

RESOLUTION 23-216

A RESOLUTION FOR THE ANNEXATION AND ADOPTING A PLAN OF SERVICES FOR APPROXIMATELY 77 ACRES OF PROPERTY, KNOWN AS MAURY COUNTY TAX MAP PARCEL 060024 01500 INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.

(ANX 1357-2023, North of Beechcroft Road and West of Dr. Robertson Road)

WHEREAS, Tennessee Code Annotated Section 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and **WHEREAS**, the property owner has requested annexation in order to ensure the value and availability of this property for future uses; and

WHEREAS, the subject property is contiguous to the corporate limits of the City of Spring Hill, Tennessee; and

WHEREAS, the property will be zoned Agricultural (AG) upon the effective date of annexation; and

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the City of Spring Hill has prepared a Plan of Services for the subject property that describes the provision of municipal services to the property and identifies the property owner/developer responsibilities for extending public infrastructure to the property; and

WHEREAS, the Spring Hill Planning Commission has reviewed and forwarded a recommendation on the Plan of Services and annexation to the Board of Mayor and Aldermen on November 20 2023; and

WHEREAS, the City of Spring Hill contemplates annexation of the property known as KNOWN AS MAURY COUNTY TAX MAP PARCEL 060024 01500 consisting of approximately 77 Acres as describe herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that pursuant to Tennessee Code Annotated Title 6, Chapter 51, Section 102, approves the Plan of Services contained herein.

BE IT FURTHER RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that pursuant to Tennessee Code Annotated Title 6, Chapter 51, the property shown as part of MAURY COUNTY TAX MAP PARCEL 060024 01500 and all 77 acres as shown and described in Exhibit A, is hereby annexed to the corporate limits of the City of Spring Hill, Tennessee, and made a part thereof.

SECTION 1: PLAN OF SERVICES

Police Protection: The parcel(s) will be subject to and benefit from City police protection upon the effective date of annexation. These services include, but are not limited to, patrolling, response calls for service, crime prevention services, traffic control and other routine police services. Radio operations are normal and uninhibited within the area. Based on the current use of the property services will be provided using existing personnel and equipment.

Fire Protection: The City of Spring Hill will assume primary responsibility for fire protection of the subject property upon the effective date of annexation, with mutual assistance provided by Williamson County Fire Department or the City of Columbia. The subject property is not currently served with a water main (capable of providing the City's minimum required fire flow) and protection to the identified properties.

Should the subject property be developed and occupied with more intensive development uses, the property owner will be responsible for extending a water main (capable of providing the City's minimum required fire flow requirements. This area is currently within Maury County Water Systems District to serve. Not the City of Spring Hills water system) to provide sufficient water service and flow for fire protection compliant with City of Spring Hill standards. Emergency Medical Service (EMS) is provided by contract through the City of Spring Hill and will be available to the property upon the effective date of annexation. Other services provided through Mutual Aid may apply.

In the event the property owner desires to develop the property into a more intensive development land use the property owner is required to address the sufficiency of emergency access to the subject property including its connection with surrounding street network. Should the property owner desire to develop the property for a more intensive development use whereby they desire to provide direct vehicular access from the subject property onto Beechcroft Road, the City reserves the right to restrict such access to emergency access only in order to preserve limited access connecting to an arterial road.

Additionally, fire protection services such as those made available through the City's Fire Marshal and Fire Investigation offices will be available upon the effective date of annexation.

Electrical Service: For domestic and commercial use electrical service is available and will continue to be provided by Columbia Power and Water (CPWS).

Public Water Service: Public water service will not be provided by the City of Spring Hill Water Systems. This currently falls within Maury County Water System's district to serve. (MCWS) would be responsible to serve Public Water Service to the proposed area.

Public Sanitary Sewer Service: Sewer Service infrastructure is not in place to serve the subject property. Extension of sewer services and infrastructure will be the responsibility of the property owner or future developer. If more intense development of the property occurs a water sewer capacity analysis will be required to confirm the ability of the City to accommodate the increased sewer needs.

The sewer department does not recommend the approval of this annexation.

