

SPRING HILL  
MUNICIPAL PLANNING COMMISSION  
WORK SESSION AGENDA  
Monday, April 25, 2016  
199 Town Center Parkway  
5:30 PM



Call meeting to order

Stipulation of members present

Concerned Citizens (Non-Agenda)

Chairman's comments

*All items with changes for the agenda must be resubmitted by 12:00 PM (noon) on Monday, May 2, 2016 (both paper and electronic copies). Please take this time to silence all cell phones and electronic devices.*

**Bonds and Infrastructure to be considered**

1. **Resolution 16-31:** To establish a Maintenance Bond for Shirebrook Phase 1
2. **Resolution 16-32:** To establish a Performance Bond for Shirebrook Phase 1
3. **Resolution 16-33:** To establish a Maintenance Bond for Brixworth Phase 3, Section 1
4. **Resolution 16-34:** To establish a Performance Bond for Brixworth Phase 3, Section 1
5. **Resolution 16-35:** To establish a Maintenance Bond for Meadowbrook Phase 4, Section 5
6. **Resolution 16-36:** To establish a Performance Bond for Meadowbrook Phase 4, Section 5
7. **Resolution 16-37:** To establish a Maintenance Bond for Meadowbrook Phase 4, Section 6
8. **Resolution 16-38:** To establish a Performance Bond for Meadowbrook Phase 4, Section 6

**Old Business:**

1. **STP 163-2016:** Submitted by Ahler & Associates, LLC. for property located on 4583 Tom Lunn Road. The property is zoned M-1, Light Industrial, and contains approximately 92 acres. The applicant requests approval site plan approval for an office trailer.
2. **STP 164-2016:** Submitted by Huddleston Steele for property located on 2012 Crossing Circle. The property is zoned B-4, Central Business District, and contains approximately 1.25 acres. The applicant requests site plan approval for a 3595 sq/ft restaurant.

**New Business:**

1. **ADM 185-2016:** Submitted by Stanford and Associates for property located at Station Hill at Reserve Blvd. The property is zoned B-4 central business district and contains approximately 34 acres. The applicant requests approval of a wavier for right of way dedication on Reserve Blvd.

2. **STP 168-2016:** Submitted by DeGagne Consulting, LLC for property located on Crossing Circle. The property is zoned B-4, Central Business District and contains approximately 1.60 acres. The applicant requests site plan approval for a 5600 sq/ft Longhorn restaurant.
3. **FPL 170-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at the terminus of Dogwood trail cul-de-sac. The property is zoned R-2, Medium Density, Planned Unit Development and contains approximately 15.96 acres. The applicant requests final plat approval for 2 residential lots and Open Space Lot.
4. **FPL 171-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at the terminus of Longhunter Chase Drive cul-de-sac. The property is zoned R-2, Medium Density, Planned Unit Development and contains approximately 2.09 acres. The applicant requests final plat approval for 6 single-family residential lots and two Open Space Lots.
5. **PPL 172-2016:** Submitted by Anderson, Delk, Epps & Associates, Inc. for property located at Town Center Pkwy and Beechcroft Rd. The property is zoned R-2, Medium Density, Planned Unit Development and contains approximately 15.527 acres. The applicant requests Preliminary and Final Site Development Plans for 42 single-family residential lots.
6. **FPL 174-2016:** Submitted by Wes Engineers & Surveyors for Brixworth Phase 3, Section 1. The property is zoned R-2, Medium Density and contains approximately 14.25 acres. The applicant requests final plat approval for 38 single-family residential lots.
7. **NCP 175-2016:** Submitted by Kimley-Horn for property located at 4820 Main St. The property is zoned R-4, High Density and contains approximately 15.66 acres. The applicant requests a Neighborhood Concept Plan approval for the Cadence Crossing Residential Development consisting for 29 single family homes and 49 townhomes
8. **STP 176-2016:** Submitted by Kimley-Horn for property located on Miles Johnson Parkway. The property is zoned B-4 Central Business District and contains approximately 8.61 acres. The applicant requests site plan approval for a 73 unit assisted living facility.
9. **SKP 177-2016:** Submitted by Batson & Associates Engineering, Inc for property located at 4820 Main St. The property is zoned B-2 Neighborhood Shopping District and contains approximately 4.34 acres. The applicant requests a Sketch Plan approval for two commercial lots.
10. **STP 178-2016:** Submitted by Crunk Engineering LLC for property located at 2000 Reserve Blvd. The property is zoned B-4, Central Business District and contains approximately 15.71 acres. The applicant requests site plan approval for a 71,922 s.f. senior living facility.
11. **RZN 181-2016:** Submitted by Stacy Santoro for property located at 4135 Kedron Rd. The property is zoned B-2 Neighborhood Shopping District and contains approximately 7.48 acres. The applicant requests to rezone the property to R-4, High Density Residential.
12. **ADM 187-2016:** Submitted by Alderman Duda. Applicant requests amendment of Subdivision Regulations as it pertains to Section 4.3 Maintenance of Improvements.
13. **ADM 188-2016:** Submitted by Alderman Duda. Applicant request amendment of Zoning Ordinance Article VI, Section 5 as it pertains to R-4 Residential District (High Density).



## City of Spring Hill Planning Commission

DATE: April 19, 2016

REQUEST: Establish a maintenance bond and a performance bond for Shirebrook Phase 1

SUBMITTED BY: Missy Stahl, Project Manager

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### OVERVIEW:

- Final plat was approved by the Planning Commission in April 2016.
- Developer has submitted application and corresponding documentation to establish bonds.

### PC ACTION REQUESTED:

- Approve PC Resolution 16-31 to establish a maintenance bond for Shirebrook Phase 1
- Approve PC Resolution 16-32 to establish a performance bond for Shirebrook Phase 1

**RESOLUTION 16-31 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR  
SHIREBROOK PHASE 1**

**WHEREAS**, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

**WHEREAS**, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 34 lots, and the repair of such should damage occur during covered period; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs; and*

**WHEREAS**, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of **\$99,094.50**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Shirebrook Phase 1 in the amount of **\$99,094.50**.

Passed and adopted this 9<sup>th</sup> day of May, 2016.

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary

**RESOLUTION 16-32 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR  
SHIREBROOK PHASE 1**

**WHEREAS**, a Performance Bond is required to be established for this development prior to recording of a Final Plat; and

**WHEREAS**, the Performance Bond is guaranteeing the construction of certain improvements on 34 lots; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sidewalks, Street Lights, Street Signs and Final topping to all streets with 1 1/2 inches of hot mix asphalt; and*

**WHEREAS**, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of **\$54,620.50**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

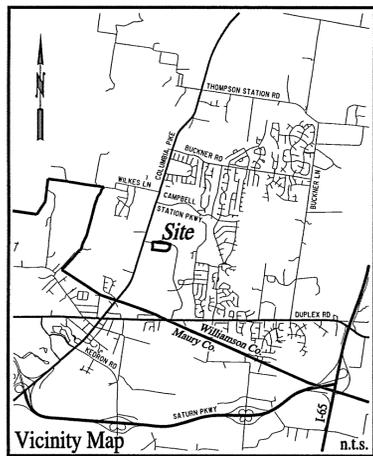
**WHEREAS**, upon completion of the public improvements listed above, the Developer will be required to file a “maintenance” bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Shirebrook Phase 1 in the amount of **\$54,620.50**.

Passed and adopted this 9<sup>th</sup> day of May, 2016

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



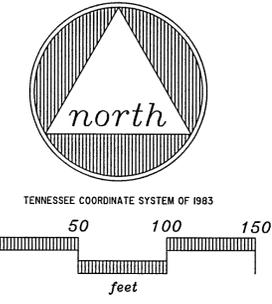
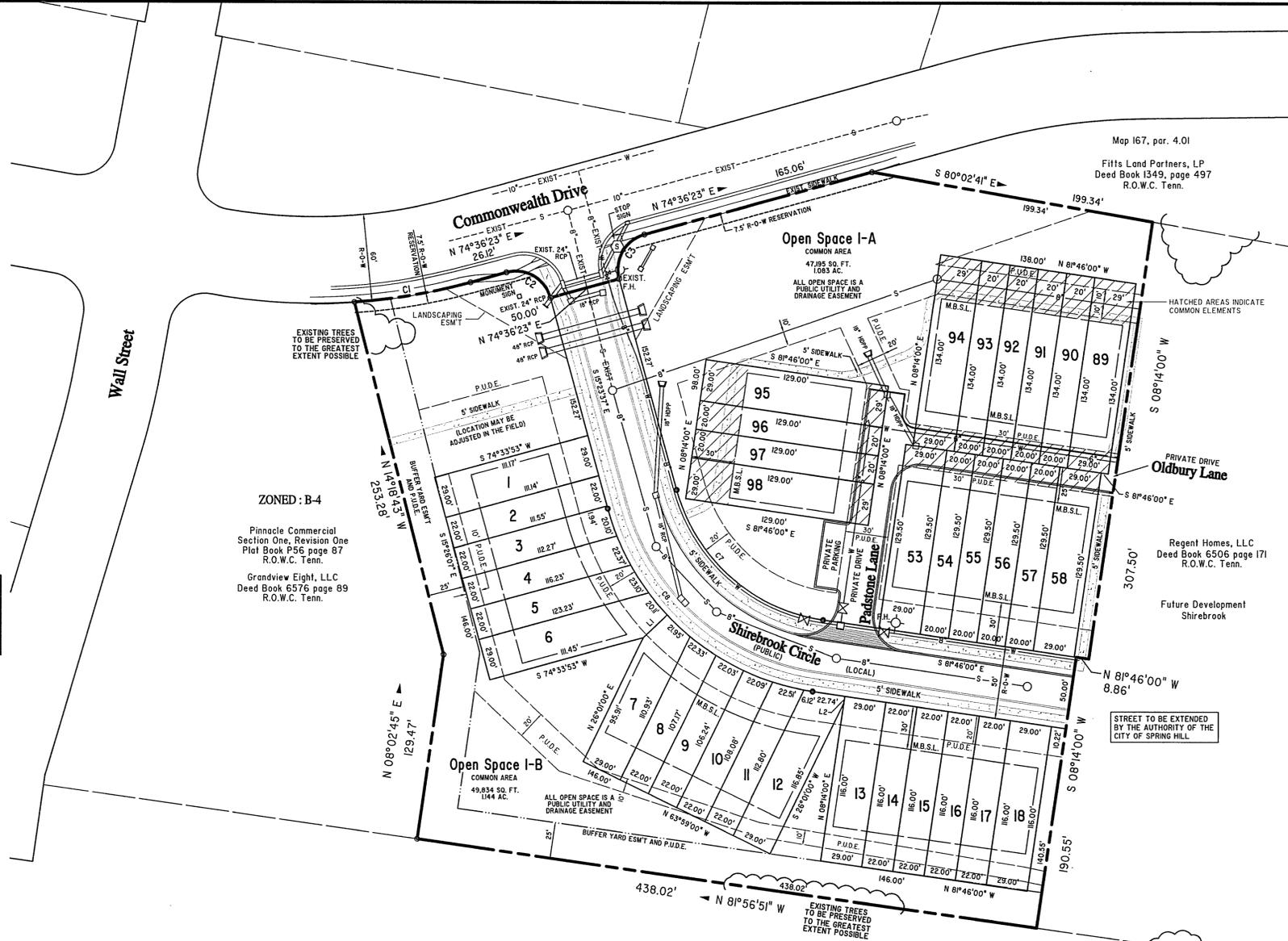
**Curve Data**

CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	01°26'09"	413.43'	82.52'	41.40'	82.38'	N80°19'28"E
C2	090°00'00"	25.00'	39.27'	25.00'	35.36'	N60°23'37"W
C3	090°00'00"	25.00'	39.27'	25.00'	35.36'	S29°36'23"W
C7	066°22'23"	125.00'	144.80'	81.76'	136.84'	S48°34'48"E
C8	066°22'23"	175.00'	202.72'	114.46'	191.58'	S48°34'48"E

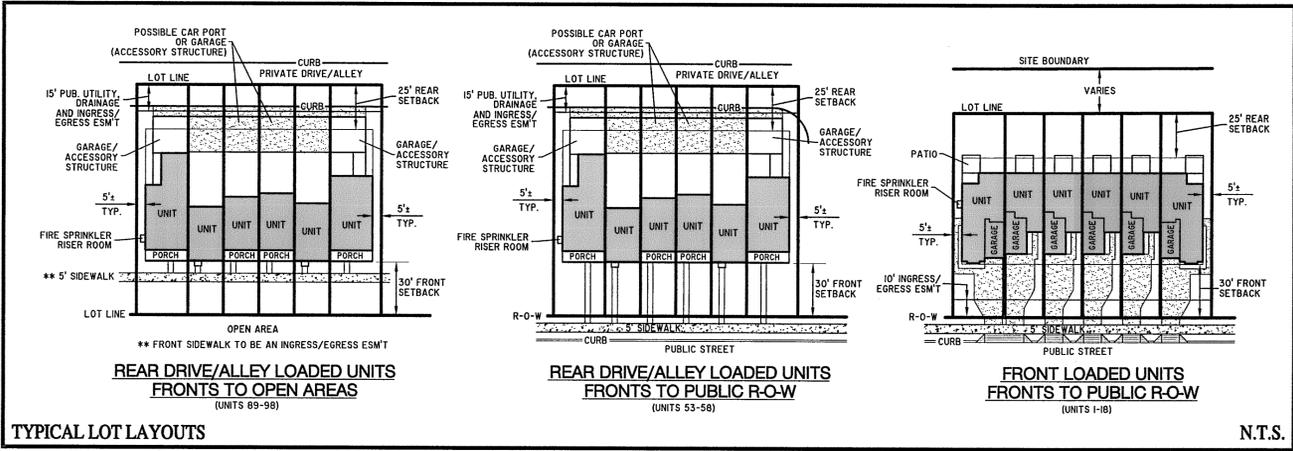
Lot #	Square Feet	Acres
1	3224	0.074
2	2445	0.056
3	2453	0.056
4	2508	0.058
5	2628	0.060
6	3628	0.083
7	3244	0.074
8	2394	0.055
9	2342	0.054
10	2352	0.054
11	2424	0.056
12	3399	0.078
13	3364	0.077
14	2552	0.059
15	2552	0.059
16	2552	0.059
17	2552	0.059
18	3364	0.077
58	3755	0.086
57	2590	0.059

**Line Data**

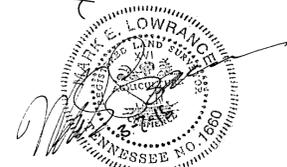
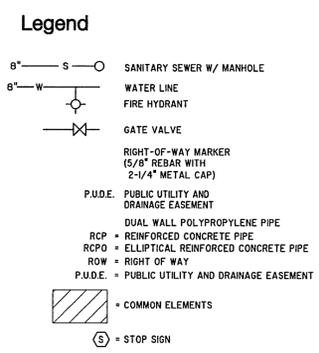
Line #	Bearing	Distance
L1	N 46°33'05" E	22.87'
L2	N 08°14'00" E	4.89'



- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO CREATE 34 RESIDENTIAL SINGLE FAMILY ATTACHED TOWNHOME UNITS UNDER THE R-4 PROVISION OF THE CURRENT B-4 ZONING.
  - PROPERTY MAP 167, A PORTION OF PARCEL 4.22 4TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE.
  - DEED REFERENCE: MAP 167, PARCEL 4.22 REGENT HOMES, LLC DEED BOOK 6506, PAGE 171 R.O.W.C.
  - OWNER / DEVELOPER: REGENT HOMES, LLC 6901 LENOX VILLAGE DRIVE - SUITE 107 NASHVILLE, TN 37211 (615) 533-5566 CONTACT : RICK BLACKBURN
  - PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
  - EXISTING ZONING: B-4
  - THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
  - THE PROPERTY IS LOCATED WITHIN ZONE "X" AS DEPICTED ON FEMA FLOOD MAP 4719C0070E, EFFECTIVE DATE APRIL 16, 2007.
  - ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT
  - OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - ALL STORM DRAINS AND DRAINAGE WAYS LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - ALL PRIVATE DRIVES SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - TRASH PICKUP TO BE PROVIDED BY THE HOMEOWNERS ASSOCIATION.
  - ALL UNITS ARE TO HAVE FIRE SPRINKLER SYSTEMS.
  - MINIMUM SIDE SETBACK DISTANCES ARE TO BE MEASURED FROM THE PRINCIPAL STRUCTURE. FIRE SPRINKLER RISER ROOMS ARE NOT TO BE INCLUDED AS PART OF THE PRINCIPAL STRUCTURE FOR SETBACK MEASUREMENTS.



**ZONED : B-4**  
Map 167, par. 4  
Milford F. Michum, Jr.  
Deed Book 1123, page 314  
R.O.W.C. Tenn.



**Phase One  
Shirebrook**

**CERTIFICATE OF COMMON AREAS DEDICATION**

REGENT HOMES, LLC, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within SHIREBROOK, PHASE I for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date \_\_\_\_\_ Owner \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book 6506, page 171, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.

Owner(s) \_\_\_\_\_ Date \_\_\_\_\_  
REGENT HOMES, LLC \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**

I hereby certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: SHIREBROOK, PHASE I has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: \_\_\_\_\_  
Name/Title/Agency or Authorized Approving Agent \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM**

I hereby certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: SHIREBROOK, PHASE I has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation.

Date: \_\_\_\_\_  
Name/Title/Agency or Authorized Approving Agent \_\_\_\_\_

**CERTIFICATE OF SURVEY ACCURACY**

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1:10,000.

Date: 3-7-16  
Registered Land Surveyor No. 1660

**CERTIFICATE OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING**

I hereby certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date: \_\_\_\_\_  
Appropriate Governmental Representative \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREET NAMES**

Street Names approved by Williamson County Emergency Communications.

Date: \_\_\_\_\_  
Authorized Approving Agent \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.

Date: \_\_\_\_\_  
Secretary, City of Spring Hill Planning Commission \_\_\_\_\_

**FINAL SUBDIVISION PLAT**

**CITY OF SPRING HILL PLANNING COMMISSION**

TOTAL ACRES 5.079	TOTAL LOTS 34
ACRES ROADWAY 0.580	ACRES OPEN SPACE 2.227
OWNER REGENT HOMES, LLC	ZONING B-4
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.	DATE 3-02-16

SCALE: 1" = 50'

City of Spring Hill  
 199 Town Center Parkway  
 P.O. Box 789



Spring Hill, TN 37174  
 Phone 931-486-2252 Ext. 211  
 Fax: 931-486-3596

**Application for Surety**

Property Information	Project Name: <u>Shirebrook</u> Phase: <u>Phase 1</u> Section: _____ Number of Lots Approved: <u>34</u> Number of Lots Remaining: _____ Surety Type: _____ Maintenance <input checked="" type="checkbox"/> Performance _____ Restoration Posted With: <input checked="" type="checkbox"/> Letter of Credit _____ Performance Bond _____ Insurance Bond _____ Cash Surety Amount: \$ <u>31,140<sup>00</sup></u> Expiration Date: ____/____/____ Automatic Renewal Clause included with Surety: <u>Yes</u> / No (Circle One) Purpose of Surety: <u>to record plat</u>
Financial Information	Name of Financial Institution: <u>First Bank</u> Surety #: _____ Contact Person: <u>Chuck Scruggs</u> Email: <u>CSCRUGGS@firstbankonline.com</u> Address: <u>318 Seaboard Lane Ste 205</u> City, State, Zip: <u>Franklin TN 37067</u> Phone Number: <u>(615) 448-2047</u> Fax Number: <u>(615) 778-9550</u>
Contact Information	Name of Owner/Developer or Representative: <u>Regent Homes (Josh Schultz)</u> Address: <u>6901 Lenox Village Dr. Ste 107</u> City, State, Zip: <u>Nashville TN 37211</u> Phone Number: <u>(615) 533-8158</u> Fax Number: <u>(615) 332-3366</u> <u>Josh.Schulz@regenthomes-tn.com</u>

**Action Request**

I (we) request that the following action be taken:

- Establish New Surety
- Request Final Inspection and Release of Surety
- Request Reduction of Surety Amount
- Request extension of surety for (1) year  
 (Please provide proof of difficulty below)

Explanation for Proof of Difficulty:

\_\_\_\_\_

 3/9/16  
 Applicant Signature Date City Staff Signature Date



## Utility Information Sheet

Development Shirebrook

Phase 1 #of lots 34

### Cost to install Utility's (Maintenance Bond)

Sewer line \$106,772.00

Water line \$128,002.00

Storm Water \$ 63,461.00

Curbing \$ 5,290.00

Binder \$ 26,790.00

Total - \$330,315.00

**30% Bond Amount - \$99,094.50**



## Utility Information Sheet

Development \_\_\_ Shirebrook \_\_\_\_\_

Phase 1 #of lots 34

### Cost to install Utility's (Performance Bond)

Signage \_\_\_\_\_ \$2,000.00 \_\_\_\_\_

Street Lights \_\_\_ \$7,050.00 \_\_\_\_\_

Sidewalks \_\_\_ \$18,515.00 \_\_\_\_\_

Final Topping Asphalt \_\_\_ \$22,090.00 \_\_\_\_\_

Total - \$49,655.00

10% of total – \$4,965.50

**TOTAL BOND AMOUNT - \$54,620.50**



## City of Spring Hill Planning Commission

DATE: April 19, 2016

REQUEST: Establish a maintenance bond and a performance bond for Brixworth Phase 3 Section 1

SUBMITTED BY: Missy Stahl, Project Manager

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### OVERVIEW:

- Final plat is on the May Planning Commission agenda for consideration of approval.
- Developer has submitted application and corresponding documentation to establish bonds.

### PC ACTION REQUESTED:

- Approve PC Resolution 16-33 to establish a maintenance bond for Brixworth Phase 3 Section 1
- Approve PC Resolution 16-34 to establish a performance bond for Brixworth Phase 3 Section 1

**RESOLUTION 16-33 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR  
BRIXWORTH PHASE 3 SECTION 1**

**WHEREAS**, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

**WHEREAS**, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 38 lots, and the repair of such should damage occur during covered period; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs; and*

**WHEREAS**, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of **\$282,222.00**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Brixworth Phase 3 Section 1 in the amount of **\$282,222.00**.

Passed and adopted this 9<sup>th</sup> day of May, 2016.

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary

**RESOLUTION 16-34 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR  
BRIXWORTH PHASE 3 SECTION 1**

**WHEREAS**, a Performance Bond is required to be established for this development prior to recording of a Final Plat; and

**WHEREAS**, the Performance Bond is guaranteeing the construction of certain improvements on 38 lots; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sidewalks, Street Lights, Street Signs and Final topping to all streets with 1 1/2 inches of hot mix asphalt; and*

**WHEREAS**, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of **\$96,250.00**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

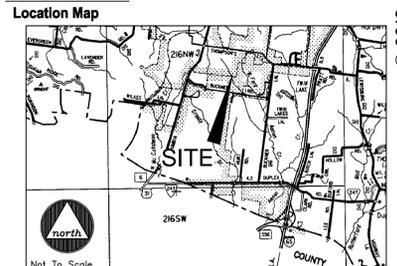
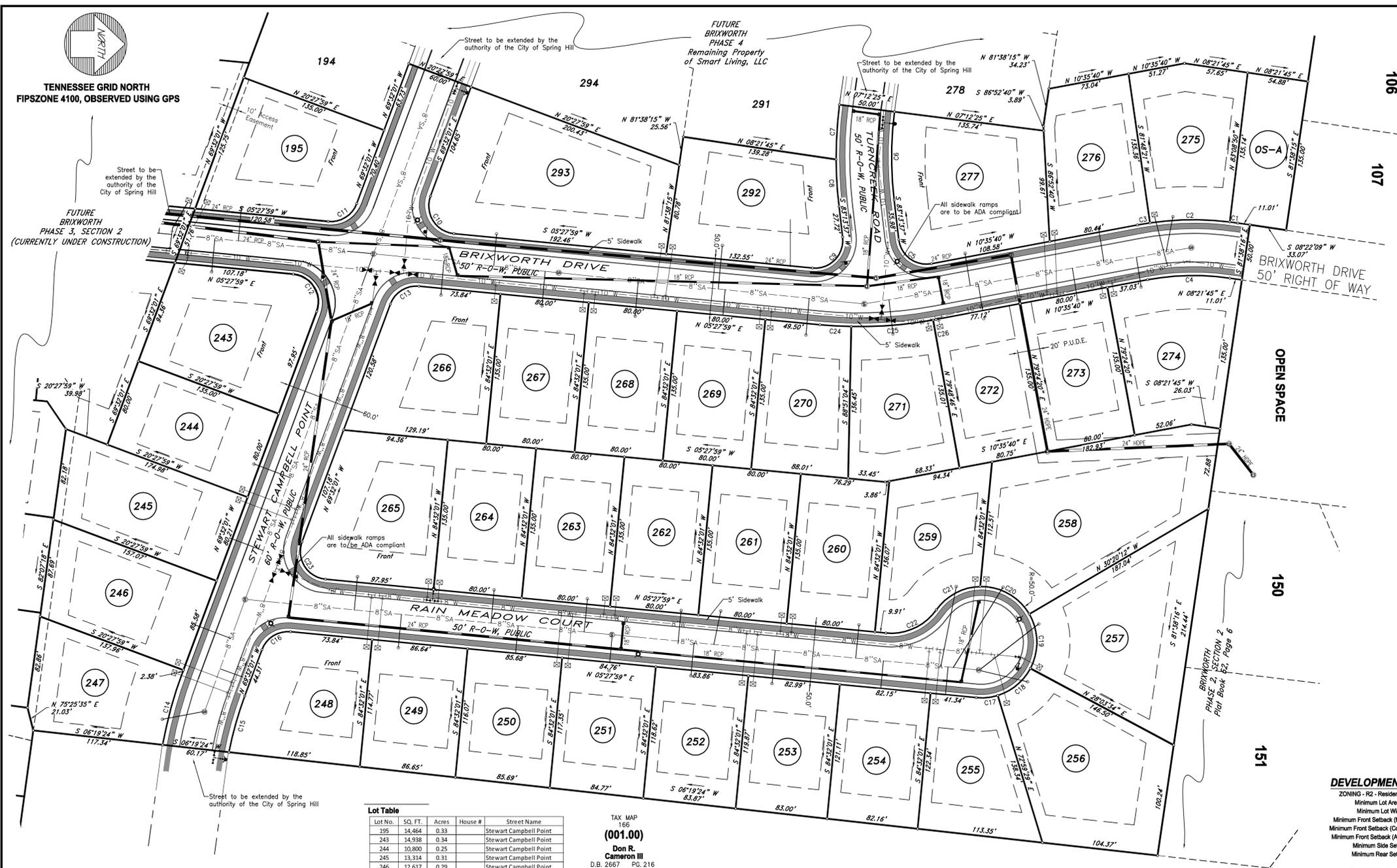
**WHEREAS**, upon completion of the public improvements listed above, the Developer will be required to file a “maintenance” bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Brixworth Phase 3 Section 1 in the amount of **\$96,250.00**.

Passed and adopted this 9<sup>th</sup> day of May, 2016

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 6226, Page 221, County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date: 2016 Owner: CHAD PULLIAM  
 CHIEF MANAGER - SMART LIVING, LLC  
 Title (if acting for partnership or corporation)

**CERTIFICATE OF APPROVAL OF WATER SYSTEM**

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled BRIXWORTH, PHASE 3, SECTION 1 has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: 2016 Name, Title and Agency or Authorized Approving Agent

**CERTIFICATE OF APPROVAL OF SEWER SYSTEM**

I, (we) hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled BRIXWORTH, PHASE 3, SECTION 1 has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: 2015 Name, Title and Agency or Authorized Approving Agent

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the subdivision plan shown hereon has been found to comply with the City of Spring Hill Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date: 2016 Secretary, Planning Commission

**CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING**

I, (we) hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Spring Hill Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

Date: 2016 Appropriate Governmental Representative

**CERTIFICATE OF COMMON AREAS DEDICATION**

SMART LIVING, LLC in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within for recreation for BRIXWORTH, PHASE 3, SECTION 1 and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions," applicable to the above named subdivision, is hereby incorporated and made a part of this plat.

Date: 2016 Owner - SMART LIVING, LLC  
 CHAD PULLIAM

**CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES**

Subdivision and street names approved by the Williamson County Emergency Communication.

Date: 2016 Williamson County Emergency Communication

**CERTIFICATE OF SURVEY ACCURACY**

I hereby certify that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated; and that the ratio of precision is greater than or equal to 1:10,000.

Date: 4-11-2016  
 Allen B. O'Leary, RLS TN # 1987

**DEVELOPMENT SUMMARY**

ZONING - R2 - Residential (Medium Density)  
 Minimum Lot Area = 10,000 S.F.  
 Minimum Lot Width = 60 FEET  
 Minimum Front Setback (Minor Street) = 30 FEET  
 Minimum Front Setback (Collector Street) = 40 FEET  
 Minimum Front Setback (Arterial Street) = 50 FEET  
 Minimum Side Setback - 10 FEET  
 Minimum Rear Setback - 25 FEET

BRIXWORTH, PHASE 3, SECTION 1  
 Total Area - 14.25 Acres  
 P/O Tax Map 166, Parcel 5.00 (Williamson County)  
 Total Lots - 38  
 Area in Right of Way - 2.99 Acres  
 Area in Flood Plain - 0.00 Acres

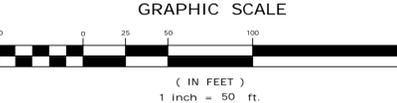
**OPEN SPACE NOTE:**  
 ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

**Surveyor's Notes**

- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
- Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
- Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be confirmed by local utility agencies.
- The property shown hereon is located within the City of Spring Hill, Williamson County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibrations, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Spring Hill's Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.
- The area of the parcel as shown hereon is 14.25 Acres.

