

**RESOLUTION 25-238**

**A RESOLUTION TEMPORARILY SUSPENDING THE ACCEPTANCE AND  
PROCESSING OF DEVELOPMENT APPLICATIONS**

**WHEREAS**, the City of Spring Hill is operating under Tennessee Department of Environment and Conservation (TDEC) Consent Order WPC2025-0093 prohibiting new sewer connections for approved projects that have not established vested rights under Tennessee Code Annotated section 13-4-310 and the City's Unified Development; and

**WHEREAS**, Consent Order WPC2025-0093 further prohibits the issuance of new sewer capacity availability letters until additional sewer capacity becomes available and such sewer capacity availability letters are approved by TDEC; and

**WHEREAS**, Tennessee Code Annotated section 13-4-310 was revised with an effective date of July 1, 2025, to vest approved projects under the regulations adopted at the time of application submittal;

**WHEREAS**, City regulations do not include provisions or specifications for alternative, on-site sewer treatment systems; and

**WHEREAS**, the Board of Mayor and Aldermen directed staff during their regularly scheduled meeting on September 1, 2025, to prepare alternative, on-site sewer specifications for consideration and adoption within 90-120 days; and

**WHEREAS**, clear and predictable sewer standards are a necessity to protect the health, safety, and welfare of the residents, business, and property owners of the City of Spring Hill.

**WHEREAS**, there have been 31 development applications submitted for Planning Commission approval; and

**WHEREAS**, the Development Services Department is reviewing 20 engineering applications for construction approval and has approved 16 construction plans for projects working toward building permit eligibility;

**WHEREAS**, the Development Services department does not have the capacity, systems, or processes in place to meet the surge in demand for project reviews; and

**WHEREAS**, the City of Spring Hill needs to assess how much remaining sewer capacity could be allocated by these applications to ensure compliance with legally binding ordinances, Tennessee law and Consent Order WPC2025-0093; and

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

Directs City staff to temporarily suspend accepting and processing new Planning Commission applications for projects that do not meet the critical infrastructure and vested project exemption terms of the above referenced consent order until alternative, on-site sewer specifications are adopted.

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

Directs staff to temporarily suspend the acceptance, processing, and approval of construction plan approvals, grading permits, and building permits subject to the following:

1. BOMA is provided an updated, weekly report with accurate counts of active building permits, listed by use and type, with the additional sewer capacity that is allocated. The information in this report will be made available through a public facing dashboard published on the City of Spring Hill's website.
2. BOMA is provided a report of pending and approved development applications and construction plans, listed by use and type, with the additional sewer capacity that is allocated. The information in this report will be made available through a public facing dashboard published on the City of Spring Hill's website.
3. BOMA is provide with a report no later than November 17, 2025, of estimated sewer capacity inclusive of all active building permits, development sites, approved construction plans, pending construction plans, and sewer reservations.
4. The only exception to the suspension of applications are items related to the critical infrastructure clause of the above referenced Consent Order, as well as applications associated with Legacy Point (Ordinance 22-24) and Spring Hill Commerce Center (Ordinance 22-26) due to associated committed sewer capacity reservations.
5. This resolution shall expire on November 18<sup>th</sup>, 2025 unless otherwise extended by the Board of Mayor and Aldermen.

**Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 6th day of October, 2025.**



Matt Fitterer, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



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Patrick Carter, City Attorney