

RESOLUTION 20-189

**A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMAN
OF THE CITY OF SPRING HILL, TN TO ADOPT REVISIONS TO
THE SPRING HILL COMPREHENSIVE PLAN, SPRING HILL
RISING: 2040 FUTURE LAND USE MAP**

WHEREAS, pursuant to Tennessee Code Annotated § 13-4-201 and 13-4-202, it is the function and duty of the Spring Hill Planning Commission to make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Spring Hill Planning Commission adopted the Spring Hill Comprehensive Plan and associated Land Use Map in June of 2011; and

WHEREAS, the Spring Hill Planning Commission adopted an update to the Spring Hill comprehensive plan; known as the Spring Hill Rising 2040: Comprehensive Plan and associated Land Use Map on September 14, 2015; and

WHEREAS, the City of Spring Hill Planning Commission has, pursuant to Tennessee Code Annotated § 13- 4-202(a), advertised and held a public meeting regarding this update; AND

WHEREAS, the City of Spring Hill has experienced significant growth and development since the adoption of the Comprehensive Plan, warranting an update by the City of Spring Hill; and

WHEREAS, the Spring Hill Planning Commission has discussed the proposed changes and accepted public input on the same through an open and public process that reflects the expressed vision and expectation of our community; and

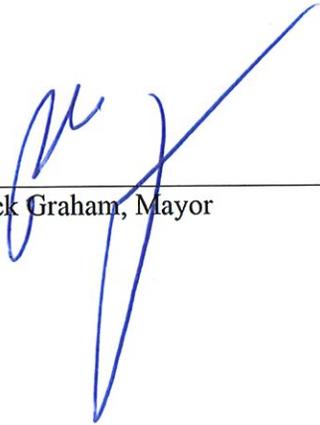
WHEREAS, the City has prepared revisions to the Comprehensive Plan Spring Hill Rising: 2040 Future Land Use Map intended to provide considerations and recommendations for decision makers as they move forward with future City business, while also providing flexibility to adapt to the future.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY OF SPRING HILL BOARD OF MAYOR AND ALDERMAN THAT THE COMPREHENSIVE PLAN, SPRING HILL RISING: 2040 FUTURE LAND USE MAP IS AMENDED AS ATTACHED HERETO IN EXHIBIT A, AS RECOMMENDED BY THE SPRING HILL PLANNING COMMISSION ON MARCH 9, 2020.

BE IT FURTHER RESOLVED, that all resolutions or parts of resolutions in conflict herewith, be and the same are hereby, repealed or modified as the case may be.

BE IT FURTHER RESOLVED, that this Resolution shall become effective immediately upon its adoption.

Passed and adopted by the Board of Mayor and Alderman of the City of Spring Hill, Tennessee, on this 21st day of December, 2020.


Rick Graham, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick M. Carter, City Attorney

MEMORANDUM



DATE: December 7, 2020
TO: Board of Mayor and Aldermen (BOMA)
FROM: Steve Foote, Planning Director, AICP
SUBJECT: ZTA 811-2020 Resolution 20-189
2040 Spring Hill Rising – Land Use Map Revisions

ZTA 811-2020: Staff is requesting Board of Mayor and Alderman consideration of the map revisions presented in this report. Each item is contained in the attached Exhibit A for consideration as part of BOMA Resolution 20-189.

UPDATE: This item was tabled until the Board of Mayor and Alderman resumed in-person meetings. Staff has readvertised this item for consideration by the Board of Mayor and Alderman.

Planning Commission Recommendation: The Planning Commission approved the subject map revisions during their voting meeting of March 9, 2020 via PC Resolution 20-12. Although not required by Tennessee Law, the BOMA has previously adopted the Spring Hill Rising 2040 Comprehensive Plan and Land Use Map. Consistent with these prior actions the map revisions approved by the Planning Commission are being brought forward for BOMA consideration (by resolution).

Background: The amendments to the Spring Hill Rising 2040 Plan land use map were initiated at the request of Alderman Fitterer. Additional revisions were suggested by staff and the Planning Commission. Revisions are based on recent growth patterns in Spring Hill, the construction of new schools, and the future I-65 interchange. These changes have occurred since the Plan was adopted in 2015. The proposed revisions were presented to the Planning Commission in the December 23, 2019, January 27, 2020, and February 24, 2020 work sessions.

Map Amendments considered by the Planning Commission:

1. **Eastern Approach Road.** Change from Residential Neighborhood Area to Mixed-Use Neighborhood Area. Recommended for approval by the Planning Commission.

This site includes the eastern portions of two properties recently annexed by the City of Spring Hill. As discussed during the annexation of these two properties it is currently anticipated that the interchange connector from I-65 to Lewisburg Pike will go through this area.

