

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:

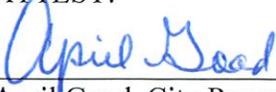
1. Directs staff to meet with the development community, members of the Tennessee Home Builders Association, and members of the Commercial Real Estate Development Association during the month of November of 2025 to identify and discuss alternative solutions to allow projects to move forward with horizontal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



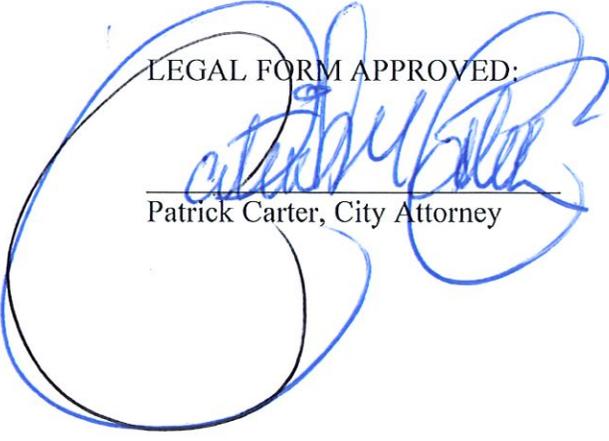
Matt Fitterer, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

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

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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

	approved	under construction	approved	under construction	approved	under construction			
SHTC Home 2 Suites					159	159	Grading & Building	55,650	
Fire Station #4			17,301 s.f.	17,301			Grading & Building	10,331	
Nasdaq 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	
Towne Place Suites					89	89	Grading & Building	22,250	
Comfort Inn					36	36	Grading & Building	9,000	
Starbucks (SHTC)			2,443 s.f.	2,443			Grading & Building	1,465.60	
Subway Multi-tenant Retail			7,524 s.f.	7,524			Grading & Building?	4,514.40	
Tennessee Orthopedic Alliance			57,639 s.f.	57,639			Grading & Building	5,763.90	
Arbor Valley Ph 4	66	66						39,100.00	
Bubbs Retail			19,568 s.f.	19,568				3,844.60	
Brandon Woods PH 10	48	48						16,600.00	
Foundry Warehouse / Tom Lunn Warehouse			162,500 s.f.	162,500				16,250.00	
Gerber Collision			10,900 s.f.					1,090.00	no pre-con
Gospel Light Baptist Addn			5,565 s.f.	5,565				1,113.00	
Oakview Cove	25	25					Erosion	8,750.00	
SHTC Multifamily	334	334						116,900.00	
Tom Lunn Townhomes PH 1	55							19,250.00	
Wakefield Apartments		264					building	92,400	
Embry Apartments		334					building	116,900	
Embry Clubhouse/Leasing				8234			building	1,647	
Maintenance building and carwash				1952			building	195	
Kingsley Place		120					building	42,000	I, K, J, e, d, h,
Preston Park		138					building	6,900	35b, 35a, 36a, 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	PC 10/13
Arbor Valley Ph 2		42					grading	14,700	PC 10/13
Alaina Park Townhomes		62					building	21,700	
Crystal Creek	213	30					building	10,500	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	
Kedron Square	112						grading	39,200	Need unit/lot count for Phase 1a and rest of Phase 1b
Royalton Woods Ph 2	70						construction plans	24,500	grading permit issued and mass grading occurred. no TDEC approval yet. Haven't installed infrastructure
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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	approved	under construction	approved	under construction	approved	under construction	approved	under construction	GPD	
Building Permits										
Single Family Homes under construction		101							25,250	
SHTC Home 2 Suites									39,750	
Fire Station #4			17,301						10,381	
Nasdaq Commercial			34,880 s.f.	22,945					6,976	
4001 Parkfield Loop			7,200						1,440	several buildings and associated improvements remaining; none permitted
Big Blue Marble Dryware			12,015						1,202	
Towne Place Suites									22,250	
Comfort Inn			2,443						9,000	
Starbucks (SHTC)			7,524						1,465.80	
Subway Multi-tenant Retail			57,639						4,514.40	
Tennessee Orthopedic Alliance			264						5,763.90	
Wakefield Apartments			350						66,000	
Embry Apartments			8334						87,500	
Embry Clubhouse/leasing			1952						1,647	
Maintenance building and carwash									195	
Kingley Place			120						30,000	
Preston Park			51						6,750	
Harvest Point townhomes			4						1,000	
Albina Park Townhomes			62						15,500	
Crystal Creek			213						6,000	
Embury townhomes			24						6,000	
Arbor Valley townhomes			6						1,500	
Arbor Valley amenity center			4394						879	
Sanctuary Bluff			24						6,000	
Grading Permit Only										
356,964										
Tom Luna Townhomes Ph 1	55								13,750.00	No final plat approval; not eligible for building permits until
Harvest Point SF Ph 17c, 17d, 18a	33								8,250	Infrastructure in the ground; Final plat approval 10/13
Arbor Valley Ph 2		42							10,500	Infrastructure in the ground; Final plat approval 10/13
Arbor Valley Ph 4	86								21,500	
Kedron Square	112								28,000	
June Lake Townhomes (Pod E) Section 2	57								14,250	Infrastructure in the ground
Oakview Cove	25								6,250.00	Infrastructure in the ground
Shadow Ridge	144								38,836	Infrastructure in the ground
Brandon Woods Ph 8-9	97								24,250	Infrastructure in the ground
155,586										
Construction Plan Approval Only										
2050 Wall Street commercial			5,400						3,240.00	erosion control installed. No grading or building permit
Gospel Light Baptist Addn			5,565 s.f.						1,113.00	No pre-con; no building permit
Tom Luna Warehouse (Foundry)			162,500						16,250.00	no pre-con, grading permit, building permit
SHTC Multifamily	334								83,500.00	no pre-con, grading permit, TOEC approval
Brandon Woods Ph 10	48								12,000	
Royalton Woods Ph 2	70								17,500	only mass grading permit issued; no TOEC approval yet. Can't install
Bubbli Retail			19,568						38,466	Infrastructure with current grading permit; no pre-con, grading permit, building permit
172,069										
Expanded pause target										
214,658										
Remaining Reservations										
Legeray Pointe									80,000	
Spring Hill Commerce Center									294,658	
294,658										
Critical Infrastructure										
Hospital									57,000	estimate
Community Services Annex									7,500	
64,500										
Paused Construction Plan Reviews										
June Lake Pod K Library Federal Credit Union			6,120						612	
Spring Hill Industrial Park Phase 3			541,227						54,123	
Shadow Ridge Phases 3-5	252								135,000	
Durango	110								27,250	
LC June Lake	509								15,564	
June Lake Goddard School									130,363	
June Lake Pod E Section 3	75								13,880	
Parway Business Center			6,600						18,750	
60										

694.619 everything underway or approved in some fashion

Belle Springs North	136								34,000	
Belle Springs South	42								12,750	
Ashby Valley Phase 6	128								32,000	
Smyrna Ready Mix			9,900						990	
June Lake Images Studios			7,735						774	
Beechcroft Retail & Warehousing			54,000						8,100	
SHTC Chase Bank			3,416						342	
June Lake Dental			5,000						500	
Pooch Playhouse			4,108						411	
June Lake Windfall	141								35,250	already paused
									493,261	
										in the ground, vertical also
									522,550	
									817,208	
										Above + Reservations
									881,708	
									1,053,777	
										Above + Critical Infrastructure
										Above + Construction Approvals
									1,547,238	
										Total Requested and Approved Sewer Demand

includes critical infrastructure, in the ground, vertical, and reservation.