Solid Waste Collection: Spring Hill currently provides its businesses and residences refuse collection services via a city-wide contract with a private solid waste collection company. These services will be extended, upon request, to the subject property within 90 days of the effective date of annexation.

Road and Street Construction and Repair: The subject property has frontage upon Beechcroft Road. Any future street will need to be constructed and platted in accordance with City of Spring Hill standards.

Should the property owner develop the subject property for a more intensive land use, the property owner must prepare and submit to the City a Traffic Impact Study that fully assesses the impact of the development upon the surrounding street network. Specific attention will be given in the traffic impact study to analyzing the capacity of the existing surrounding street network and its ability to safely and efficiently accommodate traffic generated by the proposed residential and commercial developments including identification of specific improvements that will be necessary to the existing street network in order to more adequately support traffic generated by the proposed residential development. In addition, specific attention will also need to be given to the sufficiency of emergency access to the subject property including its connection with surrounding street network.

Signs and Lighting: If new streets are developed within the subject property, traffic control and directional signage as well as street lighting will be furnished and installed by the property owner/developer according to City standards and requirements including compliance with MUTCD. The developer must provide the City of Spring Hill with documentation verifying final payment for all street lights.

Recreational Facilities and Programs: The Spring Hill Bike and Greenway Plan identifies the Beechcroft Multi-Use Trail should be constructed along the road frontage of this property. If a park dedication is to occur coordination with the Park and Rec department is required. Consideration should be given for the practicality of public use of this property.

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

Storm Water and Drainage: The City of Spring Hill operates a Storm Water program in accordance with Tennessee Department of Environment and Conservation (TDEC) requiring the management of all storm water discharge within its jurisdiction. Annexation of the area expands the program into the annexed area thus making it subject to the current rules and regulations of TDEC pertaining to storm water runoff and discharge. All storm water user rates and charges inside city will be applicable to the area inside the annexation area.

Inspection/Code Enforcement: The City of Spring Hill Codes Department provides plan review services, inspection and code enforcement services (i.e., building, plumbing, gas and unsafe building services, land use (zoning) and development, including flood plain NFIP/FEMA requirements, neighborhood services for housing, litter, overgrowth, illegal dumping) to all areas of the City of Spring Hill. These same services will be provided to the newly annexed area immediately upon the effective date of annexation.

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

Schools: The entire annexation area is served by Williamson County or Maury County Board of Education.

Library: The City of Spring Hill public library will be available to residents of the property upon the effective date of annexation.

SECTION 2: ANNEXATION.

The property described herein below and as shown and further described on Exhibit A attached hereto, is hereby annexed into the City of Spring Hill. The annexed land will be subject to the provisions and requirements of Ordinance 18-21 the Unified Development Code, as amended, and all other applicable ordinances, rules, and regulations of the City of Spring Hill.

SECTION 3: ZONING.

Ordinance No. 18-21 (Zoning Map), adopted August 20, 2018, is hereby amended and altered by changing the zoning classification of those certain parcels of real property described below and on Exhibit A (attached), from Maury County Agricultural to City of Spring Hill AG (Agricultural). In the State of Tennessee, Maury County and City of Spring Hill, MAURY COUNTY TAX MAP PARCEL 060024 01500, consisting of approximately 77 acres, and being more particularly described in Exhibit A, attached hereto:

Exhibit A (attached)

SECTION 4: In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

Passed and adopted by the City of Spring Hill, this ____ day of _____, 2023.

This resolution shall take effect immediately upon adoption by the Board of Mayor and Alderman of the City of Spring Hill.


