AGENDA
Regular Meeting
July 8, 2019
5:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. CHAIRMAN COMMENTS: Audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted.

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

E. PUBLIC COMMENT (AGENDA ITEMS)

F. MINUTES
   1. Approval of Meeting Minutes from the June 10, 2019 Regular Meeting of the Planning Commission

G. APPROVAL OF THE AGENDA

H. CONSENT AGENDA

1. PC Resolution 19-57 Release Performance Bond and establish Maintenance for Bond Cherry Grove Addition Ph 6 Sec 2
2. PC Resolution 19-58 Dedication of Road ROW and Public Improvements in The Hamptons at Campbell Station Ph 2
3. PC Resolution 19-59 Release Maintenance Bond for The Hamptons at Campbell Station Ph 2
4. PC Resolution 19-60 Establish Maintenance Bond for Derryberry Estates Ph 4
5. PC Resolution 19-61 Establish Performance Bond for Derryberry Estates Ph 4
6. PC Resolution 19-62 Establish Maintenance Bond for The Cove at Spring Hill Ph 1 Sec 1
7. PC Resolution 19-63 Establish Performance Bond for The Cove at Spring Hill Ph 1 Sec 1
I. OLD BUSINESS

J. NEW BUSINESS


2. **ANX 702-2019**: Submitted by John Thoni for 2146 Lewisburg Pike (Franklin, TN). The property contains approximately 75 acres. The applicant requests annexation into the City of Spring Hill. Requested by John Thoni.

3. **NCP 703-2019**: Submitted by Anderson, Delk, Epps and Associates for Bluebird Hollow at Autumn Ridge. The property is located on Depot Street, Belle Drive and Witt Way Drive. The property is zoned R-4 and contains approximately 34.45 acres. BOMA approved a rezone for this property on May 20, 2019. The applicant requests neighborhood concept plan review and comment for a residential community consisting of 110 single-family lots. Requested by Joe Epps.

4. **SPC 704-2019**: Submitted by Donnie Buford for Connection Hill Primitive Baptist Church. The property is located at 2700 Buckner Lane, zoned R-2 and contains approximately 10.5 acres. This item was approved by PC in 2014, but no construction occurred and is no longer valid. The applicant requests site plan concept review and comment for phase 1 of the Connection Hill Primitive Baptist Church. Requested by Donnie Buford.

5. **SPC 706-2019**: Submitted by Southern Consulting for O'Hallorn Crossing. This property is located on Harrah Drive between Simply Self Storage and the Campbell Station subdivision. This property is zoned R-6 and contains approximately 2.25 acres. The applicant requests site plan concept review and comment for 18 condominium units. Requested by Trent Smith.

6. **FPL 709-2019**: Submitted by WES Engineers & Surveyors for The Cove at Spring Hill, Phase 1. This property is located on Tom Lunn Road, west of the Port Royal intersection. The property is zoned R-2 and contains approximately 58.78 acres. The applicant requests final plat approval to create 53 single-family lots. Requested by Allen O'Leary.

7. **ADM 710-2019**: Submitted by WES Engineers & Surveyors for a minor modification to the Sawgrass PUD. This property is located off of Tom Lunn Road, zoned R-2 PUD and contains approximately 47.42 acres. The applicant requests a minor revision to the previously approved master plan, which includes a decrease of 8 lots (197 to 189) and the realignment of Southwind Run and Casper Way. Requested by Allen O'Leary.

8. **STP 711-2019**: Submitted by WES Engineers & Surveyors for Sawgrass West Phase 1. This property is located off of River Links Drive, zoned R-2 PUD and contains approximately 26.10 acres. The applicant requests site plan approval to create 196 townhome units with related appurtenances. Requested by Allen O'Leary.

9. **ZTA 716-2019**: Submitted by the City of Spring Hill for a zoning text amendment to Article 8.3.Z “Wireless Telecommunications” of the UDC. The proposed change will replace Section Z in its entirety with Exhibit A and replace Section 8.5 “Use Definitions” at “Wireless Communications” with new use definitions from Exhibit A. Requested by the City of Spring Hill.
10. ZTA 721-2019: Submitted by the City of Spring Hill for a zoning text amendment to Article 8.1 “Use Matrix”. The proposed change will identify Amusement Facilities, indoor and outdoor as permitted uses in the I-1 Zoning District. Requested by the City of Spring Hill.

K. OTHER BUSINESS

1. Clarify zoning depiction on UDC Zoning Map.
2. Item STP 668-2019 (Dartford Townhomes) has been deferred to the July 22, 2019 PC Work Session.
3. Item NCP 707-2019 (Preserve at Spring Hill) has been deferred to the July 22, 2019 PC Work Session.
4. Item RZN 712-2019 (2444 Depot Street) has been deferred to the July 22, 2019 PC Work Session.
5. Item SPm 713-2019 (1220 School Street) has been deferred until reviewable materials are submitted.
6. Item FPL 708-2019 (Columns Way ROW Dedication) has been withdrawn.

L. BOARD COMMENT

M. STAFF COMMENT

N. ADJOURN
A. CALL TO ORDER

Chairman Paul Downing called the meeting to order at 5:34 PM.

B. ROLL CALL

Members Present: Mayor Rick Graham, Alderman Fitterer, Chairman Paul Downing, Vice Chairman Paula Hepp, Jared Cunningham, James Golias and Brent Legendre.

Staff Present: City Attorney Patrick Carter, Planning Director Steve Foote, Associate Planner Logan Elliott, City Engineer Tom Wolf, Assistant City Administrator Chuck Downham and Planning Assistant Austin Page.

C. CHAIRMAN COMMENTS: Audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted.

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

No public comment

E. PUBLIC COMMENT (AGENDA ITEMS)

William Stanfill of 4217 Kedron Road expressed his concerns with RZN 686-2019. Mr. Stanfill wanted an explanation of the R-5 Zoning District and wanted to know if the potential townhome development would rent or sell their units.

Mike Ankrum of 3278 Denning Lane spoke in opposition to RZN 688-2019 (Denning Lane).

Joy Lockwood of 3262 Denning Lane spoke in opposition to RZN 688-2019 (Denning Lane).

F. MINUTES

1. Approval of Meeting Minutes from the May 13, 2019 Regular Meeting of the Planning Commission.

Alderman Fitterer made motion to approve the May 13, 2019 Regular Meeting Minutes. Motion seconded by Vice Chairman Hepp. Motion passed 7-0.

G. APPROVAL OF THE AGENDA

Item three (3) under Old Business has been withdrawn and removed from the Agenda. Item four (4) was renumbered to item three (3).

A new item was added under Other Business and will become item two (2). This is to address a zoning map error on Tax Map 043 Parcel 007.
Alderman Fitterer made motion to approve the agenda as amended. Motion seconded by Alderman Fuqua. Motion passed 7-0.

H. CONSENT AGENDA

1. PC Resolution 19-39 Release Perf Bond and establish Maintenance Bond Wades Grove Sec 15A
2. PC Resolution 19-40 Release Maintenance Bond Wades Grove Sec 15B
3. PC Resolution 19-41 Release Perf Bond and establish Maintenance Bond Wades Grove Sec 15B
4. PC Resolution 19-42 Release Maintenance Bond Wades Grove Sec 16
5. PC Resolution 19-43 Release Perf Bond and establish Maintenance Bond Wades Grove Sec 16
6. PC Resolution 19-44 Release Perf Bond and establish Maintenance Bond Wades Grove Sec 17A
7. PC Resolution 19-45 Release Perf Bond and establish Maintenance Bond Wades Grove Sec 17B
8. PC Resolution 19-46 Release Perf Bond and establish Maintenance Bond Shirebrook Ph 3
9. PC Resolution 19-47 Release Landscaping Perf Bond Harvest Point PH 8A
10. PC Resolution 19-48 Establish Maintenance Bond for Hardin’s Landing Ph 3A
11. PC Resolution 19-49 Establish Performance Bond for Hardin’s Landing Ph 3A
12. PC Resolution 19-50 Establish Maintenance Bond for Hardin’s Landing Ph 3B
13. PC Resolution 19-51 Establish Performance Bond for Hardin’s Landing Ph 3B

14. SPm 684-2019: Submitted by Remick Architecture for Belshire Village Condominiums. The property is zoned C-4 and contains 16.05 acres. The applicant requires site plan minor modification to modify previously approved building elevations (STP 606-2018). Requested by Stewart Dorn.

Staff Conditions:
1. Future modification of the original site plan, STP 606-2018, or the current application may require Planning Commission approval.


Staff Conditions:
1. The original approval of application PUD 294-2016 on April 17, 2017 shall continue to be the effective approval date for vesting purposes.

16. FPL 695-2019: Submitted by WES Engineers & Surveyors for Hardin’s Landing Section 3A. The property is located on Duplex Road, zoned R-2 PUD and contains approximately 59.25 acres. The applicant requests final plat approval to create 32 single-family lots. Requested by Allen O’Leary.

Staff Conditions:
1. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.
2. The Plat must be recorded within one (1) year of being signed or the approval expires.

17. FPL 693-2019: Submitted by WES Engineers & Surveyors for Hardin’s Landing Section 3B. The property project is located on Duplex Road, zoned R-2 PUD and contains approximately 59.25 acres. The applicant requests final plat approval to create 39 single-family lots. Requested by Allen O’Leary.
Staff Conditions:
1. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.
2. The Plat must be recorded within one (1) year of being signed or the approval expires.

Alderman Fitterer made motion to approve the Consent Agenda with staff associated conditions of approval. Motion seconded Alderman Fuqua. Motion passed 7-0.

I. OLD BUSINESS


Staff Recommendation:
Staff recommends adopting Planning Commission Resolution 19-56 and forwarding a recommendation of approval to the Board of Mayor and Alderman, subject to the following conditions:

1. The following documents are recommended to be approved in conjunction with the normally approved plan set:
   a. The Narrative/Memorandum
   b. The Pattern Book
   c. Exhibit A – Tennessee Children’s Home Property Planned Development Road and Utility Improvements by Phase
   d. The Spring Hill Unified Development Code Revised Specially for the Tennessee Children’s Home Property Planned Development Modified May 6, 2019 and Revised May 21, 2019

2. Request 1 and 4 from the memorandum be removed. Instead, these requests can be made through a Planned Development minor modification application.

3. All on-site and off-site water main and sanitary sewer infrastructure are the responsibility of the developer.

4. All right-of-way on Kedron and Main Street shall be dedicated at preliminary plat.

5. As the connection of School Street is made, all off-site improvements within existing right-of-way in School Street from McLemore to the site development shall be constructed as part of Phase 1. Such improvements shall include a 22-foot wide asphalt pavement section without curb and 5-foot wide concrete sidewalk on one side minimum, side to be determined which side during construction plan review, or both sides if sufficient right-of-way exists.

6. In keeping with access management as previously adopted north of Duplex Road, remove the right in/right out access in Phase 2 opposite Toone Prados Street due to the close proximity of multiple intersections.
7. At the end of Phase 4, a warrant study shall be performed at the intersection of “A Street” and Kedron Road to review the need for a pedestrian signal and/or traffic signal which shall be provided as warranted by the development.

8. The upstream floodplain west of Main Street will be evaluated and a written evaluation provided to the City for review prior to the approval of any preliminary plats that encroach upon the flood plain.

9. **Intersection of Kedron Road and Old Kedron Road** - Provide a separate northbound right turn lane from Kedron Road to Old Kedron Road to include a minimum of 250 feet of storage and modification of the existing traffic signal incorporating a right turn overlap signal phase for northbound motorists or reconfigure of the intersection.

10. **Intersection of Main Street and the Right-In, Right-Out Access** - Remove the right-in/right-out project access from Phase 2 opposite Toone Prados Street due to close proximity of multiple intersections.

11. **Intersection of Main Street and the Middle Project Access** – This project access shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes with the left turn lane to include a minimum of 150 feet of storage and the right turn lane to include a minimum of 100 feet of storage. This project access shall be controlled by a stop sign at Main Street. A northbound right turn lane shall be provided on Main Street at the intersection with this project access to include a minimum of 150 feet of storage. A traffic signal is not recommended at this location because of the inadequate distance between this project access and the existing traffic signal at Kedron Road that would not provide adequate progression through adjacent traffic signals. To be constructed as part of Phase 2.

12. **Intersection of Main Street and the Northern Access** – This project access shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes to include a minimum of 250 feet of storage. A northbound right turn lane shall be provided on Main Street at the intersection with this project access to include a minimum of 150 feet of storage. A traffic signal shall be installed at this intersection when this project access is constructed to include protected-plus-permitted signal phases for the southbound and westbound approaches as well as right turn overlap signal phases for the northbound and westbound approaches. The proposed traffic signal at this location shall be coordinated with the existing adjacent traffic signals at Kedron Road and Depot street/McLemore Avenue in order to facilitate progression through the Main Street corridor and minimize vehicle queues particularly on northbound Main Street. The traffic signal at this location would be more than 800 feet from the existing adjacent traffic signals at Kedron Road and Depot Street/McLemore Avenue. With this spacing, these three (3) consecutive signals could be timed and phased to provide adequate progression through the Main Street corridor. To be constructed as part of Phase 3.

13. **Intersection of Kedron Road and the Two (2) Western Project Accesses** - These project accesses shall be constructed to include two (2) exiting lanes to be striped as separate left and right turn lanes to include a minimum of 100 feet of storage. These project accesses shall be controlled by a stop sign at Kedron Road. Eastbound left turn lanes and westbound right turn lanes shall be provided at both project accesses on Kedron Road with each turn lane having a minimum of 100 feet of storage. The southerly most access to be constructed as part of Phase 1; the northerly most access to be constructed as part of Phase 2.
14. **Right-of-Way Along the Frontage of the Project Site** – Main Street and Kedron Road are both designated as “Arterials” in the Major Thoroughfare Plan 2019 thus requiring 95 feet of dedicated right-of-way (47.5 feet either side of the roadway centerline). Additional right-of-way dedication shall be provided on both Kedron Road and Main Street in order to provide the required right-of-way in order to facilitate future widening and turn lane(s) construction that is not currently warranted.

15. **School Street** – There will be a negligible amount of site-generated traffic entering and exiting the project site at School Road during peak hours. However, for safety reasons, 2 – 11-foot driving lanes shall be provided on School Drive from McLemore Avenue to the project site.

16. Planning Commission is not making an endorsement of the cost-sharing proposed in Exhibit A. Determination to be made by the Board of Mayor and Alderman.

17. Applicant to present plan for improvements to Kedron from Old Kedron/Kedron intersection to Saturn Parkway.

18. Table 8.1 shall be modified to strike drive-through use on appeal.

*Alderman Fitterer made motion to approve Resolution 19-56 to the Board of Mayor and Alderman. Motion seconded by Vice Chairman Hepp.*

*Alderman Fitterer made motion to amend Resolution 19-56 to insert following Now, Therefore Be Resolved the following conditions of approval; staff conditions one (1) through four (4), staff condition five (5) modified to read as above, strike condition number six (6), staff condition number seven (7) as written, staff condition number eight (8) modified to read as above, staff condition number nine (9) modified to read as above, strike staff condition number ten (10), staff conditions eleven (11) through fifteen (15), add condition number sixteen (16), seventeen (17) and eighteen (18) to read as above. Motion seconded by Vice Chairman Hepp. Motion passed 6-0-1 with Commissioner Cunningham abstaining.*

*Motion to approve Resolution 19-56, as amended, passed 6-0-1 with Commissioner Cunningham abstaining.*

2. **STP 669-2019**: Submitted by MB Civil Engineering for Beechcroft Storage of Spring Hill. The property is located at the northeast corner of Beechcroft Rd. and Dr. Robertson Rd. The property is zoned I-1 and contains approximately 18.64 acres. A sketch plan was seen by the Planning Commission (SKP 607-2018) in November of 2018, but was withdrawn. The applicant requests site plan approval for an 88,428 sq./ft storage facility. Requested by Adam Ledsinger and Anthony Melton.

*Staff Conditions:*
1. A right-of-way dedication plat shall be submitted for Cleburne Road and Dr. Robertson Road prior to the issuance of permits for on-site construction.
2. The improvement recommendations of the traffic impact study conducted by T-Square Engineering shall be required as a part of this application.
3. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained. Modification to the approved site plan may require Planning Commission approval.
4. The multi-use trail shall be extended to the western property line.
**Alderan Fitterer made motion to approve STP 669-2019 with three (3) staff conditions of approval and the addition of a fourth (4) staff condition of approval to read as above. Motion seconded by Alderman Fuqua. Motion failed 0-7 with all members dissenting.**


3. **ZTA 671-2019**: Submitted by Rhonda Hamilton for Fainting Goat Coffee (5319 and 5321 Main Street). The properties are zoned CDC and contain approximately 1 acre. The applicant requests zoning text amendments to allow drive-throughs to be considered as a special use in the CDC Zoning District and to modify 8.3.H. Requested by Rhonda Hamilton.

**Staff Recommendation:**
Staff recommends adopting PC Resolution 19-52 forwarding the Planning Commission's recommendation on the two ordinance changes discussed herein.

**Alderan Fitterer made motion to approve PC Resolution 19-52. Motion seconded by Alderman Fuqua.**

**Alderan Fitterer made motion to amend Resolution 19-52 by striking Item A. Motion seconded by Alderman Fuqua. Motion passed 6-1 with Vice Chairman Hepp dissenting.**

**Motion to approve PC Resolution 19-54, as amended, passed 4-3 with Alderman Fuqua, Chairman Downing and Vice Chairman Hepp dissenting.**

**J. NEW BUSINESS**

1. **STP 690-2019**: Submitted by Catalyst Design Group for 720 Beechcroft Road. This property is zoned C-4 and contains approximately 4.14 acres. The applicant requests site plan approval for a 39,300 square foot commercial development. On May 21, 2019, Board of Zoning Appeals approved a special use to allow a drive-through facility. Requested by Gary Martin. Requested by Catalyst Design Group.

**Staff Conditions:**
1. A dedication plat shall be submitted for approval for the purpose of dedicating the necessary right-of-way to provide the standard 47.5' from centerline for Beechcroft Road and for recording the necessary access easement on the adjacent flag lot.
2. The elevations are amended so that all elevations are compliant with the UDC Building Material Restrictions. Elevations prepared and submitted with the date of 10 June, 2019 be the approved elevations.
3. Project access shall include one (1) entering lane and two (2) exiting lanes at Beechcroft Road.
4. Existing lanes shall be striped and marked as separate left and right turn lanes.
5. Both existing lanes shall include a minimum of 50 feet of storage.
6. A traffic signal was recommended at the intersection of Beechcroft Road and Cleburne Road as part of the Traffic Impact Study completed for the Harvest Point residential site development on the west side of Cleburne Road south of Beechcroft Road. Said installation was to be completed prior to 70% build-out of Harvest Point. Therefore, no additional intersection improvements are recommended at this time.
7. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained. Modification to the approved site plan may require Planning Commission approval.
Alderman Fitterer made motion to approved STP 690 with seven (7) staff conditions of approval, modifying the second condition to read as above. Motion seconded by Commissioner Goliyas. Motion passed 6-0-1 with Commissioner Cunningham abstaining.

2. **RZN 686-2019**: Submitted by Crunk Engineering for the rezoning of property located between Rice Rd., Lincoln Rd. and east of Port Royal. The properties are zoned C-4, C-2 and contain approximately 16.8 acres. The applicant requests to rezone the eastern parcel from C-2 to R-5 and rezone a portion of western parcel from C-4 to R-5, keeping 4.6 acres as C-4 Zoning. Requested by Adam Crunk.

   **Staff Recommendation:**
   Staff recommends adopting Planning Commission Resolution 19-53, recommending approval of the rezoning as proposed in this application, RZN 686-2019, with the acknowledgment that any vesting granted under the approval of STP 394-2017 for townhomes is voided.

   Alderman Fitterer made motion to approve PC Resolution 19-53. Motion seconded by Alderman Fuqua. Motion passed 7-0.

3. **ANX 687-2019**: Submitted by Crunk Engineering for the annexation of property located at 3233 Cleburne Road. The property contains approximately 103 acres and is directly south of the Harvest Point Subdivision. The applicant requests annexation and has submitted a concept plan for potential residential development. This item was denied at the April 15, 2019 BOMA meeting. Requested by Adam Crunk.

   **Staff Recommendation:**
   Staff recommends that the Planning Commission adopt Planning Commission Resolution 19-54 and forward a recommendation of approval to the Board of Mayor and Alderman with the provided plan of services.

   Alderman Fitterer made motion to approve PC Resolution 19-54. Motion seconded by Alderman Fuqua. Motion passed 6-1 with Chairman Downing dissenting.

4. **RZN 688-2019**: Submitted by Huntly Gordon for the rezone of 3357 Denning Lane. The property is currently zoned AG and contains approximately 19 acres. The applicant requests the northern portion of the property be rezoned to R-1 and the southern portion be rezoned to R-2. Requested by Huntly Gordon.