**Curve Data**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	7.25	275.00	11.3035°	S 07°36'17" W	77.25
C2	72.22	275.00	150°24'49"	S 00°40'15" E	72.01
C3	11.52	275.00	22°24'01"	S 09°23'39" E	11.52
C4	74.44	225.00	185°57'24"	S 01°05'57" E	74.10
C5	40.94	25.00	93°49'17"	N 36°18'59" E	36.51
C6	79.30	325.00	13°58'48"	S 89°46'59" E	79.10
C7	49.18	375.00	7°30'49"	S 86°32'59" E	48.14
C8	42.32	375.00	19°27'59"	N 86°27'37" E	42.30
C9	44.61	25.00	102°14'22"	N 45°39'12" W	38.92
C10	45.81	25.00	105°00'00"	N 57°57'59" E	39.67
C11	32.72	25.00	75°00'00"	N 32°02'01" E	39.44
C12	45.81	25.00	105°00'00"	S 57°57'59" W	39.67
C13	32.72	25.00	75°00'00"	S 32°02'01" E	30.44
C14	67.39	380.00	10°09'38"	S 74°36'50" E	67.30
C15	62.57	320.00	19°24'44"	N 74°14'23" E	62.51
C16	32.72	25.00	75°00'00"	S 32°02'01" E	30.44
C17	19.61	50.00	22°28'31"	N 05°46'16" W	19.49
C18	59.21	50.00	44°55'55"	N 39°28'29" W	38.21
C19	50.96	50.00	58°23'46"	S 88°51'41" W	48.78
C20	53.17	50.00	60°55'30"	S 29°12'04" W	50.70
C21	46.49	50.00	53°16'19"	S 27°53'51" E	44.83
C22	52.38	50.00	65°00'00"	N 24°32'01" W	50.00
C23	45.81	25.00	105°00'00"	S 57°57'59" E	39.67
C24	28.26	375.00	4°19'03"	N 03°18'28" E	28.25
C25	74.20	375.00	11°20'10"	N 04°31'09" W	74.07
C26	12.66	375.00	10°24'29"	N 10°23'27" W	12.68

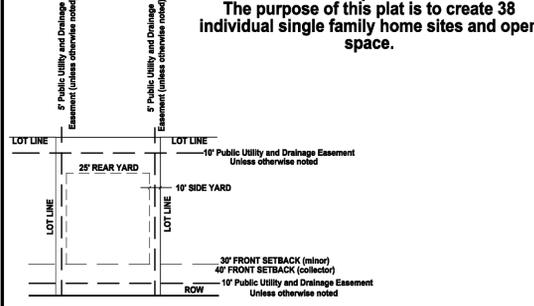


**OWNER INFORMATION**  
 SMART LIVING, LLC  
 2101 CLINTON AVENUE WEST, SUITE 201  
 HUNTSVILLE, AL 35805  
 PHONE: 258.713.3636  
 FAX: 258.713.3637

**TAX MAP 166 (001.00) Don R. Cameron III D.B. 2687 PC 216 R.O.W.C., TN**

Lot No.	SQ. FT.	Acres	House #	Street Name
195	14,464	0.33		Stewart Campbell Point
243	14,938	0.34		Stewart Campbell Point
244	10,800	0.25		Stewart Campbell Point
245	13,314	0.31		Stewart Campbell Point
246	12,617	0.29		Stewart Campbell Point
247	11,048	0.25		Stewart Campbell Point
248	12,179	0.28		Rain Meadow Court
249	10,000	0.23		Rain Meadow Court
250	10,000	0.23		Rain Meadow Court
251	10,000	0.23		Rain Meadow Court
252	10,000	0.23		Rain Meadow Court
253	10,000	0.23		Rain Meadow Court
254	10,000	0.23		Rain Meadow Court
255	10,807	0.25		Rain Meadow Court
256	17,316	0.40		Rain Meadow Court
257	18,561	0.43		Rain Meadow Court
258	23,022	0.53		Rain Meadow Court
259	11,646	0.27		Rain Meadow Court
260	10,802	0.25		Rain Meadow Court
261	10,800	0.25		Rain Meadow Court
262	10,800	0.25		Rain Meadow Court
263	10,800	0.25		Rain Meadow Court
264	10,800	0.25		Rain Meadow Court
265	14,938	0.34		Rain Meadow Court
266	14,929	0.34		Brixworth Drive
267	10,800	0.25		Brixworth Drive
268	10,800	0.25		Brixworth Drive
269	10,800	0.25		Brixworth Drive
270	12,203	0.28		Brixworth Drive
271	12,041	0.28		Brixworth Drive
272	10,836	0.25		Brixworth Drive
273	10,800	0.25		Brixworth Drive
274	13,508	0.31		Brixworth Drive
275	12,397	0.28		Brixworth Drive
276	11,492	0.26		Brixworth Drive
277	16,413	0.38		Turncreek Road
292	15,212	0.35		Turncreek Road
293	22,589	0.52		Stewart Campbell Point
294	7,169	0.16		N/A

**Purpose:**  
 The purpose of this plat is to create 38 individual single family home sites and open space.



- Legend**
- SP Iron Rod Found
  - IP.F. Iron Rod Set
  - IP.F. Iron Pipe Found
  - AXLE Axle Found
  - ECM Concrete Monument Existing
  - OP.K.F. PK Nail Found
  - OP.K.S. PK Nail Set
  - R.R.S.-R. Railroad Spike Found
  - R.R.S.S. Railroad Spike Set
  - Bench Mark
  - Stake Found
  - Fire Hydrant
  - Storm Pipe
  - Water Meter
  - Water Valve
  - Water Reducer
  - Clean Out
  - Sanitary Sewer Manhole
  - Storm Sewer Manhole
  - Catch Basin
  - Curb Inlet
  - Storm Pipe
  - Cable Manhole
  - Electric Manhole
  - Telephone Manhole
  - Electric Meter
  - Cable Riser
  - Electric Riser
  - Telephone Riser
  - Essment Line
  - Building Setback Line
  - Centerline
  - Edge of Pavement
  - Edge of Gravel
  - Fence Line
  - Landscape
  - Woods / Tree Line
  - Power Pole
  - Flag Pole
  - Mailbox
  - Parking Block
  - Satellite Dish
  - Handicap Parking
  - Water Spigot
  - Well
  - Evergreen Tree
  - Deciduous Tree
  - Bush
  - Sign
  - Adjoining Property Line
  - Subject Property Line
  - Essment Line
  - Building Setback Line
  - Centerline
  - Edge of Pavement
  - Edge of Gravel
  - Fence Line
  - Landscape
  - Woods / Tree Line
  - Edge of Water
  - Ditch
  - Creek Centerline
  - Contour Line
  - Index Contour Line
  - Gas Line
  - Sanitary Sewer Line
  - Water Line
  - Storm Sewer Line
  - Overhead Utility Line
  - Overhead Cable Line

**WES ENGINEERS & SURVEYORS**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 2486 NASHVILLE HIGHWAY  
 COLUMBIA, TN 38401  
 PHONE: (931) 388-2329  
 www.wesengineers.com

**WES ENGINEERS & SURVEYORS**

Client: SMART LIVING, LLC  
 2101 CLINTON AVENUE, STE 201  
 HUNTSVILLE, AL 35805  
 PH: 256.713.3636

**FINAL PLAT**  
 BRIXWORTH SUBDIVISION  
 PHASE 3, SECTION 1

DATE	REVISIONS	Drawn: AD	Checked:	Approved:	Date: 4-11-16
		16514			

Scale: Vertical: Horizontal: 1" = 50'



City of Spring Hill  
199 Town Center Parkway  
P.O. Box 789  
Spring Hill, TN 37174  
Phone: 931.486.2252 ext. 214  
Fax: 931.486.3596



For additional information, send inquiries to:  
Chris Brooks (cbrooks@springhilltn.org)

**APPLICATION FOR SURETY**

PROJECT NAME: BRIXWORTH PHASE 3 SECTION 1 PHASE: 3 SECTION: 1  
# OF LOTS APPROVED: \_\_\_\_\_ # OF LOTS REMAINING: \_\_\_\_\_

SURETY TYPE:  MAINTENANCE  PERFORMANCE \_\_\_\_\_ RESTORATION

POSTED WITH:  LETTER OF CREDIT \_\_\_\_\_ PERFORMANCE BOND \_\_\_\_\_ CASH \_\_\_\_\_ Insurance Bond

SURETY AMOUNT: \$ \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y/N

PURPOSE OF SURETY: \_\_\_\_\_

NAME OF FINANCIAL INSTITUTION: NATIONAL BANK OF COMMERCE SURETY #: \_\_\_\_\_  
CONTACT PERSON: EVANS QUIN LIVAN EMAIL: EQULIVAN@NATIONALBANKOF.COMMERCE.COM  
ADDRESS: HUNTSVILLE, AL CITY, STATE, ZIP: \_\_\_\_\_  
PHONE NUMBER: 256-564-7606 FAX NUMBER: \_\_\_\_\_

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: SMART LIVING LLC DAVID BUSCHMAN  
ADDRESS: 2101 CLINTON AVE W CITY, STATE, ZIP: HUNTSVILLE AL 35805  
PHONE NUMBER: 615-878-6171 FAX NUMBER: \_\_\_\_\_  
EMAIL: DAVID@DAVIDBUSCHMAN.WW.COM

**ACTION REQUEST**

I (WE) REQUEST THAT THE FOLLOWING ACTION BE TAKEN:

- ESTABLISH NEW SURETY
- REQUEST FINAL INSPECTION AND RELEASE OF SURETY
- REQUEST REDUCTION OF SURETY AMOUNT
- REQUEST EXTENSION OF SURETY FOR (1) YEAR  
(PLEASE PROVIDE PROOF OF DIFFICULTY BELOW)

EXPLANATION FOR PROOF OF DIFFICULTY: \_\_\_\_\_

*David Buschman*



## Utility Information Sheet

Development      Brixworth                     

Phase   3   Section   1   #of lots  38  

### Cost to install Utility's (Maintenance Bond)

Sewer line      \$348,000.00                     

Water line      \$133,700.00                     

Storm Water    \$375,600.00                     

Curbing        \$ 23,915.00                     

Binder         \$ 59,526.00                     

Total - \$940,741.00

**30% Bond Amount - \$282,222.00**



## Utility Information Sheet

Development \_\_\_ Brixworth \_\_\_\_\_

Phase 3 Section 1 #of lots 38 \_\_\_

### Cost to install Utility's (Performance Bond)

Signage \_\_\_\_\_ \$3,000.00 \_\_\_\_\_

Street Lights \_\_\_ \$10,000.00 \_\_\_\_\_

Sidewalks \_\_\_ \$22,500.00 \_\_\_\_\_

Final Topping Asphalt \_\_\_ \$52,000.00 \_\_\_\_\_

Total - \$87,500.00

10% of total – \$8,750.00

**TOTAL BOND AMOUNT - \$96,250.00**



## City of Spring Hill Planning Commission

DATE: April 19, 2016

REQUEST: Establish a maintenance bond and a performance bond for Meadowbrook Phase 4 Section 5

SUBMITTED BY: Missy Stahl, Project Manager

---

### OVERVIEW:

- Final plat was approved by the Planning Commission in October 2015.
- Developer has submitted application and corresponding documentation to establish bonds.

### PC ACTION REQUESTED:

- Approve PC Resolution 16-35 to establish a maintenance bond for Meadowbrook Phase 4 Section 5
- Approve PC Resolution 16-36 to establish a performance bond for Meadowbrook Phase 4 Section 5

**RESOLUTION 16-35 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR  
MEADOWBROOK PHASE 4 SECTION 5**

**WHEREAS**, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

**WHEREAS**, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 16 lots, and the repair of such should damage occur during covered period; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs; and*

**WHEREAS**, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of **\$58,567.00**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Meadowbrook Phase 4 Section 5 in the amount of **\$58,567.00**.

Passed and adopted this 9<sup>th</sup> day of May, 2016.

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary

**RESOLUTION 16-36 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR  
MEADOWBROOK PHASE 4 SECTION 5**

**WHEREAS**, a Performance Bond is required to be established for this development prior to recording of a Final Plat; and

**WHEREAS**, the Performance Bond is guaranteeing the construction of certain improvements on 16 lots; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sidewalks, Street Lights, Street Signs and Final topping to all streets with 1 1/2 inches of hot mix asphalt; and*

**WHEREAS**, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of **\$22,066.00**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

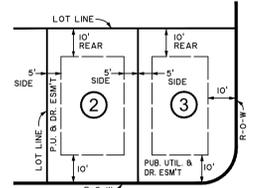
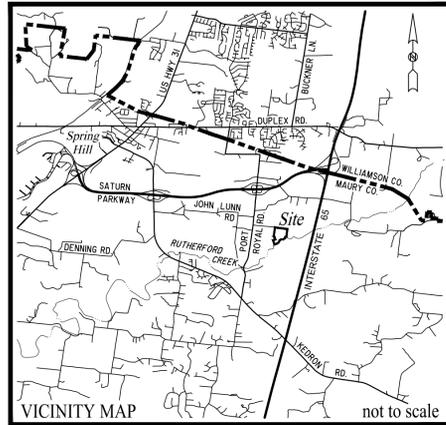
**WHEREAS**, upon completion of the public improvements listed above, the Developer will be required to file a “maintenance” bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Meadowbrook Phase 4 Section 5 in the amount of **\$22,066.00**.

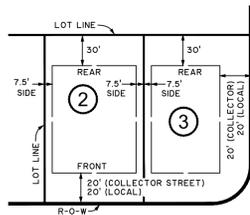
Passed and adopted this 9<sup>th</sup> day of May, 2016

\_\_\_\_\_  
Paul Downing, Chairman

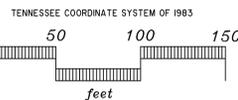
\_\_\_\_\_  
Dara Sanders, Secretary



DETAIL "A"  
TYPICAL EASEMENT CONFIGURATION  
NOT TO SCALE  
APPLICABLE TO ALL RESIDENTIAL LOTS SHOWN HEREON  
UNLESS A GREATER EASEMENT IS SHOWN AND DIMENSIONED



TYPICAL MINIMUM  
BUILDING SETBACKS  
N.T.S.



LOT	SQ. FT.	ACRES
251	7,150.00	0.164
252	7,150.00	0.164
253	7,150.00	0.164
254	7,150.00	0.164
255	7,594.68	0.174
256	9,911.84	0.228
257	10,671.13	0.245
263	7,424.60	0.170
264	7,552.10	0.173
265	7,913.66	0.182
266	10,752.76	0.247
267	14,465.24	0.332
268	11,167.94	0.256
269	10,353.93	0.238
270	8,649.13	0.199
271	7,148.31	0.164

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C69	090°00'00"	25.00	39.27	25.00	35.36	S52°32'03"W
C70	049°27'30"	50.00	43.16	23.03	41.83	S17°11'42"E
C71	031°47'18"	50.00	27.74	14.24	27.39	N23°25'42"E
C72	261°14'48"	50.00	227.98	58.29	75.90	N88°41'57"E
C73	026°31'04"	125.00	57.85	29.45	57.34	N69°12'25"W
C74	026°31'04"	75.00	34.71	17.67	34.40	N69°12'25"W

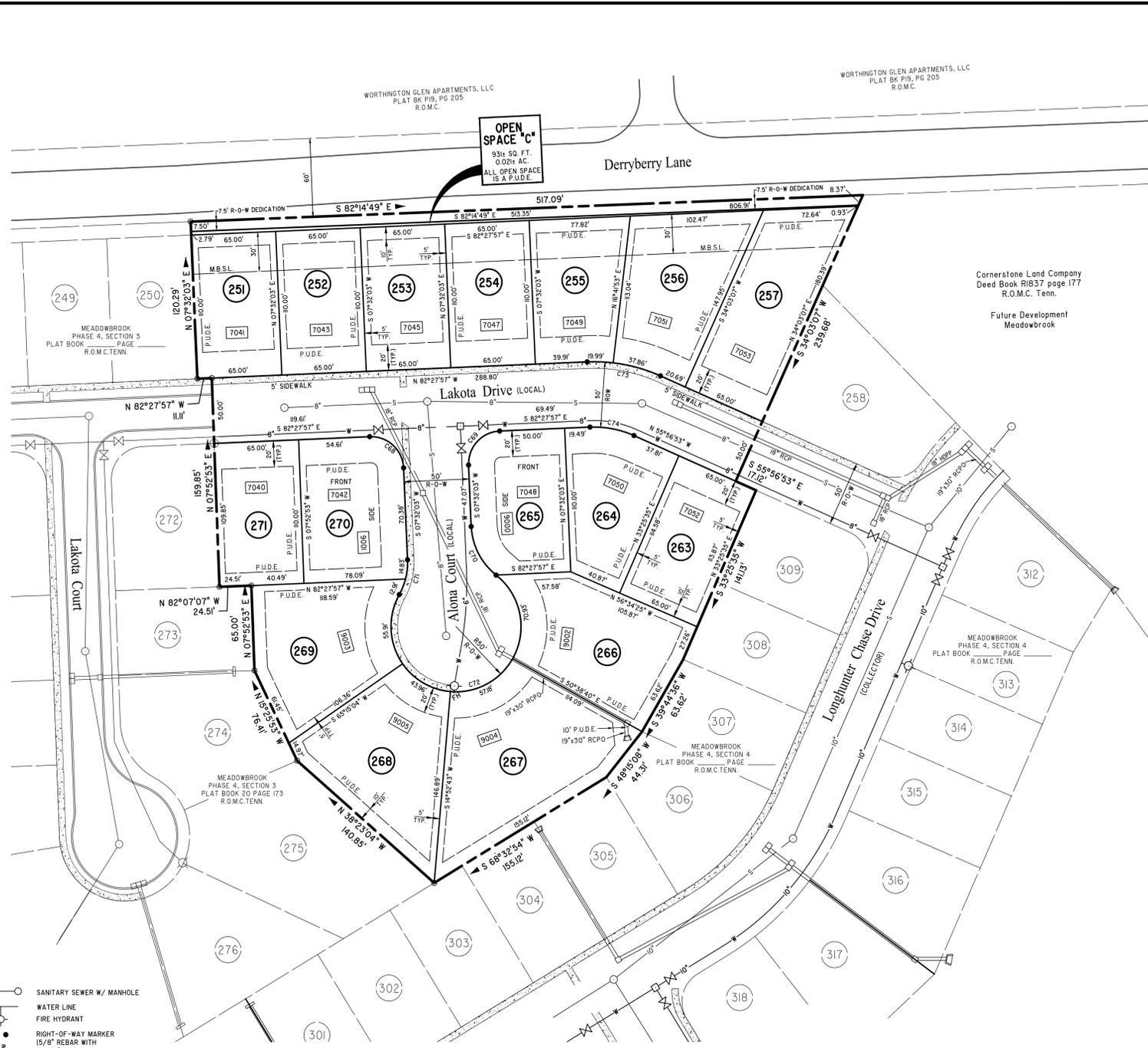
NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 16 SINGLE FAMILY LOTS.
- SITE IS LOCATED ON PROPERTY MAP 44, P/O PARCEL 28, MAURY COUNTY, TENNESSEE.
- DEED REFERENCE: MAP 44, P/O PARCEL 28 CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES DEED BOOK R1837, PAGE 147 R.O.M.C.
- OWNER/DEVELOPER: CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES 201 E MAIN STREET, SUITE 300 MURFREESBORO, TN 37130
- PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
- EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
- AREA WITHIN PHASE FOUR: 36.35 Ac. ±  
 AREA WITHIN PHASE FOUR SECTION ONE: 6.25 Ac. ±  
 AREA WITHIN PHASE FOUR SECTION TWO: 2.99 Ac. ±  
 AREA WITHIN PHASE FOUR SECTION THREE: 7.60 Ac. ±  
 AREA WITHIN PHASE FOUR SECTION FOUR: 6.79 Ac. ±  
 AREA WITHIN PHASE FOUR SECTION FIVE: 4.16 Ac. ±  
 REMAINING AREA PHASE FOUR: 8.56 Ac. ±
- NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR: 104  
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION ONE: 12  
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION TWO: 12  
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION THREE: 29  
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION FOUR: 25  
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION FIVE: 16
- EXISTING SETBACK REQUIREMENTS  
 MIN. FRONT YARD : 20 FEET  
 MIN. SIDE YARD : 7.5 FEET  
 MIN. REAR YARD : 30 FEET  
 MIN. DIST. BETWEEN BLDGS : 15 FEET
- THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. MAP No. 47119C0185E, EFFECTIVE DATE APRIL 16, 2007.
- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
- FIVE FOOT SIDEWALK SHALL BE REQUIRED AS SHOWN ON APPROVED MASTER PLAN.
- ALL DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



Legend

- 8" S-O SANITARY SEWER W/ MANHOLE
- 8" W WATER LINE
- Fire Hydrant
- Right-of-Way Marker (5/8" REBAR WITH 2-1/4" METAL CAP)
- Iron Pin at Prop. Corner (1/2" DIA. REBAR W/CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 STREET ADDRESS
- ★ STREET LIGHT



Phase Four, Section Five  
Meadowbrook

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. R1837, page 147, R.O.M.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations. Owner(s) CORNERSTONE LAND CO. Date		<b>CERTIFICATE OF APPROVAL OF WATER SYSTEM</b> I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled : MEADOWBROOK, PHASE 4, SECTION FIVE has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date : _____ Name/Title/Agency or Authorized Approving Agent		<b>CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM</b> I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled : MEADOWBROOK, PHASE 4, SECTION FIVE has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date : _____ Name/Title/Agency or Authorized Approving Agent		<b>CERTIFICATE OF SURVEY ACCURACY</b> I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "1" Land Survey as defined in Title 62, Chapter 16, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1 : 10,000. 9-25-15 Date: _____ Registered Land Surveyor No. 1660		<b>CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING</b> I hereby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Date : _____ Appropriate Governmental Representative		<b>CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES</b> Street Names and addresses approved by Maury County 911. Authorized Approving Agent Date		<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I hereby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register. Date : _____ Secretary, City of Spring Hill Planning Commission		<b>FINAL SUBDIVISION PLAT</b> CITY of SPRING HILL PLANNING COMMISSION TOTAL ACRES 4.163 TOTAL LOTS 16 ACRES ROADWAY 0.978 ACRES OPEN SPACE 0.021 OWNER CORNERSTONE LAND COMPANY ZONING R-2 P.U.D. SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE 9-10-15 SCALE: 1" = 50'	
---	--	---	--	--	--	--	--	---	--	---	--	---	--	---	--

City of Spring Hill  
 199 Town Center Parkway  
 P.O. Box 789



Spring Hill, TN 37174  
 Phone 931-486-2252 Ext. 211  
 Fax: 931-486-3596

**Application for Surety**

<b>Property Information</b>	Project Name: <u>Meadowbrook</u> Phase: <u>4</u> Section: <u>5</u> Number of Lots Approved: <u>16</u> Number of Lots Remaining: <u>16</u> Surety Type: <input type="checkbox"/> Maintenance <input type="checkbox"/> Performance <input type="checkbox"/> Restoration Posted With: <input checked="" type="checkbox"/> Letter of Credit <input type="checkbox"/> Performance Bond <input type="checkbox"/> Insurance Bond <input type="checkbox"/> Cash Surety Amount: \$ <u>59,017.05</u> Expiration Date: <u>    </u> / <u>    </u> / <u>    </u> Automatic Renewal Clause included with Surety: Yes / No (Circle One) Purpose of Surety: <u>    </u>
<b>Financial Information</b>	Name of Financial Institution: <u>First Bank</u> Surety #: <u>    </u> Contact Person: <u>Michael G. McClellan</u> Email: <u>mcclellan@firstbankonline.com</u> Address: <u>3325 Aspen Grove Drive Suite 204</u> City, State, Zip: <u>Franklin, TN 37067</u> Phone Number: <u>(615) 309-1503</u> Fax Number: <u>(615)    </u>
<b>Contact Information</b>	Name of Owner/Developer or Representative: <u>Jason Beavers / Cornerstone Land Co</u> Address: <u>262 Robert Rose Drive Suite 300</u> <u>jbeavers@dc.south.com</u> City, State, Zip: <u>Murfreesboro, TN, 37129</u> Phone Number: <u>(615) 692-2814</u> Fax Number: <u>(615) 896-9380</u>

**Action Request**

I (we) request that the following action be taken:

- Establish New Surety
- Request Final Inspection and Release of Surety
- Request Reduction of Surety Amount
- Request extension of surety for (1) year
- Request Maintenance Bond

(Please provide proof of difficulty below)

Explanation for Proof of Difficulty:

\_\_\_\_\_

[Signature] 4/11/16  
 Applicant Signature Date

\_\_\_\_\_  
 City Staff Signature Date







## City of Spring Hill Planning Commission

DATE: April 19, 2016

REQUEST: Establish a maintenance bond and a performance bond for Meadowbrook Phase 4 Section 6

SUBMITTED BY: Missy Stahl, Project Manager

---

### OVERVIEW:

- Final plat is on the May Planning Commission agenda for consideration of approval.
- Developer has submitted application and corresponding documentation to establish bonds.
- Plat was submitted for (6) lots but should have been for (10) lots. Developer will submit the additional (4) lots once the plat is drawn. Staff has approved for the bonds to be established for all (10) lots.

### PC ACTION REQUESTED:

- Approve PC Resolution 16-37 to establish a maintenance bond for Meadowbrook Phase 4 Section 6
- Approve PC Resolution 16-38 to establish a performance bond for Meadowbrook Phase 4 Section 6

**RESOLUTION 16-37 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR  
MEADOWBROOK PHASE 4 SECTION 6**

**WHEREAS**, a Maintenance Bond is required to be established for this development prior to recording of a Final Plat; and

**WHEREAS**, the Maintenance Bond is guaranteeing the workmanship and materials of certain improvements existing on 10 lots, and the repair of such should damage occur during covered period; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs; and*

**WHEREAS**, to date, the improvements have been completed, but not accepted by the City and, therefore, a Maintenance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Maintenance Bond be established for a minimum of twelve (12) months, in the amount of **\$36,604.00**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Meadowbrook Phase 4 Section 6 in the amount of **\$36,604.00**.

Passed and adopted this 9<sup>th</sup> day of May, 2016.

\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary

**RESOLUTION 16-38 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR  
MEADOWBROOK PHASE 4 SECTION 6**

**WHEREAS**, a Performance Bond is required to be established for this development prior to recording of a Final Plat; and

**WHEREAS**, the Performance Bond is guaranteeing the construction of certain improvements on 10 lots; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Sidewalks, Street Lights, Street Signs and Final topping to all streets with 1 1/2 inches of hot mix asphalt; and*

**WHEREAS**, to date, the improvements have not been completed and/or accepted by the City and, therefore, a Performance Bond is required; and

**WHEREAS**, it is the recommendation of the City Engineer that a Performance Bond be established in the amount of **\$14,410.00**; and

**WHEREAS**, it is anticipated that the date of completion for the above referenced public improvements will be within the time prescribed for the bond and it is required that an automatic renewal clause, to the benefit of the City of Spring Hill, be included within the bond in case such improvements are not completed in a timely manner; and

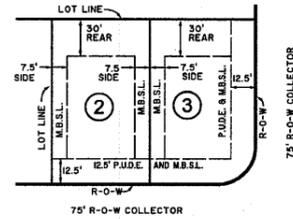
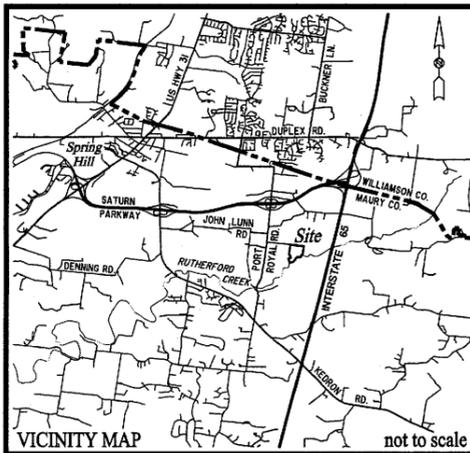
**WHEREAS**, upon completion of the public improvements listed above, the Developer will be required to file a “maintenance” bond guaranteeing performance of the public improvements for a minimum of an additional one year period with the Planning Commission after the dedication and acceptance of such public improvements by the Board of Mayor and Aldermen.

**NOW, THEREFORE, BE IT RESOLVED**, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Meadowbrook Phase 4 Section 6 in the amount of **\$14,410.00**.

Passed and adopted this 9<sup>th</sup> day of May, 2016

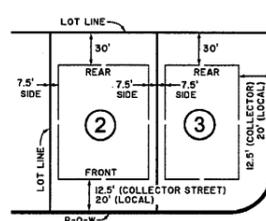
\_\_\_\_\_  
Paul Downing, Chairman

\_\_\_\_\_  
Dara Sanders, Secretary



Minimum Building Setback Detail for Lots Fronting Collector Roadways

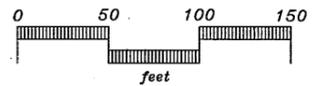
NOT TO SCALE  
VARIANCES GRANTED BY CITY OF SPRING HILL  
BOARD OF ZONING APPEALS CASE NO. \_\_\_\_\_  
APPROVED OCT. 6, 2015



TYPICAL MINIMUM BUILDING SETBACKS  
N.T.S.



