

SPRING HILL  
MUNICIPAL PLANNING COMMISSION  
WORK SESSION AGENDA  
Monday, May 23, 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, June 6, 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 16-40** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 3A
2. **Resolution 16-41** To release a Maintenance Bond for Wade's Grove Sec 3A
3. **Resolution 16-42** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 3
4. **Resolution 16-43** To release a Maintenance Bond for Wade's Grove Sec 3B
5. **Resolution 16-44** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 4
6. **Resolution 16-45** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 5A
7. **Resolution 16-46** To recommend acceptance and dedication of road right-of-way and public improvements shown on the existing plat for Wades Grove Sect 5B
8. **Resolution 16-47** To release Maintenance Bond Wade's Grove Sec 5A & 5B
9. **Resolution 16-48** To release Maintenance Bond Cherry Grove Add Ph 4 sec 2
10. **Resolution 16-49** To release Maintenance Bond Cherry Grove Add Ph 4 Sec 3
11. **Resolution 16-50** To release Maintenance Bond for Autumn Ridge Ph 3 Sec 2
12. **Resolution 16-51** To release Maintenance Bond Meadowbrook Ph 2 Sec 1
13. **Resolution 16-52** To release Maintenance Bond Meadowbrook Ph 2 Sec 2
14. **Resolution 16-53** To release Maintenance Bond Meadowbrook Ph 2 Sec 3
15. **Resolution 16-54** To release Maintenance Bond Belshire Ph 1
16. **Resolution 16-55** To release Maintenance Bond Belshire Ph 2
17. **Resolution 16-56** To establish Maintenance Bond for Cherry Grove Add Phase 5
18. **Resolution 16-57** To establish Performance Bond for Cherry Grove Add Ph 5
19. **Resolution 16-58** To establish Performance Bond for Southern Springs Ph 1 & 2
20. **Resolution 16-59** Recommend to call Mtc Bond for Spring Hill Place Sec 7

21. **Resolution 16-60** Recommend to call Mtc Bond for Spring Hill Place Sec 9

**Old Business:**

1. **PUD 81-2015:** Submitted by Huntly Gordon for property located at 3357 Denning Lane. This property is zoned AG and contains approximately 20 acres. The applicant requests rezoning approval of a Planned Unit Development to allow for 57 dwelling units.
2. **RZN 159-2016:** Submitted by Huntly Gordon for property located at 5242 Main Street. The property is zoned B-2, Neighborhood Shopping District, and contains approximately 1.4 acres. The applicant requests rezoning the property from a B-2, Neighborhood Shopping District, to a B-4, Central Business District.
3. **RZN 162-2016:** Submitted by Huntly Gordon for Oaklawn located at 3331 Denning Lane. The property is zoned R-2 (Medium Residential) Historically Significant and contains approximately 82.7 acres. The applicant requests rezoning from R-2 (Medium Residential) to a R-6 (Traditional Neighborhood Development).
4. **NCP 165-2016:** Submitted by Mullins, LLC. for property located on Duplex Rd and Port Royal Dr. The property is zoned R-2 (Medium Residential) and R-4 (High Density) and contains approximately 54 acres. The applicant requests Neighborhood Concept Plan approval for 102 single family detached lots and 80 single family attached lots.

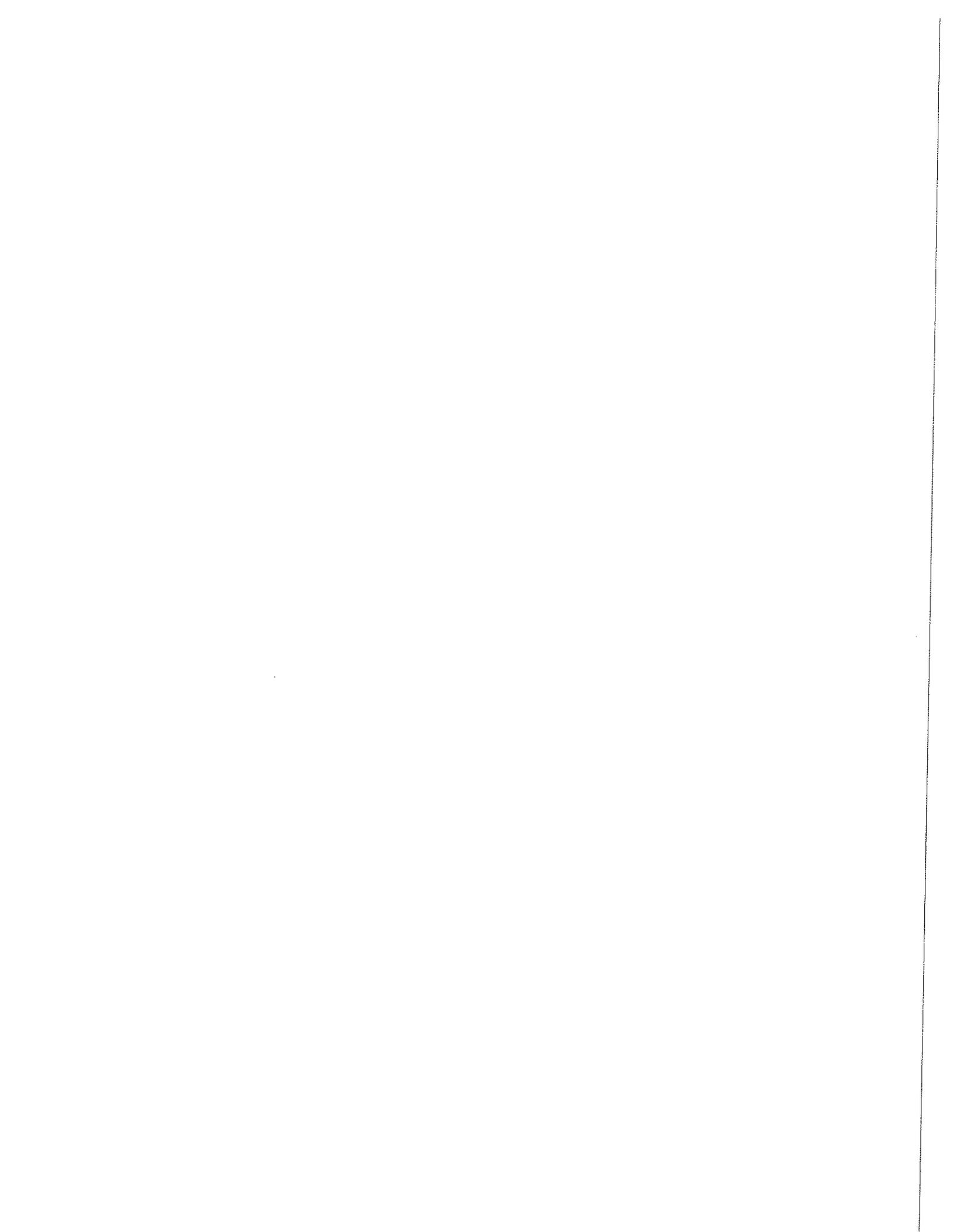
**New Business**

1. **PUD 199-2016:** Submitted by LittleJohn for property located Beechcroft Road and Cleburne Road. The property is zoned AG, Agriculture, R-2, Medium Density and contains approximately 473.13 acres. The applicant requests a Master Development Plan for 961 single family residential lots and 232 multi-family units for The Villages at Harvest Point.
2. **STP 179-2016:** Submitted by ESP Associates for Southern Springs located on Kedron Rd. The property is zoned B-1 Office and Limited Retail District and contains approximately 1.11 acres. The applicant request site plan approval for 5,035 sales center.
3. **FPL 180-2016:** Submitted by Wilson and Associates for Southern Springs located on Kedron Rd. The property is zoned B-1, Office and Limited Retail District and contains approximately 106.64 acres. The applicant requests final plat approval for 198 single family residential lots.
4. **NCP 190-2016:** Submitted by Ragan-Smith for The Cove located at 4355 Tom Lunn Rd. The property is zoned R-2, Medium Density District and contains approximately 91.20 acres. The applicant requests Neighborhood Concept Plan approval for 94 single family residential lots.
5. **PPL 191-2016:** Submitted by Kimley-Horn for Cadence Crossing located at 4820 Main Street. The property is zoned R-4 and contains approximately 15.99 acres. The applicant request Preliminary Plat approval for 78 single family residential lots.
6. **STP 193-2016:** Submitted by Batson and Associates Cadence Crossing located at 4820 Main Street. The property is zoned B-2 Neighborhood Shopping District and contains approximately 3.745 acres. The applicant requests site plan approval for 2 commercial buildings.
7. **LSP 195-2016:** Submitted by WES Engineers for property located on Crossings Circle. The property is zoned B-4

a

nd contains approximately 2.4 acres. The applicant request Lot Split approval for this lot.

8. **STP 196-2016:** Submitted by WES Engineers for property located at Woodland Trace and Wright Rd. The property is zoned R-2 medium density PUD and contains 0.69 acres. The applicant requests site plan approval for a swimming pool and pool house.
9. **ADM 198-2016:** Submitted by NorthPoint Development for property located 715 Beechcroft Rd. The property is zoned M-1, Industrial District and contains approximately 31.6 acres. The applicant request a major modification for Project Cyclops.
10. **FPL 200-2016:** Submitted by Lennar Homes for Abbington Downs located at Rice Road and Tom Lunn Road. This property is zoned R-2, Medium Density PUD, Planned Unit Development and contains approximately 8.51 acres. The applicant requests renewal of an expired final plat for 30 single family residential lots.





**City of Spring Hill**

**Planning Commission**

DATE: May 18, 2016

REQUEST: Release the maintenance bond for Wade's Grove Section 3A & 3B

SUBMITTED BY: Thomas S. Wolf, City Engineer *Tsw*

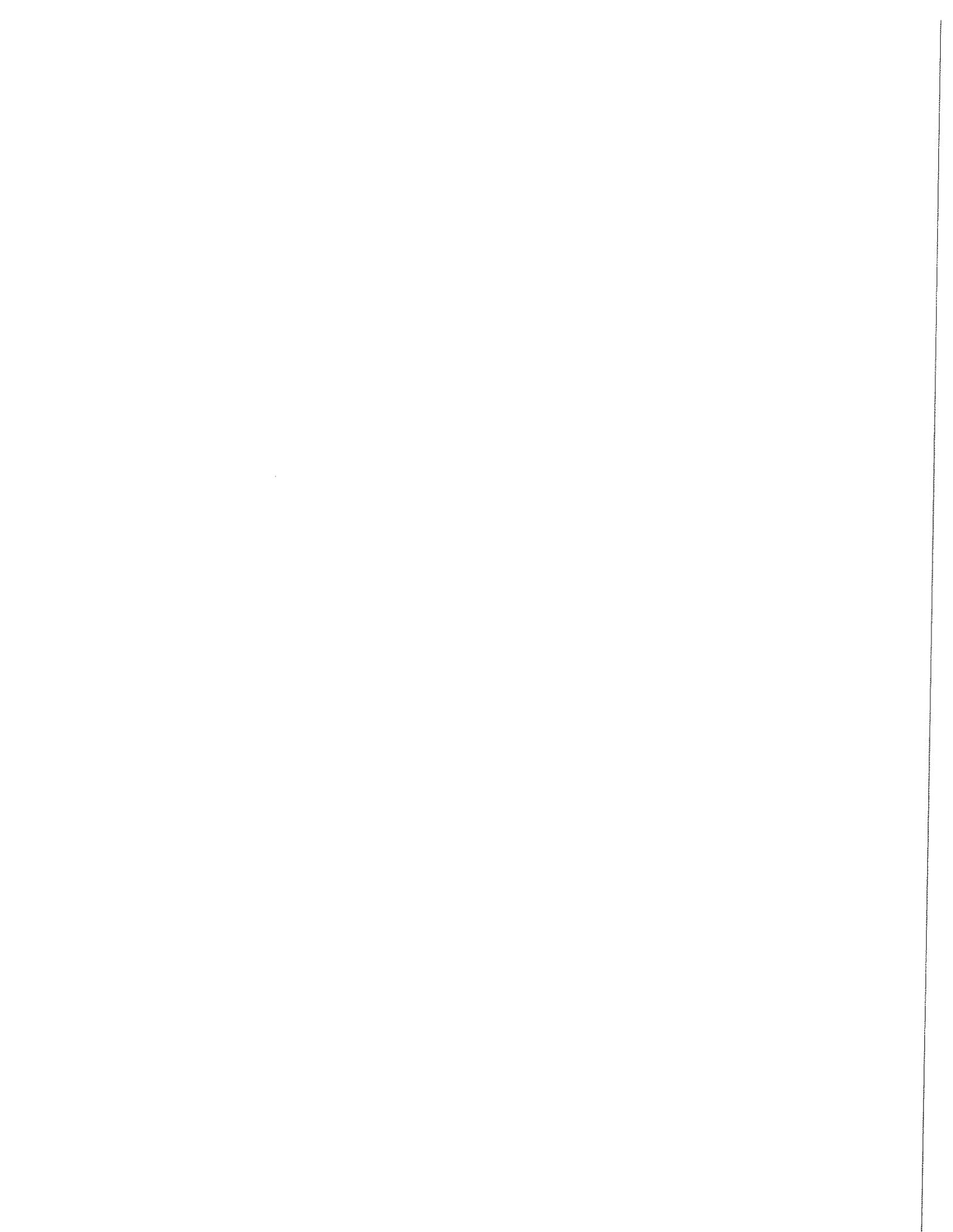
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**OVERVIEW:**

- A performance bond was established for Section 3A in the amount of \$191,795.
- The performance bond was reduced to a maintenance bond of \$53,000 for Section 3A and combined with the maintenance bond of \$51,823 for Section 3B on 10/19/2009.
- Binder was put on road in July 2006; road was final topped in July 2014.
- All certificates of satisfaction have been signed off on from inspectors.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-40 to recommend to BOMA to accept the road rights-of-way and public improvements for Wade's Grove Section 3A
- Approve PC Resolution 16-41 to release the maintenance bond for Wade's Grove Section 3A
- Approve PC Resolution 16-42 to recommend to BOMA to accept the road rights-of-way and public improvements for Wade's Grove Section 3B
- Approve PC Resolution 16-43 to release the maintenance bond for Wade's Grove Section 3B



**RESOLUTION 16-40 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD  
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING  
PLAT FOR  
WADE'S GROVE SECTION 3A**

**WHEREAS**, John Maher Builders, Inc. has a recorded Final Plat for Wade's Grove Section 3A in Williamson County Plat Book P45, Page 18; and

**WHEREAS**, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

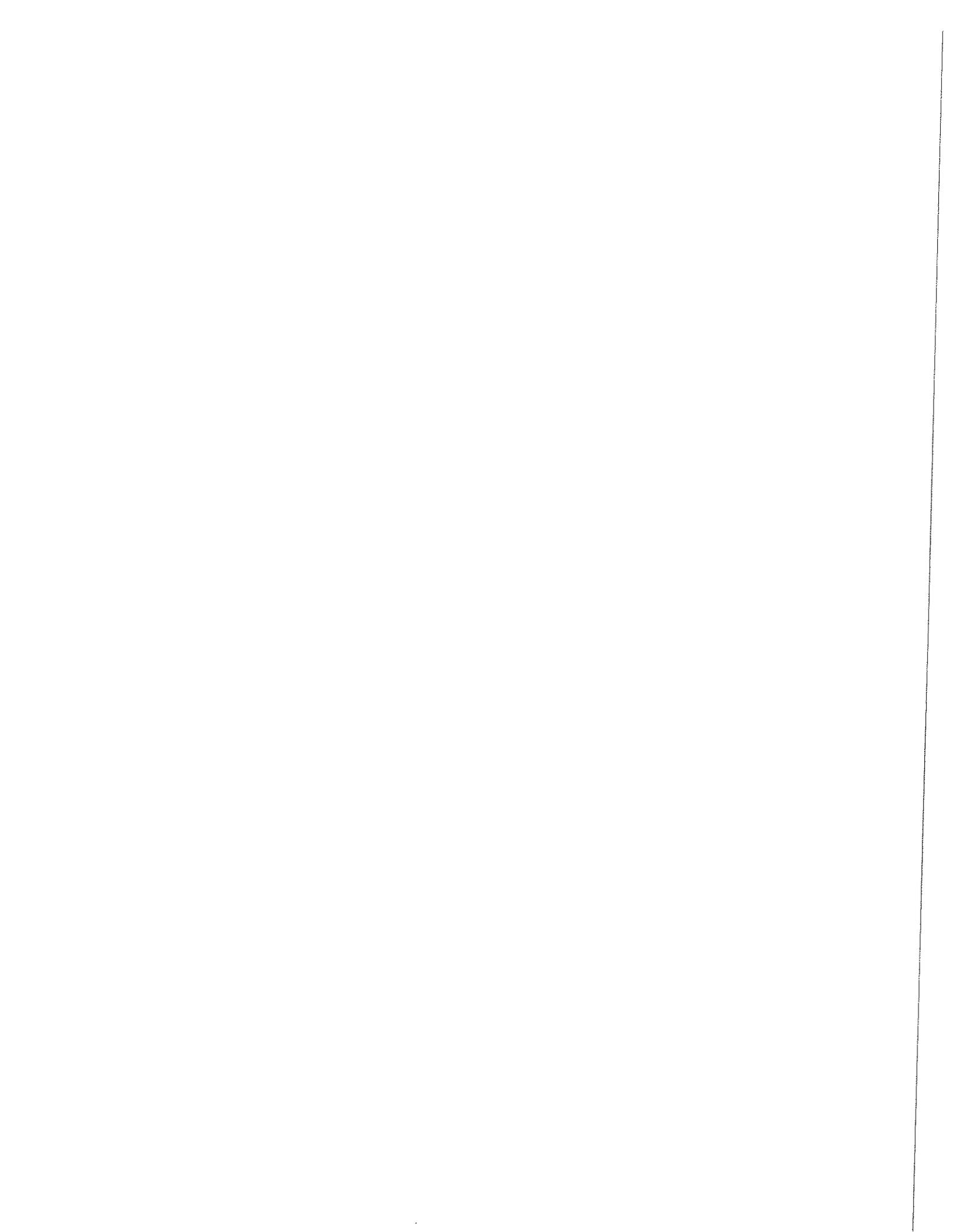
**WHEREAS**, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of Way and Public Improvements within Wade's Grove Section 3A as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13<sup>th</sup> day of June, 2016.

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

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



**RESOLUTION 16-41 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
WADE'S GROVE SECTION 3A**

**WHEREAS**, a Surety Letter of Credit is currently in place for said development; and

**WHEREAS**, the existing Letter of Credit, considered a "maintenance surety" based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping in 2014, would be constructed as per the approved design and function properly; and

**WHEREAS**, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

**WHEREAS**, release of said Surety Letter of Credit shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Wade's Grove Section 3A in the amount of \$53,000.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Wade's Grove Section 3A in the amount of **\$53,000.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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





## CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4, 5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4, 5A, 5B

Public Improvements: Curbs, Side Walks, Signs Street Lights, Final Topping on streets

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

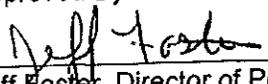
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

  
City of Spring Hill Utility Inspector (signature)

  
Printed name:

Approved By:

  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516





## CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4,5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4,5A, 5B

Public Improvements: Curbs, Street sign, Storm Water, Water, Sewer Collection

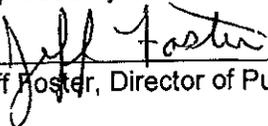
I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

  
City of Spring Hill Utility Inspector (signature)

Chris Crumley  
Printed name:

Approved By:  
  
Jeff Foster, Director of Public Works

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**RESOLUTION 16-42 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD  
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING  
PLAT FOR  
WADE'S GROVE SECTION 3B**

**WHEREAS**, John Maher Builders, Inc. has a recorded Final Plat for Wade's Grove Section 3A in Williamson County Plat Book P48, Page 76; and

**WHEREAS**, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of Way and Public Improvements within Wade's Grove Section 3B as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13<sup>th</sup> day of June, 2016.

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

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



**RESOLUTION 16-43 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
WADE'S GROVE SECTION 3B**

**WHEREAS**, a Surety Letter of Credit is currently in place for said development; and

**WHEREAS**, the existing Letter of Credit, considered a "maintenance surety" based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping in 2014, would be constructed as per the approved design and function properly; and

**WHEREAS**, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

**WHEREAS**, release of said Surety Letter of Credit shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Wade's Grove Section 3B in the amount of \$51,823.00 be released.

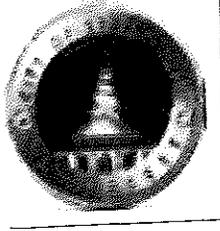
**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Wade's Grove Section 3B in the amount of **\$51,823.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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





## CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4, 5A, 5B

Development Name: John Maher

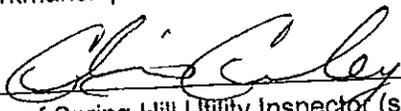
Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4, 5A, 5B

Public Improvements: Curbs, Side Walks, Signs Street Lights, Final Topping on streets

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

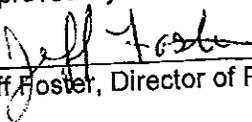
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

  
City of Spring Hill Utility Inspector (signature)

Chris Crowley  
Printed name:

Approved By:

  
Jeff Foster, Director of Public Works

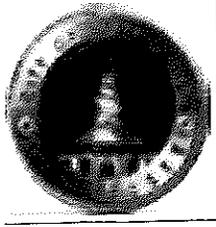
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## CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4, 5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4, 5A, 5B

Public Improvements: Curbs, Street sign, Storm Water, Water, Sewer Collection

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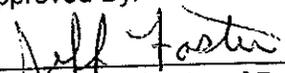
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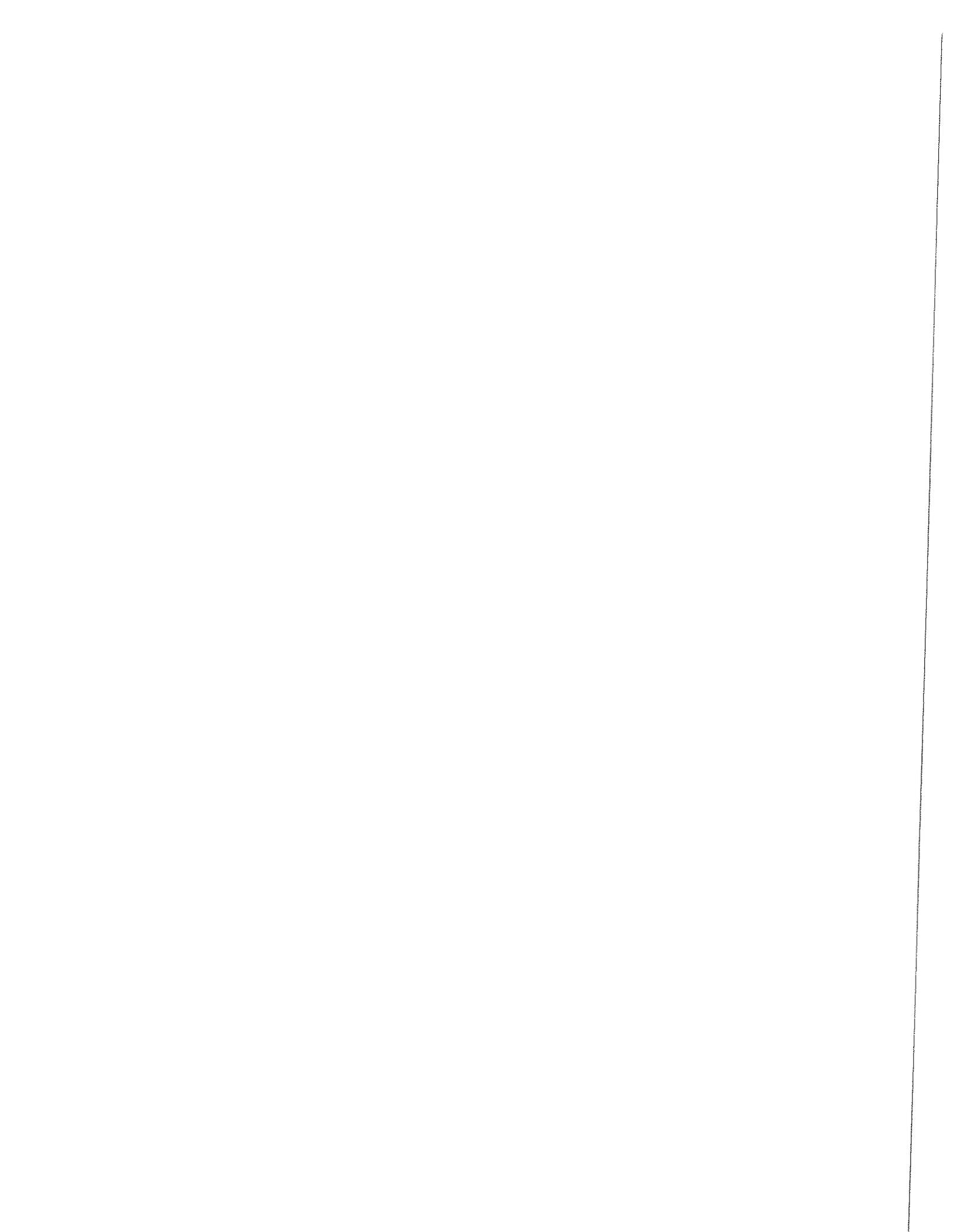
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**City of Spring Hill**  
**Planning Commission**

DATE: May 18, 2016

REQUEST: Recommend acceptance and dedication of road rights-of-way and public improvements for Wade's Grove Section 4

SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

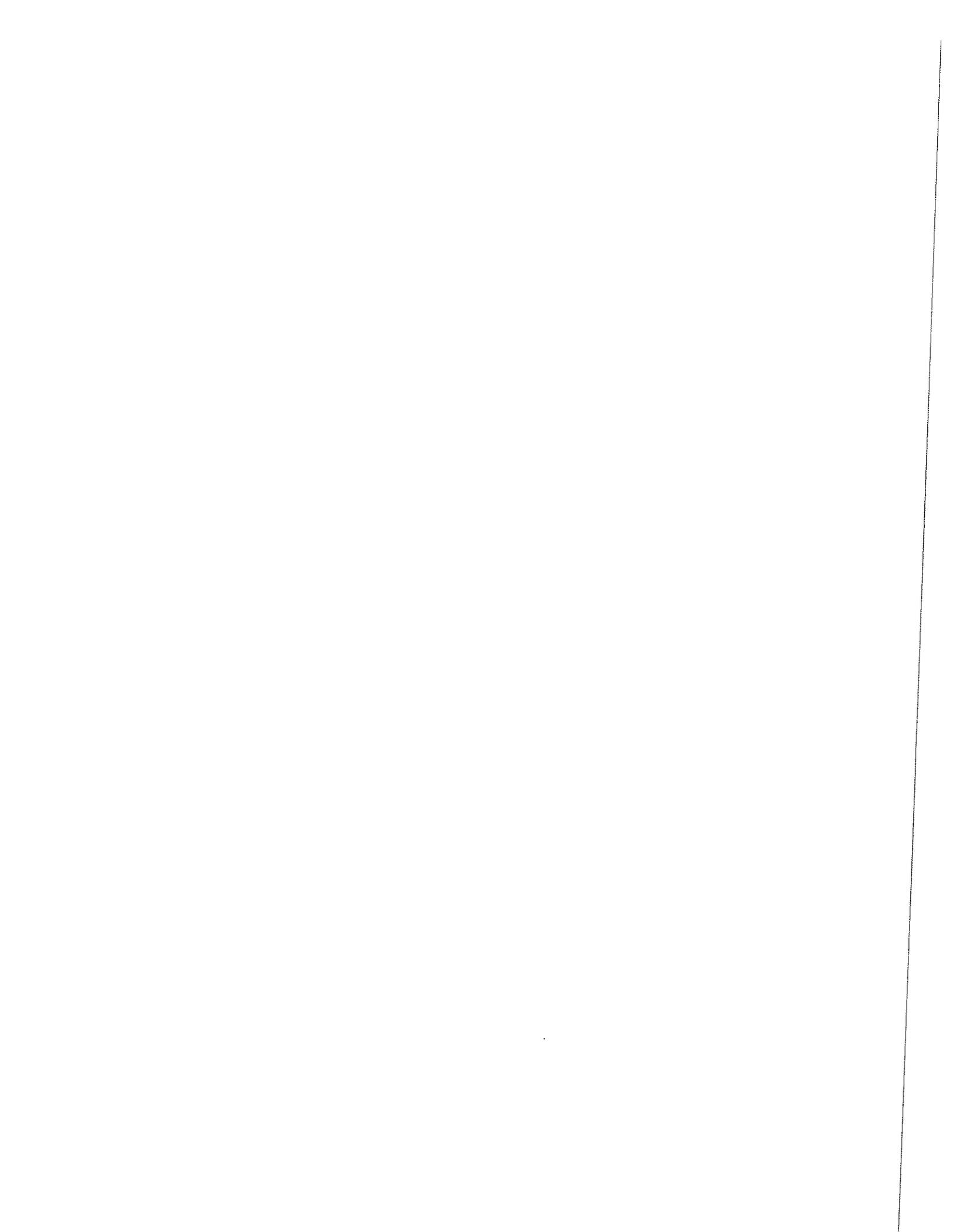
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**OVERVIEW:**

- A bond was never established for Section 4, per Chris Brooks (Codes Director).
- Binder was put on road in June 2007; road was final topped in July 2014.
- All certificates of satisfaction have been signed off on from inspectors.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-44 to recommend to BOMA to accept the road rights-of-way and public improvements for Wade's Grove Section 4



**RESOLUTION 16-44 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD  
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING  
PLAT FOR  
WADE'S GROVE SECTION 4**

**WHEREAS**, John Maher Builders, Inc. has a recorded Final Plat for Wade's Grove Section 4 in Williamson County Plat Book P48, Page 16; and

**WHEREAS**, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of Way and Public Improvements within Wade's Grove Section 4 as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13<sup>th</sup> day of June, 2016.