   **Staff Recommendation:**
   Staff recommends adopting Planning Commission Resolution 19-55 to forward a recommendation of approval or denial to the Board of Mayor and Alderman.

   Alderman Fitterer made motion to approve PC Resolution 19-55. Motion seconded by Alderman Fuqua.

   Alderman Fitterer made motion to amend PC Resolution 19-55 to amend now therefore be resolved that the Spring Hill Planning Commission forwarded the recommendation of denial of application RZN 688-2019 to the Board of Mayor and Alderman. Motion seconded by Alderman Fuqua. Motion passed 7-0.

   Motion to approve PC Resolution 19-55, as amended, passed 5-2 with Alderman Fuqua and Chairman Downing dissenting.

5. **FPL 692-2019**: Submitted by WES Engineers & Surveyors for Sawgrass Phase 1, Section 2. The property is located on Tom Lunn Road, zoned R-2 PUD and contains approximately 47.42 acres. The applicant requests final plat approval to create 40 single-family lots. Requested by Allen O'Leary.

P.C. Regular Meeting Minutes 6-10-2019
Staff Conditions:
1. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.
2. The Plat must be recorded within one (1) year of being signed or the approval expires.

Alderman Fitterer made motion to approve FPL 692-2019 with two (2) staff conditions of approval. Motion seconded by Chairman Downing. Motion failed 1-6 with Commissioner Hepp voting in the affirmative.

K. OTHER BUSINESS

1. Application PPL 694-2019 (Grand Estates Revision) has been withdrawn.
2. Zoning Map correction of Tax Map 043 Parcel 007. The property is shown as AG and should be I-1.

Alderman Fitterer made motion to defer the Zoning Map correction of Tax Map 043, Parcel 007. Motion seconded by Alderman Fuqua. Motion to defer passed 7-0.

L. BOARD COMMENT

No comment

M. STAFF COMMENT

Associate Planner Logan Elliot announced his resignation and thanked the Planning Commission and City of Spring Hill for the opportunity. Logan’s efforts were acknowledged by Planning Director Steve Foote, Assistant City Administrator Chuck Downham and the Planning Commission.

N. ADJOURN

Chairman Paul Downing adjourned the meeting at 7:32 PM.
DATE: June 19, 2019

REQUEST: Release the performance bond and establish a maintenance bond for Cherry Grove Addition Phase 6 Section 2 for sidewalks, street lights, street signs and final topping

SUBMITTED BY: Thomas S. Wolf, P.E. – City Engineer

OVERVIEW:

- A performance bond was established for Phase 6 Section 2 in the amount of $28,601.00 in September 2017. All improvements have been constructed.
- Roads were final topped in May 2019.

PC ACTION REQUESTED:

- Approve PC Resolution 19-57 to release the performance bond and establish a maintenance bond for Cherry Grove Addition Phase 6 Section 2
RESOLUTION 19-57 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE EXISTING PERFORMANCE BOND AND
TO ESTABLISH AS A MAINTENANCE BOND FOR
CHERRY GROVE ADDITION PHASE 6 SECTION 2

WHEREAS, a Performance Bond is in place guaranteeing the completion of certain improvements for Cherry Grove Addition Phase 6 Section 2 in the amount of $28,601.00; and

WHEREAS, the following improvements are required pursuant to the Final Plat:

Sidewalks, street lights, street signs and final topping to all streets with 1 1/2 inches of hot mix asphalt; and

WHEREAS, to date, the improvements have been completed, final topping was placed in July 2018 and approved through inspections by the City and therefore a Maintenance Bond letter of credit is required; and

WHEREAS, a Maintenance Bond letter of credit is guaranteeing the workmanship and materials of certain improvements for Cherry Grove Addition Phase 6 Section 2 and the repair of such should damage occur during covered period; and

WHEREAS, it is the recommendation of the City Engineer that the Letter of Credit in the amount of $28,601.00 be reduced to 30% according to Section IV 4.3 Spring Hill Subdivision Regulations, establishing a Maintenance Bond letter of credit in the amount of $8,580.00 for a minimum of twelve (12) months from date of final topping.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the existing bond letter of credit be reduced to establish a Maintenance Bond letter of credit for Cherry Grove Addition Phase 6 Section 2 in the amount of $8,580.00 is hereby approved.

Passed and adopted this 8th day of July, 2019.

________________________________________
Paul Downing, Chairman

________________________________________
Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 06/21/19
Donnie Cameron
Cherry Grove Addition
Phase 6 Section 2

Development Name: Cherry Grove Addition
Phase or Section of Construction: Phase 6 Section 2
Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, street lights, final topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Michael W. Stephens
City of Spring Hill Utility Inspector (signature)

Printed name

Approved By:
Thomas S. Wolf, P.E.
City of Spring Hill Engineering Dept. (signature)

Printed name
DATE: June 19, 2019

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for The Hamptons at Campbell Station Phase 2

Release the maintenance bond for The Hamptons at Campbell Station Phase 2

SUBMITTED BY: Thomas S. Wolf, P.E. - City Engineer

OVERVIEW:

- A maintenance bond is in place for Phase 2 in the amount of $31,515.00.
- Binder was put on road in October 2016; roads were final topped in July 2018.

PC ACTION REQUESTED:

- Approve PC Resolution 19-58 to recommend acceptance and dedication of road rights-of-way and public improvements for The Hamptons at Campbell Station Phase 2
- Approve PC Resolution 19-59 to release the performance bond for The Hamptons at Campbell Station Phase 2
RESOLUTION 19-58 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR
THE HAMPTONS AT CAMPBELL STATION PHASE 2

WHEREAS, Tenn. Contractors, Inc. has a recorded Final Plat for The Hamptons at Campbell Station Phase 2 in Williamson County Plat Book P65, Page 114; and

WHEREAS, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

WHEREAS, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

WHEREAS, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an “as-built” survey of the public improvements including water, sewer and drainage; and

WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement’s be accepted and the same become a part of the Public Street system of the City of Spring Hill.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of-Way and Public Improvements within The Hamptons at Campbell Station Phase 2 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 8th day of July, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
RESOLUTION 19-59 OF THE PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR THE HAMPTONS AT CAMPBELL STATION PHASE 2

WHEREAS, a Maintenance Bond is currently in place for said development; and

WHEREAS, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed, final topping was placed in July 2018 and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, release of said maintenance bond shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for The Hamptons at Campbell Station Phase 2 in the amount of $31,515.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for The Hamptons at Campbell Station Phase 2 in the amount of $31,515.00 is hereby approved.

Passed and adopted this 8th day of July, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 12/19/91

Tenn. Contractors, Inc.
The Hamptons at Campbell Station
Phase 2

Development Name: The Hamptons at Campbell Station
Phase or Section of Construction: Phase 2
Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, street lights, final topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant’s engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Jeff Foster
City of Spring Hill Utility Inspector (signature)

Printed name

Approved By:
Thomas S. W¨, P. E.
City of Spring Hill Engineering Dept. (signature)

Printed name
DATE: June 19, 2019

REQUEST: Establish a maintenance bond and a performance bond for Derryberry Estates Phase 4

SUBMITTED BY: Thomas S. Wolf, P.E. – City Engineer

OVERVIEW:

- Final plat was approved on the April 2019 Planning Commission meeting agenda.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 19-60 to establish a maintenance bond for Derryberry Estates Phase 4
- Approve PC Resolution 19-61 to establish a performance bond for Derryberry Estates Phase 4
RESOLUTION 19-60 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
DERRYBERRY ESTATES PHASE 4

WHEREAS, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 34 lots, and the repair of such should damage occur during covered period; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Water, Sewer, Storm Water Infrastructure, Streets and Curbs; and

WHEREAS, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of $120,516.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Derryberry Estates Phase 4 in the amount of $120,516.00.

Passed and adopted this 8th day of July, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
Utility Information Sheet

Development ___ DERRYBERRY ESTATES ____

Phase ___ 4 ___ Section ___ N/A ___ # of lots ___ 34 ___

Cost to install Utility's (Maintenance Bond)

Sewer line ___ $145,000 ____________

Water line ___ $ 85,000 ____________

Storm Water ___ $ 95,000 ____________
(Infrastructure)

Curbing ___ $ 20,075 ____________

Binder ___ $ 56,645 ____________

TOTAL - $401,720.00

30% OF TOTAL - $120,516.00

BOND AMOUNT - $120,516.00
RESOLUTION 19-61 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
DERRYBERRY ESTATES PHASE 4

WHEREAS, a Performance Bond is required to be established for this development prior
to recording of a Final Plat; and

WHEREAS, the Performance Bond is guaranteeing the construction of certain
improvements on 34 lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Sidewalks, Street Lights, Street Signs, Stormwater Surface Maintenance
and Final topping to all streets with 1 ½ inches of hot mix asphalt; and

WHEREAS, to date, the improvements have not been completed and/or accepted by the
City and, therefore, a Performance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Performance Bond be
established in the amount of $103,394.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public
improvements will be within the time prescribed for the bond and it is required that an
automatic renewal clause, to the benefit of the City of Spring Hill, be included within the
bond in case such improvements are not completed in a timely manner; and

WHEREAS, upon completion of the public improvements listed above, the Developer will
be required to file a "maintenance" bond guaranteeing performance of the public
improvements for a minimum of an additional one year period with the Planning
Commission after the dedication and acceptance of such public improvements by the Board
of Mayor and Aldermen.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission
approves the establishment of a Performance Bond for Derryberry Estates Phase 4 in the
amount of $103,394.00.

Passed and adopted this 8th day of July, 2019.

________________________________________
Paul Downing, Chairman

________________________________________
Steve Foote, Secretary
Utility Information Sheet

**Development** DERRYBERRY ESTATES

Phase 4  Section N/A  #of lots 34

Cost to install Utility's (Performance Bond)

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Signage</td>
<td>$2,100</td>
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<tr>
<td>Street Lights</td>
<td>$9,500</td>
</tr>
<tr>
<td>Storm Water Surface maintenance</td>
<td>$6,500</td>
</tr>
<tr>
<td>Sidewalks (feet)</td>
<td>3,500'</td>
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<tr>
<td>Sidewalks (cost)</td>
<td>$19,250</td>
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<tr>
<td>Road linear feet</td>
<td>1,750 LF</td>
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<tr>
<td>Road width</td>
<td>24'</td>
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<tr>
<td>Final Asphalt Topping cost</td>
<td>$56,645</td>
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TOTAL - $93,995.00

+ 10% OF TOTAL - $9,399.00

**BOND AMOUNT** - $103,394.00
## Application for Surety

<table>
<thead>
<tr>
<th>Property Information</th>
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</thead>
<tbody>
<tr>
<td><strong>Project Name:</strong></td>
<td>Denbry Estates</td>
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<tr>
<td><strong>Phase:</strong></td>
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<tr>
<td><strong>Number of Lots Approved:</strong></td>
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<td><strong>Number of Lots Remaining:</strong></td>
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<td><strong>Surety Type:</strong></td>
<td>Maintenance</td>
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<td><strong>Surety Amount:</strong></td>
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<td><strong>Expiration Date:</strong></td>
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<td><strong>Purpose of Surety:</strong></td>
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<table>
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<tr>
<th>Financial Information</th>
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<tr>
<td><strong>Name of Financial Institution:</strong></td>
<td>First National Bank of Murfreesboro</td>
</tr>
<tr>
<td><strong>Contact Person:</strong></td>
<td>Clay Shirley</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>2230 Mercury Blvd</td>
</tr>
<tr>
<td><strong>City, State, Zip:</strong></td>
<td>Murfreesboro, TN 37128</td>
</tr>
<tr>
<td><strong>Phone Number:</strong></td>
<td>(615) 977-7200</td>
</tr>
<tr>
<td><strong>Fax Number:</strong></td>
<td></td>
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</table>

<table>
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<tr>
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<tr>
<td><strong>Name of Owner/Developer or Representative:</strong></td>
<td>A1 Home Builders, Inc.</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>3260 Fieldstone Pky</td>
</tr>
<tr>
<td><strong>City, State, Zip:</strong></td>
<td>Franklin, TN 37064</td>
</tr>
<tr>
<td><strong>Phone Number:</strong></td>
<td>(615) 231-8917</td>
</tr>
<tr>
<td><strong>Fax Number:</strong></td>
<td></td>
</tr>
</tbody>
</table>

## Action Request

I (we) request that the following action be taken:

- [ ] Establish New Surety
- [ ] Request Final Inspection and Release of Surety
- [ ] Request Reduction of Surety Amount
- [ ] Request extension of surety for (1) year
- [ ] Request Maintenance Bond

(Please provide proof of difficulty below)

**Explanation for Proof of Difficulty:**

---

**Applicant Signature**  5/29/19  
**City Staff Signature**  Date
DATE: June 19, 2019

REQUEST: Establish a maintenance bond and a performance bond for The Cove at Spring Hill Phase 1 Section 1

SUBMITTED BY: Thomas S. Wolf, P.E. – City Engineer

OVERVIEW:

- Final plat is on the July 2019 Planning Commission meeting agenda for approval.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 19-62 to establish a maintenance bond for The Cove at Spring Hill Phase 1 Section 1
- Approve PC Resolution 19-63 to establish a performance bond for The Cove at Spring Hill Phase 1 Section 1
RESOLUTION 19-62 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
THE COVE AT SPRING HILL PHASE 1 SECTION 1

WHEREAS, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

WHEREAS, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 53 lots, and the repair of such should damage occur during covered period; and

WHEREAS, the following improvements are required pursuant to the Final Plat: Water, Sewer, Storm Water Infrastructure, Streets and Curbs; and

WHEREAS, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of $473,290.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for The Cove at Spring Hill Phase 1 Section 1 in the amount of $473,290.00.

Passed and adopted this 8th day of July, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
Utility Information Sheet

Development _____ THE COVE AT SPRING HILL _______

Phase 1  Section 1  # of lots 53

Cost to install Utility's (Maintenance Bond)

Sewer line _____ $545,141

Water line _____ $357,651

Storm Water _____ $466,594 (Infrastructure)

Curbing _____ $ 39,468

Binder _____ $168,780

TOTAL - $1,577,634.00

30% OF TOTAL - $473,290.00

BOND AMOUNT - $473,290.00
RESOLUTION 19-63 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
THE COVE AT SPRING HILL PHASE 1 SECTION 1

WHEREAS, a Performance Bond is required to be established for this development prior
to recording of a Final Plat; and

WHEREAS, the Performance Bond is guaranteeing the construction of certain
improvements on 53 lots; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Sidewalks, Street Lights, Street Signs, Stormwater Surface Maintenance
and Final topping to all streets with 1 1/2 inches of hot mix asphalt; and

WHEREAS, to date, the improvements have not been completed and/or accepted by the
City and, therefore, a Performance Bond is required; and

WHEREAS, it is the recommendation of the City Engineer that a Performance Bond be
established in the amount of $447,618.00; and

WHEREAS, it is anticipated that the date of completion for the above referenced public
improvements will be within the time prescribed for the bond and it is required that an
automatic renewal clause, to the benefit of the City of Spring Hill, be included within the
bond in case such improvements are not completed in a timely manner; and

WHEREAS, upon completion of the public improvements listed above, the Developer will
be required to file a “maintenance” bond guaranteeing performance of the public
improvements for a minimum of an additional one year period with the Planning
Commission after the dedication and acceptance of such public improvements by the Board
of Mayor and Aldermen.

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission
approves the establishment of a Performance Bond for The Cove at Spring Hill Phase 1
Section 1 in the amount of $447,618.00.

Passed and adopted this 8th day of July, 2019.

________________________________________
Paul Downing, Chairman

________________________________________
Steve Foote, Secretary
Utility Information Sheet

Development THE COVE AT SPRING HILL

Phase 1  Section 1  #of lots 53

Cost to install Utility's (Performance Bond)

Signage $2,866

Street Lights $34,000

Storm Water Surface maintenance $130,000 (to include drainage area, ditches, retention and/detention ponds, open spaces)

Sidewalks (feet) 3,088'

Sidewalks (cost) $150,060

Road linear feet 3,022 LF

Road width 24'

Final Asphalt Topping cost $90,000

TOTAL - $406,926.00

+ 10% OF TOTAL - $40,692.00

BOND AMOUNT - $447,618.00
### Application for Surety

<table>
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<td><strong>The Cove</strong></td>
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<tr>
<td><strong>Phase:</strong></td>
<td><strong>1</strong></td>
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<tr>
<td><strong>Section:</strong></td>
<td><strong>1</strong></td>
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<tr>
<td><strong>Number of Lots Approved:</strong></td>
<td><strong>53</strong></td>
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<td><strong>Number of Lots Remaining:</strong></td>
<td><strong>47</strong></td>
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<td><strong>Surety Type:</strong></td>
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<td><strong>Property Surety Type:</strong></td>
<td>Maintenance Performance Bond Cash</td>
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<td><strong>Purpose of Surety:</strong></td>
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</tbody>
</table>

### Financial Information

| Name of Financial Institution | **BANK OF FRANKLIN** |
| Contact Person | **JENNIFER REISE** |
| Address | **PO BOX 1** |
| City, State, Zip | **FRANKLIN, TN 37067** |
| Phone Number | **931-363-1796** |
| Fax Number |  |

### Contact Information

| Name of Owner/Developer or Representative | **Shawn Enterprises** |
| Address | **PO BOX 3081** |
| City, State, Zip | **COLUMBIA, TN 38402** |
| Phone Number | **931-361-3824** |
| Fax Number |  |

**Action Request**

I (we) request that the following action be taken:

- [X] Establish New Surety
- [ ] Request Final Inspection and Release of Surety
- [ ] Request Reduction of Surety Amount
- [ ] Request extension of surety for (1) year
- [ ] Request Maintenance Bond

(Please provide proof of difficulty below)

**Explanation for Proof of Difficulty:**

---

Applicant Signature Date | City Staff Signature Date
---|---
**Randall Adams 6/12/19** | ****
TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
MEETING: July 8, 2019
SUBJECT: FPL 705-2019 (Derryberry Section 2)


Property Description and History: This property is located on the east side of Port Royal Road. The entrance to this portion of the Derryberry Estates subdivision is via Karis Drive and Turney Lane from other sections.

In 2014, the Planning Commission and Board of Mayor and Aldermen approved a Planned Unit Development (PUD) application for Derryberry Estates to allow for 160 single-family dwellings with relief from the minimum bulk and area requirements of the R-2 zoning district.

In August of 2017, Preliminary Plat application PPL 388-2017 was approved for Section 2 of the subdivision, with the following conditions:
1. Prior to final plat approval, the applicant shall dedicate 47.5’ of ROW from roadway centerline.
2. Prior to final plat approval, the applicant shall provide a 20’ wide public access easement along Rutherford Creek.
3. Prior to final plat approval, the applicant shall provide trail stubs to a public access easement along Rutherford Creek per the approved PUD concept plan.
4. Prior to final plat approval, the applicant shall provide a standard bike lane on both sides of Port Royal Road or pay a fee in lieu thereof.
5. Prior to final plat approval, the applicant shall address the City Engineer’s comment listed below.
6. Prior to final plat approval, the 5’ wide sidewalk on the east side of Port Royal Road, as required by preliminary plat approval for section 1.
7. Preliminary plat approval shall remain valid for a period of three (three) years, during which time the applicant/developer shall obtain all necessary permits, complete all applicable improvements, and submit final plat applications for review and approval.
8. Modifications to the preliminary plat may require Planning Commission approval prior to submittal of a final plat application.
9. Staff and applicant work out the bike lane issues.

Engineering Conditions:
1. Need to provide a note on restrictions in stream buffer.

The phasing of this development has resulted in Section 2 no longer abutting Rutherford Creek so all comments related to the creek are being satisfied in another section. Otherwise, all conditions of PPL 388-2017 have been addressed.

Access: Access to the site is internal from Section 1 of Derryberry Estates, off of Port Royal Road.

Streets and Sidewalk: Sidewalks are being provided on both sides of all internal streets. The completed design of Port Royal Road does not call for sidewalks or bike lanes. Local roads are shown with the appropriate 50’ right-of-way dedication.

Bulk and Area Requirements: The plat is compliant with the bulk and area requirements approved in Preliminary Plat application PPL 388-2017.

FPL 705-2019 (Derryberry Section 2) vm
Bicycle and Greenway: This project has not been required to participate in the Spring Hill Bicycle and Greenway Plan for Port Royal Road and otherwise is unaffected by the Bicycle and Greenway Plan.

**Recommendation:** Staff recommends approval of Final Plat application FPL 705-2019 (Derryberry Section 2), subject to the following conditions:

1. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.
2. The approval of a non-recorded final plat expires within one (1) year of approval if not signed and recorded.
MASTER PLAN
FINAL PLAT
ANX 701-2019: Submitted by Mark Paris for 2154 Lewisburg Pike (Franklin, TN). The property contains approximately 71.5 acres. The applicant requests Annexation into the City of Spring Hill. Requested by Mark Paris.