TENNESSEE COORDINATE SYSTEM OF 1983



Legend

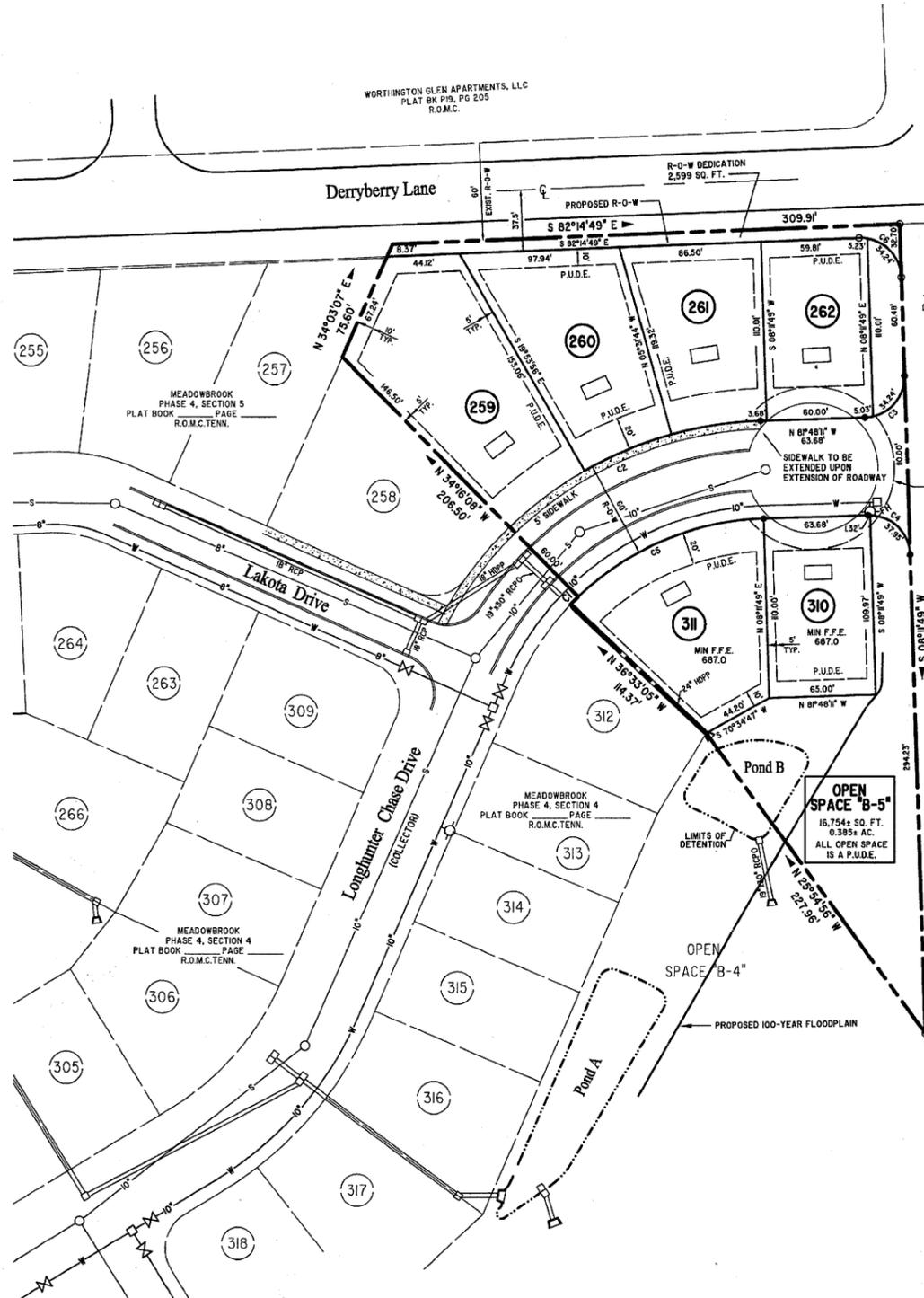
- 8" - S SANITARY SEWER W/ MANHOLE
- 8" - W WATER LINE
- FIRE HYDRANT
- RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
- IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- 1234 STREET ADDRESS
- ★ STREET LIGHT

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 6 SINGLE FAMILY LOTS.
2. SITE IS LOCATED ON PROPERTY MAP 44, P/O PARCEL 28, MAURY COUNTY, TENNESSEE.
3. DEED REFERENCE: MAP 44, P/O PARCEL 28, CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES DEED BOOK R1837, PAGE 147 R.O.M.C.
4. OWNER/DEVELOPER: CORNERSTONE LAND COMPANY C/O OLE SOUTH PROPERTIES 201 E MAIN STREET, SUITE 300 MURFREESBORO, TN 37130
5. PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
6. EXISTING ZONING: R-2 PLANNED UNIT DEVELOPMENT (P.U.D.)
7. AREA WITHIN PHASE FOUR: 36.35 Ac. ±  
 AREA WITHIN PHASE FOUR SECTION ONE: 6.25 Ac. ±  
 AREA WITHIN PHASE FOUR SECTION TWO: 2.99 Ac. ±  
 AREA WITHIN PHASE FOUR SECTION THREE: 7.60 Ac. ±  
 AREA WITHIN PHASE FOUR SECTION FOUR: 6.79 Ac. ±  
 AREA WITHIN PHASE FOUR SECTION FIVE: 6.25 Ac. ±  
 AREA WITHIN PHASE FOUR SECTION SIX: 2.09 Ac. ±  
 REMAINING AREA PHASE FOUR: 2.31 Ac. ±
8. NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR: 104  
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION ONE: 12  
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION TWO: 12  
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION THREE: 29  
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION FOUR: 25  
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION FIVE: 16  
 NUMBER OF LOTS PROPOSED WITHIN PHASE FOUR, SECTION SIX: 6
9. EXISTING SETBACK REQUIREMENTS  
 MIN. FRONT YARD : 20 FEET (LOCAL STREET)  
 MIN. FRONT YARD : 12.5' (COLLECTOR STREET)  
 MIN. SIDE YARD : 7.5 FEET  
 MIN. REAR YARD : 30 FEET  
 MIN. DIST. BETWEEN BLDGS : 15 FEET
10. THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. MAP No. 4719SC0185E, EFFECTIVE DATE APRIL 16, 2007.
11. FEMA 100-YEAR FLOODWAY IS LOCATED OUTSIDE THE BOUNDARY OF PHASE 4, SECTION 6.
12. ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. DETENTION WILL BE PROVIDED. DISCHARGE FROM SITE FROM A 25 YEAR STORM WILL NOT EXCEED THE 25 YEAR STORM DISCHARGE PRIOR TO DEVELOPMENT.
14. FIVE FOOT SIDEWALK SHALL BE REQUIRED AS SHOWN ON APPROVED MASTER PLAN.
15. ALL DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
16. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.

LOT	SQ. FT.	ACRES
259	12,627	0.290
260	10,003	0.230
261	8,158	0.187
262	7,165	0.164
310	7,150	0.164
311	10,110	0.232

CURVE DATA						
NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	002°16'58"	170.00	6.77	3.39	6.77	S54°35'23"W
C2	042°27'57"	230.00	170.47	89.63	166.59	S76°57'51"W
C3	090°00'00"	25.00	39.27	25.00	35.36	N53°11'49"E
C4	090°00'00"	25.00	39.27	25.00	35.36	N36°48'11"W
C5	044°44'55"	170.00	132.77	69.98	129.42	S75°49'22"W
C6	090°26'38"	25.00	39.46	25.19	35.49	N37°01'30"W



Phase Four, Section Six  
Meadowbrook

<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. R1837, page 147, R.O.M.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations. Owner(s) CORNERSTONE LAND CO. Date _____		<b>CERTIFICATE OF APPROVAL OF WATER SYSTEM</b> I hereby Certify that the Water System(s) outlined or indicated on the Final Subdivision Plat entitled: MEADOWBROOK, PHASE 4, SECTION SIX has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date: _____ Name/Title/Agency or Authorized Approving Agent _____		<b>CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM</b> I hereby Certify that the Sewer System(s) outlined or indicated on the Final Subdivision Plat entitled: MEADOWBROOK, PHASE 4, SECTION SIX has (have) been installed in accordance with current Local and State Government requirements, or that a sufficient Bond or other surety has been filed to guarantee said installation. Date: _____ Name/Title/Agency or Authorized Approving Agent _____		<b>CERTIFICATE OF SURVEY ACCURACY</b> I (we) hereby Certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the Ratio of Precision is equal to or greater than 1:10,000. Date: 4-21-16  Registered Land Surveyor No. 1660		<b>CERTIFICATION OF THE APPROVAL OF PUBLIC WAYS OR BOND POSTING</b> I Herby Certify: (1) That all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the City of Spring Hill, Tennessee, Subdivision Regulations, or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Date: _____ Appropriate Governmental Representative _____		<b>CERTIFICATE OF APPROVAL OF ADDRESSES AND STREET NAMES</b> Street Names and addresses approved by Maury County 911. Authorized Approving Agent Date _____		<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> I Herby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for the City of Spring Hill, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register. Date: _____ Secretary, City of Spring Hill Planning Commission		<b>FINAL SUBDIVISION PLAT</b> CITY of SPRING HILL PLANNING COMMISSION TOTAL ACRES 2.085 TOTAL LOTS 6 ACRES ROADWAY 0.332 ACRES OPEN SPACE 0.385 OWNER CORNERSTONE LAND COMPANY ZONING R-2 P.U.D. SURVEYOR ANDERSON, DELK, EPPS & ASSOC. DATE 4-07-16 SCALE: 1" = 50' 	
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City of Spring Hill  
 199 Town Center Parkway  
 P.O. Box 789



Spring Hill, TN 37174  
 Phone 931-486-2252 Ext. 211  
 Fax: 931-486-3596

**Application for Surety**

<b>Property Information</b>	Project Name: <u>Meadowbrook</u> Phase: <u>4</u> Section: <u>6</u> Number of Lots Approved: <u>10</u> Number of Lots Remaining: <u>10</u> Surety Type: <input type="checkbox"/> Maintenance <input type="checkbox"/> Performance <input type="checkbox"/> Restoration Posted With: <input checked="" type="checkbox"/> Letter of Credit <input type="checkbox"/> Performance Bond <input type="checkbox"/> Insurance Bond <input type="checkbox"/> Cash Surety Amount: \$ _____ Expiration Date: ____/____/____ Automatic Renewal Clause included with Surety: Yes / No (Circle One) Purpose of Surety: _____
<b>Financial Information</b>	Name of Financial Institution: <u>First Bank</u> Surety #: _____ Contact Person: <u>Michael G. McClellan</u> Email: <u>m.mcclellan@firstbankonline.com</u> Address: <u>3325 Aspen Grove Drive Suite 204</u> City, State, Zip: <u>Franklin, TN 37067</u> Phone Number: <u>(615) 309-1503</u> Fax Number: ( ) _____
<b>Contact Information</b>	Name of Owner/Developer or Representative: <u>Jason Beavers / Cornerstone Land Co.</u> Address: <u>262 Robert Rose Drive Suite 300</u> <u>jbeavers@csk-south.com</u> City, State, Zip: <u>Murfreesboro, TN 37129</u> Phone Number: <u>(615) 692-2814</u> Fax Number: <u>(615) 896-9380</u>

**Action Request**

I (we) request that the following action be taken:

- Establish New Surety
- Request Final Inspection and Release of Surety
- Request Reduction of Surety Amount
- Request extension of surety for (1) year  
 (Please provide proof of difficulty below)

Explanation for Proof of Difficulty:

\_\_\_\_\_

\_\_\_\_\_

gjb 4/11/16  
 Applicant Signature Date

\_\_\_\_\_  
 City Staff Signature Date





# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 25, 2016  
SUBJECT: STP 163-2016 (Martin Transportation)

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**STP 163-2016:** Submitted by Ahler & Associates, LLC. for property located on 4583 Tom Lunn Road. The property is zoned M-1, Light Industrial, and contains approximately 92 acres. The applicant requests site plan approval for an office trailer.

**Property description and history:** This property is located near the northwest corner of Port Royal Road and Tom Lunn Road. In January of 2016, City staff found that Martin Transportation was operating on the property and attempting to install a permanent manufactured office trailer on the site. The Codes Department issued a stop work order and violation letter to Martin Transportation, finding that improvements to and use of the property had not been authorized by the Planning Commission, Codes Department, and Public Works Department, in accordance with the City's Zoning Ordinance and City Code. This project was deferred from March.

**Request:** The applicant requests site plan approval for a manufactured office trailer and 10 parking space to support a trucking operation on the property.

**Streets and sidewalk:** The subject property and has frontage onto Tom Lunn Road. Staff has requested that the existing right-of-way be dimensioned from centerline to determine if sufficient right-of-way exists in accordance with the City's requirements. This information has not been provided.

Street improvements and sidewalk construction are not proposed. Staff requests that existing conditions of Tom Lunn Road, including pavement type and dimensions and all surrounding driveways, be provided to determine what impact the proposed use might have on the City's transportation network.

**Water and sewer:** The applicant has revised the request to install a septic tank on the property instead of connecting to an existing sanitary sewer line located along the western boundary of the property. The new proposal is to connect to public sanitary sewer.

**Access:** The applicant proposes to utilize an existing driveway onto Tom Lunn Road. Staff has requested that the material and width of the existing driveway be identified. *The plan has been updated to indicate that narrowest point of the driveway, though staff is requesting full details of existing conditions and dimensions to confirm that the driveway is sufficient to meet the access needs of the proposed use.*

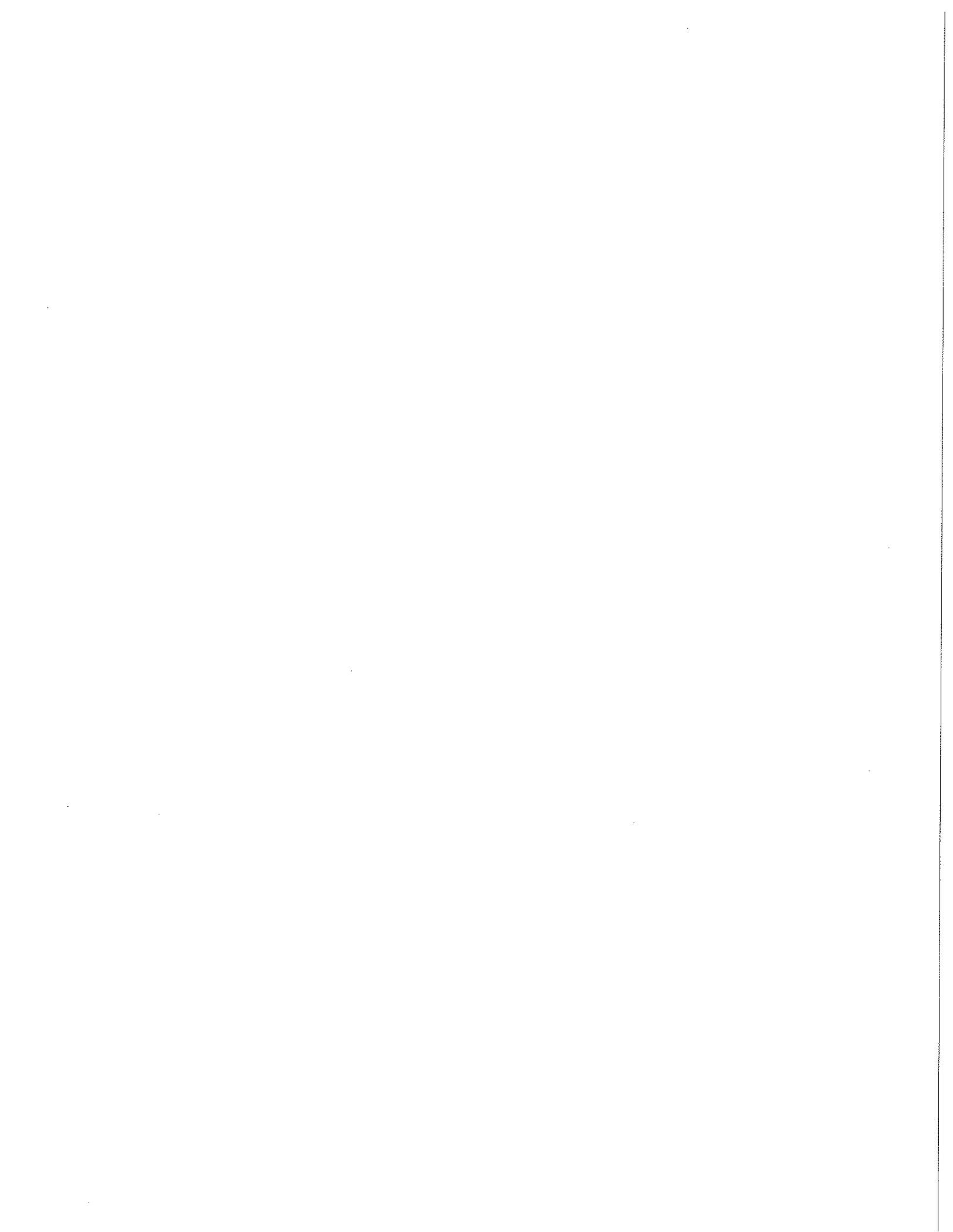
**Bicycle and Greenway Plan:** Tom Lunn Road is designated as a bike lane route.

**Building design:** The applicant proposes to install a manufactured office trailer on the property. This proposal does not meet the design requirements of the City's zoning ordinance and design review guidelines. Planning Commission approval of a variance will be required. The applicant has submitted a letter of request, which is included in this packet.

**Landscaping and buffering:** The applicant does not proposed landscape improvements.

**Parking and loading:** Based on the information provided by the applicant, 10 parking spaces are required and provided.

**Additional planning comments:** The plan must be updated to include the zoning designation and criteria.



*Ahler & Associates, LLC*

CONSULTING ENGINEERS & LAND SURVEYORS

March 21, 2016

City of Spring Hill  
Planning Commission  
199 Town Center Parkway  
Spring Hill, TN 37174

RE: Request For Variance  
Exterior Brick Content  
Martin Transportation Systems  
4583 Tom Lunn Road

To Whom It May Concern:

Martin Transportation Systems has leased a portion of an existing tractor trailer parking lot for the expressed purpose of a driver staging area at the location referenced above. In an effort to track the status of the trucks, trailers, and their drivers, we leased a portable office trailer to provide an office for these duties by a new employee. The lease for the office trailer runs concurrently with the lease for the parking lot.

The office trailer is similar to one that you would find on a construction site for temporary use by the supervisors at the site.

We have set the office trailer at a location near the entrance to the existing parking lot. This lot is visibly shielded by an earthen berm that was placed between Tom Lunn Road and this parking lot when this lot was constructed. Also, an existing stand of white pine trees screens any driver visibility of the office trailer from the roadway. I have attached photos of a driver's view from eastward and westward directions.

Since this structure is temporary (no permanent foundation set) and the unit is screened from the roadway, we are requesting a variance from your regulations that require a brick exterior on permanent structures.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Joseph E. Ahler P.E., R.L.S.

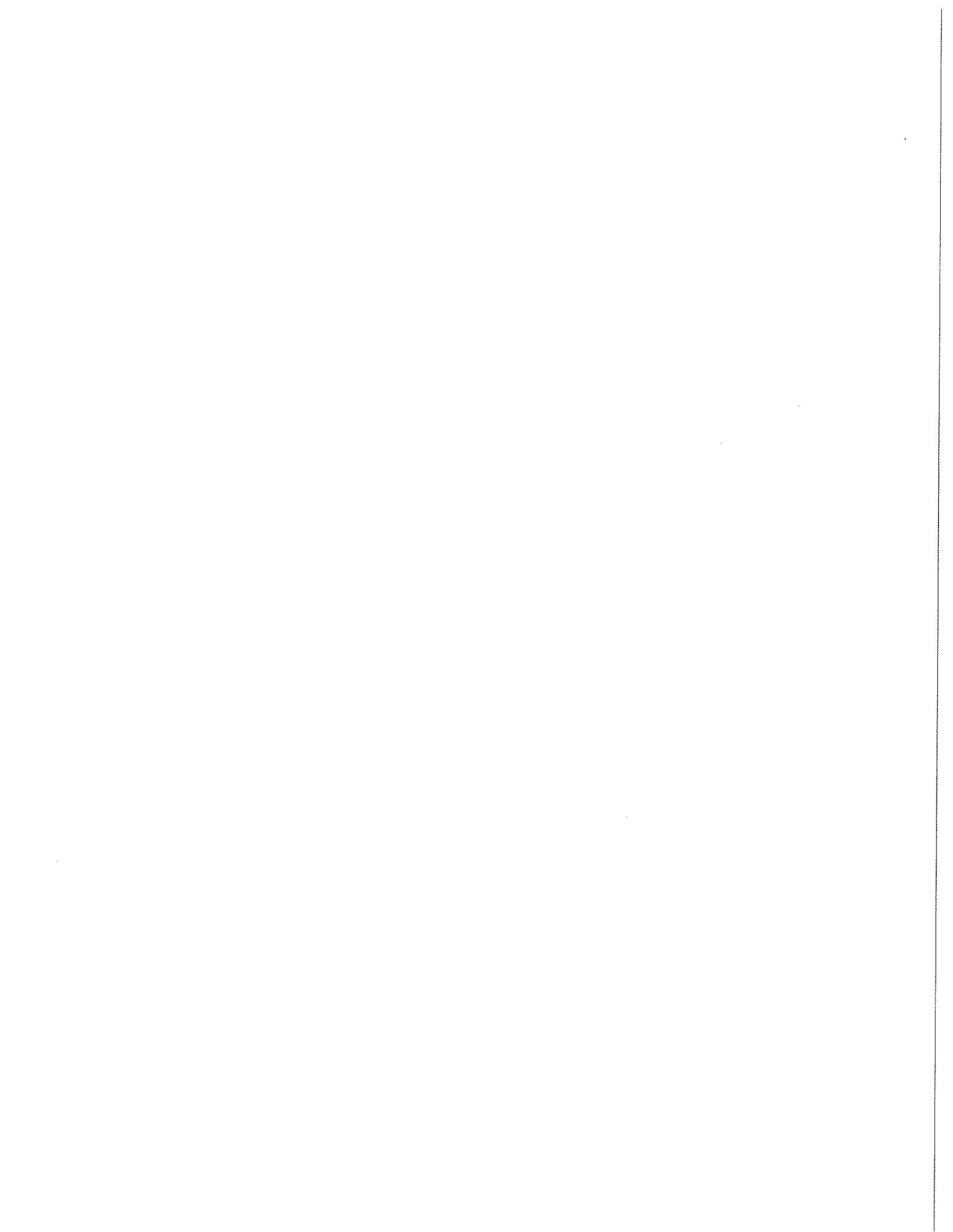
P.O. Box 1636  
SPRING HILL, TN 37174  
PHONE 615-481-3106  
FAX 615-523-1517  
[www.ahlerengineering.com](http://www.ahlerengineering.com)



ENTRANCE VIEW



ENTRANCE VIEW





April 1, 2016

City of Spring Hill  
Planning Commission  
199 Town Center Parkway  
Spring Hill, TN 37174

**Re: Martin Transportation Systems Site Plan**

Dear Sir or Madam:

My name is Brett McGovern and I am the Vice President of Operations for Martin Transportation Systems, Inc. ("MTS").

I am submitting this letter to the Planning Commission to personally apologize on behalf of MTS for violating the Spring Hill Zoning Ordinance by failing to obtain site plan approval prior to taking delivery of the office unit. In our haste, MTS did not follow the proper local procedures for setting up the office unit, and I regret our decision to move forward without obtaining the prior approval of the Planning Commission. I understand your frustration with our decision, and I want you to know that we are doing everything we can to remedy our mistake, which is why we tried to move forward as quickly as possible with retaining a local engineer to submit the site plan that is currently before the Planning Commission. This violation has not been taken lightly and I want to assure you that it is not an indicator of how MTS operates as a company. In an effort to show our sincere apologies, and to answer any questions that you might have about our operations or use of the site, I intend to travel from the Grand Rapids, Michigan area to attend the next Planning Commission meeting scheduled for April 11<sup>th</sup>.

MTS is an interstate trucking company which runs round trip lanes that enable the drivers to return to their families on most evenings. MTS tries to take a family-friendly approach and tries its best to be a good neighbor in the locations that it operates. As a recent example, MTS jumped into action in order to deliver water to the Genessee County Food Pantry of eastern Michigan in order to assist with the Flint water crisis.

Due to an increase in business in the Spring Hill area, we decided to make Spring Hill a strategic location for our business. MTS is seeking to make an investment in the Spring Hill area and plans to hire approximately 75 local drivers. As you are already aware, MTS leases the site in question as a drop lot for tractors and trailers. It is my understanding that this site has historically been used for this same purpose. The office unit that was placed on this lot is intended to be a temporary structure for recruiting and hiring purposes and to allow office employees to process paperwork as tractors and trailers come and go from the site. The office unit will have little, if any, permanent impact on the site and would be removed upon the expiration or termination of the current lease.

I apologize again for our shortcomings in this process, and I hope that we are able to work together moving forward. Please feel free to contact me directly if you have any questions. Otherwise, I look forward to answering any of your questions and further explaining the operations of MTS at the Planning Commission meeting scheduled for April 11<sup>th</sup>.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brett McGovern', with a long horizontal line extending to the right.

Brett McGovern  
Vice-President of Operations

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 25, 2016  
SUBJECT: STP 164-2016 (Freddy's Frozen Custard)

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**STP 164-2016:** Submitted by Huddleston Steele for property located on 2012 Crossing Circle. The property is zoned B-4, Central Business District, and contains approximately 1.25 acres. The applicant requests site plan approval for a 3595 sq/ft restaurant.

**Property description and history:** This property is located in the Crossings commercial development. The property to the north is developed for a Logan's Steakhouse, and the property to the east is developed for a variety of retail and restaurants. The property to the south is currently vacant. In 2015, the Planning Commission denied a site plan application for the property to the south for refusal to comply with ordinance requirements and conditions of approval.

**Request:** The applicant requests site plan approval for a drive-thru restaurant with 52 parking spaces.

**Streets and sidewalk:** The subject property has frontage onto Crossing Circle (Local street) and US 31 (Main Street/Arterial street), and the applicant has indicated sidewalk construction along the property's frontage onto Crossing Circle. Based on the information provided by the applicant, sufficient right-of-way in accordance with the City's Major Thoroughfare Plan exists on both public streets.

**Access:** The applicant has revised the proposed access since this item was last presented to the Planning Commission at the March work session. The revised plan proposes one curb cut onto Crossing Circle and a stub out to the south for future connectivity.

As discussed by staff during the March work session, the proposed curb cut at the southern portion of the property creates an offset driveway configuration, which is not recommended by staff. The safest and most orderly access to the site would be accommodated through alignment of the proposed driveway with the existing driveway to the east.

The proposed stub out to the property to the south is shown to be 20 feet from Crossing Circle. This configuration does not promote safe and orderly access and site circulation, as provides for a throat distance that would accommodate only one vehicle for a use and site design that encourages consistent vehicular movement. Staff recommends relocating the stub out to the southwestern corner of the property.

**Bicycle and Greenway Plan:** This project boundary is impacted by the Bicycle and Greenway Plan. Staff could not locate the requested note to the plan indicating that Main Street is a bike lane route and Crossing Circle is a multi-use path route.

**Building design:** The applicant proposes a one-story building constructed of brick and stone. The architectural elevations indicate that the applicant proposes to apply EIFS to the building façade, though this building material is not shown in the materials chart. Staff requested during the staff review meeting that the applicant update the elevations to include all proposed building materials and to provide the percentage of the EIFS proposed.

The elevations have been updated to include the EIFS percentage, which shows the north elevation with 30%. This percentage exceeds the maximum 20% established in the City's design criteria.

**Landscaping and buffering:** Please provide the percentage of the proposed parking lot landscaping area to confirm compliance with the minimum 10%.

**Parking and loading:** Based on the information provided by the applicant, 40 parking spaces are required, and 52 are proposed to be installed. Additional information is required to be submitted regarding the bicycle rack configuration to verify that the dimensional requirements have been met, including installation details. Please see the City's bike rack requirements in Article IV of the Zoning Ordinance and update the plan accordingly.

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 25, 2016  
SUBJECT: ADM 185-2016 (Station Hill)

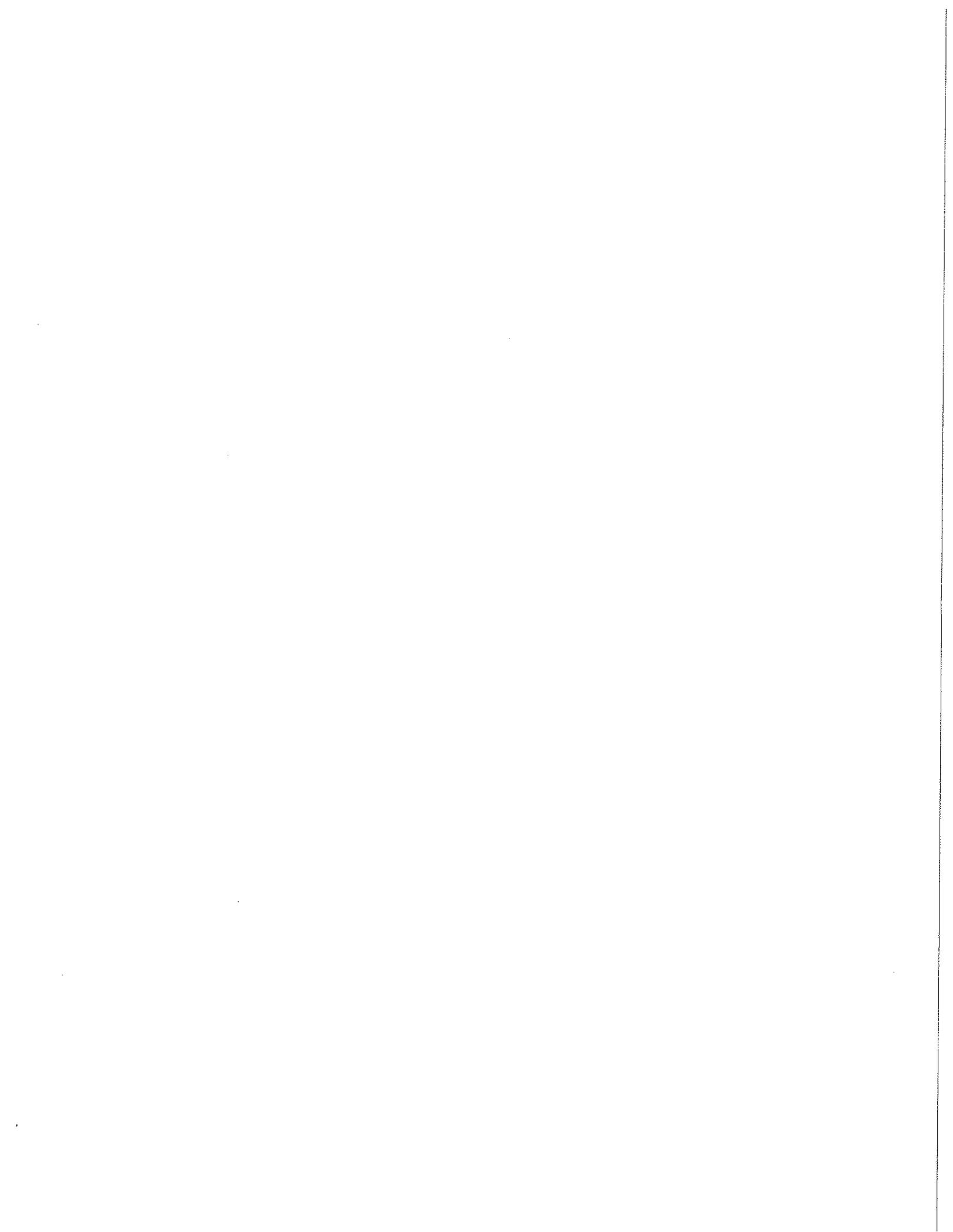
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**ADM 185-2016:** Submitted by Stanford & Associates for property located at Station Hill at Reserve Boulevard. The property is zoned B-4, Central Business District and contains approximately 34 acres. The applicant requests approval of a waiver of Right-of-Way dedication on Reserve Boulevard.

**Property description and history:** This property is located at the northeast intersection of Station Hill Drive and Reserve Boulevard, and Ray Williams Drive has been extended through the property. The property to the north has been developed for a church and the remainder of the surrounding properties are primarily undeveloped.

