

RESOLUTION 19-116

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR AND ANNEXING A PORTION OF MAURY COUNTY KNOWN AS MAURY COUNTY TAX MAP 029 PARCELS 011.00 AND 011.01, CONSISTING OF APPROXIMATELY 103 ACRES INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.

(ANX 687-2019, CLEBURNE ROAD 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 March 11, 2019; and

WHEREAS, the City of Spring Hill contemplates annexation of the property known as Maury County Tax Map 029, Parcels 011.00 and 011.01, consisting of 103 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 029, Parcels 011.00 and 11.01, consisting of approximately

103 acres, as shown and described in Exhibit B, along with the adjacent right-of-way for Cleburne Road, 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. 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 on the effective date of annexation.

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

Public Water Service: Public water service in the vicinity is provided by the City of Spring Hill Water Systems. The property owner/developer shall be solely responsible for extending water service to the property and any required water main extensions. The property owner/developer of this property is required to model this property for any water deficiencies and verify if any off-site improvements will be necessary. 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 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 sanitary sewer inside city 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. 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. The annexation shall include Cleburne Road, in whole, adjacent to the property of Tax Map 029 Parcels 011.00 and 011.01. Maintenance of Cleburne Road shall become the responsibility of the City of Spring Hill upon the effective date of annexation. The property owner shall be required to dedicate right-of-way to achieve a "Collector" street classification as designated on the City's adopted Major Thoroughfare Plan. The cross-section of Cleburne Road adjacent to this property is subject to City review and approval, and should conform to the design approved between this property and Beechcroft Road.

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 is one existing dwelling within the proposed annexation area. 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. The Spring Hill Bicycle and Greenway Plan depicts Cleburne Road as a recommended location for a future multiuse trail in order to provide an off-road pedestrian connection between residential areas and other public areas of interest. This improvement will be the responsibility of the property owner at the time of future development.

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 B 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.

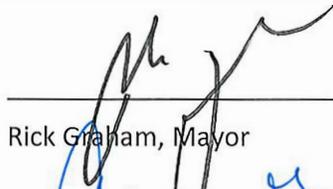
SECTION 3: ZONING. Ordinance No. 18-21 (Zoning Map), adopted August 20, 2018, is hereby amended and altered by changing the zoning classification of those certain parcels of real property described below and on Exhibit B (attached), from Maury County A2 to City of Spring Hill AG (Agricultural). In the State of Tennessee, County of Maury, and City of Spring Hill, Tax Map 029, Parcels 011.00 and 011.01, consisting of 103 acres and being more particularly described in Exhibit A, attached hereto:

Exhibit B (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 15th day of July, 2019.

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



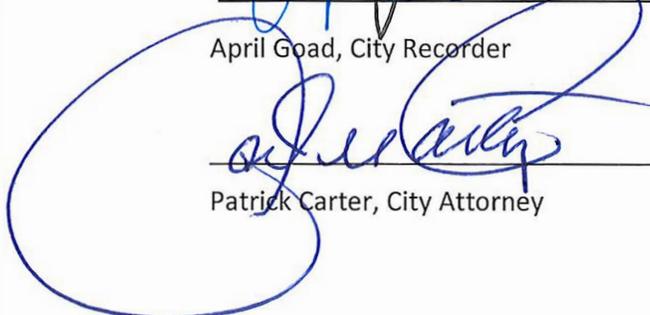
Rick Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

