

**ORDINANCE 21-27**

**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 717.2 ACRES OF PROPERTY, KNOWN AS MAURY COUNTY TAX MAP 27, PARCEL(S) 009.00, 018.00 FROM TND/C-3, TRADITIONAL NEIGHBORHOOD DISTRICT AND CORRIDOR COMMERCIAL DISTRICT TO I-2, GENERAL INDUSTRIAL, TAX MAP 044 PARCEL(S) 013.02, 014.00, 015.00; TAX MAP 027 PARCEL(S) 018.00 FROM TND, TRADITIONAL NEIGHBORHOOD DISTRICT TO I-2, GENERAL INDUSTRIAL AND TAX MAP 045 PARCEL(S) 01.00 AND 02.00 FROM TND, TRADITIONAL NEIGHBORHOOD DISTRICT TO I-2, GENERAL INDUSTRIAL.**

**RZN 1062-2021 (TAX MAP 27, PARCEL 009.00, 018.00, TAX MAP 044 PARCEL(S) 013.02, 014.00, 015.00, TAX MAP 045 PARCEL(S) 01.00 AND 02.00**

**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 717.2 acres described herein, and known as, Maury County tax map 27, parcel 009.00, 018.00, tax map 044 Parcel(s) 013.02, 014.00, 015.00, tax map 045 parcel(s) 01.00 and 02.00, from C-3, Corridor Commercial District and TND, Traditional Neighborhood Zoning District to I-2, General Industrial District; and

**WHEREAS**, said portion of property to be rezoned from C-3, Corridor Commercial District and TND, Traditional Neighborhood Zoning District, to I-2, General Industrial District, is located within the corporate limits of the City of Spring Hill; and

**WHEREAS**, the request has been found to meet the Approval Standards of Section 13.2.E.1 of the Unified Development Code; and

**WHEREAS**, the Spring Hill Municipal Planning Commission forwarded the request to the Board of Mayor and Aldermen on October 11, 2021 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 November 29, 2021**, to amend Ordinance No. 18-21, the same being the Zoning Map of the City of Spring Hill, adopted August 20, 2018, by rezoning 717.2 acres of property, being Maury County Tax Map 27, parcel 009.00, 018.00, tax map 044 Parcel(s) 013.02, 014.00, 015.00, tax map 045 parcel(s) 01.00 and 02.00, from C-3, Corridor Commercial District and TND, Traditional Neighborhood Zoning District to I-2, General Industrial District, as depicted on Exhibit A, the public welfare requiring it.

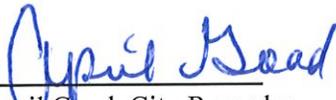
**NOW, THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**SECTION 1:** The rezoning of the referenced tax parcels shall be as displayed on Exhibit A.



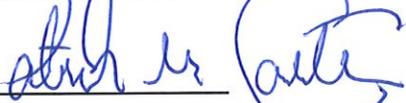
Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

Passed on First Reading: November 1, 2021

Passed on Second Reading: November 15, 2021

# Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission  
FROM: Calvin Abram, Planning Director  
MEETING: October 11, 2021  
SUBJECT: RZN 1062-2021 (TND/C-3/AG to I-2)

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**RZN 1062-2021:** Submitted by Randy Perry with Goldwyn, Mills and Cawood for the rezoning of property in the northeastern most quadrant in Spring Hill within Maury County. The property is located on the eastern side of Interstate 65 following Jim Warren Road, Crafton Road to include the northern most city limits in Maury County at Parcel ID's 060027 01800, 060044 01302, 060045 00100, 06044 01400, 060027 00900, 060044 01500. The properties are currently zoned C-3, AG and TND and contains approximately 717.2 acres. The applicant is requesting to rezone the property to I-2. Requested by Randy Perry.

**Request:** The applicant is requesting to rezone their entire 717.2 acres -acre property from C-3 (Corridor Commercial District), AG (Agricultural) and TND (Traditional Neighborhood District) to I-2, General Industrial Zoning District.