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

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





## CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4, 5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4, 5A, 5B

Public Improvements: Curbs, Side Walks, Signs Street Lights, Final Topping on streets

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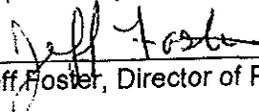
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City of Spring Hill Utility Inspector (signature)

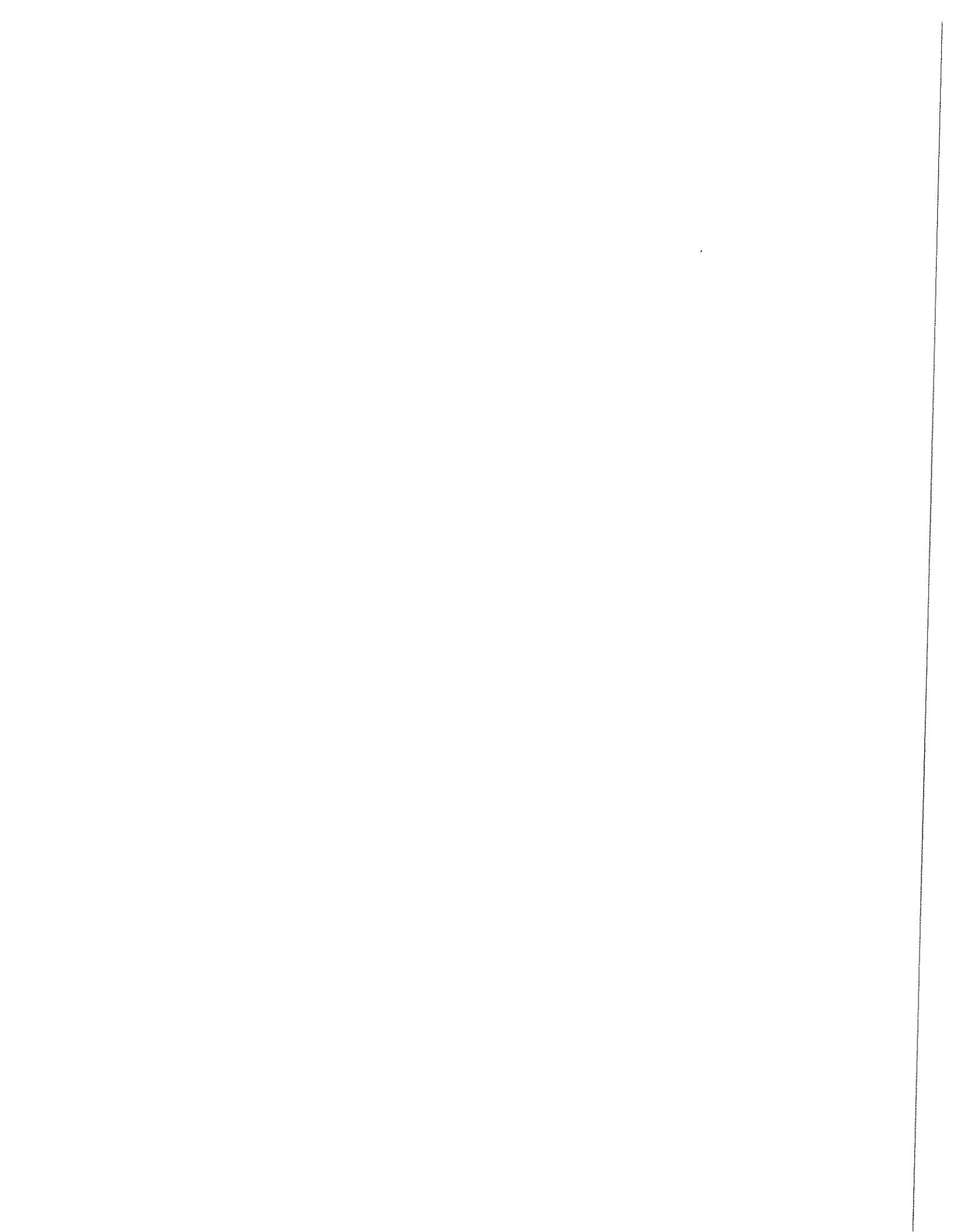
  
Printed name:

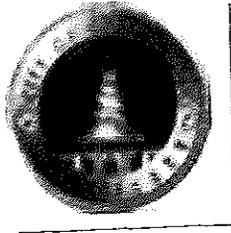
Approved By:

  
Jeff Foster, Director of Public Works

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## CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4,5A, 5B

Development Name: John Maher

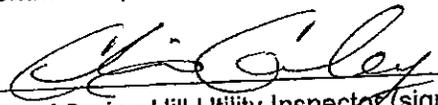
Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4,5A, 5B

Public Improvements: Curbs, Street sign, Storm Water, Water, Sewer Collection

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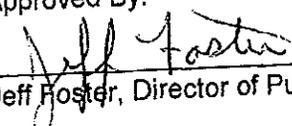
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City of Spring Hill Utility Inspector (signature)

Chris Cramley  
Printed name:

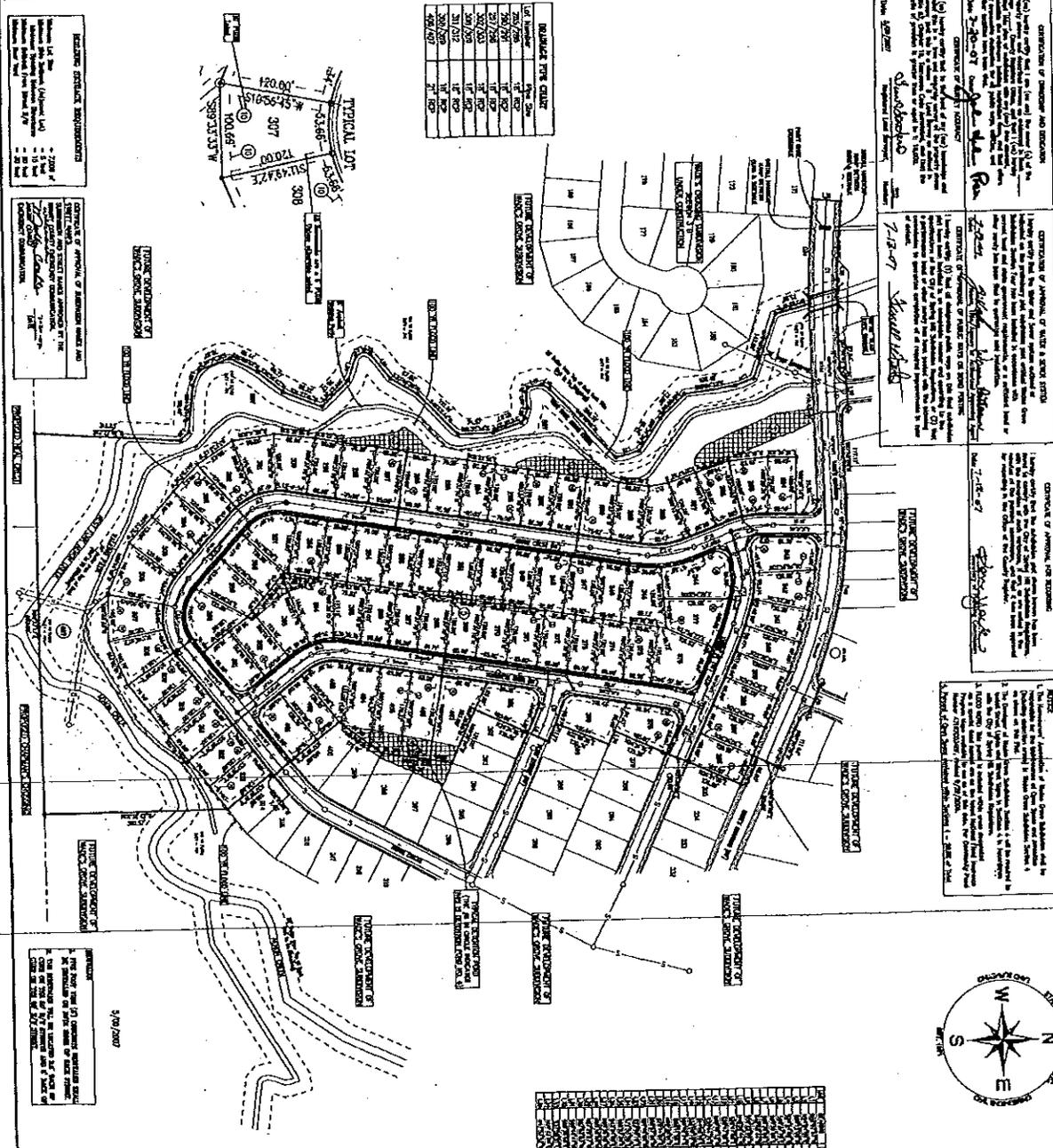
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LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	PERCENTAGE OF TOTAL AREA	OWNER'S NAME	DATE OF ACQUISITION	REMARKS
1	1000	0.03	0.3%	...	...	...
2	1000	0.03	0.3%	...	...	...
3	1000	0.03	0.3%	...	...	...
4	1000	0.03	0.3%	...	...	...
5	1000	0.03	0.3%	...	...	...
6	1000	0.03	0.3%	...	...	...
7	1000	0.03	0.3%	...	...	...
8	1000	0.03	0.3%	...	...	...
9	1000	0.03	0.3%	...	...	...
10	1000	0.03	0.3%	...	...	...
11	1000	0.03	0.3%	...	...	...
12	1000	0.03	0.3%	...	...	...
13	1000	0.03	0.3%	...	...	...
14	1000	0.03	0.3%	...	...	...
15	1000	0.03	0.3%	...	...	...
16	1000	0.03	0.3%	...	...	...
17	1000	0.03	0.3%	...	...	...
18	1000	0.03	0.3%	...	...	...
19	1000	0.03	0.3%	...	...	...
20	1000	0.03	0.3%	...	...	...
21	1000	0.03	0.3%	...	...	...
22	1000	0.03	0.3%	...	...	...
23	1000	0.03	0.3%	...	...	...
24	1000	0.03	0.3%	...	...	...
25	1000	0.03	0.3%	...	...	...
26	1000	0.03	0.3%	...	...	...
27	1000	0.03	0.3%	...	...	...
28	1000	0.03	0.3%	...	...	...
29	1000	0.03	0.3%	...	...	...
30	1000	0.03	0.3%	...	...	...
31	1000	0.03	0.3%	...	...	...
32	1000	0.03	0.3%	...	...	...
33	1000	0.03	0.3%	...	...	...
34	1000	0.03	0.3%	...	...	...
35	1000	0.03	0.3%	...	...	...
36	1000	0.03	0.3%	...	...	...
37	1000	0.03	0.3%	...	...	...
38	1000	0.03	0.3%	...	...	...
39	1000	0.03	0.3%	...	...	...
40	1000	0.03	0.3%	...	...	...
41	1000	0.03	0.3%	...	...	...
42	1000	0.03	0.3%	...	...	...
43	1000	0.03	0.3%	...	...	...
44	1000	0.03	0.3%	...	...	...
45	1000	0.03	0.3%	...	...	...
46	1000	0.03	0.3%	...	...	...
47	1000	0.03	0.3%	...	...	...
48	1000	0.03	0.3%	...	...	...
49	1000	0.03	0.3%	...	...	...
50	1000	0.03	0.3%	...	...	...



**THE CROSSING AT WADE'S GROVE**

OWNER: ...

DESIGNER: ...

DATE: ...

100 200 300

150 200 250 300





**City of Spring Hill**  
**Planning Commission**

DATE: May 18, 2016  
REQUEST: Release the maintenance bond for Wade's Grove Section 5A & 5B  
SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

---

OVERVIEW:

- A performance bond was established for Section 5A & 5B in the amount of \$74,891.68.
- The performance bond was reduced to a maintenance bond of \$61,058.78 on 02/22/2011.
- Binder was put down in January 2008; road was final topped in July 2014.
- All certificates of satisfaction have been signed off on from inspectors.

PC ACTION REQUESTED:

- Approve PC Resolution 16-45 to recommend to BOMA to accept the road rights-of-way and public improvements for Wade's Grove Section 5A
- Approve PC Resolution 16-46 to recommend to BOMA to accept the road rights-of-way and public improvements for Wade's Grove Section 5B
- Approve PC Resolution 16-47 to release the maintenance bond for Wade's Grove Section 5A & 5B



**RESOLUTION 16-45 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD  
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING  
PLAT FOR  
WADE'S GROVE SECTION 5A**

**WHEREAS**, John Maher Builders, Inc. has a recorded Final Plat for Wade's Grove Section 5A in Williamson County Plat Book P49, Page 75; and

**WHEREAS**, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of Way and Public Improvements within Wade's Grove Section 5A as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13<sup>th</sup> day of June, 2016.

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

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



**RESOLUTION 16-46 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION RECOMMENDING ACCEPTANCE AND DEDICATION OF ROAD  
RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING  
PLAT FOR  
WADE'S GROVE SECTION 5B**

**WHEREAS**, John Maher Builders, Inc. has a recorded Final Plat for Wade's Grove Section 5B in Williamson County Plat Book P56, Page 45; and

**WHEREAS**, said Plat show Public Rights-of-Way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the Road Rights-of-Way, the design intent has been achieved; and

**WHEREAS**, the developer is required under Article III, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, the Planning Commission deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way and Public Improvement's be accepted and the same become a part of the Public Street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that dedication and acceptance of Road Rights-of Way and Public Improvements within Wade's Grove Section 5B as shown on the recorded plat is hereby recommended to the Board of Mayor and Aldermen.

Passed and adopted this 13<sup>th</sup> day of June, 2016.

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

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



**RESOLUTION 16-47 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
WADE'S GROVE SECTION 5A AND 5B**

**WHEREAS**, a Surety Letter of Credit is currently in place for said development; and

**WHEREAS**, the existing Letter of Credit, considered a "maintenance surety" based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping in 2014, would be constructed as per the approved design and function properly; and

**WHEREAS**, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

**WHEREAS**, release of said Surety Letter of Credit shall be contingent upon the Board of Mayor and Alderman approving a resolution for acceptance and dedication of road rights-of-way and public improvements for said development; and

**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Wade's Grove Section 5A and 5B in the amount of \$61,059.00 be released.

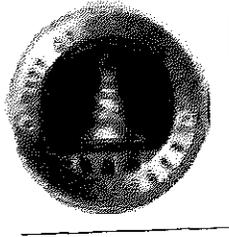
**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Wade's Grove Section 5A and 5B in the amount of **\$61,059.00** is hereby approved.

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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





## CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4, 5A, 5B

Development Name: John Maher

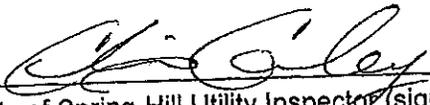
Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4, 5A, 5B

Public Improvements: Curbs, Street sign, Storm Water, Water, Sewer Collection

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

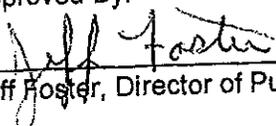
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

  
City of Spring Hill Utility Inspector (signature)

Chris Crawley  
Printed name:

Approved By:

  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY

P.O. BOX 789

SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516





## CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4, 5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4, 5A, 5B

Public Improvements: Curbs, Side Walks, Signs Street Lights, Final Topping on streets

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

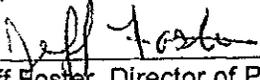
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City of Spring Hill Utility Inspector (signature)

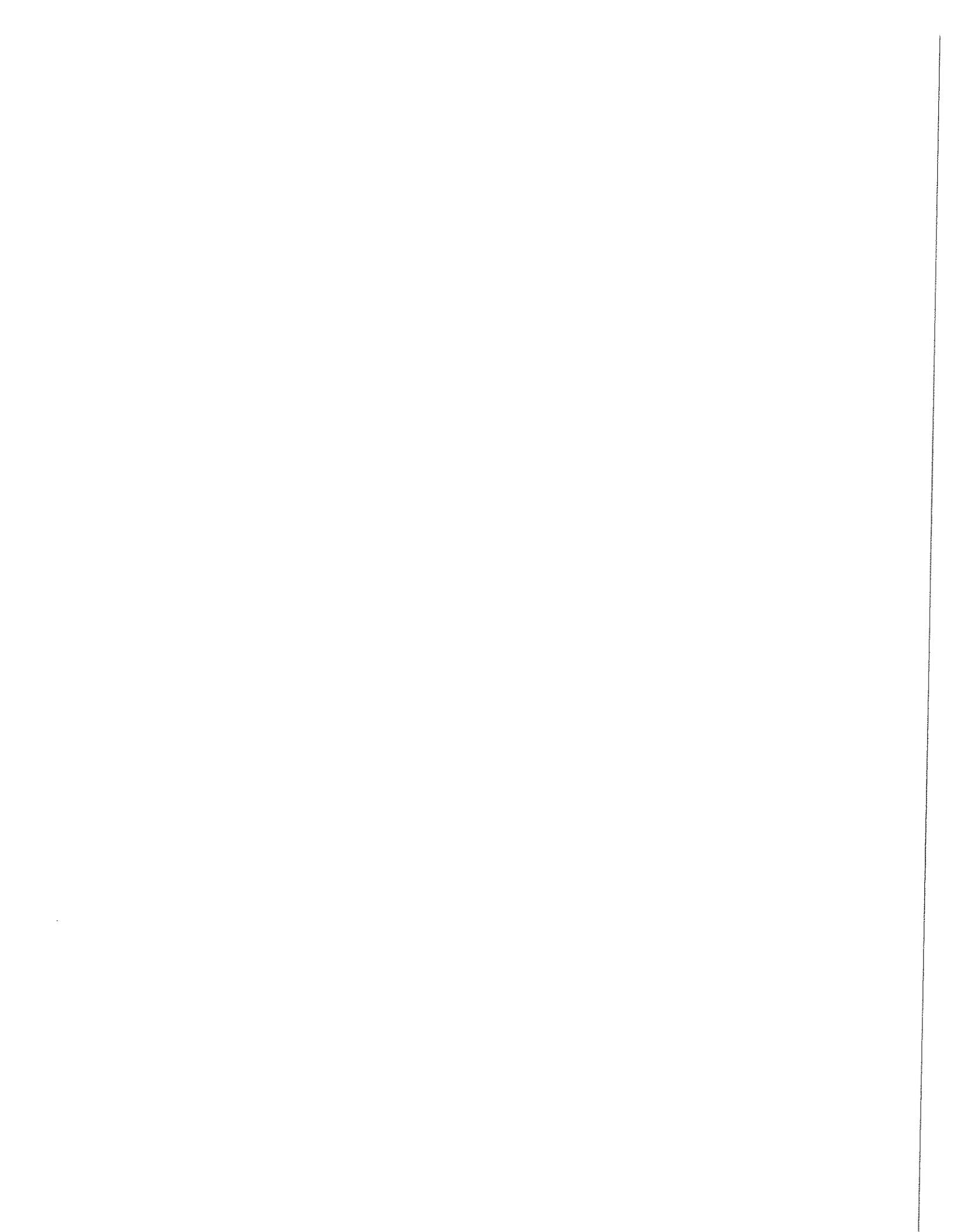
  
Printed name:

Approved By:

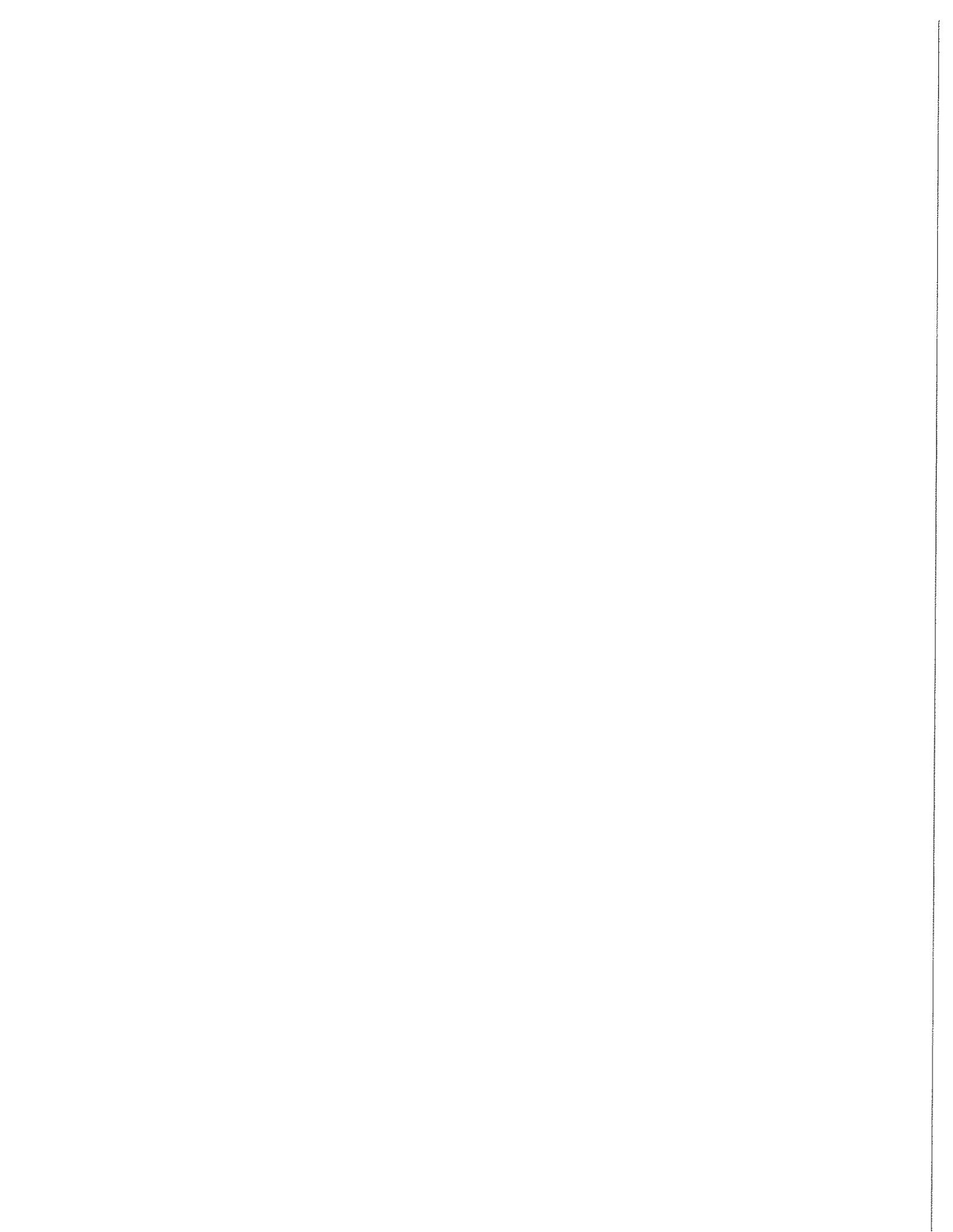
  
Jeff Foster, Director of Public Works

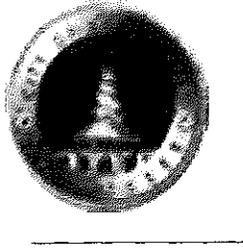
199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

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## CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4, 5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4, 5A, 5B

Public Improvements: Curbs, Side Walks, Signs Street Lights, Final Topping on streets

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

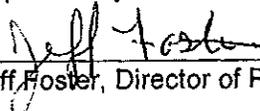
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City of Spring Hill Utility Inspector (signature)

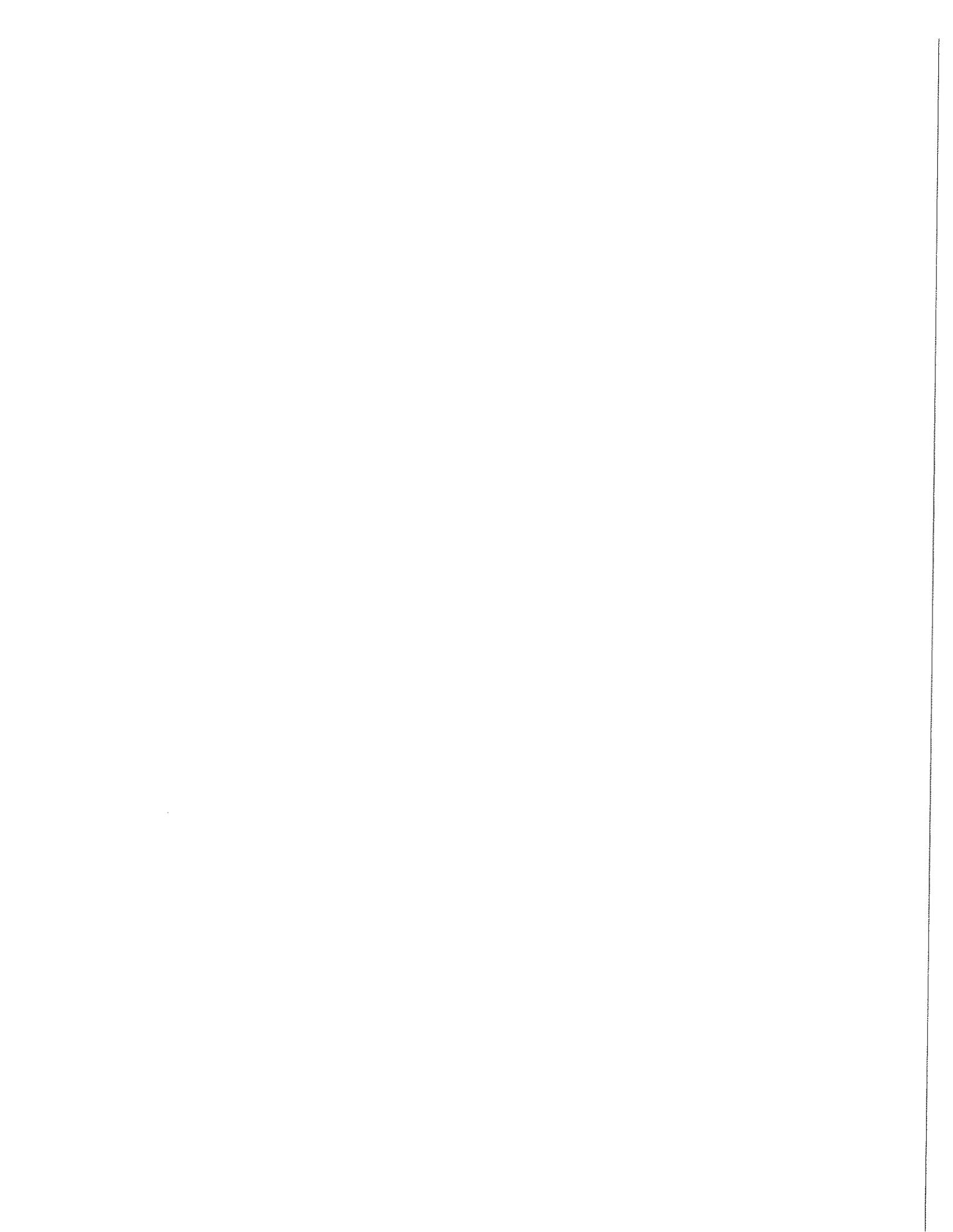
Chris Crumley  
Printed name:

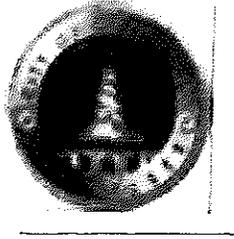
Approved By:

  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516





## CERTIFICATE OF SATISFACTORY COMPLETION

February 25, 2016

John Maher Builders

Wades Grove

Phase 3A, 3B, 4,5A, 5B

Development Name: John Maher

Phase or Section of Construction: Wades Grove Phase 3A, 3B, 4,5A, 5B

Public Improvements: Curbs, Street sign, Storm Water, Water, Sewer Collection

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

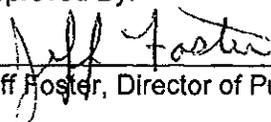
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

  
City of Spring Hill Utility Inspector (signature)

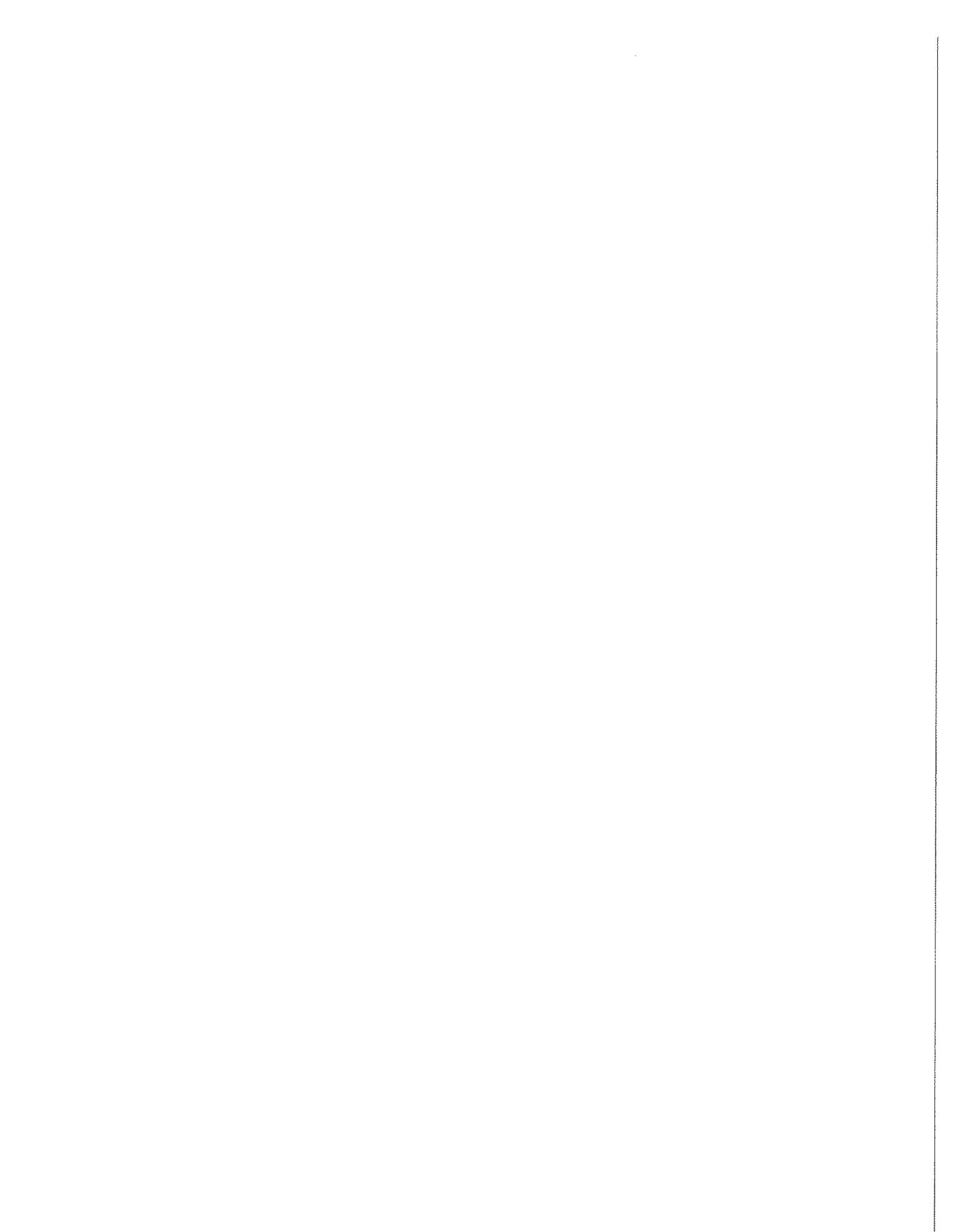
Chris Crawley  
Printed name:

Approved By:

  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

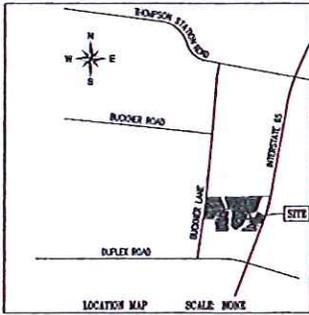
PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516



**CERTIFICATE OF CONVEYANCE AND DEDICATION**  
 I (we) hereby certify that I am (we are) the owner (s) of the property shown and described herein as evidenced in Book 83302 Page 325 County Register's 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 public ways, utilities, and other facilities have been made.  
 Date: 8-22-12  
 Owner: *Joe McPhail*  
 Remede National Bank

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plan shown herein 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: 8-23-12  
 Secretary of Planning Commission: *[Signature]*

MTMC Provides Electrical Service to Section 5-B Lots shown on this plot.  
 Date: \_\_\_\_\_ Signature & Title: \_\_\_\_\_



**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 herein, that this is a class "B" Land Survey as defined in Title 61, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.  
 Date: 07/11/2012  
 Registered Land Surveyor: *[Signature]* #52

**CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEM**  
 I hereby certify that the Water and Sewer systems outlined or indicated on the final plat subdivision plan entitled Waides Grove Section 5-B 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: 8-22-12  
 Name, Title, Agency or Authorized Approving Agent: *[Signature]*  
 Name, Title, Agency or Authorized Approving Agent: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOXING**  
 I hereby certify (1) that all designated public ways on this final subdivision plan have been installed in an acceptable manner and according to the specifications of the City of 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: 8-22-12  
 Name, Title, Agency or Authorized Approving Agent: *[Signature]*  
 Name, Title, Agency or Authorized Approving Agent: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOXING**  
 I hereby certify (1) that all designated public ways on this final subdivision plan have been installed in an acceptable manner and according to the specifications of the City of 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: 8-22-12  
 Name, Title, Agency or Authorized Approving Agent: *[Signature]*  
 Name, Title, Agency or Authorized Approving Agent: \_\_\_\_\_

**LEGEND**  
 1" WATER MAIN  
 6" SEWER LINE  
 ORANGE STRUCTURE  
 LOT NUMBER 12  
 5" PUBLIC UTILITY & DRAINAGE EASEMENT  
 12" PUBLIC UTILITY & DRAINAGE EASEMENT  
 24" PUBLIC UTILITY & DRAINAGE EASEMENT

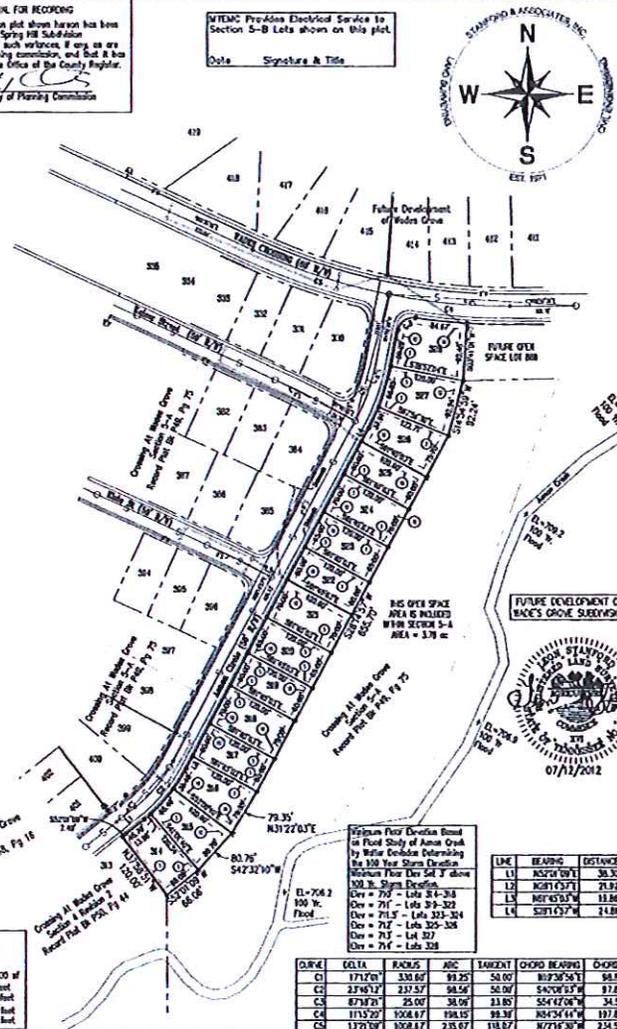
**BUZZING STRAYBACK REQUIREMENTS**  
 Minimum Lot Size = 7,000 sq ft  
 Minimum Side Setback (Adjacent Lot) = 5 feet  
 Minimum Spacing Between Structures = 15 feet  
 Minimum Setback From Street R/W = 30 feet  
 Minimum Rear Yard = 30 feet

Lot	Area (sq ft)	Acres	Street Address
314	7546	0.17	1060 ADEON CIRCLE
315	8087	0.19	1052 ADEON CIRCLE
316	8382	0.19	1054 ADEON CIRCLE
317	7200	0.17	1056 ADEON CIRCLE
318	8400	0.19	1058 ADEON CIRCLE
319	7200	0.17	1070 ADEON CIRCLE
320	7950	0.18	1072 ADEON CIRCLE
321	8400	0.19	1074 ADEON CIRCLE
322	7200	0.17	1076 ADEON CIRCLE
323	7800	0.18	1078 ADEON CIRCLE
324	8400	0.19	1080 ADEON CIRCLE
325	7200	0.17	1082 ADEON CIRCLE
326	8320	0.19	1084 ADEON CIRCLE
327	9643	0.22	1086 ADEON CIRCLE
328	9787	0.22	1088 ADEON CIRCLE
Total Area = 124,414 sq ft = 2.79 Acres			

**DRAINAGE PIPE CHART**

Lot Number	Pipe Size	OPP
315/316	31"	OPP
321/322	24"	OPP
325/326	18"	OPP

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 12036615  
 FILE NO. 1212  
 PLAT BOOK: P56  
 PAGE: 45  
 REC'D 11/18  
 OFFICE 1/8  
 10/10/12  
 SAUCEY PUDGE  
 CLERK



**SPECIAL NOTES:**  
 1. The Homeowners' Association of Waides Grove Subdivision shall be responsible for the maintenance of Open Space and Amenities in Waides Grove Subdivision.  
 2. The Crossing At Waides Grove Subdivision Section 5-B is served access by Public Street and utilities that was installed and bonded as part of Section 5-A. Section 5-A was required by initial Street Lights and Street Signs along Adams Circle in accordance with the City of Spring Hill Subdivision Regulations.  
 3. FLOOD NOTE:  
 (a) Section 5-B is NOT located within areas designated as special flood hazard areas on the latest National Flood Insurance Program Maps available to me as of this date. Per Community Panel Number 07030255, revised 8/21/2008.  
 (b) Lot 324, a portion of Lot 321 was included in the 100 year flood prone area on NFP Map 47830255, re-bond 8/21/2008, but was removed by FEMA per LOMR-F Case 08-04-1526A, dated 5/20/2009.  
 (c) A Flood Study was performed by Water Decision for both Adams Creek and West Fork of Adams Creek. The 100 year flood elevations was determined and has been used to determine minimum floor elevations for Lots in Section 5-B as shown herein.  
 4. PURPOSE NOTE: the creation of 15 one single family residential lots in the purpose for this plat.

