

Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission
FROM: Gilles Morin, Senior Planner
MEETING: May 26, 2026
SUBJECT: PDF 2068-2026 (Project Blue)

PDF 2068-2026: Submitted by Kimley-Horn for **Project Blue**. The property is located to the east side of I-65, and to the south of Jim Warren Road, known as 3542 Jim Warren Road. The majority of the property is zoned (PD) Planned Development with a base zoning of (I-2) General Industrial with a portion I-2.

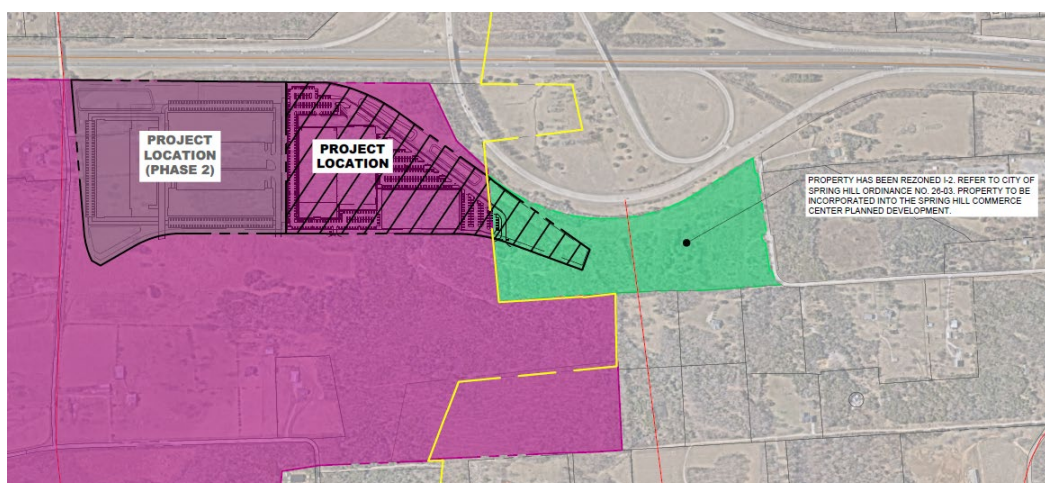
Request: The applicant is requesting planned development final approval for a 2-story, approximately 184,239 square foot industrial manufacturing building that is a portion of the Spring Hill Commerce Center.

Property Description and History: The site is located to the east of I-65 between Jim Warren Road and the Saturn Parkway off-ramp. The southern portion of the site is mostly cleared with trees lines separating former properties. This area was historically farmland while the northern portion is wooded. The site has three structures that will be demolished and an existing billboard that will remain.

Ordinance 22-26 South Nashville Commerce Center was approved in January 2023 approving the rezoning to PD I-2 and vision book regulations along with conditions of approval. PPL 1505-2023 (South Nashville Commerce Center) was approved in December 2023, this site redesigned the Jim Warren roadway for the Planned Development, but this PPL has not received final plat approval. There was a PDM modification PDM 1670-2024 that was deferred until Ordinance 25-04 was approved in May 2025, that amended conditions of approval. Ordinance 25-09 was also approved May 2025 to extend the PDP vesting by a period of one year until January 2027. Resolution 25-24 was also passed by BOMA in May 2025. This amended a development agreement that supersedes the previous conditions of approval that come in conflict with the development agreement, the main one being the TIS study and road design regarding curb and gutter, sidewalks, and MUT trails.

Part of the amended conditions of approval passed with Ordinance 25-04 specify documents required for future Planned Development Finals include specific sewer/water analysis, access study, photometric plans, and a tree survey. The additional studies were submitted by the applicant. The access study comments were received May 22, 2026, and the approved conclusions shall be incorporated into revision deadline #2.

Ordinance 26-03 was approved on April 20, 2026, rezoning Williamson Tax Map 170, Parcel 009.00 from Agricultural to I-2 with the following condition of approval: The subject property is ineligible of development approval until it is incorporated into the Spring Hill Commerce Center Planned Development. See the green portion in the screenshot below that displays the area outside of the PD. Based on Ordinance 26-03, the area zoned I-2 should be removed from this request.



Zoning, Bulk, and Area Requirements: The proposed site meets the setback and area requirements defined in the SHCC regulations and within the I-2 zoning district.

Required Setbacks (I-2, PD)	Proposed	Required	Meets Code
Front	30'	30'	Yes
Interior Side	10'	10'	Yes
Corner Side	30'	30'	Yes
Rear	10'	10'	Yes

Access and Circulation: The site will be accessed from the extension of the Industrial Collector, north of Jim Warren Road. There are two proposed accesses to the proposed project from the proposed Industrial Collector. The southernmost access will be located approximately 1,730 feet north of the intersection of the Industrial Collector and the proposed realigned Jim Warren Road. The northernmost is located approximately 1,110 feet north of the previously discussed access. This proposed access is not with the PD and is ineligible for development approval. Both accesses are proposed to be stop-controlled. The applicant has shown cross-access easements to allow circulation to/from future build outs. These easements shall be shown on a revised final plat or dedicated by separate instrument.

To date, staff have not seen the preliminary plat submittal for the entire needed portion of the Industrial Collector Road. This preliminary plat must be approved prior to Engineering Review of Project Blue.

