

ORDINANCE 25-23

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 47.52 ACRES OF PROPERTY, KNOWN AS WILLIAMSON COUNTY TAX MAP 166, PARCELS 00609 00011166 (37.69 ACRES) AND PARCEL 00610 00011166 (9.83 ACRES) FROM AGRICULTURAL DISTRICT (AG) TO INSTITUTIONAL CAMPUS DISTRICT (IC)

RZN 1869-2025 (HURT 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 47.52 acres of property described herein, and known as, Williamson County Tax Map 166 Parcels 00609 00011166 and 00610 00011166 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 August 11, 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 September 2, 2025, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by 47.52 acres of property described herein, and known as, Williamson County Tax Map 166 Parcels 00609 00011166 and 00610 00011166 from Agricultural (AG) to Institutional Campus (IC) as depicted on the vicinity map herein referred to as Exhibit A, the public welfare requiring it.

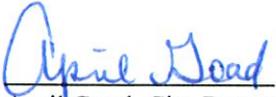
NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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



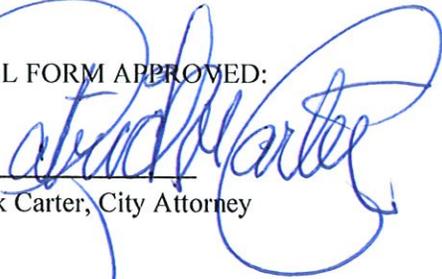
Matt Fitterer, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: September 2, 2025

Passed on Second Reading: September 15, 2025



REQUEST: Ordinance 25-23

SUBMITTED BY: Dara Sanders, Development Services Director

DATE: August 18, 2025

RE: To rezone the Hurt Road property

BACKGROUND: The site is located on the west side of Hurt Road, north of Duplex Road. The lot is also adjacent to Allendale Elementary School. The property has large massing of trees and a few buildings on site. The zoning districts surrounding the property to the north, east, and west are zoned R-2 and R-3 with the property directly south being zoned IC. The applicant requests rezoning approval from AG to IC (Institutional Campus District).

The IC Institutional Campus Zoning District is intended to accommodate governmental uses, larger public and private educational facilities, cultural facilities, institutional uses, and similar uses located within the City.

REQUEST:
The applicant requests rezoning approval from AG to IC.

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. The Comprehensive Plan calls for this site to be a Residential Neighborhood area, these areas are for low to moderate density with more intense environments. The City's intent for this property is to provide recreational services to the surrounding neighborhoods.
- 2. The compatibility with the existing use and zoning of nearby property.**
IC zoning is compatible with the zoning of the existing sites nearby. The adjacent site to the south is already zoned IC. With the addition of a path that connects the school to the soccer fields, it will create more opportunities to enhance the quality of life of the surrounding areas.
- 3. The extent to which the proposed amendment creates nonconformities.**
The property is approximately 63 acres with significant road frontage and is currently 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 is evolving. Surrounding developments include schools, single-family subdivisions, a commercial district, churches, farmland, and rural and low-density residential.

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

Rezoning the property to IC could result in positive impacts on public health and safety.

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 five schools near the site, Allendale Elementary School is 0.6 miles south of the property, Summit High School is 1.9 miles northeast, Chapman's Retreat Elementary School is 2.1 miles southeast, Spring Station Middle School is 2.2 miles northeast, and Longview Elementary School is about 2.5 miles to the west. The site is located near two fire stations; Fire Station 3 is the closest to the site at 2.3 miles northwest with the next Fire Station being 3.4 miles west. The nearest police station is Spring Hill Police Department 4.2 miles southwest and the nearest park is Harvey Park 3.9 miles west, and Peter Jenkins Walking Trail is 1.2 miles to the west.

RECOMMENDATION:

The Planning Commission voted unanimously to recommend BOMA approval of these amendments at their August 11, 2025 meeting.

HURT RD VICINITY MAP

Site A



DANES DR

SAVANNAH F

MALEVENTUM WAY

HURT RD

PRESCOTT WAY

- Site
- Parcels
- AG Agricultural
- R-2
- R-3
- C-3
- C