Property Description and History: This property is west of Lewisburg Pike and south of the Brienz Valley subdivision. The property is contiguous to the City’s limits via the recently annexed Crutcher property (4465 Peytonsville Road) just east of I-65. The property does not lie within the City’s established urban growth boundary and will therefore require a referendum to be annexed. There currently exists one single-family home on the property. This is currently proposed to serve as part of the road access between the future I-65 interchange at Buckner Road and Lewisburg Pike.

Access: Primary access to the site today is via Lewisburg Pike.

Plan of Services: Staff has prepared a Plan of Services (Exhibit A) in coordination with all applicable city departments. This document is included in your packet for review. This plan of services was reviewed by all applicable departments following submittal of the current annexation request.

Utilities: Public sanitary sewer service is not directly available to the property. The property owner/developer shall be solely responsible for extending sanitary sewer service to the property. The property owner/developer shall be solely responsible for extending water service to the property and any required Water Main extensions. These services are addressed more fully in the attached plan of services. Water service in the area is by the Hillsboro and Thompsons Station Utility District (HBTS).

Land Use and Zoning: Upon annexation, the zoning classification will be designated as AG, Agricultural, until Planning Commission consideration and Board of Mayor and Aldermen approval of a rezoning request, should one be submitted.

Spring Hill Rising: 2040: The Spring Hill Rising: 2040 comprehensive plan splits the property into Residential Neighborhood Area and Mixed-Use Neighborhood Area. Residential Neighborhood Areas are primarily residential and encourage a traditional neighborhood development that incorporates low-intensity nonresidential uses intended to serve the surround neighborhood on corners and along connecting corridors. Mixed-Use Neighborhood Areas are primarily residential but may include low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small-town form, offering Spring Hill the ability to live, shop, work, and play in their own neighborhood.

Recommendation: Staff recommends that the Planning Commission adopt Planning Commission Resolution 19-64 and forward a recommendation of approval of ANX 701-2019 and the plan of services to the Board of Mayor and Alderman.
RESOLUTION 19-64
OF THE PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RECOMMEND APPROVAL OF
APPLICATION ANX 701-2019 (2154 Lewisburg Pike) TO THE
BOARD OF MAYOR AND ALDERMAN

WHEREAS, pursuant to TCA 13-4-103, authority is granted to the Municipal Planning Commission to make recommendations relating to the plan and development of the municipality to public officials; and

WHEREAS, the Planning Commission had a regular meeting on the 8th day of July, 2019 and heard public testimony and input regarding application ANX 701-2019; and

WHEREAS, the Planning Commission considered the materials submitted by the applicant and the reports written by City Staff;

NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Planning Commission forwards a recommendation of approval for application ANX 701-2019 to the Board of Mayor and Alderman, subject to the Plan of Services included as Exhibit A.

Passed and adopted this 8th day of July, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
RESOLUTION 19-

A RESOLUTION CALLING FOR A REFERENDUM TO ANNEX CERTAIN TERRITORY AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF SPRING HILL, TENNESSEE, AND TO APPROVE A PLAN OF SERVICES FOR THE PARIS PROPERTY, WILLIAMSON COUNTY TAX MAP 165, PARCEL 004.00, CONSISTING OF APPROXIMATELY 71.59 ACRES

(ANX 701-2019, 2154 LEWISBURG PIKE)

WHEREAS, the City of Spring Hill, Tennessee, in response to a request for annexation, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and outside its Urban Growth Boundary by referendum; and

WHEREAS, the statutory posting and publication requirements for the proposed annexation of the territory by referendum and the plan of services, including review and recommendation by the Spring Hill Municipal Planning Commission on July 8, 2019 have been fully met; and

WHEREAS, a public hearing on the proposed annexation was held by this governing body on August 19, 2019; and

WHEREAS, a plan of services for the area proposed for annexation is attached as Exhibit A hereto, which plan of services addresses the same service and timing of services as required in Tennessee Code Annotated § 6-51-102, as amended.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Aldermen for the City of Spring Hill, Tennessee as follows:

A. That the Williamson County Election Commission is hereby requested to conduct a referendum election for annexation of territory into the boundaries of the City of Spring Hill, Tennessee, for qualified voters within the subject territory, to wit:

Williamson County Tax Map 165, Parcel 004.00, consisting of 71.59 acres, located at 2154 Lewisburg Pike, on the east side of Interstate 65, owned by Charles and Helen Paris (shown on Exhibit B attached hereto)

B. That the plan of services for this territory which is attached as Exhibit A hereto is approved and the same is hereby adopted, becoming operative thirty (30) days following certification by the election commission that the annexation was approved.

C. That the City Recorder shall cause a copy of this resolution, as well as the adopted plan of services, to be forwarded to the Mayor of Williamson County.

D. That a copy of the election certification shall be sent to the Mayor of Williamson County upon receipt from the election commission.

ANX 701 Resolution for Referendum
E. That a copy of this resolution shall be recorded with the Williamson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Williamson County Assessor of Property, following certification by the election commission that the annexation was approved.

F. That a copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district, following certification by the election commission that the annexation was approved.

G. That a revised map of the voting precincts shall be sent to the office of local government and to the office of management information services for the Tennessee General Assembly, following certification by the election commission that the annexation was approved.

H. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration that the annexation took place.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

_________________________
Rick Graham, Mayor
Date: ______________________

ATTEST:

_________________________
April Goad, City Recorder

Approved as to Form and Legality this _____ day of __________, 2019:

_________________________
Patrick Carter, City Attorney
Police Protection: The annexation of the 71.59-acre property located on Lewisburg Pike has been reviewed by the Spring Hill Police Department. The property would enter the city limits zoned as Agricultural-AG, which as it currently exists will not pose an immediate impact to the current level of service provided by SHPD. Should the property be rezoned in the future to a residential zoning classification as provided in the Spring Hill Rising 2040 Plan, the following statistical information based on the most recent population census should be considered:

- Total Population 40,436
- Total Number of Homes 14,371
- Avg No. Persons/Household 2.9

With the new hires budgeted for FY2019-20, the Police Department will have 61 sworn officers and will be operating at a service level of approximately 1.5 officers per 1,000 residents or 1.5 officers for approximately every 350 existing homes. Should the property develop more intensively than its current use, depending upon the zoning classification approved, the full build out of this developable parcel could result in the need for additional police officers along with associated equipment including vehicles in order to maintain the current level of service. Assuming approval of a residential zoning classification that yields a density of 3 dwelling units per acre, the 71.59-acre parcel could result in 215 new single-family residences. SHPD’s goal is to reach 1.75 officers per 1000 residents in the next 3 years.

The location of the parcel creates significant challenges for the Police Department to provide timely emergency response, especially during AM and PM peak traffic periods when congestion on Buckner Lane, Buckner Road and Thompsons Station Road may reduce travel time. Response time will remain significantly impacted until such time as the construction of the Buckner Road Interchange and connector roads has been completed along with widening of Buckner Lane.

The parcel shall be subject to and benefit from City police protection upon the effective date of annexation. These services include, but are not limited to, patrolling, response calls for service, crime prevention services, traffic control and other routine police services. Radio operations are normal and uninhibited within the area. Based on the current use of the property (a single-family residence) services will be provided using existing personnel and equipment. In the event the property redevelops more intensively prior to the completion of the Buckner Road Interchange, consideration by the City must be given to the adequacy of response time and the likely need for additional personnel and equipment that can be assigned to this part of the community to provide timelier emergency response.

Fire Protection: The parcel is currently not served by a fire hydrant within 500 feet of structures including a residence situated on the property. The closest available hydrant is located in the nearby residential neighborhood but is not accessible via standard hose lay to serve as a viable source for fire flow. In order to properly respond to a fire emergency to the subject property, a tanker truck will be necessary. The City of Spring Hill currently does not have a tanker truck in its fleet of fire apparatus. As a result of this hydrant and tanker truck deficiency, the City of
Spring Hill will need to rely upon mutual aid in the event of a structure fire. To address this deficiency in part, the property owner shall install within a period of 90 days following the effective date of annexation a fire hydrant located within five hundred (500) feet of all structures located on the property which would allow the Spring Hill Fire Department the ability to utilize existing equipment. The City of Spring Hill will assume primary responsibility for Fire Protection immediately upon the effective date of annexation, with mutual assistance provided by Williamson County Rescue Squad and Flat Creek Volunteer Fire Department.

The nearest fire station serving the subject property is located at Campbell Station. Response time during AM and PM peak travel periods is estimated to be approximately 10 minutes or longer than standard response times for property located on the west side of Interstate 65. Travel response time will improve with the construction of the Buckner Road Interchange and the widening of Buckner Lane. Response time will also improve with the construction of Fire Station No. 4 located at the intersection of Duplex Road and Buckner Lane.

In the event the property redevelops more intensively prior to the completion of the Buckner Road Interchange and connector roads as well as the widening of Buckner Lane and the construction of Fire Station No. 4, consideration by the City must be given to the adequacy of response time and the likely need for additional personnel and specialized equipment that can be assigned to this part of the community to provide more timely emergency response. The property owner/developer at a minimum shall be required to extend and provide appropriately sized water mains and/or fire hydrants to serve the site according to City of Spring Hill standards.

Emergency Medical Services (EMS) is provided by contract through the City of Spring Hill and will be available to the property upon the effective date of annexation. Other services provided through Mutual Aid may apply.

Additionally, fire inspection services provided through the City’s Fire Marshal and Fire Investigation offices will be available upon the effective date of annexation.

**Electrical Service:** For domestic and commercial use electrical service is already and will continue to be provided by Middle Tennessee EMC.

**Public Water Service:** Public water service in the vicinity will not be provided by the City of Spring Hill Water Systems. Hillsboro and Thompson Station Utility District (HBTS) will serve Public Water Service to the area. The property owner/developer shall be solely responsible for extending water service to the property and any required water main extensions. All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards. Water modeling needs to be performed prior to development approval or rezoning of the site to ensure that adequate domestic water and fire protection can be served to the property.

**Public Sanitary Sewer Service:** The property is currently served by a subsurface sewerage disposal (septic) system. Public sanitary sewer service is not directly available to the property. The property owner/developer shall be solely responsible for extending public sanitary sewer service to the property and any required extension shall be designed and constructed in compliance with City of Spring Hill standards and specifications. Prior to the extension of sewer services to the property, the property owner shall conduct a sewer capacity study in cooperation with the City to confirm sufficient capacity exists to serve the property within the City’s collection system and
sewer treatment plant. Any upgrades or improvements in the sewer collection system and/or sewer treatment plant required in order to serve the property shall be the responsibility of the property owner in cooperation with the City. Should sewer service become available to the site, all existing structures served by subsurface sewerage disposal (septic) system shall abandon said system and a connection made to the public sewer system at property owner expense. All inside city sanitary sewer user rates and charges shall be applicable to the property upon provision of public sewer to the property.

Solid Waste Collection: Spring Hill currently provides its businesses and residents refuse collection services via a city-wide contract with a private solid waste collection company. Residential collection may include recycling for single family dwellings. Yard and bulky waste collection services are also provided the City. These services will be extended upon request by the property owner to the City and its provider to the annexed area within 90 days of receiving written request for said services from the property owner.

Road and Street Construction and Repair: The annexation does not include the annexation of any portion of Lewisburg Pike. Should the property owner develop the parcel in a manner that includes the construction of streets and related improvements, such streets and related improvements shall be designed and constructed in accordance with City standards and specifications. If any new public streets are constructed and appropriately dedicated in accordance with City standards on the property, the City will provide ongoing and routine maintenance similar to other streets within the jurisdiction of the City.

Signs and Lighting: The annexation does not include the annexation of any street lighting located along Lewisburg Pike. Additionally, should new streets be developed within the site, traffic control and directional signage as well as street lighting will be required and shall be furnished and installed by the property owner/developer according to established City standards and specifications.

Recreational Facilities and Programs: There are two known dwellings on the three properties proposed for annexation. All of the recreational areas and programs, current or future, provided for City residents will be made available upon the effective date of annexation to any current or future residents of the annexed area in the same manner as current citizens of the City of Spring Hill.

Planning and Zoning Services: The City's planning and zoning jurisdiction will be extended to the annexed area upon the effective date of annexation. When a property is annexed into the city, it is automatically zoned as AG, Agricultural. The Future Land Use Designation of the property on the 2040 Spring Hill Rising plan is Mixed Use Neighborhood Area and Residential Neighborhood Area.

Storm Water and Drainage: The City of Spring Hill operates a Storm Water program in accordance with Tennessee Department of Environment and Conservation (TDEC) requiring the management of all storm water discharge within its jurisdiction. Annexation of the area expands the program into the annexed area thus making it subject to the current rules and regulations of TDEC pertaining to storm water runoff and discharge. All storm water user rates and charges inside city shall be applicable to the area inside the annexation area.
Inspection/Code Enforcement: The City of Spring Hill Codes Department provides plan review services, inspection and code enforcement services (i.e. building, plumbing, gas and unsafe building services, land use (zoning) and development, including flood plain NFIP/FEMA requirements, neighborhood services for housing, litter, overgrowth, illegal dumping) to all areas of the City of Spring Hill. These same services will be provided to the newly annexed area immediately upon the effective date of annexation.

Animal Control: The City of Spring Hill does not provide Animal Control. For the subject property Spring Hill relies on Williamson County for this service.

Schools: The entire annexation area is served by Williamson County Schools.

Library: The City of Spring Hill public library will be available to residents of the property upon the effective date of annexation.
EXHIBIT B
ANX 701-2019

ANNEXATION OF THE PARIS PROPERTY
CONSISTING OF 71.59 ACRES AND
CURRENTLY KNOWN AS WILLIAMSON COUNTY TAX MAP 165, PARCEL 004.00

This sheet is an Exhibit to Resolution No. ______ adopted by the Board of Mayor and Aldermen of the City of Spring Hill, TN on the ___ of ________, 2019. The following described property is hereby annexed by the Board of Mayor and Aldermen of the City of Spring Hill and rezoned according to the attached Resolution.

Property Description: Said land consist of the following property, also shown graphically below:

1. The 71.59 acres of Williamson County Tax Map 165, Parcel 004.00

April Goad
City Recorder
City of Spring Hill

Resolution No. ______
ANX 702-2019: Submitted by John Thoni for 2146 Lewisburg Pike (Franklin, TN). The property contains approximately 75 acres. The applicant requests annexation into the City of Spring Hill. Requested by John Thoni.

Property Description and History: This property is west of Lewisburg Pike and abuts the Brienz Valley subdivision to the north. There is a small cemetery (Hadley Cemetery) at the end of Brienz Valley Drive, interior to the subject property. The cemetery is not being annexed. The property is contiguous to the City’s limits via the recently annexed Crutcher property (4465 Peytonsville Road) just east of I-65. The property does not lie within the City’s established urban growth boundary and will therefore require a referendum to be annexed. No residential dwellings exist on the site. The property will serve as the access route from the proposed I-65 interchange to Lewisburg Pike.

Access: Primary access to the site today is via Lewisburg Pike.

Plan of Services: Staff has prepared a Plan of Services (Exhibit A) in coordination with all applicable city departments. This document is included in your packet for your review. This plan of services was reviewed by all applicable departments following submittal of the current annexation request.

Utilities: Public sanitary sewer service is not directly available to the property. The property owner/developer shall be solely responsible for extending sanitary sewer service to the property. The property owner/developer shall be solely responsible for extending water service to the property and any required Water Main extensions. These services are addressed more fully in the attached plan of services. Water service in the area is by Hillsboro and Thompsons Station Utility District (HBTS).

Land Use and Zoning: Upon annexation, the zoning classification will be designated as AG, Agricultural, until Planning Commission consideration and Board of Mayor and Aldermen approval of a rezoning request, should one be submitted.

Spring Hill Rising: 2040: The Spring Hill Rising: 2040 comprehensive plan splits the property into Residential Neighborhood Area and Mixed-Use Neighborhood Area. Residential Neighborhood Areas are primarily residential and encourage a traditional neighborhood development that incorporates low-intensity nonresidential uses intended to serve the surround neighborhood on corners and along connecting corridors. Mixed-Use Neighborhood Areas are primarily residential but may include low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small-town form, offering Spring Hill the ability to live, shop, work, and play in their own neighborhood.

Recommendation: Staff recommends that the Planning Commission adopt Planning Commission Resolution 19-65 and forward a recommendation of approval of ANX 702-2019 and the plan of services to the Board of Mayor and Alderman.
RESOLUTION 19-65
OF THE PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RECOMMEND APPROVAL OF
APPLICATION ANX 702-2019 (2146 Lewisburg Pike) TO THE
BOARD OF MAYOR AND ALDERMAN

WHEREAS, pursuant to TCA 13-4-103, authority is granted to the Municipal Planning Commission to make recommendations relating to the plan and development of the municipality to public officials; and

WHEREAS, the Planning Commission had a regular meeting on the 8th day of July, 2019 and heard public testimony and input regarding application ANX 702-2019; and

WHEREAS, the Planning Commission considered the materials submitted by the applicant and the reports written by City Staff;

NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Planning Commission forwards a recommendation of approval for application ANX 702-2019 to the Board of Mayor and Alderman, subject to the Plan of Services included as Exhibit A.

Passed and adopted this 8th day of July, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
RESOLUTION 19-

A RESOLUTION CALLING FOR A REFERENDUM TO ANNEX CERTAIN TERRITORY AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF SPRING HILL, TENNESSEE, AND TO APPROVE A PLAN OF SERVICES FOR THE HAZELWOOD & PADGETT PROPERTY, WILLIAMSON COUNTY TAX MAP 165, PARCEL 003.00, CONSISTING OF APPROXIMATELY 75+/- ACRES

(ANX 702-2019, 2146 LEWISBURG PIKE)

WHEREAS, the City of Spring Hill, Tennessee, in response to a request for annexation, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and outside its Urban Growth Boundary by referendum; and

WHEREAS, the statutory posting and publication requirements for the proposed annexation of the territory by referendum and the plan of services, including review and recommendation by the Spring Hill Municipal Planning Commission on July 8, 2019 have been fully met; and

WHEREAS, a public hearing on the proposed annexation was held by this governing body on August 19, 2019; and

WHEREAS, a plan of services for the area proposed for annexation is attached as Exhibit A hereto, which plan of services addresses the same service and timing of services as required in Tennessee Code Annotated § 6-51-102, as amended.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Mayor and Aldermen for the City of Spring Hill, Tennessee as follows:

A. That the Williamson County Election Commission is hereby requested to conduct a referendum election for annexation of territory into the boundaries of the City of Spring Hill, Tennessee, for qualified voters within the subject territory, to wit:

Williamson County Tax Map 165, Parcel 003.00, consisting of 75+/- acres, located at 2146 Lewisburg Pike, on the east side of Interstate 65, owned by Harold Hazelwood and Doris Padgett (shown on Exhibit B attached hereto)

B. That the plan of services for this territory which is attached as Exhibit A hereto is approved and the same is hereby adopted, becoming operative thirty (30) days following certification by the election commission that the annexation was approved.

C. That the City Recorder shall cause a copy of this resolution, as well as the adopted plan of services, to be forwarded to the Mayor of Williamson County.

D. That a copy of the election certification shall be sent to the Mayor of Williamson County upon receipt from the election commission.
E. That a copy of this resolution shall be recorded with the Williamson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Williamson County Assessor of Property, following certification by the election commission that the annexation was approved.

F. That a copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district, following certification by the election commission that the annexation was approved.

G. That a revised map of the voting precincts shall be sent to the office of local government and to the office of management information services for the Tennessee General Assembly, following certification by the election commission that the annexation was approved.

H. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration that the annexation took place.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

__________________________________________
Rick Graham, Mayor
Date: __________________________

ATTEST:

__________________________________________
April Goad, City Recorder

Approved as to Form and Legality this ____ day of ________, 2019:

__________________________________________
Patrick Carter, City Attorney

ANX 702 Resolution for Referendum
EXHIBIT A

PLAN OF SERVICES FOR ANX 702-2019
2146 LEWISBURG PIKE

Williamson County Tax Map 165 Parcel 003.00, consisting of 75+/- acres located on the east side of Interstate 65, owned by Harold Hazelwood and Doris Padgett

Police Protection: The annexation of the 75-acre property located on Lewisburg Pike has been reviewed by the Spring Hill Police Department. The property would enter the city limits zoned as Agricultural-AG, which as it currently exists will not pose an immediate impact to the current level of service provided by SHPD. Should the property be rezoned in the future to a residential zoning classification as provided in the Spring Hill Rising 2040 Plan, the following statistical information based on the most recent population census should be considered:

- Total Population 40,436
- Total Number of Homes 14,371
- Avg No. Persons/Household 2.9

With the new hires budgeted for FY2019-20, the Police Department will have 61 sworn officers and will be operating at a service level of approximately 1.5 officers per 1,000 residents or 1.5 officers for approximately every 350 existing homes. Should the property develop more intensively than its current use, depending upon the zoning classification approved, the full build out of this developable parcel could result in the need for additional police officers along with associated equipment including vehicles in order to maintain the current level of service. Assuming approval of a residential zoning classification that yields a density of 3 dwelling units per acre, the 75-acre parcel could result in 225 new single-family residences. SHPD’s goal is to reach 1.75 officers per 1000 residents in the next 3 years.

