

ORDINANCE 25-10

AN ORDINANCE TO AMEND ORDINANCE NO. 18-21, THE SAME BEING THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF SPRING HILL, BY REZONING APPROXIMATELY 10.25 ACRES OF PROPERTY, KNOWN AS MAURY COUNTY TAX MAP 027 PARCEL 001.01 FROM MULTI-FAMILY DISTRICT (R-6) TO CORRIDOR COMMERCIAL DISTRICT (C-3)

RZN 1685-2024 (PORT ROYAL ROAD REZONING)

WHEREAS, the City of Spring Hill Ordinance No. 18-21, the same being the Official Zoning Map of Spring Hill is hereby amended by rezoning the 10.25 acres of property described herein, and known as, Maury County Tax Map **027** Parcel **001.01** from Multi-Family (R-6) to Corridor Commercial (C-3); and

WHEREAS, said portion of property to be rezoned from Multi-Family (R-6) to Corridor Commercial (C-3) is located within the corporate limits of the City of Spring Hill.

WHEREAS, the request has been found to meet the Approval Standards of Section 13.5.E.4.1 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, with a recommendation for approval; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, WHILE IN REGULAR SESSION on May 19, 2025, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by 10.25 acres of property described herein, and known as, Maury County Tax Map **027** Parcel **001.01** from Multi-Family (R-6) to Corridor Commercial (C-3, the public welfare requiring it.

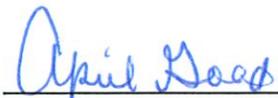
NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 1: The rezoning of the referenced tax parcels shall be as displayed as shown on the vicinity map that is attached.



Matt Fitterer, Mayor

ATTEST:



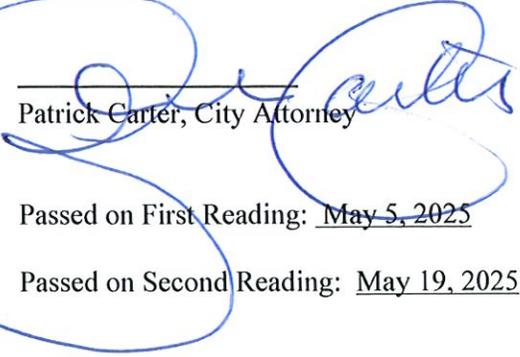
April Goad, City Recorder

Ordinance 25-10

May 19, 2025

Page 1 of 2

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: May 5, 2025

Passed on Second Reading: May 19, 2025

*Ordinance 25-10
May 19, 2025
Page 2 of 2*



REQUEST: Ordinance 25-10

SUBMITTED BY: Dara Sanders, Development Services Director

DATE: April 17, 2025

RE: Port Royal/Buckner Lane Rezoning

BACKGROUND

The lot is located at the intersection of Port Royal Road and Buckner Lane. The lot is also adjacent to Community Baptist Church site directly to its west. The property is a vacant lot with some large trees with majority of the site in floodplain and floodway, which will substantially reduce the developable area and access to the developable area. There are mixed zoning districts surrounding this site such as R-6, C-3, R-7, and R-2.

REQUEST:

The applicant requests to rezone the property from R-6 to C-3.

DISCUSSION:

The Unified Development Code requires that the following approval standards are considered in Article 13.2.E.1:

- 1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.**

The request for rezoning is consistent with the Spring Hill Comprehensive Plan, as it calls for this site to be a Community Commerce Area for moderate intensity and density uses. Corridor Commercial District (C-3) as per the UDC, calls for moderate to high intensity uses which directly conflict with the 2040 Plan. Due to the buildable area of the site, C-3 zoning would allow for moderate intensity uses and it would be consistent with surrounding land uses that fit within the Community Commerce land use.
- 2. The compatibility with the existing use and zoning of nearby property.**

The site does have compatibility with the existing sites nearby. As stated previously, C-3 districts call for moderate to highly intense and dense developments, and based on information provided by the applicant, the site will only have 2.25 acres to develop due to the significant amount of floodplain within the property. This limited buildable area will provide the site with less intensity and density than its current zoning of R-6. The site will also have to consider a Future ROW of 95' when developing as this could also impact their buildable area.
- 3. The extent to which the proposed amendment creates nonconformities.**

There is currently no development on the property as it sits vacant. Therefore, the rezoning would not create a nonconformity.
- 4. The trend of development in the general area of the subject property.**



The trend of development around the site varies as there is a mix of development and zonings such as C-3, C-4, R-6 and R-2.

5. That there are no adverse impacts on public health, safety, and welfare.

Staff is not aware of any adverse impacts on public health or safety at the time of this request. Please note future development shall have No Adverse Impact on floodplain management. No Adverse Impact is the principle that the actions of one property owner should not be allowed to adversely affect the rights of other members of the community.

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.

There are two schools that are within 1.5 miles of this property. Allendale Elementary School is about 1.0 miles to the north, Chapmans Retreat Elementary School is about 1.3 miles to the Northeast, and Marvin Wright Elementary is about 1.4 miles Southeast. Spring Hill Fire station #2 is the closest to the site at 2.4 miles to the south with the next closest being 2.8 miles to the west.

RECOMMENDATION:

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