EXHIBIT B
ANX 687-2019

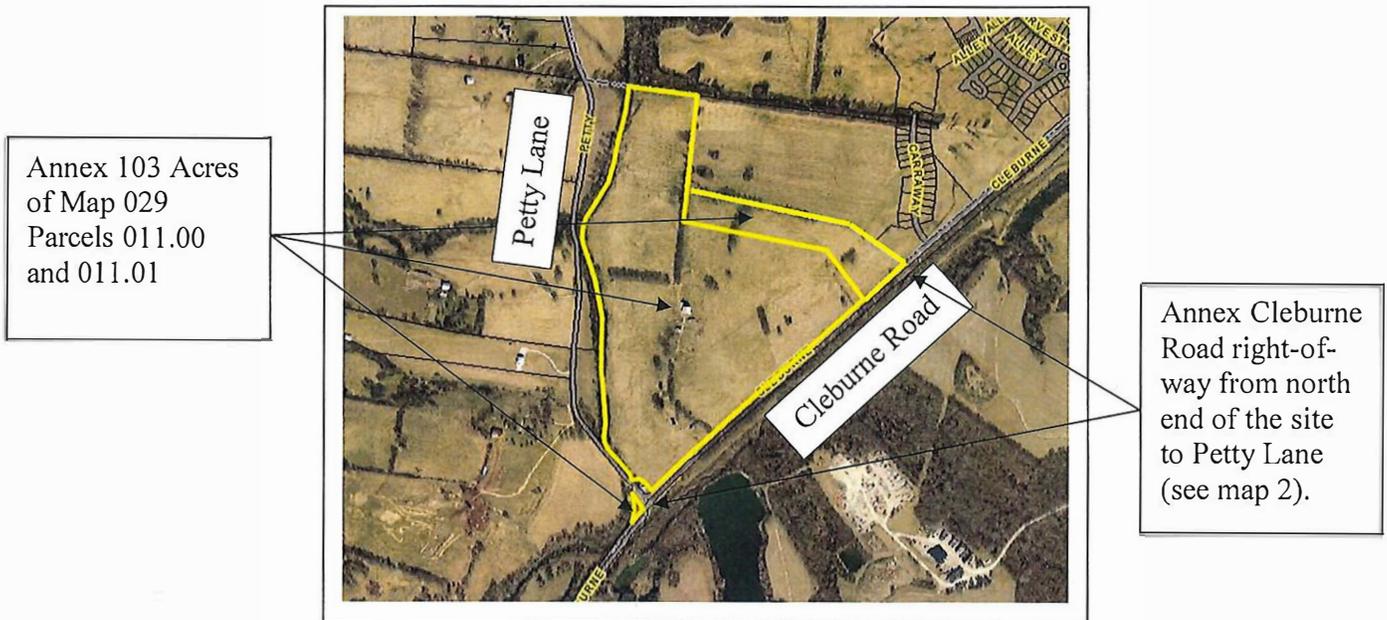
ANNEXATION OF THE CLEBURNE ROAD TRACT
CONSISTING OF 103 ACRES CURRENTLY KNOWN
AS MAURY COUNTY TAX MAP 029 PARCELS 011.00 AND 011.01
AND ADJACENT RIGHT-OF-WAY AS SHOWN HEREIN

This sheet is an Exhibit to Resolution No. 19-116 adopted by the Board of Mayor and Aldermen of the City of Spring Hill, TN on the 15th of July, 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:

A. Said land consist of the following property, also shown graphically below:

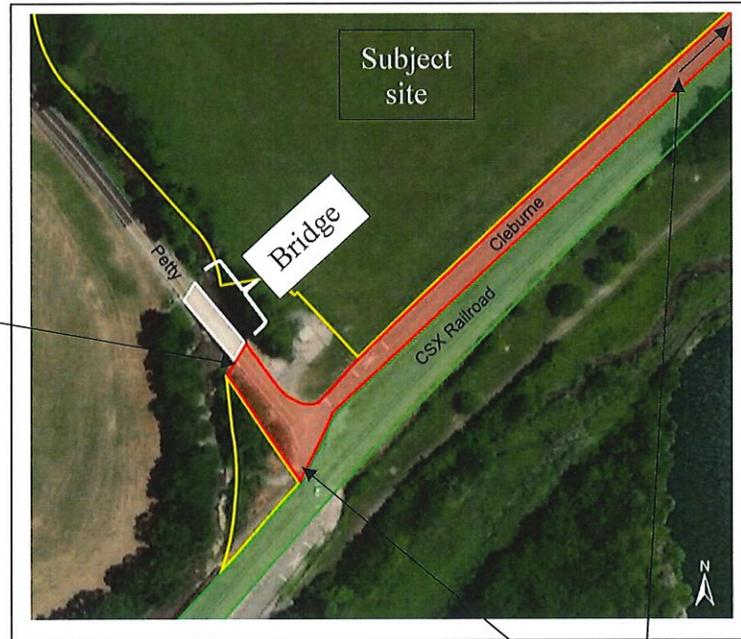
1. The 103 acres of Tax Map 029 Parcels 011.00 and 011.01 adjacent to Cleburne Road, shown below.



