Based upon the ongoing COVID-19 pandemic and Executive Order #60 issued by Governor Lee, the Spring Hill Municipal Planning Commission has made the determination that conducting the meeting by electronic means is necessary to protect the public health, safety, and welfare of Tennesseans and the citizens of Spring Hill. Therefore, "I [Paul Downing] make a motion to conduct the meeting by electronic means based upon the determination that doing so is necessary to protect the public health, safety, and welfare of Tennesseans and citizens of Spring Hill in consideration of the COVID-19 pandemic."

The opportunity for public comment has been provided through email at PCPublicComment@springhilltn.org and links to this meeting. Emailed comments will be entered into the record for this meeting during the Public Comment.

A. CALL TO ORDER

B. ROLL CALL

C. CHAIRMAN COMMENTS: All items with changes for the next agenda must be resubmitted by 12:00 PM (noon) on November 2, 2020 (both paper and electronic copies).

D. ELECT NEW VICE CHAIRMAN OF THE PLANNING COMMISSION

E. PUBLIC COMMENT (NON-AGENDA ITEMS)

F. BONDS

1. PC Resolution 20-101 Release Perf Bond and establish Maintenance Bond Copper Ridge Ph 4 Sec 1.
2. PC Resolution 20-102 Release Perf Bond and establish Maintenance Bond Southern Springs Ph 5.
3. PC Resolution 20-103 Release Maintenance Bond Brixworth Ph 7A.
4. PC Resolution 20-104 Release Maintenance Bond Brixworth Ph 7B.
5. PC Resolution 20-105 Release Maintenance Bond Brixworth Ph 6 Paved Bike Path.
6. PC Resolution 20-106 Dedication of Road ROW and Public Improvements in Carnation Place.
7. PC Resolution 20-107 Release Maintenance Bond Carnation Place.
8. PC Resolution 20-108 Release Landscape Performance Bond Cason's Children Center.
10. PC Resolution 20-110 Release Maintenance Bond Southern Springs Ph 5 Sanitary Sewer Pump Station.
11. PC Resolution 20-111 Establish Maintenance Bond for Dartford Townhomes.
12. PC Resolution 20-112 Establish Performance Bond for Dartford Townhomes.
15. PC Resolution 20-115 Establish Maintenance Bond for Villas at Port Royal Ph 1.
17. PC Resolution 20-117 Establish Performance Bond for Beechcroft Storage.
18. PC Resolution 20-118 Dedication of Road ROW and Public Improvements in Crooked Creek Sec 2.
19. PC Resolution 20-119 Release Maintenance Bond Crooked Creek Sec 2.
20. PC Resolution 20-120 Dedication of Road ROW and Public Improvements in Crooked Creek Sec 3 Ph 1.
21. PC Resolution 20-121 Release Maintenance Bond Crooked Creek Sec 3 Ph 1.

G. OLD BUSINESS

1. STP 857-2020: Submitted by Thomas & Hutton for a proposed Dollar General on Port Royal Road. Property is located on the southeast corner of Port Royal and Rice Road, zoned C-4 and contains approximately 2.27 acres. The applicant requests site plan approval to construct a 9,100-sf Dollar General store. Requested by Alan Maher.

H. NEW BUSINESS

1. RZN 895-2020: Submitted by Crunk Engineering, LLC for the rezoning of 3233 Cleburne Road. The property is currently zoned AG and contains approximately 103 acres. The applicant requests a rezoning of property from AG to R-4. Requested by Adam Crunk.

2. STP 896-2020: Submitted by Fulmer Lucas for the Kings Creek Golf Course Clubhouse. The property is zoned R-2, PUD and contains approximately 159.32 acres. Applicant requests site plan approval for a new 5,820-sf clubhouse and 2,930-sf pavilion. Said request also represents an Amendment to the Final Development Plan. Requested by Jay Fulmer.

3. PDC 897-2020: Submitted by Kimley Horn for a proposed residential planned development at 1724 Wilkes Lane. The property is zoned AG and contains approximately 75.2 acres. The applicant requests planned development concept review for a 235-lot single-family development with a R-4 base zoning. Requested by Josh Rowland.

4. PDC 898-2020: Submitted by WES Engineers & Surveyors for Lunn Ridge Farms. The property is located at 3788 and 3812 Old Port Royal (behind Kroger) and contains approximately 43.94 acres. The applicant requests planned development concept review for a mixed-use development proposing; 508 apartments, a grocery store, flex space area and a police station. The proposal includes a base zoning of R-6 and C-5. Requested by Allen O’Leary.

5. FPL 899-2020: Submitted by WES Engineers & Surveyors for Dartford Townhomes. The property is zoned R-4 and contains approximately 16.78 acres. The applicant requests final plat approval for 57 townhome lots. This application is being processed under the previous Zoning Ordinance. Requested by Allen O’Leary.

6. FPL 900-2020: Submitted by WES Engineers & Surveyors for Sawgrass Phase 2. The property is zoned R-2, PUD and contains approximately 30.57 acres. The applicant requests final plat approval for 45 single-family lots. This application is being processed under the PUD provisions of the previous Zoning Ordinance. Requested by Allen O’Leary.
7. **PPL 901-2020**: Submitted by S&ME for 2660 Buckner Lane. The property is a part of the Buckner Lane (Alexander Farms) PZD. The applicant requests preliminary plat approval to establish road Right-of-Way and the creation of Lots A & D. Requested by Jason Brouillette.

8. **PPL 902-2020**: Submitted by S&ME for 2660 Buckner Lane. The property is a part of the Buckner Lane (Alexander Farms) PZD. The applicant requests preliminary plat approval to establish road Right-of-Way and the creation of Lot H. Requested by Jason Brouillette.

9. **STP 903-2020**: Submitted by Lukens Engineering for Station Hill Lot 2. The property is zoned C-4 and contains approximately .904 acres. The applicant requests site plan approval to construct a 24-space parking lot, adjacent to the existing parking lot and Premier Chiropractic building. This site plan application has been submitted alongside Special Use Application BZA 892-2020 which is required to allow a parking lot as a primary use. The Board of Zoning Appeals reviewed the item at their October 20, 2020 meeting and approved the special use. Requested by Jim Lukens.

10. PC Resolution 20-100 to approve a professional services agreement for consultant services with Volkert to update the Spring Hill Bicycle and Greenway Plan.

I. **OTHER BUSINESS**

1. Planning Commission meetings will no longer be held virtually and will return to in person meetings at City Hall on November 9, 2020.

J. **ROUND TABLE**

K. **ADJOURN**
DATE: October 26, 2020

REQUEST: Release the performance bond and establish a maintenance bond for Copper Ridge Phase 4 Section 1 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 4 Section 1 in the amount of $93,775.00 in November 2017. All improvements have been constructed.
- Roads were final topped in October 2020.

PC ACTION REQUESTED:

- Approve PC Resolution 20-101 to release the performance bond and establish a maintenance bond for Copper Ridge Phase 4 Section 1
RESOLUTION 20-101 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
COPPER RIDGE PHASE 4 SECTION 1

WHEREAS, a Performance Bond is in place guaranteeing the completion of certain improvements for Copper Ridge Phase 4 Section 1 in the amount of $93,775.00; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
   Sidewalks, street signs, street lights and final topping to all streets with 1 ½ inches of hot mix asphalt; and

WHEREAS, to date, the improvements have been completed, final topping was placed in October 2020 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 Copper Ridge Phase 4 Section 1 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 $93,775.00 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 $28,132.00 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 Copper Ridge Phase 4 Section 1 in the amount of $28,132.00 is hereby approved.

Passed and adopted this 9th day of November, 2020.

_______________________________
Paul Downing, Chairman

_______________________________
Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 10/14/20

Copperstone Development Partners, LLC

Copper Ridge

Phase 4 Section 1

Development Name: Copper Ridge

Phase or Section of Construction: Phase 4 Section 1

Public Improvements: 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.

[Signature]
City of Spring Hill Utility Inspector (signature)

[Signature]
Printed name

Approved By:

[Signature]
City of Spring Hill Engineering Dept.

[Signature]
Printed name

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174
PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516
DATE: October 26, 2020

REQUEST: Release the performance bond and establish a maintenance bond for Southern Springs Phase 5 for water, sewer, stormwater infrastructure, curbs and binder

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

OVERVIEW:

- A performance bond was established for Phase 5 in the amount of $3,037,927.00 in August 2019 for the above noted infrastructure. All improvements have been constructed.
- Binder was installed in August 2019.

PC ACTION REQUESTED:

- Approve PC Resolution 20-102 to release the performance bond and establish a maintenance bond for Southern Springs Phase 5
RESOLUTION 20-102 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
SOUTHERN SPRINGS PHASE 5

WHEREAS, a Performance Bond is in place guaranteeing the completion of certain improvements for
Southern Springs Phase 5 in the amount of $3,037,927.00; and

WHEREAS, the following improvements are required pursuant to the Final Plat:
Water, Sewer, Stormwater Infrastructure, Curbs and Street binder; and

WHEREAS, to date, the improvements have been completed, binder was placed in August 2019 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 Southern Springs Phase 5 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
$3,037,927.00 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 $911,378.00 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 Southern Springs Phase 5 in the
amount of $911,378.00 is hereby approved.

Passed and adopted this 9th day of November, 2020.

Paul Downing, Chairman

________________________________________

Steve Foote, Secretary
CERTIFICATE OF Satisfactory completion

Date: October 12, 2020

Pulte Homes
Southern Springs
Phase 5

Development Name: Southern Springs
Phase or Section of Construction: Phase 5
Public Improvements: Water, sewer, stormwater, streets binder and curbs

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.

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

Printed name

Approved By:
City of Spring Hill Engineering Dept.
## Southern Springs

### Phase 5

**by Del Webb**

**FINAL SUBDIVISION PLAT**

**CITY OF SPRING HILL PLANNING COMMISSION**

**PLAT BOOK: P32**

**PAGE 01**

### Curve Table

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**MATCH LINE SEE SHEET 1**

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**KEY MAP**

**PHASE 5**
DATE: October 26, 2020

REQUEST: Release the maintenance bond for Brixworth Phase 7A for water, sewer, stormwater infrastructure, streets and curbs

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

OVERVIEW:

- A maintenance bond was established for Phase 7A in the amount of $238,771.00 in November 2019. Binder was installed October 2019.
- Punch list items are completed and a certificate of satisfaction has been signed.

PC ACTION REQUESTED:

- Approve PC Resolution 20-103 to release the maintenance bond for Brixworth Phase 7A
RESOLUTION 20-103 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
BRIXWORTH PHASE 7A

WHEREAS, a Surety Letter of Credit 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, streets and curbs, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Brixworth Phase 7A in the amount of $238,771.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Brixworth Phase 7A in the amount of $238,771.00 is hereby approved.

Passed and adopted this 9th day of November, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: January 12

John Maher Builders, Inc.

Brixworth

Phase 7A

Development Name: Brixworth

Phase or Section of Construction: Phase 7A

Public Improvements: Water, sewer, stormwater, streets binder and curbs

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.

Darrell Bryson
City of Spring Hill Utility Inspector (signature)

Approved By:
City of Spring Hill Engineering Dept.

199 TOWN CENTER PARKWAY   P.O. BOX 789   SPRING HILL, TN 37174
PHONE (931)486-2252   NASHVILLE LINE (615)248-6307   WILLIAMSON CO. (615)599-2614   FAX (931)486-0516
DATE: October 26, 2020

REQUEST: Release the maintenance bond for Brixworth Phase 7B for water, sewer, stormwater infrastructure, streets and curbs

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

OVERVIEW:

- A maintenance bond was established for Phase 7B in the amount of $205,608.00 in November 2019. Binder was installed October 2019.
- Punch list items are completed and a certificate of satisfaction has been signed.

PC ACTION REQUESTED:

- Approve PC Resolution 20-104 to release the maintenance bond for Brixworth Phase 7B
RESOLUTION 20-104 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
BRIXWORTH PHASE 7B

WHEREAS, a Surety Letter of Credit 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, streets and curbs, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Brixworth Phase 7B in the amount of $205,608.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Brixworth Phase 7B in the amount of $205,608.00 is hereby approved.

Passed and adopted this 9th day of November, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 01/19/20

John Maher Builders, Inc.

Brixworth

Phase 7B

Development Name:  Brixworth

Phase or Section of Construction:  Phase 7B

Public Improvements:  Water, sewer, stormwater, streets binder and curbs

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.

[Signature]
City of Spring Hill Utility Inspector (signature)

[Signature]
Darrell Bryson

Printed name

Approved By:
City of Spring Hill Engineering Dept.

199 TOWN CENTER PARKWAY    P.O. BOX 789    SPRING HILL, TN 37174
PHONE (931)486-2252    NASHVILLE LINE (615)248-8307    WILLIAMSON CO. (615)599-2614    FAX (931)486-0516
DATE: October 26, 2020

REQUEST: Release the maintenance bond for Brixworth Phase 6 Paved Bike Path

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

OVERVIEW:

- A maintenance bond was established for Phase 6 paved bike path in the amount of $8,848.00 in November 2019.
- Punch list items are completed and a certificate of satisfaction has been signed.

PC ACTION REQUESTED:

- Approve PC Resolution 20-105 to release the maintenance bond for Brixworth Phase 6 Paved Bike Path
RESOLUTION 20-105 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
BRIXWORTH PHASE 6 PAVED BIKE PATH

WHEREAS, a Surety Letter of Credit 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, 8’ paved bike path with 4” mineral aggregate base and 2” asphalt concrete mix grading E, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Brixworth Phase 6 Paved Bike Path in the amount of $8,848.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Brixworth Phase 6 Paved Bike Path in the amount of $8,848.00 is hereby approved.

Passed and adopted this 9th day of November, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 10/11/20

Smart Living, LLC

Brixworth

Phase 6 Paved Bike Path

Development Name: Brixworth

Phase or Section of Construction: Phase 6

Public Improvements: Paved Bike Path

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.

[Signature]
City of Spring Hill Utility Inspector (signature)

[Signature]
Printed name

Approved By:

[Signature]
City of Spring Hill Engineering Dept.

[Signature]
Printed name
DATE: October 26, 2020

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Carnation Place

Release the maintenance bond for Carnation Place

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

OVERVIEW:

- A maintenance bond is in place in the amount of $35,970.00.
- Roads were final topped in April 2019. All improvements have been constructed.
- A certificate of satisfaction has been signed by staff.

PC ACTION REQUESTED:

- Approve PC Resolution 20-106 to recommend acceptance and dedication of road rights-of-way and public improvements for Carnation Place
- Approve PC Resolution 20-107 to release the maintenance bond for Carnation Place
RESOLUTION 20-106 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
CARNATION PLACE

WHEREAS, developer Paul Varney Construction, LLC has a recorded Final Plat for Carnation
Place in Maury County Plat Book P21, Page 220; and

WHEREAS, said Plat shows 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 and Public Improvements, including
water, sewer and drainage, the design intent has been achieved; 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 Carnation Place
as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 9th day of November, 2020.

Paul Downing, Chairman

___________________________
Steve Foote, Secretary
RESOLUTION 20-107 OF THE 
PLANNING COMMISSION 
OF THE CITY OF SPRING HILL, TENNESSEE 

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR 
CARNATION PLACE 

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, sidewalks, street lights, street signs 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 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 Aldermen 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 Carnation Place in the amount of $35,970.00 be released. 

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Carnation Place in the amount of $35,970.00 is hereby approved. 

Passed and adopted this 9th day of November, 2020. 

Paul Downing, Chairman

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 10/10/12

Paul Varney Construction LLC
Carnation Place

Development Name: Carnation Place

Phase or Section of Construction: N/A

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.

Chris Colley
City of Spring Hill Utility Inspector (signature)

Approved By:

City of Spring Hill Engineering Dept.

SARAH KATHERINE TOTTY
Printed name
DATE: October 26, 2020

REQUEST: Release the landscape performance bond for Cason's Children Center

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

OVERVIEW:

- A performance bond is in place in the amount of $23,419.00.
- All improvements have been completed and a certificate of satisfaction has been signed by staff.

PC ACTION REQUESTED:

- Approve PC Resolution 20-108 to release the landscape performance bond for Cason's Children Center
RESOLUTION 20-108 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE LANDSCAPE PERFORMANCE BOND FOR CASON’S CHILDREN CENTER

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

WHEREAS, the existing Letter of Credit, considered a “performance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, landscape plantings fronting the building, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

WHEREAS, it is the recommendation of the City Engineer that the Landscape Performance Bond for Cason’s Children Center in the amount of $23,419.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Landscape Performance Bond for Cason’s Children Center in the amount of $23,419.00 is hereby approved.

Passed and adopted this 9th day of November, 2020.

______________
Paul Downing, Chairman

______________
Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 01/11/20

Jon and Janice Adams

Cason Children's Center

Landscaping

Development Name: Cason Children's Center

Phase or Section of Construction: N/A

Public Improvements: Landscaping

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.

City of Spring Hill Utility Inspector (signature)

Printed name

Approved By:

City of Spring Hill Engineering Dept.

Printed name
DATE: October 26, 2020

REQUEST: Recommend acceptance and dedication of a sanitary sewer pump station for Southern Springs Phase 5

Release the maintenance bond for Southern Springs Phase 5 Sanitary Sewer Pump Station

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

OVERVIEW:

- A maintenance bond is in place for the pump station in Phase 5 in the amount of $92,132.00.
- The pump station was brought online in November 2019 and has been functioning properly for a minimum of twelve months.
- A certificate of satisfaction has been signed by City staff.

PC ACTION REQUESTED:

- Approve PC Resolution 20-109 to recommend acceptance and dedication of public improvements for Southern Springs Phase 5 Sanitary Sewer Pump Station
- Approve PC Resolution 20-110 to release the maintenance bond for Southern Springs Phase 5 Sanitary Sewer Pump Station
RESOLUTION 20-109 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 SOUTHERN SPRINGS PHASE 5 – SANITARY SEWER PUMP STATION

WHEREAS, developer Pulte Homes Tennessee, LP has a recorded Final Plat for Southern Springs Phase 5 in Maury County Plat Book P22, Page 51; and

WHEREAS, said Plat show a Sanitary Sewer Pump Station to be installed by the developer and proposed for dedication to the City of Spring Hill; and

WHEREAS, an Offer of Dedication has 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 pump station, the design intent has been achieved and it has been functioning properly for a minimum of twelve months; 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; and

WHEREAS, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Sanitary Sewer Pump Station be accepted and the same become a part of the Public Sewer system of the City of Spring Hill.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that dedication and acceptance of a Sanitary Sewer Pump Station within Southern Springs Phase 5 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 9th day of November, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
RESOLUTION 20-110 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
SOUTHERN SPRINGS PHASE 5 SANITARY SEWER PUMP STATION

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, a sanitary sewer pump station, would be constructed as per the approved design and function properly; and

WHEREAS, to date, the improvements noted heretofore have been constructed, the pump station was brought online in November 2019 and has 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 the sanitary sewer pump station for Phase 5; and

WHEREAS, it is the recommendation of the City Engineer that the Maintenance Bond for Southern Springs Phase 5 Sanitary Sewer Pump Station in the amount of $92,132.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Southern Springs Phase 5 Sanitary Sewer Pump Station in the amount of $92,132.00 is hereby approved.

Passed and adopted this 9th day of November, 2020.

Paul Downing, Chairman

___________________________________________________________

Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 10/11/20

Pulte Homes of Tennessee
Southern Springs
Phase 5

Development Name: Southern Springs
Phase or Section of Construction: Phase 5
Public Improvements: Sanitary sewer pump station

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.

________________________________________
City of Spring Hill Sewer Collection Superintendent (signature)

________________________________________
Printed name

Approved By:

________________________________________
City of Spring Hill Engineering Dept.

________________________________________
Printed name
DATE:  
October 26, 2020

REQUEST:  
Establish a maintenance bond and a performance bond for Dartford Townhomes

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

OVERVIEW:

- Final plat is on the November 2020 Planning Commission meeting agenda for approval.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 20-111 to establish a maintenance bond for Dartford Townhomes
- Approve PC Resolution 20-112 to establish a performance bond for Dartford Townhomes
RESOLUTION 20-111 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
DARTFORD TOWNHOMES

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 57 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, Street Binder 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 $226,800.00; 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 Dartford Townhomes in the amount of $226,800.00.

Passed and adopted this 9th day of November, 2020.

________________________________________
Paul Downing, Chairman

________________________________________
Steve Foote, Secretary
Utility Information Sheet

**Development** DARTFORD TOWNHOMES  
Phase__N/A__  Section__N/A__  #of lots__57__

**Cost to install Utility’s (Maintenance Bond)**

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>Sewer line</td>
<td>$266,000.00</td>
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<tr>
<td>Water line</td>
<td>$217,000.00</td>
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<tr>
<td>Storm Water (Infrastructure)</td>
<td>$115,500.00</td>
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<tr>
<td>Curbing</td>
<td>$35,000.00</td>
</tr>
<tr>
<td>Binder</td>
<td>$122,500.00</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$756,000.00</strong></td>
</tr>
</tbody>
</table>

30% OF TOTAL - $226,800.00

**BOND AMOUNT** - $226,800.00
RESOLUTION 20-112 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
DARTFORD TOWNHOMES

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 57 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 $147,488.00; 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 before 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 Dartford Townhomes in the amount
of $147,488.00.

