

## **ORDINANCE 15-01**

### **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 027, PARCELS 006.15, 006.16, 006.17, 006.19, AND 006.20 FROM M-1 (LIGHT INDUSTRIAL) TO B-3 (INTERMEDIATE BUSINESS DISTRICT)**

BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE BOARD OF MAYOR AND ALDERMEN:

Section 1: That the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 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 027, Parcels 006.15, 006.16, 006.17, 006.19, and 006.20 from M-1 (Light Industrial) to B-3 (Intermediate Business District).

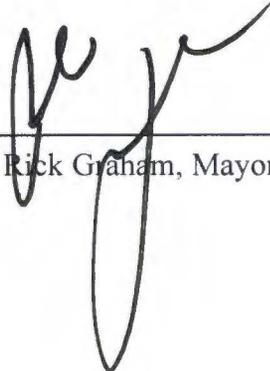
Section 2: Said property to be rezoned from M-1 and B-3 are located within the corporate limits of the City of Spring Hill. Attached hereto showing the proposed rezoning location as Exhibit "A".

Section 3 This Ordinance was approved by the Spring Hill Municipal Planning Commission on the 8th day of December, 2014, with notice of said hearing being given fifteen (15) days or more before said approval.

Section 4: This Ordinance shall take effect from and after its adoption, the Public welfare requiring it.

Section 5: That all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

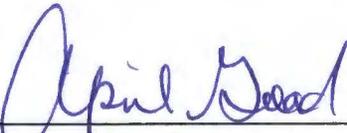
PASSED AND ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN OF  
THE CITY OF SPRING HILL, TENNESSEE, this, the 23<sup>rd</sup> day of February, 2015.



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Rick Graham, Mayor

ATTEST:



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April Goad, City Recorder

LEGAL FORM APPROVED:



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Patrick Carter, City Attorney

Passed on First Reading: December 15, 2014

(Deferred on January 20, 2015)

Passed on Second Reading: February 23, 2015

**Public Hearing at  
Spring Hill City Hall**

**Planning Commission**

**5:30 p.m. 8 Dec 14**

**Board of Mayor & Alderman**

**7:00 p.m. 17 FEB 15**

**Proposal to be Considered**

**Rezone**

**from M-1 to B-3**

**(931) 486-2252 ext 212**

01/28/2015

**City of Spring Hill, Tennessee  
Planning Commission Agenda Application**

199 Town Center Parkway, Spring Hill TN 37174  
(931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY	
Date Application submitted: <u>10.13.14</u>	Fee: <u>\$200.00</u>
Date Accepted as complete: <u>10.13.14</u> <u>aa</u>	Case number: <u>14-1381</u>
Map/Parcel: <u>060/027j</u>	Public hearing date: <u>11.10.14</u>

Date: 10-10-14 Project Name: BRIDGE/INTEGRITY CHURCH

Property Address/Location: 3005 PARKFIELD LOOP SOUTH  
SPRING HILL, TN

Current Zoning District(s): M-1 Property Size: EXISTING

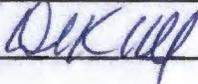
Type of request being made —	Materials required —
<input type="checkbox"/> Annexation	<input type="checkbox"/> Letter of request ✓
<input checked="" type="checkbox"/> Rezoning to <u>B3</u>	<input type="checkbox"/> Proof of ownership ✓
<input type="checkbox"/> Commercial Site Plan	14 folded copies and one (1) digital copy of:
<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Sketch Plat
<input type="checkbox"/> Architectural Review	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Sureties/Bonds	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Industrial Site Plan	<input type="checkbox"/> Building Elevations
<input type="checkbox"/> Major Modification	Master Development
	<input type="checkbox"/> Plan (PUD) Final/Preliminary
	<input type="checkbox"/> Surety / Utility Application
	<input type="checkbox"/> Other _____

**Note to the applicant:**

- \* Applications and all required submittals must be filed with the Planning Department prior to the established deadline. Both the applicant and property owner must sign the application.
- \* All applications must be accompanied by completed checklist.
- \* A representative must be present at the scheduled meetings.