The location of the parcel creates significant challenges for the Police Department to provide timely emergency response, especially during AM and PM peak traffic periods when congestion on Buckner Lane, Buckner Road and Thompsons Station Road may reduce travel time. Response time will remain significantly impacted until such time as the construction of the Buckner Road Interchange and connector roads has been completed along with widening of Buckner Lane.

The parcel shall be subject to and benefit from City police protection upon the effective date of annexation. These services include, but are not limited to, patrolling, response calls for service, crime prevention services, traffic control and other routine police services. Radio operations are normal and uninhibited within the area. Based on the current use of the property (a single-family residence) services will be provided using existing personnel and equipment. In the event the property redevelops more intensively prior to the completion of the Buckner Road Interchange, consideration by the City must be given to the adequacy of response time and the likely need for additional personnel and equipment that can be assigned to this part of the community to provide timelier emergency response.

Fire Protection: The parcel is currently not served by a fire hydrant within 500 feet of structures including a residence situated on the property. The closest available hydrant is located in the nearby residential neighborhood but is not accessible via standard hose lay to serve as a viable source for fire flow. In order to properly respond to a fire emergency to the subject property, a
tanker truck will be necessary. The City of Spring Hill currently does not have a tanker truck in its fleet of fire apparatus. As a result of this hydrant and tanker truck deficiency, the City of Spring Hill will need to rely upon mutual aid in the event of a structure fire. To address this deficiency in part, the property owner shall install within a period of 90 days following the effective date of annexation a fire hydrant located within five hundred (500) feet of all structures located on the property which would allow the Spring Hill Fire Department the ability to utilize existing equipment. The City of Spring Hill will assume primary responsibility for Fire Protection immediately upon the effective date of annexation, with mutual assistance provided by Williamson County Rescue Squad and Flat Creek Volunteer Fire Department.

The nearest fire station serving the subject property is located at Campbell Station. Response time during AM and PM peak travel periods is estimated to be approximately 10 minutes or longer than standard response times for property located on the west side of Interstate 65. Travel response time will improve with the construction of the Buckner Road Interchange and the widening of Buckner Lane. Response time will also improve with the construction of Fire Station No. 4 located at the intersection of Duplex Road and Buckner Lane.

In the event the property redevelops more intensively prior to the completion of the Buckner Road Interchange and connector roads as well as the widening of Buckner Lane and the construction of Fire Station No. 4, consideration by the City must be given to the adequacy of response time and the likely need for additional personnel and specialized equipment that can be assigned to this part of the community to provide more timely emergency response. The property owner/developer at a minimum shall be required to extend and provide appropriately sized water mains and/or fire hydrants to serve the site according to City of Spring Hill standards.

Emergency Medical Services (EMS) is provided by contract through the City of Spring Hill and will be available to the property upon the effective date of annexation. Other services provided through Mutual Aid may apply.

Additionally, fire inspection services provided through the City's Fire Marshal and Fire Investigation offices will be available upon the effective date of annexation.

Electrical Service: For domestic and commercial use electrical service is already and will continue to be provided by Middle Tennessee EMC.

Public Water Service: Public water service in the vicinity will not be provided by the City of Spring Hill Water Systems. Hillsboro and Thompson Station Utility District (HBTS) will serve Public Water Service to the area. The property owner/developer shall be solely responsible for extending water service to the property and any required water main extensions. All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards. Water modeling needs to be performed prior to development approval or rezoning of the site to ensure that adequate domestic water and fire protection can be served to the property.

Public Sanitary Sewer Service: The property is currently served by a subsurface sewerage disposal (septic) system. Public sanitary sewer service is not directly available to the property. The property owner/developer shall be solely responsible for extending public sanitary sewer service to the property and any required extension shall be designed and constructed in compliance with City of Spring Hill standards and specifications. Prior to the extension of sewer services to the property, the property owner shall conduct a sewer capacity study in cooperation with the City to
confirm sufficient capacity exists to serve the property within the City’s collection system and sewer treatment plant. Any upgrades or improvements in the sewer collection system and/or sewer treatment plant required in order to serve the property shall be the responsibility of the property owner in cooperation with the City. Should sewer service become available to the site, all existing structures served by subsurface sewerage disposal (septic) system shall abandon said system and a connection made to the public sewer system at property owner expense. All inside city sanitary sewer user rates and charges shall be applicable to the property upon provision of public sewer to the property.

Solid Waste Collection: Spring Hill currently provides its businesses and residents refuse collection services via a city-wide contract with a private solid waste collection company. Residential collection may include recycling for single family dwellings. Yard and bulky waste collection services are also provided the City. These services will be extended upon request by the property owner to the City and its provider to the annexed area within 90 days of receiving written request for said services from the property owner.

Road and Street Construction and Repair: The annexation does not include the annexation of any portion of Lewisburg Pike. Should the property owner develop the parcel in a manner that includes the construction of streets and related improvements, such streets and related improvements shall be designed and constructed in accordance with City standards and specifications. If any new public streets are constructed and appropriately dedicated in accordance with City standards on the property, the City will provide ongoing and routine maintenance similar to other streets within the jurisdiction of the City.

Signs and Lighting: The annexation does not include the annexation of any street lighting located along Lewisburg Pike. Additionally, should new streets be developed within the site, traffic control and directional signage as well as street lighting will be required and shall be furnished and installed by the property owner/developer according to established City standards and specifications.

Recreational Facilities and Programs: There are two known dwellings on the three properties proposed for annexation. All of the recreational areas and programs, current or future, provided for City residents will be made available upon the effective date of annexation to any current or future residents of the annexed area in the same manner as current citizens of the City of Spring Hill.

Planning and Zoning Services: The City's planning and zoning jurisdiction will be extended to the annexed area upon the effective date of annexation. When a property is annexed into the city, it is automatically zoned as AG, Agricultural. The Future Land Use Designation of the property on the 2040 Spring Hill Rising plan is Mixed Use Neighborhood Area and Residential Neighborhood Area.

Storm Water and Drainage: The City of Spring Hill operates a Storm Water program in accordance with Tennessee Department of Environment and Conservation (TDEC) requiring the management of all storm water discharge within its jurisdiction. Annexation of the area expands the program into the annexed area thus making it subject to the current rules and regulations of TDEC pertaining to storm water runoff and discharge. All storm water user rates and charges inside city shall be applicable to the area inside the annexation area.
Inspection/Code Enforcement: The City of Spring Hill Codes Department provides plan review services, inspection and code enforcement services (i.e. building, plumbing, gas and unsafe building services, land use (zoning) and development, including flood plain NFIP/FEMA requirements, neighborhood services for housing, litter, overgrowth, illegal dumping) to all areas of the City of Spring Hill. These same services will be provided to the newly annexed area immediately upon the effective date of annexation.

Animal Control: The City of Spring Hill does not provide Animal Control. For the subject property Spring Hill relies on Williamson County for this service.

Schools: The entire annexation area is served by Williamson County Schools.

Library: The City of Spring Hill public library will be available to residents of the property upon the effective date of annexation.
EXHIBIT B
ANX 702-2019

ANNEXATION OF HAZELWOOD & PADGETT PROPERTY
CONSISTING OF ± 75.00 ACRES AND
CURRENTLY KNOWN AS WILLIAMSON COUNTY TAX MAP 165, PARCEL 003.00

This sheet is an Exhibit to Resolution No. _______ adopted by the Board of Mayor and Aldermen of the City of Spring Hill, TN on the _____ of ____________, 2019. The following described property is hereby annexed by the Board of Mayor and Aldermen of the City of Spring Hill and rezoned according to the attached Resolution.

Property Description: Said land consist of the following property, also shown graphically below:

1. The ± 75.00 acres of Williamson County Tax Map 165, Parcel 003.00

April Goad
City Recorder
City of Spring Hill

Resolution No. _______
NCP 703-2019: Submitted by Anderson, Delk, Epps and Associates for Bluebird Hollow at Autumn Ridge. The property is located off of Depot Street, Belle Drive and Witt Way Drive. The property is zoned R-4 and contains approximately 34.45 acres. BOMA approved a rezone for this property on May 20, 2019 (RZN 633). The applicant requests neighborhood concept plan review and comment for a residential community consisting of 110 single-family lots. Requested by Joe Epps.

Property Description and History: This property is located on Depot street with its north/western boarder abutting the CSX railway and its eastern boarder abuts the Autumn Ridge and the Rubens Landing subdivision. The property has traditionally been shown as part of the Autumn Ridge master plan. In 2015 a rezoning application (RZN 48-2015) was submitted by Anderson, Delk, Epps & Associates to rezone the property from R-2 to R-6. Following the presentation of the application at the September 8, 2015 BOMA Work Session, the request was withdrawn on September 21, 2015. The property was then the subject of a rezoning request (RZN 633-2019) in February of 2019. The Planning Commission recommended denial of the application and the Board of Mayor and Alderman voted to adopt the rezoning application at the May 20, 2019 meeting.

During the review of the rezoning request, staff had recommended that a transitional row of lots be provided adjacent to all abutting R-2, 10,000 sq. ft. lots. The typical lot abutting Ruben’s Landing is 6,500 sq. ft. The plan proposes a landscape area and fence between the developments.

Work Session Update: Following the Planning Commission work session the applicant revised the NCP to connect to Golden Court in Ruben’s Landing as requested, reorienting lots in the surrounding area. The general layout of the connection appears to be acceptable and the lot count is now at 110. Changes to the multi-use trail were also incorporated.

Building and Site Design: The applicant is requesting neighborhood concept plan for 110 single-family lots. The lots near Depot Street are mostly 50’ x 130’ and transition to 60’ x 130’ as you approach the Autumn Ridge Subdivision. The larger lots are similar to the Autumn Ridge subdivision in that they are front-loaded and oriented towards a public street. The smaller of the lot styles are rear-loaded via alley access. Many of the alley access lots are oriented towards the rear yards of homes in Ruben’s Landing. A sidewalk and buffer strip are provided as separation between these units. The applicant is not required to provided elevations of the buildings at time of neighborhood concept plan application. These will be reviewed at Preliminary Plat.

Lots 66 and 50 have unusual lines and shapes and will potentially restrict a future resident’s enjoyment of their property. New lots should not require a variance to construct a covered patio. Staff recommends that the builder review these lots and construct homes that meet city setback requirements and allow room for potential covered patios.

Lot 88 appears to have an abnormally long building envelope that could prevent easy access into and from a rear entry garage. This should be modified to continue the theme of Lots 84-87.

Access: The site is accessed via Depot Street and by four roads that are currently stubbed out from the Autumn Ridge and Ruben’s Landing subdivisions. One of these is Gadwall Lane, which is classified as a Collector Road, and the other three access points are local roads. Inside the development, there are three (3) alleys that are private.
Parking: The applicant is not required to provide any on-street or guest parking for the single-family homes and there is no amenity center that would require parking. Discussion at the last meet lightly examined whether parking should be permitted on Gadwell Lane, a collector street. Gadwell connects through to Miles Johnson Parkway which is also a collector street. In all cases, those portions of the collector street permit on-street parking. Staff is concerned that we will be creating a future problem for the residents of Lots 1-21. Access to the lots is via a rear alley that will have limited, if any, parking available for guests. The only convenient area for guest parking would be Gadwell Lane. For this reason, staff suggests that this be further examined at preliminary plat to ensure that a practical difficulty is not created for future residents. An option to consider is restricting parking to the east side of the road.

Streets and Sidewalk: The applicant is proposing to extend a collector road and provide the required 75’ Right-of-Way. This roadway will have a sidewalk on the east side of the road and a greenway on the west side of the road. The site contains several local roads showing 50’ of Right-of-Way and 5’ sidewalks on both sides of these streets. The alley loaded lots are providing 20’ public alleys with a sidewalk network on the front side of these units. The applicant is proposing to have the sidewalks tie into Autumn Ridge’s existing sidewalk network.

Bulk and Area Requirements: The proposal is compliant with the bulk and area requirements of the R-4 zoning district.

Bicycle and Greenway Plan: Gadwall Lane/CSX Railroad corridor is designated as a greenway route in the Bike and Greenway Plan. The applicant is proposing a 10’ wide Greenway trail on the west side of Gadwall Lane, between the street and railroad, from Depot Street to the northern activity area, providing a stub out to the CSX Railroad. The path transitions from a width of 10’ to 5’ prior to crossing Lot 22.

Landscaping and Buffering: The applicant is proposing a 25’ landscape buffer in places on the eastern property line, between the Autumn Ridge and the Ruben’s Landing subdivision, where the proposed rear-loaded lots are in close proximity to the boundary line. The rear-loaded lots will be oriented towards the abutting subdivisions and the landscape buffer aims to mitigate the impacts of this project abutting the neighboring single-family homes. The applicant is proposing to maintain existing landscaping along some boundary lines to enhance privacy. Limits of disturbance are proposed to be set at the time of preliminary plat review. The plans provide for a 25’ landscape buffer along Depot Street and a portion of the boundary with Ruben’s Landing. A landscape detail has been added on Sheet 6 which provides for planting details. The 25’ landscape easement between the subject property and the Autumn Ridge subdivision does not include plantings. The plan shows a tree in the front of each lot.

Recommendation: Staff recommends the Planning Commission approve the Neighborhood Concept Plan for Bluebird Hollow subject to the following conditions:
1. A reduced landscape plan, one tree every 50’, is recommended in the easements between Autumn Ridge and this subdivision and between Lots 25, 26, 48, 49, and 62.
2. Limits of disturbance to be determined at preliminary plat. At preliminary plat the applicant will need to show compliance with the 15% open space requirement in Article 15.5, Common Open Space.
3. Lots 50 and 66 should be designed to accommodate a house and covered patio, without a variance.
4. Lot 88 appears to have an abnormally long building envelope that could prevent easy access into and from a rear entry garage. This should be modified to continue the theme of Lots 84-87.
5. Provide a modified Traffic Impact Analysis (TIA) to the City at the time of preliminary plat submittal that would provide trip generation numbers that the City can use to determine the appropriate intersection traffic controls. The City does however, reserve the right to require a full TIA in the future if warranted.
6. If the stub out portion of the multi-use trail (near Lot 22) will not be used in the future it should be removed.
7. Parking shall be allowed on one (1) side of Gadwall Lane and shall be signed in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).
8. The City reserves the right to require a full Traffic Impact Analysis (TIA) in the future if warranted.
9. Name “Road A “at preliminary plat application.
Neighborhood Concept Plan
Bluebird Hollow at Autumn Ridge

SHEET 4 OF 5
R4 Residential
6th County Commission District, Maury County
4th Civil District, Williamson County
Spring Hill, Tennessee

Developer:
Don R. Cameron, III

DATE: 05-30-19; SCALE 1" = 50'
Neighborhood Concept Plan — Landscape

Bluebird Hollow at Autumn Ridge

Neighborhood Concept Plan — Landscape Notes:
1. Landscape buffer yards are not required for this project per the Ordinance.
2. Limits of grading and existing trees for roads will be shown in the Preliminary Plan. Existing trees shall be retained to the greatest extent possible.
3. Existing trees shall be protected with a tree protection fence. The tree protective fence location and fence detail shall be shown in the Preliminary Plan submitted.
4. Significant upland trees shall be identified. These significant trees shall be surveyed for location, identifying size and species and will be shown in the Preliminary Plan submitted.
5. Existing trees and shrubs shall be protected. The tree protection fence location and fence detail shall be shown in the Preliminary Plan submitted.
6. Existing trees shall be protected for each site family unit as shown on the plan, and shall be measured from the first 15 feet of the front yard.
7. Plants diversity shall conform to Table 1.1 of Article 10, Landscapes of the City of Spring Hill Ordinance for Perimeter Landscape 'A' and 'B'. On-site trees and planting in open spaces.

Legend:
- Proposed Perimeter Landscape 'A'
- Proposed Perimeter Landscape 'B'
- Proposed On-Site Trees
- Proposed Trees in Open Space
- Existing Trees
- Existing Trees Hillsides Retained to be dredged (if possible)

Rd Residential
6th County Commission District, Maury County
4th Civil District, Williamson County
Spring Hill, Tennessee

Developer
Don R. Cameron, III

DATE: 05-30-19
SCALE: 1" = 50'

LANDSCAPE PLAN
Perimeter Landscape Planting "A" and "B" Notes:

1. All plant materials shall conform to the American Standard for Nursery Stock, ANSI Z60.1 or current edition. Plant installation shall conform to landscape construction best practices.

2. Existing trees of any size may replace trees proposed in Perimeter Landscape Areas "A" and "B" on a one-to-one basis. Existing Trees will be retained to the greatest extent possible.

3. Evergreen trees shall have minimum height of 8 feet.

4. Shade trees shall have 4 foot high clear trunk and a minimum caliper of 3 inches.

5. Single trunk ornamental trees shall have a minimum trunk caliper of 2.5 inches. Multiple trunk ornamental trees shall have a minimum height of 8 feet.

6. Shrubs, evergreen or deciduous shall have a minimum height of 42 inches.

7. The shrubs in Landscape Perimeter "A" shall be a minimum of 90 percent evergreen.

Neighborhood Concept Plan
- Landscape -
Bluebird Hollow at Autumn Ridge

Developer: Don R. Cameron, III
Spring Hill, Tennessee

Sheet 1-4 of 4
R4 Residential
6th County Commission District, Maury County
4th Civil District, Williamson County

Scale: 1"=50'
ELEVATION
PLAN
6'-0" High Shadow Box Fence Details

Perimeter Landscape "A" Plan -- Typical 100'
Perimeter Landscape "B" Plan -- Typical 100'
Section "B", Through Landscape Perimeter "B"

LANDSCAPE TYPICAL
SPC 704-2019: Submitted by Donnie Buford for Connection Hill Primitive Baptist Church. The property is located at 2760 Buckner Lane, zoned R-2 and contains approximately 10.5 acres. This item was approved by PC in 2014, but no construction occurred and the site plan approval expired. The applicant requests site plan concept review and comment for phase 1 of the Connection Hill Primitive Baptist Church. Requested by Donnie Buford.

Property Description and History: This property is on the east side of Buckner Lane and is south of Spring Station Drive and directly east of the Glennmont subdivision. The applicant is submitting plans for a church that received approval in 2014, but with changes to comply with the new Unified Development Code. Following the Planning Commission work session, the applicant revised plans to show access to Buckner Lane at the northern driveway.

Phasing: The applicant is requesting to have the entirety of the future expansion plans reviewed at this time. The solid line areas are the improvements that the applicant is intending to initially build and the hatched lines are future phases. Since ‘Concept’ plan is voluntary, the submittal of this plan is acceptable to serve for both Phase 1 and Phase 2. Formal site plan may be required for each phase.

Access: The applicant is proposing one access point from Buckner Lane. Buckner Lane is an Arterial Street and the access points should be limited to the minimum number and width necessary. The proposed access point is in alignment with an access point to Glennmont subdivision on the west side of Buckner Lane and in Phase 2.

Parking and Loading: The applicant is showing parking for the Place of Worship use of the building. The site data table needs to include the code requirement for parking; minimum required and provided, with math shown.

Streets and Sidewalks: The applicant is dedicating Right-of-Way to bring the area from the centerline up to the required 47.5’ for an Arterial Road.

Bicycle and Greenway Plan: Buckner Lane is a designated multi-use trail route in the Spring Hill Bicycle and Greenway Plan and the applicant is showing the required multi-use trail in lieu of a sidewalk. The alignment of the path should be placed towards the rear of the right-of-way, closer to the property line. The creek also has a route of a greenway and this will also need to be provided by the applicant in its entirety during phase one of the project. The plan notes a 10’ greenway trail on the east side of Aenon Creek that is located outside of the 60’ stream buffer.

Utilities: There are no issues with serving utilities to the property for the proposed development.

Stormwater Management: The applicant is providing a detention basin near the creek for stormwater management.

Building and Site Design: The applicant has provided elevations for phase one of the proposed building. The materials used are brick, batten board, lap siding, and stucco. The roof is pitched and covered with architectural shingles. The building appears to comply with the UDC design standards for commercial property. A site data table is required that shows; existing zoning, lot area, compliance with the typical requirements of the applicable zoning district (area and dimensional), parking, etc. The applicant should take the data on Sheet C-2 for the R-2 District and place it in a new site data table at site plan submittal showing minimums, maximums, and proposed values.
Landscaping and Buffering: The required landscaping will be addressed at Site Plan application. Please show and label landscape buffers.