**CERTIFICATE OF APPROVAL OF SECTION NAMES AND STREET NAMES**  
 SECTION 5-B STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATIONS  
 Name, Title, Agency or Authorized Approving Agent: *[Signature]*  
 Name, Title, Agency or Authorized Approving Agent: \_\_\_\_\_

CURRENT ZONING: R-2 (PUD)  
 CITY OF SPRING HILL MUNICIPAL PLANNING COMMISSION  
 STATE OF TENNESSEE, WILLIAMSON COUNTY  
 FINAL PLAT OF SECTIONS 5-B  
**THE CROSSING AT WAIDES GROVE**  
 TOTAL ACRES = 2.79 ac NEW BUILDING LOTS = 15  
 MIN. NEW ROADS = 0.00 ACRES NEW ROADS = 0.00  
 STREET/UTILITY: CIVIL SERVICE 3rd  
 John Walker Builders, Inc. CIVIL SERVICE 3rd  
 P.O. Box 30777 418 Williams Ave  
 Franklin, TN 37060-1777 Spring Hill, TN 37174  
 Ph: 615-302-1983 Ph: 615-488-2444  
 DATE: 07/11/2012 SCALE: 1" = 100' CLOSE: 1/16,000  
 PROPERTY MAP 18A, PARCEL 24, DEED BK 83302, PG 325  
 GRAPHIC SCALE 1" = 100'  
 0 100 200 300

5-B is part of SA bond

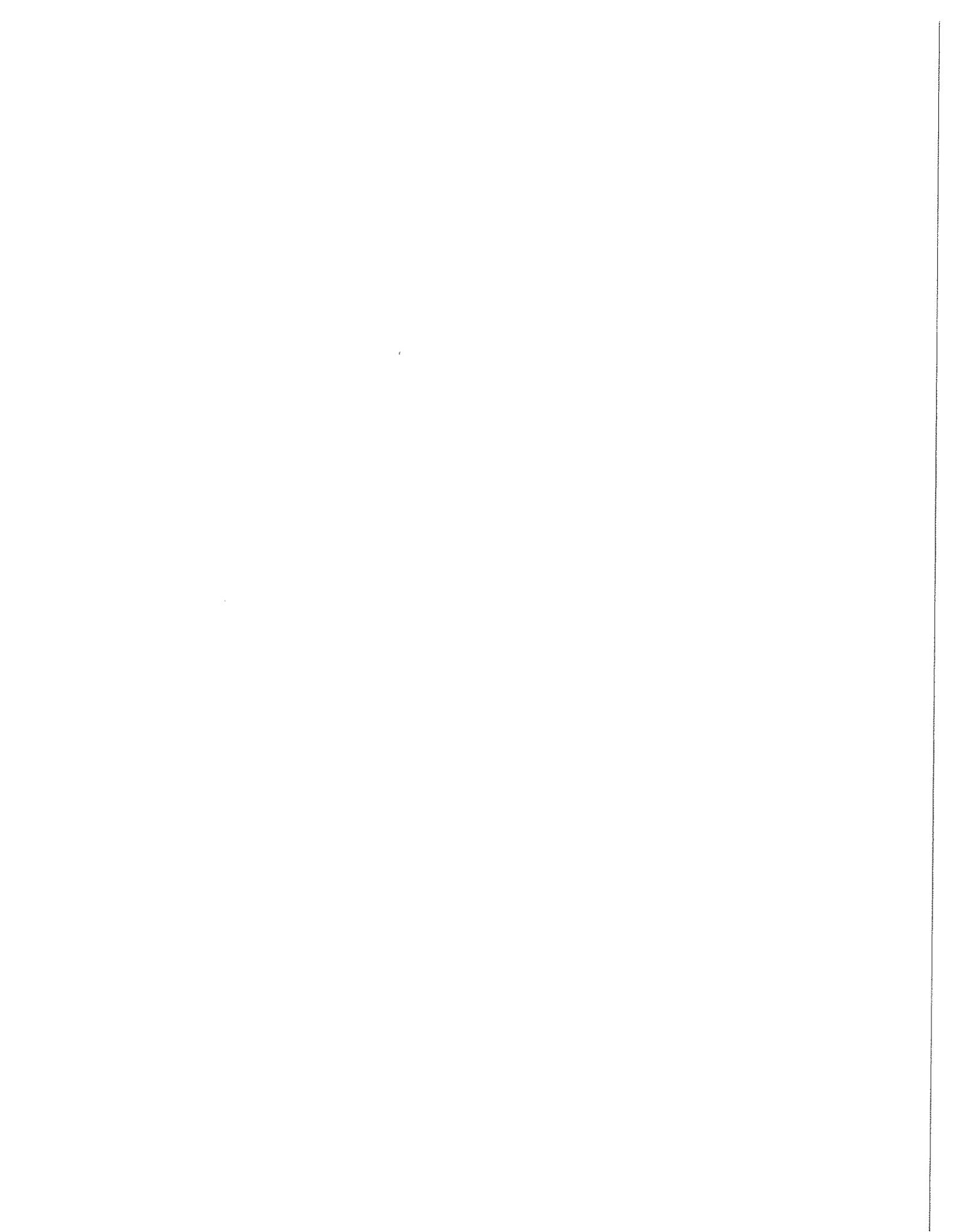
**NOTES:**  
 1. The lots shown are shown on the Final Plat of Section 5-B The Crossing At Waides Grove of Record in Plat Book P56 Page 75 R.G.C. 24.  
 2. The lots shown are bonded as part of Section 5-A.

**LEGEND**  
 1" WATER MAIN  
 6" SEWER LINE  
 ORANGE STRUCTURE  
 LOT NUMBER 12  
 5" PUBLIC UTILITY & DRAINAGE EASEMENT  
 12" PUBLIC UTILITY & DRAINAGE EASEMENT  
 24" PUBLIC UTILITY & DRAINAGE EASEMENT

**BUZZING STRAYBACK REQUIREMENTS**  
 Minimum Lot Size = 7,000 sq ft  
 Minimum Side Setback (Adjacent Lot) = 5 feet  
 Minimum Spacing Between Structures = 15 feet  
 Minimum Setback From Street R/W = 30 feet  
 Minimum Rear Yard = 30 feet

Minimum Floor Elevation Based on Flood Study of Adams Creek by Water Decision Determining the 100 Year Storm Duration Minimum Floor Elev. Set J above 100 Yr. Storm Duration

Lot	Area (sq ft)	Acres	JOC	TARGET	CHORD BEARING	CHORD
C1	1717.07	0.04	81.25	50.00	N27°36'51"	66.95
C2	2746.12	0.06	88.56	50.00	S40°03'36"	87.86
C3	8738.71	0.20	38.06	33.85	S54°47'06"	34.31
C4	1115.20	0.03	104.55	88.30	N54°26'16"	101.83
C5	1270.00	0.03	235.67	118.87	N77°16'30"	234.53





**City of Spring Hill**  
**Planning Commission**

DATE: May 19, 2016  
REQUEST: Release the maintenance bond for Cherry Grove Addition Phase 4 Section 2  
SUBMITTED BY: Thomas S. Wolf, City Engineer *Tsw*

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**OVERVIEW:**

- A maintenance bond was established 02/2015.
- BOMA resolution 15-14 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 10/2011; road was final topped in 01/2015.
- All certificate of satisfactions have been signed off on from inspectors.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-48 to release the maintenance bond in the amount of \$7,800 for Cherry Grove Addition Phase 4 Section 2



**RESOLUTION 16-48 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
CHERRY GROVE ADDITION PHASE 4 SECTION 2**

**WHEREAS**, a Maintenance Bond is currently in place for said development; and

**WHEREAS**, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

**WHEREAS**, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

**WHEREAS**, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15--14 for acceptance and dedication of road rights-of-way and public improvements for said development; and

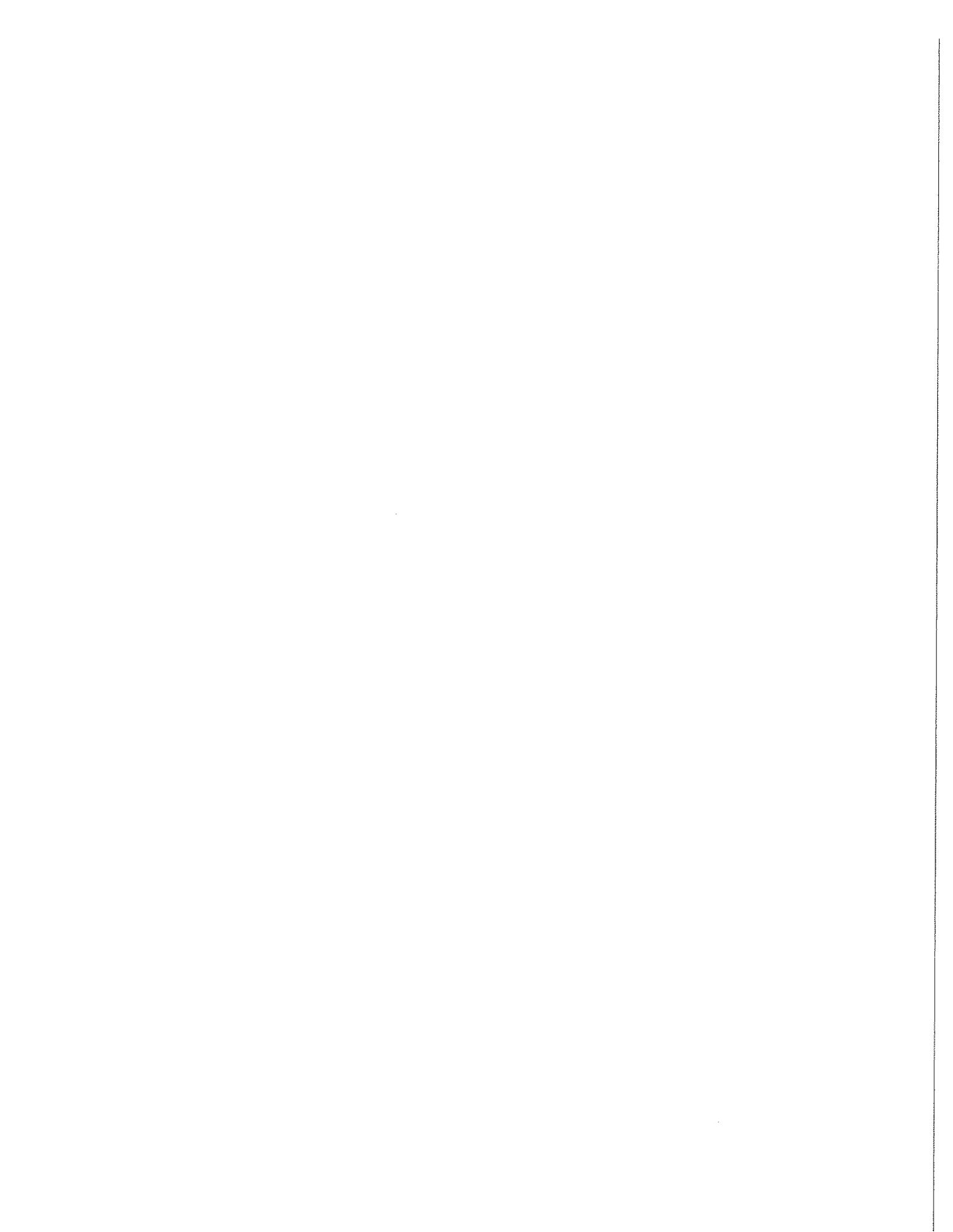
**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Cherry Grove Addition Phase 4 Section 2 in the amount of \$7,800.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Cherry Grove Addition Phase 4 Section 2 in the amount of **\$7,800.00** is hereby approved

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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



**RESOLUTION 15-14**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR CHERRY GROVE ADDITION PHASE 4 SECTION 2 & 3**

**WHEREAS**, Developer Donnie Cameron has a recorded Final Plat for Cherry Grove Addition Phase 4 Section 2 & 3 in Williamson County Plat Book P54, Page 137 & Plat Book P56 Page 84; and

**WHEREAS**, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

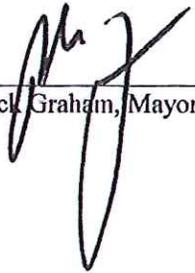
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

**WHEREAS**, the developer is required under Section VI, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

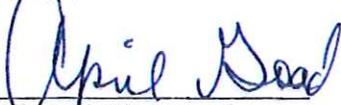
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Cherry Grove Addition Phase 4 Section 2 & 3 as shown on the recorded plat is hereby approved.

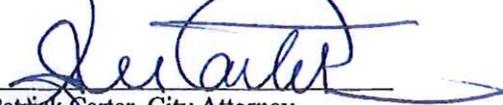
Passed and adopted this 16<sup>th</sup> day of March, 2015.

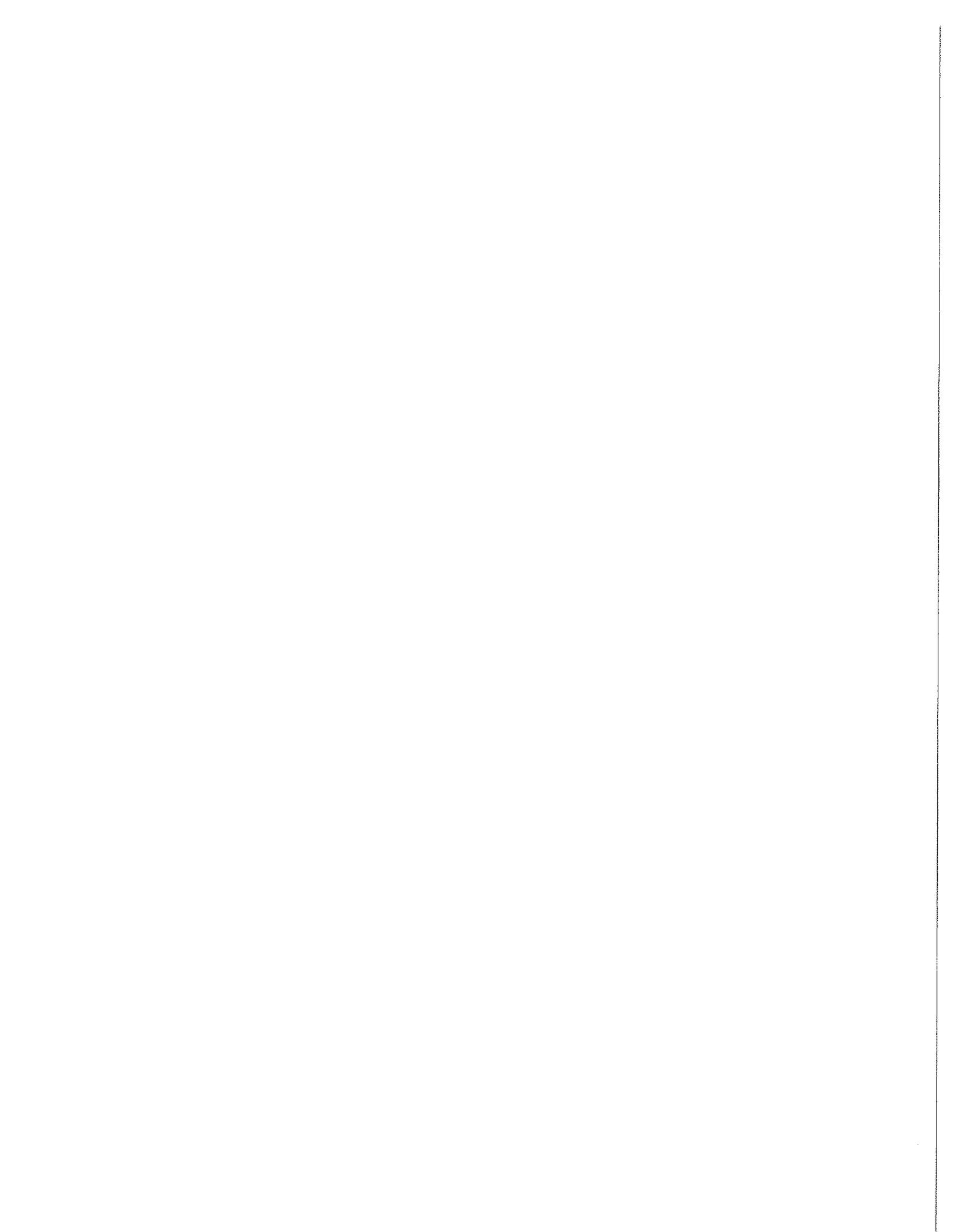
  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney





## CERTIFICATE OF SATISFACTORY COMPLETION

February 10, 2016

Donnie Cameron

Cherry Grove Addition

Phase 4 Sec 2&3

Development Name: Donnie Cameron

Phase or Section of Construction: Cherry Grove Addition Phase 4 Section 2 & 3

Public Improvements: Sidewalks, Street Lights, Street Signs, Curbs and Final Topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

Wayne Patterson

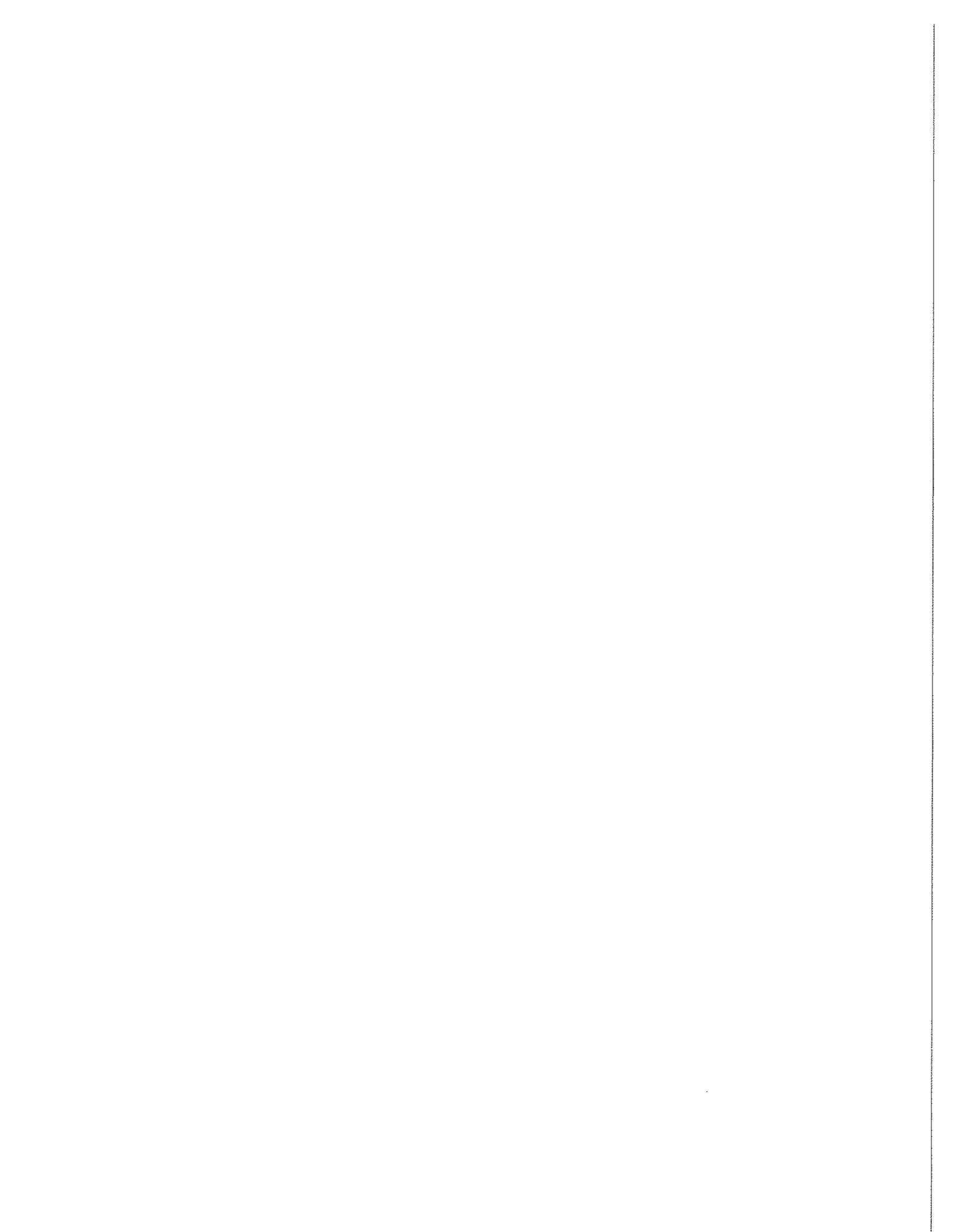
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516





## CERTIFICATE OF SATISFACTORY COMPLETION

April 1, 2016

Donnie Cameron

Cherry Grove Addition

Phase 4 Sec 2

Development Name: Donnie Cameron

Phase or Section of Construction: Cherry Grove Addition Phase 4 Sec 2

Public Improvements: Binder, Streets Sign, Water, Street Lights, Storm Water, Sewer Collection

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Wayne Patterson  
City of Spring Hill Utility Inspector (signature)

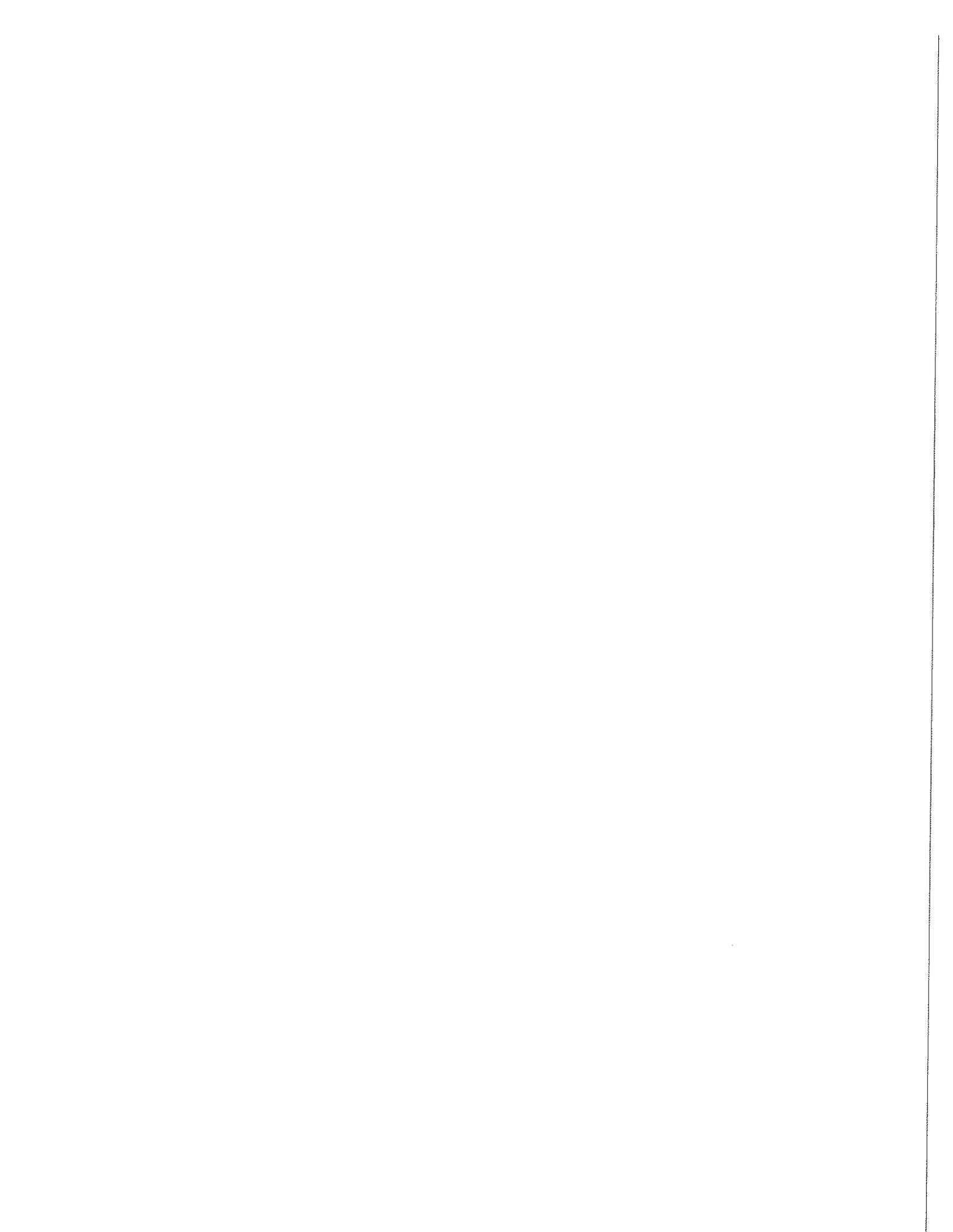
WAYNE PATTERSON  
Printed name:

Approved By:

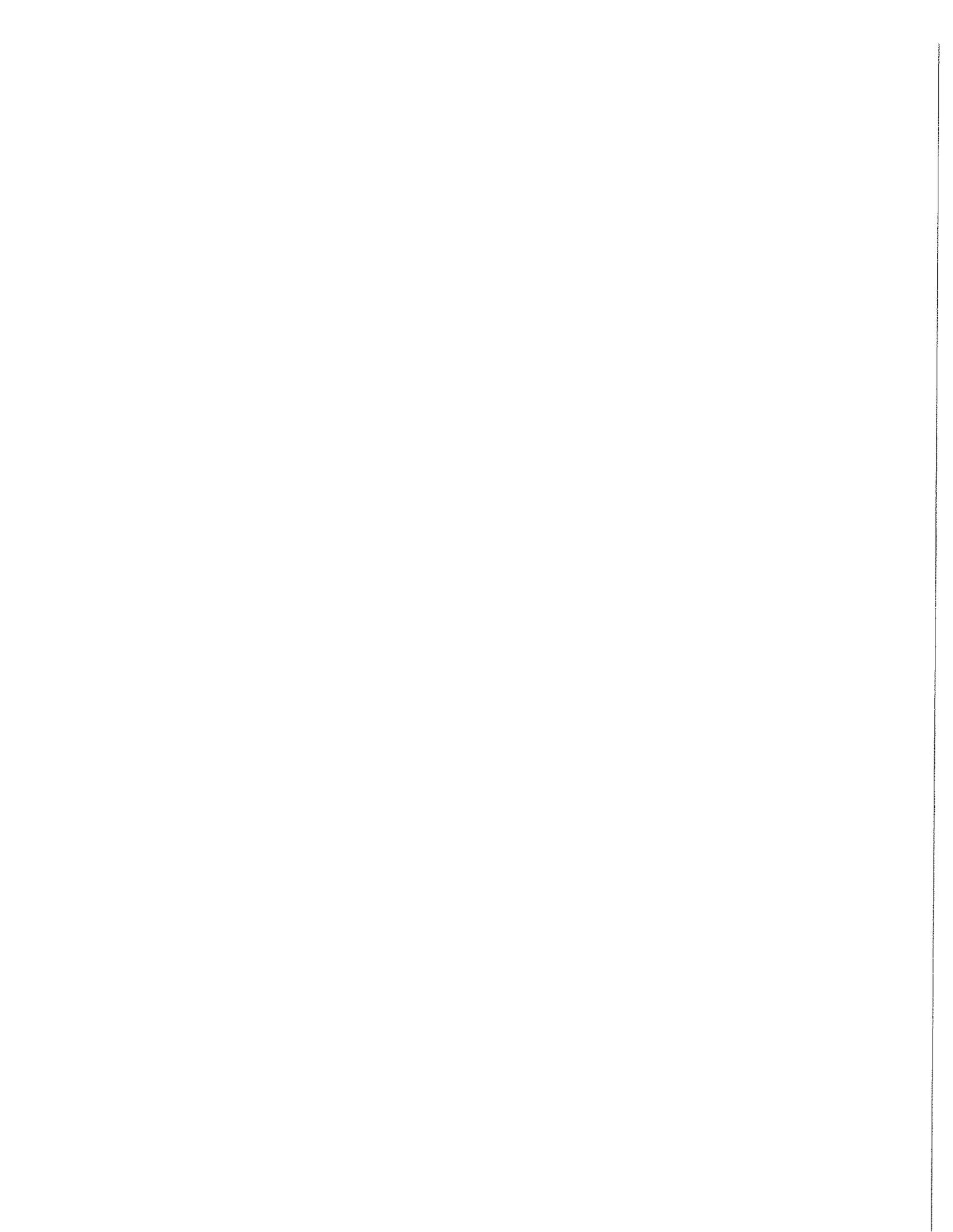
Jeff Foster  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516









**City of Spring Hill**

**Planning Commission**



DATE: May 19, 2016

REQUEST: Release the maintenance bond for Cherry Grove Addition Phase 4 Section 3

SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

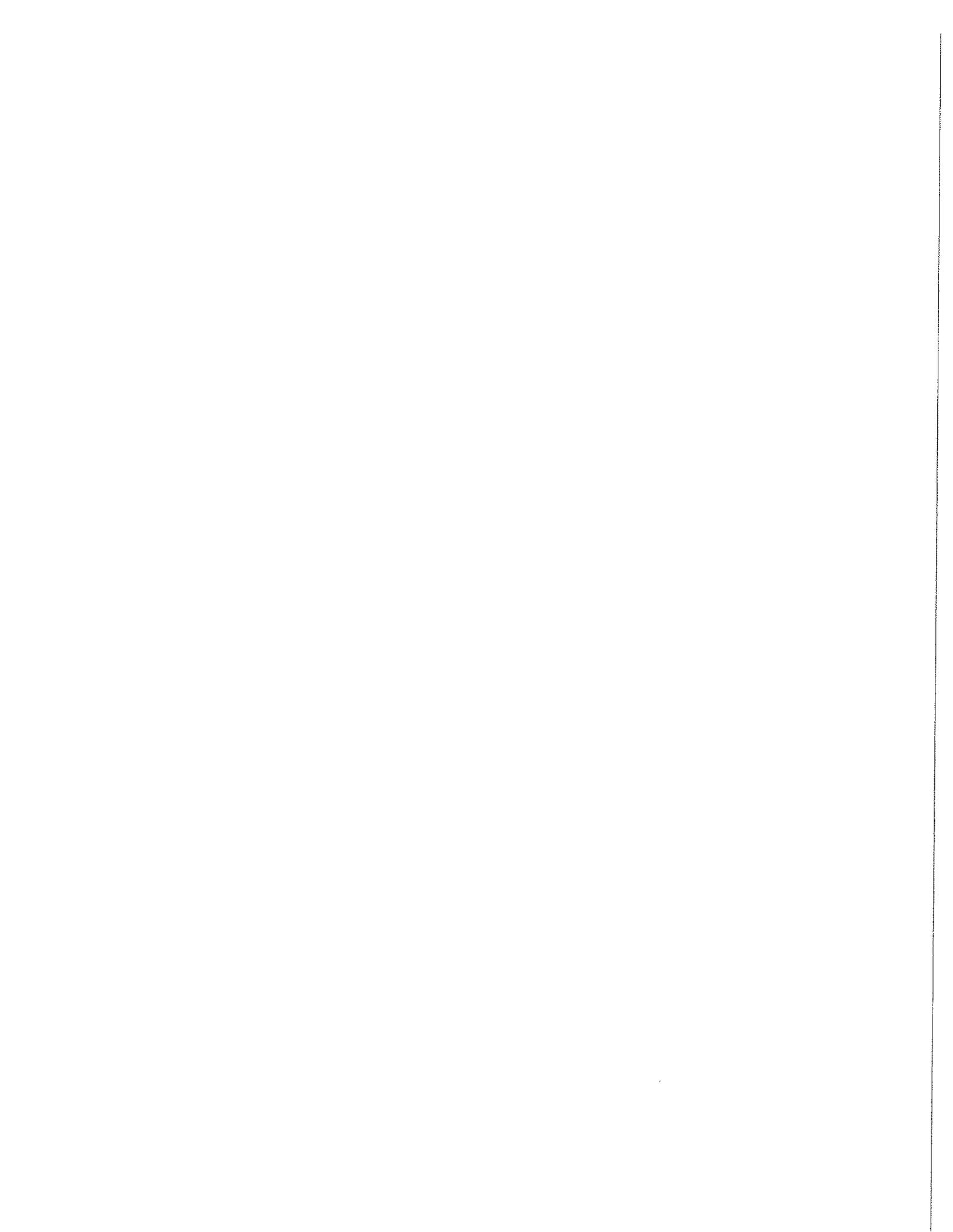
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**OVERVIEW:**

- A maintenance bond was established 02/2015.
- BOMA resolution 15-14 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 10/2012; road was final topped in 01/2015.
- All certificate of satisfactions have been signed off on from inspectors.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-49 to release the maintenance bond in the amount of \$19,395 for Cherry Grove Addition Phase 4 Section 3



**RESOLUTION 16-49 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
CHERRY GROVE ADDITION PHASE 4 SECTION 3**

**WHEREAS**, a Maintenance Bond is currently in place for said development; and

**WHEREAS**, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

**WHEREAS**, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

**WHEREAS**, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15--14 for acceptance and dedication of road rights-of-way and public improvements for said development; and

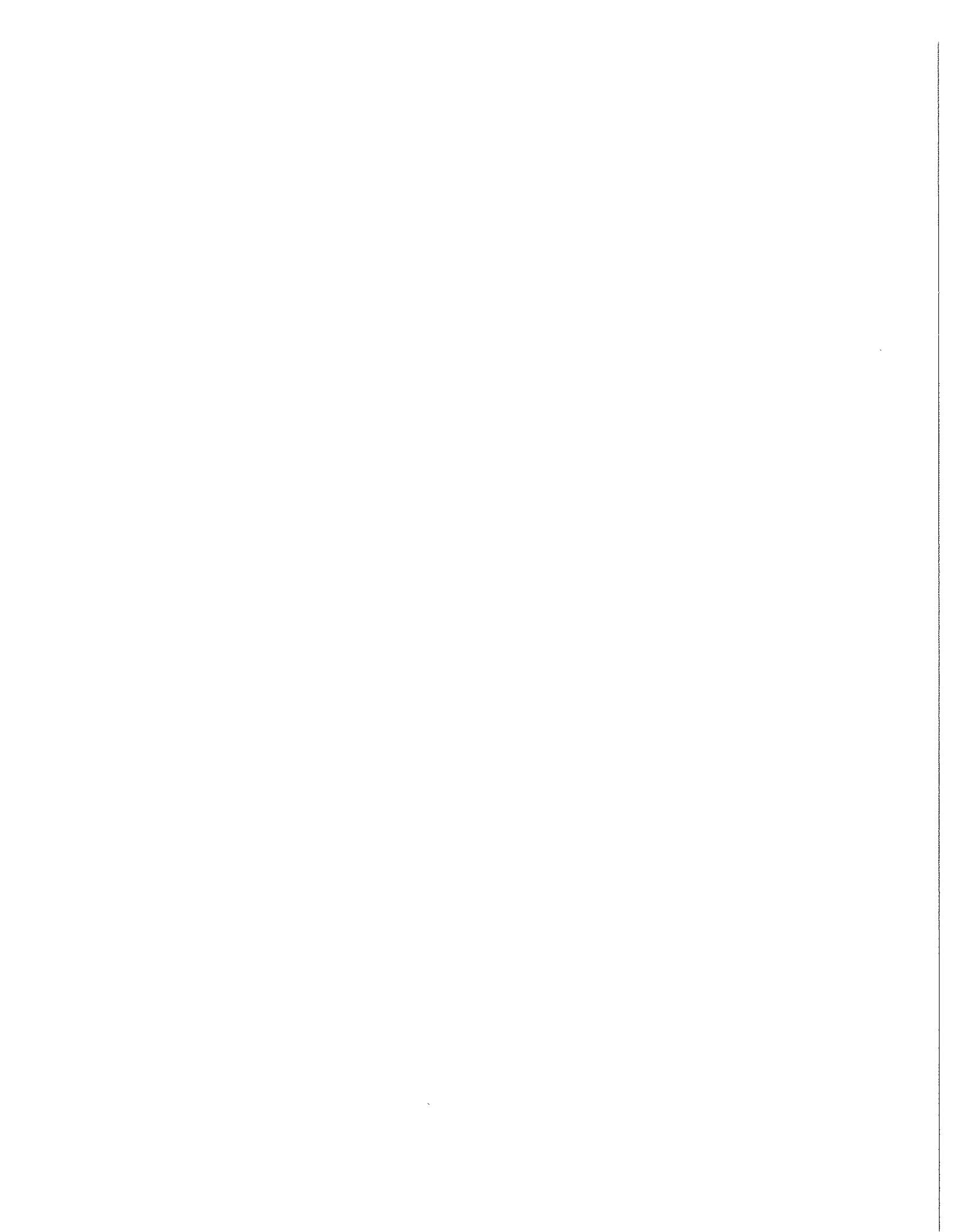
**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Cherry Grove Addition Phase 4 Section 3 in the amount of \$19,395.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Cherry Grove Addition Phase 4 Section 3 in the amount of **\$19,395.00** is hereby approved

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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



**RESOLUTION 15-14**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR CHERRY GROVE ADDITION PHASE 4 SECTION 2 & 3**

**WHEREAS**, Developer Donnie Cameron has a recorded Final Plat for Cherry Grove Addition Phase 4 Section 2 & 3 in Williamson County Plat Book P54, Page 137 & Plat Book P56 Page 84; and

**WHEREAS**, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

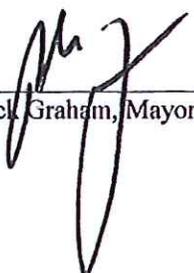
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

**WHEREAS**, the developer is required under Section VI, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

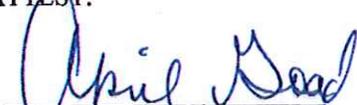
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Cherry Grove Addition Phase 4 Section 2 & 3 as shown on the recorded plat is hereby approved.

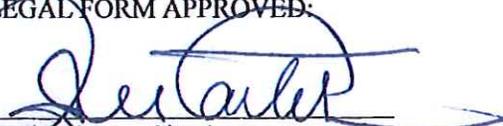
Passed and adopted this 16<sup>th</sup> day of March, 2015.

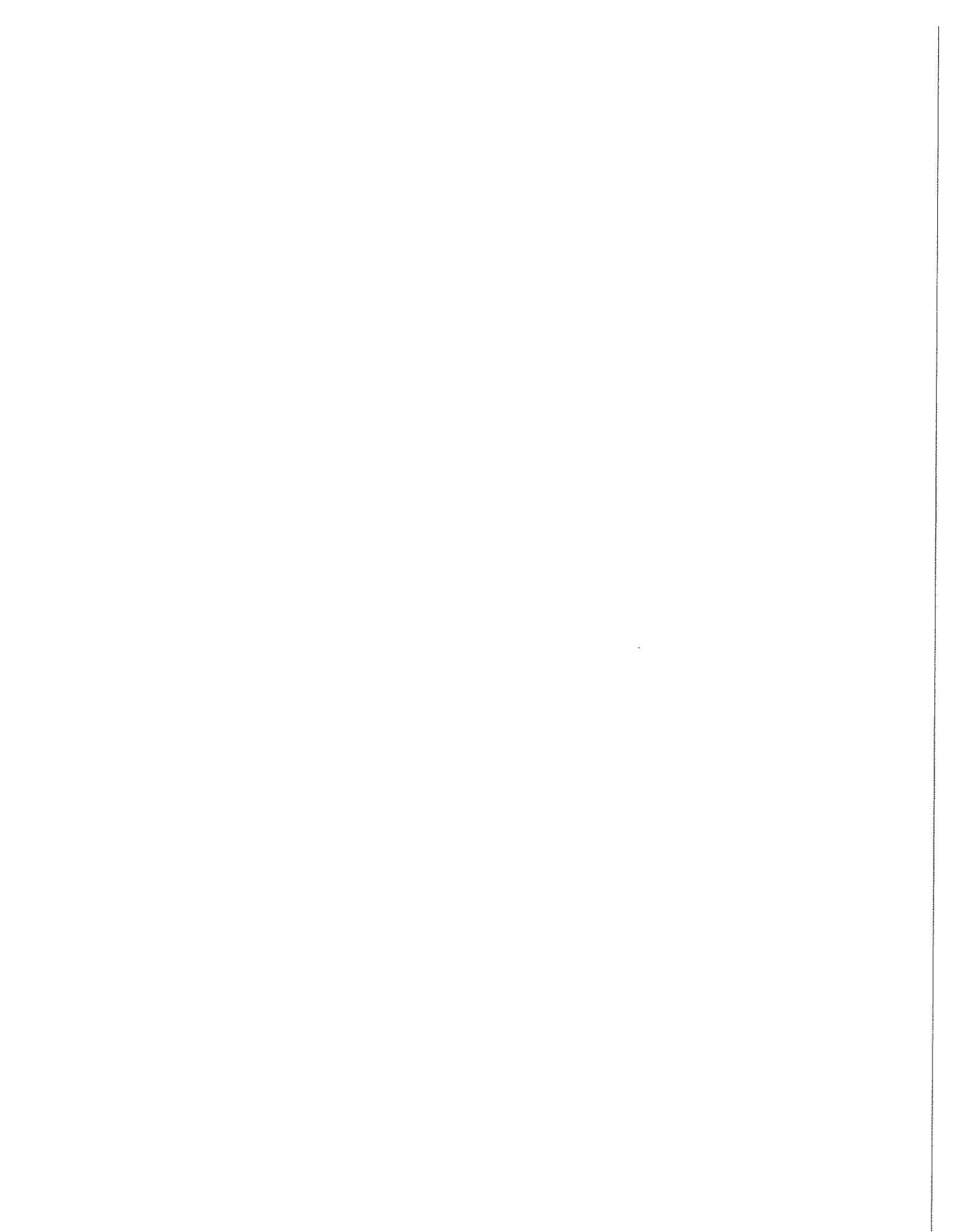
  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney





## CERTIFICATE OF SATISFACTORY COMPLETION

April 1, 2016

Donnie Cameron

Cherry Grove Addition

Phase 4 Sec 3

Development Name: Donnie Cameron

Phase or Section of Construction: Cherry Grove Addition Phase 4 Sec 3

Public Improvements: Binder, Streets Sign, Water, Street Lights, Storm Water, Sewer Collection

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Darrell Bryson  
City of Spring Hill Utility Inspector (signature)

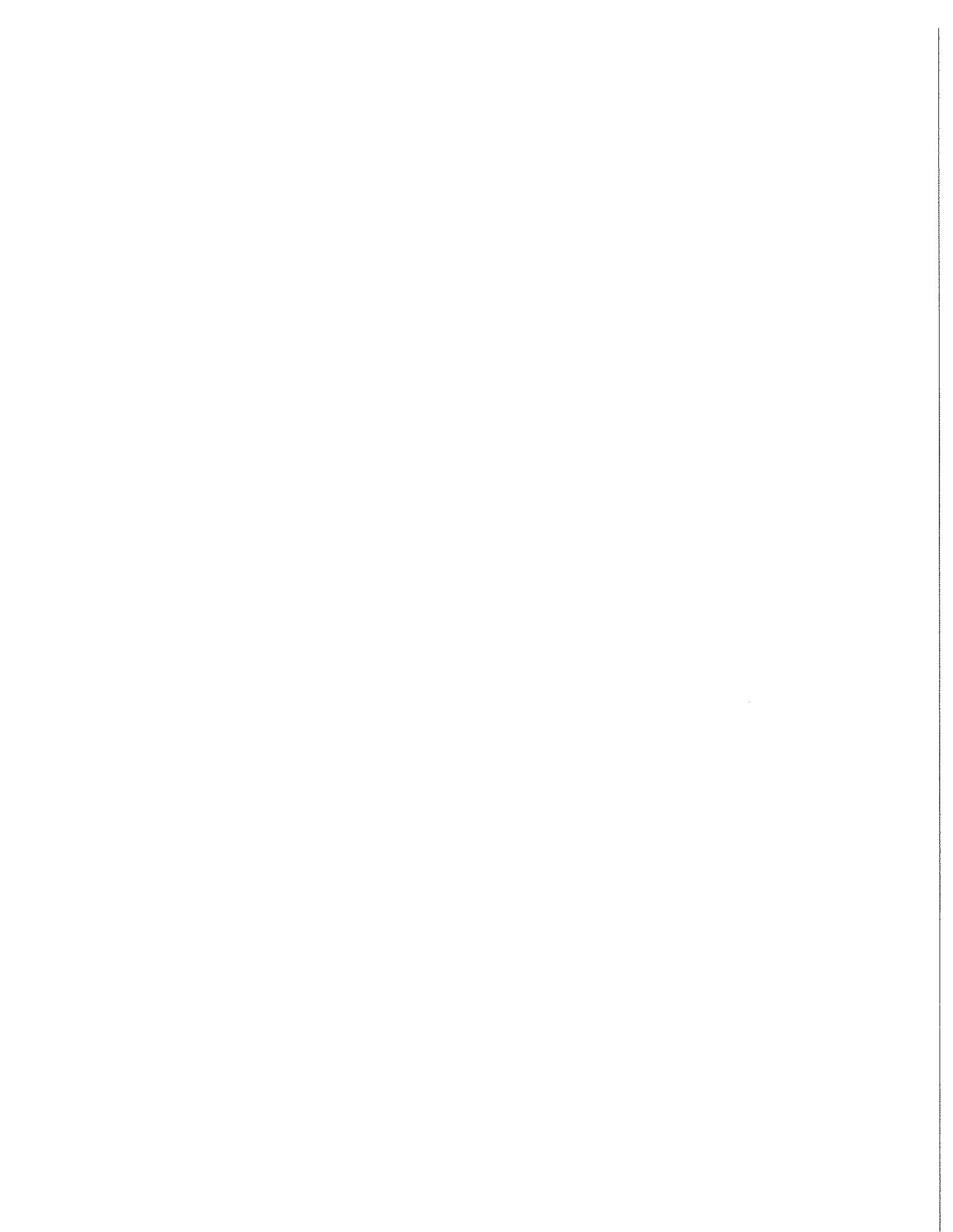
Darrell Bryson  
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516





## CERTIFICATE OF SATISFACTORY COMPLETION

Jan 12, 2015

Donnie Cameron

Cherry Grove Addition

Phase 4 Sec 2&3

Development Name: Donnie Cameron

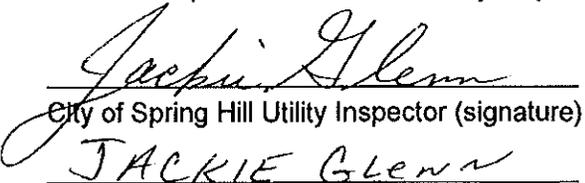
Phase or Section of Construction: Cherry Grove Addition Phase 4 Section 2 & 3

Public Improvements: Sidewalks, Street Lights, Street Signs, Pavement

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

  
City of Spring Hill Utility Inspector (signature)

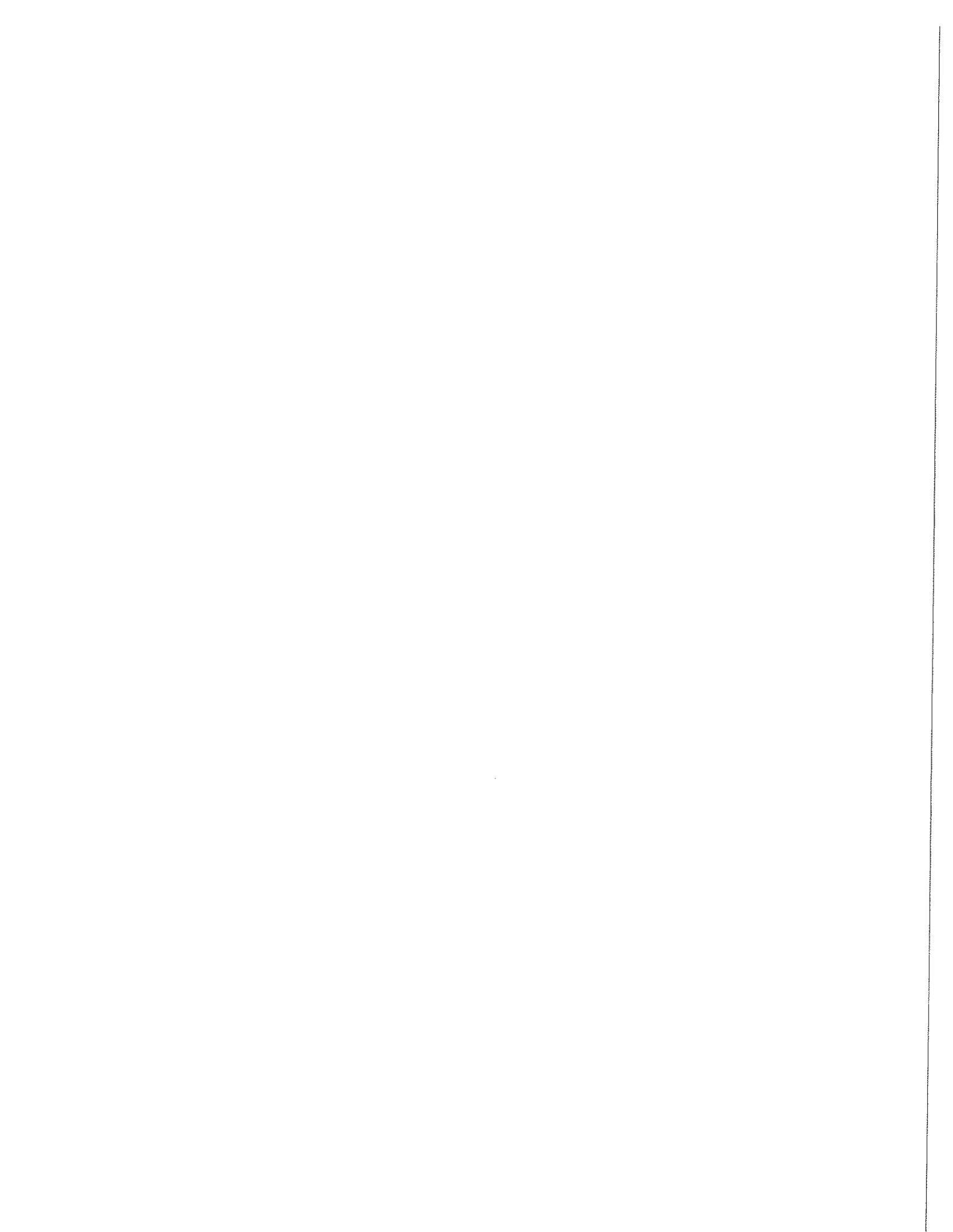
JACKIE GLENN  
Printed name:

Approved By:

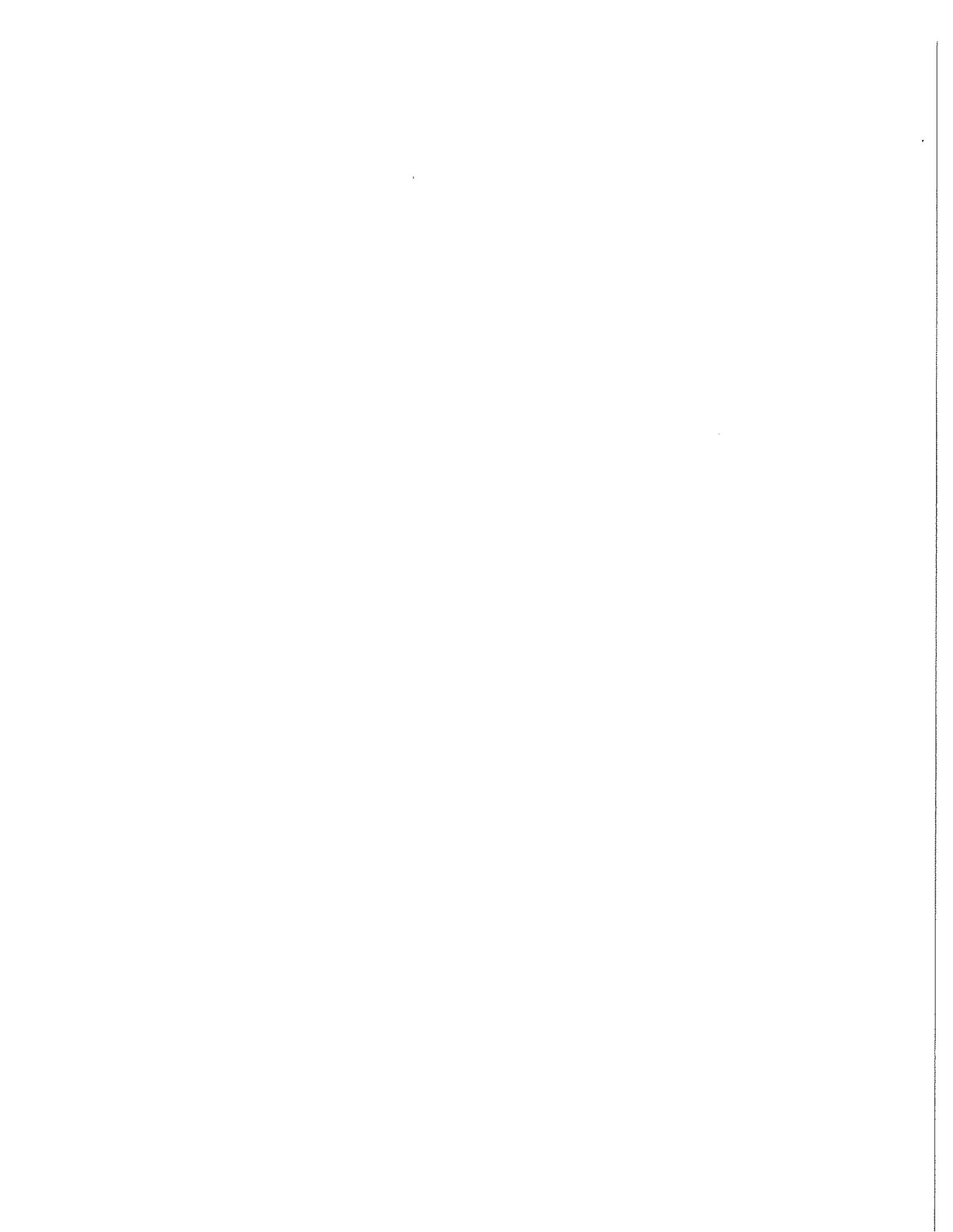
  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516









City of Spring Hill

Planning Commission

DATE: May 19, 2016

REQUEST: Release the maintenance bond for Autumn Ridge Phase 3 Section 2

SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

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OVERVIEW:

- A maintenance bond was established 07/2014.
- BOMA resolution 14-90 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 10/2009; road was final topped in 06/2014.
- All certificate of satisfactions have been signed off on from inspectors.

PC ACTION REQUESTED:

- Approve PC Resolution 16-50 to release the maintenance bond in the amount of \$20,400 for Cherry Grove Addition Phase 4 Section 3



**RESOLUTION 16-50 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
AUTUMN RIDGE PHASE 3 SECTION 2**

**WHEREAS**, a Maintenance Bond is currently in place for said development; and

**WHEREAS**, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

**WHEREAS**, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

**WHEREAS**, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 14-90 for acceptance and dedication of road rights-of-way and public improvements for said development; and

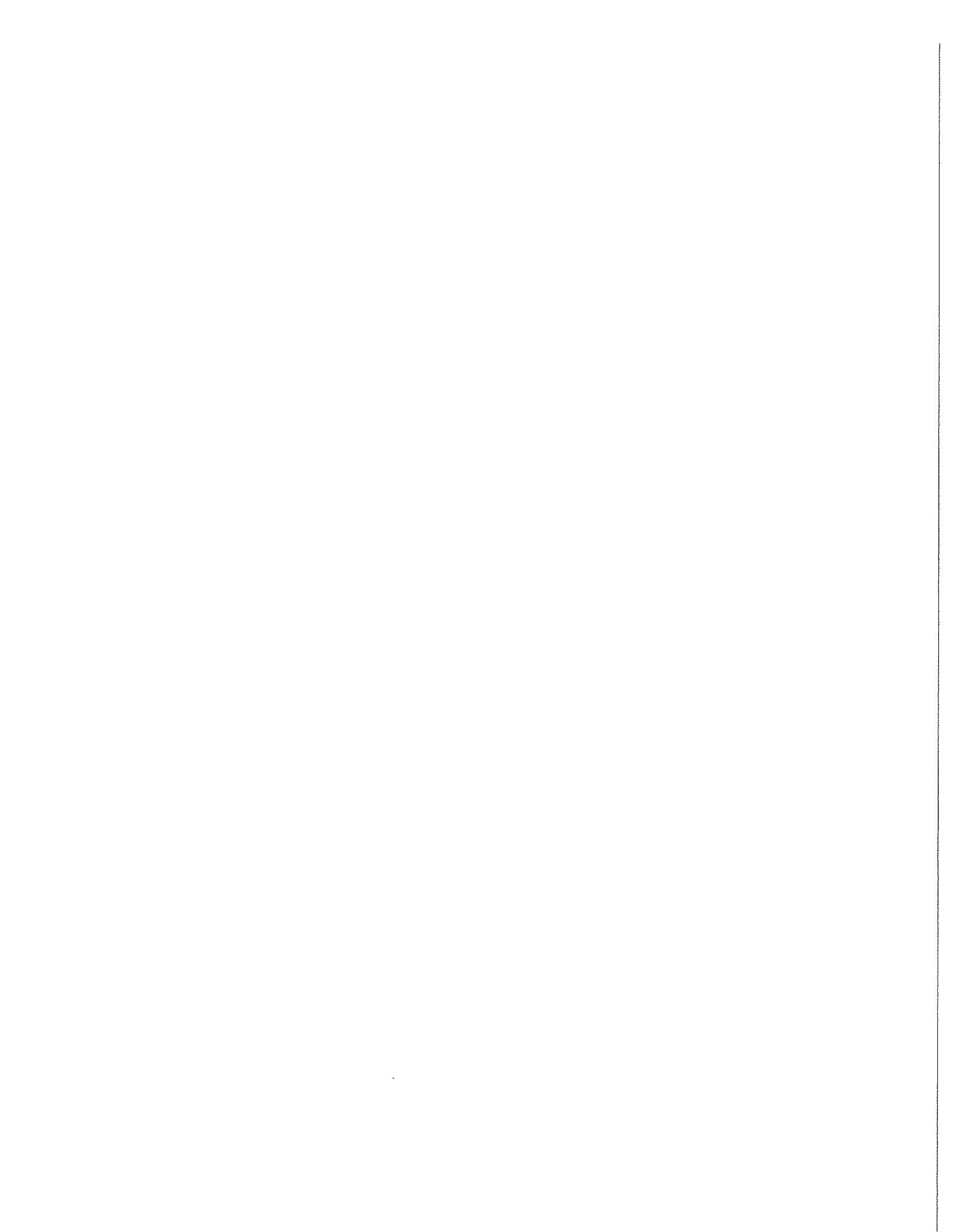
**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for The Reserve at Port Royal in the amount of \$20,400.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Autumn Ridge Phase 3 Section 2 in the amount of **\$20,400.00** is hereby approved

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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



**RESOLUTION 14-90**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF  
ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE  
EXISTING PLAT FOR  
AUTUMN RIDGE PHASE 3 SECTION 2**

**WHEREAS**, Developer Donnie Cameron has a recorded Final Plat for Autumn Ridge Phase 3 Section 2 in Williamson County Plat Book P52, Page 96; and

**WHEREAS**, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

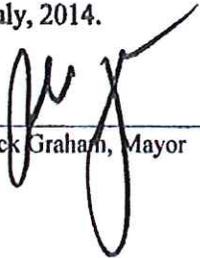
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that through inspections of the road rights-of-way, the design intent has been achieved; and

**WHEREAS**, the developer is required under Section VI, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

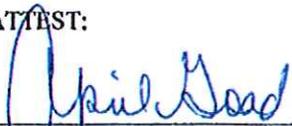
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the road rights-of-way be accepted and the same become a part of the public street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of road rights-of way within Autumn Ridge Phase 3 Section 2 as shown on the recorded plat is hereby approved.

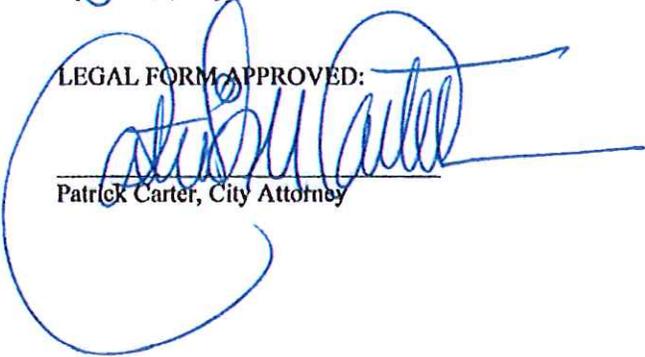
Passed and adopted this 21<sup>th</sup> day of July, 2014.