**APPLICANT OR REPRESENTATIVE:**

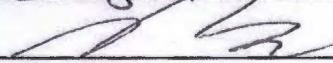
I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

Name (printed): DAVID HALL  
Address: 2500 TOM ANDERSON RD.  
FRANKLIN, TN 37064  
Phone number: 615-738-8457  
Email: DAVE@DKHALL.COM  
Signature: 

Date: 10-10-14

**PROPERTY OWNER(S) OR AUTHORIZED AGENT:**

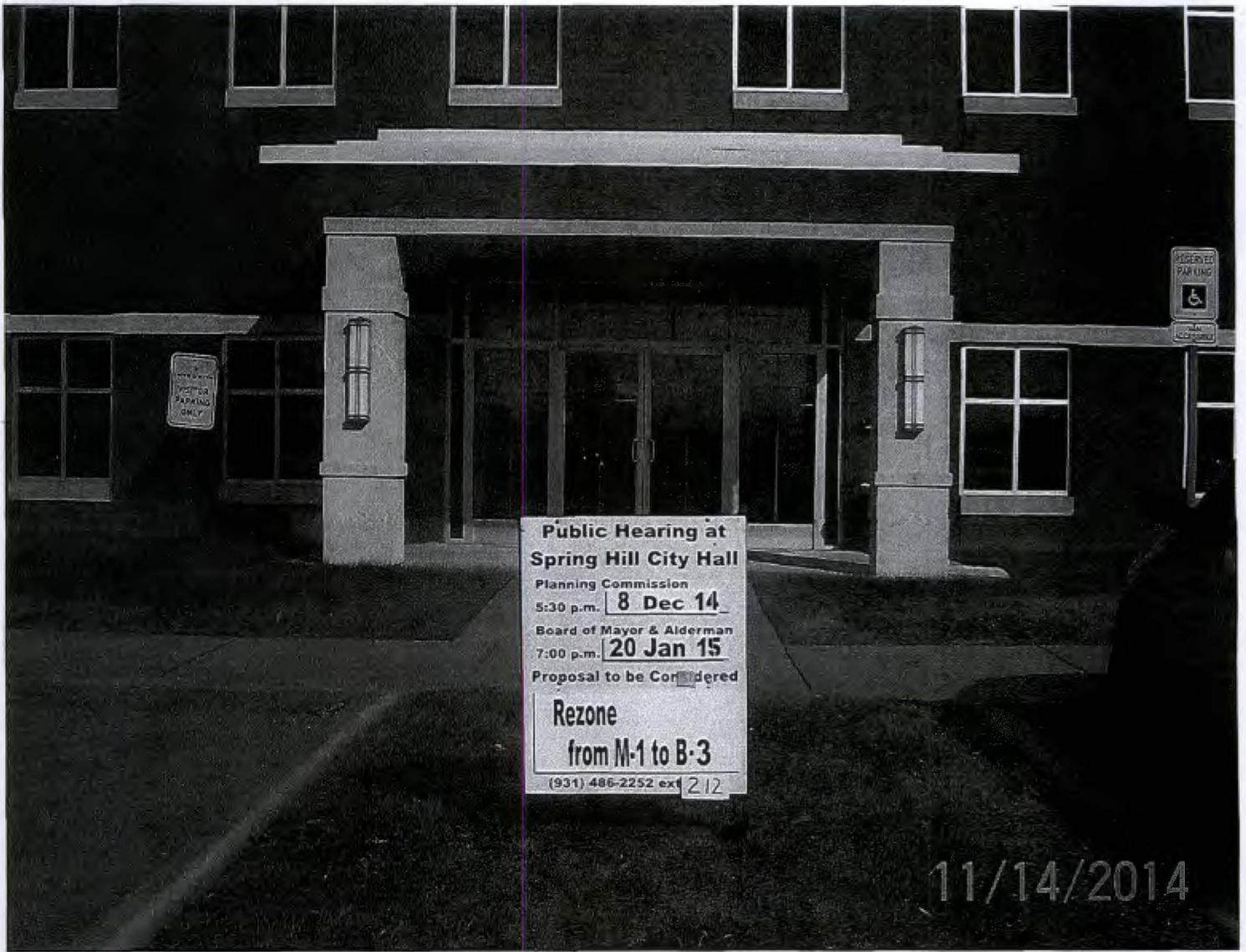
I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

Name (printed): Peter Miller  
Address: 5216 Spicade ct #176  
Spring Hill, TN 37174  
Phone number: 726-934-1748  
Email: peter@integritymt.com  
Signature: 

Date: 10-10-14

Name (printed): \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone number: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Date: \_\_\_\_\_



