

RESOLUTION 21-90

A RESOLUTION ADOPTING A PLAN OF SERVICES AND ANNEXATION OF 0.86 ACRES OF 3703 OLD PORT ROYAL ROAD, KNOWN AS MAURY TAX MAP 027 PARCEL 23.00 INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.

A RESOLUTION FOR THE ANNEXATION OF 0.86 ACRES OF 3703 OLD PORT ROYAL ROAD, KNOWN AS MAURY TAX MAP 027 PARCEL 23.00, INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE, AND ADOPTING A PLAN OF SERVICES

**(ANX 970-2021, 3703 OLD PORT ROYAL ROAD,
TAX MAP 027, PARCEL 23.00)**

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 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 subject property that describes the provision of municipal services to the property and identifies the property owner/developer responsibilities for extending public infrastructure to the property; 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 10, 2021; and

WHEREAS, the City of Spring Hill contemplates annexation of the property known as Maury County Tax Map 027, Parcel 23.00, consisting of approximately 0.86 acres as described herein.

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 027, Parcel 23.00, consisting of approximately 0.86 acre, 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 proposed use of the property 5,000 SF office/retail use, services will be provided using existing personnel and equipment.

Fire Protection: The City of Spring Hill will assume primary responsibility for fire protection of the subject property upon the effective date of annexation, with mutual assistance provided by the Maury County Fire Department or the City of Columbia.

Should the subject property be developed with commercial uses, the property owner shall be responsible for extending a water main from Jim Warren Road to provide sufficient water service and flow for fire protection compliant with City of Spring Hill standards. Emergency Medical Service (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 MTEMC (Middle Tennessee Electrical Membership Corporation).

Public Water Service: Public water service is available and provided by the City of Spring Hill Water Systems to the subject property. Domestic water service only is available to the subject property and is served by a 4" water line along Jim Warren Road; however, a 4" waterline is not adequate to support fire protection to the site. The water mains will require an upgrade to the City of Spring Hill's applicable standards. The site is located within the City's Southside Pressure Zone. Modeling Results of Spring Hill's water system show that with Tanks at 50% capacity (elevation 883), the site (at elevation 705) will see static pressures in the range of 76 psi. The site can also meet Spring Hill's minimum requirement to flow a 750 gpm fire flow while maintaining 30 psi.

The property owner/developer shall be solely responsible for extending water service to the subject property and any required water main extensions. All utility installations shall comply with applicable State of Tennessee and City of Spring Hill standards and requirements.

Public Sanitary Sewer Service: Sewer service is available to the site. All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards and requirements.

Solid Waste Collection: Spring Hill currently provides its businesses and residences 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 by the City. These services will be extended, upon request, to the subject property within 90 days of the effective date of annexation.

Road and Street Construction and Repair: The subject property is proposed to provide the extension to Jim Warren Road. The construction and phasing of the road improvements shall comply with the Spring Hill Town Crossing PDP 889-2020.

Signs and Street Lighting: If new streets are developed within the subject property, traffic control, and directional signage, as well as street lighting will be furnished and installed by the property owner/developer according to City standards and requirements including compliance with MUTCD.

Recreational Facilities and Programs: The Bicycle and Greenway Plan indicates a bike lane should be constructed by the developer along the southeast frontage of the parcel. A portion of the Saturn Greenway is to be constructed as part of the overall master development plan submitted for this parcel. All current or future public parks, public recreational areas, and public programs provided by the City of Spring Hill for city residents will be 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 Spring Hill Rising: 2040 Future Land Use Plan is Innovation 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. The 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 the City shall apply 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, the City of Spring Hill relies on Maury County for this service.

Schools: The entire annexation area is served by the Maury County Board of Education.

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 A1 (Rural Residential) to City of Spring Hill AG (Agricultural). In the State of Tennessee, County of Maury, and City of Spring Hill, Tax Map 027, Parcel 23.00, consisting of approximately 0.86 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.

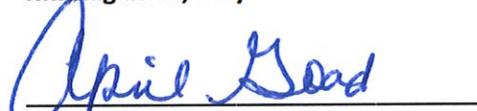
Passed and adopted by the City of Spring Hill, this 21st day of June, 2021.

