

RESOLUTION 25-268

**A RESOLUTION AMENDING RESOLUTION 25-259, TEMPORARILY SUSPENDING
THE ACCEPTANCE AND PROCESSING OF DEVELOPMENT APPLICATIONS**

WHEREAS, the City of Spring Hill has determined that sanitary sewer capacity does not exist to serve the projects that have received construction approval, projects approved with a sewer reservation, and critical infrastructure projects; and

WHEREAS, the Board of Mayor and Alderman adopted Resolution 25-238 to temporarily suspend Development Services' approval of construction plan, grading permit, and building permit applications with an expiration of November 18, 2025, unless otherwise extended by the Board of Mayor and Aldermen; and

WHEREAS, the Board of Mayor and Alderman adopted a subsequent resolution (Resolution 25-259) that permitted the issuance of certain permits and extended the effective date to December 15, 2025, unless otherwise extended by the Board of Mayor and Aldermen; and

WHEREAS, additional exemptions have been identified and proposed by City staff that would have a de minimis impact on the City's remaining sewer capacity.

NOW, THEREFORE BE IT FURTHER RESOLVED, the City of Spring Hill Board of Mayor and Aldermen that the following building permits are exempt from Resolution 25-259 under specific conditions:

1. Expansions to existing, detached single-family dwellings that do not include a plumbing permit or additional plumbing fixtures; and
2. Tenant improvements to existing, nonresidential buildings for businesses or uses equal to or less than the sewer demand of the previous use.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 17th day of November, 2025.



Matt Fitterer, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

STAFF MEMORANDUM

TO: Board of Mayor and Aldermen

FROM: Carter Napier | City Administrator
Dan Allen | Assistant City Administrator
Dara Sanders | Development Services Director

DATE: 11/3/2025

SUBJECT: Resolution 25-268 to amend Resolution 25-259

REQUEST:

Staff requests approval of a resolution to amend Resolution 25-259 temporarily suspending approvals of construction plans, grading permits, and building permits.

The proposed amendment expands exemptions to the suspension of these approvals to include the following:

1. Expansions to existing, detached single-family dwellings. Such expansions cannot include a plumbing permit; and
2. Tenant improvements to existing, nonresidential buildings that would result in equal or lower demand to the previous business or use.

Staff has determined that these types of requests would have a de minimis impact on the City's remaining sewer capacity. It would allow existing homeowners to invest in their properties and allow commercial properties to be improved for local businesses.

SUPPORTING DOCUMENTS:

Resolution 25-259



City of Spring Hill | Department
199 Town Center Parkway
Spring Hill, Tennessee 37174
email@springhilltn.org
XXX.XXX.XXXX

RESOLUTION 25-259

**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, the City of Spring Hill has determined that sanitary sewer capacity does not exist to serve the projects that have received construction approval, projects approved with a sewer reservation, and critical infrastructure projects; and

WHEREAS, the Development Services Department continues to receive new development applications for vested projects, for which the City cannot permit sanitary sewer connections due to capacity; and

WHEREAS, the Board of Mayor and Alderman adopted a similar resolution (Resolution 25-238) with an expiration of November 18, 2025, unless otherwise extended by the Board of Mayor and Aldermen.

NOW, THEREFORE BE IT RESOLVED, the City of Spring Hill Board of Mayor and Aldermen amends and extends Resolution 25-238 as follows:

1. 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 further amends and extends Resolution 25-238 as follows:

1. Active building permits are established as the top tier priority for permitted sanitary sewer connections, and staff is directed to issue certificates of occupancy for projects that have passed all required final site and building inspections.
2. BOMA will continue to be 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.
3. BOMA will continue to be 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.
4. BOMA is provide with a report no later than December 14, 2025, of estimated sewer capacity inclusive of all active building permits, development sites, approved construction plans, pending construction plans, and sewer reservations.
5. The only exception to the suspension of applications are items related to the critical infrastructure clause of the above referenced Consent Order, applications associated with Legacy Point (Ordinance 22-24) and Spring Hill Commerce Center (Ordinance 22-26) due to associated committed sewer capacity reservations, and building permit applications submitted and for which County fees were paid prior to October 7, 2025.
6. The suspension of new building permits, grading permits, and construction plan approvals is further extended until staff evaluates executed development agreements for conflicts and allowances related to sanitary sewer connections.
7. The suspension of approvals for construction plans, grading permits, and building permits shall expire on December 15, 2025, unless otherwise extended by the Board of Mayor and Aldermen.

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

1. Directs staff to meet with the development community, members of the Tennessee Home Builders Association, and members of the Commercial Real Estate Development Association during the month of November of 2025 to identify and discuss alternative solutions to allow projects to move forward with horizontal and vertical construction.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 3rd day of November, 2025.