Reserve Boulevard (Arterial) was recently constructed through a public-private partnership to achieve a significant east-west transportation connection through the City. At the time of its construction, the City's Major Thoroughfare Plan required less right-of-way for an arterial. With the 2040 plan, arterials require a minimum of 95 feet of right-of-way (47.5 feet from centerline).

**Request:** The applicant requests approval of a waiver of right-of-way dedication on Reserve Boulevard. This property owner and applicant was a principle participant in the public-private partnership that resulted in the construction of Reserve Boulevard and dedication of all necessary right-of-way to accommodate the construction. Due to the terms and agreement of this partnership, the property owner has requested a waiver from the 2040 Major Thoroughfare Plan requirements for future subdivision and development of Tax Map 028 Parcel 011.05





REGIMENT DRIVE

PORT ROYAL RD

RAY WILLIAMS DRIVE

AUSTIN DR

SOLOMON LN

COUNTESS LN

Subject property

ALAN DR

LORANNE DRIVE

CYNTHIA LANE

DANIEL LN

GALE LN

PRINCEST

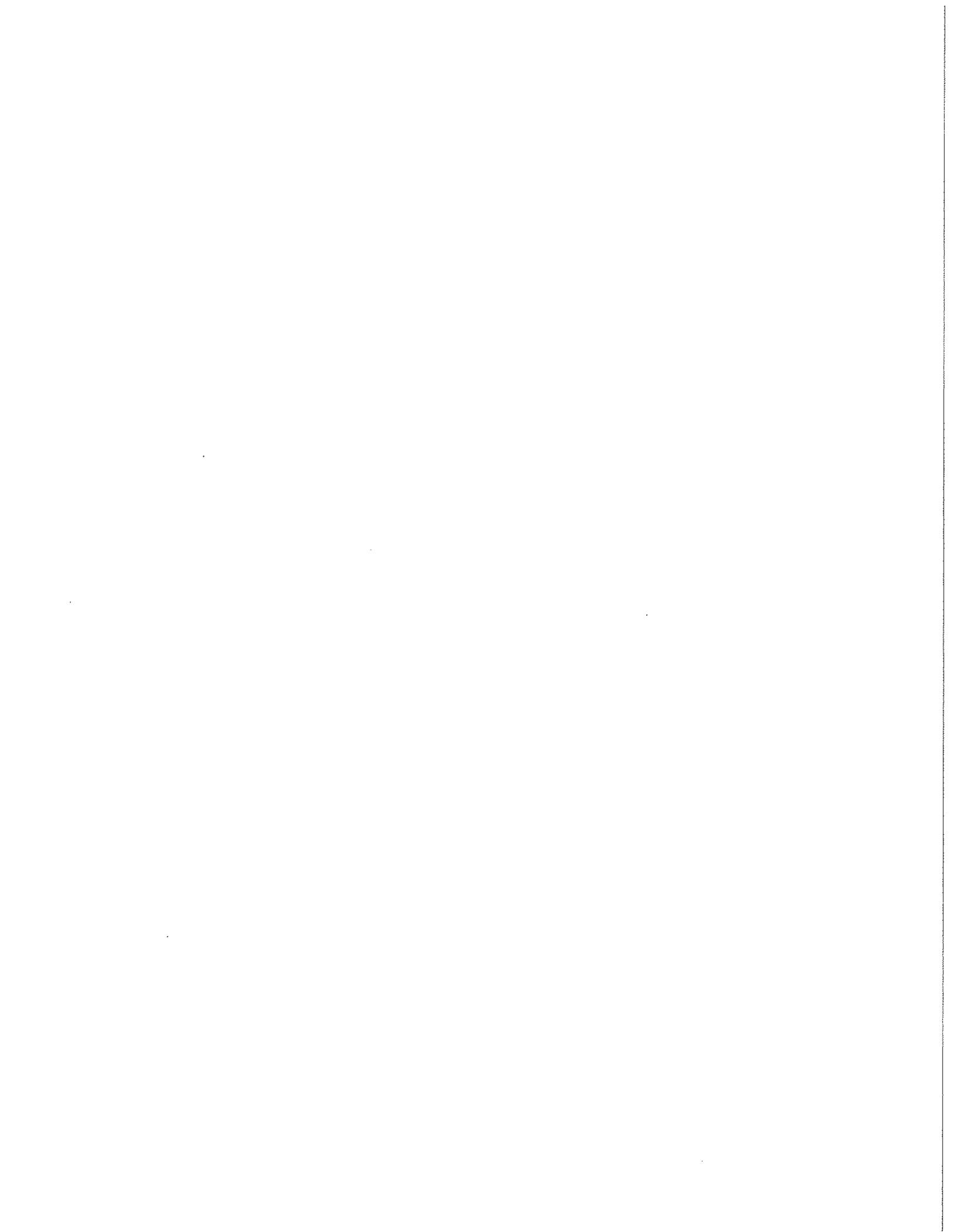
RESERVE BLVD

SATURN PKWY

SATURN PKWY

TIMBERLINE DR

JOHN LUNN RD



# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 25, 2016  
SUBJECT: STP 168-2016 (Longhorn Restaurant)

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**STP 168-2016:** Submitted by DeGagne Consulting, LLC for property located on Crossing Circle. The property is zoned B-4, Central Business District, and contains approximately 1.60 acres. The applicant requests approval site plan approval for a 5,600 square foot restaurant.

**Property description and history:** This property is located along Crossing Circle and is an outparcel that fronts on Crossing Circle and Saturn Parkway. The property to the north is approved for development of a Red Robin restaurant, sharing a driveway with the subject property.

**Request:** The applicant requests site plan approval for a restaurant with 117 associated parking spaces on the property.

**Streets and sidewalk:** The subject property has frontage onto Crossing Circle and Saturn Parkway. Sufficient right-of-way exists at this location and no street improvements are proposed except for the extension of a public sidewalk.

**Access:** The applicant proposes to utilize an approved shared driveway along the northern property line and to add an additional shared driveway at the southern property line. The approved shared driveway to the north spans the majority of the northern property line, and the proposed shared driveway to the south is shown as a t-configuration. Staff does not recommend the southern access configuration, finding that it does not promote safe and orderly site access and circulation.

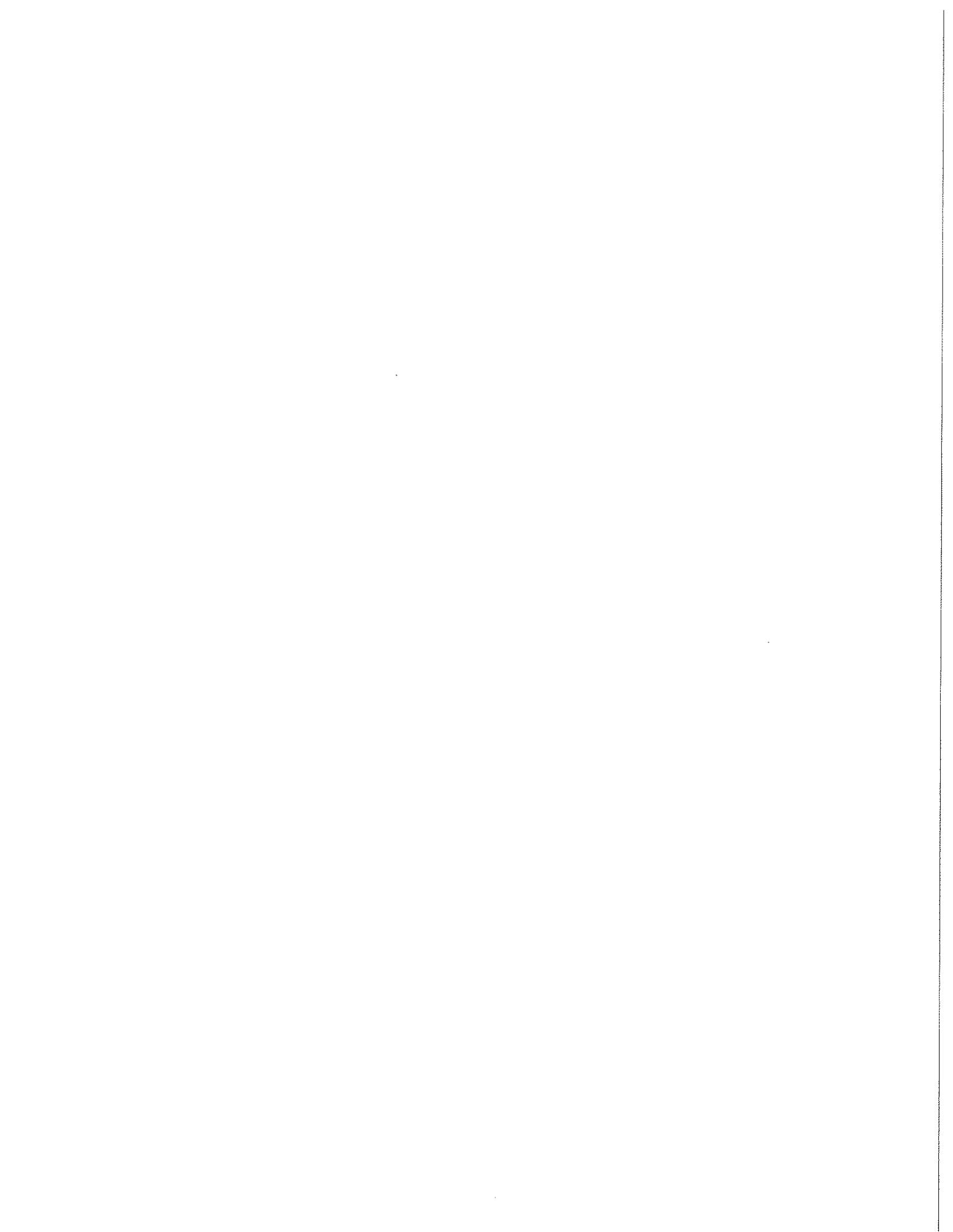
As communicated to the applicant during the pre-application meeting and the staff review meeting, there are several locations in Spring Hill that have constructed this t-configuration with insufficient throat distance, similarly to that proposed, that result in congestion on the site and within the public right-of-way. Staff recommends incorporating the same shared access design approved along the northern property line.

**Bicycle and Greenway Plan:** Crossing Circle is identified as a multi-use path route in the Bicycle and Greenway Plan.

**Building design:** The applicant proposes a one-story building constructed primarily of brick and stone.

**Landscaping and buffering:** Provide the parking lot landscape percentage to confirm compliance with the minimum 10%. Street trees along Saturn Parkway are required to meet the minimum number and separation required for parking along a public right-of-way.

**Parking and loading:** Based on the information provided by the applicant, 68 parking spaces are required and 117 are provided. The applicant has indicated on the site plan the location of the bike racks, though staff requires additional information regarding the specifications and anchoring. Please see Article IV of the Zoning Ordinance and provide all required information and details.



# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 25, 2016  
SUBJECT: FPL 170-2016 (The Laurels at Town Center)

---

**FPL 170-2016:** Submitted by Anderson, Delk, & Associates, Inc. for property located at the terminus of the Dogwood Trail cul-de-sac. The property is zoned R-2, Medium Density Residential, Planned Unit Development, and contains approximately 15.96 acres. The applicant requests final plat approval for 2 Residential Lots and an Open Space Lot.

**Property description and history:** This property is located at the terminus of the Dogwood Trail cul-de-sac. In 2006, a Planned Unit Development was approved for the subject property to grant bulk and area relief for a single-family residential subdivision. The plan showed Dogwood Trail extending to the north for a future street connection to Beechcroft Road.

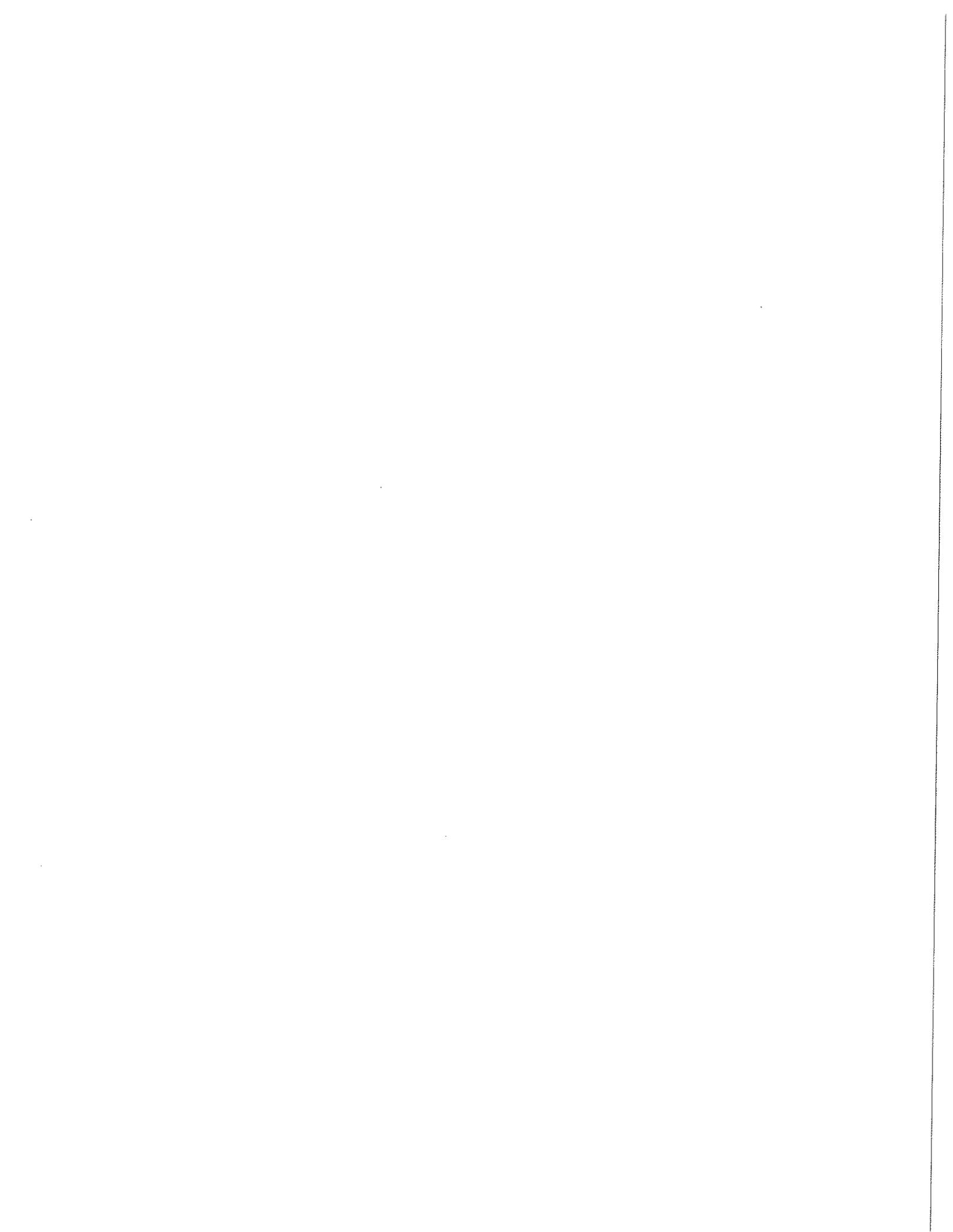
In 2015, a Planned Unit Development application was approved for the adjacent property to the north, which did not include a street connection to Dogwood Trail. As a result, Dogwood Trail is required to be completed as a permanent cul-de-sac, and the applicant obtained Planning Commission approval of a preliminary plat application in March of 2016.

**Request:** The applicant requests final plat approval of 2 residential lots, associated open space, and the permanent cul-de-sac of Dogwood Trail with associated Right-of-Way.

**Streets and sidewalk:** Dogwood Trail is classified as a Local Street in the Major Thoroughfare Plan, which requires a minimum of 50 feet of right-of-way (25 feet from centerline). Pursuant to discussion during the Planning Commission work session, sidewalk is proposed to be constructed along the entirety of the street frontage in the project boundary.

**Bulk and area requirements:** The proposal is compliant with the bulk and area requirements approved for this project.

**Bicycle and Greenway:** This project boundary is not impacted by the Bicycle and Greenway Plan.



# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 25, 2016  
SUBJECT: FPL 171-2016 (Meadowbrook Phase 4, Section 6)

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**FLP 171-2016:** Submitted by Anderson, Delk, & Associates, Inc. for property located at the terminus of the Longhunter Chase Drive cul-de-sac. The property is zoned R-2, Medium Density Residential, Planned Unit Development, and contains approximately 2.09 acres. The applicant requests final plat approval for 6 Single-Family Residential Lots and two Open Space Lots.

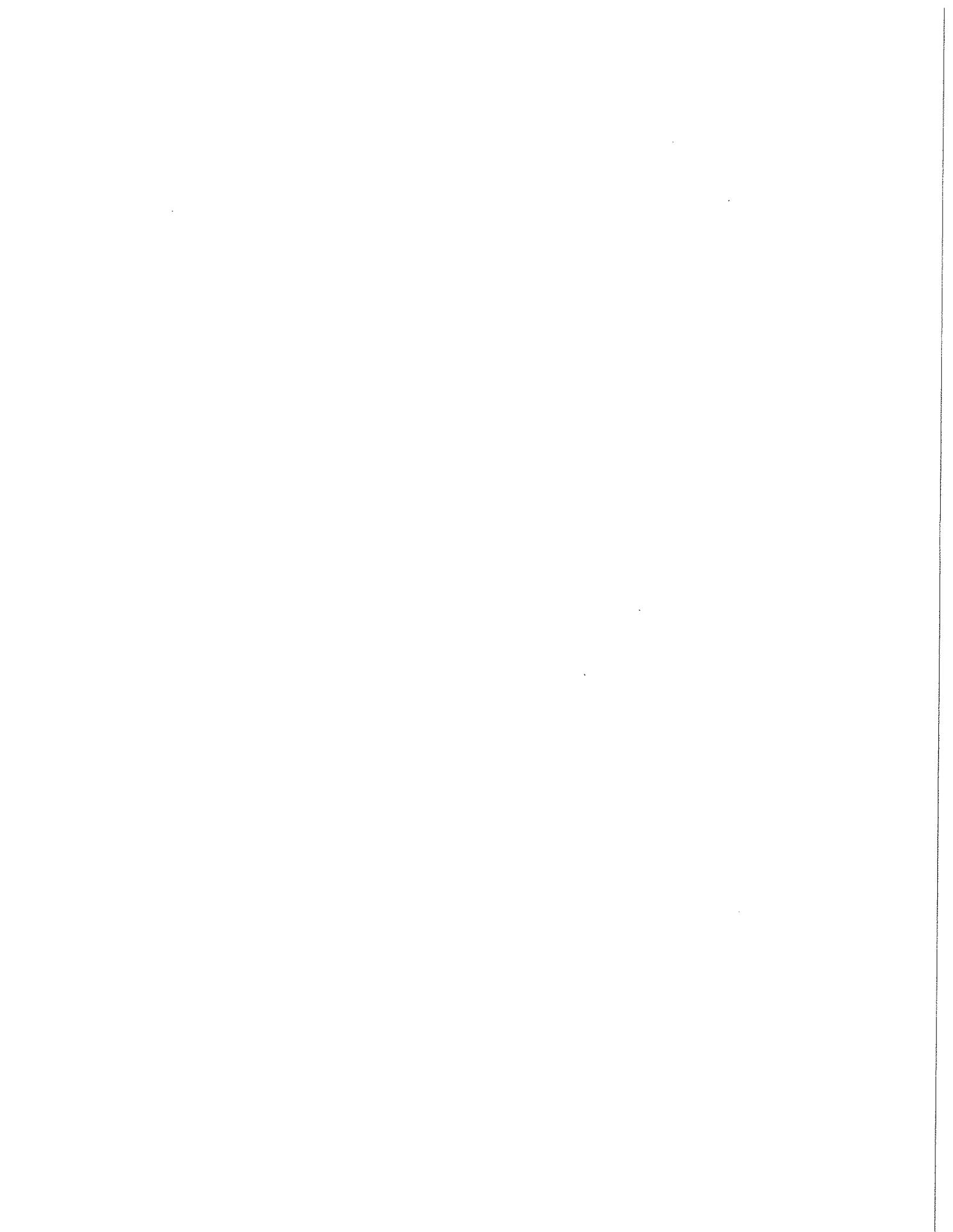
**Property description and history:** This property is located at the terminus of the Longhunter Chase Drive cul-de-sac. In March of 2014, the Planning Commission approve a preliminary plat for Meadowbrook Phase 4, Sections 4 through 6. Construction has continued since the approval.

**Request:** The applicant requests final plat approval of 6 single-family residential lots, two associated open space lots, and the cul-de-sac of Longhunter Chase Drive with associated Right-of-Way.

**Streets and sidewalk:** The applicant proposes to extend Longhunter Chase Drive (Local Street) with sidewalk on one side.

**Bulk and area requirements:** Based on staff's review, the proposal appears to be compliant with the approved PUD and Article X (PUD Provisions).

**Bicycle and Greenway Plan:** Derryberry Lane is identified as a bike lane route. The preliminary plat application was approved prior to the adoption of the Bicycle and Greenway Plan; therefore, staff has not recommended bike lane provisions.



# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 25, 2016  
SUBJECT: PPL 172-2016 (Summer Meadows)

---

**PPL 172-2016:** Submitted by Anderson, Delk, & Associates, Inc. for property located at Town Center Parkway and Beechcroft Road. The property is zoned R-2, Medium Density Residential, Planned Unit Development, and contains approximately 15.53 acres. The applicant requests preliminary and final site development plans for 42 Single-Family Residential Lots with associated open space lots.

**Property description and history:** The subject property is located at the southeast corner of the intersection of Town Center Parkway and Beechcroft Road. This undeveloped lot is currently zoned B-3 and is part of a commercial subdivision platted with smaller commercial lots located along Town Center Parkway. The Laurels at Town Center and City Hall are located to the south of the subject property, and the properties to the north and west are undeveloped.

In 2015, the Board of Mayor and Aldermen, with a favorable recommendation from the Planning Commission, rezoned the property to R-2 PUD to allow for 44 single-family residential lots and associated open space.

**Request:** The applicant requests preliminary plat approval of 42 Single-Family Residential Lots with associated open space lots.

**Streets and sidewalk:** Pursuant to the PUD approval, the applicant proposes to construct three new public streets through the site, one intersecting with Town Center Parkway and one intersection with Beechcroft Road (Arterial). These new streets are not proposed to connect to Dogwood Trail through The Laurels at Town Center due to natural features of the land (steep grade changes). Because Dogwood Trail is no longer required to be extended through the site, the Planning Commission and BOMA required sidewalk connectivity, as indicated in the plans.

**Bicycle and Greenway Plan:** This project boundary is not impacted by the Bicycle and Greenway Plan.

**Bulk and area requirements:** Identify the minimum lot width granted by the PUD approval. A "Typical" is not sufficient, and several of the lot widths fall below the 10% allowance.

**Landscaping and buffering:** Identify the size and species of all required and proposed landscaping.





# ANDERSON, DELK, EPPS & ASSOCIATES, INC.

*Engineering • Land Planning • Surveying*

618 GRASSMERE PARK DRIVE • SUITE 4

NASHVILLE, TENNESSEE 37211

Telephone 331-0809

Fax 331-0110

April 18, 2016

Ms. Dara Sanders, City Planner  
and Planning Commission Members  
City of Spring Hill  
P.O. Box 789  
Spring Hill, TN 37174

**Re: PPL 172-2016  
Summer Meadows Preliminary Plat**

Dear Ms. Sanders and Planning Commission Members,

Items revised as discussed at the Staff Work Session are as follows:

1. ***Show right-of-way distances from existing centerline.***  
Dimension added to Beechcroft Road and Town Center Parkway.
2. ***Show ADA ramps at Beechcroft Road entrance.***  
Ramps added.
3. ***Add common open space description.***  
Note Added (#16 on Sheet 1 of 2)
4. ***Add trees to be preserved to plan.***  
Added.
5. ***Add irrigation information to plans.***  
Note Added to indicate irrigation to be provided for landscaping at the entrances Beechcroft Road and Town Center Parkway (#17 on L-2 Sheet 2 of 5 of construction plans)
6. ***Show existing 10" water line along south side of Beechcroft Road.***  
Existing line added and proposed connection modified.
7. ***Add water line between lots 29 and 30 to connect to existing line at end of Dogwood Trail.***  
Loop connection added.





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**8. Add “compacted” to pavement section thicknesses.**

Added to pavement section shown on construction plan detail sheet.

**9. Add 4” sleeve with cap for detention pond live pool orifice.**

Sleeve added to construction plans for detention pond outlet structures shown on Grading and Drainage Plan Sheet 1 of 1.

If you should have any questions or need any additional information, please call.

Sincerely,



Eric Olsen, P.E.



## 6' Rectangle Picnic Tables - Black



[More Images & Video](#)

Uline loves these! Attractive, rugged and built to last. Give your corporate office patio an upscale look.

- Thermoplastic coating withstands heat, cold and all weather elements.
- High gloss, smooth surface allows for easy spray paint and graffiti removal.
- 9 gauge expanded metal with 2" black steel frame.
- Rounded corners for added safety.
- Mounting hardware available: [H-2301](#) for rectangle tables.

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
				1	3+	
H-2128BL	6' Rectangle	72 x 61 x 30 1/2"	210	\$650	\$600	1 <input type="button" value="ADD"/>

DROP SHIPS IN 1 DAY FROM NC UNASSEMBLED VIA MOTOR FREIGHT

[Additional Info](#) [Parts](#) [Email Page](#) [Add to Favorites](#) [Request a Catalog](#)

**DIMENSIONS:**

- Seat: 72 x 11 3/4" (L x W)

**MATERIAL:**

- Frame: Black powder coated galvanized steel
- Legs: Black powder coated
- Tabletop and Seats: Coated with Thermoplastic

**WEIGHT CAPACITY:**

- Each Seat: 750 lbs

**USAGE:**

- UV protection is in coating

**MOUNTING HARDWARE: (Sold Separately from Tables)**

- Includes: 4 clamps, 1 drill bit, and 8 screws

**Ships Via Motor Freight**

Availability: Drop Ship  
Unit Weight: 210 lbs.

[Instructions](#)

[Catalog Page 367](#)

Country of Origin: USA

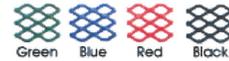


Enlarge & Video

### METAL BENCHES

Striking, attractive UV coated benches will last forever. Recommended for cities, parks, schools and teams.

- Thermoplastic coating withstands heat, cold and all weather elements.
- High gloss, smooth surface allows easy spray paint and graffiti removal.
- Black, powder-coated, galvanized, tubular steel legs.
- Comfortable 12" wide seat.
- Inground Mount - Permanently anchor in ground. Secure with concrete.
- Mounting Hardware - Prevent theft. Permanently anchor benches or picnic tables to solid surfaces.



#### BENCHES

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		ADD TO CART
				1	3+	
<a href="#">H-3500</a>	4' Bench With Back	48 x 12 x 31"	144	\$340	\$320	<a href="#">Specify Color</a>
<a href="#">H-3501</a>	4' Bench Without Back	48 x 12 x 16"	70	240	225	<a href="#">Specify Color</a>
<a href="#">H-2294*</a>	6' Bench With Back	72 x 12 x 31"	150	370	350	<a href="#">Specify Color/Style</a>
<a href="#">H-2295*</a>	6' Bench Without Back	72 x 12 x 16"	76	260	245	<a href="#">Specify Color/Style</a>
<a href="#">H-3502</a>	8' Bench With Back	96 x 12 x 31"	180	450	430	<a href="#">Specify Color</a>
<a href="#">H-3503</a>	8' Bench Without Back	96 x 12 x 16"	94	340	325	<a href="#">Specify Color</a>

\* Portable or Inground Mount

DROP SHIPS IN 1 DAY FROM NC UNASSEMBLED VIA MOTOR FREIGHT

#### MOUNTING HARDWARE

MODEL NO.	DESCRIPTION	FITS	PRICE EACH	ADD TO CART
<a href="#">H-2301</a>	6' and 8' Mounting Hardware	Rectangle Table and Benches	\$35	1 <a href="#">ADD</a>

DROP SHIPS IN 1 DAY FROM NC





# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 25, 2016  
SUBJECT: FPL 174-2016 (Brixworth Phase 3, Section 1)

---

**FLP 174-2016:** Submitted by WES Engineers and Surveyors for Brixworth, Phase 3, Section 1. The property is zoned R-2, Medium Density Residential and contains approximately 14.25 acres. The applicant requests final plat approval for 38 Single-Family Residential Lots and an Open Space Lot.

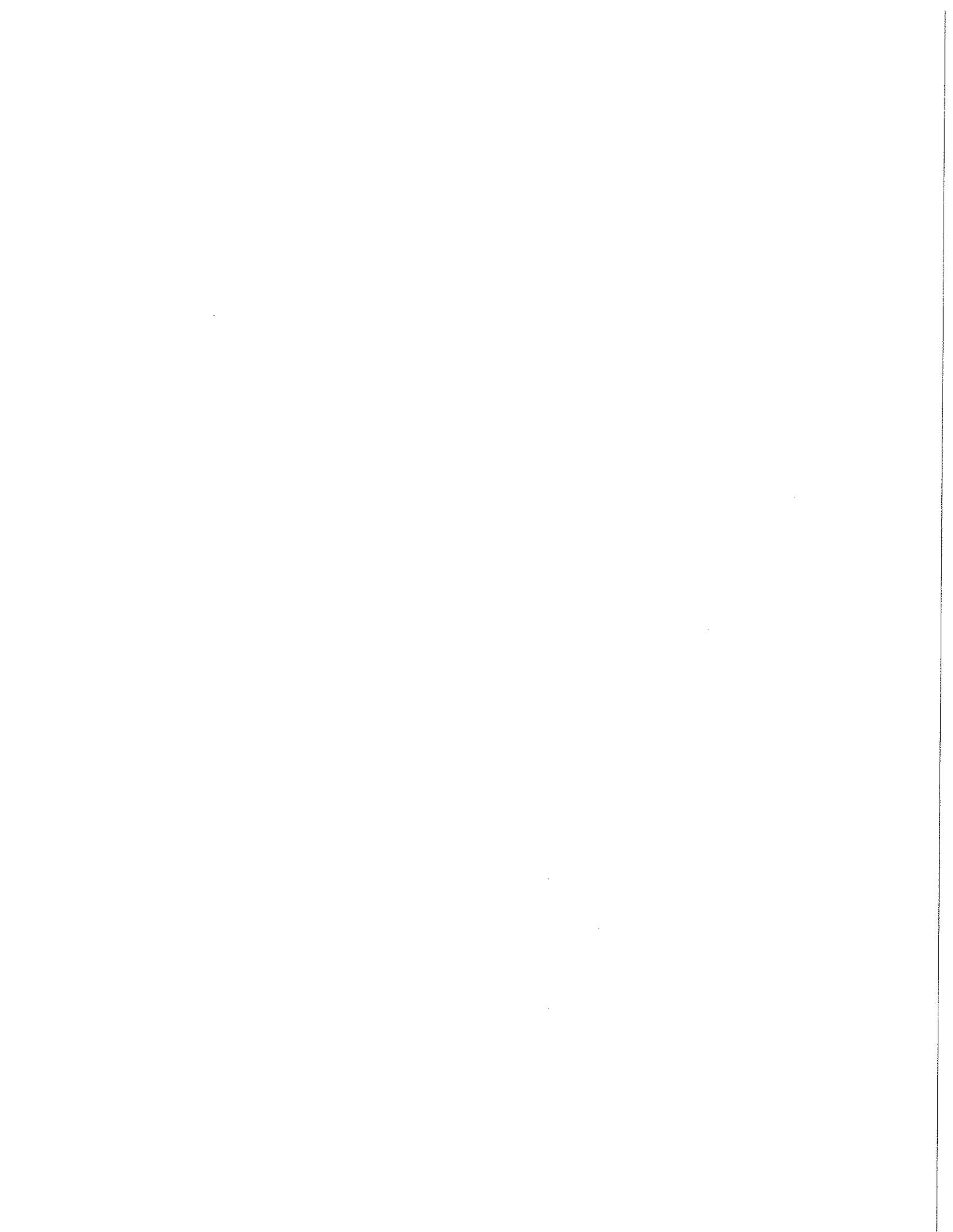
**Property description and history:** This property is located along Brixworth Drive, Stewart Campbell Point, and Rain Meadow Court. In December of 2014, the Planning Commission approved a preliminary plat application for Brixworth Phase 3 to include 85 single-family residential lots and associated infrastructure.

