

RESOLUTION 19-90

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR AND ANNEXING A PORTION OF MAURY COUNTY KNOWN AS MAURY COUNTY TAX MAP 43 PARCELS 11.02, 11.06, AND 11.09, CONSISTING OF APPROXIMATELY 13.94 ACRES INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.

(ANX 675-2019, CHECKO PROPERTY ANNEXATION)

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;
and

WHEREAS, the subject property is located within the Urban Growth Boundary of the City of Spring Hill; 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 property that describes how and when municipal services will be provided to the property and identifies the property owner/developer responsibilities for extending public infrastructure to the site; 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 May 13, 2019; and

WHEREAS, the City of Spring Hill contemplates annexation of the property known as Maury County Tax Map 43, Parcels 11.02, 11.06, and 11.09, consisting of approximately 13.94 acres as described herein; and

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 43, Parcels 11.02, 11.06, and 11.09, consisting of approximately 13.94 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) shall 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 (a single-family residence) services will be provided using existing personnel and equipment.

Fire Protection: The City of Spring Hill will assume primary responsibility for Fire Protection immediately upon the effective date of annexation, with mutual assistance provided by Maury County Fire Department. Fire hydrants are currently in place along Tom Lunn Road and Port Royal Road accessible to the subject property. Development of the property or a change of use on the property may require that the property owner/developer extend and provide appropriately sized water mains and/or fire hydrants to serve the site according to City of Spring Hill standards. Emergency Medical Services (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.

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 already and will continue to be provided by Duck River EMC.

Public Water Service: Public water service in the vicinity is provided by the City of Spring Hill Water Systems. Existing water mains are located on Tom Lunn Road and Port Royal Road that are accessible to the subject property. The property owner/developer shall be solely responsible for extending water service to the property and any required water main extensions. All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards.

Public Sanitary Sewer Service: The property is currently on septic. Public sanitary sewer service is not directly available to the property. The property owner/developer shall be solely responsible for extending public sanitary sewer service to the property and any required extension shall be in compliance with City of Spring Hill standards. Once sewer service is within 300 feet of the property the site shall be converted from septic to public sewer. All inside city sanitary sewer user rates and charges shall be applicable to the area inside the annexation area.

Solid Waste Collection: Spring Hill currently provides its businesses and residents refuse collection services via a city-wide contract with a private solid waste collection company. Residential collection may include recycling for single family dwellings. Yard and bulky waste collection services are also provided the City. These services will be extended to the annexed area within 90 days of the effective date of annexation.

Road and Street Construction and Repair: If any new public streets are constructed and appropriately dedicated in accordance with City standards on the property, the City will provide ongoing and routine maintenance similar to other streets within the jurisdiction of the City.

Signs and Lighting: Additionally, as new streets are developed within the site, traffic control and directional signage as well as street lighting will be furnished and installed by the property owner/developer according to established city policy or regulations.

Recreational Facilities and Programs: There are two known dwellings on the three properties proposed for annexation. All of the recreational areas and programs, current or future, provided for

City residents will be made available upon the effective date of annexation to any current or future residents of the annexed area in the same manner as current citizens of the City of Spring Hill.

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 2040 Spring Hill Rising plan is Mixed Use 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 shall 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 Maury County for this service.

Schools: The entire annexation area is served by Maury County Schools.

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 A2 to City of Spring Hill AG (Agricultural). In the State of Tennessee, County of Maury, and City of Spring Hill, Tax Map 43, Parcels 11.02, 11.06, and 11.09, consisting of approximately 13.94 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.

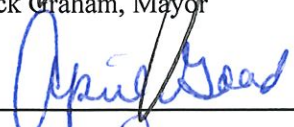
Passed and adopted by the City of Spring Hill, this ____ day of _____, 2019.

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



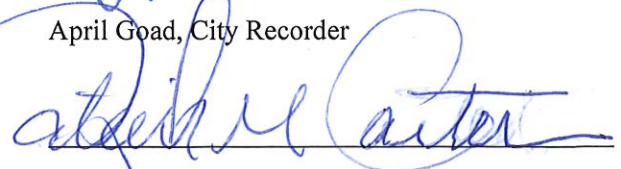
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

MEMORANDUM



DATE: June 17, 2019

TO: Board of Mayor and Aldermen (BOMA)

FROM: Steve Foote, Planning Director, AICP

SUBJECT: ANX 675-2019 (Checko Property – Tom Lunn Road and Port Royal Road)
Plan of Services Resolution No. 19-90

ANX 675-2019: Submitted by WES Engineers & Surveyors for the annexation of the Checko Properties. The properties are located at the intersection of Port Royal Rd. and Tom Lunn Rd. and contains approximately 13.94 acres. The applicant requests annexation from Maury County. Requested by Gerald Vick.

Property Description and History: These parcels are between Port Royal Road and Tom Lunn Road and are located north of and adjacent to the intersection of the two roadways. The property consists of three individual parcels, known as Maury County Tax Map 43 Parcels 11.02, 11.06, and 11.09, consisting of approximately 13.94 acres. Two of the parcels contain a single-family dwelling. The single-family houses are accessed via driveways on Tom Lunn Road. The property sits on a hill that slopes down towards the Tom Lunn Road and Port Royal Road intersection.

Utilities: Public sanitary sewer service is not directly available to the property. The property owner/developer shall be solely responsible for extending sanitary sewer service to the property. The property owner/developer shall be solely responsible for extending water service to the property and any required Water Main extensions. These services are addressed more fully in the attached plan of services.

Plan of Services: A Plan of Services has been prepared for this property and is included in the resolution prepared for this application.