Summary: This is a non-voting item and is only reviewed by the Planning Commission to generate comments. Staff has the following comments:
1. Label the 10’ landscape buffer at the south property line.
2. It is difficult to see the limits of the 10’ multi-use trail along Buckner Lane.
3. Parking for a church is calculated at 1/4 seats and 1/1,000 sq. ft. of residential area. Please show required minimum parking based on these factors.
4. The required 15’ landscape buffer along Buckner Lane needs to be clearly shown in the first 15’ on-site.
5. The 25’ front setback line is measured from the existing right-of-way and not the 47.5’ line.
6. Colored elevations will be required at site plan submittal.
7. A right-of-way plat dedicating additional right-of-way along Buckner Lane shall be submitted with the site plan application.
8. The northerly entrance shall provide 2-way ingress and egress to the site.
9. No Traffic Impact Analysis (TIA) is required at this time.
10. Remove the reference to “Drainage Easement” at West Fork Aenon Creek.
11. The existing entrance at the south end of the site shall be converted to a “right in/right out” access.
SPC 706-2019: Submitted by Southern Consulting for O’Hallorn Crossing at 2020 O’Hallorn Drive. This property is located on Harrah Drive between Simply Self Storage and the Campbell Station subdivision. This property is zoned R-6 and contains approximately 2.25 acres. The applicant requests site plan concept review and comment for 18 condominium units. Requested by Trent Smith.

Property History: In 2018 the same applicant, Southern Consulting, submitted a concept plan application for review (SKP 591-1018). This request proposed 20 townhome units. The request was denied on October 8, 2018.

In 2014 the subject property was on the Planning Commission agenda on several occasions. Beginning in April of that year, a request for Sketch Plan approval for Galardi Subdivision was presented. The property was composed of two lots and portions were zoned R-4 and R-2. The proposal was for 12 townhome units. House footprints were 1,261 sq. ft. By the November meeting the number of units appears to have been reduced to eight (based on the minutes of the meeting) although no plan is available. The Sketch Plan did not receive approval.

Following the work session, the applicant made minor revisions to the plan, including recessing a 10x6’ patio into the building corner.

Property Description: This property is located between Harrah Drive and O’Hallorn Drive. There are single family houses to the south and east. Commercially zoned property is located north (mini-storage) and west of the site. The applicant has revised the concept plan since the staff review meeting in October 2018, reducing the number of units from 20 to 18, among other revisions. The overall density is 8.9 du/ac. The maximum density allowed in R-6 for townhomes is 9.0 du/ac. The site data table shall show the proposed number of units.

Streets and Sidewalk: The applicant proposes 5’ wide sidewalks on the projects O’Hallorn frontage and one side of the internal private drive. It appears that the sidewalk abuts the private road or provides for a maximum one (1) foot green space between the sidewalk and street. Curbing is not shown. Pavement width is 22’. There should be sufficient curb lawn present between the back of curb and the front edge of sidewalk to prevent the need for the sidewalk serving as a driveway apron. With one foot or less, the sidewalk will have undulations that could present ADA compliance concerns.

Parking: The concept plan shows parking calculations for dwellings and guest parking. It appears that each unit is proposed to have a one-car garage. A driveway provides two surface spaces. A minimum of two guest parking spaces are required. Driveway parking does not qualify as ‘guest’ parking spaces.

Amenities/Open Space: The concept plan does not include any specific amenities. Open space is required in a townhome development, but none is observed except for the detention pond. Appropriate open space needs to be accommodated. The 25’ perimeter yard cannot be used toward compliance with the open space requirement.

Building Design & Site Design: The applicant has not provided building elevations for review at this time. The units will have one car garages and contain no usable back yard. The rear yard is entirely within the perimeter buffer, which cannot be counted toward the individual unit open space requirement. Each unit is shown having a 10’x6’ rear patio. The incorporation of this space into the proposed floor plans creates awkward maneuvering in the plan and further impacts the use of the first floor. A second and third parking space for each unit is in a surface driveway typically in front of the one car garage. This arrangement can create access challenges for the garage parking space and may contribute to

SPC 706-2019 (O’Hallorn Crossing) vn
unnecessary on-street parking. The location and arrangement of the two lots on the east end, #17-18, place two driveways in close proximity on the curve of the private drive. Per section 8.3K.1.a a minimum of 15’ is required between buildings. The site indicates compliance with this requirement. Elevations shall be required at site plan submittal.

Landscaping and Buffering: The concept plan shows a 15’ wide landscape buffer around the site based on the buffer yard requirement in Article 11-8 and a privacy fence, on the north and south property lines. It is not clear as to whether the fence is existing or proposed. A landscape plan shall be required at site plan submittal. Because of the tightness of this site, a critical look will need to be taken at all landscape buffers. The plan also reflects the 25’ perimeter yard required per Article 8.3K. This yard may not contain any structures, with the exception of fences and walls. Units 1-12 as drawn do not provide any rear patios for unit residents. Staff believes this severely reduces the quality of life for residents. Required stoops appear to be notched into the dwelling to avoid encroaching into the perimeter yard. It also creates a situation where the future owners of units may want a patio and cannot have them without a variance. The applicant has indicated they may retain ownership of all of the units and rent them out. While this may remove the ability for an individual owner to seek a variance, it does not address the negative impact on the livability of the unit. The units have been reduced to a 30’ depth to keep them outside of the buffer, which is very shallow. Further reduction of that depth would have a negative impact on the development.

Tree preservation is a new item in the UDC (Article 11-10) and needs to be considered in this plan. The plan states that all existing trees are to be removed.

Bicycle and Greenway Plan: The project site is not impacted by the requirements of the City’s Bicycle and Greenway Plan.

Summary: This is a non-voting item and is only reviewed by the Planning commission to generate comments. Staff has the following comments:

1. The applicant is counting driveway parking spaces towards compliance with the required guest parking. Guest parking shall be separate from individual unit driveway parking. Two spaces are required.
2. Setbacks for townhome lots are 15’ front and 0’ sides.
3. The retention pond on the east end of the site encroaches into the required perimeter buffer. Staff’s application of 8.3.K is that ponds and other man-made improvements are not permitted within this area.
4. A minimum of 1,800 sq. ft. of open space is required. This may be private or common as stated in 8.3.K.1.c. This area has not been identified. Perimeter yards do not count towards this requirement.
5. The fence on the south side is not labeled as existing or proposed.
6. O’Hallorn Drive (Private Drive) shall be constructed to City of Spring Hill standards, specifications and standard roadway cross-section.
7. Failure to construct O’Hallorn Drive (Private Drive) to City standards, specifications and standard roadway cross-section will prohibit the City of Spring Hill from accepting O’Hallorn Drive (Private Drive) as “Public” in the future.
8. Provide floorplan of second level.
9. Landscape plan, building elevations and construction drawings will be required at site plan submittal.
10. A 50-foot-wide public access easement shall be provided.
ONE WRITTEN COMMENT FROM SPRINGHILL STAFF AND FOUR VERBAL COMMENTS WERE RECEIVED.

WRITTEN COMMENT: REQUEST EXISTING OVERHEAD ELECTRIC TO BE SHOWN.

VERBAL COMMENTS: INCLUDE: CHANGE DRIVEWAY TO 10 FOOT WIDTH, SHOW 30 FOOT WIDE P.L.D.E. FOR WATERLINE, LABEL STORM STRUCTURE AS JUNCTION BOX, AND PROVIDE LANDINGS AT REAR DOOR.

TWO PLANNING COMMISSION WORK SESSION COMMENTS:

QUALITY OF LIFE: THE LACK OF A REAR PATIO WAS RAISED AS A QUALITY OF LIFE ISSUE. A PATIO HAS BEEN ADDED. SEE DETAIL.

DRIVEWAY SLOPE: PLANNING COMMISSION STATED 18 FOOT ELEVATION DIFFERENCE WOULD CREATE TOO STEEP OF A DRIVEWAY. THE CROSS SLOPE FROM PROPOSED BUILDING TO THE "STORAGE CENTER COMPLEX" SHOWS AN EXISTING GRADE DIFFERENCE OF FROM 8 FEET TO 12 FEET.

PLEASE SEE ENCLOSED DRIVEWAY SLOPE TABLE SHOWING DRIVEWAY SLOPE (CONNECTION TO PROPOSED ROAD).

PROPOSED O'HALLORN DRIVE WILL BE DESIGNED WITH A RELATIVELY FLAT SLOPE OF APPROXIMATELY FROM 1 TO 2 PERCENT. GRADE CHANGE TO ACCOMPLISH ROAD DESIGN IS PERFORMED IN 25 FEET PERIMETER YARD.
FPL 709-2019: Submitted by WES Engineers & Surveyors for The Cove at Spring Hill, Phase 1. This property is located on Tom Lunn Road, west of the Port Royal intersection. The property is zoned R-2 and contains approximately 58.78 acres. The applicant requests final plat approval to create 53 single-family lots. Requested by Allen O'Leary.

Property description: This property is located near the intersection of Tom Lunn Road and Port Royal Road, north of Port Royal Park.

1. In June of 2016, the Planning Commission approved a neighborhood concept plan (NCP 190-2016) for the property. The staff memo and minutes are attached.

In September of 2016, Preliminary Plat application PPL 230-2016 was approved by the Planning Commission, subject to the following conditions:

1. A 5-foot-wide sidewalk shall be constructed on the west side of Tom Lunn road with the first phase of development.
2. Preliminary Plat approval shall remain valid for a period of three (3) years, during which time the applicant shall obtain Planning Commission approval of a final plat application.
3. Modification to the plat may require Planning Commission approval prior to submittal of a final plat application.

Access: Access to the development is off of Tom Lunn Road. The approved concept plan for The Cove only shows one entrance/exit to the development.

Street and sidewalk: This phase includes sidewalks on one side of Imagine Circle and Eleanor Rigby Court per the approved preliminary plat. Although sidewalks were a condition of preliminary plat approval, they are not included in the design of the current road improvement project. Pursuant to the conditions of NCP 190-2016 and RES 16-105, right-of-way along the property’s frontage on Tom Lunn Road is being dedicated to achieve the collector street standard.

Bulk and Area Requirements: The final plat is consistent with the approved preliminary plat (PPL 230-2016) and conditions of approval.

Recommendation: Staff recommends approval of Final Plat application FPL 709-2019 (The Cove at Spring Hill, Phase 1), subject to the following conditions:

1. Provide ADA ramps with truncated domes at the intersection of Imagine Circle and Eleanor Rigby Court.
2. Final Plat approval shall remain valid for a period of five (5) years, during which time the applicant/developer shall obtain all necessary permits and commence construction.
3. The approval of a non-recorded final plat expires within one (1) year of approval if not signed and recorded.
ADM 710-2019: Submitted by WES Engineers & Surveyors for a minor revision to the Sawgrass PUD. This property is located off of Tom Lunn Road, zoned R-2 PUD and contains approximately 47.42 acres. The applicant requests a minor modification to the previously approved master plan, which involves the realignment of Southwind Run and Casper Way and results in a decrease of 8 lots (197 to 189). Requested by Allen O’Leary.

Request: The applicant is requesting a minor modification to the street layout and as a result, is reducing the number of single-family units by 8. The applicant is aiming to create a better dispersed traffic pattern within the development and is altering the roadway that will be used to pass through this PUD and into an adjacent development, Phase 2 of Kings Creek, now marketed as Sawgrass West.

Property Description and History: This property is located on Tom Lunn Road and is northeast of the intersection of Tom Lunn Road and Port Royal Road. The current zoning designation of the subject property is R-2, PUD. The original PUD (PUD 300-2017) was approved for this property by the Board of Mayor and Alderman on April 17, 2017. The conditions of approval for this PUD were as follows:

1. Street improvements will be evaluated and required at the time of Neighborhood Concept Plan approval. At a minimum, improvement to Tom Lunn Road will be required to span from the northern boundary of the subject property to the northern project boundary of the adjacent development (PPL 230-2016) and will include the construction of a 5’ (five-foot- sidewalk) on one side. Additional improvements may be required by the Planning Commission.
2. Access to the new residential lots shall be provided from the new internal street network. No driveways shall be permitted onto Tom Lunn Road.

No changes are proposed to the conditions of approval. The street design that has been designed and approved by the City for Tom Lunn Road does not include a 5’ sidewalk. Otherwise, the applicant has addressed the conditions of approval for the PUD.

A Preliminary Plat (PPL 517-2018) and Final Plat (FPL 676-2019) for Section 1 of this development have been approved. The proposed modification to the master development plan would not impact the approvals for Section 1.

Streets and Sidewalks: The proposal maintains 50’ Right-of-Ways and 5’ sidewalks on both sides of internal streets.

Amenities and Open Space: The amended master plan for Sawgrass included open space areas adjacent to Lots 32, 137, and 142 that contained improvements. These need to be shown and maintained on the revised master plan.

Access: The proposal is maintaining the currently approved access points on Tom Lunn Road. The proposal is removes one stub out street to the west. If desires, this connection could be provided across open space ‘E’.

Spring Hill Rising 2040: The future land use designation of this property is Residential Neighborhood Area, and is not impacted by this amendment.
Summary: The street realignment is a minor change that creates a more direct flow to Sawgrass West. The realignment results in the reduction of 8 lot and therefore increases the amount of open space, reduces the ground covered by buildings, and reduces the floor area of the development.

According to Article X Section 2.5 of the zoning ordinance, a determination by the Planning Commission that the changes are in substantial compliance with the approved PMDP is required. If so determined, the changes will be considered as ‘minor modifications’ under Section 2.9. The project will then be allowed to continue forward as follows:

1. Final Master Development Plans, which can be processed with a site plan or subdivision application, can be processed through the Planning Commission for future areas of Sawgrass. This may be done in stages or as a whole.

Staff believes the revised modifications are in substantial compliance with the originally approved preliminary master development plan and should be considered minor. The changes meet the requirements in Article X, Section 2.5 “Determination of Substantial Change” of the former zoning ordinance, and qualify as “minor.” If the Planning Commission disagrees with staff and determines that the proposed changes are not in substantial compliance with the approved PMDP then this application will be forwarded to the Board of Mayor and Aldermen for consideration as a major amendment.

Recommendation: Staff recommends approval of the minor amendment to the Sawgrass PUD, ADM 710-20189, subject to the following conditions:

1. The amended master plan for Sawgrass included open space areas adjacent to Lots 32, 137, and 142 that contained improvements. These need to be shown and maintained on the revised master plan.
2. Modify PUDE Note #2 to say ‘where infrastructure is present.’
MINOR REVISION TO MASTER PLAN

REVISED TO MASTER PLAN

PHASE 2

UNDER CONSTRUCTION

PHASE 1

PHASE 3

PHASE 4

REVISION TO MASTER PLAN
Major Revision to Master Development Plan
Tom Lunn Road
P.U.D.
(PUD 300-2017; ORDINANCE 17-04)
SHEET 2 OF 2
R2 Residential P.U.D.
3rd Civil District - Maury Co.
Spring Hill, Tennessee
Developer
Paul Varney Construction, LLC
DATE: 09-25-17

Approved Master Plan (Color)

PUD 300-2017
STP 711-2019: Submitted by WES Engineers & Surveyors for Sawgrass West, Phase 1. This property is located within Kings Creek, zoned R-2 PUD and contains approximately 26.10 acres. The applicant requests site plan approval to create 196 townhome units with related open space. Requested by Allen O’Leary.

Property Description and History: The site is Phase 2 and 3 of the Kings Creek PUD. Approval was granted in 2018 to modify the access to this property from internal to Kings Creek to come from the east through the recently approved Sawgrass PUD. The approval granted permission to build 196 townhome units on the site rather than the mix of residential units previously approved. Conditions of approval are listed below.

1. All amenities will be complete prior to the issuance of a certificate of occupancy for the 98th unit (50%).
2. The applicant shall provide 750 square feet of secluded open space for each townhouse dwelling unit as required in Article X, Planned Unit Development, of the Zoning Ordinance, unless modified or reduced by the Board of Zoning Appeals.
3. Correct phasing note and labels on the plan as necessary for accuracy.
4. Provide sidewalk on both sides of the street.
5. Sidewalks do not connect, they just stop. Sidewalk at lot 131 does not connect to anything. Still not addressed from work session.
6. Provide 2 ADA ramps per corner.
7. At phase 1 site plan approval or prior, the developer will be required to enter into a cost share agreement with the City of Spring Hill for improvements to Tom Lunn Road.
8. At phase 1 site plan approval or prior, the developer will submit CCR’s to City of Spring Hill Planning Commission for approval.

Request: The applicant is requesting site plan approval for Phase 1 of the townhome development. This phase includes 45 townhome lots, the primary road access to the site, the amenity center and emergency secondary access. Lots will be platted via subdivision plat.

Access: The access to the site is not being modified by this application and is consistent with the approval of ADM 603-2018. Sawgrass is proposing a modification that will alter the route to this site. No vehicular connection to the subject site will exist until provided across the Sawgrass PUD to Tom Lunn Road.

Parking and Loading: Parking, roads and turn around areas are all consistent with the approved Master Plan. Guest parking is provided per the approved plan. Each unit is proposed with a one-car garage and one car wide driveway. Per conditions of approval corners are to have two ADA ramps.

Building and Site Design: Building numbers and layout is consistent with the Master Plan. It does appear that the Master Plan include slight off-sets in the front building facades that are not reflected on the proposed plan. Staff recommends that the off-sets be incorporated.

Color building elevations provided spec external materials that includes extensive vinyl lap siding, some brick and regular asphalt shingles. A set of Lennar plans show a different roof line and slight building off-sets. The applicant as confirmed that the Lennar elevations and design will be followed.
Landscaping and Buffering: Landscaping appears to follow the approved Master Plan. Better identification of seed and sod areas is requested for the site. Sod is provided in the main play area and along the back of curb. Staff recommends that a portion of the rear yard be sodded for each townhome lot.

Amenity Center: Specific plans for the amenity center have not been provided and the use will require administrative approval through the planning department. The requirement for secluded open space was waived by the Board of Zoning Appeals through the variance process.

Recommendations: Staff recommends approval of Site Plan application STP 711-2019, subject to the following conditions:

1. All plan sheets shall include a reference to “Phase 1”.
2. Sod the rear lot of each townhome.
3. Landscape Sheet L1.0 references the City of Gallatin.
4. Roof lines and front façade off-sets will be provided as shown on the Lennar set of plans. Colors and materials per the Sawgrass color elevations.
5. All ADA ramps with truncated domes shall be labeled on plan sheets.
6. ADA ramps with truncated domes shall be shown at the following locations:
   - North side of Casper Drive at parking lot between the Club House and Lot 196.
   - North side of Casper Drive at Lot 24.
   - South side of Casper Drive at Lot 23.
   - South side of Casper Drive at parking lot between Lots 10 and 11.
   - South side of Casper Drive at Cart Parking.
   - South side of Casper Drive at Compactor.
7. Previous conditions of approval numbers 7 and 8 have not been satisfied and are listed below.
   - At phase 1 site plan approval or prior, the developer will be required to enter into a cost share agreement with the City of Spring Hill for improvements to Tom Lunn Road.
   - At phase 1 site plan approval or prior, the developer will submit CCR’s to City of Spring Hill Planning Commission for approval.
8. Install pedestrian controls and necessary traffic signage as required by the Manual on Uniform Traffic Control Devices at the pool and cart path crosswalks.
9. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained. Modification to the approved site plan may require Planning Commission approval.
UNIT PLANTING PLAN
4-PLEX

A UNIT    B UNIT    Br UNIT    Ar UNIT
SAWGRASS

A UNIT
43% BRICK

B UNIT
60% BRICK

B UNIT
52% BRICK

A UNIT
43% BRICK

4-PLEX WITH GARAGE
SAWGRASS

A UNIT

4-PLEX WITH GARAGE
SAWGRASS

4-PLEX WITH GARAGE
TO: Spring Hill Planning Commission  
FROM: Steve Foote, AICP, Planning Director  
MEETING: July 8, 2019  
SUBJECT: ZTA 716-2019 (Wireless Communications - 8.3.Z)

ZTA 716-2019: This request was initiated by the City of Spring Hill to amend the text of the zoning ordinance at Article 8.3.Z of the UDC. The proposed change will replace Section Z in its entirety with Exhibit A and replace Section 8.5 “Use Definitions” at “Wireless Telecommunications” with new use definitions from Exhibit A. Requested by the City of Spring Hill.

Zoning Text Amendments: Attached is a ‘working draft’ of the text revisions. Staff is continuing to review and make needed revisions to improve the proposed regulations. However, since there are multiple groups with interest in siting cell towers and small cell facilities with the community, the code amendment process is being initiated now. In response to a request from the Planning Commission, staff has located an MTAS material on the subject and is in the process of reviewing the information.