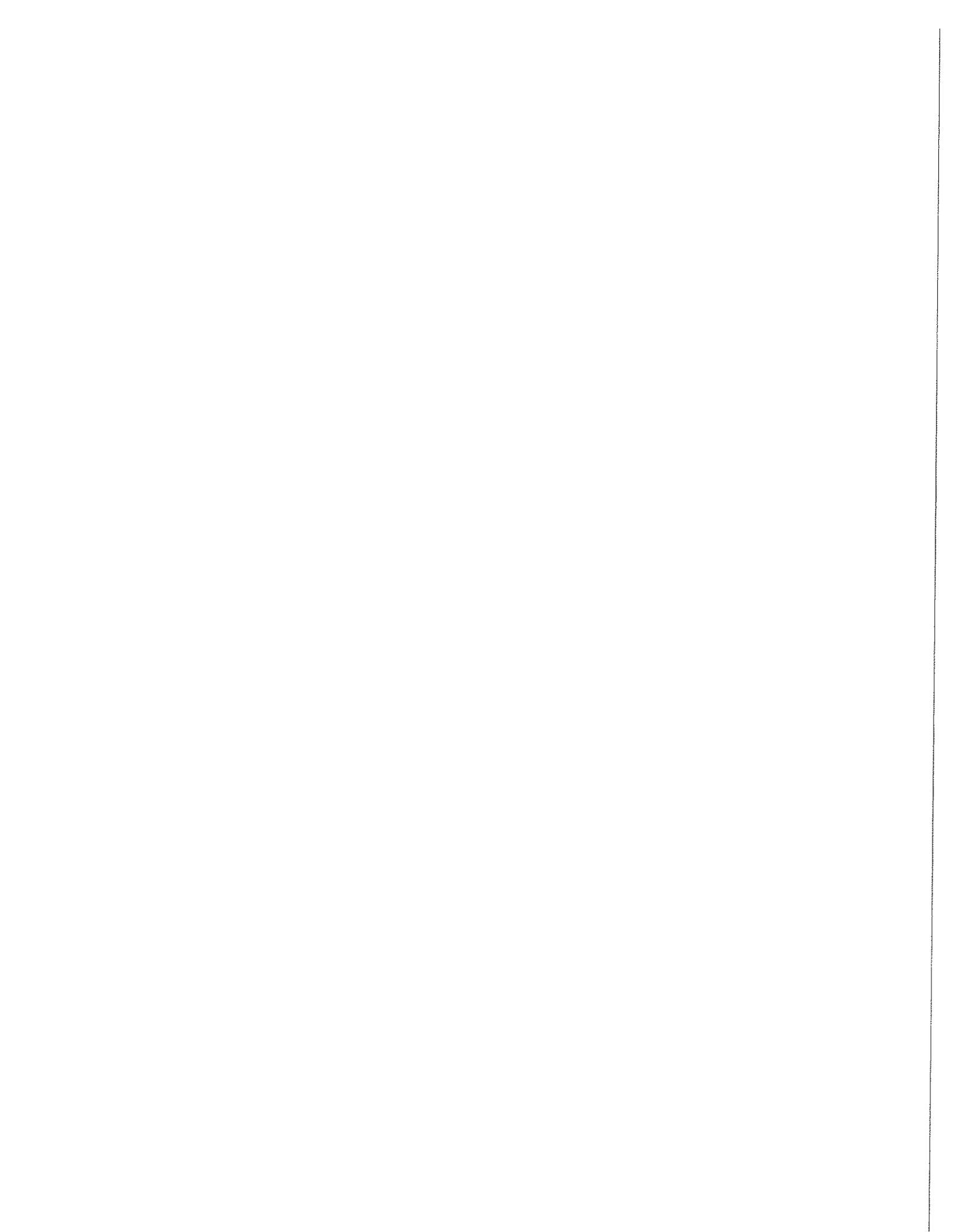
  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney





## CERTIFICATE OF SATISFACTORY COMPLETION

June 6, 2014

Donnie Cameron

Autumn Ridge

Phase 3 Section 2

Development Name: Donnie Cameron

Phase or Section of Construction: Autumn Ridge Phase 3 Section 2

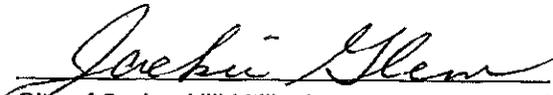
Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs

(There is a section of sidewalk and curbing that need to be repaired per walk thru.)

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

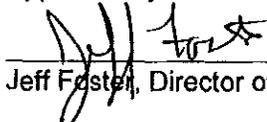
Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

  
City of Spring Hill Utility Inspector (signature)

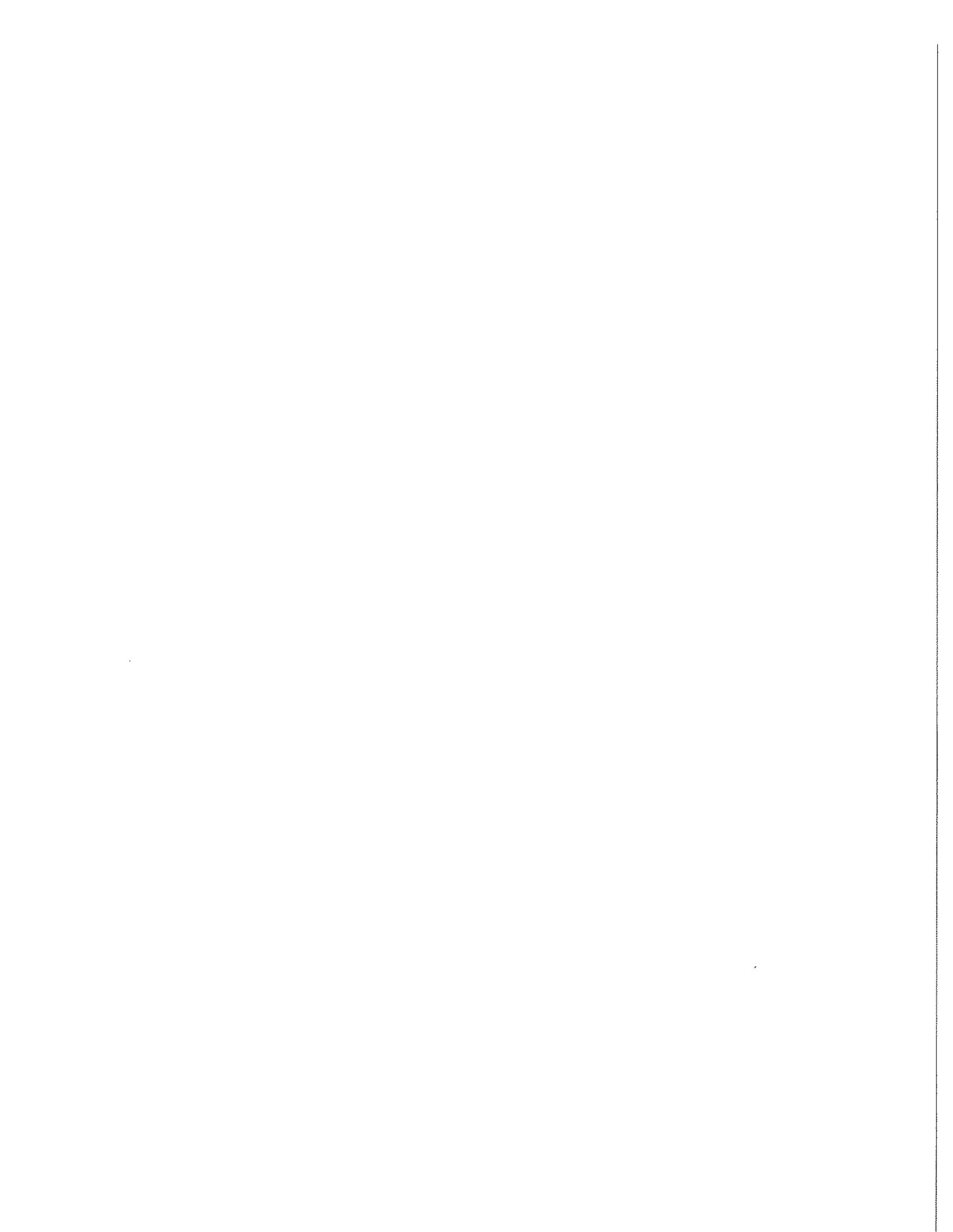
JACKIE Glenn  
Printed name:

Approved By:

 6-6-14  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516





## CERTIFICATE OF SATISFACTORY COMPLETION

April 1, 2016

Donnie Cameron

Autumn Ridge Final Walk

Phase 3 Section 2

Development Name: Donnie Cameron

Phase or Section of Construction: Autumn Ridge Phase 3 Section 2

Public Improvements: Side Walks, Curbs, Storm Water, Street Sign, Water Distributions,  
Sewer Collection, Street Lights and Final Topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

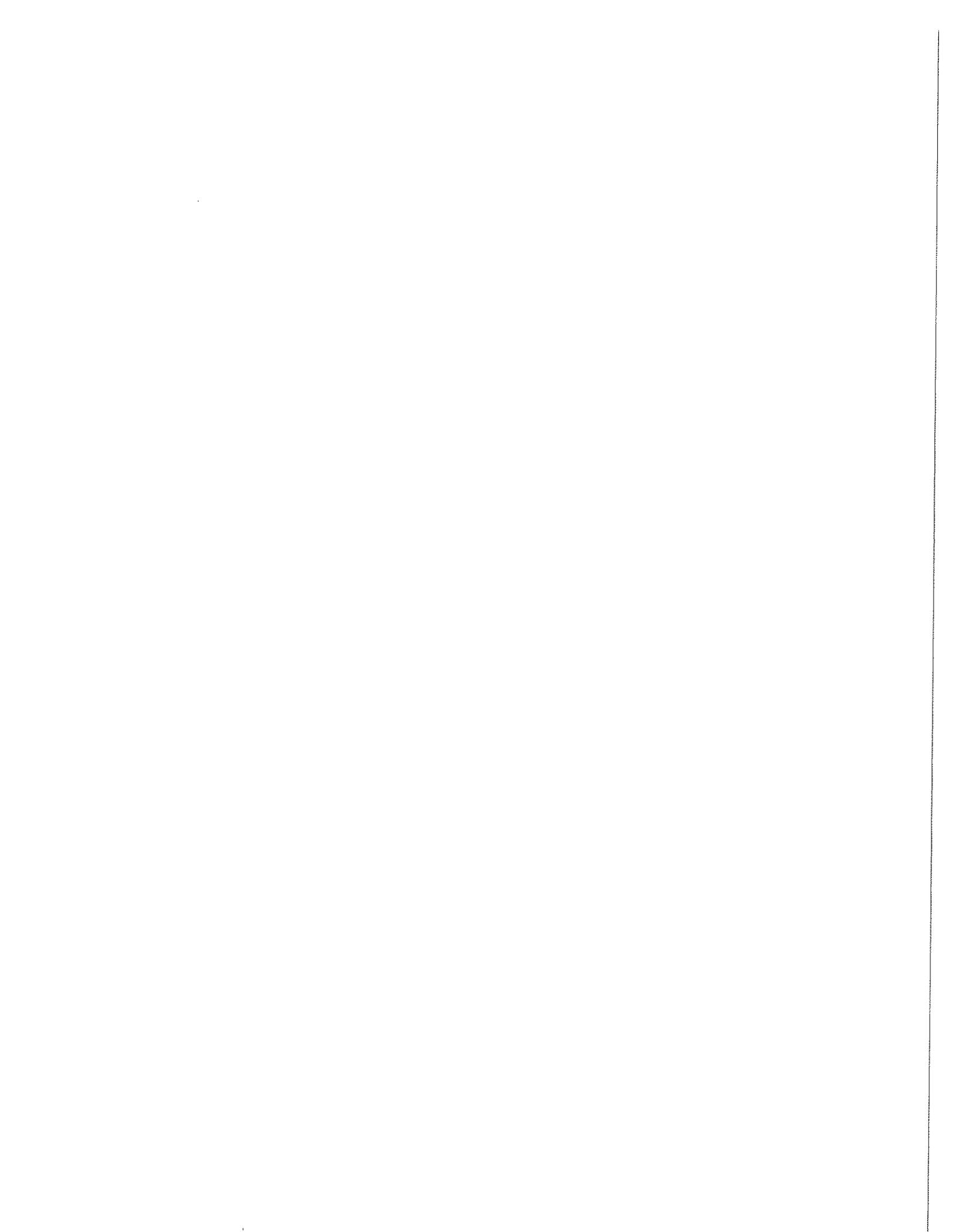
Wayne Patterson  
City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON  
Printed name:

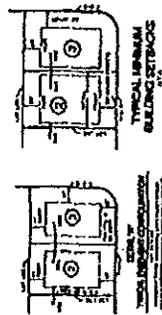
Approved By:  
Jeff Foster  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

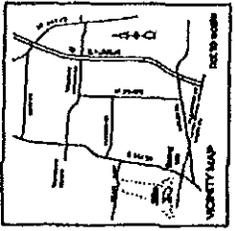
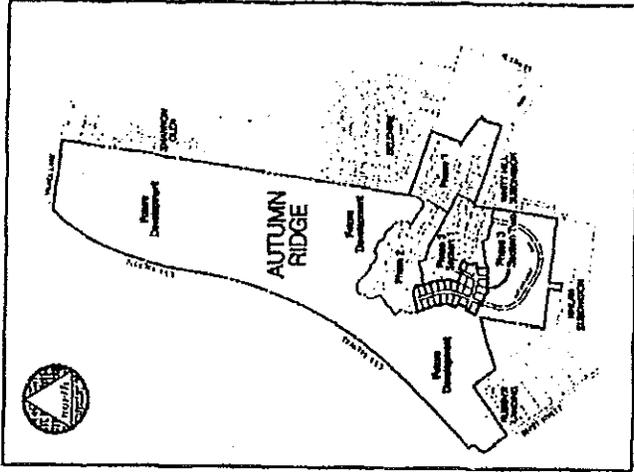
PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516



1. The applicant has provided a copy of the final subdivision plat for the project. The plat shows the layout of the lots and the proposed building sites. The applicant has also provided a copy of the final plat for the project. The plat shows the layout of the lots and the proposed building sites.



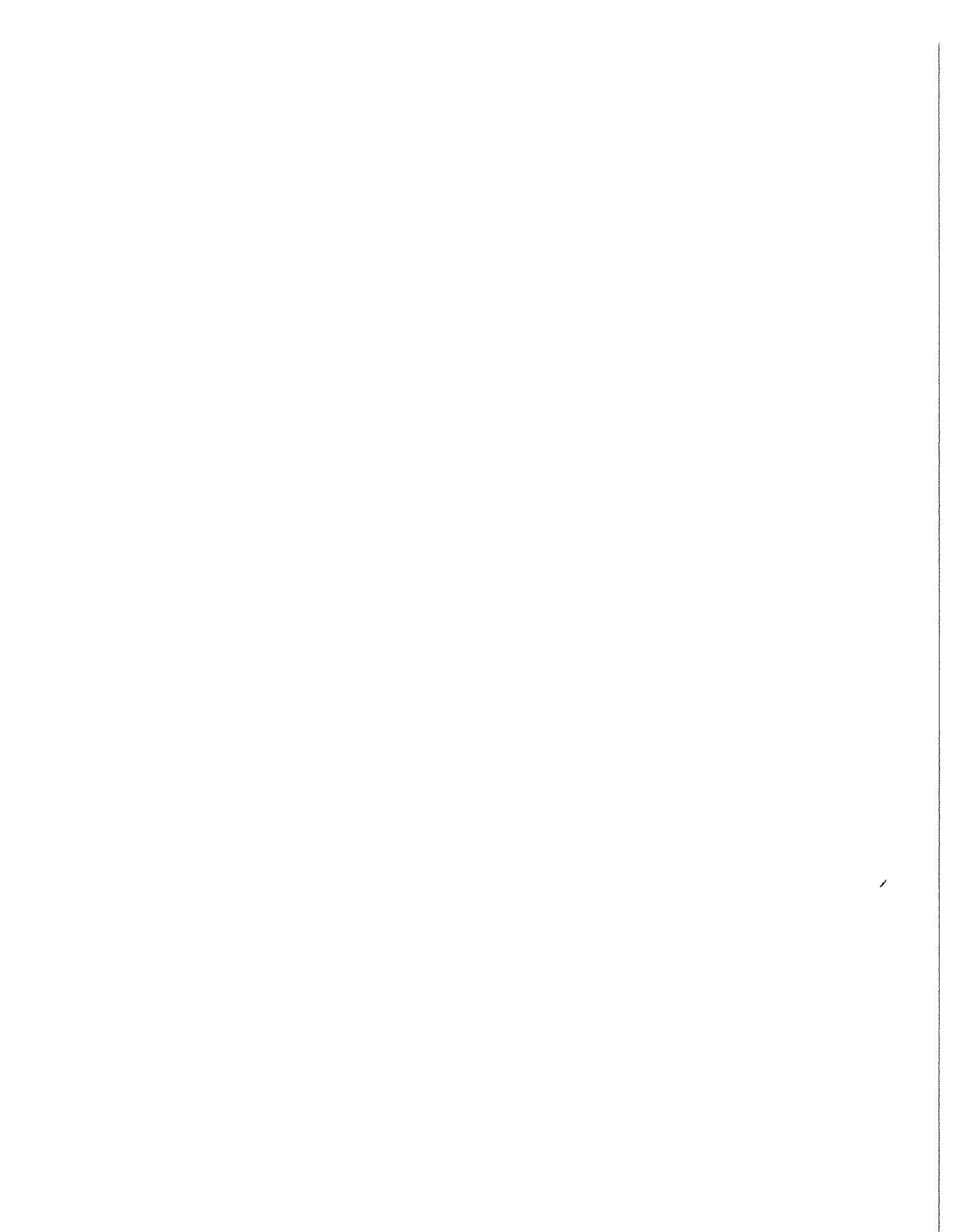
Legend  
 1. Building Footprint  
 2. Building Setback  
 3. Building Footprint  
 4. Building Setback



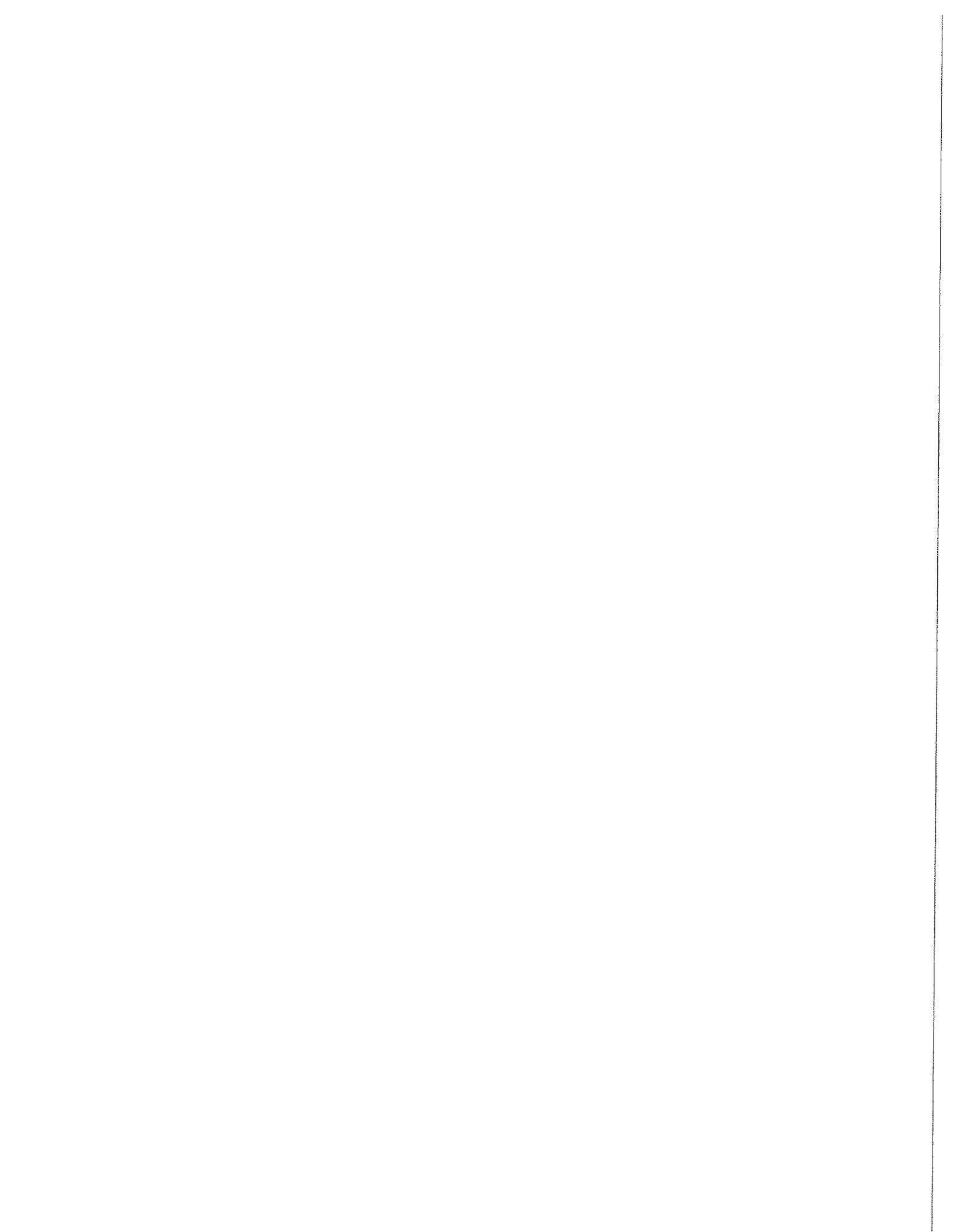
P52/96a

Sheet 1 of 2  
 Phase Three, Section Two  
 Autumn Ridge

DATE OF SUBMITTAL: 9-18-09 PROJECT NO.: P52/96a	REVIEWED BY: [Signature] DATE: 9-18-09									
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**City of Spring Hill**  
**Planning Commission**

DATE: May 19, 2016  
REQUEST: Release the maintenance bond for Meadowbrook Phase 2 Section 1  
SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

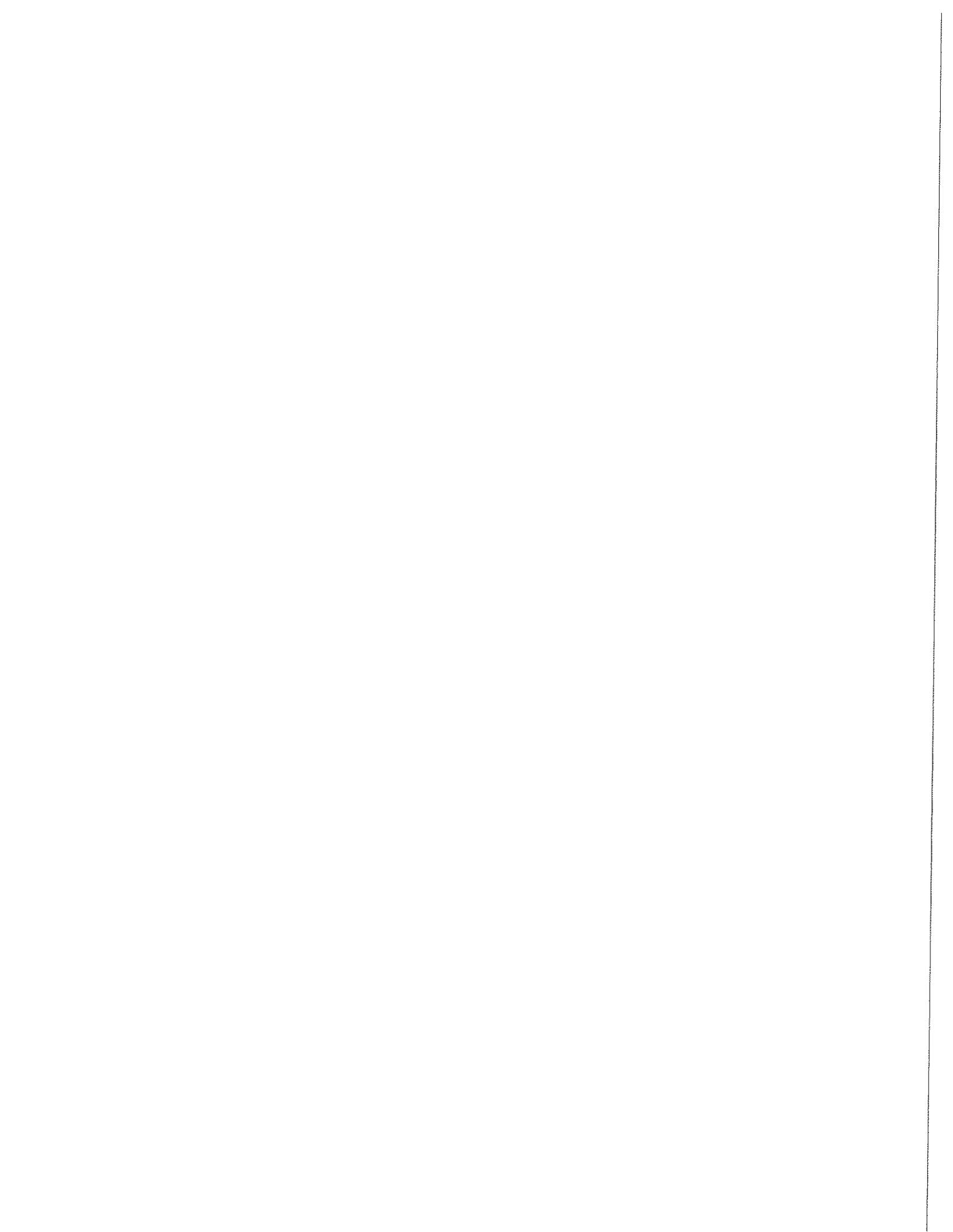
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**OVERVIEW:**

- A maintenance bond was established 01/2015.
- BOMA resolution 15-71 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 01/2007; road was final topped in 06/2015.
- All certificate of satisfactions have been signed off on from inspectors.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-51 to release the maintenance bond in the amount of \$39,540 for Meadowbrook Phase 2 Section 1



**RESOLUTION 16-51 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
MEADOWBROOK PHASE 2 SECTION 1**

**WHEREAS**, a Maintenance Bond is currently in place for said development; and

**WHEREAS**, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

**WHEREAS**, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

**WHEREAS**, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15-71 for acceptance and dedication of road rights-of-way and public improvements for said development; and

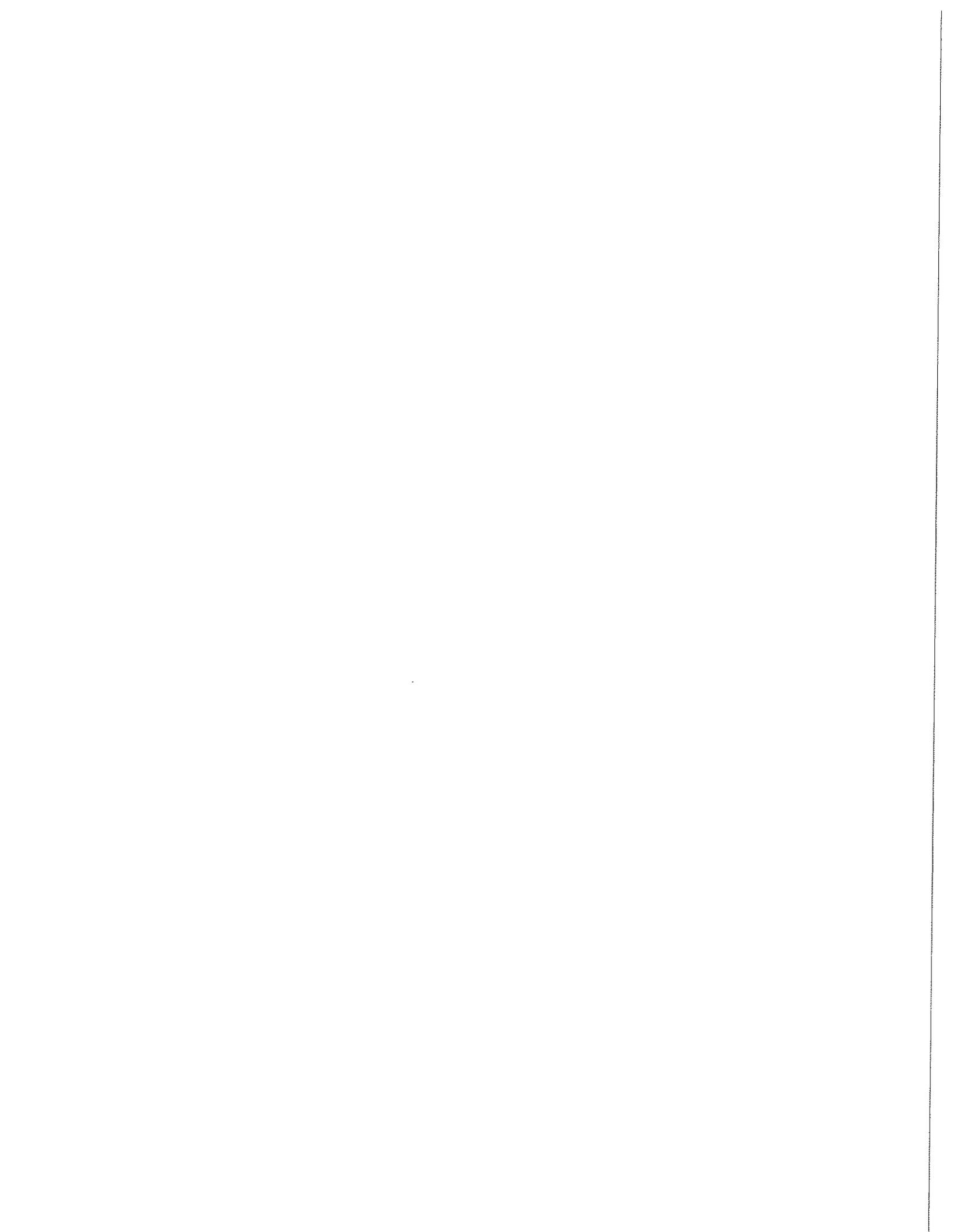
**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Meadowbrook Phase 2 Section 1 in the amount of \$39,540.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Meadowbrook Phase 2 Section 1 in the amount of **\$39,540.00** is hereby approved

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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



**RESOLUTION 15-71**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVMENTS SHOWN ON THE EXISTING PLAT FOR MEADOWBROOK PHASE 2 SECTION 1**

**WHEREAS**, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 2 Section 1 in Maury County Plat Book P17, Page 267; and

**WHEREAS**, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

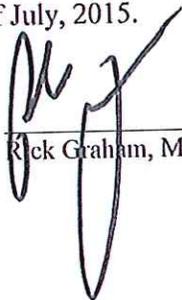
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that thorough inspections of the road rights-of-way, the design intent has been achieved; and

**WHEREAS**, the developer is required under Section VI, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

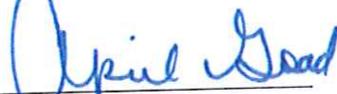
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Meadowbrook Phase 2 Section 1 as shown on the recorded plat is hereby approved.

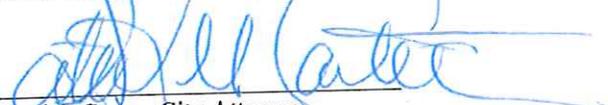
Passed and adopted this 20<sup>th</sup> day of July, 2015.

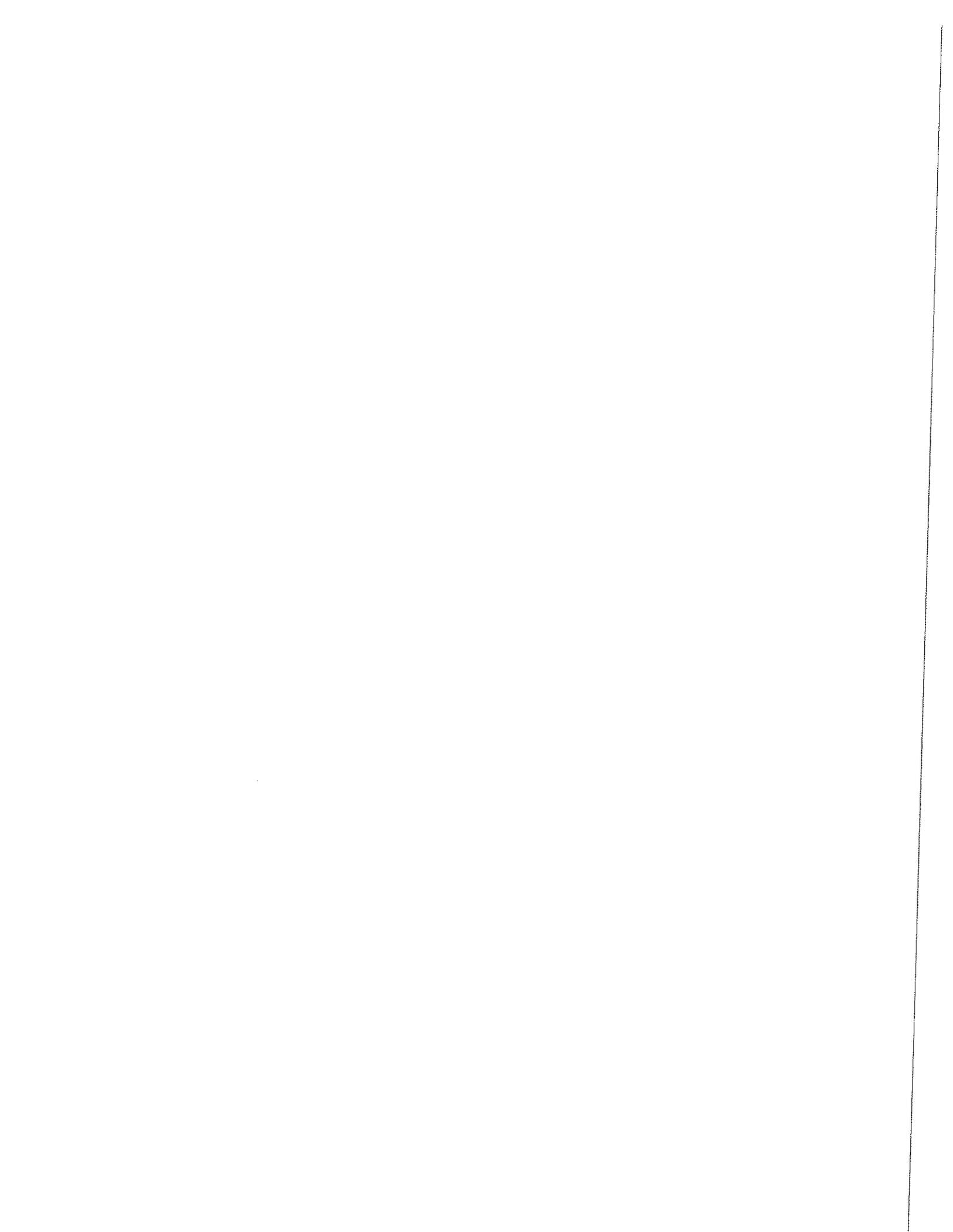
  
Rick Graham, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Patrick Carter, City Attorney





## CERTIFICATE OF SATISFACTORY COMPLETION

July 23, 2014

Old South Properties

Meadow Brook

Phase 2 Section 1-2-3

Development Name: Old South Properties

Phase or Section of Construction: Meadow Brook Phase 2 1 section 2 section 3 section

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights,  
Street Signs

(Need to replace drainage pipe 2308 Longhunter Chase Dr.)