Land Use and Zoning: Upon annexation, the properties will be zoned AG, Agricultural.

Spring Hill Rising: 2040: The Spring Hill Rising: 2040 comprehensive plan classifies the area as a Mixed-Use Neighborhood Area. Mixed-Use Neighborhood Areas are primarily residential but may include low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small-town form, offering Spring Hill the ability to live, shop, work, and play in their own neighborhood. The rezoning is consistent with the comprehensive plan.

Summary: The Planning Commission voted in their regular meeting of May 13, 2019 to forward a recommendation of approval to the annexation request.

Recommendation: Staff recommends approval of annexation application ANX 675-2019 (Checko Property) and the plan of services as forwarded by the Planning Commission.

City of Spring Hill, Tenn.

199 Town Center Parkway | Spring Hill, TN 37174 | (931) 486-2252

EXHIBIT A
ANX 675-2019

**ANNEXATION OF THE CHECKO PROPERTY
CONSISTING OF 13.94 ACRES AND**

CURRENTLY KNOWN AS MAURY COUNTY TAX MAP 43 PARCELS 11.02, 11.06, AND 11.09

This sheet is an Exhibit to Resolution No. 19-90 adopted by the Board of Mayor and Aldermen of the City of Spring Hill, TN on the ____ of _____, 2019. The following described property is hereby annexed by the Board of Mayor and Aldermen of the City of Spring Hill and rezoned according to the attached Resolution.

Property Description: Said land consist of the following property, also shown graphically below:

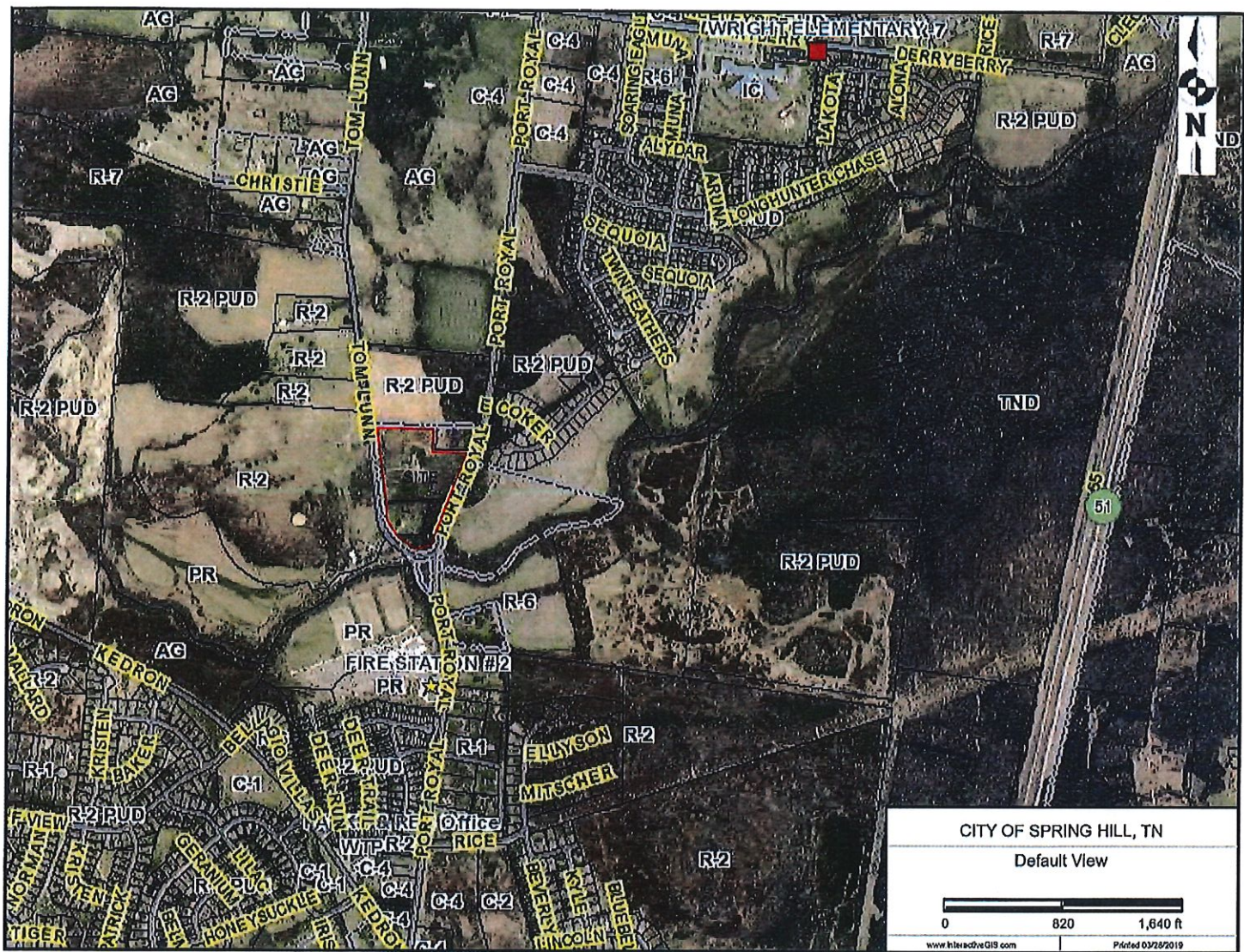
1. The 13.94 acres of Maury County Tax Map 43, Parcels 11.02, 11.06, and 11.09, shown below.



Annex 13.94
Acres of Maury
County - Tax
Map 43, Parcels
11.02, 11.06, and
11.09

April Goad
City Recorder
City of Spring Hill

Resolution No. _____



Location Map