Jim Hagaman, Mayor

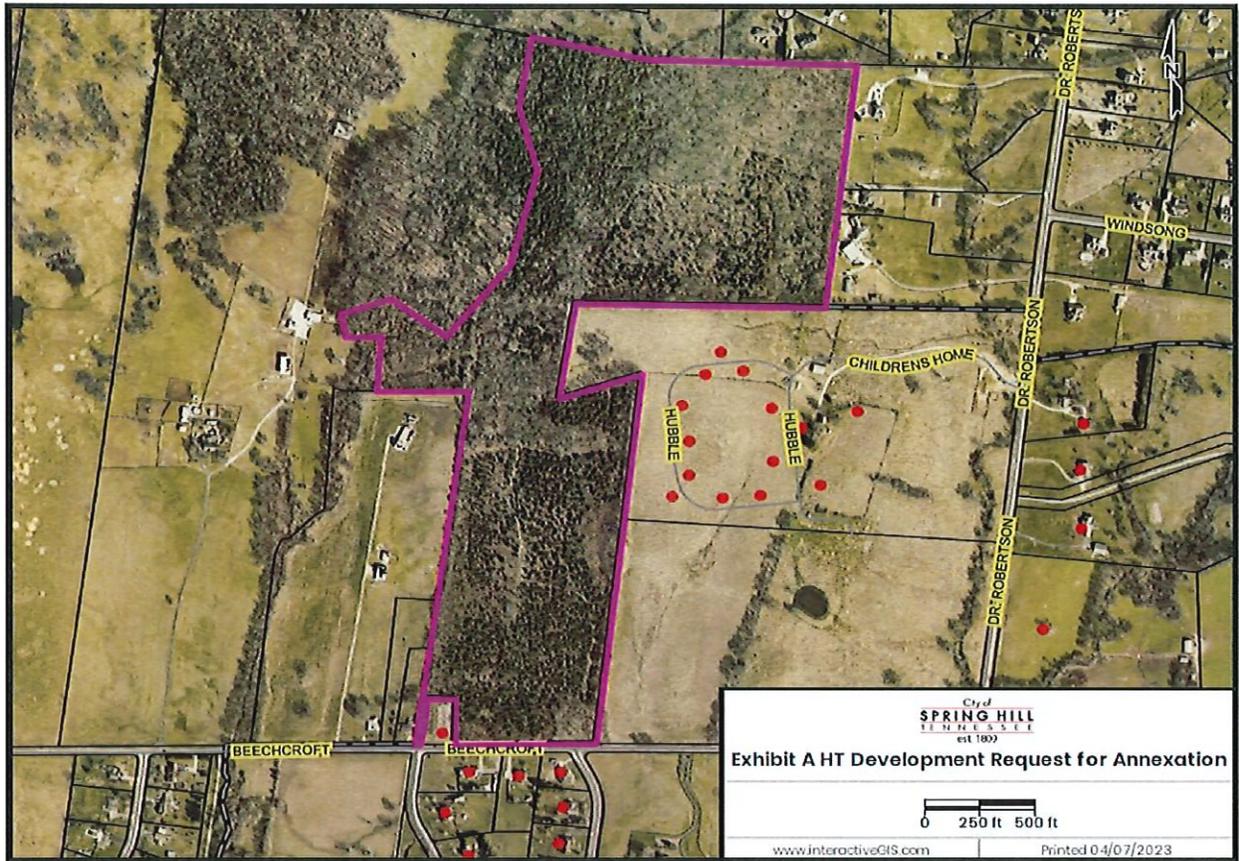
ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney

EXHIBIT A



SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, OCTOBER 9, 2023
5:30 P.M.

A. CALL TO ORDER

Chairman Liz Droke called the meeting to order at 5:30 PM.

B. ROLL CALL

Members Present: Chairman Elizabeth Droke, Vice Chairman James Golias, Alderman Matt Fitterer, Alderman Trent Linville, and Commissioner Ryan Connolly.

Commissioner William Ballard and Commissioner Jonathan Duda were absent

Staff Present: Development Director-Peter Hughes, Associate Planner – Jackson Reid, Planning Tech-Lucretia Sappington, City Engineer – Lance Holdorf and City Attorney- Josh Hogan.

