

**ORDINANCE NO. 25-32**

**AN ORDINANCE TO AMEND THE CITY OF SPRINGFIELD ZONING ORDINANCE PERTAINING TO DEVELOPMENT PLAN VESTING PERIODS**

**Whereas**, Tennessee Code Annotated, Title 13, relative to planning, describes a development plan as being a plan in the form of, but not be limited to:

- (i) A planned unit development plan;
- (ii) A subdivision plat;
- (iii) General development plan;
- (iv) Subdivision infrastructure construction plan;
- (v) Final engineered site plan; or
- (vi) Any other land-use approval designation as may be utilized by a local government; and

**Whereas**, Tennessee Code Annotated, Title 13, relative to planning, establishes that the vesting period applicable to a development plan shall be three (3) years; and

**Whereas**, the City of Springfield desires to ensure that its Zoning Ordinance is consistent with applicable provisions of Tennessee state law, including T.C.A. § 13-3-413; and

**Whereas**, the Springfield Regional Planning Commission has voted favorably to recommend that the Springfield Zoning Ordinance be amended pertaining to development plan vesting periods.

**NOW, THEREFORE, BE IT ORDAINED** by The Board of Mayor and Aldermen of the City of Springfield, Tennessee, that:

**Section 1.** Section 11-1002 of the Springfield Zoning Ordinance, entitled "General Provisions," subsection D, entitled "Development Period, Staging Schedule," is hereby amended to read as set forth in Exhibit A, attached hereto and incorporated by reference.

**Section 2.** Section 11-1003 of the Springfield Zoning Ordinance, entitled "Administrative Procedures," subsection G, entitled "Cancellation of an Adopted Planned Unit Development," is hereby amended to read as set forth in Exhibit B, attached hereto and incorporated by reference.

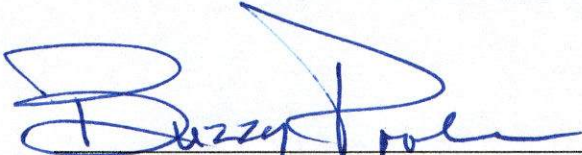
**Section 3.** Section 11-1303 of the Springfield Zoning Ordinance, entitled "Zoning Permits and Use and Occupancy Permits," subsection N, entitled "Time of Validity of Approved Site Plans," is hereby amended to read as set forth in Exhibit C, attached hereto and incorporated by reference.

**Section 4.** All ordinances, resolutions, or policies in conflict herewith are hereby repealed to the extent of such conflict only.

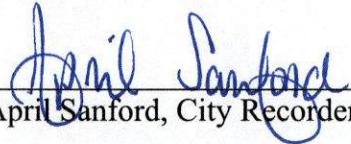
**ORDINANCE NO. 25-32**

Passed 1<sup>st</sup> reading: October 21, 2025

Passed 2<sup>nd</sup> reading: November 18, 2025

  
\_\_\_\_\_  
Buzzy Poole, Mayor

Attest:

  
\_\_\_\_\_  
April Sanford, City Recorder

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### **Exhibit A**

#### **Section 11-1002 General Provisions**

##### **D. Development Period, Staging Schedule**

The expeditious construction of any PUD shall be undertaken to assist in the assurance of the full completion of the development in accord with the approved master plan.

Within three (3) years after the date of preliminary master development plan submittal, site preparation shall have commenced in such development. In the event that site preparation has not been started, the planning commission shall conduct a hearing on the project and review the zoning of the PUD and may proceed through the Board of Mayor and Aldermen to cancel or extend such zoning depending on the circumstances of each case.

The planning commission may permit the development to be constructed in stages so that completion is achieved in a logical manner. The following provision shall govern the staging schedule:

Each stage be so planned and so related to existing surroundings and available facilities and services that failure to proceed to the subsequent stages will not have an adverse impact on the planned unit development or its surroundings at any stage of the development.

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**Exhibit B**

**Section 11-1003 Administrative Procedures**

**G. Cancellation of an Adopted Planned Unit Development**

In the event that actual site preparation has not begun within three (3) years from the date of submission, the planning commission may, after an official meeting with notice to the landowner, act to cancel the adopted planned unit development or at any time upon the petition of the landowner.

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### Exhibit C

#### Section 11-1303 Zoning Permits and Use and Occupancy Permits

##### N. Time Validity of Approved Site Plans

(1) An approved site plan for rezoning shall become null and void if the rezoning application is denied by the Planning Commission or the Board of Mayor and Aldermen as provided in the Amendments section of this Ordinance.

(2) In accordance with T.C.A. § 13-3-413, an approved construction site plan is valid for a period of three (3) years from the date of submission. If site preparation is pursued with reasonable diligence during that three (3) year period, the expiration of the approved construction site plan will automatically extend an additional two (2) years.

(3) Construction or development may begin upon approval of a major site plan for construction by the payment of site plan fees and acquisition of construction permits.