Passed and adopted this 9th day of November, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
Utility Information Sheet

**Development** DARTFORD TOWNHOMES

**Phase** N/A  **Section** N/A  **# of lots** 57

**Cost to install Utility’s (Performance Bond)**

- **Signage** $5,000.00
- **Street Lights** $18,000.00
- **Storm Water Surface maintenance** $34,500.00 (to include drainage area, ditches, retention and/detention ponds, open spaces)

**Sidewalks (feet)** 2579 LF

**Sidewalks (cost)** $51,580.00

**Road linear feet** 1071 LF

**Road width** 25’

**Final Asphalt Topping cost** $25,000.00

**TOTAL** $134,080.00

+ 10% OF TOTAL - $13,408.00

**BOND AMOUNT** $147,488.00
**Application for Surety**

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<tr>
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<td><strong>Project Name:</strong> Dartford Townhomes</td>
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<td><strong>Phase:</strong> 1</td>
<td><strong>Section:</strong> 1</td>
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<tr>
<td>Maintenance</td>
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<td><strong>Posted With:</strong></td>
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<tr>
<td>Letter of Credit</td>
<td>Performance Bond</td>
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<td><strong>Surety Amount:</strong></td>
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</tr>
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<td></td>
<td>Expiration Date:</td>
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<td></td>
<td><strong>Automatic Renewal Clause included with Surety:</strong> Yes / No (Circle One)</td>
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<tr>
<td><strong>Purpose of Surety:</strong></td>
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<th>Financial Information</th>
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<tr>
<td><strong>Name of Financial Institution:</strong> First Bank / Franklin Synergy</td>
<td><strong>Surety #:</strong></td>
</tr>
<tr>
<td><strong>Contact Person:</strong> Travis Dumke</td>
<td><strong>Email:</strong> <a href="mailto:travis.dumke@franklinsynergy.com">travis.dumke@franklinsynergy.com</a></td>
</tr>
<tr>
<td><strong>Address:</strong> 722 Columbia Ave</td>
<td></td>
</tr>
<tr>
<td><strong>City, State, Zip:</strong> Franklin, TN 37064</td>
<td></td>
</tr>
<tr>
<td><strong>Phone Number:</strong> (615) 236-8312</td>
<td><strong>Fax Number:</strong> (__)</td>
</tr>
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<table>
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<tr>
<th>Contact Information</th>
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<tr>
<td><strong>Name of Owner/Developer or Representative:</strong> Amber Lane Development</td>
<td></td>
</tr>
<tr>
<td><strong>Address:</strong> 7200 Stansberry Lane</td>
<td>Jordan Clark</td>
</tr>
<tr>
<td><strong>City, State, Zip:</strong> Franklin, TN 37064</td>
<td></td>
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<tr>
<td><strong>Phone Number:</strong> (615) 533-0884</td>
<td><strong>Fax Number:</strong> (__)</td>
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**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

10/12/20
Date

City Staff Signature

Date
CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

CERTIFICATE OF OWNERSHIP AND DEDICATION

CERTIFICATE OF APPROVAL OF WATER SYSTEM

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

REVISIONS

Date: Date: Date: Date: Date:

All documents, including Drawings and Bid Specifications, prepared or furnished by Firms listed on face, are instruments of ... entitled Firms listed on face to further compensation at rates to be agreed upon by Firms listed on face and the Client.

CIVIL ENGINEERING, DEVELOPMENT DESIGN SURVEYING, LANDSCAPE ARCHITECTURE

2101 West Clinton Avenue, Suite 503, Huntsville, AL 35805

(256) 690-5312

ULLINS, LLC

SHEET NUMBER

2

Job No. 19-138

Date: 10.05.2020

Drawn By: IMR

Checked By: ABO

FINAL PLAT

PREPARED FOR:

AMBER LANE DEVELOPMENT

DARTFORD TOWNHOMES

FINAL PLAT

VICINITY MAP
DATE: October 26, 2020

REQUEST: Establish a maintenance bond and a performance bond for Sawgrass Phase 2

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

OVERVIEW:

- Final plat is on the November 2020 Planning Commission meeting agenda for approval.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 20-113 to establish a maintenance bond for Sawgrass Phase 2
- Approve PC Resolution 20-114 to establish a performance bond for Sawgrass Phase 2
RESOLUTION 20-113 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
SAGGRASS PHASE 2

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 45 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, Street Binder 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 $347,785.00; 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 Sawgrass Phase 2 in the amount of $347,785.00.

Passed and adopted this 9th day of November, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
Utility Information Sheet

**Development** SAWGRASS

**Phase** 2  **Section** N/A  **# of lots** 45

**Cost to install Utility’s (Maintenance Bond)**

- Sewer line $442,119.00
- Water line $258,108.00
- Storm Water $376,775.00 (Infrastructure)
- Curbing $26,119.00
- Binder $56,165.00

**TOTAL** - $1,159,286.00

**30% OF TOTAL** - $347,785.00

**BOND AMOUNT** - $347,785.00
RESOLUTION 20-114 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
SAWGRASS PHASE 2

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 45 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 $322,108.00; 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 before 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 Sawgrass Phase 2 in the amount of $322,108.00.

Passed and adopted this 9th day of November, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
Utility Information Sheet

Development ___ SAWGRASS _____

Phase __2__  Section __N/A__  # of lots __45__

Cost to install Utility’s (Performance Bond)

Signage_________ $4,725.00________________________________________

Street Lights___ $14,285.00________________________________________

Storm Water Surface maintenance____ $113,032.00____________________
(to include drainage area, ditches, retention and/detention ponds, open spaces)
** 30% of storm water infrastructure cost on Maintenance bond sheet

Sidewalks (feet)___ 4160 LF__________________________________________

Sidewalks (cost)____ $104,000.00____________________________________

Road linear feet___ 2080 LF_________________________________________

Road width_______ 22’______________________________________________

Final Asphalt Topping cost_____ $56,784.00___________________________

TOTAL - $292,826.00

+ 10% OF TOTAL - $29,282.00

BOND AMOUNT - $322,108.00
# Application for Surety

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<td>Maintenance, Performance, Restoration</td>
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<td>Letter of Credit, Performance Bond, Insurance Bond, Cash</td>
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<td><strong>Expiration Date:</strong></td>
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<td><strong>Automatic Renewal Clause included with Surety:</strong></td>
<td>Yes / No (Circle One)</td>
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<td><strong>Purpose of Surety:</strong></td>
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<tr>
<td><strong>Name of Financial Institution:</strong></td>
<td>Liberty Mutual Insurance Company</td>
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<tr>
<td><strong>Contact Person:</strong></td>
<td>Jim Hume</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>175 Berkeley Street</td>
</tr>
<tr>
<td><strong>City, State, Zip:</strong></td>
<td>Boston, MA 02116</td>
</tr>
<tr>
<td><strong>Phone Number:</strong></td>
<td>(617) 357-9500</td>
</tr>
<tr>
<td><strong>Fax Number:</strong></td>
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<tr>
<td><strong>Name of Owner/Developer or Representative:</strong></td>
<td>Lennar Homes of Tennessee - Kevin Sturgill</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>381 Mallory Station RD Suite 200</td>
</tr>
<tr>
<td><strong>City, State, Zip:</strong></td>
<td>Franklin, TN 37067</td>
</tr>
<tr>
<td><strong>Phone Number:</strong></td>
<td>(615) 465-4330</td>
</tr>
<tr>
<td><strong>Fax Number:</strong></td>
<td>( )</td>
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## 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:**
Kevin Sturgill

**Date:**
10/12/2020

**City Staff Signature:**

**Date:**
OPEN SPACE NOTE:
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT.

PURPOSE NOTE:
Surveyor's Notes
Legend

WES E ENGINEERS & SURVEYORS

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
CERTIFICATE OF APPROVAL FOR RECORDING
MAURY COUNTY 911 CERTIFICATION OF APPROVAL
CERTIFICATE OF OWNERSHIP AND DEDICATION
CERTIFICATE OF APPROVAL OF WATER SYSTEM
CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING
SURVEYOR CERTIFICATE OF ACCURACY

PARCEL NUMBER:
TAX MAP 43. PARCEL 09.00 & 14.00

DEED BOOK:
R2528, Page 196

EXISTING ZONING:
R-2 PUD

BUILDING SETBACKS:
FRONT - 20'
REAR - 30'
SIDE - 7.50'
SIDE ADJACENT TO R.O.W - 10'

ACREAGE OF PARCEL:
TOTAL AREA - ±30.57 ACRES
DEVELOPED AREA - ±13.18 ACRES or ±574,005.4 SQ. FT.
R.O.W. DEDICATION - ±2.49 ACRES or ±108,524.4 SQ. FT.

PROPERTY OWNER:
LENNAR HOMES OF TENNESSEE, LLC
381 MALLORY STATION ROAD
SUITE 200
FRANKLIN, TN 37067

Location Map
SITE
SAWGRASS
TYPICAL LOT LAYOUT
NOT TO SCALE
DATE: October 26, 2020

REQUEST: Establish a maintenance bond and a performance bond for Villas at Port Royal Phase 1

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

OVERVIEW:

- Final plat was approved on the October 2020 Planning Commission meeting agenda.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 20-115 to establish a maintenance bond for Villas at Port Royal Phase 1
- Approve PC Resolution 20-116 to establish a performance bond for Villas at Port Royal Phase 1
RESOLUTION 20-115 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
VILLAS AT PORT ROYAL PHASE 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 42 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, Street Binder and Curbs,

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 $106,365.00; 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 Villas at Port Royal Phase 1 in the amount of $106,365.00.

Passed and adopted this 9th day of November, 2020.

______________________________________________
Paul Downing, Chairman

______________________________________________
Steve Foote, Secretary
## Utility Information Sheet

**Development**: VILLAS AT PORT ROYAL  
**Phase**: 1  
**Section**: N/A  
**# of lots**: 42

### Cost to install Utility’s (Maintenance Bond)

- **Sewer line**: $128,000.00  
- **Water line**: $105,000.00  
- **Storm Water**: $68,600.00 (Infrastructure)  
- **Curbing**: $14,200.00  
- **Binder**: $38,750.00

**TOTAL - $354,550.00**  
**30% OF TOTAL - $106,365.00**

**BOND AMOUNT - $106,365.00**
RESOLUTION 20-116 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
VILLAS AT PORT ROYAL PHASE 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 42 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 $118,503.00; 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 before 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 Villas at Port Royal Phase 1 in the amount of $118,503.00.

Passed and adopted this 9th day of November, 2020.

Paul Downing, Chairman

Steve Foote, Secretary
Utility Information Sheet

Development ___ VILLAS AT PORT ROYAL _____

Phase 1  Section N/A  # of lots 42

Cost to install Utility’s (Performance Bond)

Signage ______ $3,250.00

Street Lights ____ $9,800.00

Storm Water Surface maintenance ____ $20,580.00
(to include drainage area, ditches, retention and/detention ponds, open spaces)
** 30% of storm water infrastructure cost on Maintenance bond sheet

Sidewalks (feet) ____ 2413 LF

Sidewalks (cost) ____ $39,750.00

Road linear feet ____ 1357 LF

Road width ______ 24’

Final Asphalt Topping cost ____ $34,350.00

TOTAL - $107,730.00

+ 10% OF TOTAL - $10,773.00

BOND AMOUNT - $118,503.00
Application for Surety

<table>
<thead>
<tr>
<th>Property Information</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Project Name:</strong> Villa's AT Port Royal 42 lots</td>
<td></td>
</tr>
<tr>
<td><strong>Phase:</strong> 1</td>
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<td><strong>Section:</strong></td>
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<tr>
<td><strong>Number of Lots Approved:</strong> 83</td>
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<td><strong>Number of Lots Remaining:</strong> 41</td>
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<td><strong>Surety Type:</strong> Maintenance</td>
<td>Performance</td>
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<tr>
<td><strong>Posted With:</strong> Letter of Credit</td>
<td>Performance Bond</td>
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<tr>
<td><strong>Surety Amount:</strong></td>
<td>$</td>
</tr>
<tr>
<td><strong>Automatic Renewal Clause included with Surety:</strong> Yes / No (Circle One)</td>
<td></td>
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<td><strong>Purpose of Surety:</strong></td>
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<tr>
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<tr>
<td><strong>Name of Financial Institution:</strong> First Citizens National Bank</td>
<td></td>
</tr>
<tr>
<td><strong>Surety #:</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Contact Person:</strong> Neil Headden</td>
<td></td>
</tr>
<tr>
<td><strong>Email:</strong> <a href="mailto:nheadden@firstcnsb.com">nheadden@firstcnsb.com</a></td>
<td></td>
</tr>
<tr>
<td><strong>Address:</strong> 2035 Wall St</td>
<td></td>
</tr>
<tr>
<td><strong>City, State, Zip:</strong> Spring Hill, TN 37174</td>
<td></td>
</tr>
<tr>
<td><strong>Phone Number:</strong> (615) 302-1290</td>
<td></td>
</tr>
<tr>
<td><strong>Fax Number:</strong></td>
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<tr>
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<tbody>
<tr>
<td><strong>Name of Owner/Developer or Representative:</strong> Joey Smith</td>
<td></td>
</tr>
<tr>
<td><strong>Address:</strong> 1804 Williamson CT, #101</td>
<td></td>
</tr>
<tr>
<td><strong>City, State, Zip:</strong> Brentwood, TN 37027</td>
<td></td>
</tr>
<tr>
<td><strong>Phone Number:</strong> (615) 308 1885</td>
<td></td>
</tr>
<tr>
<td><strong>Fax Number:</strong></td>
<td></td>
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</table>

**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:**  
**Date:** 10-14-2020

**City Staff Signature:**  
**Date:**  

### General Notes

1. **Lot Breakdown**:
   - **Type 1 Layout**: 87.8 FT, 42.2 FT, 20 FT, 26.5 FT, 51.7 FT, 16 FT, 29.5 FT, 22 FT, 29.5 FT, 22 FT, 25 FT
   - **Type 2 Layout**: 111.8 FT, 60.4 FT, 20 FT, 24.5 FT, 25 FT, 16 FT, 37 FT, 28 FT, 35.5 FT, 28 FT

2. **Lot Area Table**:
   - Includes area calculations for different types of lots.

3. **Site Area Table**:
   - Details the total area of the site, 302,000 square feet or 6.93 acres ±.

4. **Site Area Breakdown**:
   - Provides a detailed breakdown of the site area

5. **Lot Breakdown**
   - Details the layout and dimensions of lots.

6. **Legend**:
   - Describes the symbols and designations used in the plan.
DATE: October 26, 2020
REQUEST: Establish a performance bond for Beechcroft Storage
SUBMITTED BY: Thomas S. Wolf, P.E. — City Engineer

OVERVIEW:

- Final plat was approved on the March 2020 Planning Commission meeting agenda.
- Developer has submitted application and corresponding documentation to establish bonds.

PC ACTION REQUESTED:

- Approve PC Resolution 20-117 to establish a performance bond for Beechcroft Storage
RESOLUTION 20-117 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
BEECHCROFT STORAGE

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; and

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

Water line, sewer line, multi-use trail and a turn lane; 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 $182,600.00; 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 before 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 Beechcroft Storage in the amount of $182,600.00.

Passed and adopted this 9th day of November, 2020.

_________________________________________________________
Paul Downing, Chairman

_________________________________________________________
Steve Foote, Secretary
Utility Information Sheet

**Development**–– BEEHCROFT STORAGE

**Phase**— N/A  **Section**— N/A  **# of lots**— N/A

**Cost to install infrastructure** (Performance Bond)

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<th>Item</th>
<th>Cost</th>
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<tr>
<td>Sewer line</td>
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<td>Water line</td>
<td>$24,000.00</td>
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<td>Multi-use trail</td>
<td>$28,000.00</td>
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<td>Turn lane</td>
<td>$22,000.00</td>
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**TOTAL** - $166,000.00

+ 10% OF TOTAL - $16,600.00

**BOND AMOUNT** - $182,600.00
# Application for Surety

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<td><strong>Project Name:</strong></td>
<td>Beechcroft Storage, LLC</td>
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<td><strong>Phase:</strong></td>
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<td><strong>Number of Lots Approved:</strong></td>
<td></td>
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<td><strong>Surety Type:</strong></td>
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<td><strong>Surety Amount:</strong></td>
<td>$182,600.00</td>
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<td><strong>Expiration Date:</strong></td>
<td></td>
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<td>Yes</td>
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<td><strong>Purpose of Surety:</strong></td>
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<tr>
<td><strong>Name of Financial Institution:</strong></td>
<td>West Bend Mutual Insurance Company</td>
</tr>
<tr>
<td><strong>Contact Person:</strong></td>
<td>Chuck Thompson</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>380 Carriage House Drive</td>
</tr>
<tr>
<td><strong>City, State, Zip:</strong></td>
<td>Jackson, TN 38305</td>
</tr>
<tr>
<td><strong>Phone Number:</strong></td>
<td>(731) 664-4750</td>
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<tr>
<td><strong>Name of Owner/Developer or Representative:</strong></td>
<td>WMB Construction LLC</td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>621 Old Hickory Blvd., Suite 9</td>
</tr>
<tr>
<td><strong>City, State, Zip:</strong></td>
<td>Jackson, TN 38305</td>
</tr>
<tr>
<td><strong>Phone Number:</strong></td>
<td>(731) 307-9086</td>
</tr>
</tbody>
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# 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**
DATE: October 26, 2020

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Crooked Creek Section 2
Release the maintenance bond for Crooked Creek Section 2

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

OVERVIEW:

- A maintenance bond is in place in the amount of $22,409.00.
- Roads were final topped in October 2019. All improvements have been constructed.
- A certificate of satisfaction has been signed by staff.

PC ACTION REQUESTED:

- Approve PC Resolution 20-118 to recommend acceptance and dedication of road rights-of-way and public improvements for Crooked Creek Section 2
- Approve PC Resolution 20-119 to release the maintenance bond for Crooked Creek Section 2
RESOLUTION 20-118 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
CROOKED CREEK SECTION 2

WHEREAS, developer B&D Homes, LLC has a recorded Final Plat for Crooked Creek Section 2 in Maury County Plat Book P21, Page 477; and

WHEREAS, said Plat shows 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 and Public Improvements, including water, sewer and drainage, the design intent has been achieved; 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 Crooked Creek Section 2 as shown on the recorded plats is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 9th day of November, 2020.

Paul Downing, Chairman

________________________________________
Steve Foote, Secretary
RESOLUTION 20-119 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
CROOKED CREEK SECTION 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, sidewalks, street lights, street signs 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 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 Aldermen 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 Crooked Creek Section 2 in the amount of $22,409.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Crooked Creek Section 2 in the amount of $22,409.00 is hereby approved.

Passed and adopted this 9th day of November, 2020.

______________________________
Paul Downing, Chairman

______________________________
Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 10/21/2020

B&D Homes, LLC
Crooked Creek
Section 2

Development Name: Crooked Creek
Phase or Section of Construction: Section 2
Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, street lights and 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.

City of Spring Hill Utility Inspector (Signature)

Approved By:

Printed Name

199 TOWN CENTER PARKWAY    P.O. BOX 789    SPRING HILL, TN 37174
PHONE (931)486-2252  NASHVILLE LINE (615)248-6307  WILLIAMSON CO. (615)599-2614  FAX (931)486-0516
DATE: October 26, 2020

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Crooked Creek Section 3 Phase 1

Release the maintenance bond for Crooked Creek Section 3 Phase 1

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

OVERVIEW:

- A maintenance bond is in place in the amount of $10,385.00.
- Roads were final topped in October 2019. All improvements have been constructed.
- A certificate of satisfaction has been signed by staff.

PC ACTION REQUESTED:

- Approve PC Resolution 20-120 to recommend acceptance and dedication of road rights-of-way and public improvements for Crooked Creek Section 3 Phase 1
- Approve PC Resolution 20-121 to release the maintenance bond for Crooked Creek Section 3 Phase 1
RESOLUTION 20-120 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
CROOKED CREEK SECTION 3 PHASE 1

WHEREAS, developer B&D Homes, LLC has a recorded Final Plat for Crooked Creek Section 3
Phase 1 in Maury County Plat Book P21, Page 558; and

WHEREAS, said Plat shows 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 and Public Improvements, including
water, sewer and drainage, the design intent has been achieved; 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 Crooked Creek
Section 3 Phase 1 as shown on the recorded plats is hereby recommended to the Board of Mayor and
Aldermen.

   Passed and adopted this 9th day of November, 2020.

Paul Downing, Chairman

_____________________________________
Steve Foote, Secretary
RESOLUTION 20-121 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
CROOKED CREEK SECTION 3 PHASE 1

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, sidewalks, street lights, street signs 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 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 Aldermen 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 Crooked Creek Section 3 Phase 1 in the amount of $10,385.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Crooked Creek Section 3 Phase 1 in the amount of $10,385.00 is hereby approved.

Passed and adopted this 9th day of November, 2020.

______________________________
Paul Downing, Chairman

______________________________
Steve Foote, Secretary
CERTIFICATE OF SATISFACTORY COMPLETION

Date: 10/21/2020

B&D Homes, LLC
Crooked Creek
Section 3 Phase 1

Development Name: Crooked Creek
Phase or Section of Construction: Section 3 Phase 1
Public Improvements: Water, sewer, storm water drainage and basins, streets, curbs, sidewalks, street signs, street lights and 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.

City of Spring Hill Utility Inspector (signature)

Approved By:

Engineering Dept.

Printed Name
Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
      Austin Page, Associate Planner
MEETING: October 26, 2020
SUBJECT: STP 857-2020 (Dollar General – Port Royal Road) - RECONSIDERATION

**STP 857-2020:** Submitted by Thomas & Hutton for a proposed Dollar General on Port Royal Road. Property is located on the southeast corner of Port Royal and Rice Road, zoned C-4 and contains approximately 2.27 acres. The applicant requests site plan approval to construct a 9,100-sf Dollar General store. Requested by Alan Maher.

**Request:** The applicant request the reconsideration of site plan approval to construct a 9,100-sf retail building. The preliminary plat application (PPL 856-2020) that was also submitted with the site plan was approved in September. This request is being processed under the current Unified Development Code.

**Plan Update:** The original site plan application was denied by the Planning Commission on September 14, 2020. The applicant submitted a request for reconsideration of site plan application STP 857-2020 to Mayor Graham on October 9, 2020. On October 13, 2020, Mayor Graham sent a letter to the applicant approving the site plan reconsideration. Both of these letters are attached.

While the majority of the proposal remains unchanged, the submittal letter from Thomas & Hutton has been attached and explains the changes made since the September 14, 2020 Planning Commission meeting. The proposed lot line has been shifted 5’ to the south. Based on this lot line shift, when a final plat application is submitted for approval, the proposed final plat shall reflect this adjustment.

**Property Description and History:** This property is located at the southeast corner of Port Royal Road and Rice Road and contains approximately 4.64 acres. Following the recording of a final plat, the property will be divided into two parcels. The northern parcel, Lot 1, will contain 2.27 acres and is the subject site of this application. The remaining property contains 2.37 acres and is currently undeveloped. The site is adjacent to a previously approved townhome project (Villas at Port Royal) which is currently under construction.

**Bulk and area requirements:** The subject site, Lot 1 of the Dollar General subdivision plat, is being platted and complies with the area and bulk requirements of the C-4 zoning district. A final plat will be required.