- C. CHAIRMAN COMMENTS:** *“Audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted. If you have any comments regarding agenda and non-agenda items, please submit your public comments to PCPublicComment@springhilltn.org.”*

D. PUBLIC COMMENT (NON-AGENDA ITEMS)

E. PUBLIC COMMENT (AGENDA ITEMS)

*James Foster, 2161 Dr Robertson, Spring Hill, spoke in opposition to ANX 1357-2023
Greg Williams, no address given, Spring Hill, spoke in opposition to ANX 1357-2023
Harold Kuebler, 2217 Pennyhill Pl, Spring Hill, spoke in opposition to ANX 1357-2023
Philip Armenia, 2212 Pennyhill Pl, Spring Hill, spoke in opposition to ANX 1357-2023.*

F. ACCEPTANCE OF MEETING MINUTES SEPTEMBER 11, 2023 REGULAR MEETING OF THE PLANNING COMMISSION

Alderman Matt Fitterer made a motion to move for approval of the September 11, 2023 Regular Meeting Minutes. Motion seconded by Alderman Trent Linville. The motion to accept the September 11, 2023 minutes passed 5-0.

G. APPROVAL OF THE AGENDA

Alderman Matt Fitterer made a motion to move for approval of the Agenda. Motion seconded by Alderman Trent Linville. The motion to approve the Agenda passed 5-0.

H. CONSENT AGENDA

1. PC Resolution 23-83 Recommend acceptance and dedication ROW and Public Improvements Harvest Point Ph 6B
2. PC Resolution 23-88 Establish Performance Bond for Townplace Suites Water Line
3. PC Resolution 23-89 Establish Landscaping Performance Bond for June Lake Pod C
4. PC Resolution 23-90 Release Perf Bond and establish Maint Bond Kedron Square Sanitary Sewer Improvements

5. PC Resolution 23-91 Release Maintenance Bond Hampton Springs Phase 4 Section A
6. PC Resolution 23-92 Release Performance Bond for Hampton Springs Phase 4 Section A
7. PC Resolution 23-93 Dedication of Road ROW and Public Improvements In Hampton Springs Ph4 Sec A
8. PC Resolution 23-94 Release Maintenance Bond Hampton Springs Phase 4 Section B
9. PC Resolution 23-95 Release Performance Bond for Hampton Springs Phase 4 Section B
10. PC Resolution 23-96 Dedication of Road ROW and Public Improvements In Hampton Springs Ph4 Sec B

11. **EXT 1490-2023**: Submitted WES Engineers for Sawgrass PUD Subdivision, Phase 4, located at Tom Lunn Rd. The property is zoned R-2 PUD and is approximately 11.14 acres. The applicant is requesting an extension for the approved final plat. Requested by Allen O'Leary.
12. **FPL 1493-2023**: Submitted by Crunk Engineering for Denning Lane, located off Kedron R. The property is zoned AG and contains approximately 19.794 acres. The applicant is requesting final plat approval. Requested by Adam Crunk.
13. **FPL 1491-2023**: Submitted by the T-Square Engineering for Barton Hills Phase 1B, located at Cleburne Rd. The property is zoned R-4 and contains approximately 5.24 acres. The applicant is requesting final plat approval. Requested by Allison Corolla.
14. **PPm 1494-2023**: Submitted by Crunk Engineering for Barton Hills Subdivision Ph 1B, located at 3233 Cleburne Rd. The property is zoned R-4 and contains approximately 103 acres. The applicant is requesting minor modification to the Preliminary Plat approval. Requested by Adam Crunk.
15. **PPL 1473-2023**: Submitted by Crunk Engineering for Barton Hills Subdivision Ph 2, located at 3233 Cleburne Rd. The property is zoned R-4 and contains approximately 20.02 acres. The applicant is requesting Preliminary Plat approval. Requested by Adam Crunk.
16. **PDF 1476-2023**: Submitted by SEC for Spring Hill Crossings, located at Crossing Blvd. The property is zoned C-4 PD and contains approximately 213.1 acres. The applicant is requesting planned development final. Submitted by Aws Ahmed.
17. **PPL 1475-2023**: Submitted by SEC for Spring Hill Crossings, located at Crossing Blvd. The property is zoned C-4 PD and contains approximately 213.1 acres. The applicant is requesting Preliminary Plat approval. Submitted by Aws Ahmed.

