

**ORDINANCE 15-30**

**AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 0250, GROUP B, PARCEL 019.00 FROM R-1, LOW DENSITY RESIDENTIAL, TO B-2, LIMITED RETAIL**

**WHEREAS**, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted, should be amended by rezoning the property herein described as Maury County Tax Map 0250, Group B, Parcel 019.00 from R-1, Low Density Residential, to B-2, Limited Retail; and

**WHEREAS**, said property to be rezoned from R-1 to B-2 is located within the corporate limits of the City of Spring Hill; and

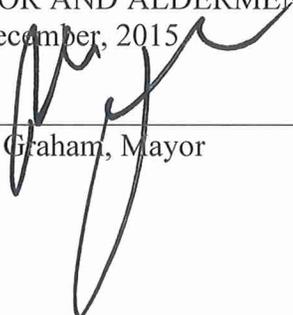
**WHEREAS**, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on November 9, 2015, with notice of said hearing being given fifteen (15) days or more before said approval; and

**WHEREAS**, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, that the Zoning Ordinance 86-47 and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein-described as Maury County Tax Map 0250, Group B, Parcel 019.00 from R-1, Low Density Residential, to B-2, Limited Retail, which amendment shall take effect from and after its adoption, the public welfare requiring it.

**BE IT FURTHER ORDAINED**, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE, this, the 21<sup>st</sup> day of December, 2015

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

ATTEST:

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

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: November 16, 2015

Passed on Second Reading: December 21, 2015

**SUBJECT:** ORD 15-30 (Rezoning for 5238 Main Street)

**DATE:** November 2, 2015

**ATTENTION:** Board of Mayor and Aldermen (BOMA)

**DEPARTMENT HEAD:** Dara Sanders, City Planner



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## STAFF MEMORANDUM

**Property description:** This property is currently developed for a single-family dwelling, which has been unoccupied for several years, and various accessory buildings. The properties to the north, northwest, and southeast are developed for nonresidential uses, and the Board of Mayor and Aldermen recently rezoned the property to the southwest to B-2, Limited Retail.

**Request:** The applicant requests to rezone the property from R-1, Low Density Residential, to B-2, Limited Retail, to allow for the future adaptive reuse or redevelopment of the property.

**Spring Hill Rising: 2040:** The City's comprehensive plan, Spring Hill Rising: 2040, provides considerations for future zoning and development requests. Among those considerations are opportunities for enhancing existing or emerging neighborhoods with sensitive new development, allowing for a variety of quality housing options for all stages of life, and encouraging higher density residential development in new activity centers.

The future land use designation of the property is **Downtown/City Center**, which is characterized by a compact, walkable environment typical of town centers. Development creates and promotes our sense of place and community, and it encourages active living and community interaction. Future development emphasizes connectivity and uses that general a high level of activity. These are not developments that are designed to accommodate the automobile and related services.

The City's goal "We will grow smarter" promotes Smart Growth principles, traditional neighborhood design, and quality corridor development. Specifically, this goal aims to ensure that new development within existing neighborhoods is of appropriate scale and intensity in relation to existing development and that it achieves the desired development patterns for the neighborhood.

In consideration of the condition of the subject property, the surrounding land uses, and the property's frontage onto Main Street, staff finds that the request to rezone the property to B-2 is consistent with the City's planning policies and principles and that it meets the City's goal to grow smarter. The B-2 zoning district permits both residential and low-intensity nonresidential uses that will not burden the City's transportation network, and it requires a form that meets the intended character of the Downtown/City Center. This zoning district is specifically designed to achieve a compact, walkable environment with uses that are intended to provide essential services but not intended to accommodate the automobile.

**Planning Commission Recommendation:** The Planning Commission recommended approval of the applicant's request.



## We will grow smarter

**Establish a new culture of planning that increases awareness and predictability for everyone**

### **Policy: Promote Smart Growth Principles and Traditional Neighborhood Design**

Require that new growth promotes walkability, connectivity, housing choice, public open space and local opportunities for goods and services throughout our City.