## Plan Update:

1. The PC placed this item on the consent agenda. There are no updates or revisions as part of the PC voting meeting.

**Property Description and History:** This property is located on the eastern side of Interstate 65 between mile markers 53 and 51 and contains approximately 717.2 acres. The property is current zoned C-3, AG, and TND and is adjacent to C-3 properties and Interstate 65 to its west and AG properties to the east north and south. It is important to note the proposed rezoning would remove the old zoning identified as TND from the area in question.

**Spring Hill Rising: 2040:** The future land use classifications for this site are Gateway Area, Community Commerce Area and Mixed-Use Neighborhood Area. The broad ranges of uses identified in the city's comprehensive plan would allow for employment centers to the highest density in residential development to include research facilities, entertainment, municipal services, multi-family and buildings up to 10-stories in height. The General Industrial Zoning District (I-2) can be consistent with the city's comprehensive plan:

According to the Comprehensive Plan, *"Building development is variable to promote the specific needs of large-scale activities or businesses and accommodate large footprint distribution facilities. Appropriate landscaping and open space between buildings and adjacent land uses should be provided to help limit negative visual and noise impacts of activity within the surrounding area."*

The I-2 Zoning District focus on light industrial uses, including clean manufacturing centers, technology/data centers, and other uses that would typically occupy large, campus-style developments. These areas also include civic and institutional uses that serve essential city-wide and regional services.

**Surrounding Property/Zoning:** All adjacent properties to the site are zoned C-3 and AG. This rezoning will eliminate the existing TND zoning designation in the area. The property is in excess of 100' wide and exceeds the minimum lot width for the I-2 zoning district of 100' to include all dimensional standards identified in the UDC.

**Access, Streets and Sidewalks:** Vehicular access to the property is via Jim Warren Road and Crafton Road. If the rezoning is approved by the Board of Mayor and Alderman; access, streets and sidewalks will be addressed at the time of site

plan/development review. Jim Warren is classified as an Arterial and will require a minimum Right-of-Way of 95' (47.5' from centerline).

**Building and Site Design:** No concept plan has been submitted with this application. Similar to above, building and site design will be reviewed at site plan submittal.

**Utilities:**

**Water:** The highlighted property is within MCWS (Maury County Water Systems) District to serve. The land to be rezoned water system would be in need of significant upgrades to be able to meet the city's minimum fire flow requirements in the highlighted areas shown. However, it's always been planned for the city to sell water to MCWS at a metering point at the end of Derryberry Lane and under I-65 to the proposed property listed. There is an existing 18" water main running the entire length of Derryberry Lane and currently dead ending where the asphalt terminates today. The 18" water main was put in place along Derryberry Lane many years ago in anticipation that the City would one day possibly need to serve water to property east of I-65 within the proposed area shown.

**Sewer:** There is a 30" gravity sewer line under I-65 to parcel 13.02 at Rutherford Creek. Any impact to the WWTP would need to be evaluated based on anticipated usage. A sewer flow analysis study will be required prior to development on the property.

**Roads:** The current road system would likely need significant upgrades. A Traffic impact study will be required for any proposed development.

**Zoning Map Amendments:** Staff will place public notification signs on the property and published notice as required by the Unified Development Code. The applicant provided staff with copies of the mailed notices and proof of mailings. The mailed notification letters are sent to surrounding land owners within 500'. The UDC requires all notices to be mailed at least 10 days prior to the first scheduled action (October 11, 2021 Planning Commission voting meeting).

Approval standards for zoning map amendments, as found in the Unified Development Code, Article 13, are below:

***E. Approval Standards***

*The Board of Mayor and Aldermen decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Planning Commission and the Board of Mayor and Aldermen must consider the following standards. The approval of amendments is based on a balancing of these standards.*

***1. Approval Standards for Map Amendments***

- a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.*
- b. The compatibility with the existing use and zoning of nearby property.*
- c. The extent to which the proposed amendment creates nonconformities.*
- d. The trend of development, if any, in the general area of the property in question.*
- e. That there are no adverse impacts on public health, safety, and welfare.*
- f. Whether adequate public facilities are available including, but not limited to, schools, parks, police and fire protection, roads, sanitary sewers, storm sewers, and water lines, or are reasonably capable of being provided prior to or concurrent with the development of the site, which would be permitted on the subject property if the amendment were adopted.*