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



Jim Hagaman, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

w/permission


MEMORANDUM

DATE: June 7, 2021
TO: Board of Mayor and Aldermen (BOMA)
FROM: Calvin Abram, Planning Director
SUBJECT: ANX 970-2021 (3703 Old Port Royal Road)
Resolution No. 21-90



ANX 970-2021: Submitted by Kimley-Horn for the Annexation of 3703 Old Port Royal Road. The property is currently under the jurisdiction of Maury County and contains approximately 0.86 acres. The applicant requests annexation into the City of Spring Hill for the purpose of future C-4 development that will be consistent with the remaining portions of the Spring Hill Crossing PD. Requested by Josh Rowland.

A corresponding rezoning of the property to C-4 will be applied for concurrently with the rezoning application.

Property Description and History: This property is located on the northwestern corner of Old Port Royal Road at its intersection with Jim Warren Road. South of the site will be the proposed extension of Jim Warren Road which will terminate at the western intersection of Port Royal Road. The property is currently under Maury County's jurisdiction and is zoned Rural Residential. The property is contiguous to the city limits along its northern, southern and western boundaries. The properties contain a total of approximately 0.86 acres. According to city policy and code, the annexed land will become zoned AG upon annexation. The applicant intends to seek a rezoning of the site to C-4 for commercial development; thereby, including it within the Spring Hill Crossing PD which was approved by the City as PDP 889-2020.

Planning Commission Recommendation: The Planning Commission considered this request at their meeting on May 10, 2021, and recommended by a 5-0 vote, approval of the annexation and accompanying plan of services to the Board of Mayor and Aldermen (Resolution 21-56).

Access: Primary access to the site will be via the proposed expansion of Jim Warren Road, which is classified as an east-west Arterial Road. The PDP 889-2020 does not call out ingress/egress to the site from Old Port Royal Road; therefore, the intent is to allow access only along Jim Warren Road.

Plan of Services: Staff has prepared a Plan of Services in coordination with and reflecting input from City departments. This document is included in the agenda packet for review. Staff has discussed with the applicant that the annexation and Plan of Services would require the developer/property owner to be solely responsible for extending and installing all utility and other public infrastructure improvements if the intent is to develop the property in a more intensive land use.

A capacity analysis for water and sanitary sewer was completed as part of the Spring Hill Town Crossing PD which staff determined the 24" trunk sewer line would adequately support the 0.86-acre property that may have up to 5,000 SF office/retail to the site. Staff further identifies the annexation would have minimal impact on the sewer collection system.

