update several items related to changing market conditions and to incorporate needs of new development programming: phasing plan, bulk standards, and updates to the architectural guidelines. We have delineated the changes in **BLUE** within the pattern book and have shown revision clouds on pages that have changes. Pages that have been updated include pages 2, 6, 8, 20, and 21.

Thank you,

A handwritten signature in blue ink, appearing to read 'Jeff A. Rosiak', is written over a circular blue scribble.

Jeffrey A. Rosiak, PLA  
Gamble Design Collaborative  
[Jeff@gdc-tn.com](mailto:Jeff@gdc-tn.com)  
(615) 545-4121