**Request:** The applicant requests final plat approval of 38 Single-Family Residential Lots and an Open Space Lot.

**Streets and sidewalk:** The applicant proposes to extend Stewart Campbell Point (Collector) and Brixworth Drive (Local Street). All streets are proposed to include sidewalk on both sides. The preliminary plat was approved prior to the adoption of the 2040 Major Thoroughfare Plan and is not subject to the 75' right-of-way requirement for a collector.

**Bulk and area requirements:** Staff does not have sufficient information to confirm that Lots 255-258, 270-272, and 275 meet the minimum lot width of 80 feet at the minimum front building setback. This information is required to be provided by the revisions submittal deadline.

**Bicycle and Greenway:** Chapman's Crossing is identified as a multi-use path route. The preliminary plat application was approved prior to the adoption of the City's Bicycle and Greenway Plan; therefore, staff has not recommended construction of the multi-use path.





DATE	11/20/14	CLASS	PRELIMINARY
DESIGNED BY	PER CITY COMMENTS	DATE	11/20/14
CHECKED BY	PER CITY COMMENTS	DATE	11/20/14
APPROVED BY	PER CITY COMMENTS	DATE	11/20/14
PROJECT NO.	14010014	PROJECT NAME	BRIXWORTH
CLIENT	TRINITY DEVELOPMENT, LLC	PROJECT ADDRESS	11111 SPRING HILL RD, SPRING HILL, TN 37074
SCALE	AS SHOWN	DATE	11/20/14
PROJECT NO.	14010014	PROJECT NAME	BRIXWORTH
CLIENT	TRINITY DEVELOPMENT, LLC	PROJECT ADDRESS	11111 SPRING HILL RD, SPRING HILL, TN 37074

**SITE DATA TABLE:**

**ZONING CLASSIFICATION:**  
 R2 (RESIDENTIAL SINGLE-FAMILY)  
 R2 (RESIDENTIAL SINGLE-FAMILY)  
 R2 (RESIDENTIAL SINGLE-FAMILY)

**LANDSCAPING REGULATIONS:**  
 1. MINIMUM TREE CANOPY COVERAGE: 30%  
 2. MINIMUM TREE CALIBER: 4 INCHES DBH  
 3. MINIMUM TREE HEIGHT: 10 FEET  
 4. MINIMUM TREE SPACING: 10 FEET

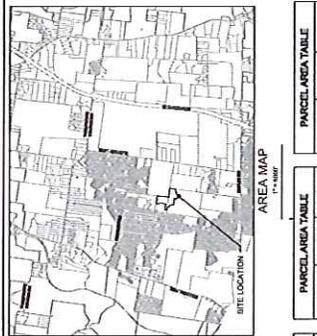
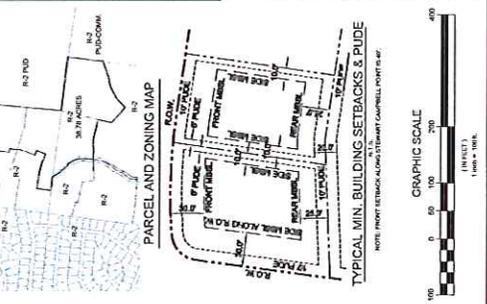
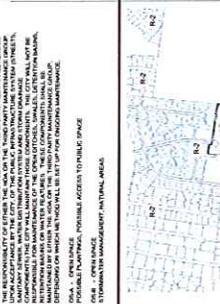
**DEVELOPER:** TRINITY DEVELOPMENT, LLC  
**ENGINEER:** KIMLEY-HORN  
**DATE:** 11/20/14

**HISTORIC SIGNIFICANCE:**  
 THIS PROJECT IS NOT HISTORICALLY SIGNIFICANT.

**LANDSCAPE REQUIREMENTS:**  
 1. MINIMUM TREE CANOPY COVERAGE: 30%  
 2. MINIMUM TREE CALIBER: 4 INCHES DBH  
 3. MINIMUM TREE HEIGHT: 10 FEET  
 4. MINIMUM TREE SPACING: 10 FEET

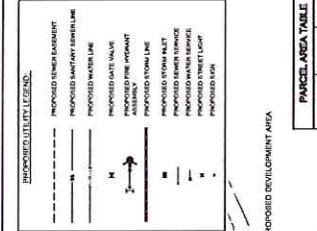
**GREENWAY THROUGHFARE:**  
 THIS PROJECT IS NOT A THROUGHFARE.

**FLOODPLAIN NOTE:**  
 THIS PROJECT IS NOT IN A FLOODPLAIN.

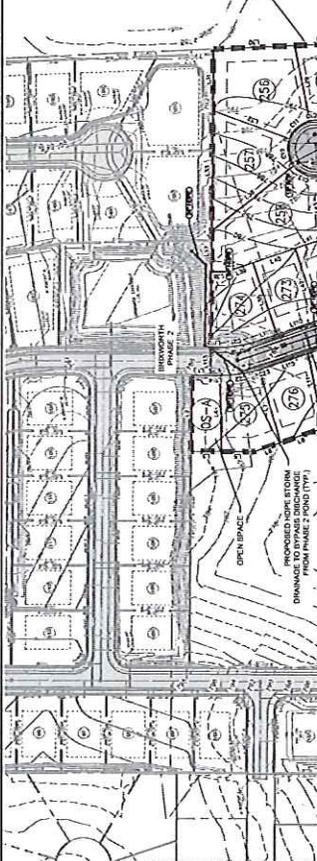
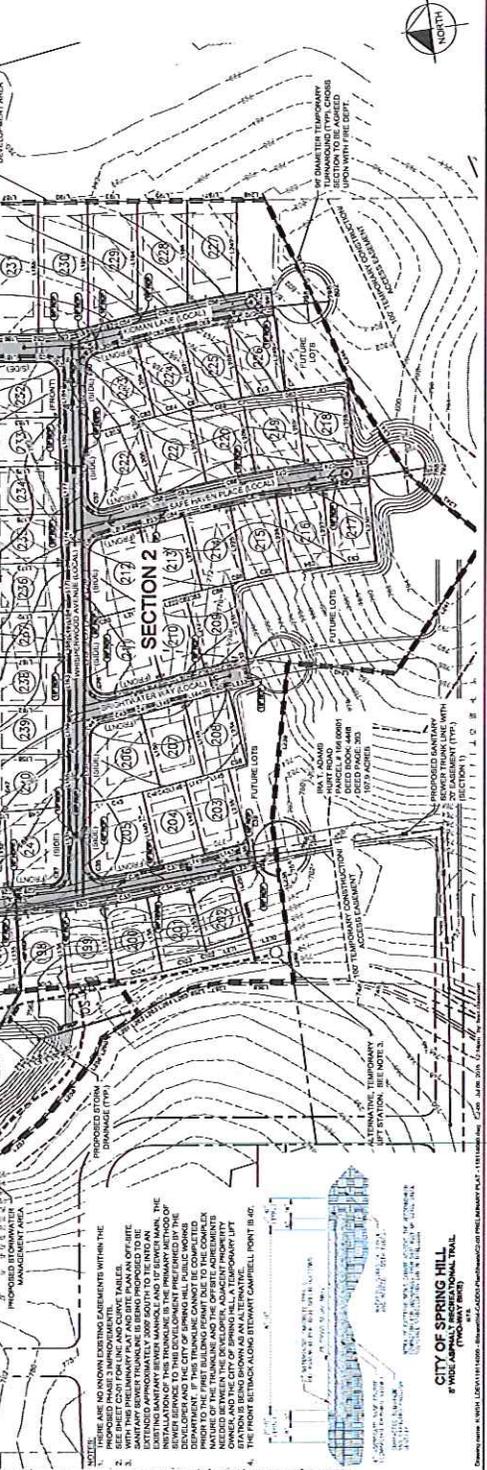


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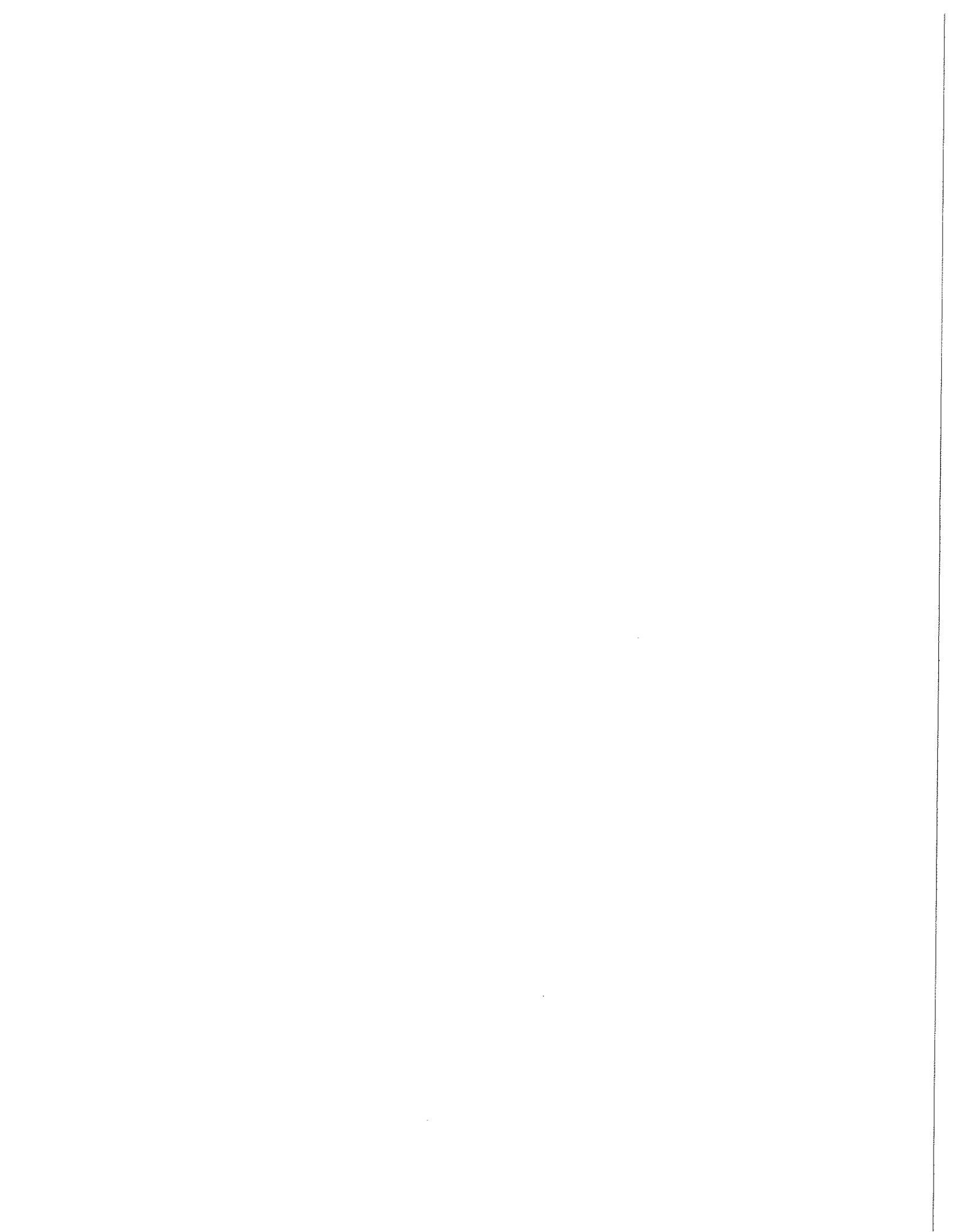
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191	10,000	0.23
192	10,000	0.23
193	10,000	0.23
194	10,000	0.23
195	10,000	0.23
196	10,000	0.23
197	10,000	0.23
198	10,000	0.23
199	10,000	0.23
200	10,000	0.23



LOT NO.	AREA (SQ FT)	AREA (AC)
201	10,000	0.23
202	10,000	0.23
203	10,000	0.23
204	10,000	0.23
205	10,000	0.23
206	10,000	0.23
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208	10,000	0.23
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248	10,000	0.23
249	10,000	0.23
250	10,000	0.23



# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 25, 2016  
SUBJECT: NPC 175-2016 (Cadence Crossing)

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**NCP 175-2016:** Submitted by Kimley-Horn and Associates for property located at 4820 Main Street. The property is zoned R-4, High Density Residential, and contains approximately 20 acres. The applicant requests Neighborhood Concept Plan approval for 29 single family detached lots and 49 townhomes.

**Property description and history:** This undeveloped property is located at 4820 Main Street and is regulated by the R-4, High Density Residential Zoning District. The surrounding development pattern consists of single-family residential uses. The two proposed lots with nonresidential uses that front Main Street are zoned B-2 and covered by a separate application also on the April Agenda for Sketch Plan review (SKP 177-2016).

In March of 2016, the Board of Mayor and Aldermen, with a favorable recommendation from the Planning Commission, approved a rezoning request for the subject property from R-2, Medium Density Residential, to R-4, High Density Residential, subject to conditions. That information has been included in this packet.

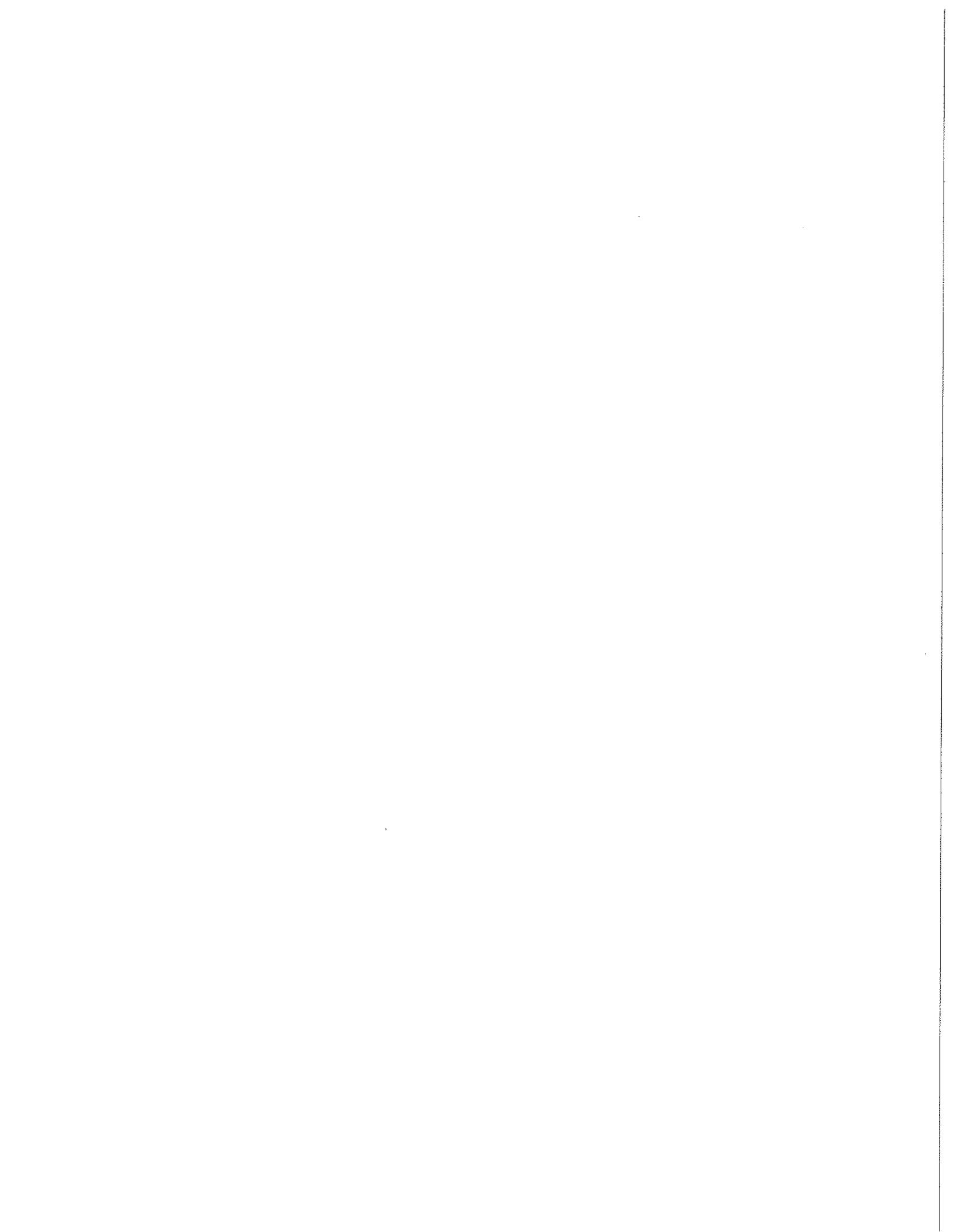
**Request:** The applicant requests Neighborhood Concept Plan approval for a combination of attached and detached lots for a total of 78 dwelling units.

The layout of this request is slightly modified from the conceptual plan submitted with the approved rezoning request. These modifications are outlined in the attached letter.

**Streets and sidewalk:** Main Street is designated as an Arterial in the Major Thoroughfare Plan, which requires a minimum of 95 feet of right-of-way (47.5 feet from centerline). The applicant proposes to construct an additional public street through the property, intersecting with Main Street. Right-of-way dedication for Main Street is reflected in the associate SKP 177-2016.

While the R-4 portion of the project boundary does not front onto Main Street, the applicant is proposing street improvements along the Arterial to accommodate increased vehicle trips to and from the development. These improvements include a dedicated left turn lane and a dedicated right-turn lane onto the new street. The intersection of this new street with Main Street is proposed to be a three-lane section with a dedicated left turn lane and a through/right-turn lane onto Main Street. Sidewalk construction is proposed on both sides of the new street. These improvements are consistent with the conceptual plan submitted with the approved rezoning request.

**Bicycle and Greenway Plan:** Main Street is designated as a bike lane route.





April 19, 2016

Dara Sanders  
City Planner  
199 Town Center Pkwy  
Spring Hill, TN 37174

**RE: *Planning Commission Request  
Cadence Crossing – Neighborhood Concept Plan***

Dear Dara,

On behalf of our client, Cadence Construction, we are submitting the Neighborhood Concept Plan for the Cadence Crossing Residential Development. This project consist of 29 single family homes and 49 townhomes. The following items are included with this submittal:

1. Neighborhood Concept Plan (10 Full-Size, Folded Copies)
2. Digital Copies of all submitted documents.

With this submittal, we have slightly changed the layout of the proposed townhomes in the northwest and southwest portions of the residential section. There aren't any proposed increases to number of total units or number of townhomes. The townhome units shown in our approved rezoning development plan were conceptual, and based on feedback from builders are not easily constructed. The revised townhome lots meet all townhome requirements of the approved rezoning development plan including minimum lot widths and depths. We believe that the revised plan is a better plan and is better suited for this project because:

- The revised townhome lots represent what is typically thought of with proposed townhomes and does not simulate the look of a multi-family, for rent, dwelling structure.
- The revised access to the townhome units allows for access from the residential portion of the development, without requiring all access from the commercial lots.
- The revised townhome units are located further away from adjacent property lines and existing R-2 residential development.

With this resubmittal we are also requesting a revised local road section for the entrance to the residential portion of the development. This revised, varying right-of-way width will allow for a median separated roadway in order to provide a distinctive visual appeal as a vehicle enters the residential section of the property and will help to differentiate the residential portion of the development from the adjacent commercial portion. Please consider this letter a formal request to approve the varying right-of-way.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (615) 564-2701 or [brett.creasman@kimley-horn.com](mailto:brett.creasman@kimley-horn.com) should you have any questions. Thank you and we look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brett Creasman', with a long horizontal flourish extending to the right.

Brett Creasman, PE

**ORDINANCE 16-03**

**AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 153 PARCEL 027.00 FROM R-2, MEDIUM DENSITY RESIDENTIAL TO B-2, LIMITED RETAIL, AND R-4, HIGH DENSITY RESIDENTIAL**

**WHEREAS**, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted, should be amended by rezoning the property herein described as Williamson County Tax Map 153 Parcel 027.00 from R-2, Medium Density Residential to B-2, Limited Retail, and R-4, High Density Residential; and

**WHEREAS**, said property to be rezoned from R-2 to B-2 and R-4 is located within the corporate limits of the City of Spring Hill; and

**WHEREAS**, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on February 8, 2016, with notice of said hearing being given fifteen (15) days or more before said approval; and

**WHEREAS**, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, that the Zoning Ordinance 86-47 and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein-described as Williamson County Tax Map 153 Parcel 027.00 from R-2, Medium Density Residential to B-2, Limited Retail, to and R-4, High Density Residential, which amendment shall take effect from and after its adoption, the public welfare requiring it, subject to the following conditions:

1. The applicant shall provide additional supporting documentation for the traffic projections presented.
2. Permitted uses in the R-4 shall be limited to the proposed layout and dwelling types, as indicated on the concept plan.
3. Density in the R-4 shall be limited to 5.0 units per acre.

**BE IT FURTHER ORDAINED**, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

---

April Goad, City Recorder

LEGAL FORM APPROVED:

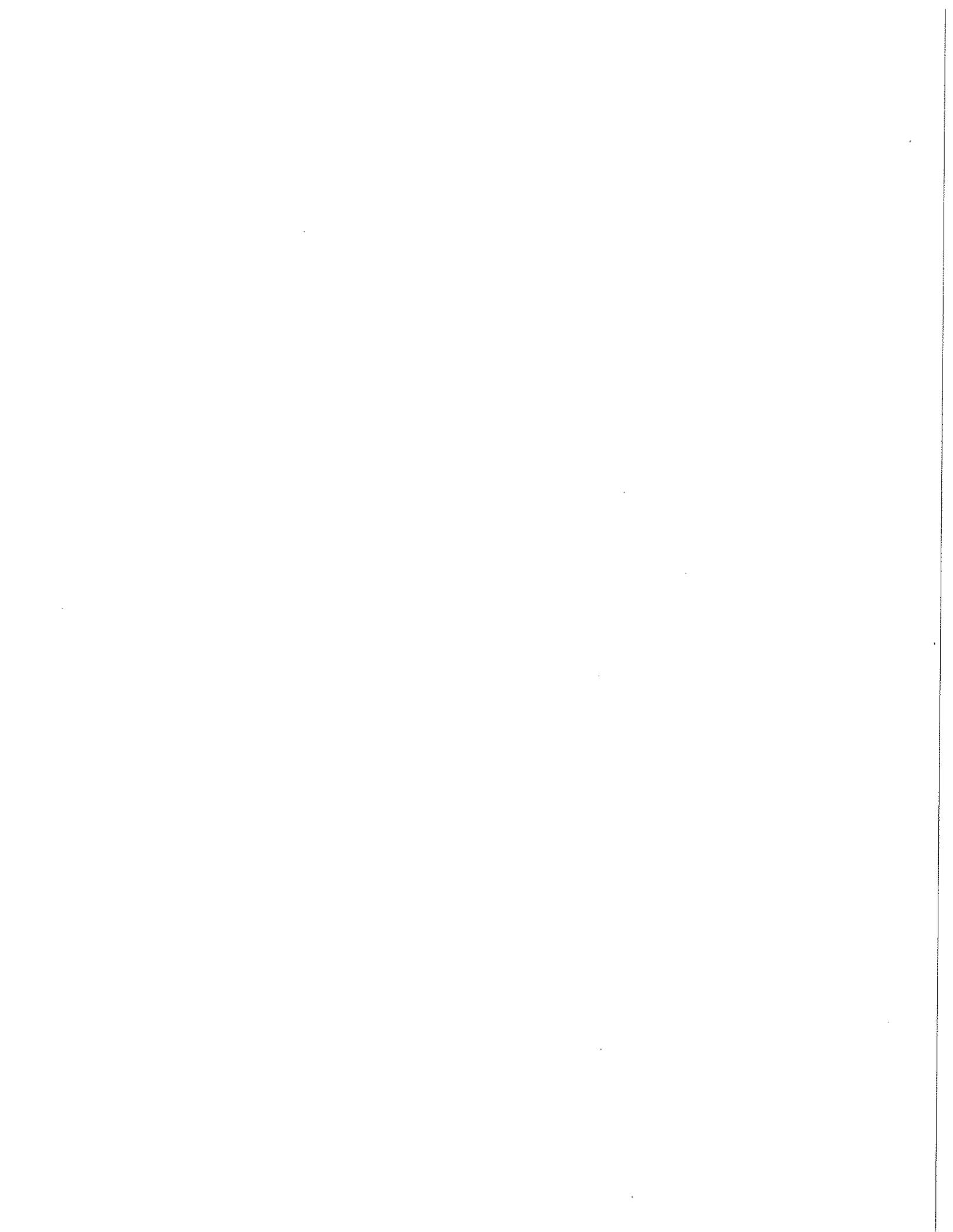
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Patrick Carter, City Attorney

Passed on First Reading: February 16, 2016

Passed on Second Reading: (on agenda March 21, 2016)





# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 25, 2016  
SUBJECT: STP 176-2016 (Morning Pointe Assisted Living Facility)

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**STP 176-2016:** Submitted by Kimley-Horn for property located on Miles Johnson Parkway. The property is zoned B-4, Central Business District, and contains approximately 8.61 acres. The applicant requests site plan approval for a 73 unit assisted living facility.

**Property description and history:** This undeveloped property is located at the southeast corner of the intersection of Miles Johnson Parkway and Duplex Road. The majority of the surrounding land uses to the north, east, and west are single-family residential. The properties to the south are primarily undeveloped and zoned B-4, Central Business District.

In April 2016, the Planning Commission approved a sketch plan application for the subject property with conditions of approval regarding information and issues to be addressed at the time of site plan application.

**Request:** The applicant requests site plan approval for a 73 unit assisted living facility with 76 associated parking spaces on the property.

**Streets and sidewalk:** This property has frontage along Miles Johnson Parkway (Collector) and Duplex Road (Arterial). Miles Johnson Parkway requires a minimum of 75 feet of right-of-way (37.5 feet from centerline) and Duplex Road requires a minimum of 95 feet of right-of-way (47.5 feet from centerline).

The applicant has provided trip generation information for this development, which is included in the packet. While this information indicates that the proposed use is expected to generate approximately 209 vehicle trips per day, staff has not received information regarding the anticipated traffic generation or street improvements for the full build-out of this development and the surrounding B-4 zoned property that would be accessed by the proposed local street.

Staff has requested this information several times in order to evaluate the appropriateness of incremental traffic improvement assessments or construction along Miles Johnson Boulevard. Staff's concern is that each development may individually show minimal traffic impact but, when added together, the full build-out of this 44-acre tract of land would likely warrant intersection improvements.

The applicant has submitted a letter of request to allow for a variance from the City's nonresidential street grade. Staff requests that the applicant submit an analysis of the impact of the proposal on ADA accessibility.

**Access:** The applicant proposes to utilize an existing driveway onto Tom Lunn Road. Staff has requested that the material and width of the existing driveway be identified. The plan has been updated to indicate that narrowest point of the driveway, though staff is requesting full details of existing conditions and dimensions to confirm that the driveway is sufficient to meet the access needs of the proposed use.

**Bicycle and Greenway Plan:** Miles Johnson Parkway is designated as a multi-use path route. Provisions for a multi-use path have not been proposed.

**Building design:** The applicant proposes a one-story building. Because elevations were not submitted with the initial application, staff is now conducting the first review of the information submitted and has the following requirements:

- Dimension the building height

- Provide colored renderings of the building or colored material exhibits
- Provide a chart identifying the proposed materials and specifications

**Landscaping and buffering:** The landscape plan must be updated to reflect the proposed property boundary, delineate the street tree separation, clarify that the measurement shown in the chart are caliper sizes.

**Parking and loading:** The applicant proposes 133 parking spaces. The City's zoning ordinance does not have a parking ratio for an assisted living facility. Typically, staff would apply an adopted ratio for a similar use to determine the number of required parking spaces; however, staff finds that the City's zoning ordinance does not have an adopted ratio for the proposed use. Staff finds that it falls upon the Planning Commission to determine the number of parking spaces, as it is the responsibility of the Board of Zoning Appeals to consider variance requests from the adopted ratios in the Zoning Ordinance. This information was provided and the parking proposal was approved by the Planning Commission with the sketch plan application.

Staff requires additional information regarding the required bike racks in order to confirm compliance with the City's zoning ordinance. Please provide the bike rack configuration, material details, and installation specifications.