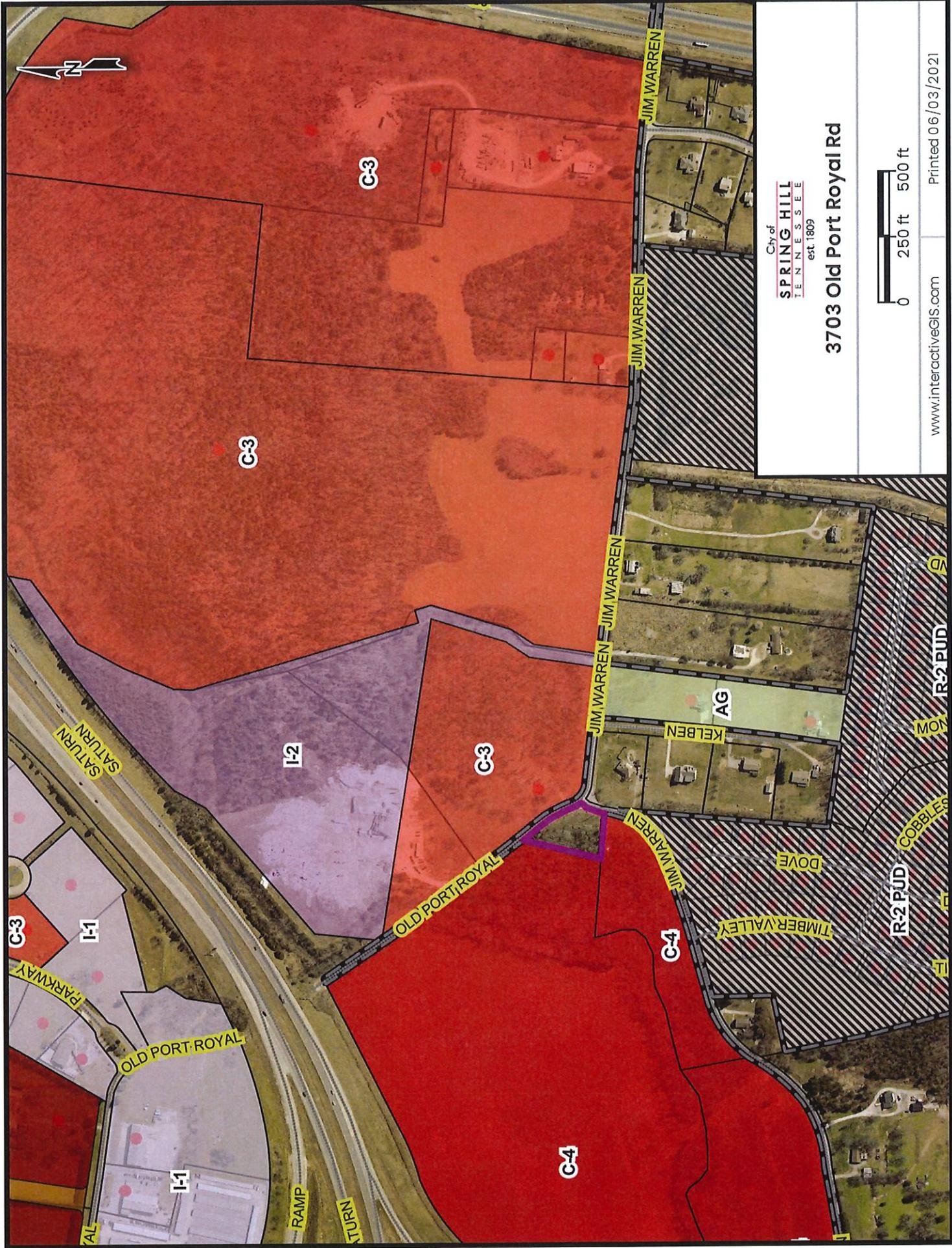
Land Use and Zoning: Upon annexation, the zoning classification will be designated as AG, Agricultural. At any time following the annexation of property by the Board of Mayor and Alderman, the property owner may submit an application to rezoning the property in accordance with Article 13 of the Unified Development Code.

Spring Hill Rising: 2040: The Spring Hill Rising: 2040 comprehensive plan shows this property as an “Innovation Area” designation which describes the purpose of the area as follows:

- *Innovation Areas accommodate a concentration of regional medical, technology, research facilities and ancillary uses. This area incorporates transit-oriented development principles and design. Building development should be variable to promote the specific needs of an area that accommodates a variety of scale and building design that supports the goal of encouraging a walkable development form, and mixed-use opportunities are encouraged. ...Primary future uses include technology and research centers, hospitals, clinics, specialized medical offices, professional offices, restaurants, lodging and municipal services.*

Currently, the property has no dwellings and a portion of the property will provide the ability to expand Jim Warren Road. The applicant has verbally shared the desire to develop the property in the future in a manner that is consistent with the approved PDP 889-2020.

Recommendation: The Planning Commission recommended approval of the annexation application and accompanying Plan of Services to the Board of Mayor and Aldermen (PC Resolution 21-56). Staff has prepared Resolution No. 21-90 for consideration by the Board of Mayor and Aldermen. The resolution provides the necessary recommendation of approval or disapproval for the annexation application (ANX 970-2021), along with a recommendation relative to the corresponding Plan of Services for consideration by the Board of Mayor and Aldermen.



City of
SPRING HILL
T E N N E S S E E
est. 1809

3703 Old Port Royal Rd