Staff's response to the approval standards are as follows:

- a. The proposed amendment is consistent with the comprehensive plan classification of Industrial Area which permits light industrial uses such as clean manufacturing centers, technology/data centers, and other uses that would typically occupy large, campus-style developments. These areas also include civic and institutional uses that serve essential city-wide and regional services. Taking the context of the neighborhood and adjacent uses into account, staff believes that the proposed rezoning is consistent with the overall goals of the comprehensive plan.
- b. The existing TND zoning has been in place prior to the codifying of the current UDC. The TND zoning classification promotes less clarity for city staff and may create an efficient planning process for applicants seeking to the develop within the zoning category. All adjacent properties are currently zoned C-3 and AG. The subject site is located on the eastern side of Interstate 65 between mile markers 53 and 51 and contains approximately 248.7 acres. Staff is not aware of any non-conformities that would be created by the proposed rezoning.
- c. The site is currently surrounded by C-3 and AG zoning; however, the lack of appropriate infrastructure to include roadway connectivity and the need to rezone the AG property in order to develop it significantly limits future development opportunities for this area. A rezoning would allow the property to conform and follow the identified long-term development plans of the city's 2040 Rising Plan.
- d. The Planning Department has solicited input from other departments regarding adverse impacts on public health, safety, and welfare. Staff is not aware of adverse impacts that would be generated by this rezoning. General department responses are listed below.
- e. The rezoned property will require significant infrastructure improvement and a capacity analysis to include a transportation impact study will be required prior to any development of the land.

**Impacts of this Rezoning on the City of Spring Hill:** Staff shared the proposed rezoning request and other permitted uses in the I-2 district with other city departments and requested a description or quantitative information on how the proposed rezoning would impact service delivery, the budget and/or staffing. The following responses were received.

- **Codes** – Permitted uses should not significantly impact the Building & Codes Department.
- **Park and Recreation** – At development, the Jim Warren Multi-Use Trail will have to be constructed by the developer.
- **Fire** – The Fire Department is currently evaluating the impact the rezoning will have.
- **Police** – The Police Department is currently evaluation the impact the rezoning will have.
- **Sewer** – There is a 30" gravity sewer line under I-65 to parcel 13.02 at Rutherford Creek. Any impact to the WWTP would need to be evaluated based on anticipated usage. A sewer flow analysis study will be required prior to development on the property.
- **Water** – The highlighted property is within MCWS (Maury County Water Systems) district to serve. The land to be rezoned water system would be in need of some significant upgrades to be able to meet the city's minimum fire flow requirements in the highlighted areas shown. However, it's always been planned for the city to sell water to MCWS at a metering point at the end of Derryberry Lane. Then, of course, under I-65 to the proposed property listed. There is an existing 18" water main running the entire length of Derryberry Lane and currently dead ending where the asphalt ends today. Again, the 18" water main was put in place along Derryberry Lane many years ago in anticipation that the City would one day possibly need to serve water to property east of I-65 within the proposed area shown.

**Findings:** Staff has provided our response to the required findings listed above from Section 13.2.E of the UDC. The Planning Commission and Board of Mayor and Alderman will need to make a determination as to whether the request is consistent with the six criteria listed above. A policy decision may be needed to determine whether water/sewer capacity and flow should be determined prior to rezoning or prior to site plan review.

**Public Comments:** Staff has received no public comment via the [PCPublicComment@springhilltn.org](mailto:PCPublicComment@springhilltn.org) email address.

# Planning Commission Application

## City of Spring Hill Planning Department

5000 Northfield Lane, Ste. 520, Spring Hill, TN 37174

Phone: (931) 486-2252 FAX: (931) 486-3506



**FOR STAFF USE ONLY**

Date Submitted: \_\_\_\_\_ Fee: \_\_\_\_\_ Case Number: \_\_\_\_\_

Date: 09-22-2021 Project Name: \_\_\_\_\_

Property Address/Location: 060044 01302, 060027 01800

Current/Proposed Zoning District(s): TND & C-2 / I-2 Property Size: 248.7 acres

Description of Request: \_\_\_\_\_

The landowner is requesting that the parcel 060044 01302 be rezoned from TND to I-2 along with parcel 060027 01800 be rezoned from C-2 to I-2.