The current adopted UDC addresses traditional cell towers in a less than comprehensive manner and does not address new technology, like small cell, in any respect. Staff has been contacted by several providers regarding the installation of small cell facilities within the community. The proposed regulations will provide a comprehensive approach to reviewing and regulating these facilities to the extent permitted by State and Federal law. In many ways, the city’s zoning authority has been preempted. Most of our review authority is limited to aesthetic considerations. In addition, a request may not be denied based on perceived impacts of electromagnetic signals used by the facilities.

The UDC allows the Code to be amended in accordance with Article 13. The process for amending the zoning regulations is intended to allow modifications in response to omissions or errors, changed conditions, or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party. The approval standards for zoning text amendments, as found in the Unified Development Code, Article 13, are below:

2. Approval Standards for Text Amendments  
   a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.  
   b. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.  
   c. The extent to which the proposed amendment creates nonconformities.  
   d. The consistency of the proposed amendment with the intent and general regulations of this Code.

Requested Zoning Text Amendments:  
The request includes the following changes:  
1. Replace Section 8.3.Z in its entirety  
2. Replace 8.5 Use Definitions, “Wireless Telecommunications” with new ‘use’ definitions from Exhibit A.

The proposed amendment separates regulations, allowances, application requirements and aesthetic considerations for cell towers and small cell/Distributed Antenna System facilities.

Recommendation: Staff recommends adopting PC Resolution 19-66 forwarding the Planning Commission’s recommendation on the two ordinance changes discussed herein. If acceptable, staff will continue to review the MTAS materials and refine the proposal as it moves forward to the Board of Mayor and Alderman.
WHEREAS, pursuant to TCA 13-4-103, authority is granted to the Municipal Planning Commission to make recommendations relating to the plan and development of the municipality to public officials; and

WHEREAS, the Planning Commission had a regular meeting on the 8th day of July, 2019 and heard public testimony and input regarding application ZTA 716-2019; and

WHEREAS, the Planning Commission considered the materials submitted by the applicant and the reports written by City Staff;

NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Planning Commission forwards a recommendation of approval for application ZTA 716-2019 to the Board of Mayor and Alderman, to amend the Unified Development Code as provided in items A and B below.

A. Proposed Change to replace Section 8.3.Z in its entirety

B. Proposed Change to replace 8.5 Use Definitions, “Wireless Communications” with the new “use” definitions from Exhibit A.

Passed and adopted this 8th day of July, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
Z. Wireless Telecommunications (Replace with Exhibit A)

1. Setbacks

a. All wireless telecommunications towers must be set back no less than the tower height from all existing principal buildings on the lot and adjacent lots, measured at the nearest external wall(s), as well as within the buildable area of any adjacent undeveloped lot, as defined by current setback requirements. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the building.

b. All wireless telecommunications facilities, including accessory structures such as maintenance sheds, must be set back from all property lines in accordance with the minimum setback requirements in the zoning district.

2. Tower Height

The maximum height of a wireless telecommunications tower is the minimum needed to function satisfactorily. The application for approval of a wireless telecommunications tower must demonstrate the minimum height needed for the tower to function, which will be reviewed and approved as part of site plan review. The City has the ability to hire an independent consultant to assist in review of the proposed height, whose fee will be charged to the applicant.

3. Lighting and Marking

Wireless telecommunications systems must not be lit or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

4. Specific Standards for Wireless Telecommunications Antennas

Wireless telecommunications antennas are a special use in all districts, unless they are stealth design in which case they are a permitted use. Stealth design for wireless antennas is encouraged and is considered a permitted use in all districts, subject to administrative site plan review and approval. In addition to the standards of this section for wireless telecommunications antennas, stealth design must comply with the following additional regulations:

a. To qualify as a stealth design, wireless telecommunications antennas must be enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer.

b. Wireless telecommunication antennas must be mounted at least 30 feet above grade, as measured from grade to the base of the antenna, to qualify as stealth design, in addition to meeting the other requirements of this section. Wireless telecommunication antennas mounted lower than 30 feet are considered a special use.

c. Antennas must be located on or in structures already permitted within zoning districts, such as water towers, clock towers, streetlights, penthouses, parapet walls (must be behind the parapet wall), and steeples, and must be designed to blend in with the structure.

d. Antennas that co-locate on existing wireless telecommunications towers are also considered stealth design. However, such antennas cannot increase the overall height of the existing wireless telecommunications tower.

e. No antenna may increase the overall height of any structure on which it is mounted by more than 12 feet.
5. Specific Standards for Wireless Telecommunications Facilities

a. Any buildings, cabinets, or shelters may house only equipment and supplies for operation of the wireless telecommunication tower. Any equipment not used in direct support of such operation must not be stored on the site.

b. Commercial advertising is prohibited. Only signs that are part of the equipment as manufactured or warning signs are permitted.

6. Specific Standards for Wireless Telecommunications Towers

a. The use of guyed towers is prohibited. Towers must be monopoles, meaning self-supporting with no wires, cables, or beams.

b. Wireless telecommunications towers must be designed to accommodate other telecommunications providers. The area surrounding a tower must be of a sufficient size to accommodate accompanying wireless telecommunications facilities for other telecommunications providers.

c. Unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration or the City, towers must have a galvanized silver or gray finish.

7. Specific Standards for Distributed Antenna Systems (DAS)

If a distributed antenna systems (DAS) is installed and entirely enclosed within a principal building, the requirements of this Code do not apply.

a. All equipment related to a distributed antenna system must be mounted/co-located on existing poles or other existing structures unless it can be shown that an alternate location will be less obtrusive and/or more beneficial to the public. The design of any new pole requested requires special use approval.

b. An applicant seeking installation of a distributed antenna system must demonstrate that it has made efforts to blend or camouflage the system with existing facilities and surroundings or has otherwise screened or concealed the system from view. Approved blending methods include, but are not limited to, location of equipment other than antennas within a tree canopy or other inconspicuous location, use of green, brown or other colored equipment (if commercially available to the applicant) designed to mimic the colors and/or materials of the tree canopy, co-location structure or other nearby structures, as well as use of textures and shapes as appropriate, all with the intent of minimizing the visual impact of the system. Unnatural colors and exposed cables are prohibited.

c. All pole-mounted distributed antenna systems must be installed at a minimum height of nine feet above the ground. Equipment may be housed in a cabinet at ground level only with the approval of the City as to location and with appropriate screening.

d. Distributed antenna systems may not extend more than seven feet above the height of the existing pole or other structure on which it is installed.

e. Where distributed antenna systems are placed in residential districts, every effort must be made to avoid placement at right of way locations directly in front of a residence. If placement directly in front of a residence is absolutely necessary for technological reasons, the City has the right to require screening or impose other design mitigation requirements.

f. The City may request that a particular node or nodes be placed in an alternative location to that proposed by the applicant. Where a request for an alternative location is unable to be accommodated by an applicant, the applicant must supply an explanation in writing as to why the suggested alternative location will materially compromise the functioning of the system or is otherwise impractical.

8. Abandonment

Any wireless telecommunications system that is not operated for a period of 180 consecutive days is considered abandoned. The owner must immediately remove the tower or facility, and all aboveground equipment and related debris. The City may enforce removal by means of its existing regulatory authority.

9. Nonconformities

a. Ordinary maintenance, including replacement/upgrading, of antenna equipment may be performed on nonconforming antennas or towers. However, if the proposed alteration intensifies a nonconforming characteristic of the antenna or tower, a variance is required.

b. Co-location of an antenna on an existing nonconforming tower is permitted as a special use, provided that the addition of the antenna and any additional wireless telecommunications facilities do not increase the overall height of the nonconforming tower.
Wireless Telecommunications. Towers, antennas, and facilities used to transmit and receive signals that facilitate wireless telecommunications. The following definitions describe the wireless telecommunications infrastructure described within the general definition for wireless telecommunications:

1. **Antenna.** A specific device, the surface of which is used to transmit and/or receive signals transmitted to or from other antennas. This does not include satellite dish antennas.

2. **Facility.** A structure used to house and protect the equipment necessary for processing telecommunications signals, which may include air conditioning equipment and emergency generators. Facility also includes any necessary equipment that facilitates wireless transmission.

3. **Tower.** A structure designed and constructed to support one or more wireless telecommunications antennas and including all appurtenant devices attached to it.

4. **Distributed Antenna System.** A wireless communications network with multiple spatially separated antenna nodes and related equipment mounted on existing infrastructure, typically power, light, and/or telephone poles, all connected to a common source via fiber optic cable or other transport medium, which provides enhanced coverage within a geographic area.
Z. Wireless Telecommunications

The reader should also refer to Table 8-1: Use Matrix for use allowances and processes.

1. Purposes Generally.

a. The general purpose of this article is to regulate the placement, construction, and modification of towers and telecommunications facilities in order to protect the health, safety, and welfare of the public, while not unreasonably interfering with the development of the competitive wireless telecommunications marketplace in the city.

b. Specifically, the purposes of this article are to:

   I. Regulate the location of towers and wireless telecommunications facilities in the city;

   II. Protect residential areas and land uses from potential adverse impacts of towers and wireless telecommunications facilities;

   III. Minimize adverse visual impact of towers and wireless telecommunications facilities through careful design, sitting, landscaping, and innovative camouflaging techniques;

   IV. Promote and encourage shared use/colocation of towers and wireless antenna support structures as a primary option rather than construction of additional single-use towers and support structures;

   V. Promote and encourage utilization of technological designs that will either eliminate or reduce the need for erection of new tower structures to support antenna and wireless telecommunications facilities;

   VI. Avoid potential damage to property caused by towers and wireless telecommunications facilities by ensuring such structures are soundly and carefully designed, constructed, modified, maintained, and removed when no longer used or are determined to be structurally unsound; and

   VII. Ensure that towers and wireless telecommunications facilities are compatible with surrounding land uses.

2. Definitions

[The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

*Accessory equipment* means any equipment used to house, protect, serve or being used in conjunction with cell towers, wireless telecommunications, DAS, small cell technology, including, but not limited to, utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters or similar structures. Accessory equipment for a cell tower is typically contained within an equipment
shed located on the ground, while accessory equipment for a small cell or DAS facility may be mounted on a wireless support structure (WSS).

**Antenna** means communications equipment that transmits or receives electromagnetic radio frequency signals used in the provision of all types of wireless telecommunications services. This does not include satellite dish antennas.

**Applicant** means a person or entity with an application before the city for a permit for a tower, wireless telecommunications, or wireless support structure (WSS).

**Application** means a formal request submitted to the city to construct or install a cell tower, wireless support structure, antenna, or the wireless telecommunications equipment attached thereto. An application shall be deemed complete when all documents, information, and fees specifically enumerated in the city's regulations, ordinances and forms pertaining to the location, construction or operation of wireless facilities are submitted by the applicant to the city.

**Applicable Codes** means uniform building, fire, electrical, plumbing, or mechanical codes published by a recognized national code organization and adopted by the City of Spring Hill, as amended.

**City-owned WSS** means a Wireless Support Structure owned or leased by the city in the rights-of-way, including a utility pole that provides lighting or traffic control functions, including light poles, traffic signals, and structures for signage; and (ii) a pole or similar structure owned/leased by the city in the rights-of-way that supports only wireless facilities. City-owned WSS does not include a WSS owned by a distributor of electric power.

**City** means City of Spring Hill, Tennessee.

**Colocate, colocating, and colocation** mean, in their respective noun and verb forms, to install, mount, maintain, modify, operate, and/or replace antenna, small wireless facilities, or DAS equipment on a cell tower or Wireless Support Structure (WSS). "Colocation" does not include the installation of a new cell tower or Wireless Support Structure (WSS), or replacement of a WSS.

**Conceal** means to enclose a WSS within a natural or manmade feature, resulting in the facility being either invisible or hidden by the feature enclosing it.

**Distributed Antenna System (DAS)** is a network of spatially separated antenna nodes connected to a common source via fiber optic cable or other transport medium that provides wireless service within a geographic area or structure. A distributed antenna system may be deployed indoors (an iDAS) or outdoors (an oDAS).
Day means calendar day.

Design means the appearance of a Wireless Support Structure (WSS) or Wireless Telecommunication, including the structures, materials, colors and shape.

Disguise means to design a Wireless Support Structure (WSS) or Wireless Telecommunications to appear to be something other than its conventional or traditional form, achieving a compatible appearance with the surrounding environs.

Equipment compound means an area, cabinet, or shed typically surrounding or adjacent to the base of a tower or typically located on a wireless support structure, either above or below ground, within which accessory equipment is located.

Fall zone means the area on the ground within a prescribed radius in all directions from the base of a tower, which is intended as a safety zone from potential falling debris or collapsing material.

Federal Communications Commission (or FCC) means the federal agency charged with licensing and regulating wireless communications at the national level.

Fee means a one-time, non-recurring charge.

Guyed tower means a mount that is anchored to the ground or to another surface by diagonally placed cables with the opportunity for antennas to be attached at the top of and/or along the primary structure.

Height means the distance measured from existing grade to the highest point of a tower or WSS, including any antenna(s).

Lattice tower means a mount with multiple legs and cross-bracing of structural steel with the opportunity for antennas to be attached at the top and/or along the structural support system.

Macrocell means a cell in a mobile phone network that provides radio coverage served by a high power cell site (tower, antenna or mast). Generally, macrocells provide coverage larger than microcell. The antennas for macrocells are mounted on ground-based masts, rooftops and other existing structures, at a height that provides a clear view over the surrounding buildings and terrain. Macrocell base stations have power outputs of typically tens of watts.

Mitigation means the reduction or elimination of visual impacts by the use of one or more methods, including concealment, camouflage, and/or disguise.

Monopole means a type of mount that is self-supporting with a single shaft of wood, steel or concrete without the use of guyed wires, and with the opportunity for antenna placement at the top of and/or along or within the shaft.
Permittee means an applicant who has been granted a permit.

Provider means an entity offering any personal wireless service. Under this definition, a tower builder does not constitute a provider. A provider licensed by the FCC to offer a personal wireless service is considered a "licensed provider" for purposes of this article.

Right-of-way or ROW means the space, in, upon, above, along, across, and over all public streets, highways, avenues, roads, alleys, sidewalks, tunnels, viaducts, bridges, skywalks under the control of the City or Tennessee Department of Transportation (TDOT), and any unrestricted public utility easement established, dedicated, platted, improved, or devoted for utility purposes and accepted as such public utility easement by the city.

Site means that portion of a specific property or right-of-way where a proposed Wireless Support Structure (WSS) is to be placed.

Siting means how the tower or WSS will be placed within a proposed site.

Small cell wireless technology means: (1) individual small cell wireless antennas; or (2) networks of spatially separated small cell wireless antenna nodes connected to a common source via fiber optic transport medium that provides wireless service within a geographic area.

Small cell technology wireless support structure means a Wireless Support Structure (WSS), designed to support or capable of supporting small cell wireless technology. Means a structure used for the installation of small cell wireless technology or DAS systems in lieu of traditional monopoles, guyed towers and lattice towers. Such structures typically include poles less than 42 feet in height, placed in close proximity to one another and used to supplement wireless communications. Requests for Small Cell and Distributed Antenna System installations shall follow the regulations contained in Section 4: SMALL CELL AND DISTRIBUTED ANTENNA SYSTEMS (DAS) contained herein.

Stealth technology means a method of concealing or reducing the visual impact of small cell technology and/or small cell technology wireless support structures by use of incorporating features or design elements of the installation which either totally or partially conceals the structure; achieves the result of having the structure blend into the surrounding environment; or otherwise minimizes the visual impact of the structure.

Telecommunications Tower (Tower) means a structure designed and constructed to support macrocell technology, including one or more wireless telecommunications antennas and including all appurtenant devices attached to it. All new towers must be monopole in design. Towers are generally over 100’ in height.
**Wireless Facility** means equipment at a fixed location that enables wireless communications between user equipment and a communications network.

**Wireless support structure (WSS)** means an existing or proposed pole or other structure used for wireline communications, electric distribution, lighting, traffic control, signage, or a similar function typically located within the right-of-way or public utility easement, including poles installed solely for the support or colocation of a small wireless facility. When “WSS” is modified by the term “new,” then “new WSS” means a WSS that does not exist at the time the application is submitted, including, but not limited to, a WSS that will replace an existing pole. The fact that a structure is a WSS does not alone authorize an applicant to collocate on, modify, or replace the WSS until an application is approved, permission from the WSS owner is secured, and all requirements are satisfied pursuant to this ordinance. Sometimes referred to as an antenna support structure.

**Wireless Telecommunications** means the various technology and equipment hardware used to transmit and receive signals that facilitate wireless telecommunications. These facilities include, but are not limited to, towers, antennas, and support structures, accessory equipment that support macrocell facilities, Distributed Antenna Systems, and small cell facilities.

**Wireless services provider** means a person who provides wireless services.

### 3. TELECOMMUNICATION TOWERS - GENERAL SITE DEVELOPMENT REQUIREMENTS:

#### a. General Regulations.

I. New telecommunication towers require a special use per Table 8-1.

II. Telecommunications towers must maintain a galvanized steel finish or, be painted a neutral color, so as to reduce visual obtrusiveness. A requirement to the contrary according to any applicable standards of the Federal Aviation Administration or Federal Communications Commission, shall be followed.

III. At a tower site, the design of the buildings and related structures must, to the maximum extent possible, use materials, colors, textures, screening and landscaping that will blend the tower facilities into the natural setting and/or built environment.

IV. Towers may not be artificially lighted, unless required by the Federal Aviation Administration, Federal Communications Commission or other applicable authority. If lighting is required, it must be done in a way that minimizes the disturbance to surrounding property, including right-of-way.

V. The perceived environmental effects of radio frequency emissions may not serve as a basis to approve, deny or otherwise regulate a telecommunications tower to the extent that emissions comply with Federal Communications Commission regulations.
VI. All decisions denying a request to place, construct or modify a telecommunications tower must be in writing and be supported by a written record documenting the reasons for the denial and the evidence in support of the decision. Decisions must be made within a reasonable time from the date a completed application is duly filed.

VII. Each applicant requesting approval of a telecommunications tower must provide to the City of Spring Hill as a part of the application, an inventory of its existing towers that are either within the city or within one-quarter mile of the city boundaries, including information regarding the location, height and design of each tower. The City may share this information with other applicants or with other organizations seeking to locate a telecommunications tower within the city. In sharing this information, the City is not in any way representing or warranting that the sites are available or suitable.

VIII. The city desires that colocation be the first priority over new towers when considering new telecommunications antenna. Prior to the approval of a new telecommunications tower, all opportunities to pursue and collocate on an existing tower or antenna support structure shall be exhausted.

IX. No new telecommunication tower may be permitted unless the applicant demonstrates that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence must be submitted at the time of application demonstrating that no existing tower or structure can accommodate the applicant's proposed antenna and may consist of one or more of the following:

(A) No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements;

(B) Existing towers or structures are not of sufficient height to meet applicant's engineering requirements;

(C) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment;

(D) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna;

(E) The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable; or

(F) There are other limiting factors that render existing towers and structures unsuitable.

X. The placement of accessory equipment and buildings required to support an otherwise authorized telecommunication tower or antenna is specifically authorized.
XI. No person, provider, or other entity shall build, erect, or construct a tower upon any parcel of land within any zoning district unless approvals required by this ordinance have been granted and required permits shall have been issued by the City. Application shall be made to the City in the manner provided in this article.

XII. No new tower shall be built, constructed, or erected in the city unless the tower is capable of supporting another person, provider, or other entities operating telecommunications facilities comparable in weight, size, and surface area to the telecommunications facilities installed by the applicant on the tower. All new towers shall be designed to accommodate requests for colocation from other wireless providers.

XIII. An application to develop a new tower shall, in addition to the requirements in Article 13-13.3, Special Use, include:

(A) The name, address, and telephone number of the owner and lessee of the parcel of land upon which the tower is situated.

(B) The legal description, folio number, and address of the parcel of land upon which tower is situated.

(C) The names, addresses, telephone numbers, and locations of all owners of other towers or usable antenna support structures within a one-half mile radius of the proposed new tower site, including city-owned property.

(D) An affidavit attesting to the fact that the applicant made diligent, but unsuccessful, efforts to install or collocate the applicant's telecommunications facilities on city-owned towers or usable antenna support structures owned by other persons, located within a one-half mile radius of the proposed tower site.

(E) Written technical evidence, in the form of a written statement, from an engineer that the proposed tower or telecommunications facilities cannot be installed or collocated on another tower or usable antenna support structures owned by other persons located within one-half mile radius of the proposed tower site.

(F) A written statement from an engineer that the construction and placement of the tower will not interfere with public safety communications and the usual and customary transmission or reception of radio, television, or other communications services enjoyed by adjacent residential and nonresidential properties.

(G) A site plan, drawn to scale, showing the subject site, fall zones, setbacks, accessory equipment compound/shed, vehicle access, fencing, landscaping, adjacent property owners and zoning information.