Traffic Access Study: The traffic access study was reviewed by Spring Hill's third-party engineering team. Comments were provided to the applicant, and a revision was submitted prior to the preparation of this report. Staff recommends after Spring Hill's third-party engineering is satisfied with the study, the conclusions shall be put into the plan set submitted for revision deadline #2.

Parking: The parking SHCC PD regulations are shown below.

Required Standard Auto Parking Ratio	Proposed Building GFA	Required	Proposed	Meets Code
Industrial, Light (1/1,000 GFA 1 st 40,000 GFA, then 2,500 GFA > 40,000 GFA)	130,997	76	161	Yes ¹
Office (1 per 300 GFA)	53,242	177	178	Yes
TOTAL	184,239	252	340	Yes¹

¹Parking more than 125% minimum shown as pervious. Applicant is proposing to divide the 1 proposed building into 2 uses. Staff recommends using the "Industrial, Light" parking ratio only to reduce the area use as a parking lot.

Parking is generally calculated as GFA. Exclusively, using "Industrial, Light" parking ratio would require 98 standard vehicular spaces. There is a 157% increase from the 252 spaces shown in the chart above. Large areas of parking, including increased storm water run-off, urban heat island effects, and nonpoint source pollution. Staff would like Planning Commission feedback on whether the applicant should use the proposed ratio instead of the GFA ratio for Industrial Light.

Also, staff recommend removing the total parking from the parking data table. This approval is for Building 1 and should show the parking only for this building. This would reflect the area shown in red on Sheet EX-01

The applicant has shown bicycle parking but no details. The SHCC PD identifies the inverted U as the standard. Please provide bike rack details with revision deadline #2.

A portion of the proposed parking area is not with the PD and is ineligible for development approval. Therefore, SHCC shall complete the PD zoning on the I-2 prior to COs.

Stormwater/Drainage: The site proposes two stormwater ponds within approximately 100 foot wide, TVA Easement to the northwest portion of the site. The applicant has stated they are coordinating with TVA, however, to date there is only evidence of initial discussions. Staff require an update prior to the voting meeting.

Utilities: The proposed plan is expected to use 15,204 GPD sewer of the allocated 20,000 gallons per day per Ordinance 25-29. Regarding water service, a previous submittal for Spring Hill Commerce Center submitted an LOA from Maury County in 2025; however, this letter has expired. This submittal included a Water System Infrastructure Installation and Conveyance Agreement, but it has not been executed. This concerns the Spring Hill Water department given there is no timeline for those improvements being installed. Spring Hill will not issue Certificates of Occupancy until the water infrastructure has been installed and inspected. Staff would like a copy of the executed agreement prior to the voting meeting.

Proposed BLDG	Allowed	Daily Use	Remainder
184,239 SF	14,135 GPD	15,204	²4,796
	²20,000 GPD		

²If PDF 1941-2025 status is changed from approved to pending approval

The applicant provided a water/sewer for this project.

Site Elements: The site proposes two stormwater ponds within an approximately 100 foot wide, TVA Easement to the northwest portion of the site. The applicant has stated they are coordinating with TVA, however, to date there is only evidence of initial discussions. Again, staff require an update prior to the voting meeting.

The applicant has submitted a photometric plan.

Landscaping and Buffering: The landscaping requirements meet the SHCC regulations. No landscaping is allowed to be inside of a current or future utility easement.

Building and Site Design: The proposed façade meets the standards for the SHCC PD.

The building materials are painted tilt-up concrete, and aluminum composite siding with a varying palette of blue and gray. The rear of the building proposes 75% painted concrete, meeting SHCC PD requirements.

Industrial Districts Design Standards: The Spring Hill Commerce Center standards are shown below:

Roof Design

- Green roof, blue roof, and white roof designs are encouraged. *It is difficult to determine the roof color. Please show in documents submitted for revision deadline #2.*
- Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building. *It is difficult to determine the roof material. Please show in documents submitted for revision deadline #2.*
- Mechanical equipment on roofs must be screened from view from all sides by the use of parapet walls or enclosures designed to conceal the equipment as required by this Code. *It is difficult to determine if rood mounted equipment is concealed. Please show or provide a note in documents submitted for revision deadline #2.*

Site Design

- In multi-building complexes, a distinct visual link must be established between various buildings through the use of architectural features or site design elements such as court-yards, plazas, landscape, and walkways to unify the project. *This does not appear to be addressed. Please advise for revision deadline #2.*
- Parking lots must be adequately buffered from the primary roadway, and no parking is allowed within the required front setback. *Parking is not proposed in the front setback. However, additional landscape screening would soften the view from the Industrial Collector Road. Also, additional landscape screening would soften the view from I-65.*

- c. Developments should provide a pedestrian link to adjacent non-residential uses, where applicable, to provide safe pedestrian access between the site and commercial uses outside the development. *There is no pedestrian circulation plan. Please provide plan that shows safe pedestrian travel from the site to a potential future sidewalk along the Industrial Collector Road to the building's main entrance.*

Discussion: Staff would like Planning Commission feedback on moving forward with the plan as proposed conditionally on the future submittal of the preliminary plat and the revision to the PD.

Summary: The applicant met with staff to discuss this application on May 6, 2026. There are several items below that require revisions and/or further discussion prior to the Voting Meeting:

- Provide evidence of coordination with TVA regarding improvements within their easement
- An executed agreement with Maury County Board of Public Utilities
- Included revisions mentioned in the Design Standards section of this report