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY

P.O. BOX 789

SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516





## CERTIFICATE OF SATISFACTORY COMPLETION

May 17, 2016

Cornerstone Land Development (Ole South Properties)

Meadowbrook

Phase 2 Section 1-2-3

Development Name: Meadowbrook

Phase or Section of Construction: Phase 2 Section 1-2-3

Public Improvements: Final Topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

\_\_\_\_\_  
City of Spring Hill Utility Inspector (signature)

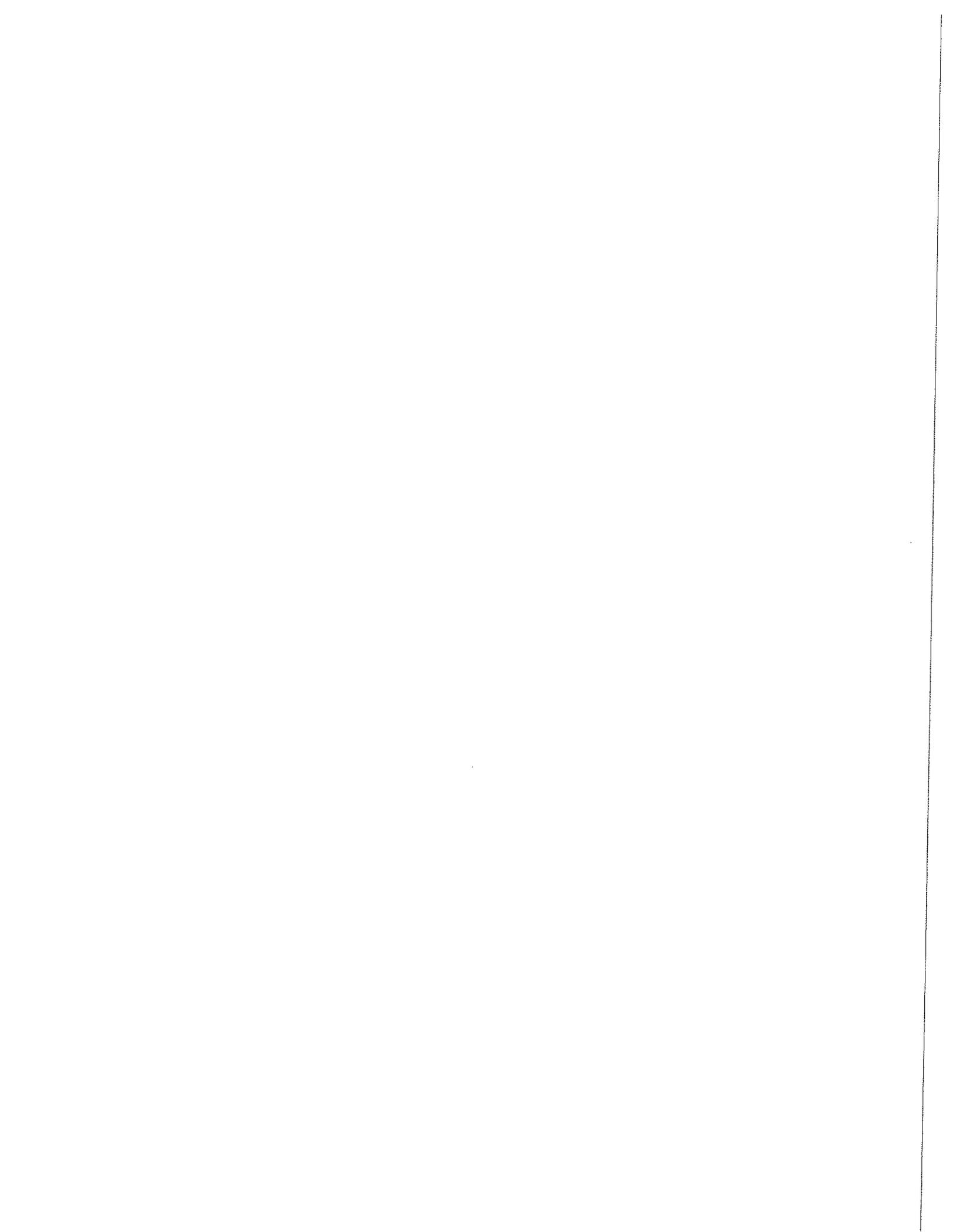
\_\_\_\_\_  
Printed name:

Approved By:

\_\_\_\_\_  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516









**City of Spring Hill**

**Planning Commission**

DATE: May 19, 2016

REQUEST: Release the maintenance bond for Meadowbrook Phase 2 Section 2

SUBMITTED BY: Thomas S. Wolf, City Engineer *Tsw*

---

**OVERVIEW:**

- A maintenance bond was established 06/2015.
- BOMA resolution 15-72 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 09/2008; road was final topped in 06/2015.
- All certificate of satisfactions have been signed off on from inspectors.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-52 to release the maintenance bond in the amount of \$84,600 for Meadowbrook Phase 2 Section 2



**RESOLUTION 16-52 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
MEADOWBROOK PHASE 2 SECTION 2**

**WHEREAS**, a Maintenance Bond is currently in place for said development; and

**WHEREAS**, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

**WHEREAS**, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

**WHEREAS**, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15-72 for acceptance and dedication of road rights-of-way and public improvements for said development; and

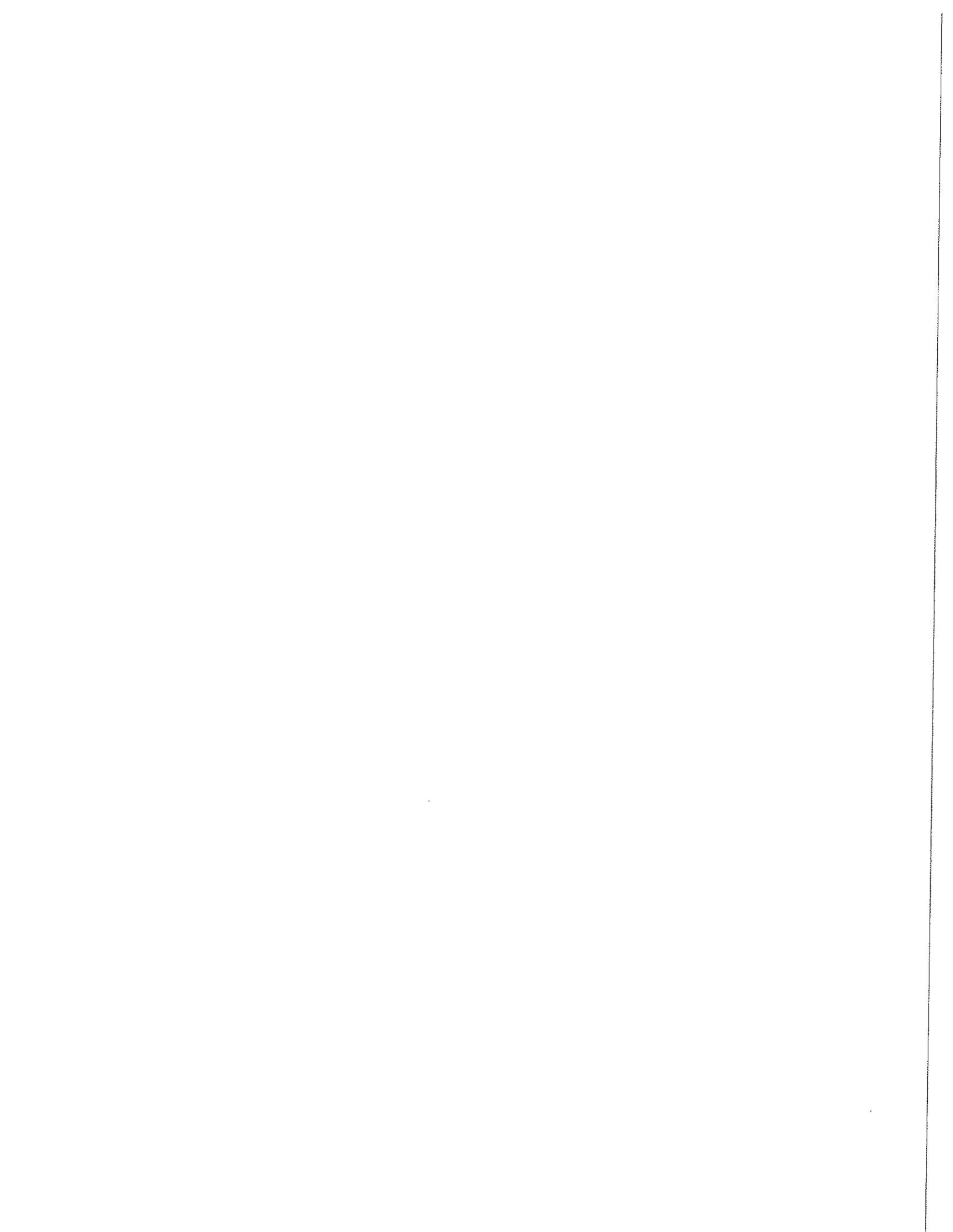
**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Meadowbrook Phase 2 Section 2 in the amount of \$84,600.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Meadowbrook Phase 2 Section 2 in the amount of **\$84,600.00** is hereby approved

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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



**RESOLUTION 15-72**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF  
ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE  
EXISTING PLAT FOR  
MEADOWBROOK PHASE 2 SECTION 2**

**WHEREAS**, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 2 Section 2 in Maury County Plat Book P18, Page 166; and

**WHEREAS**, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

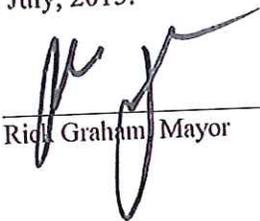
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that thorough inspections of the road rights-of-way, the design intent has been achieved; and

**WHEREAS**, the developer is required under Section VI, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

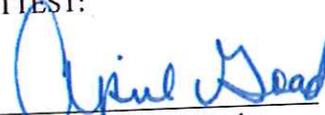
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Meadowbrook Phase 2 Section 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 20<sup>th</sup> day of July, 2015.

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

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney





## CERTIFICATE OF SATISFACTORY COMPLETION

July 23, 2014

Old South Properties

Meadow Brook

Phase 2 Section 1-2-3

Development Name: Old South Properties

Phase or Section of Construction: Meadow Brook Phase 2: 1 section 2 section 3 section

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs

(Need to replace drainage pipe 2308 Longhunter Chase Dr.)

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516





## CERTIFICATE OF SATISFACTORY COMPLETION

May 17, 2016

Cornerstone Land Development (Ole South Properties)

Meadowbrook

Phase 2 Section 1-2-3

Development Name: Meadowbrook

Phase or Section of Construction: Phase 2 Section 1-2-3

Public Improvements: Final Topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

City of Spring Hill Utility Inspector (signature)

Printed name:

Approved By:

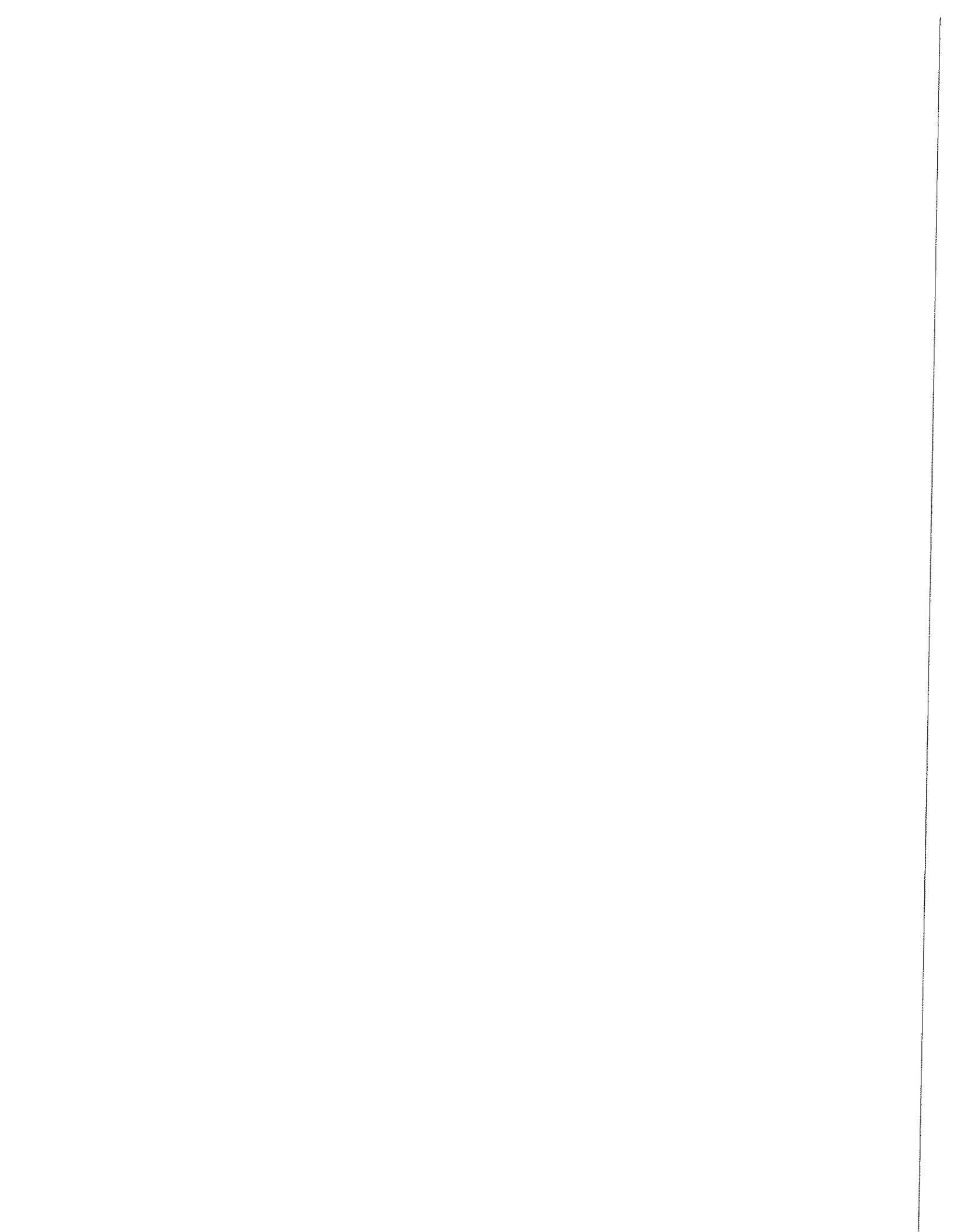
Jeff Foster, Director of Public Works

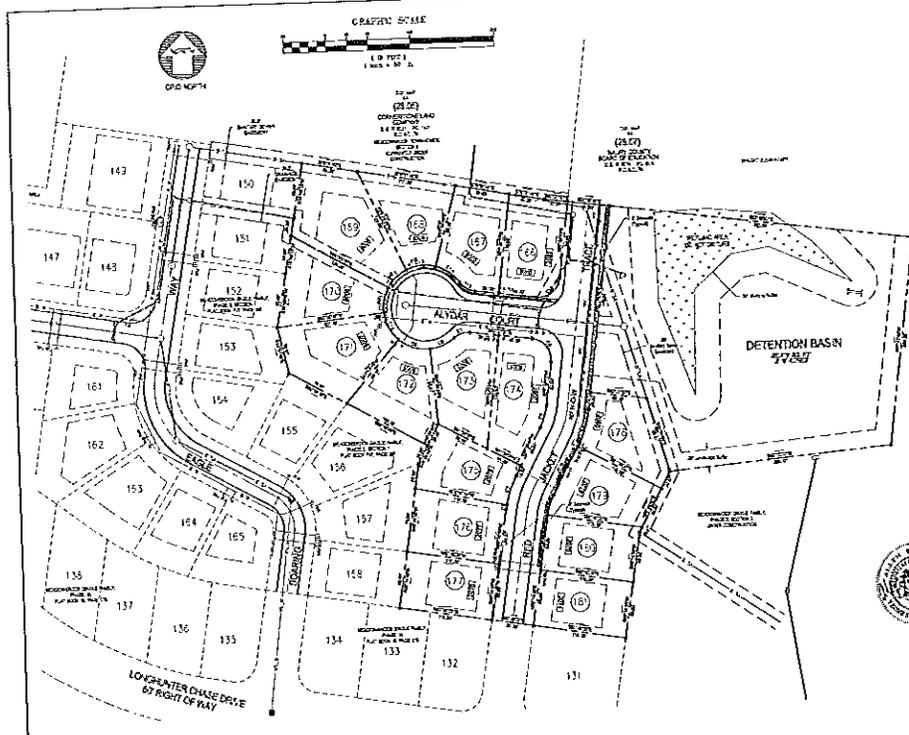
199 TOWN CENTER PARKWAY

P.O. BOX 789

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11" x 17" (282.88 x 431.78)  
08013228

DATE	08/13/2008
PLAN NO.	128
PROJECT	128
DATE	08/13/2008

**DEVELOPMENT SUMMARY**  
 PHASE 2 P&Z  
 128 LOTS, 128 LOTS, 128 LOTS  
 128 LOTS

**ADVERTISER'S NOTE**  
 100% OF THE ADVERTISER SHALL BE INSTALLED BEFORE THE COMPLETION OF THE PHASE 2 P&Z.

**Purpose:**  
 The purpose of this plan is to create 10 individual single family home lots.

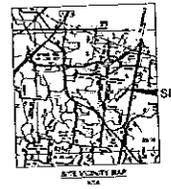
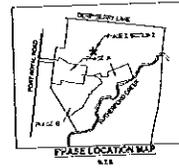
- GENERAL NOTES:**
1. THE PLANNING COMMISSION HAS REVIEWED AND APPROVED THIS PLAN FOR CONFORMANCE WITH THE ZONING ORDINANCES AND THE SUBDIVISION ACT.
  2. THE PLANNING COMMISSION HAS REVIEWED AND APPROVED THIS PLAN FOR CONFORMANCE WITH THE ZONING ORDINANCES AND THE SUBDIVISION ACT.
  3. THE PLANNING COMMISSION HAS REVIEWED AND APPROVED THIS PLAN FOR CONFORMANCE WITH THE ZONING ORDINANCES AND THE SUBDIVISION ACT.
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  8. THE PLANNING COMMISSION HAS REVIEWED AND APPROVED THIS PLAN FOR CONFORMANCE WITH THE ZONING ORDINANCES AND THE SUBDIVISION ACT.
  9. THE PLANNING COMMISSION HAS REVIEWED AND APPROVED THIS PLAN FOR CONFORMANCE WITH THE ZONING ORDINANCES AND THE SUBDIVISION ACT.
  10. THE PLANNING COMMISSION HAS REVIEWED AND APPROVED THIS PLAN FOR CONFORMANCE WITH THE ZONING ORDINANCES AND THE SUBDIVISION ACT.

**CERTIFICATE OF OWNERSHIP AND DESIGNATION**  
 I, the undersigned, do hereby certify that I am the owner of the property shown on this plan and that I have read and understand the contents of this plan and the provisions of the zoning ordinance and the subdivision act and that I have caused this plan to be prepared and recorded in accordance with the provisions of the zoning ordinance and the subdivision act and that I have caused this plan to be recorded in accordance with the provisions of the zoning ordinance and the subdivision act.

**CERTIFICATE OF APPROVAL OF PUBLIC WORKS FOR ROAD PORTION**  
 I, the undersigned, do hereby certify that I am the owner of the property shown on this plan and that I have read and understand the contents of this plan and the provisions of the zoning ordinance and the subdivision act and that I have caused this plan to be prepared and recorded in accordance with the provisions of the zoning ordinance and the subdivision act and that I have caused this plan to be recorded in accordance with the provisions of the zoning ordinance and the subdivision act.

**CERTIFICATE OF APPROVAL OF PUBLIC UTILITIES**  
 I, the undersigned, do hereby certify that I am the owner of the property shown on this plan and that I have read and understand the contents of this plan and the provisions of the zoning ordinance and the subdivision act and that I have caused this plan to be prepared and recorded in accordance with the provisions of the zoning ordinance and the subdivision act and that I have caused this plan to be recorded in accordance with the provisions of the zoning ordinance and the subdivision act.

**CERTIFICATE OF APPROVAL OF COMMON AREAS REGULATION**  
 I, the undersigned, do hereby certify that I am the owner of the property shown on this plan and that I have read and understand the contents of this plan and the provisions of the zoning ordinance and the subdivision act and that I have caused this plan to be prepared and recorded in accordance with the provisions of the zoning ordinance and the subdivision act and that I have caused this plan to be recorded in accordance with the provisions of the zoning ordinance and the subdivision act.



LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
129	10,000	723.4	0.230
130	10,000	723.4	0.230
131	10,000	723.4	0.230
132	10,000	723.4	0.230
133	10,000	723.4	0.230
134	10,000	723.4	0.230
135	10,000	723.4	0.230
136	10,000	723.4	0.230
137	10,000	723.4	0.230
138	10,000	723.4	0.230
139	10,000	723.4	0.230
140	10,000	723.4	0.230
141	10,000	723.4	0.230
142	10,000	723.4	0.230
143	10,000	723.4	0.230
144	10,000	723.4	0.230
145	10,000	723.4	0.230
146	10,000	723.4	0.230
147	10,000	723.4	0.230
148	10,000	723.4	0.230
149	10,000	723.4	0.230
150	10,000	723.4	0.230
151	10,000	723.4	0.230
152	10,000	723.4	0.230
153	10,000	723.4	0.230
154	10,000	723.4	0.230
155	10,000	723.4	0.230
156	10,000	723.4	0.230
157	10,000	723.4	0.230
158	10,000	723.4	0.230

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (AC.)
129	10,000	723.4	0.230
130	10,000	723.4	0.230
131	10,000	723.4	0.230
132	10,000	723.4	0.230
133	10,000	723.4	0.230
134	10,000	723.4	0.230
135	10,000	723.4	0.230
136	10,000	723.4	0.230
137	10,000	723.4	0.230
138	10,000	723.4	0.230
139	10,000	723.4	0.230
140	10,000	723.4	0.230
141	10,000	723.4	0.230
142	10,000	723.4	0.230
143	10,000	723.4	0.230
144	10,000	723.4	0.230
145	10,000	723.4	0.230
146	10,000	723.4	0.230
147	10,000	723.4	0.230
148	10,000	723.4	0.230
149	10,000	723.4	0.230
150	10,000	723.4	0.230
151	10,000	723.4	0.230
152	10,000	723.4	0.230
153	10,000	723.4	0.230
154	10,000	723.4	0.230
155	10,000	723.4	0.230
156	10,000	723.4	0.230
157	10,000	723.4	0.230
158	10,000	723.4	0.230

**MEADOWBROOK**  
 PHASE 2 P&Z  
 O'LEARY & ASSOCIATES  
 LAND SURVEYING  
 2555 Nashville Highway, Columbia, TN 38401 - (615) 489-2088  
 olearysurvey.com

**O'LEARY & ASSOCIATES**  
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 2555 Nashville Highway, Columbia, TN 38401 - (615) 489-2088  
 olearysurvey.com





**City of Spring Hill**  
**Planning Commission**

DATE: May 19, 2016  
REQUEST: Release the maintenance bond for Meadowbrook Phase 2 Section 3  
SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

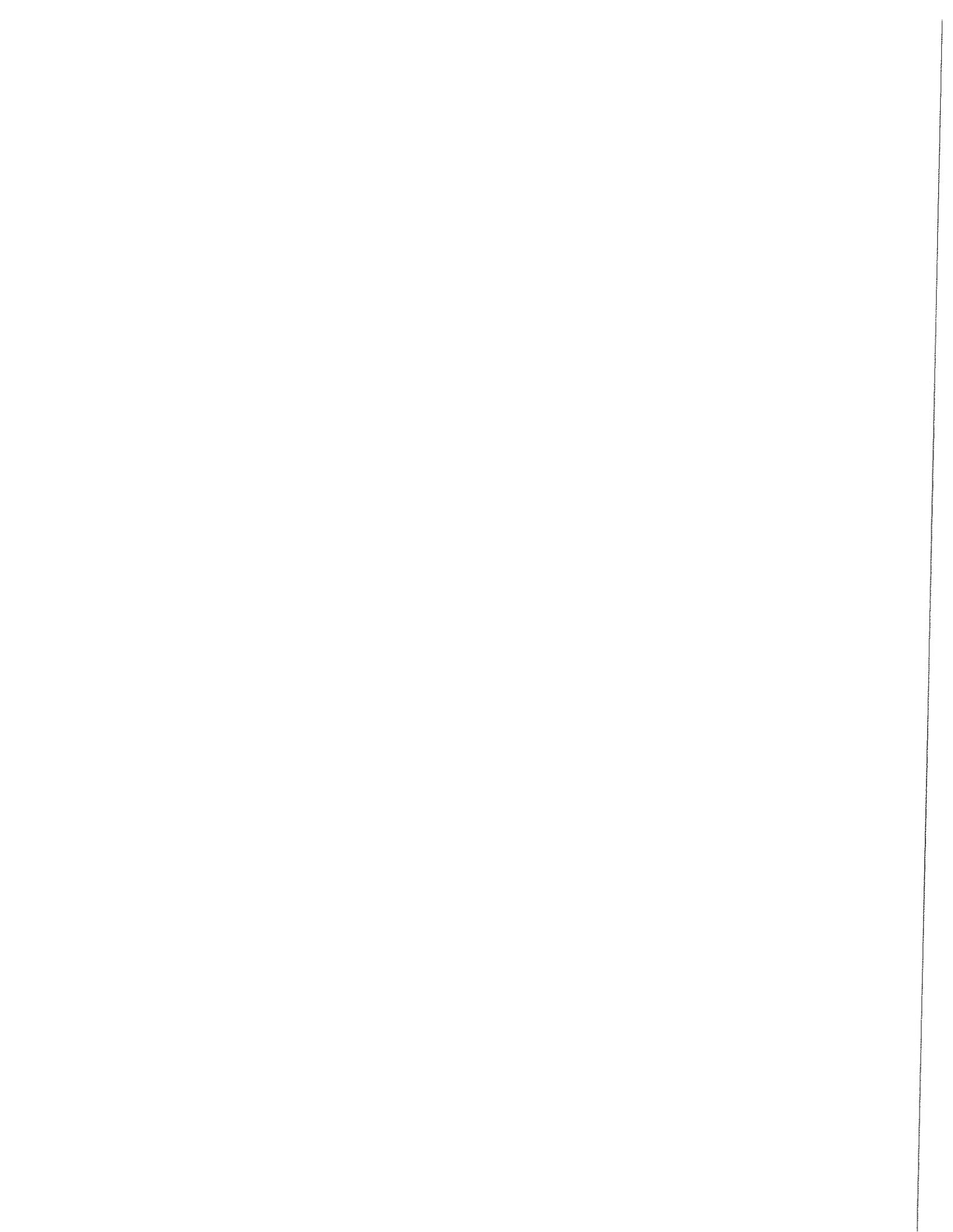
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**OVERVIEW:**

- A maintenance bond was established 06/2015.
- BOMA resolution 15-73 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 02/2009; road was final topped in 06/2015.
- All certificate of satisfactions have been signed off on from inspectors.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-53 to release the maintenance bond in the amount of \$71,100 for Meadowbrook Phase 2 Section 3



**RESOLUTION 16-53 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
MEADOWBROOK PHASE 2 SECTION 3**

**WHEREAS**, a Maintenance Bond is currently in place for said development; and

**WHEREAS**, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

**WHEREAS**, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

**WHEREAS**, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15-73 for acceptance and dedication of road rights-of-way and public improvements for said development; and

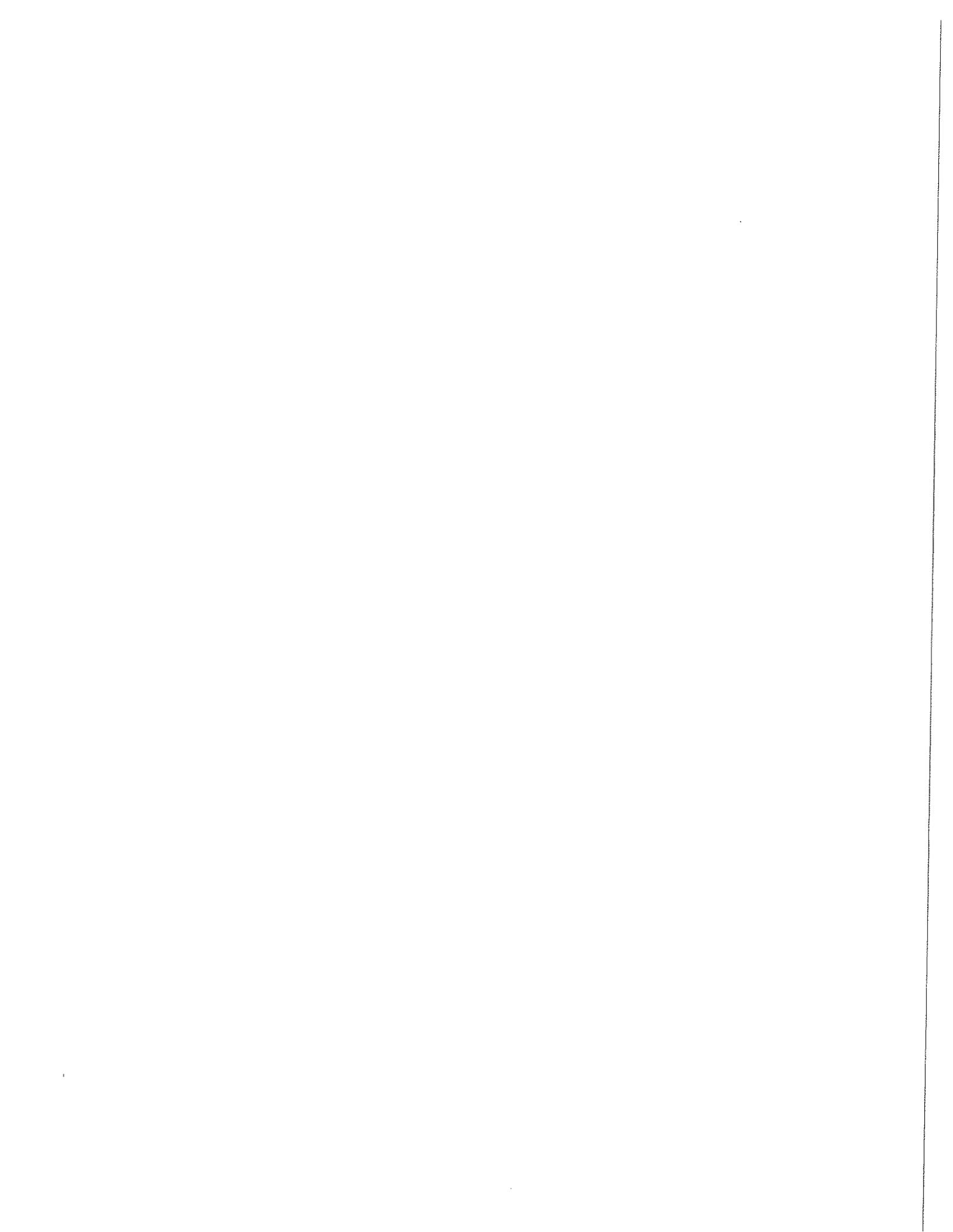
**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Meadowbrook Phase 2 Section 3 in the amount of \$71,100.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Meadowbrook Phase 2 Section 3 in the amount of **\$71,100.00** is hereby approved

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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



**RESOLUTION 15-73**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR MEADOWBROOK PHASE 2 SECTION 3**

**WHEREAS**, Developer Cornerstone Land Company has a recorded Final Plat for Meadowbrook Phase 2 Section 3 in Maury County Plat Book P18, Page 271; and

**WHEREAS**, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

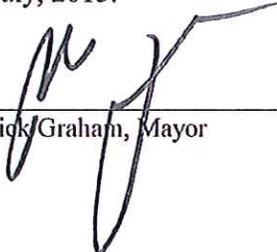
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that thorough inspections of the road rights-of-way, the design intent has been achieved; and

**WHEREAS**, the developer is required under Section VI, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

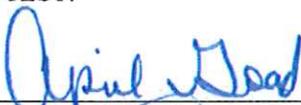
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Meadowbrook Phase 2 Section 3 as shown on the recorded plat is hereby approved.