(H) In order to assist city staff in evaluating visual impact, the applicant shall submit color photo simulations showing the proposed site of the tower.
with a photo-realistic representation of the proposed tower as it would appear viewed from the closest residential property and from adjacent roadways.

(I) The FCC has sole jurisdiction of the field of regulation of RF emissions. The city may not condition or deny a request on the basis of RF impacts the approval of any telecommunications facility (whether mounted on towers or antenna support structures) which meet FCC standards. Applicants shall be required to submit information on the proposed power density of their proposed telecommunications facilities and demonstrate how this meets FCC standards.

XIV. The planning department will cause the application to be presented to and reviewed by other essential city staff, as necessary to determine compliance with these regulations.

b. Site Plan Requirements

I. All wireless telecommunications towers must be set back no less than the tower height from all existing principal buildings on the lot, measured at the nearest external wall(s), as well as from the external boundaries of the lot upon which the tower is located. The setback distance is measured from the nearest point on the outside edge of a tower to the nearest point on the foundation of the building or lot line.

II. All Accessory Equipment and Equipment Compounds including accessory structures such as maintenance sheds, must be set back from all property lines in accordance with the minimum setback requirements for the zoning district.

III. Telecommunications towers and associated equipment must be entirely enclosed by an opaque security fence of at least six feet, and no more than eight feet, in height. Chain link fencing with slats shall not be used. Fencing shall be placed to enclose the base of the tower and equipment compound. A sign shall be mounted on the outside of the compound gate identifying the emergency name and phone number for the company.

IV. In addition to any other landscaping or buffer requirements that may apply, telecommunications towers must be landscaped with plant material that effectively screens the tower site from adjacent uses. Existing tree growth and natural land forms on-site must be preserved to the maximum extent possible. At a minimum, a landscaped strip ten feet in width must be provided around fencing required in 'III' above.

V. The maximum height of a wireless telecommunications tower is the minimum needed to function satisfactorily, but in no case over 150' unless approved by the Board of Zoning Appeals through the special use process. The application for approval of a wireless telecommunications tower must demonstrate the minimum
height needed for the tower to function, which will be reviewed and approved as part of special use review.

VI. Building-mounted antennas in residential zoning districts must be visually screened from view of all abutting lots. Building-mounted antennas in other zoning districts must be screened or designed and installed so as to make the antenna and related equipment as visually unobtrusive as possible.

VII. Antennas may be located on or in structures permitted within zoning districts, such as water towers, clock towers, streetlights, traffic lights, light poles, penthouses, parapet walls (must be behind the parapet wall), and steeples, and must be designed to blend in with the structure.

VIII. No antenna may increase the overall height of any structure on which it is mounted by more than 12 feet.

c. Miscellaneous Regulations

I. Signs. The use of signs shall be minimized to the greatest extent possible. No signs shall be permitted at any Wireless Telecommunications site other than for owner identification with contact phone numbers and for public safety purposes as may be required by federal or state agencies. No single sign shall be larger than four square feet, unless otherwise required.

II. Exterior treatment. All Wireless Telecommunications equipment shelters and public utility buildings that are visible to the public shall be designed and constructed of materials durable materials, including brick, stone, cementous fiber board, so as to be architecturally compatible with the architectural character of the surrounding area.

III. Wireless Telecommunications Security barriers. A security barrier shall be required around the perimeter of any Wireless Telecommunications related equipment shelter, and any anchor points. In the case of a roof-mounted Wireless Telecommunications, a security barrier shall be required to prevent public access to the antenna and exposed equipment. No security barrier shall be required around any structure mounted and related equipment, provided the placement and design precludes public access to exposed equipment and the antenna array. The provider and/or mount owner shall maintain the security features during the life of the installation. The application shall identify the party to be responsible for maintaining the security barriers.

IV. Public safety communications interference. No new or existing Wireless Telecommunications shall interfere with public safety communications. If a potential problem is identified, the city may require applicants for new or modified Wireless Telecommunications to provide a technical evaluation study under the city's direction to identify any potential interference to public safety communications from existing and proposed transmissions and implement corrective solutions to resolve the problem.
V. Proposed towers must meet the following minimum separation requirements from existing towers or towers which have a development permit but are not yet constructed at the time a development permit is granted pursuant to this article:

(A) Monopole tower structures shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed, by a minimum of 750 feet.

VI. Specific Standards for Wireless Telecommunications Facilities

(A) Any buildings, cabinets, or shelters may house only equipment and supplies for operation of the wireless telecommunication tower. Any equipment not used in direct support of such operation must not be stored on the site.

(B) Commercial advertising signs are prohibited. Only signs that are part of the equipment as manufactured or warning signs are permitted.

VII. Specific Standards for Wireless Telecommunications Towers

(A) The use of guyed towers and lattice towers is prohibited. Towers must be monopoles, meaning self-supporting with no wires, cables, or beams.

(B) Wireless telecommunications towers must be designed to accommodate other telecommunications providers. The area surrounding a tower must be of a sufficient size to accommodate wireless telecommunications facilities for other telecommunications providers.

(C) Unless otherwise required by the Federal Communications Commission, the Federal Aviation Administration or the City, towers must have a galvanized silver or gray finish.

d. Preexisting Telecommunications Tower.

I. Any Telecommunications Tower approved by the City of Spring Hill prior to adoption of this article shall be deemed a permitted use, subject to the conditions and requirements placed on the approval, and provided that substantial

II. Structures shall also be subject to the provisions of Article 14, Nonconformities.

e. REQUIRED APPROVAL PROCESS

Wireless Telecommunications Towers and Antenna are permitted as shown in Table 8-1. When permitted by right, the use shall be subject to administrative site plan approval by the planning department. For uses requiring a special use, the request shall be subject to review and approval by the Board of Zoning Appeals. Approval by the Board of Zoning Appeals shall also serve as and satisfy the requirement for site plan approval. Refer to Section 8.3.Z for Use Standards applicable to Wireless Telecommunication facilities.
Except as may be allowed elsewhere herein, it shall be unlawful for any individual, corporation or provider to erect, construct, place, re-erect, or replace any Telecommunications Tower without making application to the planning department and securing the approval of the city as required. In addition to complying with the performance, technical and development standards of this article, the approval authority may require additional conditions for the issuance of permits in locations where it is deemed necessary to protect and preserve existing land uses in the area. All denials of permits shall be in writing and supported by findings based on the provisions of this article.

I. **Special land use permit approval criteria.** In reviewing and acting on special land use permit applications for new telecommunication towers, authorized review and decision-making bodies must consider the following factors in addition to the generally applicable special land use permit approval criteria of Section 13.3:

- (A) Height of the proposed tower;
- (B) Proximity of the tower to residential structures;
- (C) Nature of uses on adjacent and nearby properties;
- (D) Surrounding topography;
- (E) Surrounding tree cover and foliage;
- (F) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness; and
- (G) Compliance with telecommunication tower regulations of this section.

II. Administrative approval through the planning department shall be required for all non-new tower applications. Planning Department review shall be on a form and require the submittal of information as determined by the Planning Director.

III. Approval of a special use for a new tower shall expire according to Section 13.3 of the Unified Development Code. Administrative approvals from the planning department shall expire per Section 13.6.H.

IV. The regulations of this section apply to all telecommunications towers and antennas.

- (A) Antennas that are attached or affixed to existing telecommunications towers or other existing structures are permitted as of right in all zoning districts, subject to administrative approval by the planning department, and provided that the antenna does not substantially change the physical dimensions of such structure. Refer to Section b, below. Substantial changes require approval as a Special Use by the Board of Zoning Appeals.

- (B) Colocation antennas that substantially change the physical dimensions of such structure, require Special Use Permit approval. For the purpose of this section, "substantial change" shall mean:
Increases height by more than ten percent or 10′ (right-of-way) or 20′ feet (private property), whichever is greater. Appurtenance added protrudes from body of structure more than six (6) feet in width (right-of-way) or 20 feet in width (private property).

(1) Involves the installation of cabinets that are not screened from view off-site, or are taller than the existing screening fencing, such as stacked or elevated cabinets.

(2) Involves excavation or deployment outside the current "site." "Site" shall be defined as the current boundaries of the leased or owned property surrounding the tower and any access or utility easements (private property) or the area in proximity to the structure and other transmission equipment already deployed on the ground (right-of-way).

(3) For concealed or stealth-designed facilities, if a modification would defeat the concealment elements of the wireless tower or base station.

(4) The modification would not comply with other conditions imposed on the applicable wireless tower or base station, unless the non-compliance is due to an increase in height, increase in width, or new excavation that does not exceed the above thresholds.

f. Ongoing monitoring; abandonment; relocation.

The operation of each Telecommunications Tower shall be monitored by the city. Any permitted Telecommunications Tower installation shall satisfy the following requirements:

I. Reporting. On or before January 1 of every fifth year, each provider and authorized tower owner shall file an annual written report to the planning department, minimally outlining the location and status of all Telecommunications Towers in the city. The report shall also disclose the presence of any hazardous materials at the site and compliance with FCC guidelines on radio frequency radiation emissions. The department shall establish in writing minimum reporting standards for the annual report and may require additional information as may be needed to fully assess the status of operations.

II. Periodic inspection. Each provider and tower owner shall conduct an inspection of mounts following completion of construction and at least once every five years thereafter. Upon completion, a statement from a qualified licensed professional engineer shall be provided to the planning and codes department verifying the structural integrity of the mount and identification of all providers operating from the mount. If the report indicates the need for repair, the work shall be accomplished within 60 days from receipt of the report.
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III. **Abandonment and removal.** Any Telecommunications Tower and mount that is not operated or used for a continuous period of 18 months shall be considered abandoned. In such cases, the owner shall remove the Telecommunications Tower, including associated mounts, foundation, and equipment, within 90 days after notice from the city. If such Telecommunications Tower is not removed within said 90 days, the city may have the Telecommunications Tower removed at the expense of the owner.

g. **Maintenance - Certifications and inspections for Wireless Support Structures**

I. All towers shall be certified by an engineer to be structurally sound and in conformance with the requirements of the standards set forth by this Code and federal and state law. For new monopole towers, such certification shall be submitted with an application and every five years thereafter. For existing monopole towers, certifications shall be submitted within 60 days of the effective date of the ordinance from which this article is derived and then every five years thereafter. The owner of the WSS is solely responsible for providing certifications to the City of Spring Hill. The tower owner may be required by the city to submit more frequent certifications should there be reason to believe that the structural and electrical integrity of the tower is jeopardized.

II. The city or its agents shall have authority to enter onto the property upon which a tower is located, between the inspection and certification required in subsection (a) of this section, to inspect the tower for the purpose of determining whether it complies with the building code and all other construction standards provided by this Code and federal and state law.

III. The city reserves the right to conduct such inspections at any time, upon reasonable notice to the tower owner. All expenses related to such inspections by the city shall be borne by the tower owner.

IV. Tower owners shall at all times employ ordinary and reasonable care and shall install and maintain in use nothing less than commonly accepted methods and devices for preventing failures and accidents which are likely to cause damage, injuries, or nuisances to the public.

V. Tower owners shall install and maintain towers, telecommunications facilities, wires, cables, fixtures, and other equipment in substantial compliance with the requirements of the National Electric Safety Code and all FCC, state, and local regulations, and in such manner that will not interfere with the use of other property.

VI. All maintenance or construction of towers, telecommunications facilities, or antenna support structures shall be performed by licensed maintenance and construction personnel.

VII. All towers shall maintain compliance with current RF emission standards of the FCC.
VIII. In the event that the use of a tower is discontinued by the tower owner, the tower owner shall provide written notice to the city of its intent to discontinue use and the date when the use shall be discontinued.

IX. Any wireless telecommunications system that is not operated for a period of 180 consecutive days is considered abandoned. The owner must immediately remove the tower or facility, and all aboveground equipment and related debris. The City may ensure and enforce removal by means of its existing regulatory authority.

h. Nonconformities
   I. Ordinary maintenance, including replacement/upgrading, of antenna equipment may be performed on nonconforming antennas or towers. However, if the proposed alteration intensifies a nonconforming characteristic of the antenna or tower it must be processed as a new application.
   II. Colocation of an antenna on an existing nonconforming tower is permitted as a by right, provided that the addition of the antenna and any additional wireless telecommunications facilities do not increase the overall height of the nonconforming tower.

4. SMALL CELL AND DISTRIBUTED ANTENNA SYSTEMS (DAS)

   Purpose. In accordance with Tennessee Code Annotated §13-24-401, et seq, known as "Competitive Wireless Broadband Investment, Deployment, and Safety Act of 2018," the purpose of this chapter is to establish policies and procedures for the placement of small wireless facilities in the public rights-of-way within the city's jurisdiction, which will provide public benefit consistent with the preservation of the integrity, safe usage, and visual qualities of the city's rights-of-way and to the city as a whole.

   a. Intent. In enacting this chapter, the city is establishing uniform standards to address issues presented by small wireless facilities, including without limitation, to:
      I. Prevent interference with the use of streets, sidewalks, alleys, parkways and other public ways and places;
      II. Prevent the creation of visual and physical obstructions and other conditions that are hazardous to vehicular and pedestrian traffic;
      III. Prevent interference with the facilities and operations of facilities lawfully located in public rights-of-way or public property;
      IV. Protect against environmental damage, including damage to trees;
      V. Preserve the character of the neighborhoods in which facilities are installed;
      VI. Facilitate rapid deployment of small wireless facilities to provide the benefits of advanced wireless services.

   b. APPROVAL PROCESS, APPLICATION
All applications for the installation of a new antenna(s) on an existing pole or new poles shall first be submitted to the City of Spring Hill, Planning Department for review and approval. The application shall be made on forms provided by the department and according to the application requirements set forth.

I. Permit required. No person may construct, install, and/or operate wireless facilities that occupy the right-of-way without first obtaining authorization from the city. Any proposed use of the right-of-way shall be reviewed, issued and administered in a non-discriminatory manner, shall be subject to such reasonable conditions as the city may from time to time establish for effective management of the right-of-way, and otherwise shall conform to the requirements of this chapter and applicable law.

II. Permit applications. All applications for use of the right-of-way filed pursuant to this chapter shall be on a form, paper or electronic, provided by the city. The applicant may designate portions of its application materials that it reasonably believes contain proprietary or confidential information as "proprietary" or "confidential" by clearly marking each page of such materials accordingly.

III. Application requirements. The application shall be made by the wireless provider or its duly authorized representative and shall contain the following:

(A) The applicant's name, business name, address, telephone number, and e-mail address;

(B) The names, addresses, telephone numbers, and e-mail addresses of all consultants, contractors and subcontractors, if any, acting on behalf of the applicant with respect to the filing of the application or who may be involved in doing any work on behalf of the applicant;

(C) A site plan for each proposed location with a diagram or engineering drawing depicting the design for installation of the small wireless facility with sufficient detail for the City to determine that the design of the installation and any new WSS or any modification of a WSS is consistent with all generally applicable safety and design requirements, including the requirements of the Manual on Uniform Traffic Control Devices.

(D) The location of the site(s), including the latitudinal and longitudinal coordinates of the specific location(s) of the site;

(E) Location of all WSS and ownership within a 50' radius of the proposed site;

(F) Identification of any third party upon whose WSS the applicant intends to collocate and certification by the applicant that it has obtained approval from the third party;

(G) The applicant's certification that the proposed site plan and design plans meet or exceed all applicable engineering, materials, electrical, and safety
standards, including all standards related to the structural integrity and weight-bearing capacity of the WSS and small wireless facility. Those standards relevant to engineering must be certified by a licensed professional engineer.

(H) Provide a statement that all wireless facilities shall comply with all applicable codes.

IV. Approval or Denial of Application; Response Time. The City responds to the applications for permit per the timelines prescribed in T.C.A. Section 13-24-409(b) regarding the approval or denial of applications, and the City shall respond to applications per the specific requirements of T.C.A. Section 13-24-409(b)(3). The City reserves the right to require a surcharge as indicated in T.C.A. Section 13-24-409(b)(7)(F)(i) for high-volume applicants.

V. Deployment after Permit. An applicant must complete installation of the applicant’s wireless facilities within nine (9) months of approval of applications for the wireless facilities unless the City and the applicant agree to extend the period, or a delay is caused by a lack of commercial power or communications transport facilities to the site. If an applicant fails to complete deployment within the time required pursuant to this subsection (h), then the City may require that the applicant complete a new application and pay an application fee.

VI. Multiple Permit Applications at Same Location. If the City receives multiple applications seeking to deploy or colocate wireless facilities at the same location in an incompatible manner, then the City may deny the later filed application.

c. DESIGN AND SITE DEVELOPMENT STANDARDS

If a distributed antenna systems (DAS) is installed and entirely enclosed within a principal building, the requirements of this Code do not apply. Otherwise, unless written to the contrary, the following regulations are intended to apply as practicable to the installation of both small cell and Distributed Antenna Systems.

Placement on existing building roofs or ground mount structures and reconfiguration of existing light standards/poles (with no increase in height) is preferred to the installation of a new ground mount.

I. All equipment must be mounted/co-located on existing poles or other existing support structures unless it can be shown that an alternate location will be less obtrusive and/or more beneficial to the public.
II. An applicant seeking installation of these wireless systems must demonstrate that it has made efforts to blend or camouflage the system with existing facilities and surroundings or has otherwise screened or concealed the system from view. Approved blending methods include, but are not limited to, location of equipment other than antennas within a tree canopy or other inconspicuous location, use of green, brown or other colored equipment (if commercially available to the applicant) designed to mimic the colors and/or materials of the tree canopy, colocation structure or other nearby structures, as well as use of textures and shapes as appropriate, all with the intent of minimizing the visual impact of the system. Unnatural colors and exposed cables are prohibited.

III. All pole-mounted distributed antenna systems must be installed at a minimum height of nine feet above the ground. Equipment may be housed in a cabinet at ground level only with the approval of the City as to location and with appropriate screening.

IV. Distributed antenna systems may not extend more than seven feet above the height of the existing pole or other structure on which it is installed.

V. Where distributed antenna systems are placed in residential districts, every effort must be made to avoid placement at right of way locations directly in front of a residence. If placement directly in front of a residence is absolutely necessary for technological reasons, the City has the right to require screening or impose other design mitigation requirements.

VI. The City may request that a particular node or nodes be placed in an alternative location to that proposed by the applicant. Where a request for an alternative location is unable to be accommodated by an applicant, the applicant must supply an explanation in writing as to why the suggested alternative location will materially compromise the functioning of the system or is otherwise impractical.

VII. WSS. Wireless Support Structures shall be consistent in material and color with city standards for support structures in public right-of-ways, as determined by the public works department. Whenever practicable, a WSS shall not be placed in a curb lawn between the road and sidewalk. A WSS shall maintain a minimum 2' separation from a sidewalk, multi-use trail or similar facility.

VIII. Placement of roof-mounted WSS on commercial, industrial, or institutional buildings with flat roofs is acceptable, provided such placement does not extend above the maximum height limit in the applicable zoning district.

IX. Disguise techniques. To the greatest extent possible, WSS should be concealed within existing structures, camouflaged within the immediate surroundings, or placed on inconspicuous ground mounts that are compatible with nearby poles in the right-of-way or on the property.

X. Color/exterior appearance. A WSS should be painted with durable colors that are compatible with the immediate surroundings, or complementary with natural
features (including trees and sky). Wiring and other cabling shall be internally contained within the mounts and equipment and not directly visible. Exterior and side mounted antennas array shall not extend more than 24 inches from the surface of the mounting structure.

XI. **Height.** The maximum height of any WSS should be consistent with the height of legally conforming pole structures in the immediate area and no greater than 42 feet without Board of Zoning Appeals approval. Roof-mounted WSS shall not extend more than ten feet above the roof surface of the building or above the maximum building height of the zoning district.

XII. **Equipment cabinet/shelter.** A WSS equipment cabinet/shelter must be fully screened from public visibility at the time of installation. Unobtrusive pole mounts are acceptable if they do not project more than three (3) feet from the pole. The preferred method is through use of underground vaults. If this option is not practical or feasible, such equipment may be placed in adjoining wooded areas or screened through a combination of substantial landscaping, earthen berms, walls, fences, etc. The city may waive such screening requirements in locations that are not normally accessible or visible to the public.

XIII. **Bridge and/or Overpass Special Provision.** If the Applicant’s site plan includes any colocation design that includes attachment of any facility or structure to a bridge or overpass, then the applicant must designate a safety contact. After the Applicant’s construction is complete, the Applicant shall provide to the safety contact a licensed professional engineer’s certification that the construction is consistent with the applicant’s approved design, that the bridge or overpass maintains the same structural integrity as before the construction and installation process, and that during the construction and installation process neither the Applicant nor its contractors have discovered evidence of damage to or deterioration of the bridge or overpass that compromises its structural integrity. If such evidence is discovered during construction, then the Applicant shall provide notice of the evidence to the safety contact. Written approval from the bridge owner is required.