Type of request being made

- Annexation
- Rezoning or Text Amendment
- Administrative Subdivision (Lot Split/Max. 2 lots)
- Minor Subdivision (up to 4 lots)
- Neighborhood Concept Plan
- Preliminary Plat
- Final Plat
- Concept Plan
- Site Plan
- Site Plan Modification, Minor Site
- Plan Modification, Major Planned
- Development (Concept)
- Planned Development (Preliminary)
- Planned Development (Final)
- PD Modification, Administrative
- PD Modification, Minor
- Other: \_\_\_\_\_

Materials required to be submitted with application

- Letter of request – **Provide full details of the requested action. If an amendment, provide comparison of approved and proposed features, cloud changes on the plan.**
- Proof of Ownership
- Three (2) **folded** 24"x36" hard copies of the proposal, **two** (2) copies of construction drawings and one (1) set of 11 x 17 proposal drawings, including all required information as outlined in the applicable checklist. **Including a vicinity map with an aerial image, the project boundaries outlined in yellow, names of all adjacent streets. Must show a minimum 1/2 mile radius.**
- A CD or USB thumb drive containing a copy of all required submittal items in PDF Format.

**Note to the applicant:**

- \* Applications and all required submittals must be received by the Planning Department by the prescribed day and time.
- \* Both the applicant/representative and property owner Must sign the application. **Applications not signed by the Property owner will not be accepted.**
- \* All applications must be accompanied by a completed submittal checklist.

## Planning Commission Submittal Information

This application and referenced procedures have been assembled with the purpose of defining a standard process for the submittal and review of development applications. To submit items for Planning Commission review, the procedures outlined in this application shall be for all Planning Commission application types (Subdivision, Rezoning, Planned Development, Site Plan, Concept plan, Modifications, Annexation, etc.):

1. Refer to Article 13 of the UDC for additional information on each individual application type and for a complete list of the submittal requirements.
2. For a copy of the Planning Commission agenda and staff's reports go to the following link.  
<http://www.springhilltn.org/129/Planning-Commission> and select "View all Agendas and Minutes".

### Required Signatures

#### 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.) I understand that the Applicant listed below is the point of contact for the City of Spring Hill concerning this application.

Property Owner (printed): John Maher Builders, Inc.  
Address: 5212 Colfax Court, Brentwood, TN 37027 (home)  
1109 Old Kedron Rd. Spring Hill, TN 37174 (office)  
Phone Number: \_\_\_\_\_ Mobile #: 615-351-1980  
Email: johnmaher7@comcast.net  
Signature: [Handwritten Signature] Date: 9-21-21

Authorized Agent (printed): Randy Perry w/ Goodwyn, Mills, & Cawood  
Address: 3310 W End Ave Suite 420  
Nashville, TN 37203  
Phone Number: 615-333-7200 Mobile #: 615-969-0054  
Email: randy.perry@gmcnetwork.com  
Signature: \_\_\_\_\_ Date: 09-22-2021

#### APPLICANT:

NOTE: 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 lacks any of the information required for the application type, and if incomplete will not be heard by the Planning Commission. I also understand that other information may be requested by staff, the Planning Commission and/or the Board of Mayor and Aldermen during review, relevant to the request. As the point of contact for this application I understand that it is my responsibility to share information with others as needed.

Applicant Name (printed): Randy Perry w/ Goodwyn, Mills, & Cawood  
Address: 3310 W End Ave Suite 420 Nashville, TN 37203  
Phone Number: 615-333-7200 Mobile #: 615-969-0054  
Email: randy.perry@gmcnetwork.com  
Signature: Randy Perry Date: 09-22-2021

# Planning Commission Application

## City of Spring Hill Planning Department

5000 Northfield Lane, Ste. 520, Spring Hill, TN 37174

Phone: (931) 486-2252 FAX: (931) 486-3506



**FOR STAFF USE ONLY**

Date Submitted: \_\_\_\_\_ Fee: \_\_\_\_\_ Case Number: \_\_\_\_\_

Date: 09-22-2021 Project Name: \_\_\_\_\_

Property Address/Location: 060027 00900, 060044 01400, 060044 01500, 060045 00100

Current/Proposed Zoning District(s): TND & AG / I-2 Property Size: 468.5 acres

Description of Request: The landowner is requesting that the parcels 060027 00900 and 060044 01400 be rezoned from TND to I-2 along with parcels 060044 01500 and 060045 00100 be rezoned from AG to I-2.