**Access:** Primary access to the site is via a shared access drive from Rice Road. This access drive will be shared with the Villas at Port Royal development to the east. The driveway from Rice Road will be constructed by the townhome development providing access into the proposed Dollar General site. On-site circulation is shown as two-way through the parking areas. Cross access is provided on both sides of the site to Lot 2. Truck turning templates were provided for the city’s fire truck, refuse collection, and delivery vehicles. The site has been modified to expand the east side and provide more maneuvering room and a small landscape island between the loading zone and the service drive. The Fire Marshal has reviewed the plans and there no known issues that would restrict Fire Department access throughout the site.

**Streets and Sidewalks:** Rice Road is a public road with a variable amount of right-of-way (60’-70’). The applicant is proposing to dedicate additional right-of-way along Rice Road to achieve 37.5’ from centerline. Port Royal Road is an arterial road with 47.5’ of right-of-way. Right-of-way was dedicated with the recording of the Shree Radhe final plat recorded in Plat Book P22, Page 93 in Maury County. A 12’ wide multi-use trail is proposed along Port Royal Road and will tie into the existing 5’ wide sidewalk along Rice Road. There is an existing ADA ramp located at the northwest corner of Port Royal Road.

STP 857-2020 (Dollar General Port Royal) ws
the property. The applicant has indicated that they plan to tie the 12’ path into the existing ramp. The applicant has also indicated that the ramp can be replaced at the time of construction if necessary.

An additional 5’ wide sidewalk is shown along the entrance drive and will provide pedestrian access to the building from Rice Road. A 10’ wide public access easement and 5’ sidewalk is centered on the common boundary for Lots 1 and 2 and provides access to the building and the site from the neighboring townhome development to the east.

Building and Site Design: The building is positioned on the rear of the site because of two large easements that run along the front portion of the site. There is an 87.5’ TVA Transmission Line Easement which runs primarily through undisturbed land and a proposed stormwater detention pond. An additional 40’ wide Duck River Electric Easement runs primarily through the parking lot. The site is designed with a shared access drive off Rice Road. Cross access is provided along the southern property line to the east and west of the building. A public access easement is provided along the southern property line which provides pedestrian access to the site from the adjacent townhouse development.

The applicant has provided elevations which portray the primary building façade materials as brick veneer, stained split-face block and aluminum trim. No secondary building materials are being proposed. Material percentages for each façade have been provided and comply with the requirements of the UDC. The dumpster enclosure is positioned on the south east corner of the building in the truck loading zone area. A detail for the dumpster enclosure has been provided and is enclosed on three sides with a gate. Materials have been labeled and match the primary building façade. An elevation of the dumpster has been provided.

A photometric plan has been provided and shows 0.0 foot-candles at all property lines. The maximum allowed is 1.0 fc.

Parking and Loading: The site includes 33 parking spaces, which exceeds the minimum requirement of 19 spaces. The site includes two ADA spaces. The site plan shows typical 90-degree angle parking around the site and provides adequate amounts of maneuvering and drive-aisle space. Two-way drive aisles vary around the site and are shown as 25’, 29’ and 36’ wide. The minimum drive aisle width is 25’.

Two bicycle parking racks are shown on the site and are located off the sidewalk and do not interfere with pedestrian access. As required by Article 10.7.C.2 of the UDC, a bike rack detail has been provided on Sheet C5.5 and will have a powder coat finish.

Landscaping and Buffering: There is no existing vegetation on the property. The applicant is providing the required 15’ landscape buffer along the eastern property line adjacent to the Villas at Port Royal. Rows of landscaping are provided around the parking lot and the front and rear foundations of the building. Parking lot islands are landscaped and meet the 60% coverage requirement. All plant types shown on the landscape plan are now listed in the Plant Schedule. The applicant has expressed to staff that the proposed pond is a dry extended detention pond. There is no bioretention proposed for this project. The applicant has provided additional landscaping around the pond to screen it from adjacent streets and to give the pond a more natural look. A narrow landscape island has been added adjacent to the loading zone.

Port Royal is an arterial road and requires one street tree to be planted every 35’. Due to the TVA easement and overhead powerlines, canopy trees (mature height of +30’) are not permitted to be planted within 40’ of the centerline of overhead power line right-of-way or easement. The applicant has provided eight street trees (Chinese Fringe Tree) along port Royal and are spaced 35’ apart. These trees will mature to a height of 15’ to 25’ and are permitted understory trees. This specific species is not allowed to be planted less than 20’ from the centerline of overhead powerline. The plan does not call out distances to the centerline and after staff review, the proposed placement meets the 20’ minimum requirement.

The landscape plan identifies sodded areas, which includes all disturbed areas and along road frontages.

Because of the odd nature of this site with TVA and other power lines crossing the north end of the site, landscape strips have followed the developed portion of the site. Rice Road is a local street and does not require landscaping or street tree planting.
Spring Hill Bike and Greenway Plan: Based on prior discussions regarding bike lanes on Port Royal Road or the possibility of a 12' wide multi-use trail along Port Royal Road (east side) the applicant is now showing the multi-use trail.

Public Comments: Staff has received no public comment via the PCPublicComment@springhilltn.org email address.

Summary: The following items shall be addressed prior to the submittal for Revision Deadline #2 (November 2, 2020):

1. Receive utility company approval for all landscaping under or within a powerline easement.
2. Applicant to show and label the existing right-of-way for Rice Road along the frontage of this property. Any areas where the distance from centerline to the property line of this site is less than 37.5' shall dedicate additional right-of-way at final plat to meet the minimum.
Reconsideration Letter to Mayor Graham

THOMPSON BURTON PLLC
ATTORNEYS AT LAW
A PROFESSIONAL LIMITED LIABILITY COMPANY

J. Bryan Echols
bryan@thompsonburton.com

October 9, 2020

VIA OVERNIGHT DELIVERY

Mayor Rick Graham
199 Town Center Parkway
Spring Hill, Tennessee 37174

Re: Request for Reconsideration: STP 857-2020, Spring Hill Planning Commission
Agenda New Business Item 2, September 14, 2020

Dear Mayor Graham:

This firm represents Turner and Associates Realty, Inc., the developer of the property subject to the referenced agenda item. This item was submitted to the Spring Hill Planning Commission on September 14, 2020, by Thomas & Hutton on behalf of the developer for site plan approval for a 9,100 square foot Dollar General Store. The item was disapproved by the Planning Commission.

The purpose of this letter is to request reconsideration of this item pursuant to the provisions of Article 13.1.A.6 of the Spring Hill Unified Development Code ("UDC"). This provision permits the Mayor or others to permit the reconsideration of the application for approval if there is substantial new evidence available, if the request is substantially different, or if a significant mistake of law or fact affected the prior denial.

I note that the Planning Staff report found that the proposed site plan complied with the UDC in all material respects, with the exception of five conditions of approval, only three of which were substantive comments, and all of which were agreed to by the applicant. Accordingly, Planning Staff recommended approval subject only to those conditions. Where the proposed site plan meets all requirements of the UDC, the Planning Commission is without authority to disapprove it based on other factors, including those alluded to by the few commissioners who made statements during consideration of the item. Further, statements were made by others that this use was incompatible with neighboring developments. As this use is compatible with the applicable zoning, Spring Hill has previously determined that this is a compatible use. As a result, a significant mistake of law and, apparently, fact occurred. Further, we believe the decision to be arbitrary, capricious and unreasonable.

While normally a writ of certiorari would be the avenue of appeal, costing considerable
expense and time for both parties, we are appreciative of the UDC's provision for a prompt reconsideration. We ask that such a reconsideration be granted and that the item be resubmitted, reviewed, and placed on the soonest available Planning Commission agenda for reconsideration.

Please feel free to contact me with any questions.

Very truly yours,

J. Bryan Echols

JBE:mag
cc: (Via Email: Patrick Carter, Esq., pcarter@mtlawgroup.net)
    (Via Email: Mr. Steve Foote, sfoote@springhilltn.org)
October 13, 2020

J. Bryan Echols  
Thompson Burton PLLC  
6100 Tower Circle, Suite 200  
Franklin, TN 37067  

Re: Article 13.1.A.6 Consideration of Successive Applications  
STP 857-2020 Dollar General store, denied by Planning Commission September 14, 2020  

Dear Mr. Echols,

I am in receipt of your request for reconsideration of site plan approval for STP 857-2020 regarding a Dollar General retail store proposed at the southeast corner of Port Royal Road and Rice Road in Spring Hill. I have reviewed the basis of your request for reconsideration contained in your letter of October 9, 2020 and based upon my review have determined that reconsideration by the Planning Commission within the one year waiting period is justified.

Therefore, in accordance with Article 13, Section 13.1 A.6.a., which states “Within one year of the date of denial, a subsequent application for the same zoning request will not be accepted or processed unless the Planning Director determines there is substantial new evidence available, the request is substantially different, or if a significant mistake of law or of fact affected the prior denial, or the Board of Mayor and Aldermen and/or the Mayor chooses to reconsider the application”, I am requesting that the Spring Hill Planning Commission reconsider the application subject to the submission of revised plans/drawings and recommend that the applicant address the following items in the resubmittal.

1. Site plan to reflect a 12’ wide multi-use trail along the projects Port Royal Road frontage.  
2. Confirm that the Project Engineer will meet with the Water Department prior to plans going to TDEC.  
3. Secure utility company approval for all trees proposed within powerline easements on the site.  
4. Show and label the existing right-of-way for Rice Road along the frontage of this property. Any areas where the distance from centerline to the property line of this site is less than 37.5’ the applicant shall dedicate additional right-of-way at final plat to meet the minimum right-of-way requirement.

I would also strongly encourage you to address comments from members of the Planning Commission made during the September 14, 2020 meeting, including the following:

199 Town Center Parkway  
P.O. Box 789  
Spring Hill, TN 37174  

Phone 931.486.2252  
Fax 931.486.0516  
www.springhilltn.org
1. Access to the loading zone, truck maneuvering and circulation.
2. Building setback from the south property line.

In conclusion, I am requesting the Spring Hill Planning Commission reconsider STP 857-2020, and as such, the applicant is hereby instructed to satisfactorily address the elements enumerated in this letter and to submit revised plans and supporting documents to the Planning Department for processing. Upon receipt of a complete submittal, the Planning Department will schedule the request for reconsideration at a future work session and voting meeting of the Planning Commission. The submittal deadline for this request to be heard by the Planning Commission during the October 26th work session is 12:00pm Noon on October 19, 2020.

Please let me know if you have any questions.

Sincerely,

[Signature]

Rick Graham
Mayor

cc: Steve Foote, Planning Director
    Spring Hill Planning Commission

Att: Letter dated October 9, 2020 from Thompson Burton PLLC
October 19, 2020

Austin Page  
Planning Assistant  
City of Spring Hill  
5000 Northfield Lane, Suite 520  
Spring Hill, TN 37174

Re: Dollar General at Port Royal Road  
Site Plan  
Planning Commission Submittal

Dear Austin:

Pursuant to the letter from Mayor Graham, dated October 13, 2020, for a reconsideration of STP 857-2020 Dollar general Store, please see the following "Letter of Request" for the Dollar General at Port Royal Road Site Plan and Preliminary Plat Submittal Package.

The revised Site Plan and Preliminary Plat address the following comments from Mayor Graham:

1. The site plan shows a 12’ proposed multi-use trail along the Port Royal Road frontage.
2. We have met with the Water Department to review the proposed utility routings and will be submitting to TDEC upon Site Plan approval.
3. We are working to secure approval from Duck River Electric and TVA for the plantings beneath their easements. We have confirmed that the proposed trees are on their approved lists.
4. The ROW of Rice Road varies. The site plan and plat show a variable width of ROW dedication so that there is at least 37.5’ of ROW from the Rice Road ROW centerline to the proposed property line along the north frontage.

Additionally, the Site Plan addresses the following comments from the Planning Commission made during the September 14, 2020 Planning Commission Meeting:

1. Access to the loading zone has been improved by shifting the rear (east) drive to the east by 5’ and adding a landscape buffer strip with evergreen plantings. This allows trucks to stay out of oncoming lanes and to prevent truck turning movements from encroaching on the east drive. The added landscaping with further screen the loading and dumpster areas.
2. The proposed south property line has been shifted south by and additional 5’ to allow for more space between the building and property line. This also allowed for more landscaping along the south façade of the building.

Please place this item on the agenda for the October 26, 2020 City of Spring Hill Planning Commission Work Session and November 9, 2020 City of Spring Hill Planning Commission Meeting. The following items are included with this submittal:
Letter of Request (this letter)
• Three (3) Full-Size Copies of Site Plan set (Folded)
• One (1) Half-Size Copy of Site Plan set (Folded)
• CD containing all files in Digital/PDF format

Please let me know if you have any questions or need any additional information.

Best regards,
THOMAS & HUTTON ENGINEERING CO.

By

Travis Todd, PE
Principal/Nashville Regional Director
Garbage Truck

Rear-Loaded Garbage Truck Turning Movement
Landscape Plan
Calculations at Ground Level (10' x 10' Grid Spacing). Refer to luminaire location summary for mounting heights of each fixture. Pole mounted fixtures include a 2ft concrete base. Mounting heights indicated on luminaire location summary is a total A.F.G. height.

General Notes:
Due to changing lighting ordinances it is the contractors responsibility to submit the site photometrics & luminaire specs to the local inspector before ordering to ensure this plan complies with local lighting ordinances. This lighting design is based on information supplied by others. Changes in electrical supply, area geometry & objects within the lighted area may produce illumination values different from the predicted results shown on this layout. This layout is based on IES files that were lab tested or computer generated, actual results may vary.

Notes:
RZN 895-2020: Submitted by Crunk Engineering, LLC for the rezoning of 3233 Cleburne Road. The property is currently zoned AG and contains approximately 103 acres. The applicant requests a rezoning of property from AG to R-4. Requested by Adam Crunk.

Plan Update: This application is a resubmittal of the rezoning request processed in 2019 (RZN 734-2019). That application was denied by the Board of Mayor and Alderman. Following denial, the applicant’s attorney contacted the City Attorney and discussions culminated in the Mayor’s approval of a resubmittal within less than the required one-year successive application period. The concept plan submitted with the rezoning request and the requested zoning district of R-4 are unchanged.

Property Description and History: This property is located west of Cleburne Road and is south of and adjacent to the Harvest Point PUD. The southern boundary of the property is The Petty Lane/Cleburne Road intersection with Petty lane approximately following the western boundary line. The annexation of the property (ANX 687-2019) was approved by the Board of Mayor and Alderman on July 15, 2019. The prior rezoning request (RZN 734-2019) was denied by the Board of Mayor and Alderman on November 18, 2019.

Prior to this request the property was the subject of a previous annexation (ANX 643-2019) and rezoning request (RZN 672-2019). The annexation request was denied by the Board of Mayor and Alderman and the rezoning was withdrawn.

Spring Hill Rising: 2040: The future land use classification for this site is Mixed-Use Neighborhood Area and the primary future land uses include single-family dwellings, small-scale multi-family buildings (not complexes), professional offices (such as routine healthcare, insurance, studios, and professional and personal services), eating places, light retail, places of worship, schools, municipal services, community centers, and small scale entertainment. Staff believes the R-4 zoning district is appropriate for the Mixed-Use Neighborhood future land use.

Submitted Exhibits: The applicant has provided an exhibit demonstrating their development intentions for the property after it is rezoned. The plan shows 256 single-family lots and shows two access points on Cleburne Road and a road connecting the property to Harvest Point. This access point provides the second point of ingress/egress to Phase 16 of Harvest Point. The plan provided is of similar character to the adjacent neighborhood under construction (Harvest Point).

Zoning Map Amendments: Staff has placed public notification signs on the property as required by the Unified Development Code. The applicant has mailed notification letters to surrounding land owners.

Utilities: Water Service is available to the subject property and is served by an 8” water line along Cleburne Road and an 8” connection to Harvest Point. The site is located within the City’s Southside Pressure Zone. Modeling Results of Spring Hill’s water system show that with tanks at 50% capacity (elevation 883), the site high point (at elevation 710) will see static pressures in the range of 74 psi. However, the site cannot meet Spring Hill’s minimum requirement of 750 gpm fire flow while maintaining 30 psi at this elevation. Recommended system improvements to provide adequate flows to the site as outlined in the Water Capacity Study include installation of either a Tank located in the Beechcroft Road Area (west of railroad tracks) or installation of a 12” line across GM property to connect Main street with Cleburne Rd. This summary is attached, as well as the Cleburne Lift Station Capacity Calculations.
Approval standards for zoning map amendments, as found in the Unified Development Code, Article 13, are below:

**E. Approval Standards**

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

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

Staff finds the request to be consistent with the Comprehensive Plan and other adopted land use policies. The proposal is compatible with nearby single family and townhome uses. There will be no nonconformities created by this request. The proposal is consistent with the development trend of the area, which contains a mixture of residential uses. Staff does not foresee any adverse impacts on public health, safety, and welfare.

**Summary:** The applicant met with staff to discuss the rezoning on September 16, 2020. There are no additional items that shall be addressed prior to the submittal for Revision Deadline #2 (November 2, 2020).
RESOLUTION 20-122
OF THE PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE

A RESOLUTION TO RECOMMEND APPLICATION RZN 895-2020 (3233 CLEBURNE ROAD) 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 9th day of November, 2020 and heard public testimony and input regarding application RZN 895-2020; 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 the recommendation for application RZN 895-2020 to the Board of Mayor and Alderman as follows.

APPROVAL OF RZN 895-2020

Passed and adopted this 9th day of November, 2020.

______________
Paul Downing, Chairman

______________
Steve Foote, Secretary
Dear Mayor Graham:

I represent the applicant on the proposed rezoning for the Hardison Property on Cleburne Road in Spring Hill. I am specifically asking that you waive the one-year prohibition for applying for a rehearing on zoning issues. Specifically, I am requesting that we be allowed to appear before the work session on October 5, 2020 and then at the BOMA hearing on October 19, 2020.

The following are my key points to support that request.

1. Saturn Parkway extension is ok and functional- this allows traffic to be off Beechcroft Road and it also allows any type of EMS service to access the Cleburne Road area without concern of the rail tracks.

2. Cleburne Road in front of the subject property has already been upgraded to City standards.

3. Note that the zoning that we requested is within the 2040 Spring Hill Rising Plan. Basically the property was annexed and it conforms to the 2040 plan but they rejected the rezoning

4. The City provides the Plan of Services- from each department. The document didn’t say they had any concern with the ability of the City to provide services. We relied on this document to continue to spend money and move forward. If any department had issues it should have been addressed in the Plan of Services and not one of the BOMA members use it as a reason to not approve this item. Why have the departments complete these reports if BOMA doesn’t take their word that they can service this project.

5. On the note of services being able to be provided- at the time we were going through the annexation/rezoning process, the Tennessee Children’s Home was going through at the same time. It had much more density- well over a thousand units- they didn’t seem concerned about being able to provide services to this project.

6. At the very beginning of this process we showed them the plan we had for the property. Normally developers don’t show their plan during the annexation phase. So when they annexed this property they knew exactly what we were planning. No smoke and mirrors for us.

7. My client’s engineer, Adam Crunk, has confirmed to me that there’s adequate water supply at this proposed development. There are some lots at the highest elevation that might require a booster pump on our site and such booster pumps have been approved by the City previously.
September 17, 2020

Tom White
Tune, Entriksen, White
315 Deaderick St. Unit 1700
Nashville, TN 37219

Re:  Article 13.1.A.6 Consideration of Successive Applications
RZN 734-2019  3233 Cleburne Road, denied by BOMA November 18, 2019

Dear Mr. White,

I am in receipt of your request for permission to allow for a subsequent application seeking a zoning map amendment for the above referenced property to be submitted within one year of the Board of Mayor and Alderman action to deny RZN 734-2019.

In accordance with Article 13, Section 13.1 A.6.a., which states: "Within one year of the date of denial, a subsequent application for the same zoning request will not be accepted or processed unless the Planning Director determines there is substantial new evidence available, the request is substantially different, or if a significant mistake of law or of fact affected the prior denial, or the Board of Mayor and Aldermen and/or the Mayor chooses to reconsider the application".

I have reviewed the claims provided in your email of September 8, 2020 and based upon my review have determined that support for a submittal of a new zoning map amendment within the one year waiting period is justified. Saturn Parkway has been extended and provides for improved emergency access to the subject property and surrounding area, which was a concern raised during deliberation by the Board of Mayor and Aldermen.

As a result of this determination I request the Planning Department accept a new zoning map amendment request for the property consistent with the former request, RZN 734-2019 (from Agricultural (AG) to R-4 Single Family). Consistent with the requirements in State Law and the City’s Unified Development Code, the processing of this rezoning request will be consistent with the normal rezoning process, including public notice and hearing requirements. The next submittal deadline for the required Planning Commission review is October 5, 2020 and a complete application will be required prior to processing.

The processing of this application, shall in no way modify the requirements of the zoning map amendment process or the request to be considered by the Planning Commission and voted upon by the Board of Mayor and Alderman. It shall be the responsibility of the property owner or applicant to fully address the requirements of Article 13.2, including Subsection E.1, "Approval Standards for Map
Amendments”, to the satisfaction of the City of Spring Hill. In addition, any new application submitted within one year of the prior denial shall fully address the following:

1. The new application and supporting documentation shall adequately demonstrate there is sufficient water and sewer capacity available to serve the property if developed under the permitted uses allowed under the R-4 zoning classification and in particular that sufficient water service can be provided to meet domestic and fire flow and pressure requirements of the City if the rezoning is approved.

In summary, I am requesting the Spring Hill Planning Department to waive the one year period for a new submittal to rezone the subject property for the reasons and as contained in this letter.

Sincerely,

Rick Graham
Mayor

cc: Steve Foote, Planning Director
Spring Hill Planning Commission
Cleburne Road Tract

REZONING EXHIBIT

Site Table:
- Site Area: +/- 103 ac
- SF: 1,557 sqft (min)/List: 1,554
- Density: Based on Total Site: 2.49 du/acs
- Total Open Space: +/- 35.5 ac

Design/Studio #1802S
04/10/19
1°43'W
Water Distribution Pressure Summary

Project: 3233 Cleburne Road Rezone R4  Map Parcel 029/011.00

Summary:

Water Service is available to the subject property and is served by an 8" water line along Cleburne Road and an 8" connection to Harvest Point. The site is located within the City's Southside Pressure Zone. Modeling Results of Spring Hill's water system show that with tanks at 50% capacity (elevation 883), the site high point (at elevation 710) will see static pressures in the range of 74 psi. However, the site cannot meet Spring Hill's minimum requirement of 750 gpm fire flow while maintaining 30 psi at this elevation.