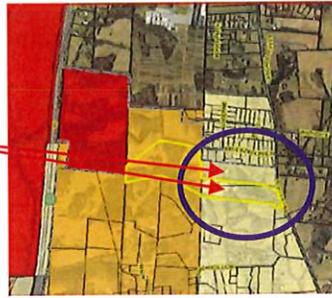
Staff has generally adhered to the position that the Residential Neighborhood Area is intended for single family uses with a low to moderate density. However, a townhome rezoning request was approved this year by the city within this classification. While a change to the Mixed-Use Neighborhood Area would recognize the future road connection through these properties, staff is concerned regarding the potential impact this change could have on the abutting Brienz Valley subdivision, a rural large lot residential neighborhood. Because of the narrow and long configuration of this area and the proposal for a new road, the property may be better suited to a PD (Planned Development) application in the future that can address appropriate development while protecting adjacent neighborhoods. There are currently no plans in place to provide public utility infrastructure to the parcels so careful consideration should be given to intensifying the potential permitted land uses until adequate utility infrastructure is available to support such land uses.

City of Spring Hill, Tenn.

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Land Use Map

Change to
Mixed-Use
Area



2. **Industrial Development Board Parcel.** Change from Mixed Use Neighborhood Area and City Neighborhood Area to Innovation Area. [Recommended for approval by the Planning Commission.](#)

The larger site represents approximately 330 acres south of Rippavilla owned by the Industrial Development Board of Maury County. The proposed Innovation Area classification is more in keeping with the interests and expectations of the property owner than the Mixed-Use Neighborhood Area would be. The change in land use classification is viewed as an appropriate change in classification by City staff. Staff is recommending that approximately 32 acres of City Neighborhood Area (blue area within the red circle) also be changed to Innovation Area. The City Neighborhood classification permits multi-family dwellings, professional offices, eating places, retail, places of worship, schools, municipal services, community centers, and entertainment. Based on the proximity to Rippavilla, staff believes the Innovation Area designation would be more appropriate and does not anticipate any adverse implication from the reclassification. Staff also recommends that the remaining Mixed-Use Neighborhood Area to the south also be included in this change.

Land Use Map

Change to
Innovation
Area



3. **Fire Station Parcel.** Change from City Neighborhood Area to Residential Neighborhood Area. [Recommended for approval by the Planning Commission.](#)

The northeast corner of Buckner Lane and Duplex Road contains roughly 3 acres that was recently purchased by the City of Spring Hill for a future fire station site. The parcel abuts existing single-family residential uses on two sides. Prior to the purchase by Spring Hill the site was intended for neighborhood commercial uses (City Neighborhood Area). The site is accessible from the adjacent residential neighborhood from Sakari Drive. The change in land use classification is viewed as an appropriate change in classification by City staff.

Land Use Map

Change to
Residential
Neighborhood
Area



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4. **Mahlon Moore Road area.** Change from Rural Neighborhood to Residential Neighborhood Area. (Not supported by the Planning Commission and not included in the proposed Resolution/Exhibit).

The Rural Neighborhood Area is proposed for low density and intensity; up to one dwelling unit per two acres (0.5 du/ac). The southern area of the Spring Hill Urban Growth Boundary is wrapped with a band of this low-density classification. The Rural Neighborhood Area is characterized by farm land and natural features, containing sparsely scattered buildings, including residential homes and structures for agricultural activities. Civic uses may be located at primary intersections. A change to the Residential Neighborhood Area could significantly increase the potential density and intensity of development within this area.

The City and its consultant engineer performed a sewer capacity analysis for this area following development of the recent school facilities by Maury County. The analysis revealed a capacity deficiency in the collection system serving this area that must be addressed in order to support future school facility and residential development. The change in land use classification from Rural Neighborhood to Low Density Residential and the resulting potential increase in residential density cannot be supported by the current sewer collection system without significant corrective work being performed. Consideration may need to be given to deferring a change in land use classification until such time as the capacity deficiency has been satisfactorily addressed in a manner that would provide sufficient capacity to support a more intensive land use classification for the subject property. Adequacy of public infrastructure to support changes in land use should be a key consideration in amending land use classifications.

Land Use Map

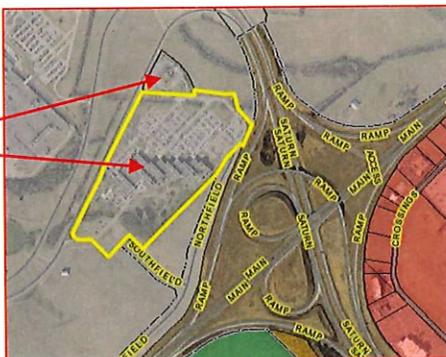
Change to Residential Neighborhood Area



5. **Northfield.** Change the classification of Northfield and the adjacent building from Industrial Area to Innovation Area. Both classifications include 'municipal services' and the Innovation Area is geared to uses that better reflect the future of the area. [Recommended for approval by the Planning Commission.](#)

Land Use Map

Change to Innovation Area



City of Spring Hill, Tenn.

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6. **John Lunn Road east of Kedron Road**. Modify the Mixed-Use Neighborhood Area in this area by converting it to Innovation Area as shown below. Proposed change provides for a roadway separation from the Mixed-Use Neighborhood Area. [Recommended for approval by the Planning Commission.](#)

Land Use Map

Change to
Innovation
Area



Summary: Required public notice was provided regarding the proposed changes. A summary of the changes approved and recommended by the Planning Commission is provided below. All of the above items, with the exception of #4 were approved by the Planning Commission and are recommended for approval to the Board of Mayor and Alderman.