Matt Fitterer, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

COPY

STAFF MEMORANDUM

TO: Board of Mayor and Aldermen

FROM: Carter Napier | City Administrator
Dan Allen | Assistant City Administrator
Dara Sanders | Development Services Director

DATE: 11/3/2025

SUBJECT: Resolution 25-259 to amend and extend Resolution 25-238

REQUEST:

Staff requests approval of a resolution amending and existing Resolution 25-238 temporarily suspending approvals of construction plans, grading permits, and building permits.

Proposed Resolution 25-259 to amend Resolution 25-238 aims to accomplish 4 main goals:

1. Identifies active building permits as the top tier of priority for sanitary sewer connections and clarifies that staff is authorized to issue certificates of occupancy for active projects that have passed all required final site and building inspections.

While Resolution 25-238 does not prohibit staff from issuing certificates of occupancy for eligible projects, staff has been made aware of confusion or concerns that projects currently under vertical construction may not receive a certificate of occupancy. Resolution 25-259 identifies active building permits as the top tier priority for allocation of remaining sewer capacity and clarifies that staff can issue certificates of occupancy for active (not expired) building permits that have passed all final site and building inspections.

2. Expands exceptions to allow staff to issue building permits for applications submitted and for which County fees were paid prior to October 7, 2025.

The Development Services Department has less than 10 building permit applications that were ready for approval prior to the adoption of Resolution 25-238, and our issuance of those permits was dependent on proof of payment for all County fees. We have a handful of applicants that paid their County fees prior to the adoption of Resolution 25-238 but were unable to submit proof of payment for permit issuance during office hours on October 6, 2025.



City of Spring Hill | Department
199 Town Center Parkway
Spring Hill, Tennessee 37174
email@springhilltn.org
XXX.XXX.XXXX

3. Extends the temporary pause on approvals for construction plans, grading permits, and building permits to December 15, 2025, for staff to evaluate executed development agreements for conflicts and allowances related to sanitary sewer connections.

The City has determined that we do not have sufficient remaining sanitary sewer capacity to serve all vested projects, approved sewer reservations, projects that have received construction plan approval, and planned and approved critical infrastructure projects. Staff has also received correspondence from projects with executed development agreements asserting they have explicit or implied sewer connection allowances or commitments.

We are currently compiling a timeline of all vested projects to identify the order in which projects were approved and extended vesting, as well as all known development agreements that include provisions related to sewer capacity and sewer taps. A detailed analysis and report on this information is pertinent to staff's policy recommendation to BOMA on how to allocate the remaining sewer capacity.

Resolution 25-238 will expire on November 18, 2025, if BOMA does not extend that deadline, and additional time is needed to develop an informed policy recommendation. Staff is requesting to extend that November 18th expiration date to December 15th.

4. Directs staff to meet with the development community, Tennessee Home Builders Association, and Tennessee Commercial Real Estate Development Association.

The purpose of this meeting is to bring together Spring Hill's development professionals and stakeholders to discuss opportunities that may exist to allow for projects impacted by this suspension to move forward with horizontal and vertical construction. The goal is to achieve consensus among everyone on a solution that may help the staff to formulate a policy recommendation to the BOMA that allocates the remaining sewer capacity to a larger pool of stakeholders.

SUPPORTING DOCUMENTS:

Resolution 25-238

Resolution 25-259

Updated sewer capacity estimates



City of Spring Hill | Communications

199 Town Center Parkway
Spring Hill, Tennessee 37174

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 18th, 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:



Patrick Carter, City Attorney

COPY

	approved	under construction	approved	under construction	approved	under construction			
SHCC Home 2 Suites					159	159	Grading & Building	55,650	
Fire Station #1			17,301 s.f.	17,301			Grading & Building	10,331	
Harding Commercial			Retail 34,850 s.f.	22,945			Grading & Building	6,976	
4001 Parkfield Loop				7,200			Grading & Building	1,440	several buildings and associated improvements remaining, none permitted
Big Blue Marble Daycare			12,015 s.f.	12,015			Grading & Building	1,202	
Tonawanda Plaza Suites					89	89	Grading & Building	22,250	
Comfort Inn					35	35	Grading & Building	9,000	
Strubucks (SHCC)			2,443 s.f.	2,443			Grading & Building	1,655.00	
Schway Hardware Retail			7,524 s.f.	7,524			Grading & Building	4,514.00	
Tennessee Orthopedic Alliance			57,639 s.f.	57,639			Grading & Building	5,763.90	
Arbor Valley Ph 4	65	65						39,100.00	
Bubis Retail			19,668 s.f.	19,668				3,814.00	
Brandon Woods PH 10	48	48						16,800.00	
Foundry Warehouse / Tom Turn Warehouse			162,500 s.f.	162,500				16,250.00	
Gerber Cellulose			10,500 s.f.					1,050.00	rejection
Gospel Light Baptist Adsn			5,565 s.f.	5,565				1,113.00	
Oakton Cove	25	25					Erosion	8,750.00	
SHCC Home Family	334	334						118,900.00	
Tom Linn Townhomes PH 1	55							19,250.00	
Wakelid Apartments		261					building	92,400	
Ember Apartments		334					building	118,500	
Ember Clubhouse/Leasing				8234			building	1,647	
Maintenance building and carwash				1952			building	195	
Kingsley Place		120					building	42,000	L, F, E, D, H,
Preston Park		138					building	6,900	35b, 35a, 35c, 36b, 1b, 4b, 4a, 3b, 2a, 1a, 3a, 2b,
Harvest Point Townhomes		4					building	200	
Harvest Point SF Ph 17c, 17d, 18a	33						grading	11,550	FC 10/13
Arbor Valley Ph 2		42					grading	14,700	FC 10/13
Alaina Park Townhomes		62					building	21,700	
Crystal Creek	213	30					building	10,650	1 occupied
Emberly Townhomes		24					building	8,400	
Arbor Valley Townhomes		6					building	2,100	
Arbor Valley amenity center				4394			building	879	
Sanctuary Bluff		24					building	8,400	
Medion Square	112						grading	39,200	Need an Wet court for Phase 1a and rest of Phase 1b grading permit issued and missed grading occurred, no IDEC approval yet. Has an installed infrastructure
Royalton Woods Ph 2	70						construction plans	24,500	
Single family homes		87					construction plans	30,450	
Single family homes in question		132					building	46,200	

Approved sewer connections	811,561
LP reservation remaining	268,658
SHCC reservation	80,000
Subtotal	1,160,219

Pending construction plan approvals	319,639
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Building Permits	approved	under construction	approved	under construction	approved	under construction	approved	GPD	
Single family homes under construction		201						25,250	
SRTC Home 3 Suites								39,750	
Fire Station #4			17,301					10,381	
Nazdad Commercial			34,830 s.f.					6,976	
4001 Parkfield Loop			7,200					1,440	several buildings and associated improvements remaining; none permitted
Big Blue Marble Daycare			12,015						
Twine Place Suites					89			22,250	
Comfort Inn					36			9,000	
Starbuck (SRTC)			2,443					1,465.80	
Subway Multi-tenant Retail			7,524					4,514.40	
Tennessee Orthopedic Alliance			57,639					5,763.90	
Wakerfield Apartments			264					66,000	
Embry Apartments			350					87,500	
Embry Clubhouse/Leasing								1,647	
Maintenance building and annex			8234					195	
Kingler Phase		120						30,000	
Preston Park		51						6,750	
Harvest Point townhomes		27						1,000	
Albina Park Townhomes		4						15,500	
Crystal Creek		62						6,000	
Embury townhomes		24						1,500	
Arbor Valley townhomes		24						879	
Arbor Valley amenity center		6						6,000	
Sanctuary Bluff		24						356,964	
Grading Permit Only									
Tom Luna Townhomes Ph 1		55						13,750.00	No final plat approval; not eligible for building permit until
Harvest Point SF Ph 17c, 17d, 18a		33						3,250	Infrastructure in the ground; Final plat approval 10/23
Arbor Valley Ph 2			42					21,500	Infrastructure in the ground; Final plat approval 10/23
Arbor Valley Ph 4		36						28,000	
Kedron Square		112						34,250	Infrastructure in the ground
June Lake Townhomes (Pod E) Section 2		57						6,250.00	Infrastructure in the ground
Oakview Cove		25						38,836	Infrastructure in the ground
Shadow Ridge		144						24,250	Infrastructure in the ground
Brandon Woods Ph 8/9		97						165,586	
Construction Plan Approval Only									
2050 Wall Street commercial								3,240.00	erosion control installed; No grading or building permit
Gospel Light Barber Addn								1,113.00	No pre-con; no building permit
Tom Luna Warehouse (Laundry)								16,250.00	no pre-con, grading permit, building permit
SRTC Multifamily		334						83,500.00	no pre-con, grading permit, TDEC approval
Brandon Woods Ph 10		48						12,000	construction
Rayston Woods Ph 2		70						17,500	only mass grading permit issued, no TDEC approval yet. Can't install
Babb's Retail								38,665	Infrastructure with current grading permit
Remaining Reservations									
Leaveny Police								214,658	
Spring Hill Commerce Center								80,000	
Critical Infrastructure									
Hospital								57,000	estimate
Community Services Annex								7,500	
Paused Construction Plan Reviews									
June Lake Pod K Library Federal Credit Union								6,123	612
Spring Hill Industrial Park Phase 3								54,227	54,223
Shadow Ridge Phase 3/5								232	135,000
Durance								110	27,250
U-Store Lake								509	230,363
June Lake Goddard School								13,860	1,386
June Lake Pod E Section 3								75	18,750
Parway Business Center								6,600	680

694,619 everyting underway or approved in some fashion