<u>Type of request being made</u>		<u>Materials required to be submitted with application</u>	
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Letter of request – <b>Provide full details of the requested action. If an amendment, provide comparison of approved and proposed features, cloud changes on the plan.</b>
<input checked="" type="checkbox"/>	Rezoning or Text Amendment	<input type="checkbox"/>	Proof of Ownership
<input type="checkbox"/>	Administrative Subdivision (Lot Split/Max. 2 lots)	<input type="checkbox"/>	Three (2) <b>folded</b> 24"x36" hard copies of the proposal, two (2) copies of construction drawings and one (1) set of 11 x 17 proposal drawings, including all required information as outlined in the applicable checklist. <b>Including a vicinity map with an aerial image, the project boundaries outlined in yellow, names of all adjacent streets. Must show a minimum 1/2 mile radius.</b>
<input type="checkbox"/>	Minor Subdivision (up to 4 lots)	<input type="checkbox"/>	A CD or USB thumb drive containing a copy of all required submittal items in PDF Format.
<input type="checkbox"/>	Neighborhood Concept Plan		<b>Note to the applicant:</b>
<input type="checkbox"/>	Preliminary Plat		* Applications and all required submittals must be received by the Planning Department by the prescribed day and time.
<input type="checkbox"/>	Final Plat		* Both the applicant/representative and property owner Must sign the application. <b>Applications not signed by the Property owner will not be accepted.</b>
<input type="checkbox"/>	Concept Plan		* All applications must be accompanied by a completed submittal checklist.
<input type="checkbox"/>	Site Plan		
<input type="checkbox"/>	Site Plan Modification, Minor Site		
<input type="checkbox"/>	Plan Modification, Major Planned		
<input type="checkbox"/>	Development (Concept)		
<input type="checkbox"/>	Planned Development (Preliminary)		
<input type="checkbox"/>	Planned Development (Final)		
<input type="checkbox"/>	PD Modification, Administrative		
<input type="checkbox"/>	PD Modification, Minor		
<input type="checkbox"/>	Other: _____		

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### Required Signatures

#### **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.) I understand that the Applicant listed below is the point of contact for the City of Spring Hill concerning this application.

Property Owner (printed): NWC Investments IV LLC *By: SSP Southeast Land Management LLC*  
*As Administrative Manager*  
Address: 2820 Selwyn Ave., Suite 500, Charlotte, NC 28209-1791

Phone Number: 704-334-3212 Mobile # \_\_\_\_\_  
Email: scoblentz@southstreetpartners.com  
Signature: *[Handwritten Signature]*

Date: Sept. 22, 2021

Authorized Agent (printed): Randy Perry w/ Goodwyn, Mills, & Cawood  
Address: 3310 W End Ave Suite 420  
Nashville, TN 37203

Phone Number: 615-333-7200 Mobile # 615-969-0054  
Email: randy.perry@gmcnetwork.com  
Signature: \_\_\_\_\_