Model inputs:

- 256 gpm
- 256 units @ 1 gpm (source TDEC)
- Fire flow 750 gpm (30 min psi required)
- Tanks at 50%
- Elevation 883 feet (Southside)
- Fed from: 8" line on Cleburne Rd
- Site elevation: Approx. 710 feet (high elevation at site)

Results:

(at elevation 710 feet)

- Static Pressures available at the site: 74 psi
- Residual pressure with 750 gpm Fire flow: 18 psi
- Maximum Flow available @ 30 psi: 630 gpm

Further Analysis:

- With tanks at 50%,
  - At elevation 710 the current maximum flow available to maintain 30 psi is 630 gpm.
  - At elevation 700 the current maximum flow available to maintain 30 psi is 680 gpm.
  - At elevation 690 the current maximum flow available to maintain 30 psi is 720 gpm.
  - At elevation 680 the current maximum flow available to maintain 30 psi is 760 gpm.

Does not meet minimum pressure requirements for the site's high point location.

Recommended system improvements to provide adequate flows to the site as outlined in the Water Capacity Study include installation of either a Tank located in the Beechcroft Road Area (west of railroad tracks) or installation of a 12" line across GM property to connect Main street with Cleburne Rd.

Results are based on the assumptions listed above, any variation would require additional analysis to be performed during a site plan application process.
Gorman Rupp Lift Station Design Specs – 685 GPM @ 220 ft Head
With one pump running continuously 24 hr per day = **986,400 GPD**

Using TDEC’s recommended multipliers:
- Residential – 350 GPD per dwelling unit
- Middle School – 25 GPD per student
- Industrial (sanitary only) – 7-16 GPD (13 typical)

### Results

<table>
<thead>
<tr>
<th>Location</th>
<th>Population</th>
<th>Multiplier</th>
<th>Calculation</th>
<th>Flow (GPD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harvest Point (at buildout)</td>
<td>1185 units</td>
<td>350</td>
<td>1185 x 350</td>
<td>414,750</td>
</tr>
<tr>
<td>Proposed rezone (Hardison)</td>
<td>255 units</td>
<td>350</td>
<td>255 x 350</td>
<td>89,250</td>
</tr>
<tr>
<td>Middle School</td>
<td>805 students</td>
<td>25</td>
<td>805 x 25</td>
<td>20,125</td>
</tr>
<tr>
<td>Magna</td>
<td>400 employees</td>
<td>13</td>
<td>400 x 13</td>
<td>6,240</td>
</tr>
<tr>
<td>Tenneco</td>
<td>140 employees</td>
<td>13</td>
<td>140 x 13</td>
<td>1,820</td>
</tr>
<tr>
<td>Consolidated Logistics</td>
<td>280 employees</td>
<td>13</td>
<td>280 x 13</td>
<td>3,640</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>535,825</strong></td>
</tr>
<tr>
<td><strong>TOTAL without rezone</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>446,575</strong></td>
</tr>
</tbody>
</table>

By the numbers this shows the pumps running an average of 54% of every 24 hr period.
45% without rezone

**NOTE:** These calculations do not include flow data for the proposed Spring Hill Industrial Center on Cleburne already beginning construction. Flow data not available at this time. Also does not include flow data for Faurecia’s Plant expansion. This data has not been provided at this time.

The new multipliers proposed for the UDC vary slightly from TDEC’s. Most notably, with the proposed multipliers the industrial flows almost double.
STP 896-2020: Submitted by Fulmer Lucas for the Kings Creek Golf Course Clubhouse. The property is zoned R-2, PUD and contains approximately 159.32 acres. Applicant requests site plan approval for a new 5,820-sf clubhouse and 2,930-sf pavilion. Said request also represents an Amendment to the Final Development Plan. Requested by Jay Fulmer.

Request: The applicant's request for site plan approval proposes to demolish the existing golf clubhouse and construct a new 5,280 square foot clubhouse with outdoor seating. The application also proposes an adjacent patio area, a 2,930 square foot pavilion and the addition of 5 parking spaces. The request is a PUD and being reviewed under the former PUD/zoning regulations.

The golf course was originally approved as part of the Deer Creek PUD around 2000. In 2005 the PUD was amended and renamed The Village at King's Creek. The Master Plan showed the golf course as "under construction" and did not provide any specifications on the golf course buildings and associated facilities.

Deer Creek PUD: At the time of approval (~2000) the city was under the prior zoning ordinance. The PUD was approved per the requirements of Article X, Provisions Governing Planned Unit Development Districts. According to Article IV, Section 8.4, Expiration of Approved Applications (vesting), a phased project has 15 years to initiate or complete construction under the regulations in place at the time of approval. Phase 1 residential and the golf course have been initiated and/or completed within this time frame. Phase 2 and 3 have been revised and are now part of Sawgrass West.

A review of the Unified Development Code in Article 1.5.G.1 provides that a prior approved PUD remains in effect and is subject to all plans, regulations, processes, and/or conditions of their approval. Further, Article 1.5.G.2 states that where the former code provides a process for an amendment, the amendment procedures of the former regulations govern.

Article X of the former zoning ordinance includes various processes for amending the PUD. Having reviewed the amendment sections, Staff has concluded that Section 2.9 and 2.11 are not applicable. Article 2.9 Minor Changes to an Adopted Final Planned Unit Development Plan, addresses changes in the final plan. Staff does not find that the provisions of this section apply to the proposed plan. Changes not described therein are subject to the amendment process (Article 2.10) for a final development plan, which can take the format of a site plan or subdivision plat.

Article 2.10 Amendments in an Approved Final Development Plan During the Period of Initial Construction. This section is referenced in 2.9 as described above, even though the initial phase of construction has ended. Subsection (1) represents modifications that can be approved by the Planning Commission. Subsection (2) represents modifications that require Board of Mayor and Alderman approval.

The original PUD development plan identified the golf course by acreage for the Clubhouse area and the golf course. No controlling number representing a proposed or maximum GFA for the Clubhouse was included. The Deer Creek PUD plan available to staff is not labeled “Final Development Plan” and shows a “Golf Course Club House Area” with an outline of a clubhouse shown. The clubhouse on this plan appears to be substantially larger than the existing clubhouse building and is not consistent with the current development of the site. Staff was unable to locate any file labeled final development plan (or site plan) approval.
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’ and subject to approval by the Planning Commission as an amendment to the final Master Development Plan/Site Plan. The Planning Commission recently approved a similar final development plan amendment for Phase 2 and 3 of King’s Creek (now Sawgrass West).

Based on prior development plan approvals and records staff believes that the requested actions (replacing the existing clubhouse, adding a patio and pavilion) can be approved by the Planning Commission as a minor amendment to the final development plan and site plan. The requested changes are in substantial compliance with the final development plan. Staff has not identified any regulation requiring a minor amendment to the PUD and revision to the approved site plan as described herein, is also subject new development regulations or plans of the City, including, the Bicycle and Greenway Plan, Major Thoroughfare Plan, or Unified Development Code. The City's Bicycle and Greenway Plan was initially approved in 2015 and was not in effect in 2000. The oldest copy of the City's Major Thoroughfare Plan is dated 2007 and was not in effect when the PUD was approved.

Property Description and History: The Kings Creek Golf Course is located at 3901 Kedron Road and is zoned R-2 PUD. The golf course was included as part of the Deer Creek (now Kings Creek) PUD but has no affiliations with the subdivision. The new owners of the golf course intend to construct a new clubhouse, pavilion and patio area. Planning Commission reviewed a concept plan (SPC 882-2020) at the September 28, 2020 and October 12, 2020 meetings.

Access: Access to the property is via a singular driveway on Kedron Road. Kedron Road is classified as an Arterial in the City’s adopted Major Thoroughfare Plan. The right-of-way along this portion of Kedron Road is only 50-feet in width. As noted above regarding prior PUD approval, staff has not identified a regulatory basis for requiring the applicant to dedicate right-of-way. It should be noted that if additional right-of-way is required by the Planning Commission that such dedication would encompass landscaping, fencing and part of the existing parking lot that would require significant alternation of these features to accommodate the dedication.

Building and Site Design: The site is designed with a large parking lot and a fence abutting Kedron Road. The clubhouse is positioned north of the parking lot and is proposed to be replaced with a larger structure. The plan also proposes the addition of a patio area and 2,930-sf pavilion to the west of the clubhouse. A plan has been provided for the patio area and calls it the “Courtyard”. This area contains seating areas, a fire pit, additional seating and a game lawn area. The site plan shall be revised to show the features of the courtyard (patio) area. Five parking spaces have been added to provide better ADA accessibility to the clubhouse and to the site. A golf bag drop-off area has been provided just south of the patio area and will not be used for any parking, strictly a drop-off area. No bicycle parking has been provided and will be required. The bike rack(s) will need to be added to the site plan and a detail should be provided on one of the site details sheets. The existing practice green and cart storage are to remain. A photometric plan has been provided and does not exceed 1.0 fc at the property line along Kedron Road.

The applicant has provided elevations of the proposed clubhouse and pavilion. Proposed exterior materials for the clubhouse are stone and wood siding, with metal trim. The elevations show a unique architectural design and propose no roof mounted HVAC or mechanical equipment. All mechanical equipment will be located at ground level and will be properly screened using the same materials as the clubhouse. The pavilion is approximately 2,930 square feet and also proposes stone and wood siding as primary exterior materials. A standing seam metal roof is proposed. A dumpster detail and elevation have been provided. The proposed dumpster façade is a concrete modular block. The dumpster enclosure should match the proposed structures façades. The dumpster detail should also be added to one of the site details sheets.

Parking: Parking calculations are based on the requirements in Table 10-2 of the UDC. A golf course requires 4 spacers per 18 holes and/or 4 per tee of driving range. Parking calculations for the clubhouse and associated uses are not required if ancillary to the golf course. The site currently provides 110 parking spaces. The applicant is proposing an additional 5 spaces to increase the total parking to 115 parking spaces, which includes a total of 5 ADA spaces. A bag drop-off area is
shown and provides two temporary parallel spaces. These spaces are 9’x22’ and are only temporary spaces, no long-term parking shall take place.

**Landscaping and Buffering:** The applicant has provided a landscape plan which shows the existing conditions on the site. The site currently possesses trees in the parking lot islands and some minor foundation plantings around the clubhouse. In addition to what is existing, the applicant is also proposing a few additional trees in the parking lot islands. Foundation landscaping is proposed along the new clubhouse and pavilion. A separate plan has been provided showing the features and landscaping of the patio (courtyard) area. This area includes additional trees, shrubs, grasses, as well as a game lawn and seating area. The landscape plan will need to be revised to include the plantings and features of this courtyard area.

A strip of landscaping is proposed along Kedron Road and includes a variety of shrubs and trees. Kedron Road is an Arterial Road and according to the UDC, would typically require street tree plantings at a minimum of one tree per 35’. This site, as part of the Kings Creek PUD was approved under the previous Zoning Ordinance and staff has determined that there is no regulator basis for this requirement based on past approvals. However, the applicant is providing 12 trees (4 clusters of 3) along Kedron Road. There is an overhead powerline which runs to the east of the main entrance and appears to run above 3 proposed Korean Dogwood trees. These trees are permitted understory trees that normally achieve a mature height of 15’ to 30’. This specific tree species is allowed to be planted no closer than 10’ from the center line of the overhead power line. Based on the tree location, it appears that these trees do not meet this requirement. The applicant will need to move the trees at least 10’ from the center line of the overhead power line. This distance will need to be identified on the revised landscape plan.

**Bicycle and Greenway Plan:** The City’s Bicycle and Greenway plan identifies routes that impact the subject golf course. A multi-use trail parallels Kedron Road while two greenways run through portions of the course. Based on the minor nature of this request, to replace and upgrade the clubhouse and build a pavilion, staff has determined that there is no regulatory basis for requiring these improvements.

**Public Comments:** Staff has received no public comment via the PCPublicComment@springhilltn.org email address.

**Summary:** The applicant met with staff to discuss the site plan on October 14, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (November 2, 2020):

1. The Note numbers need to be revised. Note #1 should be a purpose note.
2. The site plan and landscape plan shall be revised to show the features of the courtyard (patio) area.
3. No bicycle parking has been provided and will be required.
4. The proposed dumpster façade is a concrete modular block. The dumpster enclosure should match the proposed structures façades. The dumpster detail should also be added to one of the site details sheets.
5. On the Landscape Plan, the overhead power line appears to run directly over a cluster of 3 Korean Dogwood trees. These trees are permitted understory trees but are not allowed to be planted within 10’ of the center line of any overhead power line. The applicant will need to relocate the trees to be a minimum of 10’ from center line. The distance from the trees to center line will need to be identified.
6. Relabel plans as “Amended Final Development Plan/Site Plan”.

STP 890-2020 (Kings Creek Golf Clubhouse) ws
Photometric Plan
PDC 897-2020: Submitted by Kimley Horn for a proposed residential planned development at 1724 Wilkes Lane. The property is zoned AG and contains approximately 75.2 acres. The applicant requests planned development concept review for a 235-lot single-family development with a R-4 base zoning. Requested by Josh Rowland.

Property Description and History: This property is located along the northeast limits of the City and is approximately 1000’ west of Main street. The property is currently zoned AG and contains approximately 98.038 acres. A site plan was approved for a new proposed Williamson County Elementary school which accounted for approximately 23 acres. The remaining 75.2 acres are a part of this development. This application is being processed under the current Unified Development Code.

Planned Developments: Planned Developments (PD) are intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should only be applied to further those applications that provide enhanced amenities or design features to the City. The underlying zoning district dimensional, design, and use regulations apply to a PD unless specifically modified through the approval process. The code for Planned Development concept plans is below. The applicant submitted additional materials in excess of the minimum required for staff’s and the Planning Commission’s benefit in the review process. This is a non-voting item.

3. Concept Plan
Before submitting a formal application for a planned development, the applicant must present a concept plan before the Planning Commission for the purpose of obtaining information and guidance prior to formal application.

a. The concept plan will be presented at a public meeting and no notice is required. At minimum, the concept plan must consist of the following:
   i. A map (or maps) in general form containing the proposed land uses, the natural features of the development site, the character and approximate location of all roadways and access drives proposed, the location of all adjacent public streets, public utilities, and schematic drawings showing the size, character, and disposition of buildings on the site.
   ii. A written statement containing a general explanation of the planned development, including a statement of the present ownership of all the land within said development and the expected schedule of construction.
   iii. A summary of the comments heard at the neighborhood meeting, if applicable.

b. The Planning Commission will review the concept plan, and provide such information and guidance it deems appropriate. Any opinions or advice provided by the Planning Commission is in no way binding with respect to any official action the Planning Commission may take on the subsequent formal application. The review of the concept plan is not a public hearing. No decision will be made on the application.

Analysis: The concept plan consists of 236 single-family lots. This concept plan proposes a base zoning of R-4 and proposes a reduction of the minimum lot size and lot widths requirements for this zoning district. The UDC requires a minimum lot size of 6,000 sf and a minimum lot width of 50’. The concept plan proposes a minimum lot size of 4,00 sf and a minimum lot width of 40”’. The concept plan shows a density of 3.14 dwelling units per acre. This request is also asking for an increase of the maximum building coverage from 35% to 60% and maximum impervious surface of 60% to 65%. The request also asks for the reduction of the minimum front setback from 20’ – 25’ build to zone to 20’ and
minimum rear setback of 25’ to 20’. Lastly, the applicant is asking an increase of the required maximum front load garage width percent of the front elevation. The UDC requires 40% or 28’, whichever is greater and the applicant is asking for a change to 55% for their 30’ wide product. All names for the development and roads will need to reserved and approved through Maury County E-911.

Public Benefit: The applicant has provided a document outlining the following benefits:

- **The provision of public infrastructure:** The project will construct a collector road, as identified in the Major Thoroughfare Plan, from Wilkes Lane north through the property. The proposed 60’ wide modified collector section provides a roadway solution that will move traffic safely and through the community at slower speeds and will also provide the neighborhood with limited on-street parking for alley home guests. The project will also construct a realigned portion of Wilkes Lane, removing the existing tight switch-back curves, to improve traffic safety along this corridor.

- **Preservation of environmental features:** Open space land and existing vegetation is preserved along the two streams that bisect the property.

- **New open space amenities:** Two pocket parks, accessible to the public, will be constructed in conjunction with the development.

**Spring Hill Rising: 2040:** The future land use classification for this site is Residential Neighborhood Area. According to the Comprehensive Plan, the development pattern of Residential Neighborhood Areas “varies from low to moderate density with clusters of similar one- and two-story residential dwellings in both conventional subdivision development and traditional neighborhood from. New Development should integrate different housing types of appropriate scale and context and increase the connections between neighborhoods and other areas.” The plan also states that, “While these areas are primarily residential, the Residential Neighborhood Area encourages a traditional neighborhood development that incorporates low-intensity nonresidential uses intended to serve the surrounding neighborhood on corners and along connecting corridors. Buildings are located close to the street and designed to the scale and form of the surrounding neighborhood.” Currently, the property is adjacent to other residential subdivisions and a proposed elementary school. The applicant is proposing a development that aligns with the property’s future land use designations.

**Bulk and Area:** This site is currently zoned AG but is proposed to be rezoned to PD with the base zoning of R-4. Development will be subject to all R-4 use, zoning, bulk and area requirements except as explicitly modified by the PD Master Plan. The applicant has submitted a document with a description of the proposed PD Criteria. At this time, the applicant is requesting waivers to the minimum lot size, lot width, minimum front and rear setbacks, maximum building coverage and maximum impervious surface requirements of the R-4 zoning district. The concept plan has been designed to create multiple areas of open space and amenities and does not ask for any reduction of open space. The code provisions requested with this application are attached to this report.

**Access:** Two access points are provided off of Wilkes Lane. The plan proposes a future connection to the northern property via the extension of a 60’ collector road. An additional connection is provided along the east into the Tanyard Springs subdivision via Hazelbrook Place. The adjacent neighborhood in Tanyard Springs has an excessively long cul-de-sac that would not comply with today’s standards. Although a connection from this development to the adjacent cul-de-sac would likely be opposed by the existing residents, it would improve accessibility.

**Fire Access:** The entrance road and access to all parts of the development must be approved by the Fire Marshal. Currently, the concept plan proposes three access roads, as well as seven cul-de-sacs. Cul-de-sac diameters are not identified on the plan and need to meet the 96’ requirement.

**Streets and Sidewalk:** The concept plan proposes all internal roads and alleys to be public. All roads in the development are shown as 50’, with the exception of the 60’ modified collector road. All alleys are proposed with 20’ of right-of-way. Sidewalks are shown on all sides of the road but widths have not been identified. The design of the streets, sidewalks
and right-of-way dedication will be reviewed at time of Planned Development Preliminary application. Pedestrian connections have been provided to the school site and from the northern lots to the amenity center to the west.

Building & Site Design: The concept plan calls for a total of 236 single-family units with a minimum lot size of 4,000 sf. The site is designed with 41’ wide lots to the north and east and 51’ wide lots to the west. All lots are traditional lots with front loaded garages with the exception of the 41’ lots to the east that are rear loaded alley lots. There are 42 41’ wide alley lots, 118 41’ wide lots and 76 51’ wide lots. The plan does not propose any lots facing Wilkes Lane. Sidewalks are shown throughout the development, as well as a 12’ multi-use trail along Wilkes Lane and a 12’ wide greenway trail that runs along the western side of the creek. The applicant has submitted concept pictures and lot typicals for the three lot types. These pictures do not identify building materials, but serve more as illustrative examples of the proposed products and demonstrate how the proposed housing product will fit on the lot. Additional information regarding external building materials will be provided at Preliminary PD, with full elevations provided with the final master development plan.

The placement of 41’ wide lots on the east side of the development does not match existing lots in Tanyard Springs. These may be better served to be exchanged with 51’ wide lots that are on the west side of the property. Doing so will provide a better transition for existing homes. Homes along the west property line will abut the CSX Railroad. A narrow buffer is proposed between the two uses. This should be planted with a row of evergreen trees/shrubs.

Utilities: Water Service is available to the subject property and is served by a 10” water line along Wilkes Lane. The site is located within the City’s Northside Pressure Zone. Modeling Results of Spring Hill’s water system show that with tanks at 50% capacity (elevation 974), the site (at elevation 815) will see static pressures in the range of 65 psi. The site can also meet Spring Hill’s minimum requirement of 750 gpm fire flow while maintaining 30 psi. With tanks at 50%, the current maximum flow available to maintain 30 psi is 1,800 gpm. A summary has been provided and is attached to this report.

Sewer Service is available to the subject property and is served by an 8” gravity sewer line along Shetland Lane and conveyed to the 10” McCutcheon Creek Trunk Line. This trunk line transitions to an 18” line at Main Street. Results of the immediate receiving pipe and downstream critical pipe are presented below. A summary has been provided and is attached to this report.

Traffic Impact Study: City policy requires a traffic impact study for single family development proposals exceeding 93 dwelling units. At 236 units, a traffic study will be required at the time of Planned Development Preliminary Plan application.

Landscaping & Buffering: No landscape plan is required as part of this concept plan submittal. Landscaping of the site will be addressed at the Preliminary PD application phase. Existing vegetation will need to be inventoried and preserved where possible. A tree survey, preservation plan, as well as additional information will be required at the Preliminary PD submittal. A landscape plan for the railroad buffer will be required with the PD Preliminary application.

Open Space & Amenities: Open space and overall amenities will be reviewed at the Preliminary PD application phase. The concept plan shows multiple open space areas, including two public pocket parks. A private amenity area is provided along the western portion of the site and proposes a pool and amenity center. An internal trail is provided to connect the two areas of residential development and pedestrian access is provided to the school site. The purpose for these open space areas, including any amenities, such as paths, pavilions, gazebos, should be noted. The widths of all trails, paths and/or sidewalks need to be noted. This development will require centralized mailboxes and the applicant will need to contact the USPS to determine suitable locations. A full open space and amenity plan will be required at Preliminary PD.

