

ORDINANCE 25-21

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 APPROXIMATE TOTAL OF 18.6 ACRES OF PROPERTY, KNOWN AS MAURY COUNTY TAX MAP 042 PARCEL 011.12 (12.4 ACRES) AND PARCEL 011.13 (6.15 ACRES) FROM AGRICULTURAL DISTRICT (AG) TO INSTITUTIONAL CAMPUS DISTRICT (IC)

RZN 1761-2025 (WORLD WIDE STAGES 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 18.6 acres of property described herein, and known as, Maury County Tax Map **042** Parcel **011.12** and **011.13** from Agricultural (AG) to Institutional Campus (IC); and

WHEREAS, said portion of property to be rezoned from Agricultural (AG) to Institutional Campus (IC) 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 13.2.E.1 of the Unified Development Code:

WHEREAS, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on July 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 August 5, 2025, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by 18.6 acres of property described herein, and known as, Maury County Tax Map **042** Parcel **011.12** and **011.3** from Agricultural (AG) to Institutional Campus (IC) as depicted on the vicinity map herein referred to as Exhibit A, the public welfare requiring it.

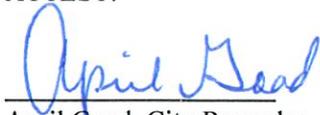
NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: August 5, 2025

Passed on Second Reading: August 18, 2025



REQUEST: Resolution 25-180 and Ordinance 25-21

SUBMITTED BY: Dara Sanders, Development Services Director

DATE: July 21, 2025

RE: Annexation and Rezoning Requests for World Wide Stages

BACKGROUND:

The site consists of two tracts, a 12.4- and 6.15-acre tract, for a total of approximately 18.5 acres. The properties are currently vacant and are roughly to the southeast and north of the existing portion of Worldwide Stages Campus property that is currently in the City Limits of Spring Hill. This property is currently unincorporated Spring Hill.



PROPOSAL:

The applicant requests to annex the subject properties into the City limits and rezone them to the Institutional Campus (IC) zoning district to allow World Wide Stages to demolish their existing building and redevelop the property to support their operation in a campus setting. Separate memos, a resolution, and an ordinance will be prepared for BOMA's consideration on your next agenda.

DISCUSSION:

On July 14th, the Planning Commission forwarded these request to the Board of Mayor and Alderman with a recommendation for approval, subject to limitations and a plan of services.