**Strategy:** Amend the zoning and subdivision regulations that discourage sprawl and include a range of densities and intensities among a variety of rural, residential, nonresidential, and mixed-use districts to reflect and implement the community's vision and goals.

**Strategy:** Provide for major mixed-use centers and urban villages in employment and retail centers or important intersections.

**Strategy:** Develop and implement design standards that result in human-scaled, walkable environments.

### **Policy : Ensure context-sensitive redevelopment and infill**

Ensure that new development within existing neighborhoods is of appropriate scale and intensity in relation to existing development and that it achieves the desired development patterns for the neighborhoods.

**Strategy:** Allow for flexibility in setbacks and lot sizes to accommodate infill development that is compatible with the surrounding properties.

**Strategy:** Develop an inventory that identifies lots suitable for infill development and buildings suitable for redevelopment.

**Strategy:** Develop neighborhood plans that identify specific needs of area, identify design strategies, and prioritize infrastructure and facilities investments.

### **Policy: Encourage mixed use centers within town centers**

Encourage the mixing of different residential, commercial, and office uses that promote compact, interconnected development.

**Strategy:** Adopt a mixed use zoning district or develop a mixed use overlay zoning district that allows for a vertical mix of higher density residential, office, and commercial uses, that promotes compact, interconnected development, and that continues traditional "Main Street" development patterns.

### **Policy : Promote quality corridor development**

Encourage corridor development that improves the visual character and function of the suburban corridors.

**Strategy:** Develop context sensitive corridor plans that along major thoroughfares.

**Strategy:** Amend the zoning and subdivision regulations to address site design, access management, visual character, and other design standards.

## Downtown/City Center



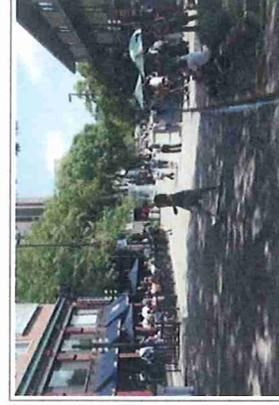
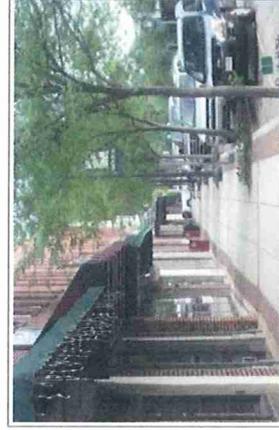
Downtown/City Center is the heart of Spring Hill. It is a place that belongs to everyone and embodies the “small town feel” and culture that we have worked so diligently to protect. This is where our community comes together to enjoy and celebrate our quality of life.

Downtown/City Center is characterized by a compact, walkable environment typical of town centers. Development creates and promotes our sense of place and community, and it encourages active living and community interaction. Future development emphasizes connectivity and uses that generate a high level of activity. These are not developments that are designed to accommodate the automobile and related services.

Buildings are typically two or more stories and reinforce traditional pedestrian scale. They have shallow setbacks and are used to frame the street. Green space is characterized by street trees, planters, planting strips, formal public spaces, and a town square, though existing natural and historic features of properties are maintained and incorporated into the design.

The transportation network is complete and connected in a block-and-street layout. Streets are designed to accommodate all modes of transportation but to promote pedestrian access, activity, and safety.

Primary future land use includes appropriate mixtures of residential, professional offices, eating places, places of worship, small-scale retail, entertainment, cultural uses, community recreational uses, and municipal services.



## Design Principles

### Site Design

- Vehicular access is provided by alleys and private driveways
- Building setbacks are 10 feet or less in depth

- Moderate to high lot coverage
- Parking lots are not adjacent to or visible from the street

### Density/Intensity

- Moderate to high density
- Low to moderate intensity
- One to three story buildings

### Green Space

- Formal landscaping
- Moderately dense street trees, bushes, and planting strips
- Public spaces
- Town square

### Transportation

- High pedestrian connectivity
- Bike lanes and greenways
- Complete and connected street network

### Infrastructure

- Municipal water and sewer service