Bicycle & Greenway Plan: The Bicycle & Greenway Plan calls for a proposed bike lane along Wilkes Lane. However, during the site plan approval for the Wilkes Lane Elementary school, it was agreed that a 12’ multi-use trail would be more appropriate for the site. In response, the applicant is proposing a 12’ wide multi-use trail along the north side of
Wilkes Lane and will tie into the trail on the school site. A greenway named the “Wilkes Lane Greenway” is shown along McCutcheon Creek along the eastern side of the proposed school property and on the western side of the creek. The greenway trail is shown as 12’ wide and crosses over the 60’ modified collector road and runs along the east side of the road to the northern property line (boundary with Thompson’s Station). The applicants will need to work with Williamson County Schools regarding the trail locations as the proposed trail appears to run on and off the proposed school property.

Public Comments: Staff has received no public comment via the PCPublicComment@springhilltn.org email address.

Summary: The applicant met with staff to discuss the concept plan on October 14, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (November 2, 2020):

1. Greenway appears to be missing along the creek. Refer to Parks & Rec comments.
2. Consider providing wider lots along Tanyard Springs to create a better transition. Narrower lots could be placed on the west.
3. School site is proposing a multi-use trail along their portion of Wilkes Lane. The same will occur for this site. Show the 12’ multi-use-trail.
4. The placement of 41’ wide lots on the east side of the development does not match existing lots in Tanyard Springs. These may be better served to be exchanged with 51’ wide lots that are on the west side of the property. Doing so will provide a better transition for existing homes.
5. Homes along the west property line will abut the CSX Railroad. A narrow buffer is proposed between the two uses. This should be planted with a row of evergreen trees/shrubs.
6. Right-of-way dedication is required along Wilkes Lane.
7. Coordinate with USPS to determine appropriate locations for centralized mail delivery.
8. Provide driveway widths on sheet 2.
9. One Sheet 2, the images don’t appear to relate to lot sizes. Images or renderings provided should reflect what the developer/applicant is intending to do.
10. List all waivers and reductions on plan.
11. The Wilkes Lane Greenway is to be constructed along the creek. In lieu of bike lanes along the frontage, the applicant should match the multi-use trail being proposed by the new school. There should be a crosswalk installed at the connection of the 60’ collector road to allow pedestrians to cross Wilkes Lane to the south side and connect with the terminus of the Harvey Park Greenway which will be located at the corner of Wilkes and Campbell’s Station.
12. Explore reconfiguration of the Whitt Drive/Wilkes Lane geometry and tangents, difficult turn to maneuver heading to Whitt Drive circling the Public Pocket Park. There appears to be site visibility issues on the eastern exit from Whitt Drive.
13. Will need to provide a TIS to show possible road improvements and necessary turn and/or deceleration lanes.
14. Coordinate with Williamson County School to coordinate the pedestrian connections leading to the school.
15. Cul-de-sac turnarounds shall be a minimum of 96’ diameter of pavement.
MEMO

Project: Wilkes Lane Community, Beazer Homes
Date: October 19, 2020
Subject: PD Criteria – Planned Development Concept Plan

PD CRITERIA

1. UDC Section 4.3 – (R-4) Residential District Dimensional Standards
   - Minimum Lot Area
     i. Per UDC: 6,000 sf
     ii. PD Request: 4,000 sf
   - Minimum Lot Width
     i. Per UDC: 50'
     ii. PD Request: 40'
   - Maximum Building Coverage
     i. Per UDC: 35%
     ii. PD Request: 60% - not all lots will require more building coverage, this condition pertains to alley lots
   - Maximum Impervious Surface
     i. Per UDC: 60%
     ii. PD Request: 65%
   - Minimum Front Setback
     i. Per UDC: 20' – 25' build-to zone
     ii. PD Request: 20'
   - Minimum Rear Setback
     i. Per UDC: 25'
     ii. PD Request: 20'

2. UDC Section 8.3.L (Principal Use Standards / Dwelling – Single-Family)
   - 1.3 Required maximum front load garage width % of front elevation
     i. Per UDC: 40% or 28' whichever is greater
     ii. PD Request: 55% for 30' wide product. Project also provides a 40' wide product and an alley load product that meet the UDC requirement
MEMO

Project: Wilkes Lane Community, Beazer Homes
Date: October 19, 2020
Subject: PD Public Benefits – Planned Development Concept Plan

PUBLIC BENEFITS
The request for PD zoning for this development provides the following public benefits as required in the U.D.C. ordinance:

- **The provision of public infrastructure:** The project will construct a collector road, as identified in the Major Thoroughfare Plan, from Wilkes Lane north through the property. The proposed 60’ wide modified collector section provides a roadway solution that will move traffic safely and through the community at slower speeds and will also provide the neighborhood with limited on-street parking for alley home guests. The project will also construct a realigned portion of Wilkes Lane, removing the existing tight switch-back curves, to improve traffic safety along this corridor.

- **Preservation of environmental features:** Open space land and existing vegetation is preserved along the two streams that bisect the property.

- **New open space amenities:** Two pocket parks, accessible to the public, will be constructed in conjunction with the development.
**PROPOSED 60' MODIFIED COLLECTOR STREET SECTION**

**DEVELOPMENT SUMMARY**

<table>
<thead>
<tr>
<th>Lot Description</th>
<th>Density</th>
<th>Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>41' Wide Alley SFD Lot</td>
<td>42 D.U.</td>
<td>25.2 AC. / 33%</td>
</tr>
<tr>
<td>41' Wide Traditional SFD Lot</td>
<td>118 D.U.</td>
<td></td>
</tr>
<tr>
<td>51' Wide Traditional SFD Lot</td>
<td>76 D.U.</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL SITE AREA</strong></td>
<td>236 D.U.</td>
<td></td>
</tr>
</tbody>
</table>

**SITE AREA** - 75.2 AC.
**DENSITY** - 3.5 D.U./AC. MAX.
**OPEN SPACE** - 25.2 AC. / 33%
Project: 1724 Wilkes Lane – Wilkes Lane Residential

Summary:

Water Service is available to the subject property and is served by a 10" water line along Wilkes Lane. The site is located within the City’s Northside Pressure Zone. Modeling Results of Spring Hill’s water system show that with tanks at 50% capacity (elevation 974), the site (at elevation 815) will see static pressures in the range of 65 psi. The site can also meet Spring Hill’s minimum requirement of 750 gpm fire flow while maintaining 30 psi. With tanks at 50%, the current maximum flow available to maintain 30 psi is 1,800 gpm.

Model Inputs:

Demands: 236 gpm 236 units @ 1 gpm (source TDEC)

Fire flow 750 gpm (30 min psi required)

Tanks at 50% Elevation 974 feet (Northside)

Fed from: 10" line on Wilkes Ln

Site elevation: Approx. 815 feet (high elevation at site)

Results:

Static Pressures available at the site: 65 psi

Residual pressure with 750 gpm Fire flow: 58 psi

Maximum Flow available @ 30 psi: 1,800 gpm

Meets minimum pressure requirements.

Results are based on the assumptions listed above, any variation would require additional analysis to be performed during a site plan application process.
Sewer Collection Summary

Project: 1724 Wilkes Lane – Wilkes Lane Residential

Summary:
Sewer Service is available to the subject property and is served by an 8” gravity sewer line along Shetland Lane and conveyed to the 10” McCutcheon Creek Trunk Line. This trunk line transitions to an 18” line at Main Street. Results of the immediate receiving pipe and downstream critical pipe are presented below.

Proposed Discharge Summary:

<table>
<thead>
<tr>
<th></th>
<th>Estimated average usage</th>
<th>Estimated peak usage</th>
</tr>
</thead>
<tbody>
<tr>
<td>236 units</td>
<td>236 units</td>
<td></td>
</tr>
<tr>
<td>@ 350 gal/day</td>
<td>= 82,600 gallons/day = 57 gpm</td>
<td></td>
</tr>
<tr>
<td>using peak usage factor of 2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Receiving Pipe: 3989

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Average</th>
<th>Peak</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity of 8” Line at Receiving location:</td>
<td>368 gpm</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percent Full Dry Weather conditions</td>
<td>0.1%</td>
<td>23.7%</td>
<td>38.6%</td>
</tr>
<tr>
<td>Percent Full Peak Wet Weather conditions*</td>
<td>0.3%</td>
<td>23.3%</td>
<td>38.8%</td>
</tr>
</tbody>
</table>

Critical Pipe: MCN-069 (segment at Miles Johnson Parkway) one segment upstream of 18” line

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Average</th>
<th>Peak</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity of 10” Line at Downstream Critical location:</td>
<td>728 gpm</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percent Full Dry Weather conditions</td>
<td>29.1%</td>
<td>40.8%</td>
<td>48.6%</td>
</tr>
<tr>
<td>Percent Full Peak Wet Weather conditions*</td>
<td>77.4%</td>
<td>89.1%</td>
<td>96.9%</td>
</tr>
</tbody>
</table>

Further analysis is continued on page 2

Special notes:
Since the peaking factor was calculated, an I/I program has been instituted in this basin and more recent data (over an extended period of time) is currently being collected by OHM Engineers in this pipe section. The goal of a successful I/I program is to reduce the wet weather peaking factor.
Further Analysis:

The critical pipe shown has a lower slope than the adjacent pipe therefore the pipe capacity (gpm) is slightly lower than adjacent pipes. Downstream of this pipe the system immediately transitions to an 18" line. For comparison, the pipes adjacent to the critical pipe (MCN-069) are shown below:

<table>
<thead>
<tr>
<th>Upstream of Critical Pipe: MCN-070 (10&quot;)</th>
<th>Existing</th>
<th>Average</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percent Full Dry Weather conditions</td>
<td>18.9%</td>
<td>30.8%</td>
<td>38.8%</td>
</tr>
<tr>
<td>Percent Full Peak Wet Weather conditions*</td>
<td>50.3%</td>
<td>62.2%</td>
<td>70.2%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Downstream of Critical Pipe: MCN-067 (18&quot;)</th>
<th>Existing</th>
<th>Average</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percent Full Dry Weather conditions</td>
<td>10.5%</td>
<td>14.7%</td>
<td>17.5%</td>
</tr>
<tr>
<td>Percent Full Peak Wet Weather conditions*</td>
<td>27.9%</td>
<td>32.1%</td>
<td>35.0%</td>
</tr>
</tbody>
</table>

Model notes:

1. In general, conditions in adjacent pipes may hinder or help the flows, if adjacent pipes are close to capacity it may slow the flow. In this case the adjacent pipes have adequate capacity.
2. The results presented is a static snapshot of the pipe collection system. It is meant to represent the upper limits of what the individual pipe segments might encounter. Peaks are not meant to represent a sustained flow condition.
3. The existing condition as shown includes subdivisions/developments which have been approved but not yet built out. The proposed Elementary School has also been included.

Recommendations:

1. The Receiving pipe has adequate capacity.
2. The Critical downstream pipe has adequate capacity. While analysis shows this segment may reach 96% during peak wet weather conditions the free capacity of the adjacent pipes and size (18") of the downstream connection should allow any peak events to adequately be routed along this section without surcharge.
3. Continue the City’s ongoing I/I program and continue to utilize the city’s flow monitors to track flows and establish current peaking factors. Follow recommendations of the I/I program study once complete to determine if a course of action is required. Some steps have been completed to reduce existing I/I in this basin including the installation of dishpans and capping some damaged cleanouts. For comparison, a reduction of the peaking factor to 2.0 will potentially reduce peak wet weather flows in the critical pipe from 96% to 70%.

*Peak Factor as measured by Meter 12 on 18" Upper McCutcheon Creek Trunk Line (Aug 2018) 2.66

Results are based on the assumptions listed above, any variation would require additional analysis to be performed during a site plan application process
Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
Austin Page, Associate Planner
MEETING: October 26, 2020
SUBJECT: PDC 898-2020 (Lunn Ridge Farms)

PDC 898-2020: Submitted by WES Engineers & Surveyors for Lunn Ridge Farms. The property is located at 3788 and 3812 Old Port Royal (behind Kroger) and contains approximately 43.94 acres. The applicant requests planned development concept review for a mixed-use development proposing; 516 apartments, a grocery store, flex space area and a police station. The proposal includes a base zoning of R-6 and C-5. Requested by Allen O'Leary.

Property Description and History: This property is located off of Old Port Royal Road and Lovell Lane, behind the Kroger and other commercial sites off of Port Royal and is approximately 625’ east of the Port Royal Road and Old Port Royal Road intersection. The proposal includes two properties that are both zoned I-1 and contain a combined 43.94 acres. This application is being processed under the current Unified Development Code.

Planned Developments: Planned Developments (PD) are intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should only be applied to further those applications that provide enhanced amenities or design features to the City. The underlying zoning district dimensional, design, and use regulations apply to a PD unless specifically modified through the approval process. The code for Planned Development concept plans is below. The applicant submitted additional materials in excess of the minimum required for staff’s and the Planning Commission’s benefit in the review process. This is a non-voting item.

3. Concept Plan
Before submitting a formal application for a planned development, the applicant must present a concept plan before the Planning Commission for the purpose of obtaining information and guidance prior to formal application.

a. The concept plan will be presented at a public meeting and no notice is required. At minimum, the concept plan must consist of the following:

i. A map (or maps) in general form containing the proposed land uses, the natural features of the development site, the character and approximate location of all roadways and access drives proposed, the location of all adjacent public streets, public utilities, and schematic drawings showing the size, character, and disposition of buildings on the site.

ii. A written statement containing a general explanation of the planned development, including a statement of the present ownership of all the land within said development and the expected schedule of construction.

iii. A summary of the comments heard at the neighborhood meeting, if applicable.

b. The Planning Commission will review the concept plan, and provide such information and guidance it deems appropriate. Any opinions or advice provided by the Planning Commission is in no way binding with respect to any official action the Planning Commission may take on the subsequent formal application. The review of the concept plan is not a public hearing. No decision will be made on the application.

Analysis: The concept plan proposes 516 multi-family units on 29 acres, with a base zoning of R-6. The additional 14.85 acres contains grocery, retail and flex space, while proposing a base zoning of C-5. This C-5 area contains 3.5 acres of land to be dedicated to the City of Spring Hill for a new Police Department. Any conveyance of property from the applicant to the City will require approval from the Board of Mayor and Alderman. The only variance or waiver associated with this request is in regards to the residential building lengths. In the R-6 zoning district, the UDC states
that the maximum building length is 175’. According to the plans, the longest building is L shaped and is 332’. The façade lengths on these buildings is 193’. The double buildings are 160’ long and the triple buildings are 240’ long. All names for the development and roads will need to reserved and approved through Maury County E-911.

Public Benefit: The applicant has not provided a document outlining the public benefits for this proposal. However, the applicant is proposing to dedicate approximately 3.5 acres in the southeast corner of the site to the City of Spring Hill for the City to construct a new Police Department Headquarters. The applicant will need to provide staff with a document outlining all public benefits.

Spring Hill Rising: 2040: The future land use classification for this site is Innovation Area. According to the Comprehensive Plan, the development pattern of Innovation Areas is of moderate density and intensity while, “Building development should be variable to promote the specific needs of an area that accommodates a variety of scale and building design that supports the goal of encouraging a walkable development form, and mixed-use opportunities are encouraged.”

The plan also states that, “Future development should reflect unified development pattern that includes connectivity between uses, controlled signage (height, size, type) to prevent “visual clutter” and supporting commercial uses to serve workers and patrons of these developments. The area should include an extensive pedestrian circulation system that makes walking convenient. It should also accommodate housing that would benefit from proximity to innovation areas.”

Primary future land uses include technology and research centers, hospitals, clinics, specialized medical offices, professional offices, restaurants, lodging and municipal services. Currently, the property is adjacent to commercial properties to the west and north, and industrial zoned properties to the south and west. The property is adjacent to 500’ of R-2 property on the north side of Lovell Lane.

Based on the Comprehensive Plan, residential units are not typically found in the Innovation Area designation. However, this proposal is a mixed-use development with multifamily on the north portion of property and commercial and municipal areas along the south. Based on the positioning of the multi-family units and its location to all the nearby commercial property, staff finds that the applicant’s development is not completely aligned with the property’s future land use designations.

Bulk and Area: This site is currently zoned AG but is proposed to be rezoned to PD with the base zoning of R-6 for residential and C-5 for the commercial and Spring Hill dedicated property. Development will be subject to all R-6 and C-5 use, zoning, bulk and area requirements except as explicitly modified by the PD Master Plan. The applicant has submitted a document with a description of the proposed planned development. At this time, the applicant is only requesting a single variance to waive the maximum building length of 175’. The applicant did not specify an exact length but stated that the longest building on the concept plan is 332’ (L shaped), where the façade lengths are 193’. The double buildings are 160’ and the triple buildings are 240’ long. The applicant’s PD description is attached to this report.

Access: The main access to the site is via a boulevard style entrance off of Old Port Royal Road. The plan also proposes an access point onto Lovell Lane but will only be used for emergency access. The multi-family portion has access to the commercial site to the south via gate and key card access only. Access for Fire and Rescue will be coordinated with the City of Spring Hill Fire and Police Departments. Staff has recommended that a pedestrian access be provided to Lovell Lane that connects to Kroger.

Fire Access: The entrance road and access to all parts of the development must be approved by the Fire Marshal. Currently, the concept plan shows one main entrance boulevard off of Old Port Royal Road. Additional emergency access to the multi-family site is provided via Lovell Lane.

Streets and Sidewalk: The concept plan does not reference if the proposed internal roads are to be public or private. The main boulevard is shown having 80’ of right-of-way. All other road and drive aisles widths are not identified, but should be private driveways. A sidewalk is shown on both sides of the main entrance boulevard, but widths are not
identified. Staff recommends a sidewalk be provided along Lovell Lane for pedestrian connectivity to adjacent commercial properties. The design of the streets, sidewalks and right-of-way dedication will be reviewed at time of Planned Development Preliminary application.

**Building & Site Design:** The concept plan calls for a total of 516 multi-family units with amenities and a club house on 29 acres, located towards the north and central part of the site. The multi-family site is designed with the swimming pool and amenity center in the center of the development with residential buildings directly to the east, west and north. Other residential buildings are placed around the site towards the exterior property lines. Buildings are shown in clusters of 2 and 3. There are 42 total residential buildings. Heights of the buildings are not specified but will meet the 50’ maximum height requirement. The applicant is proposing the residential buildings to be 3 stories. Emergency access to the site is via Lovell Lane and the main entrance boulevard via Old Port Royal. Access into the multi-family portion of the site will be gated and accessible with a key card. The southern portion of the site proposes 10.2 acres of grocery and retail space, with parking along Old Port Royal Road. The remaining 3.5 acres is proposed to be dedicated to the City of Spring Hill for new Police Department headquarters and 1.2 acres for right-of-way dedication. Any conveyance of property from the applicant to the City will require approval from the Board of Mayor and Alderman. No other site details have been provided at this time. Additional information regarding building and site design and external building materials will be provided at Preliminary PD, with full elevations required with the final master development plan.

**Utilities:** Water Service is available to the subject property and is served by an 18” water line along Old Port Royal Road and an 8” water line on Lovell Ln. The site is located within the City’s Southside Pressure Zone. Modeling Results of Spring Hill’s water system show that with Tanks at 50% capacity (elevation 883), the site (at elevation 730) will see static pressures in the range of 64 psi. The site can also meet Spring Hill’s minimum requirement to flow a 750 gpm fire flow while maintaining 30 psi. A summary has been provided and is attached to this report.

The applicant will need to provide sanitary sewer flow requirements calculated at 350 GPD per dwelling unit. These calculations shall be used to determine adequate capacity in City’s sewer system or if any upgrades will be required. The applicant will need to continue to work with both departments on coordinating capacity and design.

**Phasing:** A phasing plan has not been provided but the applicant has indicated that, “Upon approval of the proposed PD, Gross Residential plans to begin construction of the proposed boulevard to the R-6 site, while at the same time working on the mass grading of the entire site. The first buildings that will be constructed are the clubhouse for the apartments and 3-4 multifamily buildings. It is anticipated that the flex space and grocery will come in for Final PD sometime after the approvals for the multi-family.” A phasing plan should be provided at PD Preliminary plan application.

**Traffic Impact Study:** The applicant has informed staff that a traffic study is underway and expects to receive the study at the end of October. The traffic study is a requirement and shall be provided with the PD Preliminary application.

**Landscaping & Buffering:** No landscape plan has been submitted as part of this concept plan submittal. Landscaping of the site will be addressed at the Preliminary PD application phase. Existing vegetation will need to be inventoried and preserved where possible. A tree survey, preservation plan, as well as additional information will be required at the Preliminary PD submittal.

**Open Space & Amenities:** Open space and overall amenities will be reviewed at the Preliminary PD application phase. The concept plan shows a private centralized amenity area on the multi-family portion of the property. Additional open spaces are provided throughout the multi-family site. Staff recommends providing the purpose for these open space areas, including any amenities, such as paths, pavilions, gazebos, should be noted. The widths of all trails, paths and/or sidewalks need to be noted. This development will require centralized mailboxes and the applicant will need to contact the USPS to determine suitable locations. A full open space and amenity plan will be required at Preliminary PD. No amenities appear to be provided for the commercial portion of the site.

**Bicycle & Greenway Plan:** The Bicycle & Greenway Plan calls for a proposed bike lane along Old Port Royal Road. The bike lane is not shown on the concept plan and will need to be addressed at PD preliminary plan submittal.
Public Comments: Staff has received no public comment via the PCPublicComment@springhilltn.org email address.

Summary: The applicant met with staff to discuss the concept plan on October 14, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (November 2, 2020):

1. Landscape plan and elevations will need to be provided at time of PDP applications.
2. There is a proposed bike lane along Old Port Royal Road that needs to be addressed.
3. Label ROW widths.
4. Provide dedication of ROW for Old Port Royal Road North.
5. Staff has recommended that a pedestrian access be provided to Lovell Lane that connects to Kroger.
6. Provide a Traffic Impact Study that addresses internal traffic circulation as well as on-site and off-site street and intersection improvements that will be necessary to mitigate impacts of the proposed project upon the City's street system.
7. The property must be modeled to ensure that domestic water and fire flows can be met through the property.
October 19, 2020

Steve Foote
City of Spring Hill Planner
199 Town Center Parkway
Spring Hill, TN 37174

RE: Lunn Ridge Farms
Old Port Royal Road
Spring Hill Planning Commission

To Spring Hill Planning Staff and Planning Commission Members:

On behalf of the Paul Varney and Gross Residential, WES Engineers & Surveyors would like to submit this Concept Plan for Planning review and comment.

The subject property is located at 3788 and 3812 Old Port Royal Road and is approximately 43.85 acres, directly behind the Port Royal Road Kroger site, the zoning of these 2 parcels of land is I-1 currently. Existing on the properties are 2 residential houses and a 40’ by 140’ barn with some outbuildings that are all proposed to be removed.