1. **Eastern Approach Road**. Change the eastern portions of the two annexed properties identified as Residential Neighborhood Area to Mixed-Use Neighborhood Area.
2. **Industrial Development Board Parcel**. Change the Industrial Development Board property identified as Mixed-Use Neighborhood Area, the adjacent 32 acres identified as City Neighborhood Area, and the Mixed-Use Neighborhood Area to the south to Innovation Area.
3. **Fire Station Parcel**. Change the city owned property from City Neighborhood Area to Residential Neighborhood Area.
4. **Northfield**. Change the classification of Northfield and the adjacent building to the north from Industrial Area to Innovation Area. Both classifications include 'municipal services' and the Innovation Area is geared to uses that better reflect the future of the area.
5. **John Lunn Road east of Kedron Road**. Modify the Mixed-Use Neighborhood Area in this area by converting it to Innovation Area as shown in the maps above.

Recommendation: Staff recommends that the BOMA adopt Resolution 20-189 approving the map revisions consistent with and as adopted by the Planning Commission.

City of Spring Hill, Tenn.

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**Exhibit A to Board of Mayor and Alderman
Resolution 20-189
Proposed Spring Hill Rising 2040 Map Amendments**

Item 1 Eastern Approach Road. Change from Residential Neighborhood Area to Mixed-Use Neighborhood Area.

Land Use Map

Change to
Mixed-Use
Area



Item 2 Industrial Development Board Parcel. Change from Mixed Use Neighborhood Area and City Neighborhood Area to Innovation Area.

Land Use Map

Change to
Innovation
Area



Item 3 Fire Station Parcel. Change from City Neighborhood Area to Residential Neighborhood Area.

Land Use Map

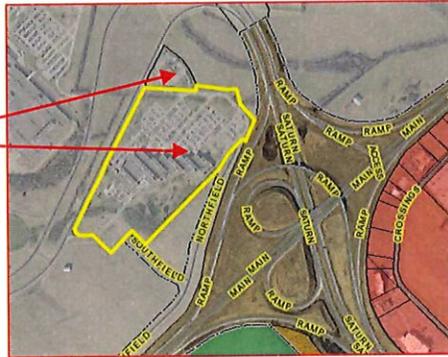
Change to
Residential
Neighborhood
Area



Item 4 Northfield. Change the classification of Northfield and the adjacent building from Industrial Area to Innovation Area. Both classifications include 'municipal services' and the Innovation Area is geared to uses that better reflect the future of the area.

Land Use Map

Change to
Innovation
Area



Item 5 John Lunn Road east of Kedron Road. Modify the Mixed-Use Neighborhood Area in this area by converting it to Innovation Area as shown below. Proposed change provides for a roadway separation from the Mixed-Use Neighborhood Area.

Land Use Map

Change to
Innovation
Area



RESOLUTION 20-12

SPRING HILL MUNICIPAL PLANNING COMMISSION
A RESOLUTION TO ADOPT REVISIONS TO THE SPRING HILL
COMPREHENSIVE PLAN SPRING HILL RISING:
2040 FUTURE LAND USE MAP

WHEREAS, pursuant to Tennessee Code Annotated § 13-4-201 and 13-4-202, it is the function and duty of the Spring Hill Planning Commission to make and adopt a general plan for the physical development of the municipality; and

WHEREAS, the Planning Commission adopted the Spring Hill Comprehensive Plan and associated Land Use Map in June of 2011; and

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WHEREAS, the City has experienced significant growth and development since the adoption of the Comprehensive Plan, warranting an update by the City of Spring Hill; and

WHEREAS, the Spring Hill Planning Commission has discussed the proposed changes and accepted public input on the same through an open and public process that reflects the expressed vision and expectation of our community; and

WHEREAS, the City has prepared revisions to the Comprehensive Plan Spring Hill Rising: 2040 Future Land Use Map intended to provide considerations and recommendations for decision makers as they move forward with future City business, while also providing flexibility to adapt to the future.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY OF SPRING HILL PLANNING COMMISSION THAT THE COMPREHENSIVE PLAN SPRING HILL RISING: 2040 FUTURE LAND USE MAP IS AMENDED AS ATTACHED HERETO AS EXHIBIT A

Passed and adopted by the Planning Commission of the City of Spring Hill, Tennessee, on the ____ day of March, 2020.


Paul Downing, Planning Commission Chairman


Steve Foote, Planning Commission Secretary

Exhibit A
Planning Commission Resolution 20-12
Proposed Spring Hill Rising 2040 Map Amendments

Item 1 Eastern Approach Road. Change from Residential Neighborhood Area to Mixed-Use Neighborhood Area.

Land Use Map

Change to
Mixed-Use
Area



Item 2 Industrial Development Board Parcel. Change from Mixed Use Neighborhood Area and City Neighborhood Area to Innovation Area.

Land Use Map

Change to
Innovation
Area



Item 3 Fire Station Parcel. Change from City Neighborhood Area to Residential Neighborhood Area.

Land Use Map

Change to
Residential
Neighborhood
Area