Alderman Matt Fitterer made a motion to approve the Consent Agenda with all associated Staff provided conditions of approval and findings of fact. The motion was seconded by Alderman Trent Linville. The motion to approve the Consent Agenda passed 5-0.

I. OLD BUSINESS

J. NEW BUSINESS

1. **ANX 1357-2023**: Submitted by Catalyst Design Group for Beechcroft-HT Development. The property is zoned AG and is approximately 77.281 acres. The applicant is requesting to annex the property into the city. Requested by Jared Cunningham.

Alderman Matt Fitterer made a motion to favorably recommend ANX 1357-2023 to the Board of Mayor and Alderman. The motion was seconded by Alderman Trent Linville. The motion to favorably recommend ANX 1357-2023 passed by a vote of 5-0.

2. **PDM 1492-2023**: Submitted by Gamble Design for Spring Hill Crossings, located at Crossings Blvd. The property is zoned C-4 PD and is approximately 213.1 acres. The applicant is requesting a major modification to the approved PD. Requested by Jeff Rosiak.

Alderman Matt Fitterer made a motion to approve PDM 1492-2022 with the Staff provided conditions of approval and findings of fact.

1. Vesting of the project is not extended with approval of this modification.
2. The planning commission and BOMA are approving the modifications to the bulk and area chart as presented and the requested name change to Legacy Pointe.
3. The planning commission and BOMA are approving the revision to the landscape standards.
4. The applicant shall provide an updated pattern book with all changes and an appendix including all current conditions of approval.

The motion was seconded by Alderman Trent Linville. The motion to approve PDM 1492-2023 passed by a vote of 5-0.

3. **PPL 1469-2023:** Submitted by Gamble Design for Wall Street Property, located East of Wall St and North of Fitts St. The property is zoned C-4 and contains approximately 9.0 acres. The applicant is requesting Preliminary Plat approval. Requested by Jeff Rosiak.

Alderman Matt Fitterer made a motion to table PPL 1469-2023. The motion was seconded by Alderman Trent Linville. The motion to table PPL 1469-2023, passed by a vote of 5-0.

4. **STP 1467-2023:** Submitted by Gamble Design for Wall Street Property, located East of Wall St and North of Fitts St. The property is zoned C-4 and contains approximately 9.0 acres. The applicant is requesting site plan approval. Requested by Jeff Rosiak.

Alderman Matt Fitterer made a motion to defer STP 1467-2023. The motion was seconded by Alderman Trent Linville. The motion to defer STP 1467-2023, passed by a vote of 5-0.

5. **STP 1462-2023:** Submitted by CEC Inc for Tom Lunn & Port Royal Warehouse, located at Southwest Corner of Tom Lunn Road and Port Royal intersection. The property is zoned I-1 and contains approximately 10.7 acres. The applicant is requesting site plan approval. Requested by Drew Stokes.

Alderman Matt Fitterer made a motion to approve STP 1462-2022 with the Staff provided conditions of approval and findings of fact.

Planning Conditions:

1. Approval of this site plan shall be valid for a period of three (3) years from the date of Planning Commission approval. Modification to the approved site plan may require Planning Commission Approval.
2. The final revised site prior to applying for any building permits.
3. All Roof top equipment must be screened in accordance with the UDC.
4. A consolidation plat must be submitted through the final plat process prior to construction. The consolidation plat shall also dedicate the ROW as well as any easements shown on the Site Plan.
5. The applicant must provide complete and sufficient information in the applicable design satisfactorily addressing the City Engineers comments before any permits or a pre-con meeting can occur. Any disagreement on information, design or accuracy of information between the City Engineer and applicant that cannot be resolved must be heard by the Planning Commission for a final determination.
6. **The applicant and or developer shall provide an equitable contribution a future corridor study along Port Royal Road. The equitable contribution will be predicated on the number or volume of trips generated by the development and impacting the level of service of the road and or specific intersection. A fee in lieu can be paid by the developer if in a year a corridor study is not initiated by the city.**
7. The planning commission supports a payment in lieu for bike lanes. The applicant shall make a payment in lieu for bike lanes not to exceed 10,000. A development agreement must be approved by BOMA to accept fees
 - a. A cost estimate must be prepared for the cost based on length of road frontage.
8. The planning commission supports a payment in lieu for sidewalks. The applicant shall make a payment in lieu for sidewalks not to exceed 20,000. A development agreement must be approved by boma to accept the fees.