**Public Hearing at  
Spring Hill City Hall**

Planning Commission  
5:30 p.m. **8 Dec 14**

Board of Mayor & Alderman  
7:00 p.m. **20 Jan 15**

Proposal to be Considered

**Rezone  
from M-1 to B-3**

(931) 486-2252 ext 212

11/14/2014

# Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: December 8, 2014  
SUBJECT: RZN 14-1381 (Bridge Integrity Church)

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**RZN 14-1381.** Submitted by David Hall for property located at 3005 Parkfield Loop South. The property is zoned M-1, Light Industrial District, and contains approximately 13.55 acres. The applicant requests to rezone the property to B-3, Intermediate Business District.

**Property description and history:** The subject property is located near the intersection of Parkway Drive and Parkfield Loop South, north of Saturn Parkway, and I-65 zoned M-1, Light Industrial. It contains approximately 2.33 acres and is developed with a 55,000 sq. ft. office building and associated parking. The surrounding properties, platted as a nonresidential subdivision, are also zoned M-1 and are primarily undeveloped; however, the properties to the north of this nonresidential subdivision are developed for a single-family neighborhood. Access to the property is limited to Parkway Drive, a dead-end street with only one point of ingress and egress connecting to Old Port Royal Road.

**Request:** The applicant requests to rezone the subject property from M-1, Light Industrial, to B-3, Intermediate Business District, to allow for a church to use the existing building. Any changes to or expansion of the building footprint or the parking lot will require Planning Commission approval.

**Future land use designation:** The future land use designation is Employment District, which is intended to enhance and maintain existing business and industrial facilities and to create new facilities to accommodate economic growth. The purpose of this district is to incorporate many aspects of commerce, such as professional office buildings, corporate office, regional office, high-tech, and research facilities and small office campuses and light industrial uses, such as warehousing and wholesale.

Primary uses identified for Employment District include civic benefit uses (such as places of worship, schools, municipal services, and community centers), technology parks, research facilities, manufacturing, and wholesale trade. The requested B-3 zoning district is identified as a compatible zoning classification within the underlying future land use designation.

**Discussion:** The surrounding area was subdivided and constructed to accommodate primarily light industrial uses. Access to the 26 lots within the nonresidential subdivision is limited to one point of ingress and egress, and potential for a second point of access is severely limited, if not unfeasible. The initial request indicated only one developed property to be rezoned to the B-3 zoning district in order to accommodate a church facility.

The application has since been modified to include five properties, one developed and four undeveloped. With two nearby properties permitted to operate a church and a daycare, staff is concerned with an additional similar use that brings a high volume of traffic to a location within a short period of time. This concern is exacerbated by the modified request to include four undeveloped properties, allowing for expansion of a use that brings a high volume of traffic to a location within a short period of time. In addition to permitting places of worship, the B-3 zoning district permits other traffic-intense, automobile-oriented uses, such as drive-in restaurants, filling stations, and indoor theaters, which would be permitted on the properties, subject to Planning Commission approval.

**Recommendation:** Finding that the City's Comprehensive Plan and Future Land Use Plan identify the B-3 zoning district as a compatible zoning district, staff recommends forwarding the request to the Board of Mayor and Aldermen with a recommendation for approval; however, future development of the subject properties will be evaluated closely to address staff's traffic, access, and safety concerns.



**SUBJECT:** Ordinance 15-01  
**SUBMITTED BY:** Dara Sanders, City Planner  
**DATE:** January 15, 2015

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**PURPOSE:**

This memo is in response to a request from the Board of Mayor and Aldermen (BOMA) to research and report on the current zoning of the subject properties, specifically to confirm that this property was not part of a Planned Unit Development.

**BACKGROUND:**

During the BOMA work session held on January 5, 2015, staff was asked to research the zoning of the subject properties. Staff has attached to this memo an ordinance (ORD 99-26) annexing 100.5 acres, encompassing the subject properties, into the corporate limits of Spring Hill. ORD 99-26 was approved November 15, 1999.

Because the property was by default designed as "Agricultural", an ordinance (ORD 99-32) rezoning the property to "M1" was considered and approved by the Board of Mayor and Aldermen on December 20, 1999. Staff does not have any information indicating that this property was submitted or approved as a Planned Unit Development; therefore, staff finds that the official zoning map is correct.