

ORDINANCE 25-09

AN ORDINANCE TO EXTEND THE APPROVAL OF PDP 1323-2022, CONSISTING OF APPROXIMATELY 499.68 ACRES OF PROPERTY, KNOWN AS MAURY COUNTY TAX MAP PARCEL NUMBERS 045 001.00 027 018.00, 044 013.02, 044020.00, 027 009.00, 027 008.10, AND 044 015.00 FOR A PERIOD OF ONE (1) CALENDAR YEAR TO 1/3/2027.

PDE 1770-2025 (TAX MAP PARCEL NUMBERS 045 001.00, 027 018.00, 044 013.02, 044020.00, 027 009.00, 027 008.10, AND 044 015.00)

WHEREAS, the City of Spring Hill Ordinance No. 18-21, the same being the Official Zoning Map of Spring Hill was hereby amended on January 3, 2023 by rezoning property described herein, and known as, Maury County tax map parcel numbers 045 001.00, 027 018.00, 044 013.02, 044020.00, 027 009.00, 027 008.10, and 044 015.00 from I-2 to Planned Development with a base Zoning of I-2 (Industrial Use); and

WHEREAS, said property rezoned from I-2 to Planned Development with a base Zoning of I-2 (Industrial Use), also known as PDP 1323-2022 is located within the corporate limits of the City of Spring Hill, the PDP shall expire on January 3, 2026;

WHEREAS, said property, also known as PDP 1323-2022, is hereby requesting a one (1) year extension, that would be effective if approved until January 3, 2027;

WHEREAS, the request has been found to meet the Approval Standards of Section 13.5.E.4.f.ii of the Unified Development Code;

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on April 14, 2025, to be recommended for approval in accordance with the conditions identified below; and

- 1) All previous conditions of approval shall apply.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION May XX, 2025, to grant a one (1) year extension to PDP 1323-2022, on property described herein, and known as, Maury County tax map parcel numbers 045 001.00, 027 018.00, 044 013.02, 044020.00, 027 009.00, 027 008.10, and 044 015.00, zoned Planned Development with a base Zoning of I-2 (Industrial Use).

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TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 1: The extension of the referenced tax parcels shall be as displayed as shown within the original Plan Development request package.



Matt Fitterer, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: May 5, 2025

Passed on Second Reading: May 19, 2025



REQUEST: Ordinance 25-09

SUBMITTED BY: Dara Sanders, Development Services Director

DATE: April 17, 2025

RE: Spring Hill Commerce Center Planned Development extension

BACKGROUND

The Spring Hill Commerce Center (PDP 1323-2022) Planned Development Preliminary (PDP) application, formally known as South Nashville, Commerce Center, was favorably recommended by the Planning Commission on December 12, 2022, to the Board of Mayor and Alderman. The approval contained 53 staff conditions of approval with 6 Planning Commission conditions of approval. The PDP was adopted by ORD 22-26 in January 2023.

REQUEST:

The applicant requests to extend the PDP approval by one year. The applicant's reason for requesting the extension is because of delays with federal funding, the unavailability of potable water service, and the need to update the Traffic Impact Study

RECOMMENDATION:

The Planning Commission forwarded this request to the Board of Mayor and Aldermen with a recommendation for approval.