- a. A cost estimate must be prepared based on the cost of installation.
- 9. The Planning Commission allows the planning director to approve landscaping changes if required in the field.
- 10. All conditions of the TIS must be met.

Engineering Conditions:

1. The applicant must provide complete and sufficient information in the applicable design satisfactorily addressing the City Engineers comments before any permits or a pre-con meeting can occur. Any disagreement on information, design, or accuracy of information between the City Engineer and applicant that cannot be resolved must be heard by the Planning Commission for a final determination.
2. Record drawings of the development will be required prior to approval of the Final Plat for all installed infrastructure. Final Record drawing submittal is required prior to the release of bonds and to include the full design set in both electronic files and hard copies. The electronic files must be geographically referenced to NAD83 and NAVD88 and provided in a format that can be integrated into the City GIS and must meet all city requirements.
3. A copy of the blasting permit approved by the County Fire Marshal will be required to be provided to the City (Engineering Department) a minimum of two (2) weeks prior to blasting activities.
4. Detention basin inspection and maintenance/management plan that meets all UDC requirements, as listed in but not limited to Article 15.7, will be required prior to approval of construction plans by the Engineering and Public Works Departments and before a pre-construction meeting can be held.
5. Final detention pond design and stormwater calculations meeting all requirements of the UDC, state, and federal regulations to be provided prior to approval of construction plans by the Engineering and Public Works Departments. Site layout or lot count changes required to meet regulations will be reviewed by the City Planner or Development Director for determination if the project will be required to go back through the Planning Commission approval process.
6. All storm sewers shall be plan and profiled meeting all city regulations and checklist items prior to approval of construction plans by the Engineering and Public Works Department.

The motion was seconded by Alderman Trent Linville. The motion to approve STP 1462-2023 passed by a vote of 5-0.

6. **STP 1447-2023:** Submitted by Gamble Design for Tom Lunn Property, located at 4463 Tom Lunn Rd. The property is zoned R-7 and contains approximately 32.10 acres. The applicant is requesting site plan approval. Requested by Jeff Rosiak.

Alderman Matt Fitterer made a motion to defer STP 1447-2023. The motion was seconded by Alderman Trent Linville. The motion to defer STP 1447-2023, passed by a vote of 5-0.

K. OTHER BUSINESS

L. COMMISSION COMMENT

M. STAFF COMMENT

Bob Barber, Planning Department Consultant, will be attending the October 23 Planning Commission meeting.

N. ADJOURN

Chairman Liz Droke adjourned the meeting at 6:11 pm.

X _____
Liz Droke, Chairman

X _____
Pete Hughes, P.C. Secretary



REQUEST: *Approval of Resolution 23-216*

SUBMITTED BY: Peter Hughes, Development Services Director

DATE: November 6, 2023

RE: To annex 77 acres along Beechcroft Road as shown in the attached exhibits.

ATTACHMENTS: Resolution, Regular meeting Minutes Planning Commission, Plan of Services, Water Sewer Capacity Analysis

PURPOSE:

The purpose of this resolution is accept and approve of the annexation of 77 acres along Beechcroft Road

BACKGROUND:

The application for annexation has been recommended for approval from the planning commission. The application has been reviewed by staff and a plan of services has been prepared. The staff is recommending the approval of the request based on the prepared plan of services, approved water sewer capacity analysis, and max development of five agricultural lots of the property. All annexations are automatically zoned agriculture according to the UDC.

STAFF RECOMMENDATION:

Staff recommends approval.