The attached concept plan for Highland Park contains 516 apartment units with amenities and a club house that will have an underlying zoning of R-6 on 29.0 acres. The apartment site is a gated community with key card access along the south of the property. Access for Fire and Rescue will be coordinated with the City of Spring Hill Fire and Police. The southern portion of the tracts (14.85 acres) will have an underlying zoning of C-5. The south west corner of the property is a grocery facility with a commercial strip center on 7.0 acres. On the southeast corner of the property we have an area for a commercial/retail flex space on 3.2 acres and just to the north of that is a 3.5 acre proposed City of Spring Hill Police Station. Approximately 1.2 acres lies within the boulevard entrance separating the grocery and the police station/flex space.

Upon approval of the proposed PD, Gross Residential plans to begin construction of the proposed boulevard entrance to the R-6 site, while at the same time working on the mass grading of the entire site. The first buildings that will be constructed are the club house for the apartments and 3-4 multi-family buildings. It is anticipated that the flex space and grocery will come in for Final PD sometime after the approvals for the multi-family.

With this request we would request a variance to the 175’ building length in R-6. The longest building on the site plan is 332’ and is an “L” shape building (façade length of these buildings is 193’). The double buildings are 160’ long and the triple buildings are 240’ long.
We have had discussions with water and sewer and water and sewer are available at the southwest corner of the subject property and water being available at the northwest corner of the property. We will continue to work with both departments on coordinating capacity and design.

A traffic study has been ordered and the timing for receiving that is at the end of October. Once that is received those recommendations will be looked at and evaluated for implementing into the overall plan for this development.

If you have any questions or comments with this submittal, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Allen B. O'Leary, RLS
Principal
Project: Lunn Ridge Farms

Summary:

Water Service is available to the subject property and is served by an 18" water line along Old Port Royal Road and an 8" water line on Lovell Ln. The site is located within the City’s Southside Pressure Zone. Modeling Results of Spring Hill’s water system show that with Tanks at 50% capacity (elevation 883), the site (at elevation 730) will see static pressures in the range of 64 psi. The site can also meet Spring Hill's minimum requirement to flow a 750 gpm fire flow while maintaining 30 psi.

Model inputs:

Demands:
- Tanks at 50%
- Fed from: 18" line on Port Royal Rd
- Site elevation: Approx. 730 feet (high ground elevation at site)

Approximately 30 gpm for commercial parcels
Fire flow 750 gpm (30 min psi required)

Results:
- Static Pressures available at the site: 64 psi
- Residual pressure with 750 gpm Fire flow: 55 psi

Meets minimum pressure requirements.

Results are based on the assumptions listed above, any variation would require additional analysis to be performed during a site plan application process.
FPL 899-2020: Submitted by WES Engineers & Surveyors for Dartford Townhomes. The property is zoned R-4 and contains approximately 16.78 acres. The applicant requests final plat approval for 57 townhome lots. This application is being processed under the previous Zoning Ordinance. Requested by Allen O'Leary.

Property Description and History: This property is located on the south side Duplex Road between Port Royal Road and Commonwealth Drive, and is regulated by two different zoning districts: R-2, Medium Density Residential, and R-4, High Density Residential. The surrounding land use is primarily single-family residential. The property to the northeast of the project boundary is currently vacant and zoned 8-4, Central Business District, and has several use restrictions pursuant to a rezoning ordinance from 2006. The property is also bisected by the Maury County/Williamson County boundary line.

The R-4 portion of the project boundary was rezoned from AG, Agricultural, in May of 2006. Based on the limited records from that period of time, it appears that the rezoning request was approved without an accompanying preliminary development plan.

In August of 2016, the Planning Commission approved a neighborhood concept plan (NCP 227-2016) for Slayton Cove including a combination of attached and detached lots for a total of 128 dwelling units with conditions of approval related to phasing, timing, and infrastructure improvements. In May of 2018, the Planning Commission approved a site plan (STP 501-2018) for 57 townhome units. The conditions of approval are found below:

1. 25’ wide landscape buffers shall be provided where the property abuts lower density zoning districts prior to the issuance of any permits and applicant shall minimize any tree disturbance within the landscape buffer.
2. Grand Avenue is a public street and shall be platted via a dedication plat to the city prior to the issuance of construction permits.
3. Suggest having lots 49-53 become 3 townhomes and making lots 21-23 a 5 townhome instead. Suggest adding parking spots there instead next to the new 3 townhomes. This way townhomes are in one county instead of two counties.
4. The conditions of NCP 227-2016 shall apply.
5. Site plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained.
6. Modification to the approved site plan may require Planning Commission approval.
7. On sheet 13A Hardie Board shall be added as the primary material.

Bulk and Area Requirements: The proposed lots are compliant with the bulk and area criteria of the approved Neighborhood Concept Plan, Site Plan and the allowances of the former R-4 zoning district.

Access: Access to the site is via Duplex Road and Grand Avenue to the south.

Streets and Sidewalk: Grand Avenue and Ellesmere Court are shown with an appropriate amount of R/W (50’) and public streets. A 5’ wide sidewalk is proposed on both sides of all streets. A 5’ wide sidewalk currently exists along the Southside of Duplex Road.
Building & Site Design: Building and site design was addressed at site plan submittal, where façade materials and percentages were acceptable. Townhome lots are provided with one car garages and patios. Units are shown in clusters of 3, 4 and 5. Sidewalk connections from the driveway to the front door of each unit are proposed. Plans indicate two parking spaces per unit (114). Twelve guest spaces are provided. Parking is compliant with the requirements of the previous zoning ordinance.

Landscaping & Buffering: Proposed landscaping includes planting around the Duplex Road entrance, street trees and plantings around the detention area. The site abuts property zoned R-2, to the east and R-2, PUD, to the west. As the subject property is zoned R-4, 25’ wide landscape buffers are required in these areas.

Open Space & Amenities: Amenities are not required in the R-4 zoning district. Centralized mailboxes will be required. The applicant will need to coordinate with the USPS to determine a suitable location for centralized mail delivery.

Bicycle and Greenway Plan: This site is impacted by the City's bicycle and greenway plan. An 8' wide recreational trail is shown on the eastern side of the site, in a public access easement.

Public Comments: Staff has received no public comment via the PCPublicComment@springhilltn.org email address.

Summary: The applicant met with staff to discuss the final plat on October 14, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (November 2, 2020):

1. Coordinate with USPS to determine a suitable location for centralized mailboxes.
2. Provide management plan, prepared by the project engineer, for all common open space (included any detention/retention pond) to be submitted and reviewed by the City Engineer prior to signing the final plat.
3. Revise the Purpose Note to also include the platting of right-of-way for Grand Avenue and Ellesmere Court.
Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
        Austin Page, Associate Planner
MEETING: October 26, 2020
SUBJECT: FPL 900-2020 (Sawgrass Phase 2)

FPL 900-2020: Submitted by WES Engineers & Surveyors for Sawgrass Phase 2. The property is zoned R-2, PUD and contains approximately 30.57 acres. The applicant requests final plat approval for 45 single-family lots. This application is being processed under the PUD provisions of the previous Zoning Ordinance. Requested by Allen O’Leary.

Property Description and History: This undeveloped property is located on Tom Lunn Road, northwest of the intersection of Tom Lunn Road and Port Royal Road.

The Planning Commission approved a preliminary plat application (PPL 769-2019) for Phase 2 on November 12, 2019. The approval was subject to the following conditions:

1. Prior to the completion of Phase 2 and the issuance of building permits for residential lots within Phase 2 all improvements to be performed by the developer within the Tom Lunn Road right-of-way, except for the final top coat of Tom Lunn Road and the top coat of deceleration or acceleration lanes shall be complete.
2. As noted above, the city design project for Tom Lunn Road does not include bike lanes. As such, no further action is needed regarding Condition #2 of PUD 414-2017.
3. Proposed right-of-way dedication for Tom Lunn Road will be required at final plat and will provide a minimum 37.5' from centerline to the Sawgrass property line.
4. The Public Works Department may cancel the proposed construction of a sidewalk along Tom Lunn Road.
5. All open space improvements shall be constructed prior to final plat recording.
6. Preliminary plat approval shall remain valid for a period of three (3) 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.
7. Modifications to the preliminary plat may require Planning Commission approval prior to submittal of a final plat application.

Staff is reviewing the conditions of approval to confirm all have been adequately addressed.

The current zoning designation of the subject property is R-2, PUD. A PUD request was favorably recommended by the Planning Commission to the Board of Mayor and Aldermen in February, 2017 (see PUD 300-2017) and subsequently approved by the Board of Mayor and Aldermen.

An amendment to the PUD was favorably recommended to the Board of Mayor and Aldermen, by the Planning Commission in November, 2017. The conditions of which are below:

PUD 414-2017: Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at 4455 Tom Lunn Rd. The property is zoned R-2, Medium Density Residential, PUD and contains approximately 5.28 acres. The applicant requests approval for a modification to a previously approved PUD.

Staff Conditions:
1. The developer shall be responsible for construction of the privacy fence along the northern property line, behind lots 11 through 23 and the activity/play space.
2. The developer shall pay a fee in lieu of bike lane improvements along the project frontage on Tom Lunn Road.
3. A walking path shall be added between Lots 8 and 9 to access open space.
4. Lot 179 shall be eliminated.

Alderman Fitterer made a motion to approve PUD 414-2017 with staff conditions. Motion Seconded by Commissioner Hepp. Motion pass 6/0.

Commissioner Hepp made a motion to amend motion to add a condition #4. Motion seconded by Alderman Fitterer. Motion passed 6/0.

Commissioner Hepp made a motion to amend motion to add a condition #5. Motion seconded by Mayor Rick Graham. Motion passed 6/0.

The Board of Mayor and Aldermen subsequently approved the PUD amendment on January 29, 2018 (ORD 18-03).

The Planning Commission approved ADM 710-2019 in August 2019. This approval included minor revisions that revised the street design and reduced the number of residential lots by 8.

**Bulk and Area Requirements:** The lots proposed in Phase 2 conform with the minimum lot area and yard and bulk requirements for the R-2, PUD and the previously approved Preliminary Plat.

**Streets and Sidewalks:** A 5’ sidewalk is shown on both sides of Floyd Way and Casper Drive. This proposal does not include any sidewalk along the Tom Lunn Road frontage to reflect the design approach taken by the City for the road widening project involving Tom Lunn Road. Internal streets of Floyd Way and Casper Drive are shown with a 50’ R/W.

**Landscaping and Buffering:** All landscaping per the PUD and preliminary plat shall be installed. No additional landscaping is proposed with this final plat.

**Open Space and Amenities:** Four open space areas are proposed on the final plat. Amenities for this Phase include a play area, pavilion and a playground. Centralized mail delivery is also proposed in OS-9. If these amenities are not installed prior to the voting meeting a bond for their construction is required.

**Summary:** The applicant met with staff to discuss the final plat on October 14, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (November 2, 2020):

1. Provide management plan, prepared by the project engineer, for all common open space (included any detention/retention pond) to be submitted and reviewed by the City Engineer prior to signing the final plat.
2. Addresses sent to applicant.
3. Applicant needs to add street name ELS Court to plat in vicinity of Lot 30. (No lot numbers 35, 36, 37, 38)
4. Need approved temporary turnarounds at roads that are not being extended at this time and are dead ends.
PPL 901-2020: Submitted by S&ME for 2660 Buckner Lane. The property is a part of the Buckner Lane (Alexander Farms) PZD. The applicant requests preliminary plat approval to establish road Right-of-Way and the creation of Lots A & D. Requested by Jason Brouillette.

**Property Description & History:** This property is located east of Buckner Lane, west of I-65 and south of Thompson’s Station Road. It is primarily undeveloped and currently used for agricultural purposes. Aenon Creek traverses the property. The Board of Mayor and Alderman approved application RZN 289-2016 (2660 Buckner Lane) on May 15, 2017 by Ordinance 17-05. A major modification to the previously approved Planned Zoning District (PZD) was approved by the Board of Mayor and Alderman on July 20, 2020 (PDM 823-2020).

**Request:** The purpose of this preliminary plat application is to plat the right-of-way for the realignment of Buckner Lane between Buckner Road and Thompson’s Station Road, and create two buildable lots (A & D).

**Bulk and Area Requirements:** This is a planned zoning district approved under the old zoning ordinance. There is no base zoning district associated with this plan. All bulk and area regulations are as assigned in the Yard, Bulk, and Height requirements in the 2660 Buckner Lane Gateway Planned Zoning District Standards booklet. This plat proposes the creation of two buildable lots. Development of each lot will follow the required standards for each lot/tract. Lot A contains approximately 33.90 acres and Lot D contains approximately 16.49 acres. The subdistrict Zoning Map (Exhibit B attached) shows Lot A as residential and Lot D as a residential and mixed-use zoning. Staff asked the applicant about the construction timing of Lot A. Lot A will begin after infrastructure is in place and when Buckner Lane is functional for construction traffic to access the area. Road construction is planned for Spring 2021 and prior to the development of Lot A, a subdivision plat will be needed.

**Access:** The preliminary plat creates the right-of-way for the Buckner Lane realignment and two lots (A & D). The two lots will have direct access via Buckner Lane.

**Streets and Sidewalk:** The plan calls for 100’ of right-of-way dedication for the proposed Buckner Lane realignment. The right-of-way dedication is not extended along the entire property frontage on Thompsons Station Road East. According to the applicant, “The Right of Way shown for dedication reflects the Right of Way needed for the turning lanes at the proposed Thompson Station/Buckner Lane intersection in our construction plans.” These plans are undergoing staff review. According to the street standards, the Gateway District will provide a hierarchy of streets organized into a planned street network providing multiple access points for enhanced accessibility and emergency access. Street information was included in the 2017 PD and is only being changed to reflect new road alignments and phasing of construction. Construction of Buckner Lane is planned for the Spring of 2021.

The applicant/developer has been working collaboratively with the City and its design consultants for both the Buckner Lane widening project and the Buckner Road Interchange project relative to road design, drainage, and utilities. While it is not anticipated that additional right-of-way or easements will be necessary beyond those depicted on plan and plat instruments presented to the Planning Commission, adjustments may be necessary due to field conditions and the finalization of plans for the Buckner Lane widening project and Buckner Road interchange project.
Buckner Lane (Existing): The approved master plan for the project provides for the realignment of Buckner Lane from its current alignment to a more easterly alignment. With the realignment consideration will need to be given to the future disposition of the current Buckner Lane including associated street improvements and right-of-way. It is envisioned in the master plan that the former Buckner Lane would be demolished in its entirety from the Buckner Lane/Buckner Road intersection to its northerly intersection with Thompsons Station Road. Once demolished, the former road and associated right-of-way would be converted to a greenway that could include a multi-use trail serving as an extension of the multiuse trail proposed for construction with the Buckner Lane widening project being undertaken by the City. This transformation from a public street to a pedestrian way would also serve as an additional buffer between the project and adjoining residential neighborhoods. The applicant/developer and City will need to formalize an understanding on the disposition and transition of the existing right-of-way and street improvements and the potential repurposing to a greenway including the construction of a multiuse trail. It is recommended that a Development Agreement be prepared between the applicant/developer and the City outlining the parameters and responsibilities each party will have to effectuate the conversion of Buckner Lane to a greenway including associated demolition and construction work.

Landscaping and Buffering: Street trees are proposed along the entirety of the realigned Buckner Lane and a portion of Westchester Lane along the project’s outer limits. The plan proposes a few different tree species including; Gingko, Oak, Maple, Black Gum and Elm. The street trees are typically placed 50’ apart but distances seem to vary along Buckner Lane. However, there are no substantial gaps in street tree placement. No other landscaping is proposed with this preliminary plat application.

Open Space and Amenities: The proposed preliminary plat does not create any open space or provide amenities.

Bicycle and Greenway Plan: The east boundary for Lot D is adjacent to the open space along Aenon Creek. It is anticipated that this green space will be platted from the adjacent site. If correct, this plan is not impacted by the Bike and Greenway Plan.

Public Comments: Staff has received no public comment via the PCPublicComment@springhilltn.org email address.

Summary: The applicant met with staff to discuss the preliminary plat on October 14, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (November 2, 2020):

1. The applicant will provide further adjustments to preliminary plat and related plan documents relative to right-of-way and easements as well as road and related infrastructure improvements as may be necessary to coordinate design and construction of the Buckner Lane widening project and Buckner Road interchange project.
2. The applicant and City will need to formalize an understanding on the disposition and transition of the existing right-of-way and street improvements and the potential repurposing to a greenway including the construction of a multiuse trail. It is recommended that a Development Agreement be prepared between the applicant/developer and the City outlining the parameters and responsibilities each party will have to effectuate the conversion of Buckner Lane to a greenway including associated demolition and construction work.
3. The applicant should examine the open space on Exhibit B from the Planned Zoning District and adjust the boundary of Lot D accordingly to accommodate this open space area.
Spring Hill Planning Commission Work Session

TO: Spring Hill Planning Commission
FROM: Steve Foote, AICP, Planning Director
       Austin Page, Associate Planner
MEETING: October 26, 2020
SUBJECT: PPL 902-2020 (2660 Buckner Lane Lot H)

PPL 902-2020: Submitted by S&ME for 2660 Buckner Lane. The property is a part of the Buckner Lane (Alexander Farms) PZD. The applicant requests preliminary plat approval to establish road Right-of-Way and the creation of Lot H. Requested by Jason Brouillette.

Property Description & History: This property is located east of Buckner Lane, west of I-65 and south of Thompson’s Station Road. It is primarily undeveloped and currently used for agricultural purposes. Aenon Creek traverses the property. The Board of Mayor and Alderman approved application RZN 289-2016 (2660 Buckner Lane) on May 15, 2017 by Ordinance 17-05. A major modification to the previously approved Planned Zoning District (PZD) was approved by the Board of Mayor and Alderman on July 20, 2020 (PDM 823-2020).

Request: The purpose of this preliminary plat application is to dedicate right-of-way along Buckner Lane and Twin Lakes Drive, and create one buildable lot (H).

Bulk and Area Requirements: This is a planned zoning district approved under the old zoning ordinance. There is no base zoning district associated with this plan. All bulk and area regulations are as assigned in the Yard, Bulk, and Height requirements in the 2660 Buckner Lane Gateway Planned Zoning District Standards booklet. Future development of this lot will comply with all requirements of the PZD. This plat proposes the creation of Lot H. Lot H contains approximately 7.13 acres. The subdistrict Zoning Map (Exhibit B attached) shows Lot H as residential zoning.

Access: Lot H will have access via Twin Lakes Drive.

Streets and Sidewalk: The applicant/developer has been working collaboratively with the City and its design consultants for both the Buckner Lane widening project and the Buckner Road Interchange project relative to road design, drainage, and utilities. While it is not anticipated that additional right-of-way or easements will be necessary beyond those depicted on plan and plat instruments presented to the Planning Commission, adjustments may be necessary due to field conditions and the finalization of plans for the Buckner Lane widening project.

Open Space and Amenities: The proposed preliminary plat does not create any open space or provide amenities.

Bicycle and Greenway Plan: This plan is not impacted by the Bike and Greenway Plan.

Public Comments: Staff has received no public comment via the PCPublicComment@springhilltn.org email address.

Summary: The applicant met with staff to discuss the preliminary plat on October 14, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (November 2, 2020):

1. The applicant will provide further adjustments to preliminary plat and related plan documents relative to right-of-way and easements as well as road and related infrastructure improvements as may be necessary to coordinate design and construction of the Buckner Lane widening project.
RESIDENTIAL/MIXED USE (G-RMU
Tract 2A

RESIDENTIAL (G-R)
Tract 1A

COMMERCIAL RETAIL
(G-CR)
Tract 4

RESIDENTIAL/MIXED
MIXED USE (G-RMU)
Tract 2B

COMMERCIAL OFFICE (G-CO)
Tract 3

COMMERCIAL RETAIL
(G-CR)
Tract 4

RESIDENTIAL/MIXED
MIXED USE (G-RMU)
Tract 2B

FLEX (G-F)
Tract 5

FLEX (G-F)
Tract 5

TWIN LAKES DRIVE

SPRING STATION DR.

B F R E T TO L G A L
O F V EN U A L D E V E L O P M E N T P A R C E L S.

EXHIBIT B
GATEWAY PLANNED ZONING
DISTRICT AND SUBDISTRICTS
FOR
BUCKNER LANE PROPERTY

City of Spring Hill TN
BONA
APPROVED
Date 8-17-2020
STP 903-2020: Submitted by Lukens Engineering for Station Hill Lot 2. The property is zoned C-4 and contains approximately .904 acres. The applicant requests site plan approval to construct a 24-space parking lot, adjacent to the existing parking lot and Premier Chiropractic building. This site plan application has been submitted alongside Special Use Application BZA 892-2020 which is required to allow a parking lot as a primary use. The Board of Zoning Appeals reviewed the item at their October 20, 2020 meeting and approved the special use. Requested by Jim Lukens.

Property Description and History: This property is located on Station Hill Drive (Lot 2) and is located approximately 150' north of the Reserve Boulevard and Station Hill Drive intersection. The property is located adjacent (north) of the existing Premier Chiropractic Building (Lot 1). The applicant intends to construct a 24-space parking lot which will immediately provide a remedy to the parking issues on the adjacent Lot 1, which is the same owner. The property is adjacent to other C-4 zoned properties.

The applicant has stated that the overall intention of the site is to construct a future building (medical office, office and retail) and hopes to do so within the next five years. A special use application (BZA 892-2020) was approved by the Board of Zoning Appeals on October 20, 2020. The special use approval allows the property (Lot 2) to have a parking lot as the primary use. Conditions of the BOZA approval were as follows:

1. Parking lot is approved solely for the support of Lot 1 and shall not be used as a commercial parking lot for the lease, rent or sale of parking spaces.
2. An approved special use will expire one year from the date of approval according to the provisions of Article 13.3.G of the UDC. Site plan approval through the Spring Hill Planning Commission shall be required prior to expiration of this special use.
3. Development shall be reasonably consistent with the site plan submitted to the BOZA, subject to changes and conditions imposed by the Planning Commission.

Spring Hill Rising 2040: This property’s future land use designation is “Innovation Area”. Primary future land uses for this designation include technology and research centers, hospitals, clinics, specialized medical offices, professional offices, restaurants, lodging and municipal services. Based on the BOZA approval of the special use and since this is a site plan review application, the request is considered consistent with the 2040 Plan.