April 19, 2016

Dara Sanders  
City Planner  
199 Town Center Pkwy  
Spring Hill, TN 37174

**RE: *Planning Commission Request  
Morning Pointe - Site Plan***

Dear Dara,

On behalf of our client, Spring Hill Development Partners, LLC, we are submitting the Site Plan for the Morning Pointe Assisted Living Facility. This project consist of an assisted living facility with 73 units and 81 beds. The following items are included with this submittal:

1. Site Plan and Construction Documents (10 Full-Size, Folded Copies)
2. Digital Copies of all submitted documents.

With this submittal, we are also requesting a modifications of standards for the local road slope proposed as part of our plans. Due to existing topography, the 6% maximum slope for a non-residential street will not only create the need for major grading operations and tree removal, it will also create undesirable earthwork balance scenarios for the proposed project and future projects. We're proposing with our plan to increase the maximum road slope to 8% for the local road proposed. We've included an exhibit and earthwork calculations showing the effect of the difference between the two slopes.

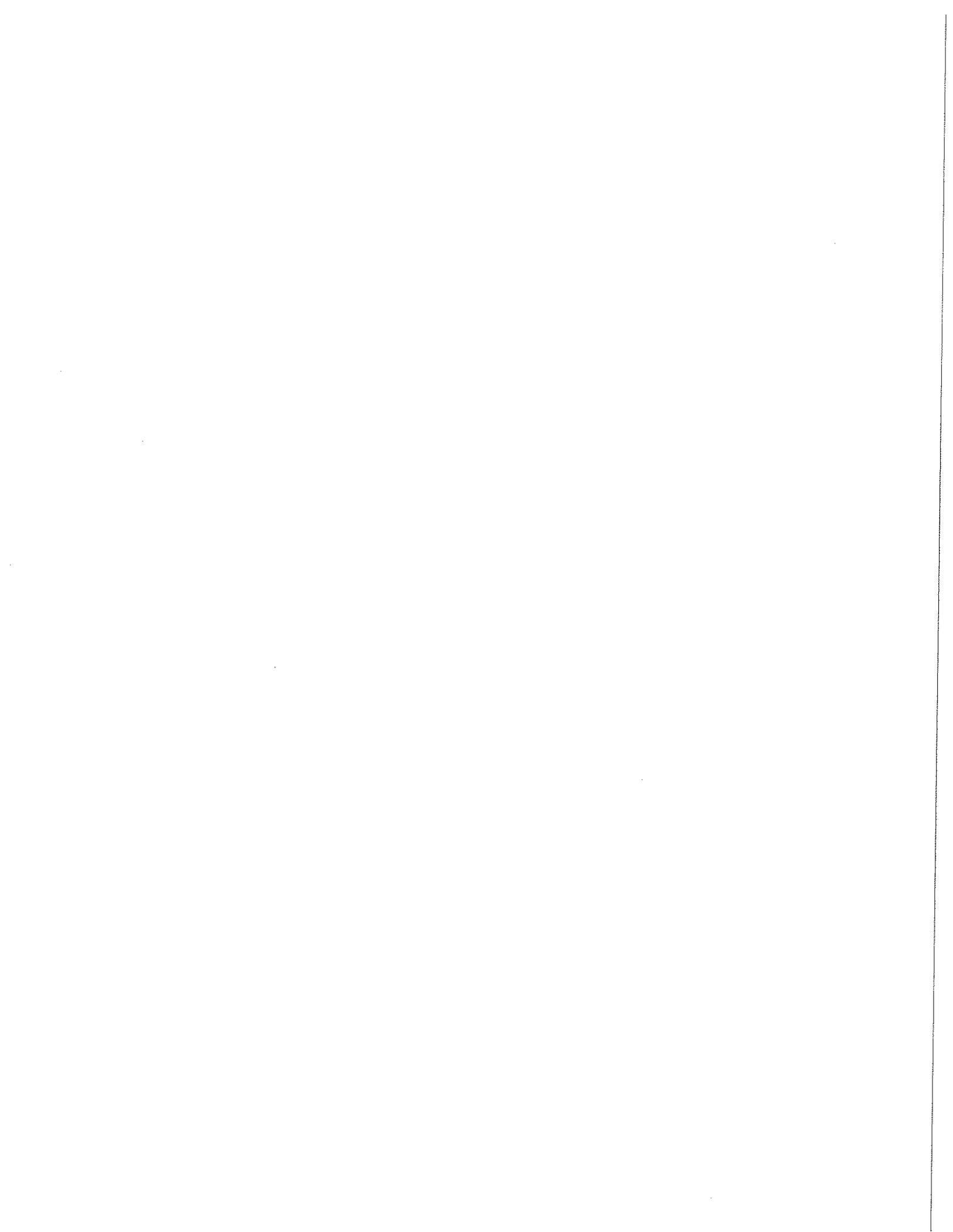
- Road plan and profile exhibit
- Earthwork calculations based on 6% and 8% road slopes

With Kimley-Horn, you should expect more and will experience better. Please contact me at (615) 564-2701 or [brett.creasman@kimley-horn.com](mailto:brett.creasman@kimley-horn.com) should you have any questions. Thank you and we look forward to working with you on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brett Creasman', with a long horizontal flourish extending to the right.

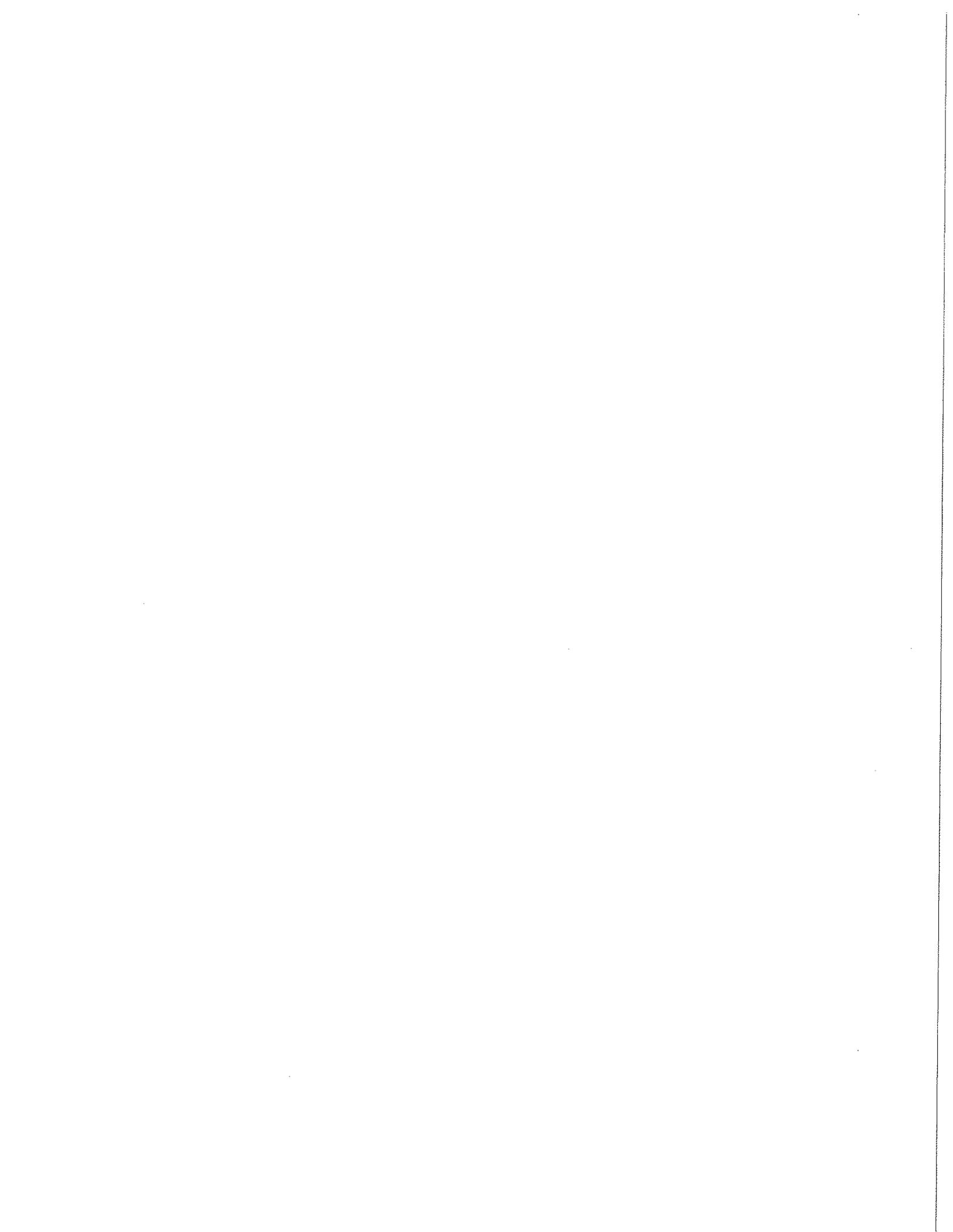
Brett Creasman, PE



## Trip Generation and Traffic Assignment

Trip generation rates for Spring Hill Morning Pointe were established using information for the weekday a.m. and p.m. peak hour of the adjacent street as shown in the ITE *Trip Generation Manual, 9th Edition*. Unadjusted trip generation for Spring Hill Morning Pointe is shown in Table 1 below.

TABLE 1							
SPRING HILL MORNING POINTE TRIP GENERATION							
Land Use	Daily	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Assisted Living (81 Beds)	209	8	4	12	8	11	19



# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 25, 2016  
SUBJECT: SKP 177-2016 (Cadence Crossing Commercial)

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**SKP 177-2016:** Submitted by Batson and Associates for property located on 4820 Main Street. The property is zoned B-2, Neighborhood Shopping District, and contains approximately 4.34 acres. The applicant requests Sketch Plan approval for two commercial lots: lot 1 with a 10,200 square foot building and lot 2 with a 22,200 square foot building.

**Property description and history:** This undeveloped property is located at 4820 Main Street. This Sketch Plan is associated with another Agenda item for a Neighborhood Concept Plan containing 78 dwelling units (NCP 175-2016). In March of 2016, the Board of Mayor and Aldermen, with a favorable recommendation from the Planning Commission, approved a rezoning request for the subject property from R-2, Medium Density Residential, to B-2, Neighborhood Shopping District, subject to conditions. That information has been included in this packet.

**Request:** The applicant requests Sketch Plan approval for two commercial buildings totaling 32,400 square feet with associated required parking spaces and drive-thru bank tellers/ATM.

**Streets and sidewalk:** : Main Street is designated as an Arterial in the Major Thoroughfare Plan, which requires a minimum of 95 feet of right-of-way (47.5 feet from centerline). Right-of-way dedication is required. The applicant proposes to construct an additional public street through the property, intersecting with Main Street.

The applicant is proposing street improvements along the Arterial to accommodate increased vehicle trips to and from the development. These improvements include a dedicated left turn lane and a dedicated right-turn lane onto the new street. The intersection of this new street with Main Street is proposed to be a three-lane section with a dedicated left turn lane and a through/right-turn lane onto Main Street. These improvements are consistent with the conceptual plan submitted with the approved rezoning request.

Sidewalk construction is proposed on both sides of the new street and along Main Street, but this sidewalk does not extend to the residential portion of the property. Staff is requesting that the plan be revised to show sidewalk extension on both sides of the new street to connect to the residential development.

**Access:** The applicant proposes access both commercial lots from the lower street classification (the new street). No direct access is proposed onto Main Street. These proposed driveways onto the new street are located along the eastern boundary to maximize distance from Main Street. Staff recommends a minor shift in the location of the two new driveways to create an aligned intersection.

Additionally, the applicant proposes an alley connection from the rear parking lot of the commercial buildings to the townhomes proposed in the residential portion of the development, which is similar to that shown in the conceptual plan submitted with the approved rezoning request.

**Bicycle and Greenway Plan:** Main Street is designated as a bike lane route.

**Building design:** The applicant proposes two one-story buildings. Based on the information provided, the buildings appear to be primarily masonry.

**Landscaping and buffering:** The plan shows a 25' landscape buffer along the northern and southern property lines adjacent to the existing single-family residences. This buffer does not include the required landscaping. At the time of site plan application, staff will expect to receive a fully detailed landscape plan compliant with the City's landscape buffer requirement

to provide a visual barrier through landscaping and fencing to reduce or eliminate the visual impacts of the nonresidential development.

The plan also includes a shared 25' landscape buffer along the eastern boundary between the proposed nonresidential buildings and the proposed townhomes to the east. Additional landscaping will be required for this buffer area, as well, at the time of site plan application.

The plan has incorporated the required 15 feet of greenspace between all proposed parking lots and right-of-way. Staff will review the landscaping of these areas at the time of site plan application.

**Parking and loading:** Based on the information provided by the applicant, the site appears to have sufficient parking.

April 12, 2016

Ms. Dara Sanders  
City of Springhill  
Planning Department  
199 Town Center Request  
Springhill, TN 37174

*Re: Cadence*

Dear Dara,

On behalf of the applicant Hank Brockman with Franklin Square Partners please accept this letter as our official request to review and present the proposed Cadence Development to the City of Spring Hill Planning Commission for review and approval at their next available meeting.

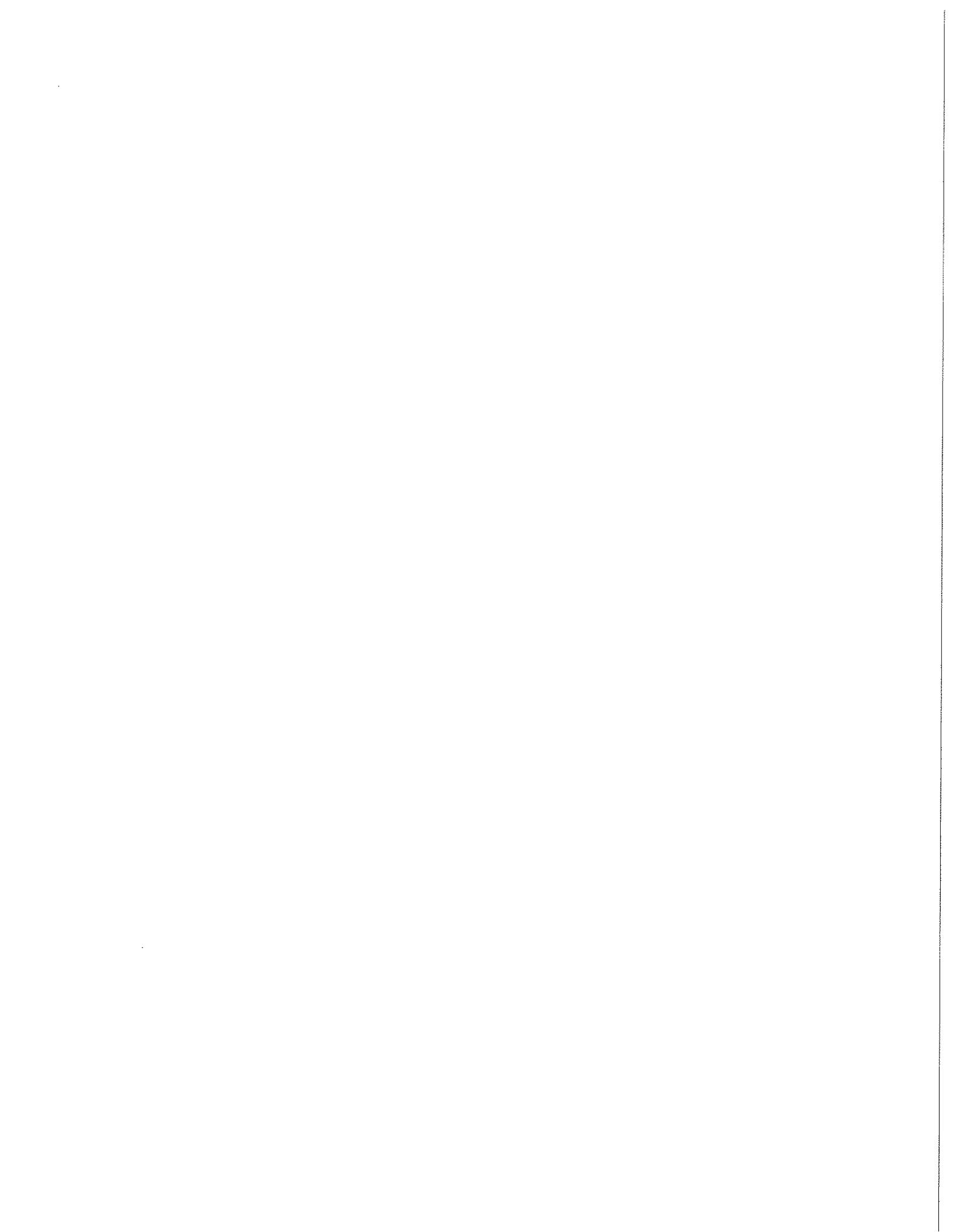
The Proposed site consists of 2 commercial lots consisting of approximate 32,000 S.F. Located at 4820 Main St. Springhill, TN.37174 .

Please feel free to contact us at 615-424-4840 or by e mail at [batsonengineering@comcast.net](mailto:batsonengineering@comcast.net)

Sincerely,

**Batson & Associates Engineering, Inc**

Garry M. Batson, PE  
*President*



**ORDINANCE 16-03**

**AN ORDINANCE TO AMEND ORDINANCE NO. 86-47, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRING HILL, BY REZONING PROPERTY BEING TAX MAP 153 PARCEL 027.00 FROM R-2, MEDIUM DENSITY RESIDENTIAL TO B-2, LIMITED RETAIL, AND R-4, HIGH DENSITY RESIDENTIAL**

**WHEREAS**, the City of Spring Hill Zoning Ordinance, the same being Ordinance No. 86-47, and the zoning maps therein adopted, should be amended by rezoning the property herein described as Williamson County Tax Map 153 Parcel 027.00 from R-2, Medium Density Residential to B-2, Limited Retail, and R-4, High Density Residential; and

**WHEREAS**, said property to be rezoned from R-2 to B-2 and R-4 is located within the corporate limits of the City of Spring Hill; and

**WHEREAS**, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on February 8, 2016, with notice of said hearing being given fifteen (15) days or more before said approval; and

**WHEREAS**, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN**, that the Zoning Ordinance 86-47 and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein-described as Williamson County Tax Map 153 Parcel 027.00 from R-2, Medium Density Residential to B-2, Limited Retail, to and R-4, High Density Residential, which amendment shall take effect from and after its adoption, the public welfare requiring it, subject to the following conditions:

1. The applicant shall provide additional supporting documentation for the traffic projections presented.
2. Permitted uses in the R-4 shall be limited to the proposed layout and dwelling types, as indicated on the concept plan.
3. Density in the R-4 shall be limited to 5.0 units per acre.

**BE IT FURTHER ORDAINED**, that all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

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April Goad, City Recorder

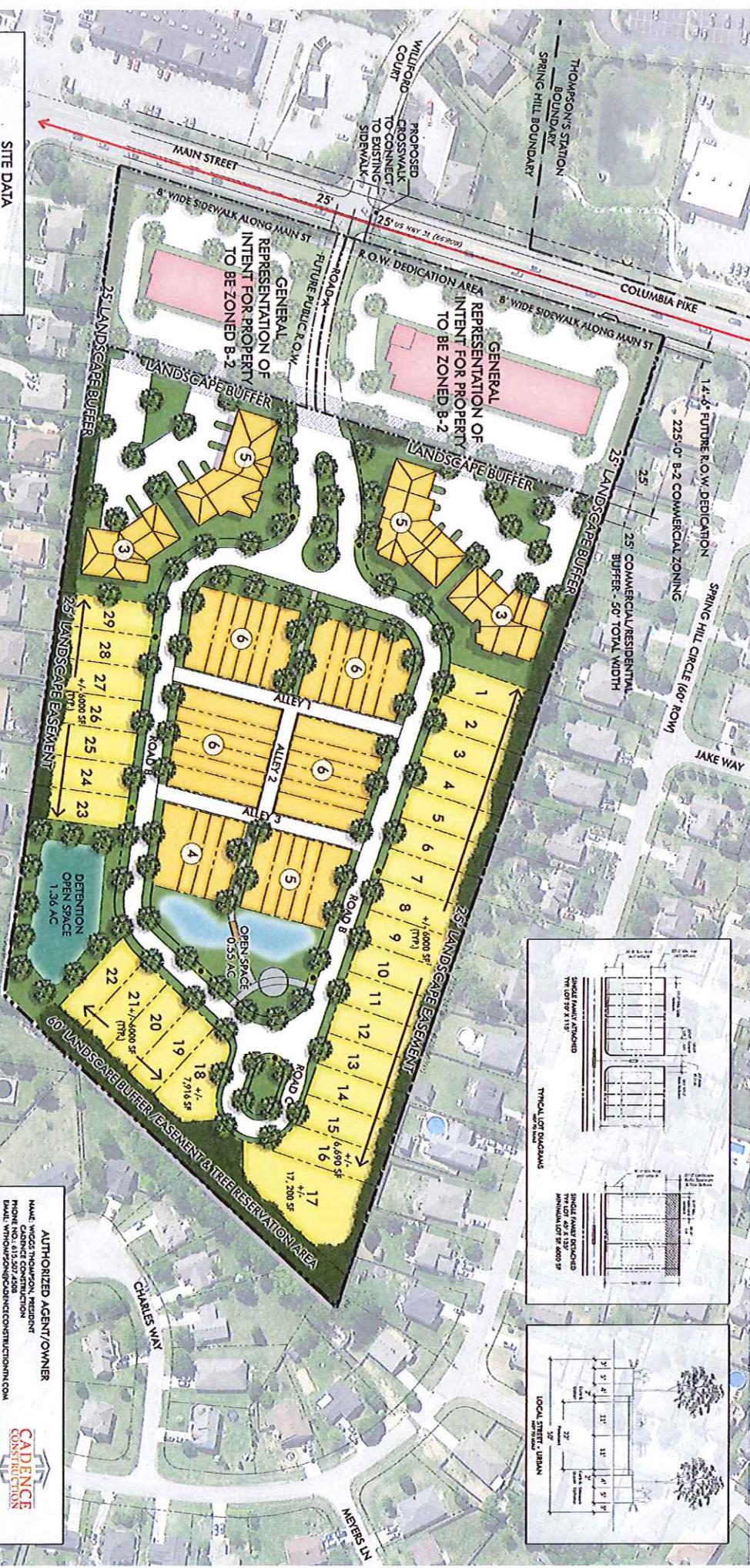
LEGAL FORM APPROVED:

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Patrick Carter, City Attorney

Passed on First Reading: February 16, 2016

Passed on Second Reading: (on agenda March 21, 2016)



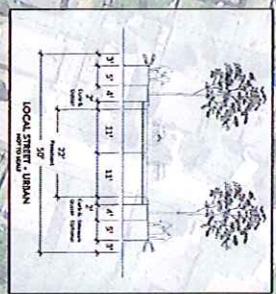
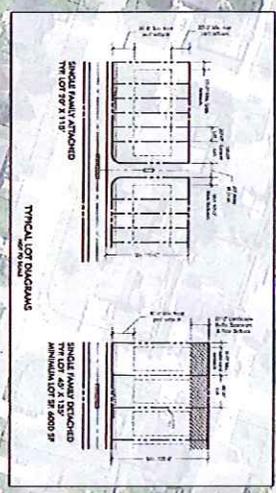
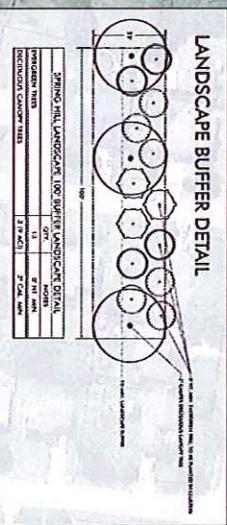
**SITE DATA**

ADDRESS: 4820 Main Street  
 TOTAL SITE ACRES: 23.00 AC  
 TOTAL RESIDENTIAL ACRES: 15.66 AC  
 PROPOSED OPEN SPACE: 2.58 AC (11%)

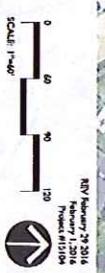
**RESIDENTIAL UNIT DATA**

TOTAL RESIDENTIAL UNITS: 156  
 TOTAL RESIDENTIAL AREA: 15,664 AC  
 TOTAL DWELLING UNITS: 78  
 DENSITY: 4.98 DUA

ADJACENT PROPERTY LINE  
 PROPERTY LINE  
 CITY LIMITS  
 MAIN THROUGHWAY  
 MAIN ARTERIAL STREET  
 STREET LIGHTS - SPACED EVERY 200' (TM)  
 PROPOSED RESIDENTIAL MOUNTAINVIEW COMMERCIAL SIGNAGE



**PRELIMINARY DEVELOPMENT PLAN**  
**CADENCE CROSSING**  
 SPRING HILL WILLIAMSON COUNTY, TN



**AUTHORIZED AGENT/OWNER**

NAME: WIGGS THOMPSON, RESIDENT  
 PHONE: 615.507.4538  
 EMAIL: WTHOMPSON@CADENCECONSTRUCTION.COM

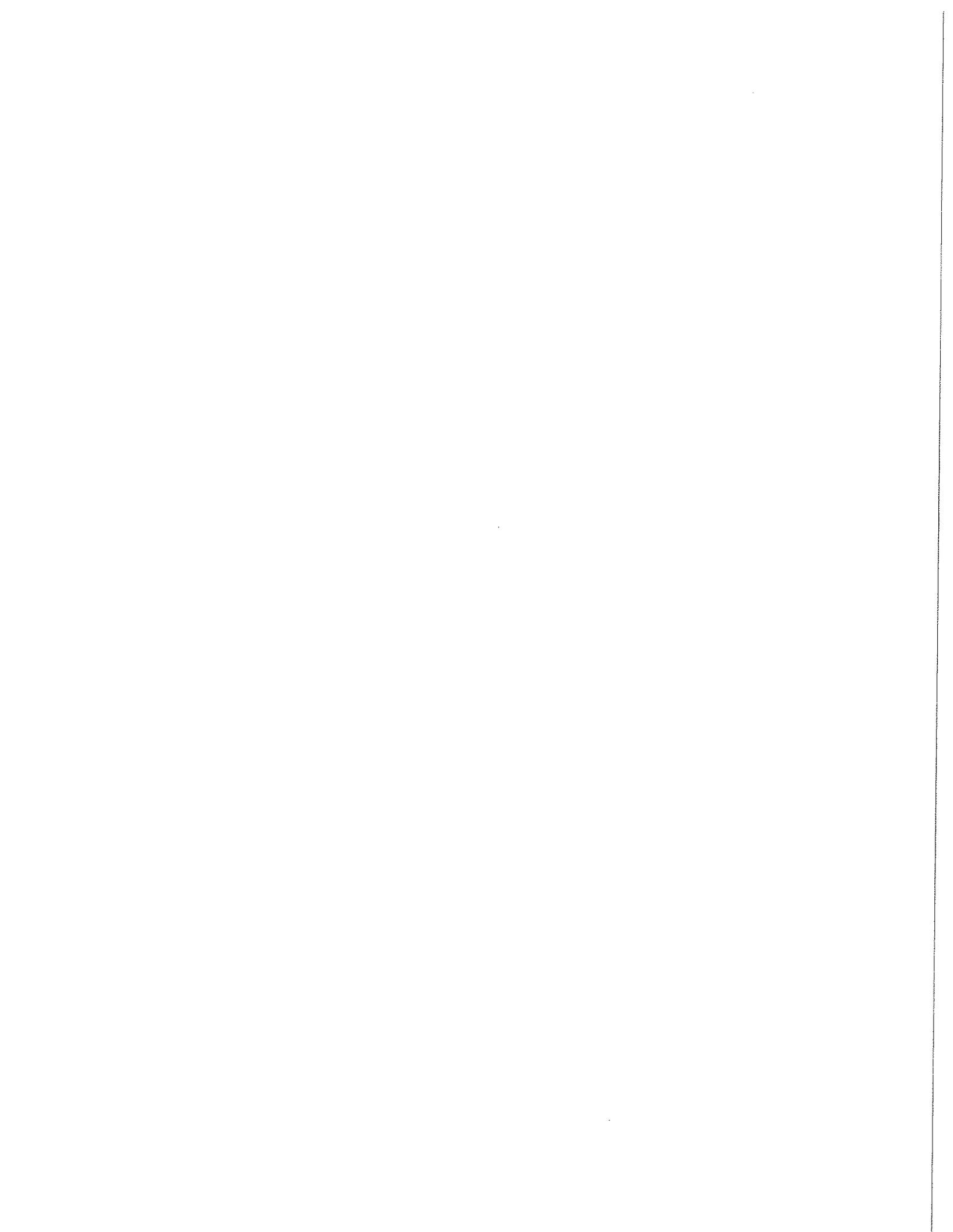
**REPRESENTATIVE**

NAME: BETT CESHAWK, CIVIL ENGINEER  
 PHONE: 615.507.4538  
 EMAIL: BETT@KIMLEY-HORN.COM

**REPRESENTATIVE**

NAME: JEFFERY ROSAK, LANDSCAPE ARCHITECT  
 PHONE: 615.507.4538  
 EMAIL: JEFF@KIMLEY-HORN.COM

**Kimley+Horn**  
**CADENCE CONSTRUCTION**  
**KV+D KEEL VOGAN DESIGN**



# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 25, 2016  
SUBJECT: STP 178-2016 (The Reserve Assisted Living Facility)

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**STP 178-2016:** Submitted by Crunk Engineering, LLC for property located at 2000 Reserve Boulevard. The property is zoned B-4, Central Business District, and contains approximately 15.71 acres. The applicant requests site plan approval for a 71,922 square foot senior living facility.

**Property description and history:** This property is located at 2000 Reserve Boulevard near Port Royal Road intersection and is adjacent to TriStar Maury Regional/Spring Hill. In April of 2016, the Planning Commission approved a sketch plan application for the subject property. The majority of the surrounding properties are undeveloped.

**Request:** The applicant requests site plan approval for a senior/assisted living facility with 123 associated parking spaces on the property in accordance with the approved sketch plan application.

**Streets and sidewalk:** Reserve Boulevard (an Arterial) is an improved two-lane street with curb, gutter, and sidewalk. Based on the information provided by the applicant, current right-of-way is 35 feet from centerline. Pursuant to the new Major Thoroughfare Plan (MTP) requirements, a minimum of 47.5 feet of right-of-way is required, which is reflected on the submitted plans.

**Access:** Staff's access concerns with the sketch plan have been resolved. The applicant proposes two new driveways onto Reserve Boulevard.