Spring Hill Planning Commission Regular Meeting

TO: Spring Hill Planning Commission
FROM: Pete Hughes, Development Director
MEETING: October 9, 2023
SUBJECT: ANX 1357-2023 (HT Development, 0 Beechcroft Road)



ANX 1357-2023: Submitted by Jared Cunningham, for the Annexation of 0 Beechcroft Road, Spring Hill, Tennessee 37174, specifically Parcel 06002401500. The property is currently under the jurisdiction of Maury County and contains approximately 77 Acres. The applicant requests annexation into the City of Spring Hill and has expressed in the letter of request no current intentions to develop or subdivide the property. The existing/proposed use of the property is vacant agriculture land.

Project Update: As a public hearing item this project was not placed on consent.

Planning Commission:

1. The planning commission asked if further development of the property was being considered.
 - a. The applicant representative stated that the intent is to get annexed and when water sewer is available the property owner will pursue further development.

Property Description and History: This property is located approximately 1750 feet west of the intersection of Dr. Robertson and Beechcroft road and can further identified by Maury County parcel # 06002401500.

Adjacent Land Uses and Zoning		
Cardinal Direction	Current Jurisdiction	Current Land Use and Zoning
North	Maury County	Residential Neighborhood (Maury County)
South	City of Spring Hill	Williamsburg Subdivision (R-1) Beechcroft Station Subdivision (R-1)
West	Maury County	Residential Dwelling (Maury County)
East	City of Spring Hill	Tennessee Childrens Home (IC Institutional Campus) Beechcroft Subdivision (C-2)

The property is currently under Maury County’s jurisdiction and is zoned rural residential. The property is contiguous to the city limits along two of its four property boundary lines. The property contains a total of 77 acres. According to city policy and code, the annexed land will become zoned AG upon annexation. The applicant does not intend to rezone the property or subdivide the property at this time.

Access: Primary access to the site will be via Beechcroft Road, which is classified as an east-west Arterial Road. In previous annexation requests, staff has requested a site layout concept plan for small to medium sized developments. However, given the scope of the request and intent of the applicant to not alter access to the property nor alter the use of the property, staff did not require a concept plan.

Plan of Services: The current property’s land use is vacant undeveloped land and can adequately be supported by the current infrastructure to the structure as an AG property. However, if future development of the lot occurs extension of sewer services will be required of the property owner and developer.

Staff has discussed with the applicant that the annexation and Plan of Services would require the developer/property owner to be solely responsible for extending and installing all utility and other public infrastructure improvements if the

intent is to develop the property in a more intensive land use. Included with in the Commission is the draft plan of services pending future approval by the BOMA.

The Plan of service has been prepared and attached to the agenda Packet.

Land Use and Zoning: Upon annexation, the zoning classification will be designated as AG (Agricultural). At any time following the annexation of property by the Board of Mayor and Alderman, the property owner may submit an application to rezone the property in accordance with Article 13 of the Unified Development Code.

Spring Hill Rising 2040: The Spring Hill Rising 2040 comprehensive plan shows this property as the “Residential Neighborhood area” designation which describes the purpose of the area as follows:

“The Residential Neighborhood Area represents a transition between natural, and rural settings and more intense environments, such as mixed-use areas, city neighborhood areas, and community commerce areas. The intent of this category is to preserve natural features in the built environment, enhance the access to housing options and urban amenities such as jobs, retail services, and public services, and to create new opportunities to enhance the quality of life.

The development pattern of Residential Neighborhood Areas varies from a low to moderate density with clusters of similar one– and two-story residential dwellings in both conventional subdivision development and traditional neighborhood form. New development should integrate different housing types of appropriate scale and context and increase the connections between neighborhoods and other areas.

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.”

Impacts of this Annexation on the City of Spring Hill: Staff shared the proposed annexation with City Departments and requested a description or quantitative information explaining the impact on each department, including budget/staff. received comments are listed below:

Sewer – A sewer capacity letter has stated there is sufficient capacity for five agricultural residences. All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards and requirements. The developer of property owner shall be responsible for connecting to city sewer and extending the necessary infrastructure.

Water – Maury County Water is the water provider.

Traffic Impact Study: If the annexation is approved by the Board of Mayor and Alderman, a Traffic Impact Study would not be necessary unless the property were to be rezoned, subdivided, and/or the land use were to change.