Bulk and Area Requirements: The proposal meets the bulk and area requirements of the C-4 district; including but not limited to; lot width, size, setbacks, etc.

Access: Access to the proposed site is through the existing parking lot to the south (Lot 1). The approval of Lot 1 required the provision of a cross-access easement to Lot 2. The proposed plan shows a shared access easement between Lots 2 and 3, but needs to be more clearly drawn.

Streets and Sidewalks: The entry drive to the site is shown as 25’ wide. Internal parking lot drive aisles, with 90° spaces, are also shown as 25’ wide. No new sidewalks are proposed on the site and there is a 5’ wide existing sidewalk along Station Hill Drive.
Building and Site Design: The applicant is proposing a 24-space parking lot which will connect into the site to the south. Access to the proposed site is through the existing parking lot to the south. The applicant has provided a 25’ shared access easement between Lots 2 and 2, pending both property owners’ agreements. Lot 2 should provide the easement to the northern line of Lot 3. The easement should be drawn to reflect an extension of the 25’ drive aisle. The Planning Commission may request that the parking lot be extended to the northern property line for future cross access. The parking lot is designed with 12 spaces on each side and provides a 25’ drive aisle. Wheel stops are shown on the 12 eastern parking spaces. The wheel stops provide gaps to surface water to flow freely off the parking lot and into the aggregate. The applicant has indicated to staff that the property owner intends to construct a future building within 3-5 years, but details have not yet been determined.

Parking and Loading: The site includes 24 spaces which will be primarily used for employee parking for the adjacent site to the south. No additional ADA spaces are to be provided. All regular vehicle parking is shown at 90° with 25’ drive aisles for appropriate maneuverability. Wheel stops are provided along the 12 eastern spaces. Since the parking lot is the primary use, there are no parking calculations to adhere by. No bicycle parking is provided and is not required at this time. Once the property owner develops the site and constructs a commercial building (medical office, office, retail), all parking will need to be modified.

Landscaping and Buffering: The applicant is providing a row of landscaping along the western parking spaces. Additional landscaping is provided along the northern property line and in the islands to the south. No landscaping is proposed along the eastern parking lot due to the location of the aggregate. Trees are shown along Station Hill Drive (5—Japanese Maple and 4—Flowering Dogwood) and meet the one per 30’ requirement. Both tree species have the same label and will need to be revised. Overhead power lines exist along Station Hill Drive and the proposed trees appear to be in close proximity to the center line of the overhead power line. According to the Recommend Plant list located in the UDC, Japanese Maple and Flowering Dogwood are permitted understory trees that normally achieve a mature height of no more than 30’. These two tree species are allowed to be planted no closer than 10’ from the center line of overhead power line. The applicant will need to clearly show the distance for the proposed trees to the power line. If less than 10’, new tree species will need to be selected in accordance to the Recommended Plant List.

Bicycle & Greenway Plan: This proposal is not impacted by the Bicycle and Greenway Plan.

Public Comments: Staff has received no public comment via the PCPublicComment@springhilltn.org email address.

Summary: The applicant met with staff to discuss the site plan on October 14, 2020. The following items shall be addressed prior to the submittal for Revision Deadline #2 (November 2, 2020):

1. Parking lot drive should be extended to the northern property line to provide future access (as was done with the Premier Chiropractic site).
2. The same tree label is used for the Japanese Maple and Flowering Dogwood. Select a different label for one of the trees or clearly identify which trees are which.
3. Call out the distances of the trees to the center line of the overhead power line. If less than 10’, new tree species will need to be selected in accordance to the Recommended Plant List in the UDC.
Proposed Site Plan
Proposed Landscape Plan
BOZA Approved Site Plan 10/20/20
REQUEST: Resolution 20-100 to approve a Professional Services Agreement for consultant services with Volkert to update the Spring Hill Bicycle and Greenway Plan

SUBMITTED BY: Alderman Jeff Graves

DATE: October 5, 2020

RE: Consultant services to assist with update to Spring Hill Bicycle and Greenway Plan

ATTACHMENTS: Resolution 20-100 and supporting documentation

PURPOSE:
To approve Resolution 20-100 to approve a Professional Services Agreement with Volkert, Inc. to provide professional planning services to the update of the City of Spring Bicycle and Greenway Plan.

BACKGROUND:
Since the adoption of the Bicycle and Greenway Plan, many changes have taken place throughout the city via private development and city/state/federal roadway projects. City staff has determined it would be prudent to not only update the Bicycle and Greenway Plan to reflect these projects, but to also identify and present for consideration other updates and amendments such as correcting inconsistencies, re-evaluating certain routes, establishing clear design/build expectations, and update city GIS mapping. Two attachments of notes made by the Parks and Recreation Director and the Planning Director of items that need to be addressed have been included with this packet.

Volkert, Inc. was retained by the City in 2015 to assist with preparation of the current Bicycle and Greenway Plan. To ensure sound and consistent planning practices are followed in the consideration of updates/amendments to the current plan, the City requested Volkert present a proposal for the desired professional planning services. Volkert presented the City with a proposal and a Professional Services Agreement that contains a scope of work outlining support services during the review and adoption for a lump sum fixed fee in the amount of $8,950.

The proposed updates/amendments will be submitted to the Parks and Recreation Commission and the Planning Commission at their public meetings to provide opportunities for public input prior to making their recommendations to BOMA for their approval.
FINANCIAL IMPACT:
This is not a budgeted expense. $8,950.00 is requested from the general fund.

RECOMMENDATION:
On September 23, 2020, the Parks and Recreation Commission reviewed the request and voted unanimously to favorably recommend Resolution 20-100. On November 9, 2020, the Planning Commission voted to favorably recommend the approval of Resolution 20-100. Staff also favorably recommends approval of Resolution 20-100.
RESOLUTION 20-100

A RESOLUTION TO APPROVE A PROFESSIONAL SERVICES AGREEMENT FOR CONSULTANT SERVICES WITH VOLKERT TO UPDATE THE SPRING HILL BICYCLE AND GREENWAY PLAN

WHEREAS, the Bicycle and Greenway Plan was adopted by the City of Spring Hill Planning Commission on September 14, 2015 and by the Board of Mayor and Aldermen on October 19, 2015; and

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

WHEREAS, City staff, the Parks and Recreation Commission, and Planning Commission have recommended this update to correct inconsistencies, update changes created by other roadway projects, re-evaluate certain routes, establish clear expectations, and update city GIS mapping; and

WHEREAS, the City of Spring Hill desires to initiate an update to the adopted Bicycle and Greenway Plan and to retain professional planning services to advise city staff, the Parks and Recreation Commission, Planning Commission and Board of Mayor and Aldermen on various amendments to the Bicycle and Greenway Plan; and

WHEREAS, the City of Spring Hill received a proposal from Volkert, Inc., the consultant that prepared the current adopted Bicycle and Greenway Plan, to provide professional planning services for the fee of $8,950.00 attached hereto; and

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

WHEREAS, the City of Spring Hill Planning Commission approved Resolution 20-100 on October 26, 2020; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Mayor and Aldermen of the City of Spring Hill:

1. The Professional Services Agreement attached hereto is hereby approved whereby Volkert, Inc. shall provide professional planning services to update to the City of Spring Bicycle and Greenway Plan for a fee in the amount of $8,950.

2. The Mayor is authorized to execute the attached Professional Services Agreement.

Passed and adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on this 18th day of November, 2020.
Rick Graham, Mayor

ATTEST:

_________________________
April Goad, City Recorder

LEGAL FORM APPROVED:

_________________________
Patrick Carter, City Attorney
CITY OF SPRING HILL, TENNESSEE  
PROFESSIONAL SERVICES AGREEMENT  

THIS PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is by and between the City of Spring Hill, Tennessee, hereinafter referenced as “City”, and VOLKERT, INC., hereinafter referenced as “Consultant”, who mutually agrees as follows:  

DECLARATIONS. City desires to retain Consultant to provide professional services in connection with the City’s project hereinafter referenced as Project. The Project is described as follows:  

CONSULTANT’S Scope of Work hereunder is finite and limited to only those items explicitly stated or enumerated herein or attached hereto. Any work or services desired by CITY that are not stated herein or attached hereto shall be considered Extra Work and shall entitle CONSULTANT to mutually agreed-upon additional compensation. This Scope Of Services serves as Attachment A for this agreement.  

The Consultant shall provide professional planning services for the City of Spring Hill. The tasks will include, but not be limited to:  

Task 1  
Review the Proposed list of recommended Bicycle and Greenway amendments provided by the City. These amendments will allow the Plan to more fully align with the UDC and to account for changes to both development and capital projects in the nearly 5 years since original adoption of the Plan.  

Task 2  
Provide a draft technical memorandum with the proposed responses to each recommended amendment for review by City Staff. Upon completion of the review by City Staff, make any necessary revisions and finalize the technical memorandum for consideration by the City Staff, Parks Board, Planning Commission, and BOMA. As part of this task, Volkert staff will attend all necessary meetings to address any questions.  

Task 3  
Revise the document and associated maps as necessary to reflect the proposed changes outlined in the Task 2 Technical Memorandum. Develop a draft revised document (including maps) for review by City Staff. Upon completion of the review by City Staff, make any necessary revisions and provide the Final Draft document for consideration by the City Staff, Parks Board, Planning Commission, and BOMA. As part of this task, Volkert staff will attend all necessary meetings to address any questions.  

Task 4  
Provide the final revised GIS files and MTP document for use by the City of Spring Hill.  

Deliverables
1) Draft Technical Memorandum outlining the proposed response to each of the recommended amendments for review by City Staff.
2) Final Technical Memorandum outlining the proposed response to each of the recommended amendments.
3) Draft revised document for review by City Staff, Parks Board, Planning Commission, and BOMA.
4) Final revised document to serve as a replacement to the current Bicycle and Greenway Plan.
5) Final GIS and PDF documents for use by the City of Spring Hill

Schedule

Volkert will complete the tasks within the following time periods:
Task 1 – within 1 week of Notice to Proceed.
Task 2 – within 3 weeks of Notice to Proceed.
Task 3 – within 12 weeks of Notice to Proceed or until BOMA approves of the final document.

The total lump sum fee for professional services set forth in this agreement shall be four thousand nine hundred dollars ($9,850.00).

Payment shall be made payable to Volkert, Inc. and submitted to the following address: Dept. #2042, Volkert, Inc., P.O. Box 11407, Birmingham, AL 35246-2042

BY: ____________________     BY: ____________________
Brad Thompson     Rick Graham
Title: Vice President     Mayor
Date: ___________________   Date: ___________________
TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

ARTICLE 1. SERVICES. Consultant will:

1.1 Act for City in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with standards of competent consultants using the standards in the industry:

1.2 Consider all reports to be confidential and distribute copies of the same only to those persons specifically designated by the City.

1.3 Perform all services under the general direction of a senior professional employee, licensed and/or registered in the State of Tennessee, when appropriate.

1.4 Retain pertinent records relating to the services performed for a period of seven (7) years following the completion of the work; during this period, the records shall be available for review by City at all reasonable times.

ARTICLE 2. CITY'S RESPONSIBILITIES. City, or its authorized representative, will:

2.1 Provide Consultant with all information regarding the Project, which is available to, or reasonably obtainable by, the City.

2.2 Furnish right-of-entry onto the Project site for Consultant's necessary field studies and surveys. Consultant will endeavor to restore the site to its original condition and shall remain solely liable for all damages, costs and expenses, including reasonable attorneys' fees, for failure to make such restoration.

2.3 Designate, in writing, the sole Project representative to coordinate with and direct the Consultant, including all contact information.

2.4 Guarantee to Consultant that it has the legal capacity to enter into this contract and that sufficient monies are available to fund Consultant's compensation.

ARTICLE 3. GENERAL CONDITIONS.

3.1 Consultant, by the performance of services covered hereunder, does not in any way assume, abridge or abrogate any of those duties, responsibilities or authorities customarily vested in other professionals or agencies participating in the Project.

3.2 Consultant shall be responsible for the acts or omissions of any party involved in concurrent or subsequent phases of the Project acting upon written instruction issued by the Consultant.

3.3 Neither City nor Consultant may assign or transfer its duties or interest in this Agreement without written consent of the other party. However, nothing in this Article shall prevent Consultant from engaging independent consultants, associates, and subcontractors to assist in the performance of the Services at Consultant's cost.
3.4 ALLOCATION OF RISK AND LIABILITY; GENERAL. Considering the potential liabilities that may exist during the performance of the services of this Agreement, the relative benefits and risks of the Project, and the Consultant's fee for the services rendered, and in consideration of the promises contained in this Agreement, the City and the Consultant agree to allocate and limit such liabilities in accordance with this paragraph.

3.5 INDEMNIFICATION. Consultant agrees to indemnify and hold City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by Consultant's negligent act, error or omission in the performance of the services of this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Consultant and City, they shall be borne by each party in proportion to its own negligence.

3.5.1 SURVIVAL. The terms and conditions of this paragraph shall survive completion of this service agreement.

3.6 LIMITATIONS OF RESPONSIBILITY. Consultant shall not be responsible for (a) construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the Project unless specifically undertaken in Attachment A, SCOPE OF SERVICES; (b) the failure of any contractor, subcontractor, consultant, or other Project participant, not under contract to Consultant, to fulfill contractual responsibilities to City or to comply with federal, state, or local laws, regulations, and codes; or (c) procuring permits, certificates, and licenses required for any construction unless such procurement responsibilities are specifically assigned to Consultant in Attachment A, SCOPE OF SERVICES.

ARTICLE 4. TERMINATION BY THE CITY. The City may terminate this Agreement in accordance with the following terms and conditions:

4.1 Termination for Convenience. The City may, when in the interests of the City, terminate performance under this Agreement with the Consultant, in whole or in part, for the convenience of the City. The City shall give written notice of such termination to the Consultant specifying when termination becomes effective. The Consultant shall incur no further obligations in connection with the work so terminated, other than warranties and guarantees for completed work and installed equipment, and the Consultant shall stop work when such termination becomes effective. The Consultant shall also terminate outstanding orders and subcontracts for the affected work. The Consultant shall settle the liabilities and claims arising out of the termination of subcontracts and orders. The City may direct the Consultant to assign the Consultant's right, title and interest under termination orders or subcontracts to the City or its designee. The Consultant shall transfer title and deliver to the City such completed or partially completed work and materials, equipment, parts, fixtures, information and contract rights as the Consultant has in its possession or control. When terminated for convenience, the Consultant shall be compensated as follows:

(1) The Consultant shall submit a termination claim to the City specifying the amounts due because of the termination for convenience together with costs, pricing or other data required by the City. If the Consultant fails to file a termination claim within one (1) year from the effective date of termination, the City shall pay the Consultant the amount the City deems the Consultant is due.
The City and the Consultant may agree to the compensation, if any, due to the Consultant hereunder.

Absent agreement to the amount due to the Consultant, the City shall pay the Consultant the following amounts:

(a) Contract costs for labor, materials, equipment and other services accepted under this Agreement;

(b) Reasonable costs incurred in preparing to perform and in performing the terminated portion of the work, and in terminating the Consultant's performance, plus a fair and reasonable allowance for direct job site overhead and earned profit thereon (such profit shall not include anticipated profit or consequential damages); provided however, that if it reasonably appears that the Consultant would have not profited or would have sustained a loss if the entire Agreement would have been completed, no profit shall be allowed or included and the amount of compensation shall be reduced to reflect the anticipated rate of loss, if any;

The total sum to be paid the Consultant under this Section shall not exceed the total Agreement Price, as properly adjusted, reduced by the amount of payments otherwise made, and shall in no event include duplication of payment.

4.2 Termination for Cause. If the Consultant does not perform the work, or any part thereof, in a timely manner, supply adequate labor, supervisory personnel or proper equipment or materials, or if it fails to timely discharge its obligations for labor, equipment and materials, or proceeds to disobey applicable law, or otherwise commits a violation of a material provision of this Agreement, then the City, in addition to any other rights it may have against the Consultant or others, may terminate the performance of the Consultant, in whole or in part, at the City's sole option, and assume possession of the Project Plans and materials and may complete the work.

In such case, the Consultant shall not be paid further until the work is complete. After completion has been achieved, if any portion of the Contract Price, as it may be modified hereunder, remains after the cost to the City of completing the work, including all costs and expenses of every nature incurred, has been deducted by the City, such remainder shall belong to the Consultant. Otherwise, the Consultant shall pay and make whole the City for such cost. This obligation for payment shall survive the termination of the Agreement.

In the event the employment of the Consultant is terminated by the City for cause pursuant to this Section and it is subsequently determined by a Court of competent jurisdiction that such termination was without cause, such termination shall thereupon be deemed a Termination for Convenience under this Section and the provisions of Section 4.1 shall apply.

4.3 Termination for Non-Appropriation. The City may also terminate this Agreement, in whole or in part, for non-appropriation of sufficient funds to complete or partially complete the Project, regardless of the source of such funds, and such termination shall be on the terms of Section 4.1.

4.4 The City's rights under this Section shall be in addition to those contained elsewhere herein or provided by law.
ARTICLE 5. SCOPE OF SERVICES. Consultant shall provide the Services as described on Page 1 of this agreement.

5.1 By mutual agreement, this contract and scope can be amended by the parties. The scope and fee for any additional tasks or services under such amendment shall be mutually negotiated and agreed to in writing prior to beginning such additional tasks or services.

5.2 ENVIRONMENTAL RESPONSIBILITY. Where drilling/sampling services are involved, the samples obtained from the Project site are the property of the City. Should any of these samples be recognized by the Consultant to be contaminated, the City shall remove them from the Consultant's custody and transport them to a disposal site, all in accordance with applicable government statutes, ordinances, and regulations. For all other samples, the Consultant shall retain them for a sixty (60)-day period following the submission of the drilling/sampling report unless the City directs otherwise; thereafter, the Consultant shall discard the samples in accordance with all federal, state and local laws.

ARTICLE 6. SCHEDULE.

6.1 TIME OF THE ESSENCE. The parties agree that TIME IS OF THE ESSENCE with respect to the parties' performance of all provisions of the Agreement.

6.2 FORCE MAJEURE. Neither party will be liable to the other for any delay or failure to perform any of the services or obligations set forth in this Agreement due to causes beyond its reasonable control, and performance times will be considered extended for a period of time equivalent to the time lost because of such delay plus a reasonable period of time to allow the parties to recommence performance of their respective obligations hereunder. Should a circumstance of force majeure last more than ninety (90) days, either party may, by written notice to the other, terminate this Agreement. The term "force majeure" as used herein shall mean the following: acts of God; strikes, lockouts or other industrial disturbances; acts of public enemies; orders or restraints of any kind of the government of the United States or of the State or any of their departments, agencies or officials, or any civil or military authority; insurrections, riots, landslides, earthquakes, fires, storms, tornadoes, droughts, floods, explosions, breakage or accident to machinery, transmission pipes or canals; or any other cause or event not reasonably within the control of either party.

6.3 Should City request changes in the scope, extent, or character of the Project, the time of performance of Consultant's services as indicated in Attachment A shall be adjusted equitably.

ARTICLE 7. USE OF DOCUMENTS AND DATA.

7.1 All Documents, including, but not limited to, reports, drawings, specifications, and computer software prepared by Consultant pursuant to this Agreement are instruments of service with respect to the Project. Consultant shall retain an ownership and property interest therein (including the right of reuse, at the discretion of the Consultant) whether or not the Project is completed.

7.1.1 USE OF DATA SYSTEMS: Ownership, property interests and proprietary rights in data systems used by Consultant do not extend to the data created by or supplied to
Consultant by the City; all rights to that data (including derivative or hidden data such as metadata) shall vest solely in City at the moment of creation.

7.1.2 DISCLOSURE OF DOCUMENTS AND DATA. City may be required to disclose documents or data under state or federal law. City shall notify Consultant if a request for data or documents has been made and shall give Consultant a reasonable opportunity under the circumstances to respond to the request by redacting proprietary or other confidential information. Consultant waives any right to confidentiality of any document, e-mail or file it fails to clearly mark on each page as confidential or proprietary. In exchange, Consultant agrees to indemnify, defend, and hold harmless City for any claims by third parties relating thereto or arising out of (i) the City's failure to disclose such documents or information required to be disclosed by law, or (ii) the City's release of documents as a result of City's reliance upon Consultant representation that materials supplied by Consultant (in full or redacted form) do not contain trade secrets or proprietary information, provided that the City impleads Consultant and Consultant assumes control over that claim.

7.2 City-furnished data that may be relied upon by Consultant is limited to the printed copies that are delivered to the Consultant pursuant to Article 2 of this Agreement. Any copyrighted electronic files furnished by City shall be used by Consultant only for the Project as described herein. City's posting or publication of such documents created by Consultant for City shall constitute fair use and shall not constitute an infringement of Consultant's copyright, if any.

7.3 Documents that may be relied upon by City are limited to the printed copies (also known as hard copies) that are signed or sealed by the Consultant. Files in electronic media format of text, data, graphics, or of other types that are furnished by Consultant to City are only for convenience of City, unless the delivery of the Project in electronic media format has been dictated in Attachment A, SCOPE OF SERVICES. Any conclusion or information obtained or derived from electronic files provided for convenience will be at the user's sole risk.

7.4 Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within 60 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. Unless stated otherwise herein, Consultant shall not be responsible to maintain documents stored in electronic media format after acceptance by City.

7.5 When transferring documents in electronic media format, Consultant makes no representations as to long term compatibility, usability, or readability, of documents resulting from the use of software application packages, operating systems, or computer hardware differing from that as required of, and used by, Consultant at the beginning of this Project.

7.6 City may make and retain copies of documents for information and reference in connection with use on the Project by the City, or their authorized representative. Such documents are not intended or represented to be suitable for reuse by City or others on extensions of the Project or on any other project. Any such reuse or modifications without written verification or adaptation by
Consultant, as appropriate for the specific purpose intended, will be at City’s sole risk and without liability or legal exposure to the Consultant or to Consultant’s consultants.

7.7 If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

7.8 Any verification or adaptation of the documents for extensions of the Project or for any other project will entitle Consultant to further compensation at rates to be agreed upon by City and Consultant.

ARTICLE 8. INSURANCE.