Date: 09-22-2021

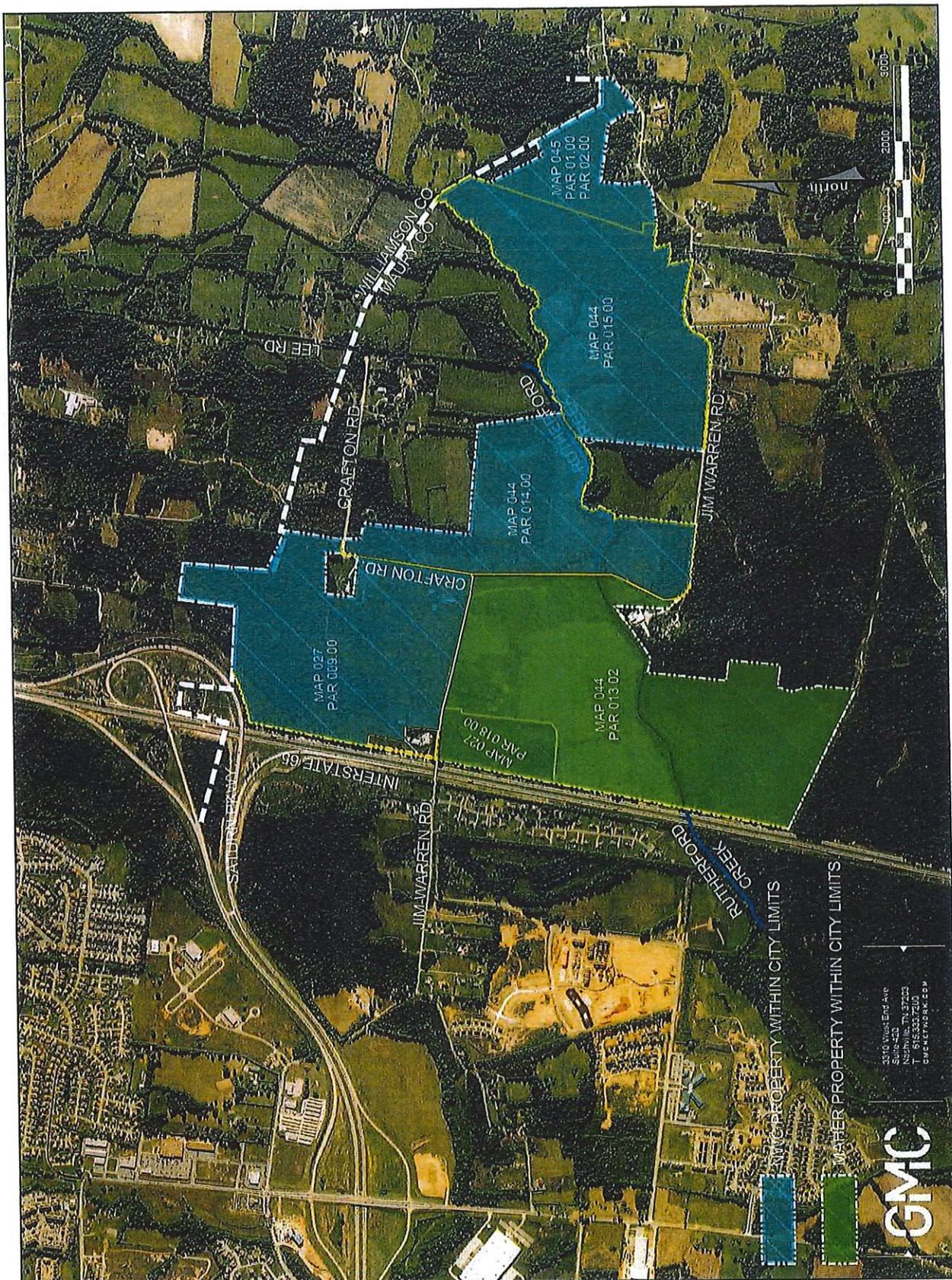
#### **APPLICANT:**

NOTE: 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 lacks any of the information required for the application type, and if incomplete will not be heard by the Planning Commission. I also understand that other information may be requested by staff, the Planning Commission and/or the Board of Mayor and Aldermen during review, relevant to the request. As the point of contact for this application I understand that it is my responsibility to share information with others as needed.

Applicant Name (printed): Randy Perry w/ Goodwyn, Mills, & Cawood  
Address: 3310 W End Ave Suite 420 Nashville, TN 37203

Phone Number: 615-333-7200 Mobile # 615-969-0054  
Email: randy.perry@gmcnetwork.com

Signature: *[Handwritten Signature]* Date: 09-22-2021



GMC PROPERTY WITHIN CITY LIMITS

OTHER PROPERTY WITHIN CITY LIMITS



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 Suite 400  
 Nashville, TN 37203  
 T 615.333.7200  
 C 615.475.6653