Water and Sewer Capacity Study: A water and sewer capacity study has been completed by Thomas and Hutton.

Recommendation: Staff recommends **Approval** of the annexation request. Resolution 23-XX has been prepared for consideration by the Planning Commission. The resolution provides a recommendation of approval for the annexation application (ANX 1357-2023) to be forwarded on to BOMA. The following are conditions of approval:

1. All infrastructure improvements will be the responsibility of the property and developer.
2. Future development will require the submission on the subdivision plat. At the time of subdivision, the applicant will survey the Beechcroft frontage and assist in the dedication of the existing ROW and future ROW.
3. No improvements can be made to the property until a letter of completion from Maury County water has been provided to the city. The letter must state that city fire flows are possible at this property post improvements.

06/30/2023 2:47:37 PM

Reviewed by: Ryan Chamblee, P.E., Thomas & Hutton
For: Spring Hill Planning Department
Status: Approved



Approval based only on the zoning density as proposed herein.

June 29, 2023

Ryan Chamblee, PE
Thomas & Hutton
502 Hazelwood Drive
Smyrna, TN 37167

Jim Vrdoljak
City of Spring Hill Utilities
199 Town Center Parkway
Spring Hill, TN 37174

**Re: 0 Beechcroft Road AG Annexation
Sewer Capacity Analysis
Spring Hill, TN**

Dear Sirs:

In conformance with the Spring Hill Uniform Development Code (UDC), we have prepared a sewer capacity analysis for the proposed annexation request at 0 Beechcroft Road (Parcel ID 060024-01500) in Spring Hill for your review. The findings of our study are outlined in the report below and appended exhibits.

Project Overview

The property at 0 Beechcroft Duplex Road (± 77.2 acres) consists entirely of undeveloped forest and open space. The parcel is located north of Beechcroft Road west of Doctor Robertson Road, and is within the City's Urban Growth Boundary. At present, no improvements are proposed to the property associated with the annexation request. The property will be served by Maury County water via their system in Beechcroft Road, therefore only sewer capacity is required from the City.

Although no improvements are proposed at this time, any future homes on the annexed property would be subject to the 15-acre minimum lot size requirement of the AG zoning district. Extension of public sewer may be required if any homes must connect to the surrounding gravity system.

Sanitary Sewer Demand

Per our discussions with you and City staff, there are no homes or other improvements contemplated with the annexation request. However, we understand that capacity must be studied based on the maximum flowrates which could be generated by the annexed property at its proposed AG density (15 acre lot minimum). Based on the total parcel area of 77.2 acres, a total of **5 single-family homes** could be constructed on the annexed property within the standards of the AG district. Based on a daily expected demand of 300 gallons per day (GPD) for a single-family residence (inclusive of seasonal irrigation flows), the new daily demand, average instantaneous demand, and peak instantaneous demand are estimated as follows:

$$\text{New Daily Demand (GPD)} = 5 \text{ homes} \times 300 \frac{\text{GPD}}{\text{ea}} = 1,500 \text{ GPD}$$

$$\text{Average Instantaneous Demand (GPM)} = 1,500 \text{ GPD} \div 24 \frac{\text{hours}}{\text{day}} \div 60 \frac{\text{min.}}{\text{hr}} = 1.04 \text{ GPM}$$

$$\text{Peak Instantaneous Demand (GPM)} = 1.04 \text{ GPM} \times 4.0 \text{ peaking factor} = 4.17 \text{ GPM}$$

Upon review of the existing and in-progress gravity sewer mains in the vicinity of the subject property, it is our opinion that this flow will not have a deleterious effect on the performance of the City's mains.

Furthermore, based on the analysis (prepared by you) of the existing Beechcroft Road lift station to which the surrounding gravity mains contribute, we submit that the additional flow will have a negligible impact on the performance of the lift station.

Please review this request and inform us if you have any comments or questions.

Best Regards,

Catalyst Design Group



Caleb L. Paul, PE
Project Manager | Civil Engineer

Appendices:

1. Area Map