8.1 During the performance of the Services under this Agreement, Consultant shall maintain the following minimum insurance:

   a) General Liability Insurance with a combined single limit of $1,000,000 per occurrence and $2,000,000 annual aggregate.

   b) Automobile Liability Insurance with a combined single limit of $1,000,000 for each person and $1,000,000 for each accident.

   c) Workers’ Compensation Insurance Coverage A in accordance with statutory requirements and Coverage B, Employer’s Liability Insurance, with a limit of $500,000 for each occurrence.

   d) Professional Liability Insurance with a limit of $1,000,000 annual aggregate.

8.2 Consultant shall add the City an additional insured on all policies unless otherwise prohibited.

8.3 Consultant shall, upon execution of this Agreement, furnish City certificates of insurance, which shall include a provision that such insurance shall not be canceled without at least thirty (30) days’ written notice to City.

8.4 No insurance, of whatever kind or type is to be considered as in any way limiting other parties’ responsibility for damages resulting from its activities in the execution of the Project. City agrees to include, or cause to be included, in the Project’s construction contract, such requirements for insurance coverage and performance bonds by the Project’s construction contractor as City deems adequate to indemnify City, Consultant, and other concerned parties against claims for damages and to insure compliance of work performance and materials with Project requirements.

ARTICLE 9. PAYMENT.

9.1 City will pay Consultant for services and expenses in accordance with the Fee Schedule proposal submitted for the Project as part of the Scope Of Services. Consultant’s invoices will be presented at the completion of the work or monthly and will be payable upon receipt. Payment is due upon presentation of invoice and is past due thirty (30) days from invoice date. City shall give prompt written notice of any disputed amount and shall pay the remaining amount.
9.2 Consultant shall be paid in full for all services under this Agreement, including City-authorized overruns of the Project budget or unforeseen need for Consultant’s services exceeding the original Scope Of Services.

9.3 TRAVEL EXPENSES. The City shall reimburse reasonable expenses, including travel and meals, when specified in the Scope Of Services, but only in accordance with the City’s Travel and Expense Policy and Procedures Manual. The maximum amount will be applied as of the date of travel and as listed in the per diem reimbursement rates on the “CONUS” website developed by the United States General Services Administration, located at www.gsa.gov [click on ‘per diem rates’ under the ‘etools’ category].

ARTICLE 10. MISCELLANEOUS PROVISIONS

10.1 EQUAL EMPLOYMENT OPPORTUNITY. In connection with this Agreement and the Project, the City and the Consultant shall not discriminate against any employee or applicant for employment because of race, color, sex, national origin, disability or marital status. The City and Consultant will take affirmative action to ensure that any contractor used for the Project does not discriminate against any employee and employees are treated during employment without regard to their race, age, religion, color, gender, national origin, disability or marital status. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship.

10.1.1 The Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.2 TITLE VI - CIVIL RIGHTS ACT OF 1964. The City and the Consultant shall comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), 49 C.F.R., Part 21, and related statutes and regulations.

10.2.1 The Consultant shall insert the foregoing provision in all contracts relating to this Project.

10.3 NO THIRD PARTY RIGHTS CREATED. City and Consultant each binds itself and its successors, executors, administrators, permitted assigns, legal representatives and, in the case of a partnership, its partners, to the other party to this Agreement and to its successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement. The Services provided for in this Agreement are for the sole use and benefit of City and Consultant. Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

10.4 WARRANTIES/LIMITATION OF LIABILITY/WAIVER. The City reserves all rights afforded to local governments under law for all general and implied warranties. The City does not waive any rights it may have to all remedies provided by law and, therefore, any attempt by Consultant to limit its liability shall be void and unenforceable.
ARTICLE 11. EXTENT OF AGREEMENT:

11.1 APPLICABLE LAW/CHOICE OF FORUM AND VENUE. This Agreement is made under and will be construed in accordance with the laws of the State of Tennessee without giving effect to that state’s choice of law rules. The parties' choice of forum and venue shall be in the courts of Maury County or Williamson County, Tennessee based on the location of the project. If the Project provides services that cover the whole City or the services are not tied to a physical location, then the choice of forum and venue shall be in the courts of Maury County, Tennessee. Any provision of this Agreement held to violate a law or regulation shall be deemed void, and all remaining provisions shall continue in force.

11.2 ENTIRE AGREEMENT. This Agreement, including these terms and conditions, represent the entire Agreement between City and Consultant for this Project and supersedes all prior negotiations, representations or agreements, written or oral. This Agreement may be amended only by written instrument signed by City and Consultant.

ARTICLE 12. DISPUTE RESOLUTION. If a dispute should arise relating to the performance of or payment for the services under this Agreement, the aggrieved party shall notify the other party of the dispute within a reasonable time after such dispute arises. During the pendency of any dispute, the parties shall continue diligently to fulfill their respective obligations hereunder. No arbitration or mediation shall be required as a condition precedent to filing any legal claim arising out of or relating to the Agreement. No arbitration or mediation shall be binding.

12.1 BREACH. Upon deliberate breach of the Agreement by either party, the non-breaching party shall be entitled to terminate the Agreement with notice, with all of the remedies it would have in the event of termination, and may also have such other remedies as it may be entitled to in law or in equity.

ARTICLE 13. SURVIVAL. The provisions contained in this Professional Services Agreement shall survive the completion of or any termination of the Agreement, agreement or other document to which it may accompany or incorporate by reference or which subsequently may be modified, unless expressly excepted from this Article upon consent of both parties.
August 5, 2020

Kayce Williams  
Director City of Spring Hill Parks & Recreation  
City of Spring Hill  
199 Town Center Parkway  
Spring Hill, TN 37174

SUBJECT: Bicycle and Greenway Plan Revisions

As requested, please find the following scope of services for revisions to the City of Spring Hill Bicycle and Greenway Plan. The intent of this scope of services is to review, respond, and revise (as necessary) the Plan based on requests made by the City Staff since the original adoption of the plan in 2015. These amendments will allow the Plan to more fully align with the UDC and to account for changes to both development and capital projects in the nearly 5 years since original adoption of the Plan.

Plan Amendments

Task 1
Review the Proposed list of recommended Plan amendments provided by the City. This includes changes to greenway, trail, and bike lane alignments, GIS and mapping changes to reflect updated alignments, revisions to regulatory language (should vs shall, etc.), ensure alignment with the UDC, consideration changes to and more clear identification of trailhead locations, etc. as identified in the list of recommended amendments.

Task 2
Provide a draft technical memorandum with the proposed responses to each recommended amendment for review by City Staff. Upon completion of the review by City Staff, make any necessary revisions and finalize the technical memorandum for consideration by the Planning Commission and BOMA. As part of this task, Volkert staff will attend all necessary Planning Commission and BOMA meetings to address any questions.

Task 3
Revise the Plan document and associated GIS as necessary to reflect the proposed changes outlined in the Task 2 Technical Memorandum. Develop a draft revised Plan document and maps for review by City Staff. Upon completion of the review by City Staff, make any necessary revisions and provide the Final Draft Plan document for consideration by the Planning Commission and BOMA. As part of this task, Volkert staff will attend up to two (2) Planning Commission and BOMA meetings to address any questions.

Task 4
Provide the final revised GIS files and Plan document for use by the City of Spring Hill.

**Deliverables**

1) Draft Technical Memorandum outlining the proposed response to each of the recommended amendments for review by City Staff.
2) Final Technical Memorandum outlining the proposed response to each of the recommended amendments for review by Planning Commission and BOMA.
3) Revised Plan document for review by City Staff, Planning Commission, and BOMA.
4) Final GIS and PDF documents for use by the City of Spring Hill

**Schedule**

Volkert will complete the tasks within the following time periods:
Task 1 – within 2 weeks of Notice to Proceed.
Task 2 – within 4 weeks of Notice to Proceed.
Task 3 – within 12 weeks of Notice to Proceed.

**Fee**

Volkert proposes a lump sum fee of $8,950 to provide the scope of services provided above.

Thank you for the opportunity to provide these services. If you have any questions or comments or require additional information, please contact us.

Sincerely,

Brad Thompson, AICP
Vice President
<table>
<thead>
<tr>
<th>GREENWAY PROJECT</th>
<th>TERMINUS</th>
<th>TOTAL LENGTH IN FEET</th>
<th>PRIORITY</th>
<th>SIDE OF CREEK ROAD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Peter Jenkins Greenway Phase 1</td>
<td>From Longview Recreation Center to New Port Royal Road Is this realistic through private single family lots? An easier link may be through Clavie Crew Road and future phase of Copper Ridge. Also, future connection through R-2 at rear of Longview Ele.</td>
<td>2,580</td>
<td>Short Term</td>
<td>N/A</td>
</tr>
<tr>
<td>Peter Jenkins Greenway Phase 2</td>
<td>From current Peter Jenkins trail eastern terminus to Duplex Road Existing trail to NWC of the school exists. Then runs down narrow sidewalk to front of school. Two or three different widths. Trail around north and east of school is not there. May be possible when land develops to bring trail around school to NEC of Hurt Road &amp; Prescott. Rec. west side of Hurt Rd. to Duplex.</td>
<td>2,900</td>
<td>Short Term</td>
<td>West side of Grassy Branch, crossing at Prescott</td>
</tr>
<tr>
<td>Peter Jenkins Greenway Phase 3</td>
<td>From Duplex Road to Port Royal Greenway. Southern path exists from Walden Creek apts to Port Royal Road (east side of Grassy Branch).</td>
<td>1,890</td>
<td>Short Term</td>
<td>North side of Duplex will have trail, South of Duplex Road, west side of creek. Then east side to end.</td>
</tr>
<tr>
<td>Peter Jenkins Greenway Phase 4</td>
<td>From southern terminus of Port Royal Greenway to Reserves Boulevard</td>
<td>2,755</td>
<td>Short Term</td>
<td></td>
</tr>
<tr>
<td>Peter Jenkins Greenway Phase 5</td>
<td>From eastern midpoint of Peter Jenkins Greenway Phase 2 to Campbell Station Parkway Extension</td>
<td>6,100</td>
<td>Mid Term</td>
<td>Part of this goes through undeveloped land. Part is built in Brixworth (side?)</td>
</tr>
<tr>
<td>Peter Jenkins Greenway Phase 6</td>
<td>From midpoint of Peter Jenkins Greenway Phase 1 to Campbell Station Parkway</td>
<td>3,380</td>
<td>Mid Term</td>
<td>Blocked by lots, access not preserved to CSP.</td>
</tr>
<tr>
<td>Peter Jenkins Greenway Phase 7</td>
<td>From Reserves Boulevard to Duplex Road</td>
<td>6,650</td>
<td>Mid Term</td>
<td>Undetermined</td>
</tr>
</tbody>
</table>

GENERAL NOTE: A MAP WITH ALL TRAILS/GREENWAYS LABELED IS NEEDED W/ PHASE NUMBERS. Need to compare GIS map/trail names w/locations in this table. Where is CSX/Downtown Greenway?

Steve's Trail and Greenway table

10/22/2020
<table>
<thead>
<tr>
<th>Bike Greenway Project List and Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Battlefield Greenway Phase 1</strong></td>
</tr>
<tr>
<td>From Jerry Erwin Park to GM Trail including US 31 underpass Is it Trail or Greenway?</td>
</tr>
<tr>
<td><strong>Battlefield Greenway Phase 2</strong></td>
</tr>
<tr>
<td>From Battlefield Greenway Phase 1 to Luther Bradley Parkway.</td>
</tr>
<tr>
<td><strong>Battlefield Greenway Phase 3</strong></td>
</tr>
<tr>
<td>From GM Greenway to Beechcroft Road</td>
</tr>
<tr>
<td><strong>Battlefield Greenway Phase 4</strong></td>
</tr>
<tr>
<td>From Beechcroft Road to Battlefield Greenway Phase 6 terminus Does this become the CSX Greenway?</td>
</tr>
<tr>
<td><strong>Battlefield Greenway Phase 6</strong></td>
</tr>
<tr>
<td>From Battlefield Greenway Phase 4 terminus to Jerry Erwin Park Called Downtown Greenway?</td>
</tr>
<tr>
<td><strong>Battlefield Greenway Phase 5</strong></td>
</tr>
<tr>
<td>From Battlefield Greenway Phase 4 and 6 terminus to Wilkes Lane Makes no sense</td>
</tr>
<tr>
<td><strong>Port Royal Greenway Phase 1</strong></td>
</tr>
<tr>
<td>Called Rutherford Creek Greenway in GIS. In GIS only the path around the park is called Port Royal Park Trail.</td>
</tr>
<tr>
<td><strong>Port Royal Greenway Phase 2</strong></td>
</tr>
<tr>
<td>Called Rutherford Creek Greenway in GIS.</td>
</tr>
<tr>
<td><strong>Port Royal Greenway Phase 3</strong></td>
</tr>
<tr>
<td>Called Rutherford Creek Greenway in GIS.</td>
</tr>
<tr>
<td><strong>Rippavilla Greenway Phase 1</strong></td>
</tr>
<tr>
<td>Has this been accommodated inside Southern Springs? Future commercial?</td>
</tr>
<tr>
<td><strong>Rippavilla Greenway Phase 2</strong></td>
</tr>
<tr>
<td>From Rippavilla Greenway Phase 1 western terminus to Rippavilla property</td>
</tr>
<tr>
<td><strong>Rippavilla Greenway Phase 3</strong></td>
</tr>
<tr>
<td>From Rippavilla Greenway Phase 1 western terminus to Denning Lane</td>
</tr>
<tr>
<td><strong>Rippavilla Greenway Phase 4</strong></td>
</tr>
<tr>
<td>Where is this greenway? Loop of tributary to Rutherford Creek?</td>
</tr>
<tr>
<td><strong>Rippavilla Greenway Phase 5</strong></td>
</tr>
<tr>
<td>Where is this greenway? Loop of tributary to Rutherford Creek?</td>
</tr>
<tr>
<td><strong>Steve's Trail and Greenway table</strong></td>
</tr>
<tr>
<td>10/22/2020</td>
</tr>
</tbody>
</table>
## Bike Greenway Project List and Comments

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Description</th>
<th>Mileage</th>
<th>Timeframe</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Harvey Park Greenway Phase 1</strong></td>
<td>Called Tanyard Springs Greenway and then Belshire Greenway</td>
<td>7,100</td>
<td>Short Term</td>
<td>Undetermined</td>
</tr>
<tr>
<td><strong>Harvey Park Greenway Phase 3</strong></td>
<td>Not shown on the GIS map (CSX Greenway?)</td>
<td>2,800</td>
<td>Mid Term</td>
<td>??</td>
</tr>
<tr>
<td><strong>Harvey Park Greenway Phase 4</strong></td>
<td>Wilkes Lane Greenway??</td>
<td>2,050</td>
<td>Long Term</td>
<td>No creek/N/A</td>
</tr>
<tr>
<td><strong>Summit Greenway Phase 1</strong></td>
<td>From south side of Chapman's Crossing Trail to Duplex Road</td>
<td>575</td>
<td>Mid Term</td>
<td>Undetermined</td>
</tr>
<tr>
<td><strong>Summit Greenway Phase 2</strong></td>
<td>From north side of Chapman's Crossing Trail to Twin Lakes Drive including connections to Chapman's Crossing Park, Wades Crossing and Spring Station Middle School will be partially built by Wilkerson Place PUD and church, none built by Wades Grove</td>
<td>11,480</td>
<td>Mid Term</td>
<td>Undetermined</td>
</tr>
<tr>
<td><strong>Summit Greenway Phase 3</strong></td>
<td>Called Saturn Greenway on GIS. No mention of the connection to Old Port Royal Road.</td>
<td>8,700</td>
<td>Mid Term</td>
<td>varies and undetermined</td>
</tr>
<tr>
<td><strong>Summit Greenway Phase 4</strong></td>
<td>Is there overlap? Where?</td>
<td>6,500</td>
<td>Mid Term</td>
<td>??</td>
</tr>
<tr>
<td><strong>Summit Greenway Phase 5</strong></td>
<td>From Buckner Lane to Buckner Road</td>
<td>3,350</td>
<td>Long Term</td>
<td>Undetermined</td>
</tr>
<tr>
<td><strong>Summit Greenway Phase 6</strong></td>
<td>From Buckner Road to New Port Royal Road</td>
<td>3,400</td>
<td>Long Term</td>
<td>Undetermined</td>
</tr>
<tr>
<td><strong>Summit Greenway Phase 7</strong></td>
<td>Is this the Alexander Greenway?</td>
<td>6,350</td>
<td>Long Term</td>
<td>??</td>
</tr>
<tr>
<td><strong>Summit Greenway Phase 8</strong></td>
<td>Called Saturn Greenway on GIS</td>
<td>1,900</td>
<td>Long Term</td>
<td>Shown on east side</td>
</tr>
<tr>
<td><strong>Kings Creek Greenway Phase 1</strong></td>
<td>From Kedron Road to John? Lunn Road and Royal Park Boulevard Splits into two trails? One north to Royal Park and one following Aenon Creek east</td>
<td>12,150</td>
<td>Mid Term</td>
<td>Undetermined</td>
</tr>
<tr>
<td><strong>Kings Creek Greenway Phase 2</strong></td>
<td>From Kings Creek Greenway Phase 1 to Rutherford Creek</td>
<td>2,025</td>
<td>Long Term</td>
<td>Undetermined</td>
</tr>
<tr>
<td><strong>Kings Creek Greenway Phase 3</strong></td>
<td>From Kedron Road to Port Royal Greenway Phase 1</td>
<td>7,400</td>
<td>Long Term</td>
<td>Undetermined</td>
</tr>
<tr>
<td>MULTI-USE PATH PROJECT</td>
<td>TERMINUS</td>
<td>TOTAL LENGTH IN FEET</td>
<td>PRIORITY</td>
<td>COMMENT</td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>----------------------</td>
<td>------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Cleburne Multi-Use Path</td>
<td>From Beechcroft Road to Spring Hill Middle School</td>
<td>4,267</td>
<td>Short Term</td>
<td>West side</td>
</tr>
<tr>
<td>Duplex Multi-Use Path</td>
<td>From U.S. 31 (Main Street) to I-65</td>
<td>17,500</td>
<td>Short Term</td>
<td>North side. Being built with TDOT</td>
</tr>
<tr>
<td>Miles Johnson Multi-Use Path Phase 1</td>
<td>From U.S. 31 (Main Street) to Duplex Road</td>
<td>2,620</td>
<td>Short Term</td>
<td>U-Haul site showed on west. Not approved or built.</td>
</tr>
<tr>
<td>Miles Johnson Multi-Use Path Phase 2</td>
<td>From Duplex Road to Kedron Road</td>
<td>4,573</td>
<td>Short Term</td>
<td></td>
</tr>
<tr>
<td>Kedron Multi-Use Path Phase 1</td>
<td>From Miles Johnson Parkway to Saturn Parkway</td>
<td>2,912</td>
<td>Short Term</td>
<td>A+ Storage on west side paid a fee in lieu</td>
</tr>
<tr>
<td>Kedron Multi-Use Path Phase 2</td>
<td>From Saturn Parkway to Mahlon Moore Road</td>
<td>8,048</td>
<td>Mid Term</td>
<td></td>
</tr>
<tr>
<td>Kedron Multi-Use Path Phase 3</td>
<td>From Mahlon Moore Road to Port Royal Road</td>
<td>6,887</td>
<td>Mid Term</td>
<td></td>
</tr>
<tr>
<td>Kedron Road Multi-Use Path Phase 4</td>
<td>From Port Royal Road to I-65</td>
<td>5,846</td>
<td>Long Term</td>
<td></td>
</tr>
<tr>
<td>Spring Station Multi-Use Path</td>
<td>From Buckner Lane to Wades Crossing</td>
<td>6,453</td>
<td>Short Term</td>
<td></td>
</tr>
<tr>
<td>Beechcroft Multi-Use Path Phase 1</td>
<td>From U.S. 31 (Main Street) to Town Center Parkway</td>
<td>4,161</td>
<td>Mid Term</td>
<td></td>
</tr>
<tr>
<td>Beechcroft Multi-Use Path Phase 2</td>
<td>From Town Center Parkway to Cleburne Road</td>
<td>7,954</td>
<td>Short Term</td>
<td>Arbor Valley planned on north side</td>
</tr>
<tr>
<td>Beechcroft Multi-Use Path Phase 3</td>
<td>From east of Petty Lane to Cleburne Road</td>
<td>8,021</td>
<td>Long Term</td>
<td>Other sites planning for north side</td>
</tr>
<tr>
<td>The Crossings Multi-Use Path Phase 1</td>
<td>From U.S. 31 (Main Street) to movie theater</td>
<td>4,385</td>
<td>Mid Term</td>
<td></td>
</tr>
<tr>
<td>The Crossings Multi-Use Path Phase 2</td>
<td>From the Crossings Boulevard roundabout through the Crossings Shopping Center</td>
<td>2,393</td>
<td>Short Term</td>
<td></td>
</tr>
<tr>
<td>Buckner Lane Multi-Use Path Phase 1</td>
<td>From Thompson's Station Road to Buckner Road</td>
<td>3,986</td>
<td>Mid Term</td>
<td>See below. Undeveloped on east, may be easier at Alexander</td>
</tr>
<tr>
<td>Buckner Lane Multi-Use Path Phase 2</td>
<td>From Buckner Road to Spring Station Road</td>
<td>3,680</td>
<td>Mid Term</td>
<td>See below and above.</td>
</tr>
<tr>
<td><strong>Buckner Lane Multi-Use Path Phase 3</strong></td>
<td>From Spring Station Road to Duplex Road</td>
<td>6,339</td>
<td>Mid Term</td>
<td>Wilkerson and church programmed for east side. Confirm with TDOT and city road project</td>
</tr>
<tr>
<td>----------------------------------------</td>
<td>----------------------------------------</td>
<td>-------</td>
<td>----------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Buckner Road Multi-Use Path Phase 1</strong></td>
<td>From U.S. 31 (Main Street) to New Port Royal Road</td>
<td>4,202</td>
<td>Mid Term</td>
<td>Spring Hill TH project north side</td>
</tr>
<tr>
<td><strong>Buckner Road Multi-Use Path Phase 2</strong></td>
<td>From New Port Royal Road to Buckner Lane</td>
<td>5,889</td>
<td>Mid Term</td>
<td>new TH site on north side</td>
</tr>
<tr>
<td><strong>Buckner Road Multi-Use Path Phase 3</strong></td>
<td>From Buckner Lane to I-65</td>
<td>4,674</td>
<td>Mid Term</td>
<td>Undetermined</td>
</tr>
</tbody>
</table>