B. Right-of-way consisting of the following described areas as shown graphically below:

1. The right-of-way of Cleburne Road adjacent to the parcels in A above.
2. The right-of-way of Petty Lane adjacent to the parcels in A above.

Annex the right-of-way for Petty Lane from Cleburne Road to and exclusive of the bridge and abutment over Carter's Creek. 



Annex entire length of right-of-way for Cleburne Road from the south end at Petty Lane, to the north end of the subject property, between the subject site and the CSX Railroad line.

April Goad
City Recorder
City of Spring Hill

MEMORANDUM



DATE: July 15, 2019
TO: Board of Mayor and Aldermen (BOMA)
FROM: Steve Foote, Planning Director, AICP
SUBJECT: ANX 687-2019 (3233 Cleburne Road)
Plan of Services Resolution No. 19-116

ANX 687-2019: Submitted by Crunk Engineering for the annexation of property located at 3233 Cleburne Road. The property contains approximately 103 acres and is directly south of the Harvest Point Subdivision. The applicant requests annexation and has submitted a concept plan for potential residential development. A previous request to annex this property was denied at the April 15, 2019 BOMA meeting. The applicant has submitted a new annexation request for the same property. There is no regulation prohibiting the resubmittal of a successive denied request for annexations. Requested by Adam Crunk.

Property Description and History: This property is located west of Cleburne Road and is south of and adjacent to the Harvest Point PUD. The southern boundary of the property is The Petty Lane/Cleburne Road intersection with Petty Lane approximately following the western boundary line (Carters Creek). The property is contiguous to the City's limits and the property lies within the City's established urban growth boundary. There currently exist one single-family home on the property. A small piece of the property lies on the west side of the Petty Lane and Cleburne Road intersection.

Planning Commission Recommendation: The Planning Commission considered this request at their meeting of June 10, 2019 and recommended approval of the annexation and accompanying plan of services to the BOMA.

Access: Primary access to the site is via Cleburne Road. The applicant has provided a concept plan for the site which indicates single family residential development with two access points on Cleburne Road and a proposed connection to the Harvest Point PUD. This application is not entitling the concept plan and the access to the property would be reviewed and approved at time of Site Plan submittal.

Plan of Services: Staff has prepared a Plan of Services in coordination with all applicable city departments. This document is included in your packet for your review. This plan of services was reviewed by all applicable departments following submittal of the current annexation request and covers the provision of 'public' services.

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. Water modeling needs to be performed to ensure that adequate domestic water can be served to the property. These services are addressed more fully in the attached plan of services.

Land Use and Zoning: Upon annexation, the zoning classification will be designated as AG, Agricultural, until Planning Commission consideration and Board of Mayor and Aldermen approval of a rezoning request, should one be submitted. The applicant has provided a concept plan with a density of residential lots that would require a minimum of R-4 zoning.

City of Spring Hill, Tenn.

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

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.

Recommendation: Staff recommends approval of ANX 687-2019 with Exhibit A, Plan of Services, and Exhibit B, maps, as forwarded by the Planning Commission.

City of Spring Hill, Tenn.

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

**RESOLUTION 19-54
OF THE PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND APPROVAL OF
APPLICATION ANX 687-2019 (3233 Cleburne Road) TO THE
BOARD OF MAYOR AND ALDERMAN**

WHEREAS, pursuant to TCA 13-4-103, authority is granted to the Municipal Planning Commission to make recommendations relating to the plan and development of the municipality to public officials; and

WHEREAS, the Planning Commission had a regular meeting on the 10th day of June, 2019 and heard public testimony and input regarding application ANX 687-2019; and

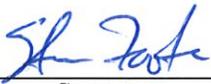
WHEREAS, the Planning Commission considered the materials submitted by the applicant and the reports written by City Staff;

NOW, THEREFORE BE IT RESOLVED, that the Spring Hill Planning Commission forwards a recommendation of approval for application RZN 686-2019 to the Board of Mayor and Alderman, subject to the Plan of Services included as Exhibit A.

Passed and adopted this 10th day of June, 2019.



Paul Downing, Chairman



Steve Foote, Secretary