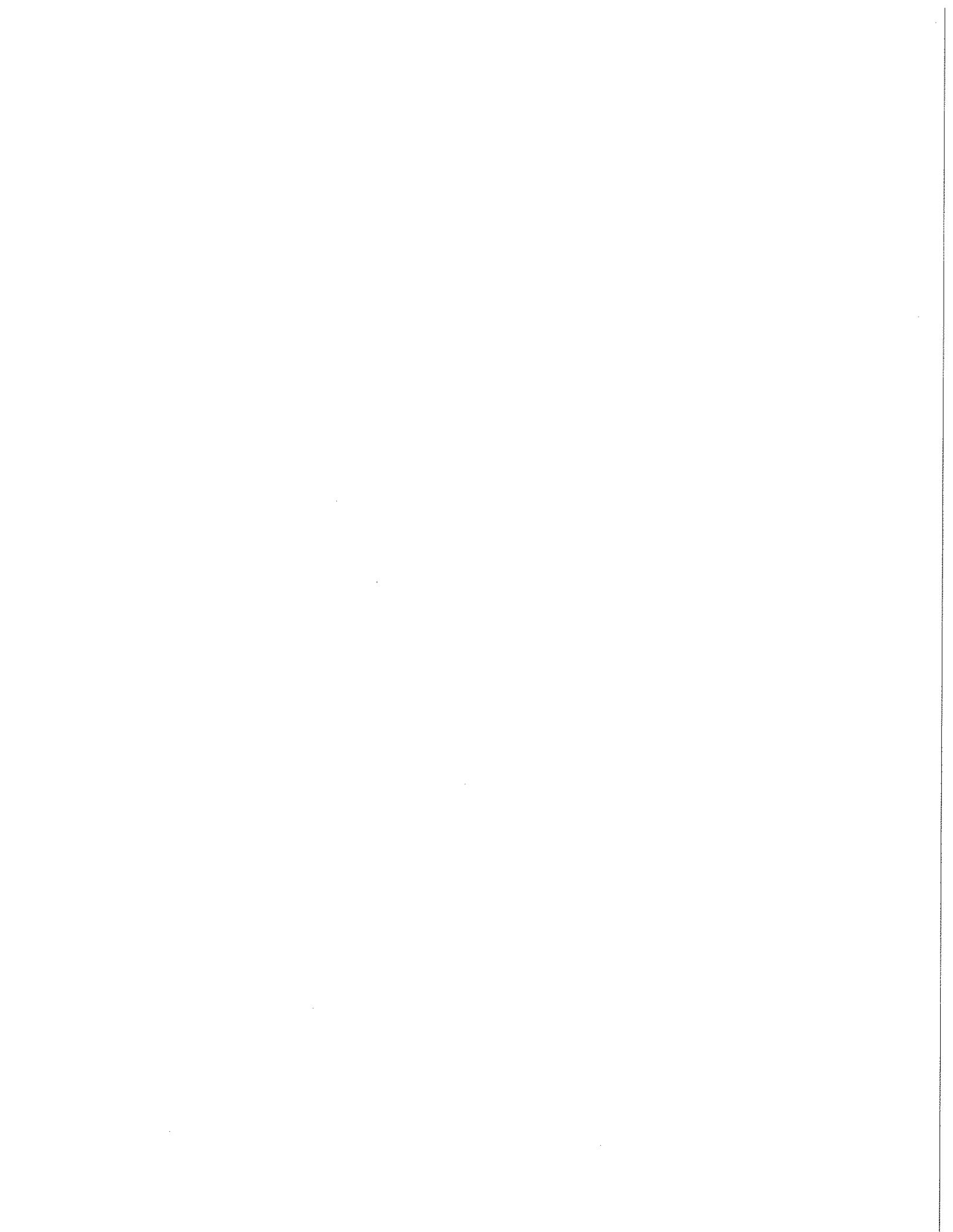
**Bicycle and Greenway Plan:** Reserve Boulevard is identified as a bike lane route.

**Building design:** Applicant proposes one-story building constructed of primarily fiber cement board, brick, and stone. Due to the configuration of this building, not all walls are shown in the rendering. Staff requests architectural elevations of all sides of the building.

**Landscaping and buffering:** Please provide the parking lot landscaping percentage to confirm compliance with the minimum 10% requirement.

**Parking and loading:** The applicant proposes 128 parking spaces. The City's zoning ordinance does not have a parking ratio for an assisted living facility. Typically, staff would apply an adopted ratio for a similar use to determine the number of required parking spaces; however, staff finds that the City's zoning ordinance does not have an adopted ratio for the proposed use. Staff finds that it falls upon the Planning Commission to determine the number of parking spaces, as it is the responsibility of the Board of Zoning Appeals to consider variance requests from the adopted ratios in the Zoning Ordinance.

The applicant has provided a parking demand study for this use. Based on the information submitted by the applicant, 109 parking spaces are necessary in order to accommodate this use. Bike racks are proposed in accordance with the zoning ordinance.



# Letter of Request



**RE:** The Reserve at Spring Hill  
Site Plan Submittal

**DATE:** April 13, 2016

**TO:** City of Spring Hill  
Planning Commission  
199 Town Center Parkway  
Spring Hill, TN 37174

The proposed project is the construction of a new building for a senior living community, in Spring Hill, TN. The proposed building will be one story tall and approximately 71,922 S.F. The proposed site area is 15.71 Acres in zone B-4, central business. The site is undeveloped and there is no existing impervious area. The proposed building will have 98 dwelling units and 123 parking spaces. There are two connections in the front of the building to Reserve Blvd. A future road will connect the drive on the back side of the building to Ray Williams Dr. The site is proposed to be divided into two lots. The east lot is proposed to be 8.64 acres, which is the lot that the proposed building will be on, and the west lot is proposed to be 7.07 acres. Please find attached a letter from the owner regarding the proposed future use of the west lot.

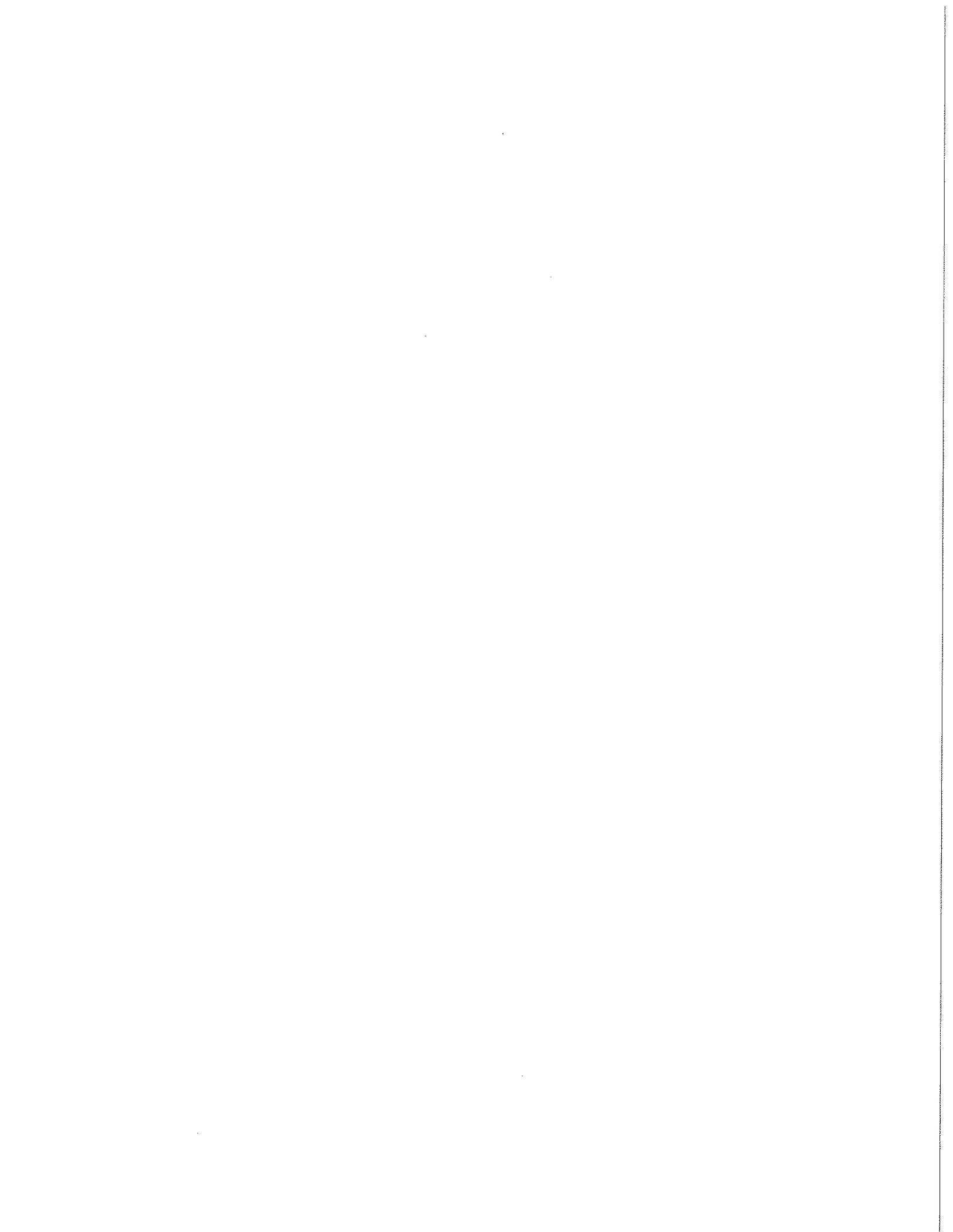
## ATTACHMENTS:

4 Hard Copies of Proposal  
CD with submittal items in PDF format  
Proof of Ownership  
Letter from the Owner

A handwritten signature in blue ink that reads "Adam Crunk".

Adam Crunk, PE  
Crunk Engineering LLC  
615-873-1795  
adam@crunkeng.com

Crunk Engineering LLC  
1894 Gen. George Patton Dr.  
Suite 600  
Franklin, TN 37067  
615-873-1795



# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 25, 2016  
SUBJECT: RZN 181-2016 (Bellagio Villas)

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**RZN 181-2016:** Submitted by Stacy Santoro for property located at 4135 Kedron Road. The property is zoned B-2, Neighborhood Shopping District, and contains approximately 7.48 acres. The applicant requests approval to rezone the property to R-4, High Density Residential.

**Property description:** This property is currently developed for a single-family dwelling. The majority of the surrounding properties are developed for residential uses. An impaired stream runs along the northeastern boundary of the property.

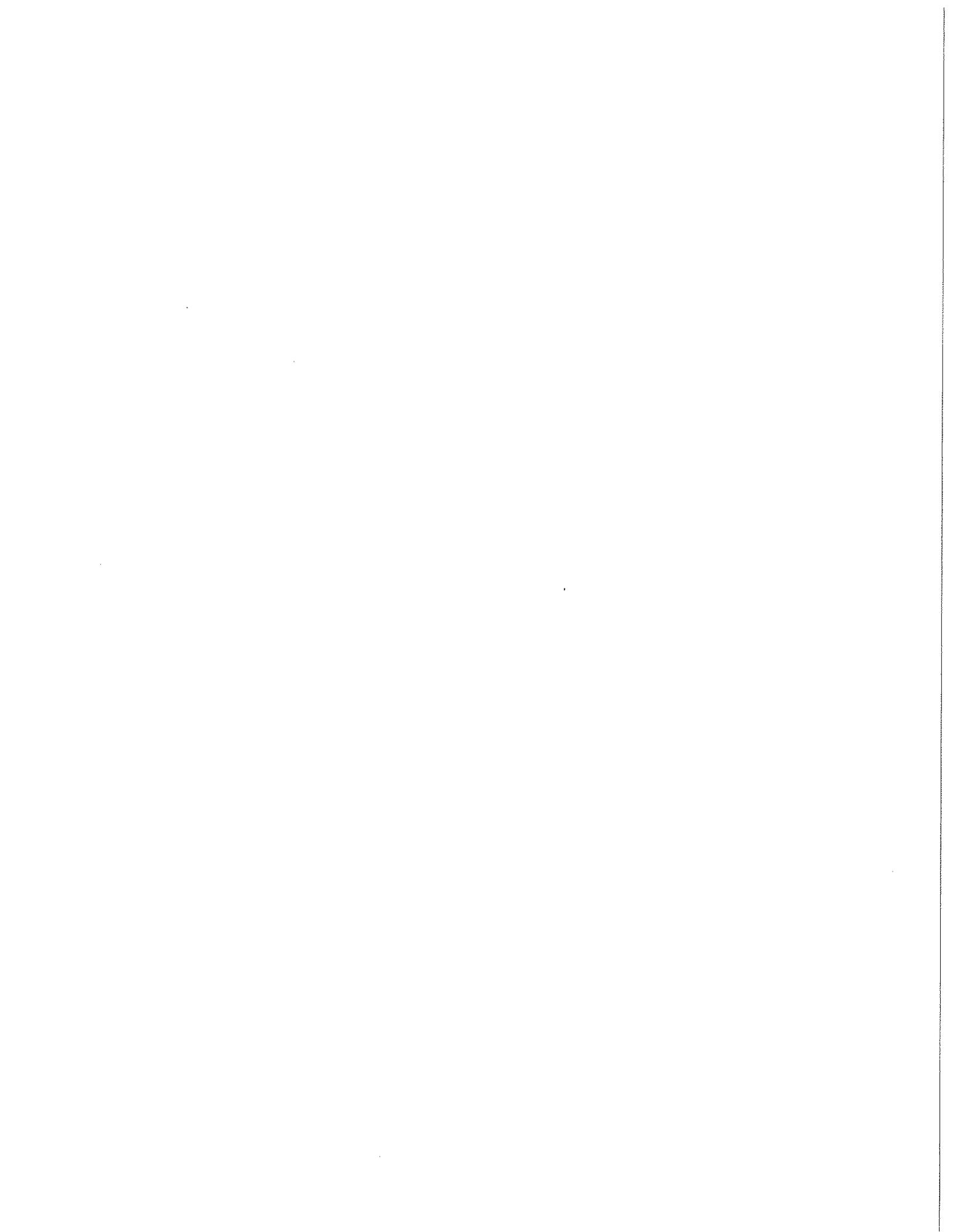
**Request:** The applicant requests to rezone the property to R-4, High Density Residential, to allow for the development of 32 residential dwellings.

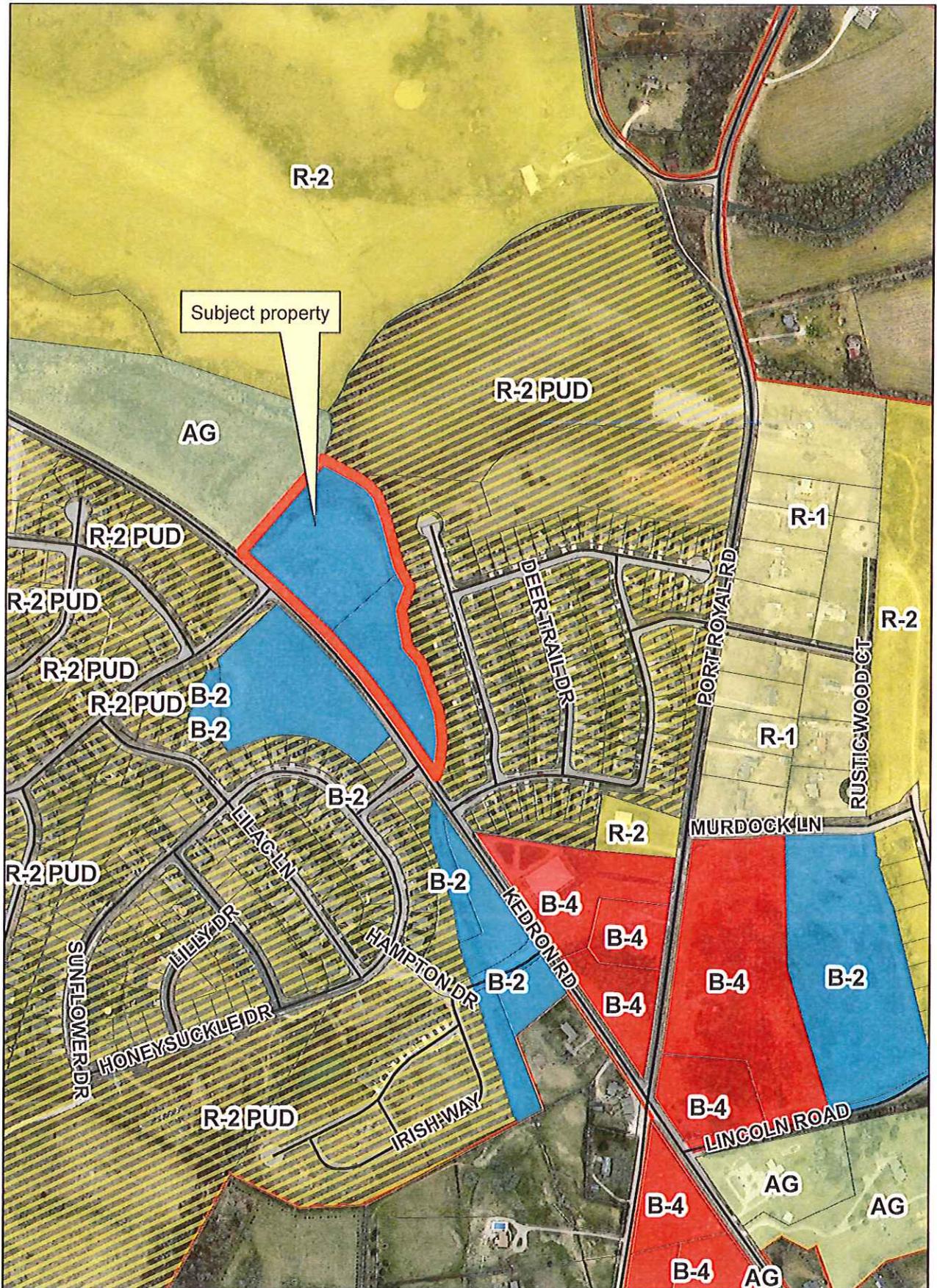
**Spring Hill Rising: 2040:** The City's comprehensive plan, Spring Hill Rising: 2040, provides considerations for future zoning and development requests. Among those considerations are opportunities for enhancing existing or emerging neighborhoods with sensitive new development, allowing for a variety of quality housing options for all stages of life, and encouraging higher density residential development in new activity centers. Staff has provided excerpts from the plan as they relate to this property.

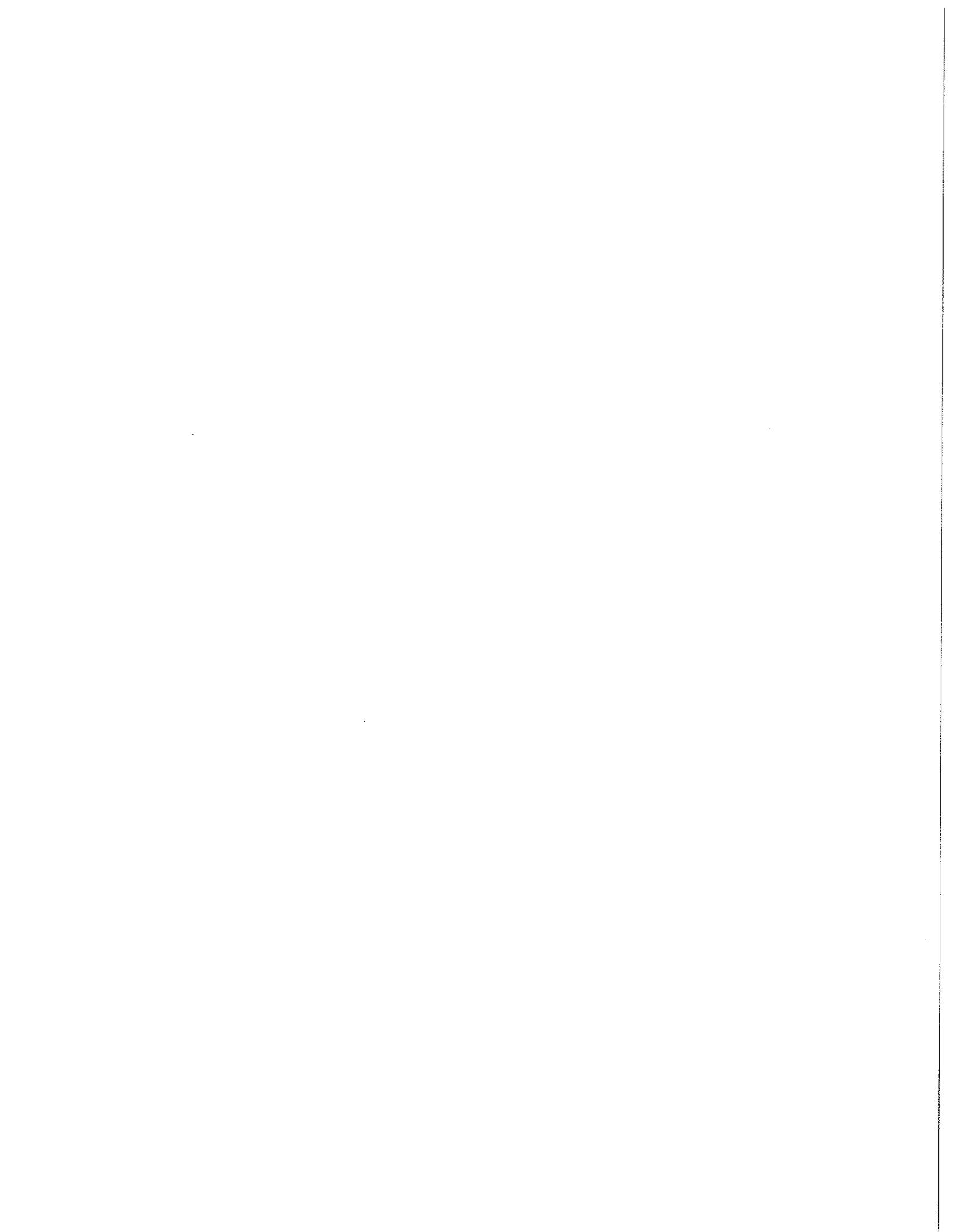
The future land use designation of the property is **Residential Neighborhood Area**, which represents a transition between natural and rural settings and more intense environments, such as mixed use areas, city neighborhood areas, and community commerce areas. The intent of this category is to preserve natural features in the built environment, enhance the access to housing options and urban amenities such as jobs, retail services, and public services, and to create new opportunities to enhance the quality of life.

The City's goal "We will promote a variety of quality housing options" promotes diversifying the City's neighborhoods by providing a variety of housing types, styles, and price points so that is possible for all who work in the community to live in the community. This goal also recommends ensuring that all residents have access to quality affordable housing options to make "aging in place" a viable option.

The City's goal "We will grow smarter" promotes Smart Growth principles, traditional neighborhood design, and quality corridor development. Specifically, this goal aims to ensure that new development within existing neighborhoods is of appropriate scale and intensity in relation to existing development and that it achieves the desired development patterns for the neighborhood.







## **We will promote a variety of quality housing options.**

**Promote a variety of housing choices to make it possible for all who work in the community to live in the community.**

### **Policy : Promote housing diversity in new development areas**

Plan for a variety of housing types, styles and price points as development occurs in greenfield areas, including affordable and high end products to support the housing needs of the county.

**Strategy:** Adopt zoning districts that promote a range of housing types and densities.

**Strategy:** Develop zoning districts and incentives that encourage housing diversity.

**Strategy:** Conduct housing study to identify the state of the current housing stock and the future housing needs of the city.

### **Policy : Promote housing diversity within existing developed areas**

Plan for a variety of housing types, styles and price points as infill opportunities emerge, including affordable and high end products, to support the housing needs of the city.

**Strategy:** Adopt infill development guidelines that promote a range of housing types and that promote context sensitive infill standards to preserve and enhance the character of existing development.

**Strategy:** Develop incentive programs for infill development that encourages infill development within existing city limits.

### **Policy: Promote quality, affordable housing options**

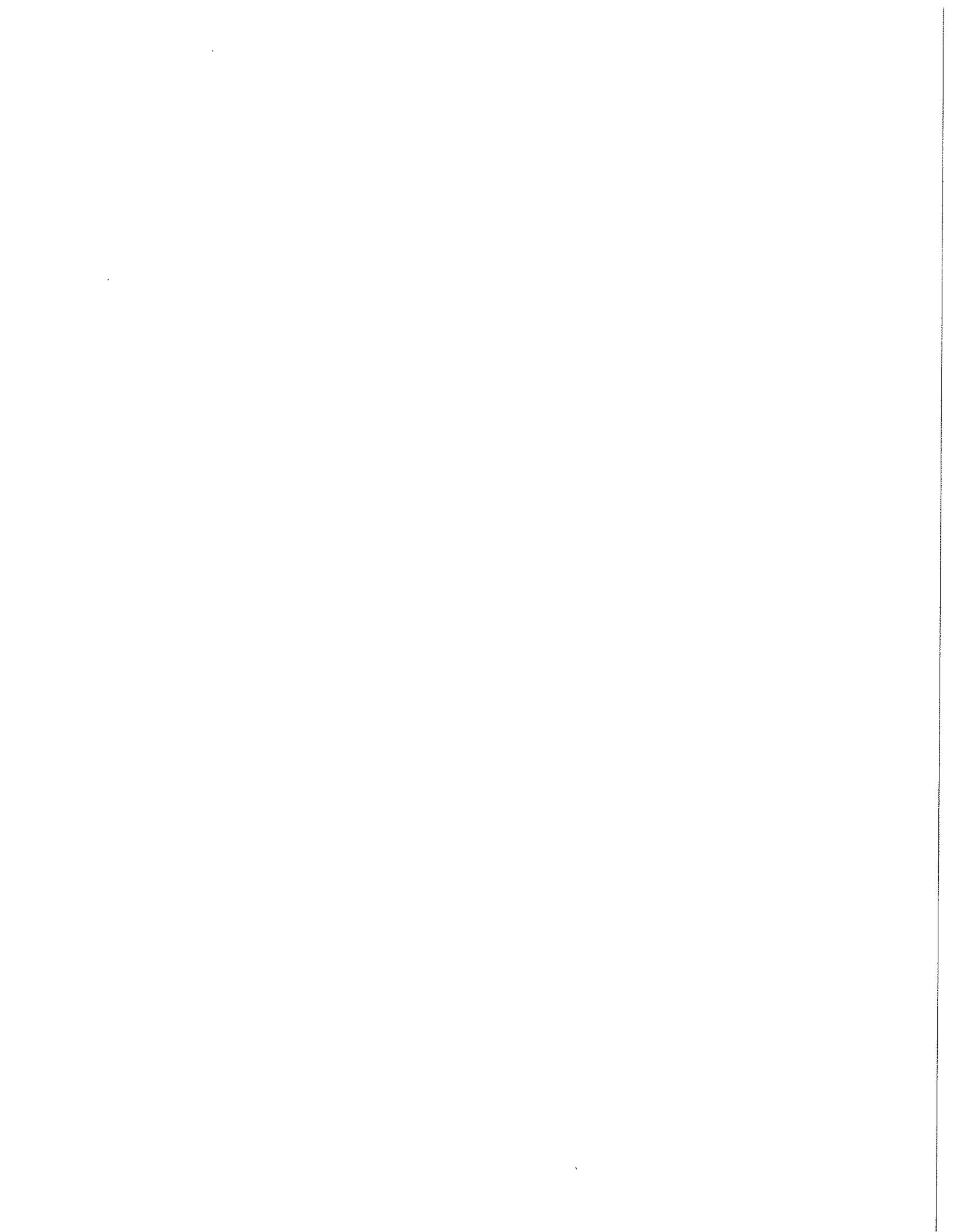
Ensure that all residents have access to quality affordable housing options, make “aging in place” a viable option for residents and ensuring those who work in the city have homes available in their price range enabling them to live and work in Spring Hill.

**Strategy:** Conduct housing study to identify the state of the current housing stock and the future housing needs of the city.

**Strategy:** Create incentives such as density bonuses or expedited permit processing for affordable housing development.

**Strategy:** Adopt incentives to encourage senior housing within existing neighborhoods and in close proximity to important services such as medical facilities, churches, or community centers.

**Strategy:** Permit development of accessory dwelling units or cottage housing development.



## We will grow smarter

Establish a new culture of planning that increases awareness and predictability for everyone

### **Policy: Promote Smart Growth Principles and Traditional Neighborhood Design**

Require that new growth promotes walkability, connectivity, housing choice, public open space and local opportunities for goods and services throughout our City.

**Strategy:** Amend the zoning and subdivision regulations that discourage sprawl and include a range of densities and intensities among a variety of rural, residential, nonresidential, and mixed-use districts to reflect and implement the community's vision and goals.

**Strategy:** Provide for major mixed-use centers and urban villages in employment and retail centers or important intersections.

**Strategy:** Develop and implement design standards that result in human-scaled, walkable environments.

### **Policy : Ensure context-sensitive redevelopment and infill**

Ensure that new development within existing neighborhoods is of appropriate scale and intensity in relation to existing development and that it achieves the desired development patterns for the neighborhoods.

**Strategy:** Allow for flexibility in setbacks and lot sizes to accommodate infill development that is compatible with the surrounding properties.

**Strategy:** Develop an inventory that identifies lots suitable for infill development and buildings suitable for redevelopment.

**Strategy:** Develop neighborhood plans that identify specific needs of area, identify design strategies, and prioritize infrastructure and facilities investments.

### **Policy: Encourage mixed use centers within town centers**

Encourage the mixing of different residential, commercial, and office uses that promote compact, interconnected development.