XIV. **Information updates.** Except as otherwise provided herein, any amendment to information contained in a permit application shall be submitted in writing to the city within 30 days after the change necessitating the amendment.

XV. **Application fees.** Unless otherwise provided by law, all permit applications for small wireless facility pursuant to this chapter shall be accompanied by a fee in accordance with T.C.A.13-24-407.

d. The following additional requirements shall apply to the installation of small cell technologies and Distributed Antenna Systems in the right-of-way.
I. Any small cell technology in a city right-of-way shall be co-located on the property of a utility, or other franchisee, legally existing in the public right-of-way, unless the applicant can demonstrate that no colocation opportunities exist.

II. In applying for a request to install a new wireless support structure (pole) the review process, including timelines, shall be in accordance with any applicable state and federal law. In reviewing the application, the planning department shall have the authority to assess the location(s) applied for and condition the approval on reasonably alleviating certain aesthetic and safety concerns of the request.

III. In applying for a request to install a new wireless support structure the review process, including timelines, shall be in accordance with 47 U.S.C. § 332(c)(7) of the Federal Telecommunications Act, and the FCC rules interpreting same, as well as the consideration of the following factors by the planning department to determine if the administrative variance is appropriate:

(A) Demonstrated need for the small cell technologies within the geographic area requested in order to deliver adequate service.

(B) Proof that all colocation sites in the area of need are/were pursued and have been denied; or that there does not exist the ability to co-locate using existing structures. The applicant must demonstrate all actions taken to achieve colocation.

(C) The character of the area in which the small cell technology wireless support structure is requested, including evidence of surrounding properties and uses.

(D) Stealth technology, if any, proposed to be utilized by the applicant, or proof that stealth technology is either unnecessary or cannot be used.

(E) Proof that the proposed small cell technology wireless support structure is the minimal physical installation which will achieve the applicant's goals.

(F) The safety and aesthetic impact of: any proposed small cell technology wireless support structure; related accessory equipment; and/or equipment compound.

e. Facilities in the ROW; maximum height; other requirements.

I. Aesthetic Plan. Unless otherwise determined by city staff, in an attempt to blend into the built environment, all small wireless facilities, new or modified utility poles, WSSs for the colocation of small wireless facilities, and associated equipment shall be consistent in size, mass, and color to similar facilities and equipment in the immediate area, subject to following requirements:

(A) When unable to match the design and color of existing utility poles in the immediate area small wireless facilities and/or new WSSs shall be designed using stealth or camouflaging techniques, to make the installation as
minimally intrusive as possible including stealth poles that are black or dark green in color, powder-coated steel and that do not exceed 16 inches in diameter. The city reserves the right to require a street light on the utility pole utilized for WSS. New wooden WSSs shall be strictly prohibited.

(B) New small wireless facilities, antennas, and associated equipment shall be consistent in size, mass, and color to similar facilities and equipment in the immediate area of the proposed facilities and equipment, minimizing the physical and visual impact to the community.

II. All permanent power used to operate the WSS shall be via underground connection to a permanent power source. Portable generators may be utilized on a temporary basis for a period not to exceed 30 days.

III. Historic preservation. For applications within 300 feet of a recognized historic property, the applicant must consider the impact facilities may have on the historic property and make reasonable efforts to minimize or avoid such impacts.

IV. Replacing an existing City-owned WSS. City-owned WSS may be replaced for the colocation of small wireless facilities. When replacing a WSS, any replacement WSS must reasonably conform to the design aesthetics of the WSS being replaced, and must continue to be capable of performing the same function in a comparable manner as it performed prior to replacement.

(A) When replacing a City-owned WSS, the replacement WSS becomes the property of the City, subject to T.C.A. 13-24-408(g).

(B) The city reserves the right to require a street light on the new WSS pole.

V. Construction in the rights-of-way. All construction, installation, maintenance, and operation of wireless facilities in the right-of-way by any wireless provider shall conform to the requirements of the following publications, as from time to time amended: The Rules of Tennessee Department of Transportation Right-of-Way Division, the National Electrical Code, and the National Electrical Safety Code, as might apply.

VI. Maximum Height. A new WSS installed or an existing WSS replaced in the ROW shall not exceed the greater of:

(A) Ten feet (10') in height above the tallest existing WSS in place as of the effective date of this part that is located within five hundred feet (500') of the new WSS in the ROW and, in residential neighborhoods, the tallest existing WSS that is located within five hundred feet (500') of the new WSS and is also located within the same residential neighborhood as the new WSS in the ROW;

(B) Fifty feet (50') above ground level; or
(C) For a WSS installed in a residential neighborhood, forty feet (40') above ground level.

VII. **Maximum Height for Small wireless facilities.** Small wireless facilities shall not extend:

(A) More than ten feet (10') above an existing WSS in place as of the effective date of this part; or

(B) On a new WSS, ten feet (10') above the height permitted for a new WSS under this section.

f. Maintenance, Relocation and Abandonment

I. **Notice.** Within 90 days following written notice from the city, the permittee shall, at its own expense, protect, support, temporarily or permanently disconnect, remove, relocate, change or alter the position of any small wireless facilities within the rights-of-way whenever the city has determined that such removal, relocation, change or alteration, is reasonably necessary for the construction, repair, maintenance, or installation of any city improvement in or upon, or the operations of the city in or upon, the rights-of-way. The city agrees to use good faith efforts to accommodate any such disconnection, removal, relocation, change, or alteration and to assist with identifying and securing a mutually agreed upon alternative location.

II. **Maintenance of existing facilities.** With respect to each wireless facility installed pursuant to a right-of-way use permit, permittee is hereby permitted to enter the right-of-way at any time to conduct repairs, maintenance or replacement not substantially changing the physical dimension of the wireless facility. Permittee shall comply with all rules, standards and restrictions applied by the city to all work within the right-of-way. If required by city, permittee shall submit a "maintenance of traffic" plan for any work resulting in significant blockage of the right-of-way. However, no excavation or work of any kind may be performed without a permit, except in the event of an emergency. In the event of emergency, permittee shall attempt to provide advance written or oral notice to the City of Spring Hill, Public Works Department.

III. **Removal of existing facilities.** If the permittee removes any wireless facilities, it shall notify the city of such change prior to removal.

IV. **Damage to facilities or property.** A permittee, including any contractor or subcontractor working for a permittee, shall avoid damage to any wireless facilities and/or public or private property. If any wireless facilities and/or public or private property are damaged by permittee, including any contractor or subcontractor working for permittee, the permittee shall promptly commence such repair and restore such property within ten business days. Permittee shall utilize the Tennessee One Call System prior to any disturbance of the rights-of-way and shall
adhere to all other requirements of the Tennessee Underground Utility Damage Prevention Act.

V. *Emergency removal or relocation of facilities.* The city retains the right and privilege to cut or move any small wireless facility located within the rights-of-way of the city, as the city may determine to be necessary, appropriate or useful in response to any serious public health or safety emergency. If circumstances permit, the city shall notify the wireless provider in writing and provide the wireless provider a reasonable opportunity to move its own wireless facilities prior to cutting or removing a wireless facility and shall notify the wireless provider after cutting or removing a wireless facility. Any removal shall be at the wireless providers sole cost. Should the wireless facility be colocate on property owned by a third-party, the city shall rely on the third-party to remove the wireless facility and shall be provided adequate notice and time to facilitate such removal.

VI. *Abandonment of facilities.* Upon abandonment of a small wireless facility within the rights-of-way of the city, the wireless provider shall notify the city within 90 days. Following receipt of such notice the city may direct the wireless provider to remove all or any portion of the small wireless facility, above and below ground, if the city determines that such removal will be in the best interest of the public health, safety and welfare. Should the wireless facility be colocate on property owned by a third-party, the city shall rely on the third-party to remove the wireless facility and shall be provided adequate notice and time to facilitate such removal. Any removal shall be at the wireless providers sole cost. Notify the City 90 days before abandonment.

VII. Failure to remove wireless facilities pursuant to this Code will result in no future permits being granted.

VIII. If the WSS is to be removed the property owner shall contact the planning department to schedule the removal and any applicable inspections.

IX. Any wireless telecommunications system that is not operated for a period of 180 consecutive days is considered abandoned. The owner must immediately remove the facility, and all aboveground equipment and related debris. The City may ensure and enforce removal by means of its existing regulatory authority.

i. Pre-existing Wireless Support Structure
   a. *Previously authorized WSS.* Any WSS approved by the City of Spring Hill prior to adoption of this article shall be deemed a permitted use, subject to the conditions and requirements placed on the approval, and provided that substantial construction of the WSS has begun within 12 months of approval.
   b. *Nonauthorized WSS.* Any WSS installed or colocated without a permit after the adoption of this article shall be considered in violation of the provisions herein and the provider and/or facility owner shall be subject to appropriate legal action to ensure removal of the WSS and to prevent the continued operation of the unauthorized WSS. Any WSS either located at an unauthorized site or colocated at a legally authorized WSS site without the Board of Zoning Appeals approval prior to adoption of this article shall be considered in violation of the
provisions herein and shall not be allowed to remain in operation unless a valid permit is obtained from the city within six months after adoption of this article. The issuance of a permit for any such WSS shall be in accordance with the provisions of this article. If the WSS is not brought into compliance within the six month time limit, then in addition to any penalties which may be imposed for violation of this article, the provider and/or facility owner shall be subject to appropriate legal action to ensure removal of the WSS and to prevent the continued operation of the unauthorized WSS.

c. Repair/rehabilitation of existing WSS. If a legally authorized WSS is damaged or destroyed due to any reason, it may be repaired and restored to its former use, location and physical dimensions upon issuance of a building permit. In no event shall a provider and/or facility owner upgrade or expand any WSS without submission of a new application for a permit that is in full compliance with this article.

d. Colocation of WSS on nonconforming structure. The colocation of a new WSS on a legal nonconforming structure shall be allowed if the provider obtains a permit for the new WSS pursuant to the provisions set forth in this article.

e. Structures shall also be subject to the provisions of Article 14, Nonconformities.
### Exhibit A – Wireless Telecommunications

<table>
<thead>
<tr>
<th>Principal Use</th>
<th>RA</th>
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Spring Hill Planning Commission Regular Meeting

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
MEETING: July 8, 2019
SUBJECT: ZTA 721-2019 (Amusement Facility: Indoor and Outdoor)

ZTA 721-2019: This request was initiated by the City of Spring Hill to amend the text of the zoning ordinance at Article 8.1 “Use Matrix”. The proposed change will correct an oversight in the previous UDC text amendments to list Amusement Facilities, Indoor and Outdoor, as permitted uses in the I-1, Industrial zoning district. Requested by the City of Spring Hill.

Request: This request was discussed in the work session as an item under Other Business. Based on input from the Planning Commission, the request was modified to be a zoning text amendment and is being brought back for a recommendation to the BOMA. Required notice is not necessary until the Board of Mayor and Alderman meeting.

The intent was to include “outdoor” in the previous bank of UDC text amendments. However, the “P” was left out of the required box in Table 8.1: Use Matrix. This request will add Amusement Facility Outdoor as a permitted use in the I-1 district.

Zoning Text Amendments: The UDC allows the Code to be amended in accordance with Article 13. The process for amending the zoning regulations is intended to allow modifications in response to omissions or errors, changed conditions, or changes in City policy. Amendments are not intended to relieve particular hardships or confer special privileges or rights upon any person or party. The approval standards for zoning text amendments, as found in the Unified Development Code, Article 13, are below:

2. Approval Standards for Text Amendments
   a. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
   b. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.
   c. The extent to which the proposed amendment creates nonconformities.
   d. The consistency of the proposed amendment with the intent and general regulations of this Code.

Requested Zoning Text Amendments: The request includes the following changes:
   1. Amusement Facilities, Indoor and Outdoor, as a permitted use in the I-1 zoning district.

Recommendation: Staff recommends adopting PC Resolution 19-67 forwarding a recommendation for approval of ZTA 721-2019 to the Board of Mayor and Alderman.
RESOLUTION 19-67
OF THE PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RECOMMEND APPROVAL OF A CORRECTION
TO TABLE 8-1: USE MATRIX TO THE BOARD OF MAYOR AND
ALDERMAN

WHEREAS, written explanations provided to the Planning Commission for the change to the I-1 district
stated that Amusement Facilities were to be permitted in the I-1 District; and

WHEREAS, the Planning Commission intended to recommend Amusement Facility as a permitted use in
both the I-1 and I-2 zoning districts; and

WHEREAS, the Planning Commission considers the omission of a “P” in the Amusement Outdoor line
item to be inconsequential to the intended change;

NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Planning Commission forwards a
recommendation of approval to the Board of Mayor and Alderman, to amend the Unified Development
Code as provided in item A below.

A. Proposed Change to Table 8-1. Use Matrix

<table>
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<th>PRINCIPAL USE</th>
<th>R1</th>
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Passed and adopted this 8th day of July, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
Item 5 Article 8 – Uses & Table 8-1 – Use Matrix

Category: Permitted Uses

Issue & Recommendation: For the next several items staff has determined that changes to the table of permitted uses are warranted. Proposed changes come from different sources and reflect current trends and needs within the community.


2. Allow "Greenhouse/Nursery - Retail" in I-1 Industrial zone. Add "Greenhouse/Nursery - Retail" as a permitted land use under I-1, Industrial zone.


4. Consider whether ‘enclosed’ self-storage should be permitted only in the I-1 and I-2 districts as “outdoor” storage is, or be allowed as a Special Use in the C-4 and C-5 districts (same as C-3 and C-G). There has been a significant increase in the construction of self-storage facilities throughout Spring Hill. Staff recommends limiting them to industrial districts.

5. Permitted Uses in IC (Institutional Campus). Need to broaden list of permitted uses to include financial institution, industrial light/design, office, and research and development in consideration of current and future uses at Northfield. Many of the uses located within Northfield are not permitted uses. These changes will make those uses conforming.

Proposed Code Change:

*See proposed amendments in Table 8-1*
<table>
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<th>Table 3.1: Use Matrix</th>
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<td><strong>PRINCIPAL USE</strong></td>
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<td>Drive-Through Facility</td>
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<td>Drug/Alcohol Treatment Facility, Residential</td>
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<td>Dwelling – Above the Ground Floor</td>
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**Note:** P = Permitted Use, S = Special Use, T = Temporary Use, Blank = Use not allowed in the district.
Request: Staff is requesting that the Planning Commission adopt the attached resolution to recommend the correction of a zoning map error. The subject parcel is zoned AG, but should be zoned I-1.

Background: The subject site was rezoned from AG to M-1 in 2008, via Ordinance No. 08-53. The rezoned area is approximately 10 acres in size and is the western tip of the overall parcel. Upon adoption of the UDC and new zoning map the property zoned M-1 was rezoned to I-1. The subject site was incorrectly identified as AG. Staff realized the error when meeting with a party interested in purchasing the site.

Recommendation: Based on the background, prior zoning actions, and the facts of this situation, it is clear that the subject site is improperly and incorrectly zoned. Staff recommends approval of the attached Resolution No. 19-68 to forward a recommendation to the Board of Mayor and Alderman for correcting the zoning of this 10.51-acre property as shown below.
RESOLUTION 19-68
OF THE PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RECOMMEND APPROVAL OF A ZONING MAP
CORRECTION TO THE OFFICIAL ZONING MAP OF THE CITY OF
SPRING HILL, TENNESSEE, FOR A PORTION OF MAURY COUNTY
TAX MAP 043, PARCEL 007.00

WHEREAS, The City of Spring Hill Planning Commission desires to correct an error on the zoning map of the City of Spring Hill; and

WHEREAS, the adoption of the Unified Development Code and accompanying Official Zoning Map incorrectly classified the subject parcel as AG, Agriculture; and

WHEREAS, the western 10.51 acres of the subject site was rezoned from AG, Agriculture to M-1, Light Industrial, via Ordinance No. 2008-53; and

WHEREAS, the adoption of the UDC and revised Official Zoning Ordinance of Spring Hill intended to rezoning properties zoned M-1 to I-1;

NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Planning Commission forwards a recommendation of approval to the Board of Mayor and Alderman, to revise the Official Zoning Map of the City of Spring Hill by changing the zoning depicted on the zoning map for the western 10.51 acres of the subject site from AG to I-1 as illustrated in the staff memorandum.

Passed and adopted this 8th day of July, 2019.

Paul Downing, Chairman

Steve Foote, Secretary
ORDINANCE NO. 08-53

AN ORDINANCE TO AMEND THE MUNICIPAL ZONING ORDINANCE AND MUNICIPAL ZONING MAP BY THE RECLASSIFICATION OF THE PROPERTY OF THE JAMES L. LOCHRIDGE PROPERTY, LOCATED ON JOHN LUNN ROAD, SHOWN ON MAURY COUNTY TAX MAP 43, PARCEL 6.02, CONSISTING OF A TOTAL OF 10.51 ACRES MORE OR LESS, TO M-1 INDUSTRIAL (LIGHT)

BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SPRING HILL, TENNESSEE:

That the Spring Hill Municipal Zoning Ordinance, Ordinance No. 08-42, and the municipal zoning map of the City of Spring Hill, as the same have been previously amended, are hereby further amended by the reclassification of the property of James L. Lochridge, located on John Lunn Road, and as shown on Maury County Tax Map 43, Parcel 6.02, consisting of a total of 10.51 acres, more or less to M-1 Industrial (Light).

This Ordinance shall take effect from and after its adoption, the Public welfare requiring it.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee, on the 20th day of January 2009.

Danny M. Leverette, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Tina Underwood, City Attorney

Passed on 1st reading December 15, 2008
Passed on 2nd reading January 20, 2009
SPRING HILL ZONING AGENDA APPLICATION

Date: 10-16-08
Name of Applicant: JAMES LEE LECHIDGE Phone: 931-486-2613
Address: 3840 JOHN LOWN RD
Name of Property Owner: JAMES LEE LECHIDGE Phone: 931-486-2513
Address: 3840 JOHN LOWN RD

E Maury Co. F Williamson Co. Tax Map 43 Parcel 602

Request to Rezone:
I, JAMES LEE LECHIDGE, request that the property located at JOHN LOWN RD be rezoned into one tracks for the purpose of Agricultural To Industrial.

Request to Annexation:
I, __________________________________________ request that the property located at __________________________________________ be annexed into the corporate limits of the City of Spring Hill.

Request to Variance (setbacks, accessory structures, signs):
I, __________________________________________ request a variance for the purpose of __________________________________________.

Request for Advice or Information Concerning:
I, __________________________________________ request to speak with the Planning Commission for advice or information concerning __________________________________________.

This form, along with twenty (20) copies of the property or properties in question must be filed with the application fee, twenty one (21) days prior to the Planning Commission meeting in order to be placed on the agenda.

Placed on Agenda for meeting to be held Monday, _____________ at 5:30PM.

Approved Rejected

Secretary of Planning Commission

RECEIVED

OCT 16, 2003

BUILDING & PLANNING CODES DEPARTMENT

Property Owner's Signature

OCT 16, 2003

Secretary of Planning Commission

This form, along with twenty (2) copies of the property or properties in question must be filed with the application fee, twenty one (21) days prior to the Planning Commission meeting in order to be placed on the agenda.

Placed on Agenda for meeting to be held Monday, _____________ at 5:30PM.

Approved Rejected

Secretary of Planning Commission
CRS PowerTool Real Estate

Thursday, October 16, 2008

Property Report

Location
Property Address: John Lunn Rd
Subdivision: Spring Hill, TN
County: Maury County, TN

Current Owner
Name: Lochridge James Lewis
Mailing Address: 3840 John Lunn Rd, Spring Hill, TN 37174-2151

Property Summary
Property Type: Agricultural
Land Use: Household Unit
Improvement Type: 0 sf

General Parcel Information
Parcel Tax ID: 043 006.02
Special Int ID: 000
Alternate Parcel ID: Account Number: 03
District/Ward: Census Tract/Block: 03

Sales History through 10/03/2008
Date | Amount | Buyer/Owners | Buyer/Owners 2 | Instrument | Quality | Book/Page or Document #
--- | --- | --- | --- | --- | --- | ---
11/22/1976 | | Lochridge James Lewis | | | | 001/6

Tax Assessment
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</table>

Mortgage History
No mortgages were found for this parcel.

Property Characteristics: Building
No buildings were found for this parcel.

Property Characteristics: Extra Features
No extra features were found for this parcel.

Property Characteristics: Lot
Land Use: Household Unit
Lot Dimensions: 0 sf

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10/16/2008
Public Hearing at
Spring Hill City Hall
Planning Commission
5:30 p.m. 8 DEC 08
Board of Mayor & Alderman
7:00 p.m. 20 JAN 09
Proposal to be Considered
Rezone 10.51 Acres
From AG TO M-1