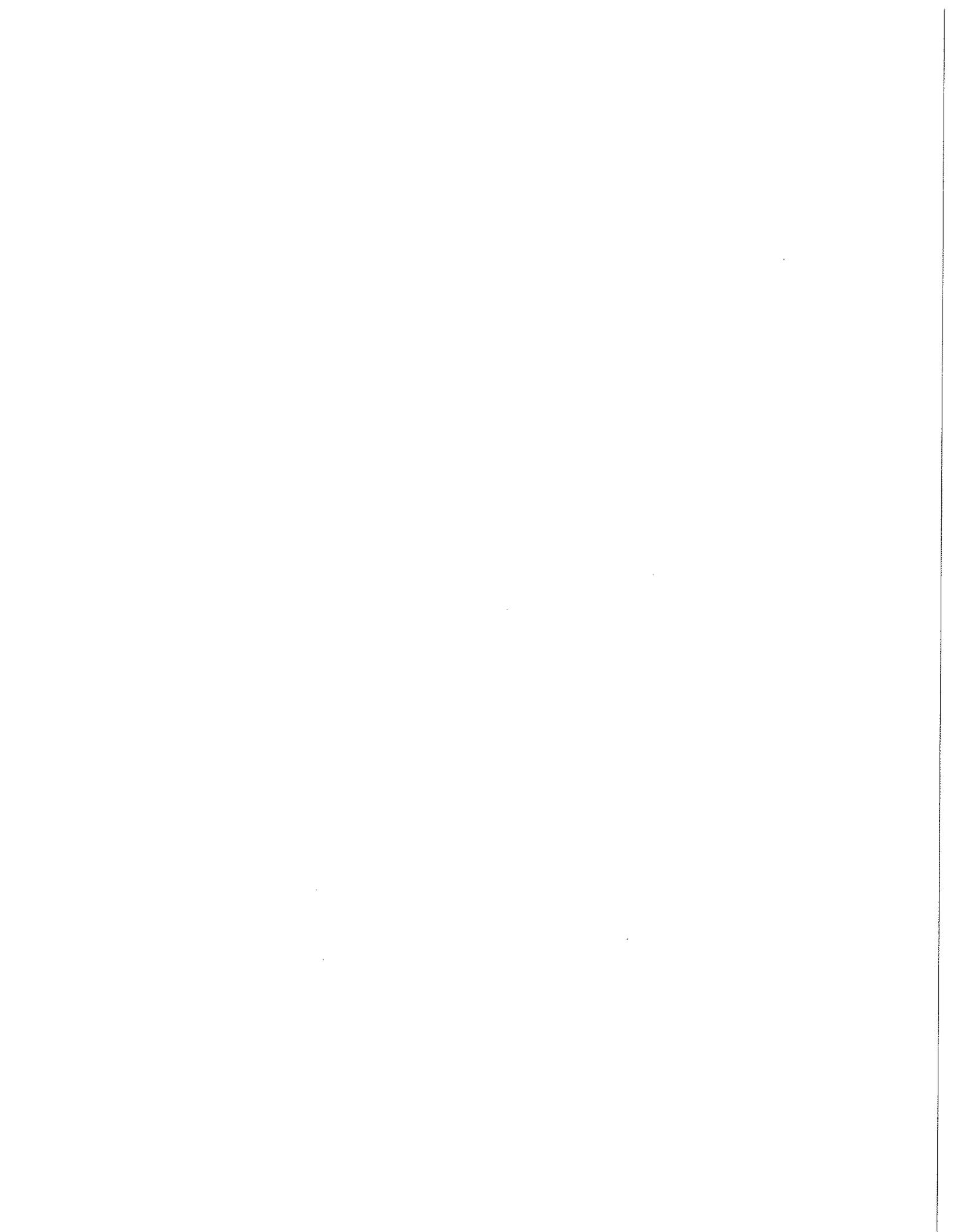
**Strategy:** Adopt a mixed use zoning district or develop a mixed use overlay zoning district that allows for a vertical mix of higher density residential, office, and commercial uses, that promotes compact, interconnected development, and that continues traditional "Main Street" development patterns.

### **Policy : Promote quality corridor development**

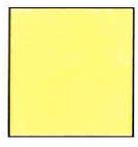
Encourage corridor development that improves the visual character and function of the suburban corridors.

**Strategy:** Develop context sensitive corridor plans that along major thoroughfares.

**Strategy:** Amend the zoning and subdivision regulations to address site design, access management, visual character, and other design standards.



## Residential Neighborhood Areas



The Residential Neighborhood Area represents a transition between natural, and rural settings and more intense environments, such as mixed use areas, city neighborhood areas, and community commerce areas. The intent of this category is to preserve natural features in the built environment, enhance the access to housing options and urban amenities such as jobs, retail services, and public services, and to create new opportunities to enhance the quality of life.

The development pattern of Residential Neighborhood Areas varies from a low to moderate density with clusters of similar one- and two-story residential dwellings in both conventional subdivision development and traditional neighborhood form. New development should integrate different housing types of appropriate scale and context and increase the connections between neighborhoods and other areas.

While these areas are primarily residential, the Residential Neighborhood Area encourages a traditional neighborhood development that incorporates low-intensity nonresidential uses intended to serve the surrounding neighborhood on corners and along connecting corridors. Buildings are located close to the street and designed to the scale and form of the surrounding neighborhood.

Transportation design is a context-sensitive, block-and-street layout that promotes walkable, cyclist-friendly streets with slow design speeds. A typical street cross section includes curb, gutter, and sidewalks. Cyclists typically share the road, but a bike lane is the standard for major streets.

Green space is largely located on private properties and associated with the yard area surrounding buildings. Public green space is typically in the form of parks with recreation facilities such as ball parks or small neighborhood parks. Existing historic and natural features and assets, such as streams and trees, are preserved and incorporated into the neighborhood.



### Design Principles

#### Site Design

- Residential lots are accessed from residential streets or from an alley when fronting onto a major street
- Shallow to moderate front setbacks 30 feet or less in depth
- Scale and lot coverage ranges based on context
- Residential neighborhood developments are walkable and pedestrian-oriented with parking located away from the street and adjacent residences.

#### Density/Intensity

- Moderate density and intensity
- Higher density and intensity through a conservation subdivision design

#### Green Space

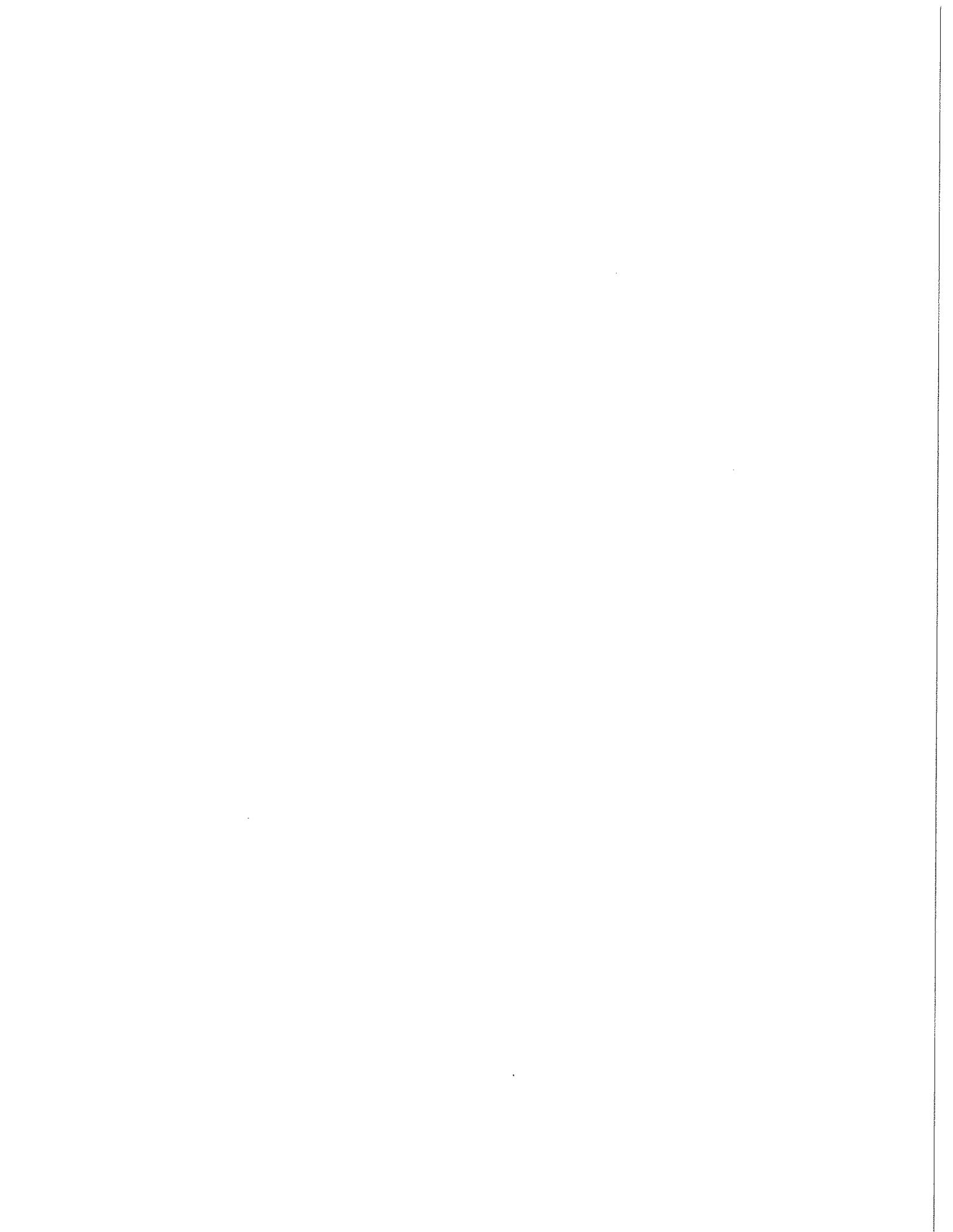
- Natural environmental assets are incorporated into the neighborhood
- Maintain and preserve important natural land and historic features
- Neighborhood and Community Parks

#### Transportation

- Complete and connected street network that balances the needs of automobiles, pedestrians, and cyclists.
- Bike lanes and greenways
- Neighborhood services are pedestrian-oriented

#### Infrastructure

- Municipal water and sewer
- Schools and places of worship



**SUBJECT:** Administration of Performance and Maintenance Bonds

**DATE:** April 22, 2016

**ATTENTION:** Planning Commission

**STAFF:** Dan Allen, Infrastructure Director



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## **STAFF MEMORANDUM**

The purpose of this memo is to provide information regarding possible changes to administration procedures for performance and maintenance bonds in the subdivision regulations.

### **Background:**

In April 2013, the City of Spring Hill adopted an updated version of Subdivision Regulations. This rewrite significantly changed the regulations by adopting a new set of documents based on Williamson County's regulations. As a result, the performance and maintenance bond was significantly altered.

In section 4.3 of the current Subdivision Regulations, it states that the maintenance period for bonds shall not begin until all public improvements and required amenities are complete. Due to recent staff additions to assist with bond administration, staff has begun fully enforcing the requirements adopted by the City. After numerous discussions with staff, consultants, developers, and aldermen, it is clear that the City did not recognize the full consequences of the language that was adopted in 2013 and also that there is a desire to modify the process.

The BOMA passed a resolution in April 2016 detailed the following changes they wish to see addressed to modify the process. The changes are shown below.

### **Proposed Short Term Amendment to Reinstate the Process Under the Previous Subdivision Regulations:**

#### **4.3 Maintenance of Improvements**

The applicant shall be required to maintain all completed public improvements until they are formally accepted for maintenance by the City of Spring Hill.

A maintenance bond, secured by a Letter of Credit, certified check, cash account, or insurance bond from an approved financial institution as set forth herein, to guarantee the roads,

sidewalks, shoulders, signage, ditches and/or drainage system, and utilities, and required amenities shall be required of each applicant for a minimum period twelve (12) months.

The maintenance period will begin when the roadway is constructed to binder and all other public improvements ~~only after all public improvements and required amenities~~ have been properly constructed by the developer, ~~and accepted by the City~~ a Certificate of Satisfactory Completion has been approved by the City Engineer and Public Works Director, and the Planning Commission formally approves a resolution establishing the maintenance bond. The developer shall be required to post a performance bond for the final layer of asphalt at the same time as the maintenance bond based on actual construction cost, and this bond shall be held until the final layer of asphalt is properly constructed by the developer and a Certificate of Satisfactory Completion has been approved by the City Engineer and Public Works Director. The maintenance bond shall be 30% of the actual construction cost of all public improvements ~~and required amenities~~. At 80% build out (80% of houses within the development or particular phase to be bonded have received their certificate of occupancy) unless otherwise approved by the Planning Commission the applicant shall install the final asphalt layer.

If the developer chooses to install the final asphalt layer/topping prior to 80% build out, then he will be required to post the maintenance bond at the time of final asphalt layer installations. The maintenance bond shall be continuous until a minimum of one (1) year after the 80% build out has been complete. The release of the Maintenance Bond shall be contingent upon the completion of the above and, in the case of road construction and/or improvements, acceptance of the dedications by the Spring Hill Board of Mayor and Alderman.



**REQUEST:** **Subdivision Regulation and/or Zoning Ordinance Amendment**  
**SUBMITTED BY:** Jonathan Duda, Alderman  
**DATE:** April 22, 2016  
**RE:** Incorporation of provisions of “Design Review Guidelines” for “Development Near or Contiguous to National Register or City of Spring Hill Historically Significant Sites”  
**ATTACHMENTS:** Attachment 1: Draft Language to Incorporate into a Subdivision Regulation and/or Zoning Ordinance Amendment

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**PURPOSE:**

This Subdivision Regulation and/or Zoning Ordinance amendment would provide guidance as to how the Historic Commission will review zoning, development, and subdivision applications as required by Municipal Code Title 2, Chapter 4, Section 2-408 and Zoning Ordinance Article IV, Section 8.2 (C)(2). Currently, there is no guidance in the Zoning Ordinance or Subdivision Regulations as to the basis for Historic Commission Design Review, and language in the Subdivision Regulations should be amended or removed to reflect current procedure.

**BACKGROUND:**

Municipal Code Title 2, Chapter 4, Section 2-406 (1), “Designation and Protection of Historically Significant Sites” states in pertinent part (*with emphasis added*):

*Designation of a historically significant site will be done by resolution of the board of mayor and aldermen upon recommendation by the Spring Hill Historic Commission...*

Subdivision Regulations Section 5.1.7 “Development Near or Contiguous to Homes of Historical Significance” states in pertinent part (*with emphasis added*):

*Development near or contiguous to National Register or Historic Sites, (as identified in the book of “National Register Properties 1995” with subsequent amendments and/or as determined by the City of Spring Hill Planning Commission to have Historical Value to the City, community, or neighborhood), shall be developed in accordance with the approval requirements of the City of Spring Hill Planning Commission.*

These two sections would appear to be in conflict with each other as the Municipal Code prescribes the process for a Historically Significant Site to be designated by the Board of Mayor and Aldermen, while the Subdivision Regulations appears to provide for the Planning Commission to make this determination. With removal of Development Review Process now defined in Article IV, Section 8.1 and 8.2 of the Zoning Ordinance, the provisions for Section 5.1.7 in the Subdivision Regulations appear to be: 1) misplaced (as this provision currently is



placed in a section of the Subdivision Regulations pertaining to Subdivision Design), and 2) contradictory to the Municipal Code.

**Recommendation as it pertains to Subdivision Regulations Section 5.1.7:**

- 1) Amendment to align the determination of Historically Significant Sites consistent with the Municipal Code, and/or
- 2) Amendment to incorporate into Zoning Ordinance Article IV, Section 8.2 (C)(2).

Municipal Code Title 2, Chapter 4, Section 2-408 states in pertinent part (*with emphasis added*):

*An application for a subdivision of property, site development plan and/or zoning district amendment shall identify all significant historic and archeological features and structures (as designated by the Board of Mayor and Aldermen) that are located on the affected property or within 300 feet of the boundary of the affected property. Any proposed development plan for the affected tract shall be guided by city zoning and subdivision regulations and the principles and standards contained within the publication, "Saving the Farmstead" (a publication of the Heritage Foundation of Franklin and Williamson County dated December 1996). The development plan shall be configured in a manner that protects the historic and archeological features on the property to the greatest extent feasible and practical. The plan shall be subject to review and comments by a qualified historic preservation consultant retained by the city and the recommendations of the Spring Hill Historic Commission...*

Prior to a comprehensive amendment of the Subdivision Regulations in 2013, the Subdivision Regulations included a section provided for Design Review by the Historic Commission (City of Spring Hill Subdivision Regulations Article 4 §§ 4.101.8 and 4.101.9 prior to 2013 amendment removing these provisions).

Zoning Ordinance Article IV, Section 8.2 (C)(2) "Historically Significant Sites" states:

*Properties designated by the Board of Mayor and Aldermen (BOMA) as historically significant and properties located within 300 feet of a property designated by BOMA as historically significant shall present zoning, development, and subdivision applications to the Spring Hill Historic Commission prior to being added to a Planning Commission agenda. The Spring Hill Historic Commission shall submit in writing a formal recommendation to the Planning Commission for consideration.*

Although the Municipal Code, Zoning Ordinance and Subdivision Regulations provide for review by the Historic Commission, no guidance are provided as to the basis for the Historic Commission's review.



I will defer to Staff as to how this would best be accommodated into the current language of the Zoning Ordinance Development Review process. Attached as Attachment 1, includes language in substantial form as to what previously existed in the Subdivision Regulations prior to 2013.

**Recommendation as it pertains to Design Review for “Development Near or Contiguous to National Register or City of Spring Hill Historically Significant Sites”:**

- 1) Amendment to incorporate basis, or purpose, for the Historic Commission Design Review process for Development Near and or Contiguous to Historically Significant Sites into Zoning Ordinance Article IV, Section 8.2 (C)(2).

## Attachment 1: Draft Language to Incorporate into a Zoning Ordinance Amendment

### Section 1. Development Near or Contiguous to National Register or Historically Significant Sites

Development near or contiguous to National Register or Historically Significant Sites (as identified in the book of "National Register Properties 1995" with subsequent amendments and/or sites receiving designation of Historically Significant Site by Board of Mayor and Aldermen) shall be developed in accordance with the Design Review Guidelines described below, requirements of this resolution, and with all other requirements of the City of Spring Hill Planning Commission and Historic Commission.

### Section 2. Design Review Guidelines

Design Review Guidelines are a commonly-used tool utilized for shaping the character of new development. They are most frequently used by local governments to implement the design standards of an overlay or special designated district, which does not affect the underlying base district provisions related to permitted land uses and similar issues. Such design standards typically address building setbacks, heights, architectural forms, porches, building materials, site features, and other design elements, and their most common application occurs in the form of historic areas governed by the Historic Commission. The Historic Commission will review the proposed designs within the historic areas and must approve prior to the development. While design standards are often mandatory they are sometimes voluntary. In addition to the public sector's long-standing use of design guidelines, private developers can implement such standards for new development through legally-binding covenants and deed restrictions.

### Section 3. The Purpose of the Design Review Guidelines

The purpose of the Design Review guidelines as implemented by the Historic Commission is to provide direction for those involved in the development process contiguous to and near National Register and Historic Sites. In comparison with many other design guidelines, these are not prescriptive because of the nature of rural settings. In establishing standards for infill development within, adjacent to, or near existing historic districts, the design context permits the development of prescriptive numeric standards based upon existing design characteristics. There shall also be review of each proposed development by the Historic Commission to ensure that it is consistent with and does not impact the historic site, district, character, or aesthetic value.



**REQUEST:** *Zoning Ordinance Amendment*  
**SUBMITTED BY:** Jonathan Duda, Alderman  
**DATE:** April 22, 2016  
**RE:** Amendment of Article V, Section 5.7  
**ATTACHMENTS:** Zoning Ordinance Article V, Section 5 (R-4 Residential District)

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**PURPOSE:**

Zoning Ordinance Article V, Section 5.7 "Provisions for Multi-Family Housing Development" includes a procedure for submission and review for two application types: 1) Re-zonings, and 2) applications which are located in within a zoning district where the use is currently permitted.

Currently, re-zoning requests to R-4 that contain a portion of Multi-Family Housing requires the Board of Mayor and Aldermen to vote on a conceptual development plan (historically incorporated or accompanying with the Ordinance for the re-zoning).

This request pertains to requiring a conceptual development plan in some form being submitted for all re-zoning applications to R-4 Residential District, High Density.

Because R-4 Residential District (High Density) provides for a higher density of zoning for either single-family detached housing (minimum lot area of 6,000 sq. ft, or approximately 7 Units per Acre), a conceptual development plan should accompany re-zoning requests as is currently required for R-4 re-zoning that includes Multi-Family Housing.

Without a conceptual development plan for single-family detached housing, the following may occur:

- 1) Citizens do not have any other information of what may be proposed other than then the description of "High Density" for the zoning. This causes great objection, when in reality, a plan for single family detached housing permitted in R-4 zoning may not be as objectionable; and
- 2) An ordinance approving R-4 Re-zoning without a conceptual development plan currently may be permitted under the auspices of accommodating single family detached housing. If the city does not maintain clear and accurate records, over a length of time, a change to multi-family could occur. Consider that today, the Zoning Map does not provide a distinction between R-4 Zoning with or without an approved Multi-Family conceptual development plan.

**REQUEST:**

I request further guidance from Staff and Planning Commissioners on how best to proceed.

within fifteen (15) feet of any vehicular entrance and/or exit to the park. (Changed by Ord. 07-30.)

Section 5. (R-4) Residential District (High Density).

Intent: To accommodate relatively large numbers of dwelling units in relation to land area at locations where large volumes of traffic can be safely handled; public schools, water, sewerage, and other community facilities are readily available; and commercial services are within normal walking distance.

Within the R-4 Residential Districts, as shown on the municipal zoning map, the following shall apply:

5.1 Uses Permitted.

- 5.1(1) Single-detached dwellings.
- 5.1(2) Duplex dwellings.
- 5.1(3) Townhouses.
- 5.1(4) Condominiums, in accordance with Subsection 5.7 of this Article.
- 5.1(5) Triplex dwellings.
- 5.1(6) Quadruplex dwellings.
- 5.1(7) Zero-lot line dwellings.

5.2 Uses Permitted on Appeal.

- 5.2(1) Uses or structures permitted on appeal in R-1, Residential Districts.
- 5.2(2) Rooming houses.
- 5.2(3) Boarding houses.

5.3 Uses Prohibited.

- 5.3(1) Mobile homes on individual lots, mobile home parks, planned unit developments, apartments, all commercial uses and all industrial uses that are not specifically permitted, permitted on appeal, or permitted by implication, are strictly prohibited.

5.4 Lot Area, Lot Width, Yards and Building Area.

The principal structure or structures shall be located to comply with the following requirements:

5.4(1) Lot Area, Lot Width, and Building Area.

5.4(1.1) For single-family, two family and three-family dwellings:

Minimum lot Area for single family ..... 6,000 sq. ft.  
Minimum lot area for each additional family ..... 3,000 sq. ft.  
Minimum lot width at building line ..... 40 feet  
Minimum rear yard ..... 25 feet  
Minimum side yard:..... 5 feet  
Minimum rear buffer yard:..... 25 feet  
(Changed by Ord. 07-30; 09-30.)

5.4(1.2) For single multi-family buildings:

Minimum lot area for four-unit building ..... 19,000 sq. ft.  
Minimum lot area for each additional dwelling unit, after first four (4) and not to exceed eighteen (18) units..... 2,400 sq. ft.  
Minimum lot width at building line ..... 75 feet  
Minimum rear yard ..... 25 feet  
Minimum side yard:  
For one or two-story buildings ..... 10 feet  
Plus an additional five (5) feet for each additional story  
Minimum rear buffer yard ..... 25 feet  
(Changed by Ord. 07-30.)

5.4(2) Front Yards.

All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance shown below, according to their classifications as indicated on the latest official municipal thoroughfare plan.

Arterial Street ..... 50 feet  
Collector Streets ..... 40 feet  
Minor Streets ..... 30 feet

5.4(3) Building Area.

On any lot or tract containing a multi-family structure or structures, the area occupied by all structures, including accessory structures, shall not exceed fifty percent (50%) of the total area. On any other lot, the total building area shall not exceed thirty-five percent (35%). Accessory structures shall not cover ore than thirty percent (30%) of any required rear yard.

5.5 Height.

Principal structures shall not exceed fifty (50) feet in height.

5.6 Location of Accessory Structures.

- 5.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yard.
- 5.6(2) Accessory structures shall be located at least five (5) feet from rear lot lines and from any building on the same lot.

Section 5. (R-4) Residential District (High Density).

5.7 Provisions for Multi-family Housing Development.

This procedure shall be used in the case of a multi-family project of two (2) or more buildings to be constructed on a plot of ground not subdivided into the customary streets and lots, and which will not be so subdivided, or where the existing or contemplated street and lot layout make it impractical to apply the requirements of this ordinance.

5.7(1) Procedure for Submission and Review.

The provisions of this section shall apply to properties which are, at the time of application for approval, either:

- (a) Located within a zoning district wherein such use is currently permitted, or
- (b) Proposed for location upon a site for which a change in the zoning classification is proposed in order to allow such use.

Where a change in the zoning classification is required to permit such use, the procedure set forth in Section 5.7(2) shall apply. Where the use is to be located within a zoning district wherein such use is currently permitted, the applicant may proceed under the provisions of Section 5.7(3).

5.7(2) Board of Mayor and Aldermen Approval of a Site Plan

The provisions of this section shall apply to all requests for reclassifications of property where the intended use is multi-family housing.

5.7(2.1) Information Required. The applicant shall submit a site plan application in accordance with development review process of the Zoning Ordinance.

5.7(2.2) Planning Commission Recommendation. (Chg by Ord 13-11)

The Planning Commission may:

- (a) Recommend approval of the plan as submitted.
- (b) Recommend disapproval of the plan.
- (c) Recommend approval of the plan with conditions or recommendations for alterations.

5.7(2.3) Action by Board of Mayor and Aldermen. (Changed by Ord 13-11)

After review and recommendation by the Planning Commission, the applicant may proceed to the Board of Mayor and Aldermen with the proposal. At the meeting of the Board where the proposal is presented, the site development plan, along with the action recommended by the Planning Commission shall be presented for review. The Board may approve or disapprove the proposal, or in an instance where the Planning Commission has recommended approval with conditions or recommendations for alterations, the Board may establish specific conditions within the purview of this ordinance for approval. Upon action by the Board approving the plan and the proposed change in zoning classification, the applicant may proceed to prepare and present to the Planning Commission a final site development plan as set forth in Section 5.7(3) (below).

5.7(3) Planning Commission Approval of a Site Plan.

The provisions of this section shall apply to all properties proposed for use as sites for multi-family housing.

5.7(3.1) Information Required. The applicant shall submit a site plan application in accordance with the development review process of the Zoning Ordinance.

5.7(3.2) Review Procedure. (Changed by Ord 13-11)

The Planning Commission may, upon a finding of substantial compliance (as set forth in Section 5.7(3.3) (below):

- (a) Approve the plan as submitted.
- (b) Disapprove the plan.
- (c) Approve the plan with modifications. In any instance where a plan is approved with modifications, the issuance of a use and occupancy permit shall be conditioned upon compliance with these modifications.

5.7(3.3) Determination of Substantial Compliance.

The final site development plan shall be deemed in substantial compliance with the preliminary site development plan, provided modifications by the applicant do not involve changes which in aggregate:

- (a) Violate any provisions of this ordinance;
- (b) Involve any increase in the number of dwelling units shown on the preliminary development plan;
- (c) Involve a reduction of more than five percent (5%) of the area shown on the preliminary development

plan as reserved for open space, including parking areas;

- (d) Increase the floor area proposed in the preliminary development plan by more than five percent (5%).

5.7(4) Required Development Standards.

The following shall apply:

5.7(4.1) Location.

- (a) The site shall comprise a single lot or tract of land, except where divided by public streets.
- (b) The site shall abut a public street.

5.7(4.2) Density and Dimension.

- (a) The average number for dwelling units per acre of buildable land, not including streets, shall not exceed eighteen (18). Maximum buildable acreage shall consist of seventy-five percent (75%) of the total residentially zoned acreage available.
- (b) All yard requirements as established for the R-4, Residential (High Density), districts are applicable.

5.7(4.3) Design.

- (a) The maximum grade on any drive shall be seven percent (7%) unless an alteration is specifically approved by the city engineer.
- (b) Where feasible, all drive intersections shall be at right angles.

5.7(4.4) Public Street Access.

- (a) The minimum distance between access points along public street frontage, centerline to centerline, shall be two hundred (200) feet.
- (b) The minimum distance between the centerline of an access point and the nearest curb line or street line of a public street intersection shall be one hundred (100) feet.

5.7(4.5) Required Improvements.

- (a) Internal Drives.

Specifications for drives in group housing developments shall be the same as the roadway specifications contained in the Spring Hill Subdivision Regulations to which reference is hereby made an incorporated herein by reference.

(b) Utilities.

The development shall be served with utility systems as deemed necessary by the appropriate City Department.

(c) Storage of Waste.

Any central refuse disposal area shall be maintained in such manner as to meet City health requirements, and shall be screened from view.

(d) Service Building.

Service buildings housing laundry, sanitary, or other facilities for use by occupants shall be permanent structures complying with all applicable codes.

5.7(5) Time Limits Upon Approval.

If no "actual construction" has begun in the development within three (3) years from the date of approval of the final site development plan, said approval of the final site development plan shall lapse and be of no further effect. The Planning Commission, upon showing of good cause by the applicant, may extend for periods of twelve (12) months, the time for beginning construction.

5.7(6) Minor Changes to an Approved Site Development Plan.

Minor modifications in the terms and conditions of the approved site development plan may be made from time to time as provided herein. Any proposed modification which is not permitted under these provisions may be approved only as an amendment to the approved site development plan.

5.7(6.1) Minor Modifications During Construction.

The building inspector may upon recommendation of the city engineer approve minor modifications in the location, siting, and configuration of buildings and structures if required by engineering or other circumstances not foreseen at the time the site development plan was approved so long as:

- (a) No modification violates any provision of this ordinance.
- (b) No modification involves:
  - (1) Any change in the uses permitted;
  - (2) Any increase in the number of dwelling units approved;
  - (3) Any increase in building height (except minor modifications in non-occupied portions of the building);

- (4) Any decrease in the number of parking spaces approved;
- (5) Any significant alteration in the approved storm water drainage system;
- (6) Any significant reduction in any required screening area of planting plan; and
- (7) Any reduction of a required vision clearance area.

5.7(6.2) Violations.

Any modification which exceeds the minor changes authorized herein shall be a violation of this Ordinance and punishable as provided in Article XII.

Section 6. R-5 Residential District (Apartments).

Intent: To accommodate apartment developments in relation to land area at locations where large volumes of traffic can be safely handled, and where public schools, water, sewerage, and other community facilities and commercial services are readily available.

Within the R-5 Residential Districts, as shown on the municipal zoning map, the following shall apply:

6.1 Uses Permitted.

6.1(1) Apartments, in accordance with Subsection 5.7 of this Article.

6.2 Uses Permitted on Appeal.

6.2(1) None.

6.3 Uses Prohibited.

6.3(1) All other types of dwellings (as defined in Article III of this ordinance), mobile home parks, planned unit developments, all commercial uses and all industrial uses that are not specifically permitted, permitted on appeal or permitted by implication are strictly prohibited.

6.4 Lot Area, Lot Width, Yards and Building Area.

The principal structure or structures shall be located to comply with the following requirements:

6.4(1) Lot Area, Lot Width, and Building Area.

Minimum lot area for four-unit apartment ..... 19,000 sq. ft.  
 Minimum lot area for each additional dwelling unit, after first four (4) and not to exceed eighteen (18) units..... 2,400 sq. ft.