Passed and adopted this 20<sup>th</sup> day of July, 2015.

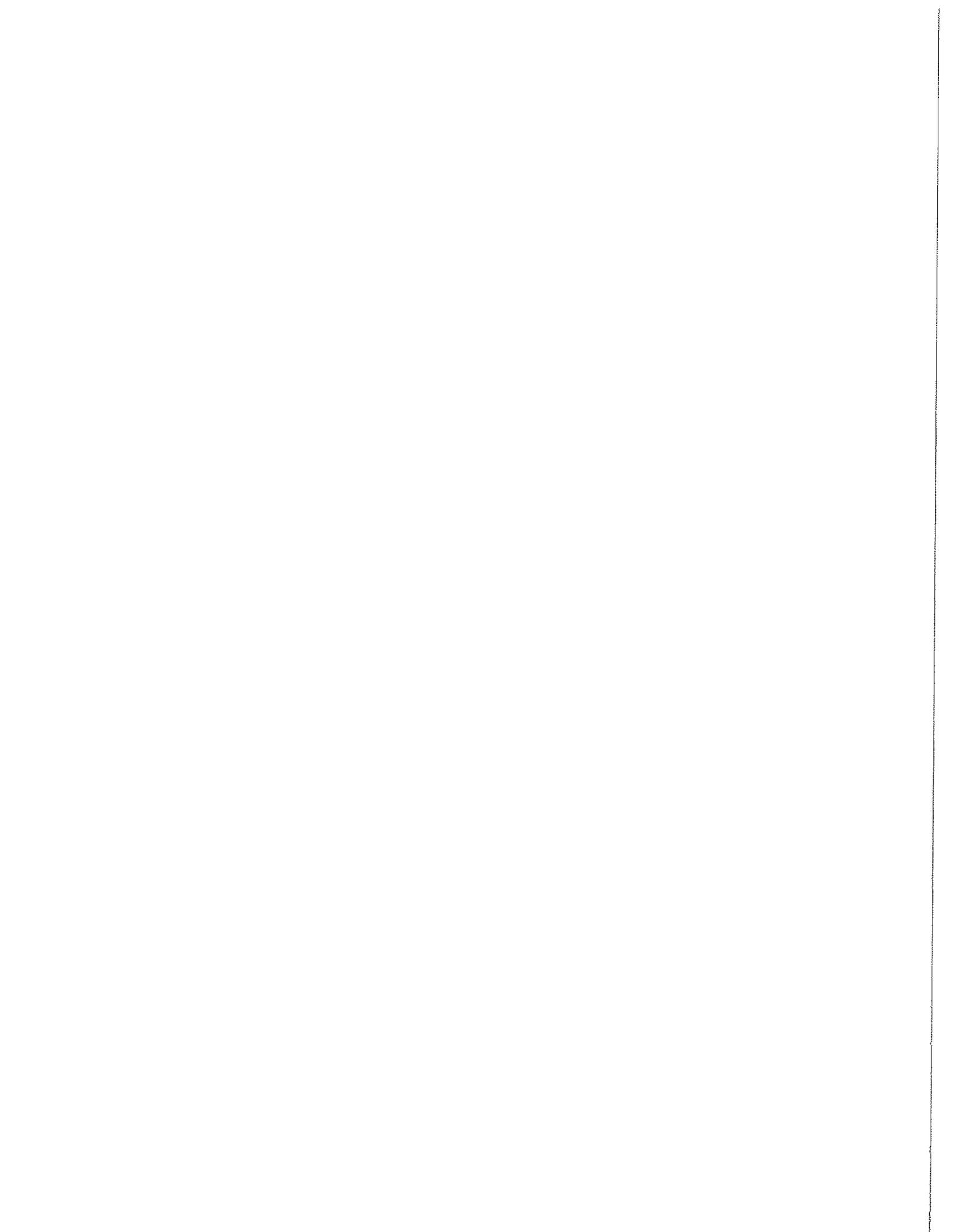
  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney





## CERTIFICATE OF SATISFACTORY COMPLETION

July 23, 2014

Old South Properties

Meadow Brook

Phase 2 Section 1-2-3

Development Name: Old South Properties

Phase or Section of Construction: Meadow Brook Phase 2 1 section 2 section 3 section

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs

(Need to replace drainage pipe 2308 Longhunter Chase Dr.)

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

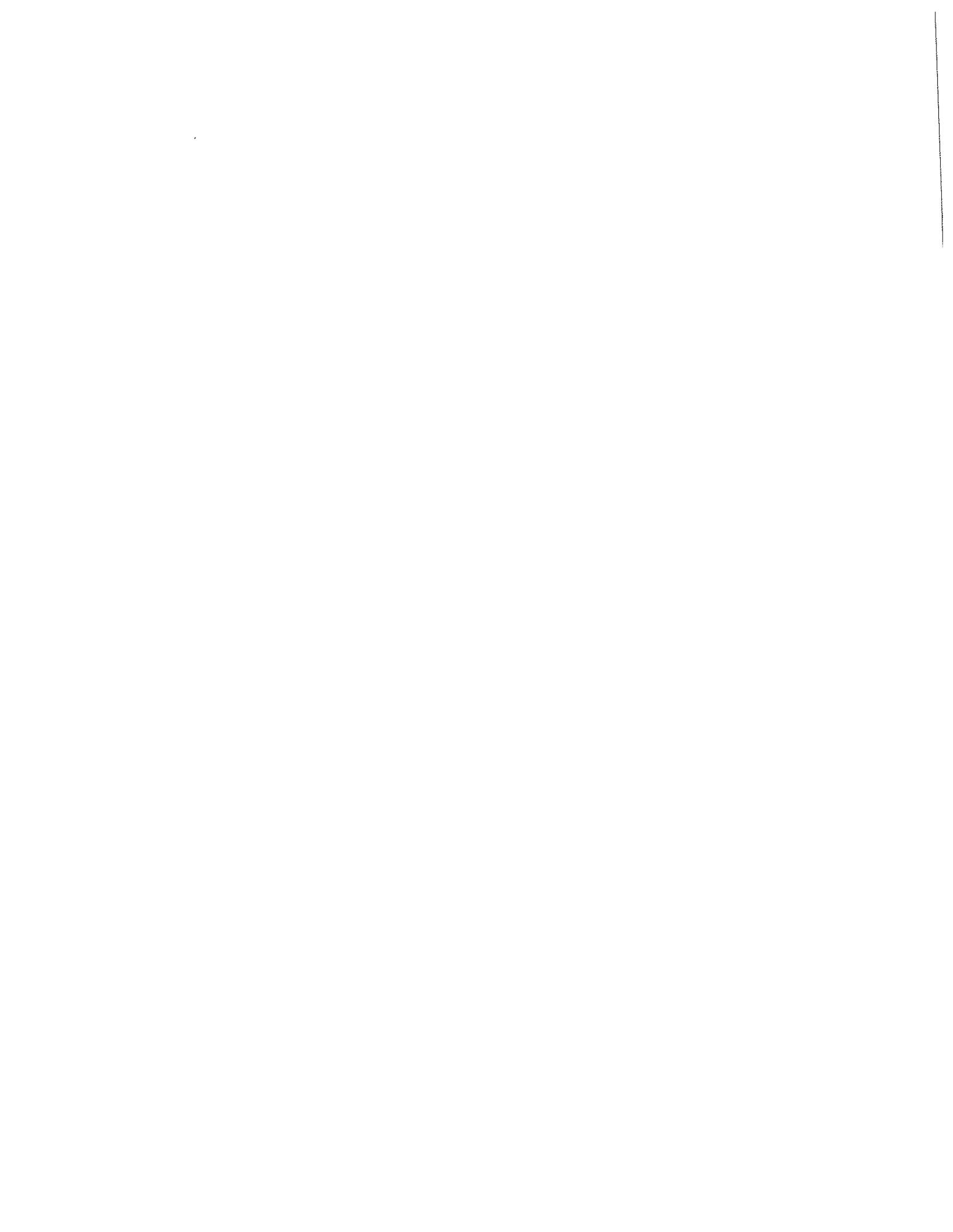
Printed name:

Approved By:

Jeff Foster  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516





## CERTIFICATE OF SATISFACTORY COMPLETION

May 17, 2016

Cornerstone Land Development (Ole South Properties)

Meadowbrook

Phase 2 Section 1-2-3

Development Name: Meadowbrook

Phase or Section of Construction: Phase 2 Section 1-2-3

Public Improvements: Final Topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

City of Spring Hill Utility Inspector (signature)

Printed name:

Approved By:

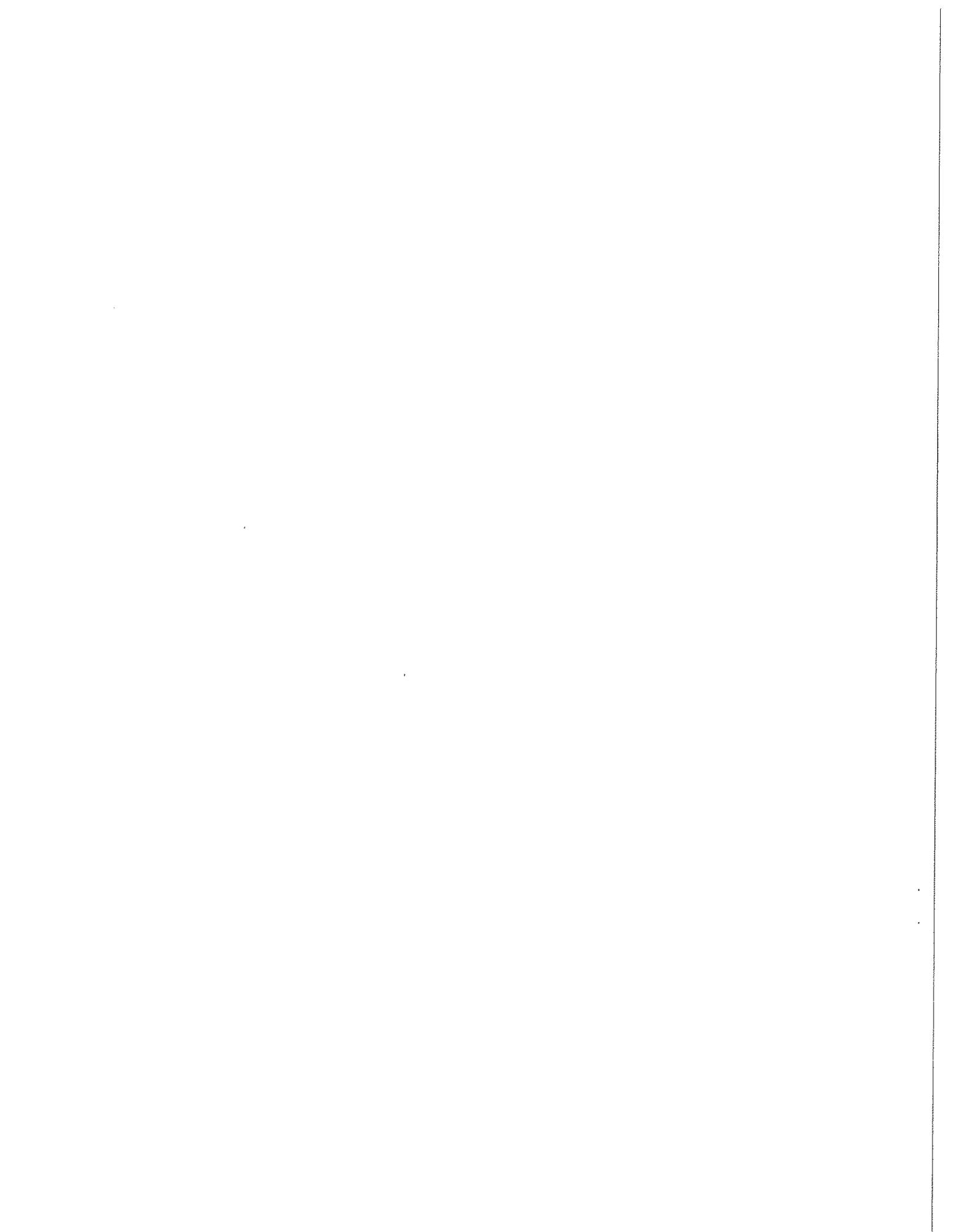
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY

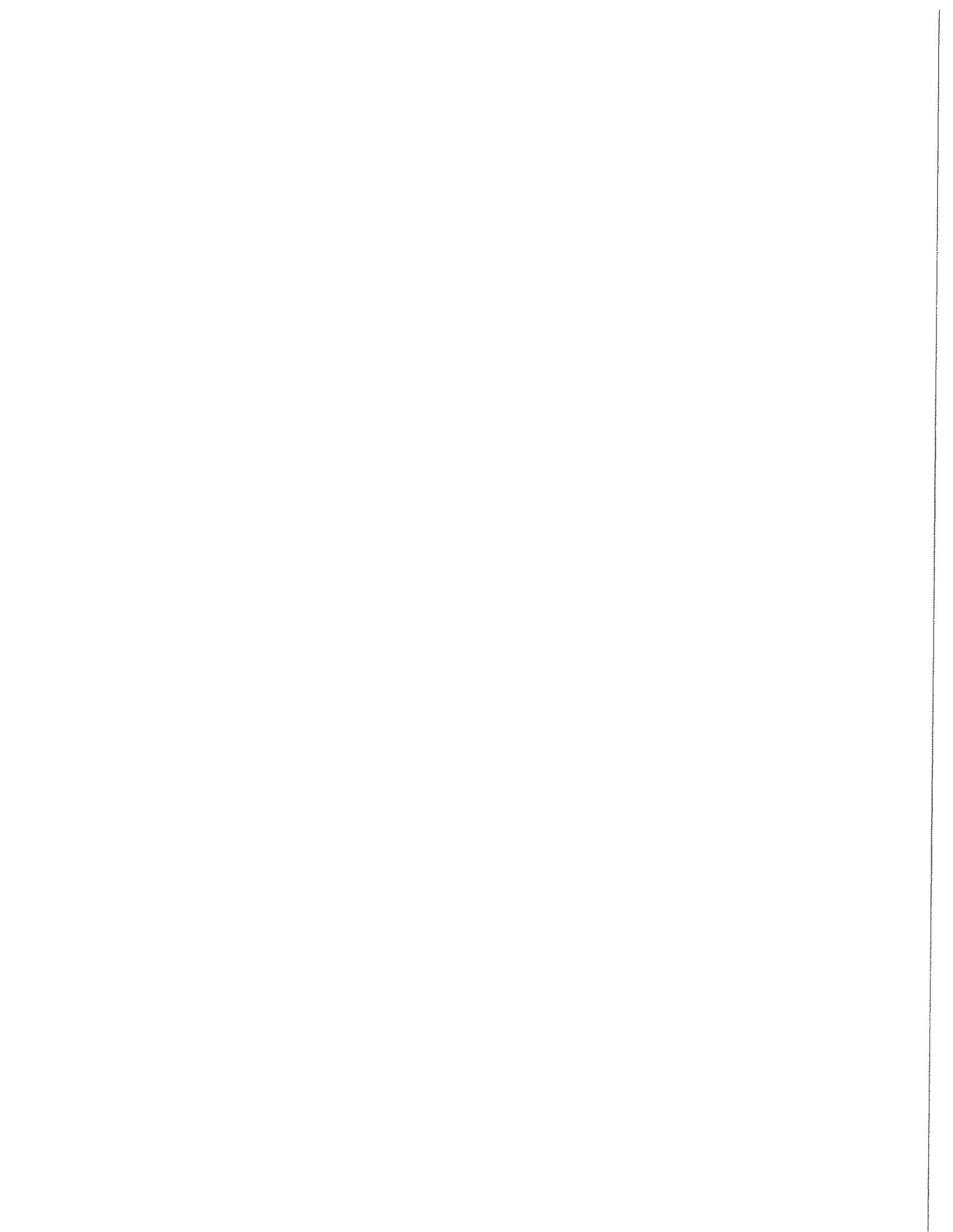
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**City of Spring Hill**

**Planning Commission**

DATE: May 19, 2016

REQUEST: Release the maintenance bond for Belshire Phase 1

SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

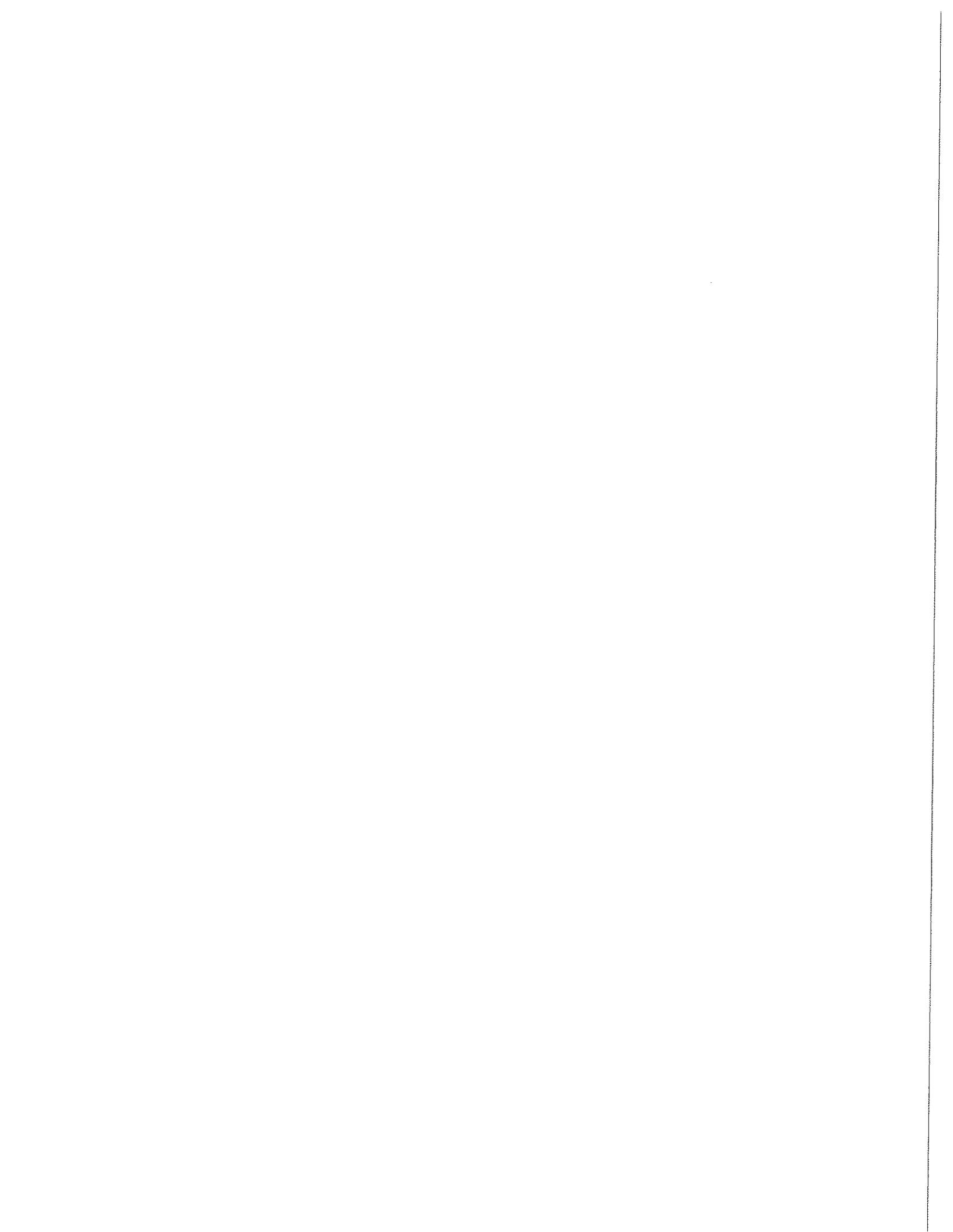
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**OVERVIEW:**

- A maintenance bond was established 06/2015.
- BOMA resolution 15-74 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 07/2006; road was final topped in 06/2015.
- All certificate of satisfactions have been signed off on from inspectors.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-54 to release the maintenance bond in the amount of \$35,830 for Belshire Phase 1



**RESOLUTION 16-54 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
BELSHIRE PHASE 1**

**WHEREAS**, a Maintenance Bond is currently in place for said development; and

**WHEREAS**, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

**WHEREAS**, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

**WHEREAS**, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15-74 for acceptance and dedication of road rights-of-way and public improvements for said development; and

**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Belshire Phase 1 in the amount of \$35,830.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Belshire Phase 1 in the amount of **\$35,830.00** is hereby approved

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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

*Resolution to Release Maintenance Bond  
16-10*



**RESOLUTION 15-74**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR BELSHIRE PHASE 1**

**WHEREAS**, Harvey Development, LLC has a recorded Final Plat for Belshire Phase 1 in Williamson County Plat Book P45, Page 44; and

**WHEREAS**, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

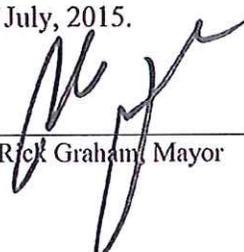
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that thorough inspections of the road rights-of-way, the design intent has been achieved; and

**WHEREAS**, the developer is required under Section VI, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Belshire Phase 1 as shown on the recorded plat is hereby approved.

Passed and adopted this 20<sup>th</sup> day of July, 2015.

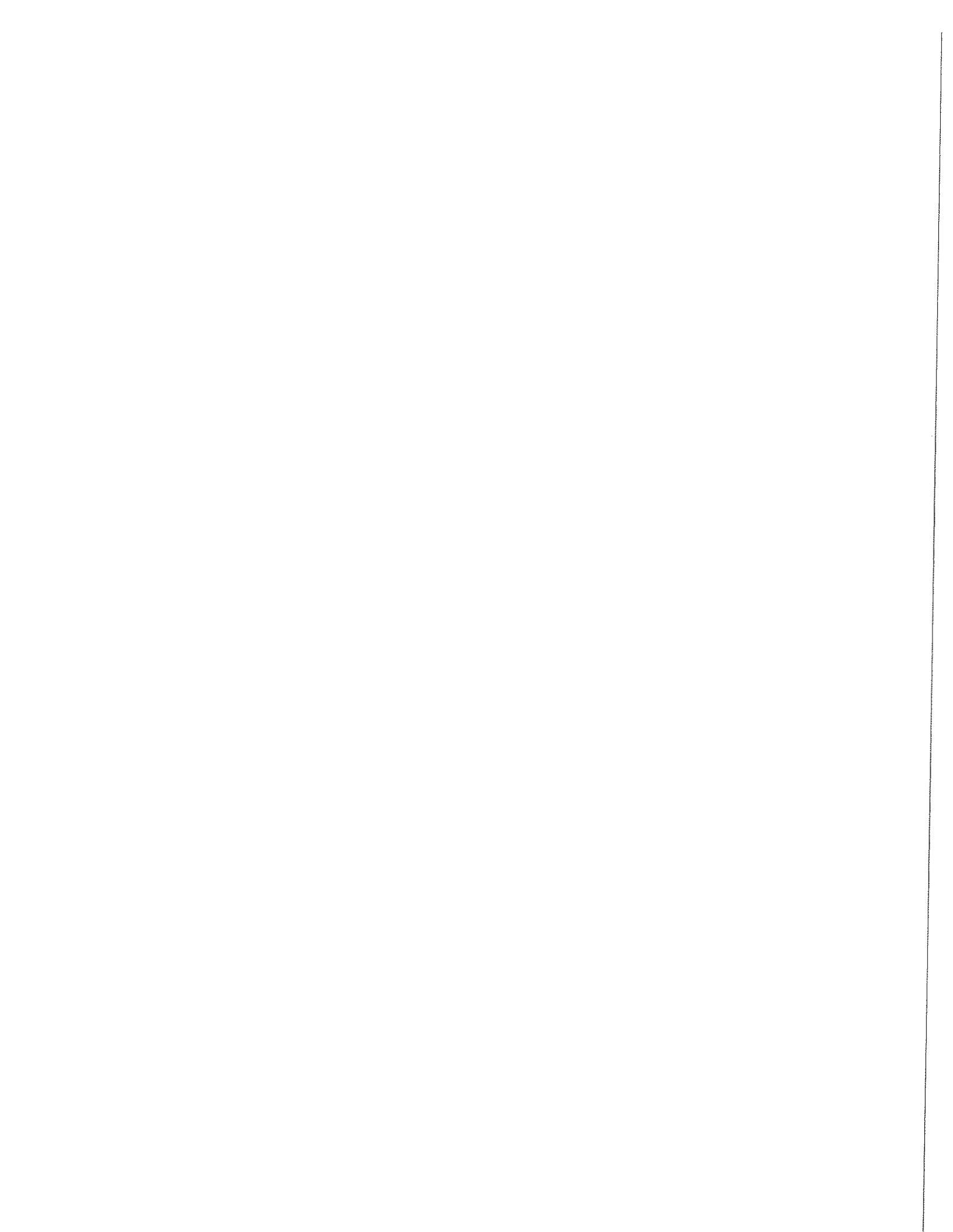
  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney





## CERTIFICATE OF SATISFACTORY COMPLETION

May 19, 2015

Harvey Developing LLC

Belshire Ph 1

Phase 1

Development Name: Bucky Ingram

Phase or Section of Construction: Belshire Phase 1

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs  
(Sewer needs some work at creek crossing.)

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

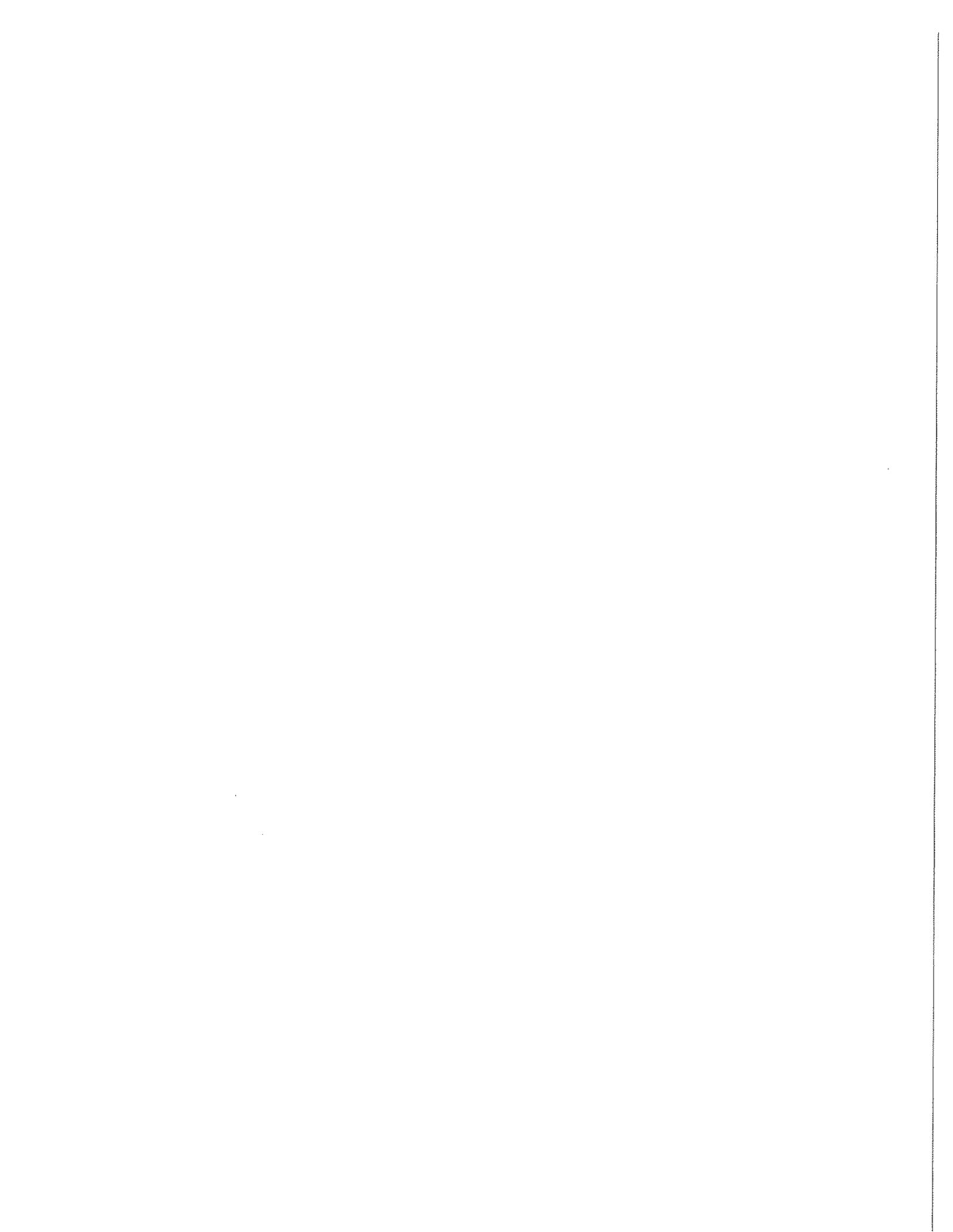
Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516





## CERTIFICATE OF SATISFACTORY COMPLETION

May 15, 2016

Harvey Development LLC

Belshire

Phase 1

Development Name: Belshire

Phase or Section of Construction: Phase 1

Public Improvements: Sidewalks, Street Signs, Lights and Final Topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

City of Spring Hill Utility Inspector (signature)

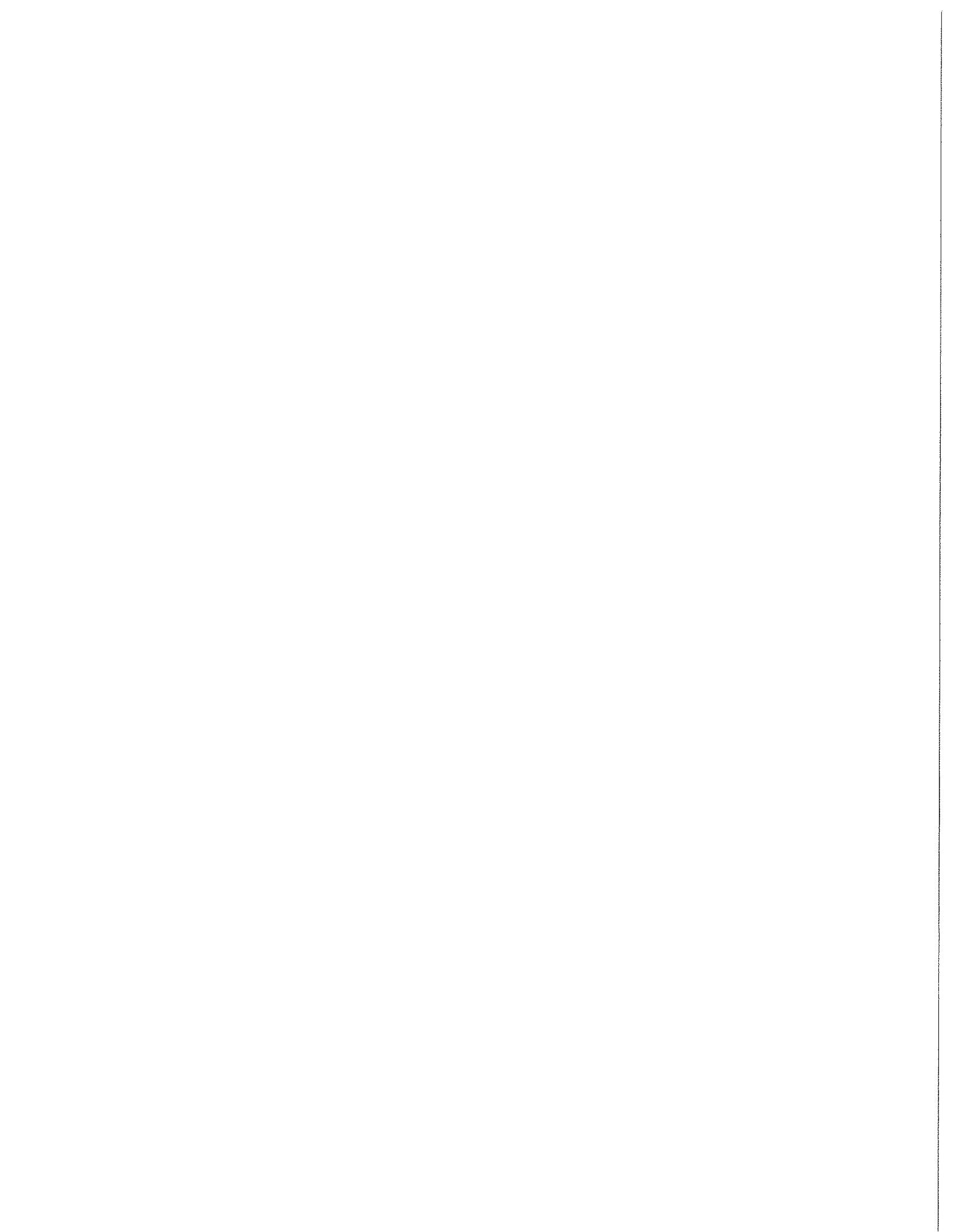
Printed name:

Approved By:

Jeff Foster, Director of Public Works

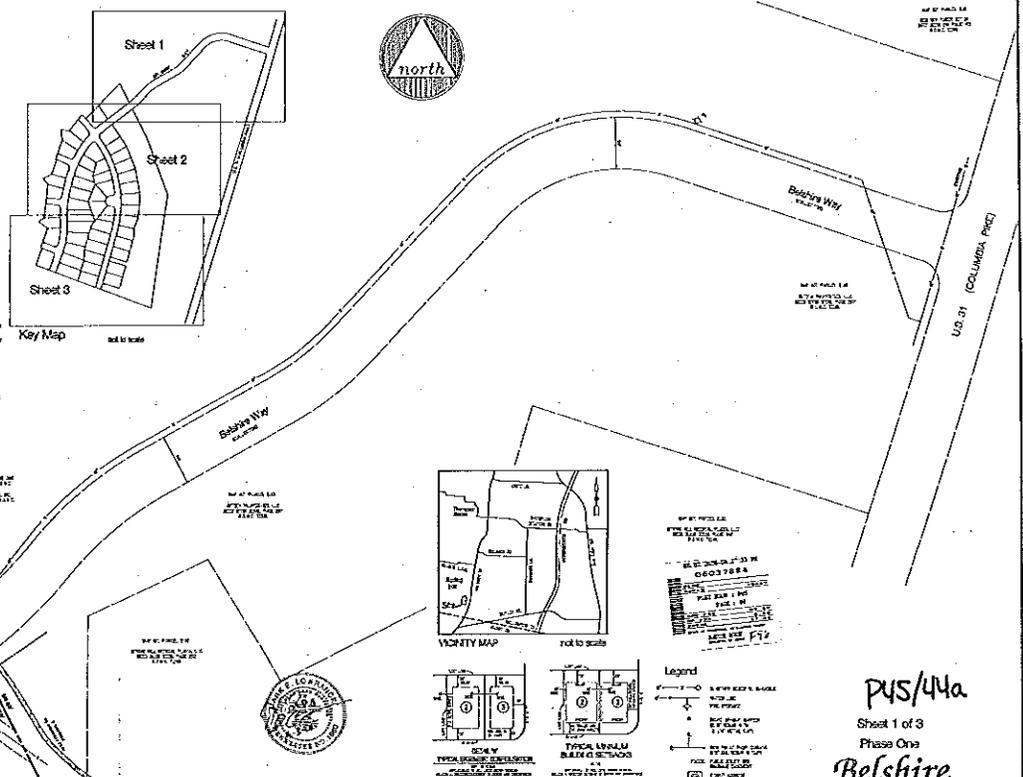
199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516



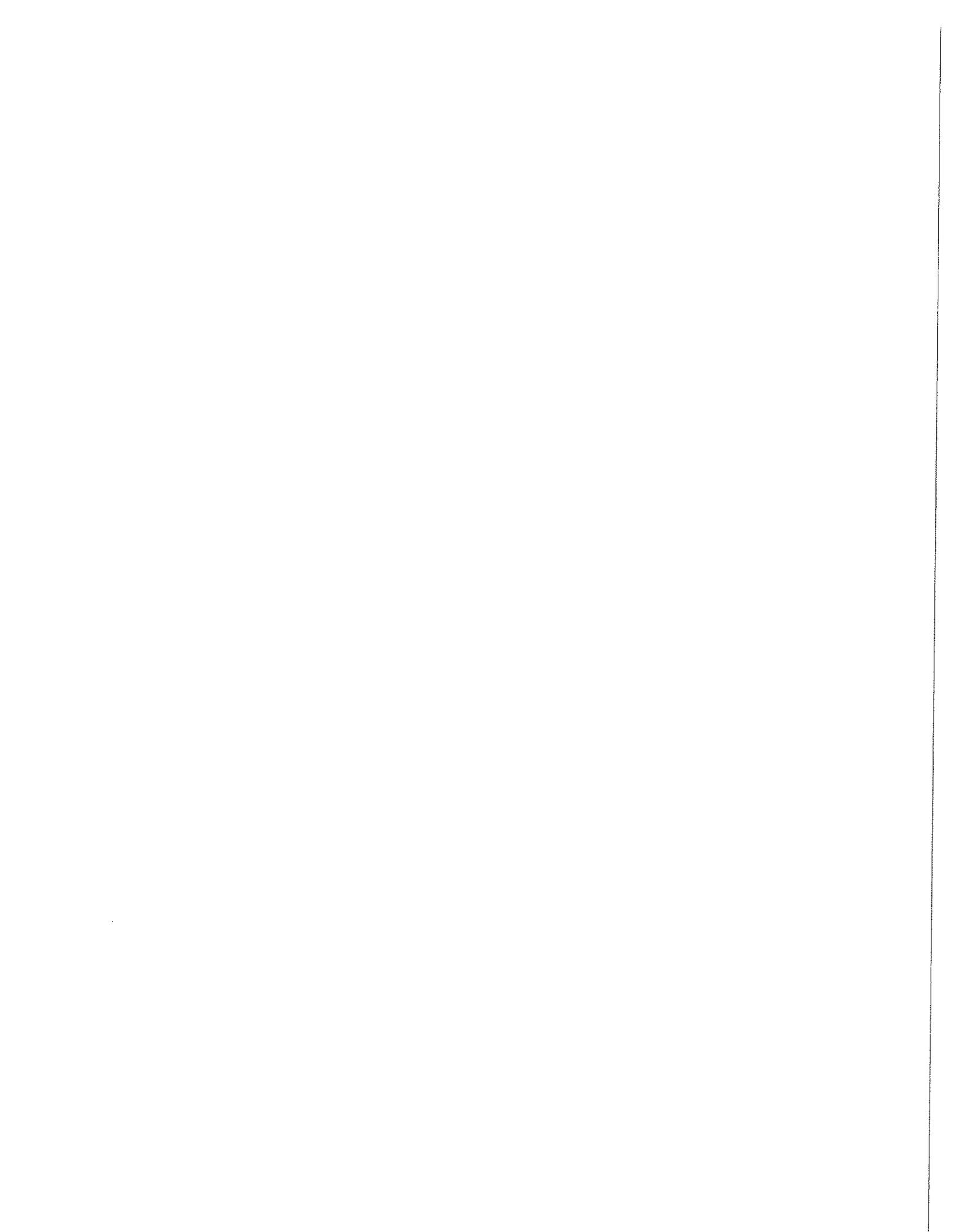
**NOTES**

1. THIS PLAN IS FOR THE PROPOSED AND EXISTING LOTS OF THE BELSHIRE SUBDIVISION, BELSHIRE, TENNESSEE.
2. OWNER: B. BELSHIRE INC. 1000 N. 10TH ST. SUITE 100, MEMPHIS, TN 38103
3. DESIGNER: B. BELSHIRE INC. 1000 N. 10TH ST. SUITE 100, MEMPHIS, TN 38103
4. APPROVALS: ARKANSAS PLANNING & ZONING BOARD, MEMPHIS, TN 38103
5. EXISTING LOTS: 1000 N. 10TH ST. SUITE 100, MEMPHIS, TN 38103
6. TOTAL AREA: 1.57 ACRES
7. TOTAL NUMBER OF LOTS: 10
8. FRONT SETBACK: 10 FT.
9. SIDE SETBACK: 5 FT.
10. REAR SETBACK: 10 FT.
11. LOT AREA: 1000 SQ. FT.
12. LOT WIDTH: 10 FT.
13. LOT DEPTH: 100 FT.
14. LOT CORNER: 90 DEGREES
15. LOT AREA: 1000 SQ. FT.
16. LOT WIDTH: 10 FT.
17. LOT DEPTH: 100 FT.
18. LOT CORNER: 90 DEGREES
19. LOT AREA: 1000 SQ. FT.
20. LOT WIDTH: 10 FT.
21. LOT DEPTH: 100 FT.
22. LOT CORNER: 90 DEGREES

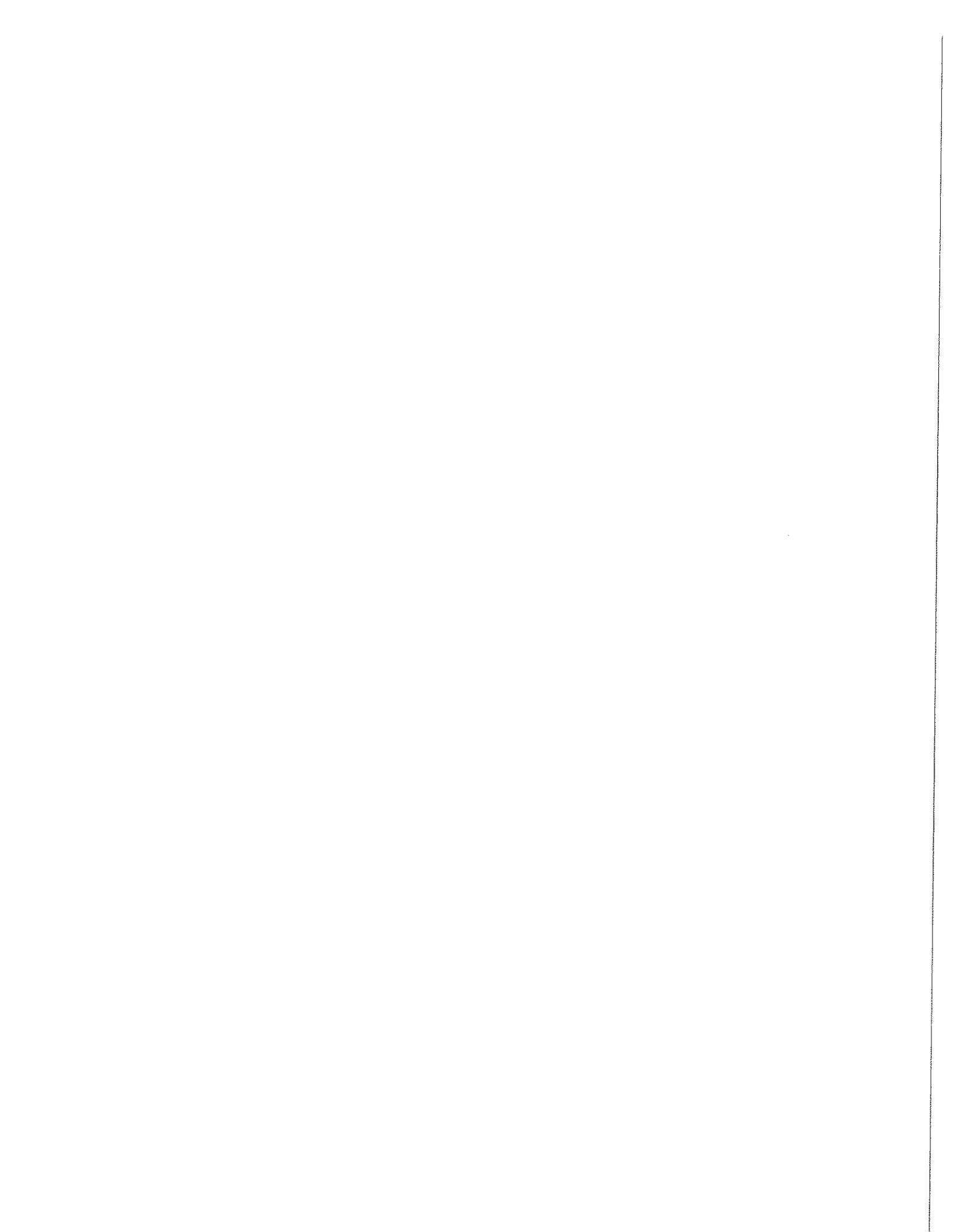


CITY OF MEMPHIS, TENNESSEE	DEPARTMENT OF PLANNING AND ZONING	PLANNING BOARD	COMMISSIONER OF PLANNING AND ZONING	CHIEF OF PLANNING AND ZONING	DEPUTY CHIEF OF PLANNING AND ZONING	PLANNING AND ZONING COMMISSION
APPROVED FOR THE CITY OF MEMPHIS, TENNESSEE	APPROVED FOR THE DEPARTMENT OF PLANNING AND ZONING	APPROVED FOR THE PLANNING BOARD	APPROVED FOR THE COMMISSIONER OF PLANNING AND ZONING	APPROVED FOR THE CHIEF OF PLANNING AND ZONING	APPROVED FOR THE DEPUTY CHIEF OF PLANNING AND ZONING	APPROVED FOR THE PLANNING AND ZONING COMMISSION
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
DATE: 10/15/2014	DATE: 10/15/2014	DATE: 10/15/2014	DATE: 10/15/2014	DATE: 10/15/2014	DATE: 10/15/2014	DATE: 10/15/2014

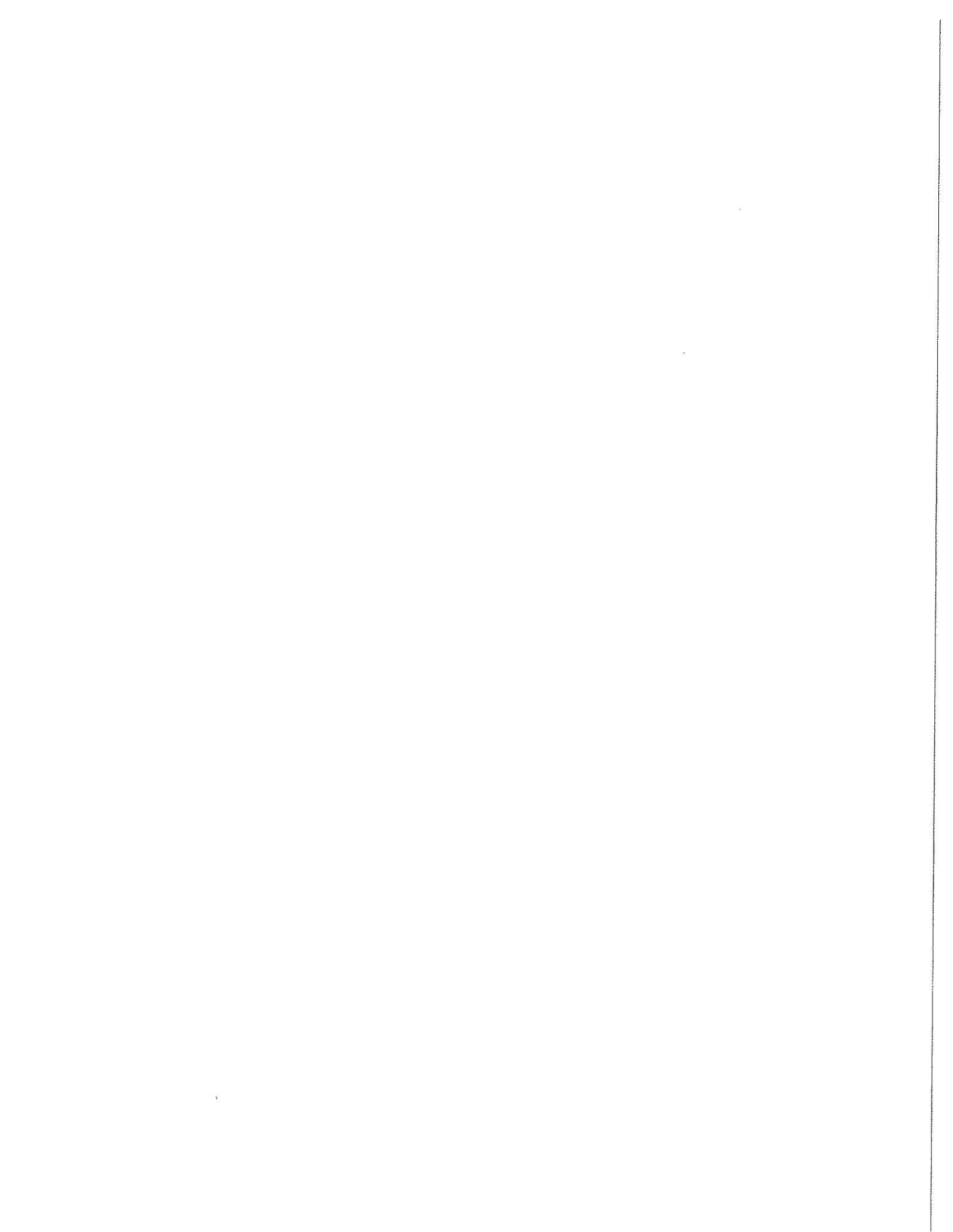
**P4S/44a**  
 Sheet 1 of 3  
 Phase One  
**Belshire**













**City of Spring Hill**  
**Planning Commission**

DATE: May 19, 2016  
REQUEST: Release the maintenance bond for Belshire Phase 2  
SUBMITTED BY: Thomas S. Wolf, City Engineer *Tsw*

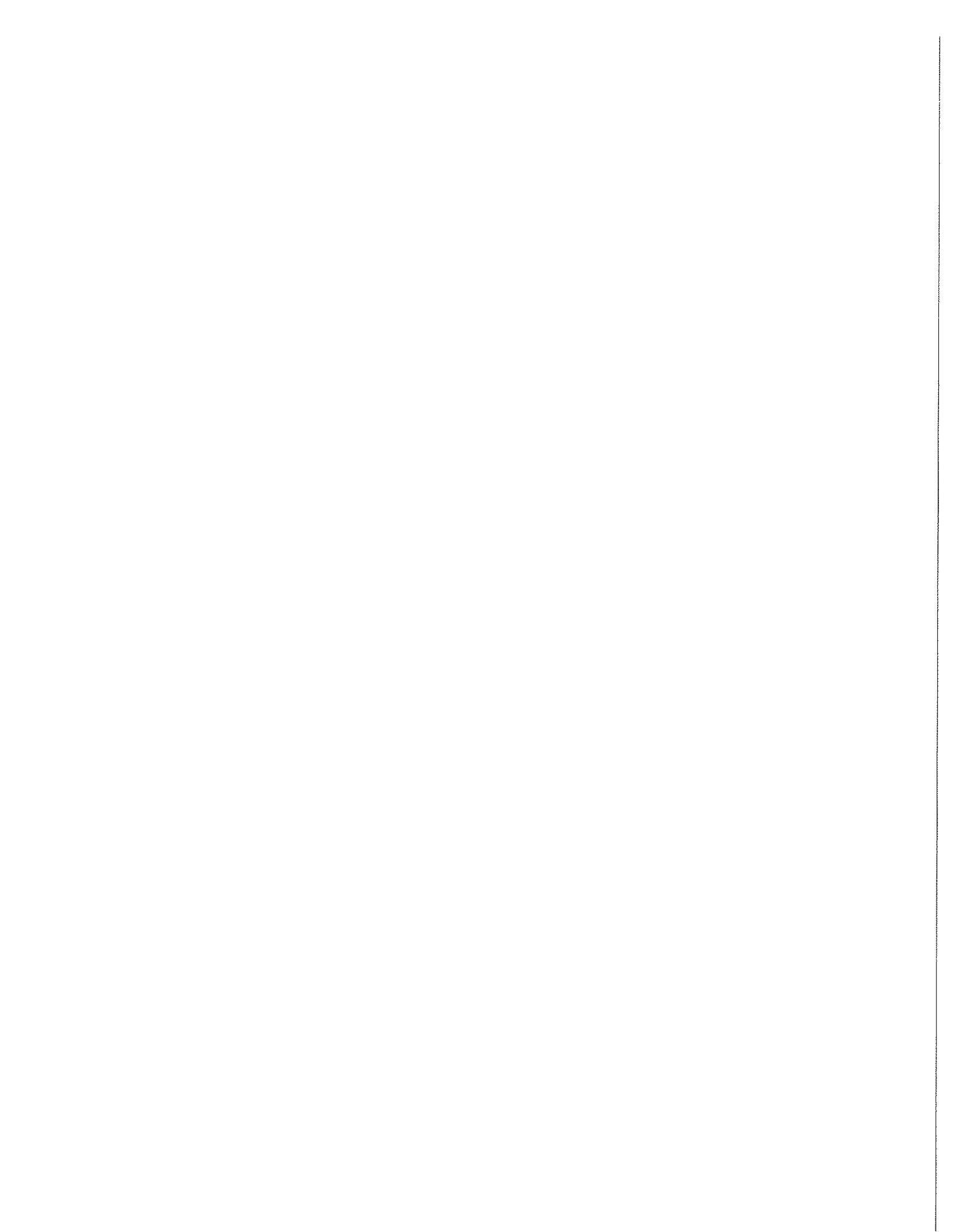
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**OVERVIEW:**

- A maintenance bond was established 06/2015.
- BOMA resolution 15-75 was passed to accept the road rights-of-way and public improvements as recommended by the Planning Commission.
- Binder was put down in 07/2007; road was final topped in 06/2015.
- All certificate of satisfactions have been signed off on from inspectors.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-55 to release the maintenance bond in the amount of \$36,450 for Belshire Phase 2



**RESOLUTION 16-55 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR  
BELSHIRE PHASE 2**

**WHEREAS**, a Maintenance Bond is currently in place for said development; and

**WHEREAS**, the existing Letter of Credit, considered a “maintenance surety” based on current subdivision regulations, guaranteed that the following improvements, which may include but not be limited to, sewer lines, water lines, storm water drainage, sidewalks, street lights, signage, curbs and streets with asphalt base course and final topping, would be constructed as per the approved design and function properly; and

**WHEREAS**, to date, the improvements noted heretofore have been constructed and have been functioning properly for a minimum period of twelve (12) months; and

**WHEREAS**, release of said Maintenance Bond is recommended as the Board of Mayor and Alderman has previously approved Resolution 15-75 for acceptance and dedication of road rights-of-way and public improvements for said development; and

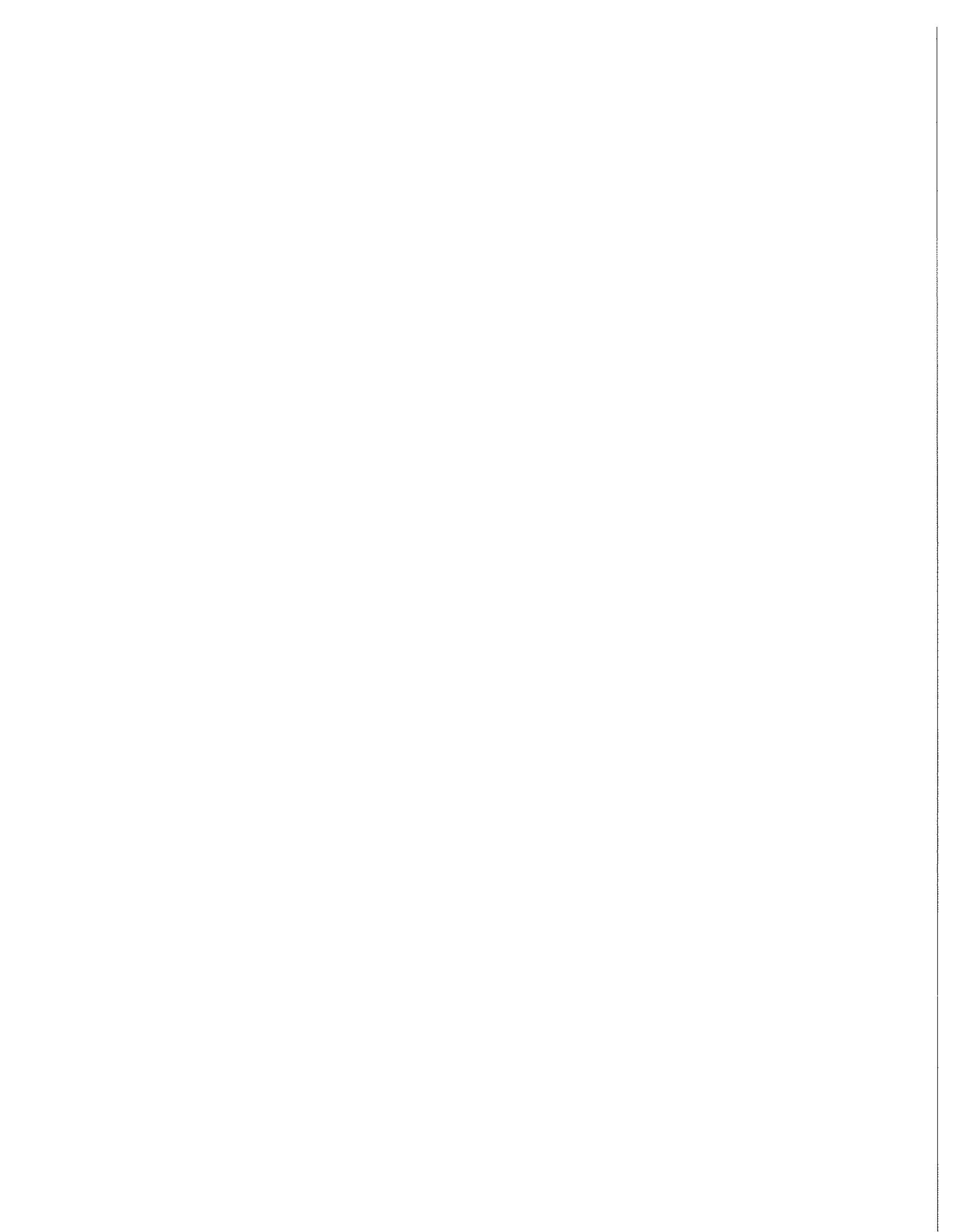
**WHEREAS**, it is the recommendation of the City Engineer that the Maintenance Bond for Belshire Phase 2 in the amount of \$36,450.00 be released.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that release of the Maintenance Bond for Belshire Phase 2 in the amount of **\$36,450.00** is hereby approved

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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



**RESOLUTION 15-75**

**A RESOLUTION AUTHORIZING ACCEPTANCE OF OFFER OF DEDICATION OF ROAD RIGHTS-OF-WAY AND PUBLIC IMPROVEMENTS SHOWN ON THE EXISTING PLAT FOR BELSHIRE PHASE 2**

**WHEREAS**, Harvey Development, LLC has a recorded Final Plat for Belshire Phase 2 in Williamson County Plat Book P48, Page 37; and

**WHEREAS**, said Plat show public rights-of-way proposed for dedication to the City of Spring Hill; and

**WHEREAS**, an Offer of Dedication, Deeds of Conveyance and a Maintenance Surety have been submitted pursuant to the Subdivision Regulations; and

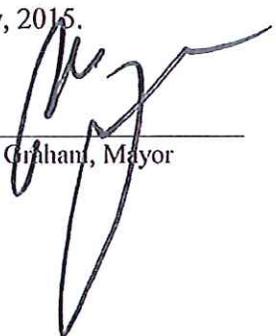
**WHEREAS**, a Certificate of Satisfactory Completion has been furnished by the City of Spring Hill indicating that thorough inspections of the road rights-of-way, the design intent has been achieved; and

**WHEREAS**, the developer is required under Section VI, Section 6.3 of the Subdivision Regulations to submit an "as-built" survey of the public improvements including water, sewer and drainage; and

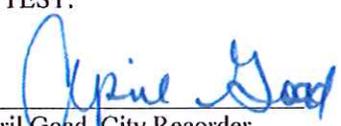
**WHEREAS**, the Board of Mayor and Aldermen deems it in the best interest of the City of Spring Hill that the Offer of Dedication of the Road Rights-of-Way be accepted and the same become a part of the public street system of the City of Spring Hill; and

**NOW, THEREFORE BE IT RESOLVED**, by the City of Spring Hill Board of Mayor and Aldermen that dedication and acceptance of Road Rights-of Way within Belshire Phase 2 as shown on the recorded plat is hereby approved.

Passed and adopted this 20<sup>th</sup> day of July, 2015.

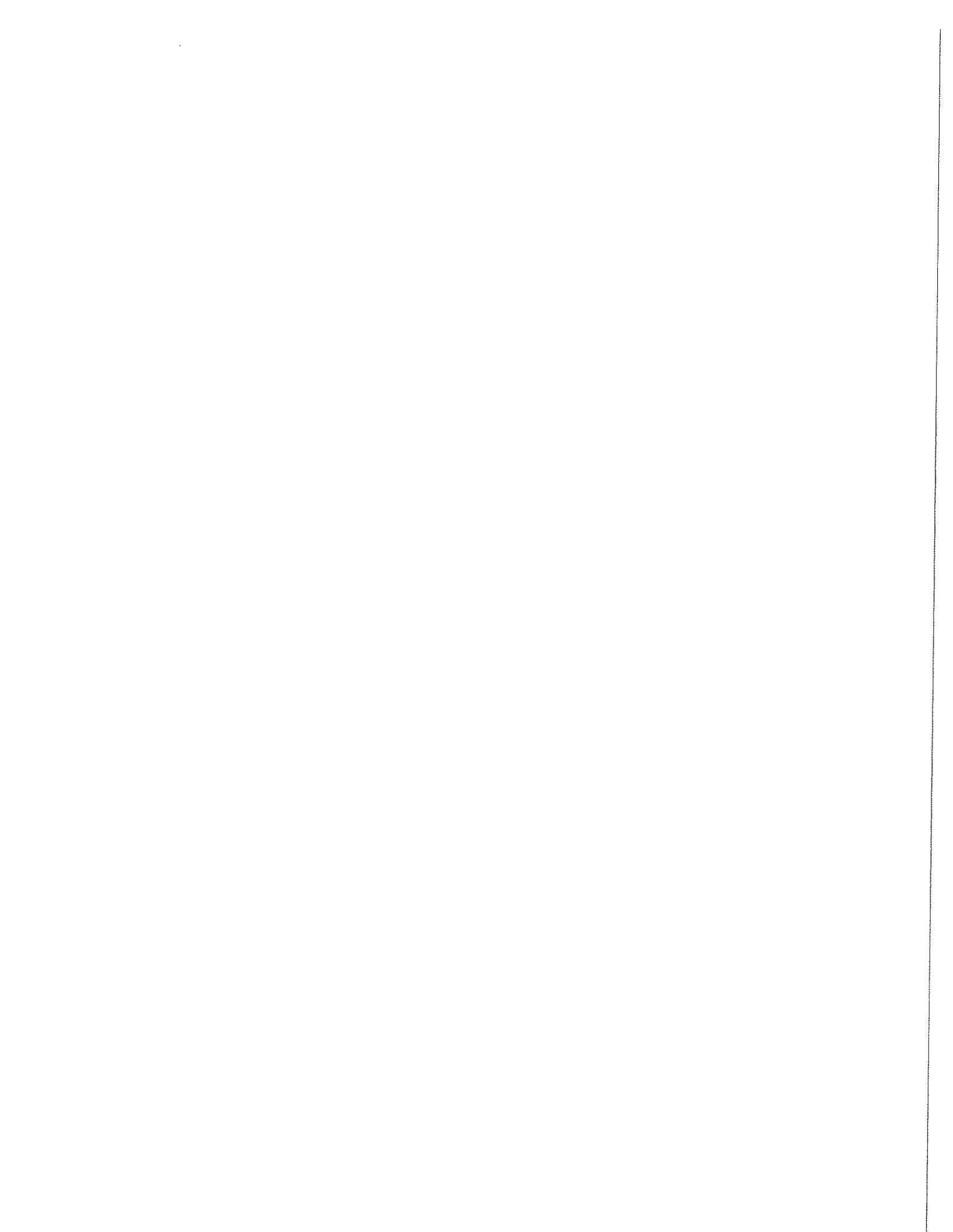
  
\_\_\_\_\_  
Rick Graham, Mayor

ATTEST:

  
\_\_\_\_\_  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
\_\_\_\_\_  
Patrick Carter, City Attorney





## CERTIFICATE OF SATISFACTORY COMPLETION

May 19, 2015

Harvey Developing LLC

Belshire Ph 2

Phase 2

Development Name: Bucky Ingram

Phase or Section of Construction: Belshire Phase 2

Public Improvements: Sewer, Water, Storm Water, Sidewalks (0 lots remain), Street Lights, Street Signs

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

Wayne Patterson

City of Spring Hill Utility Inspector (signature)

WAYNE PATTERSON

Printed name:

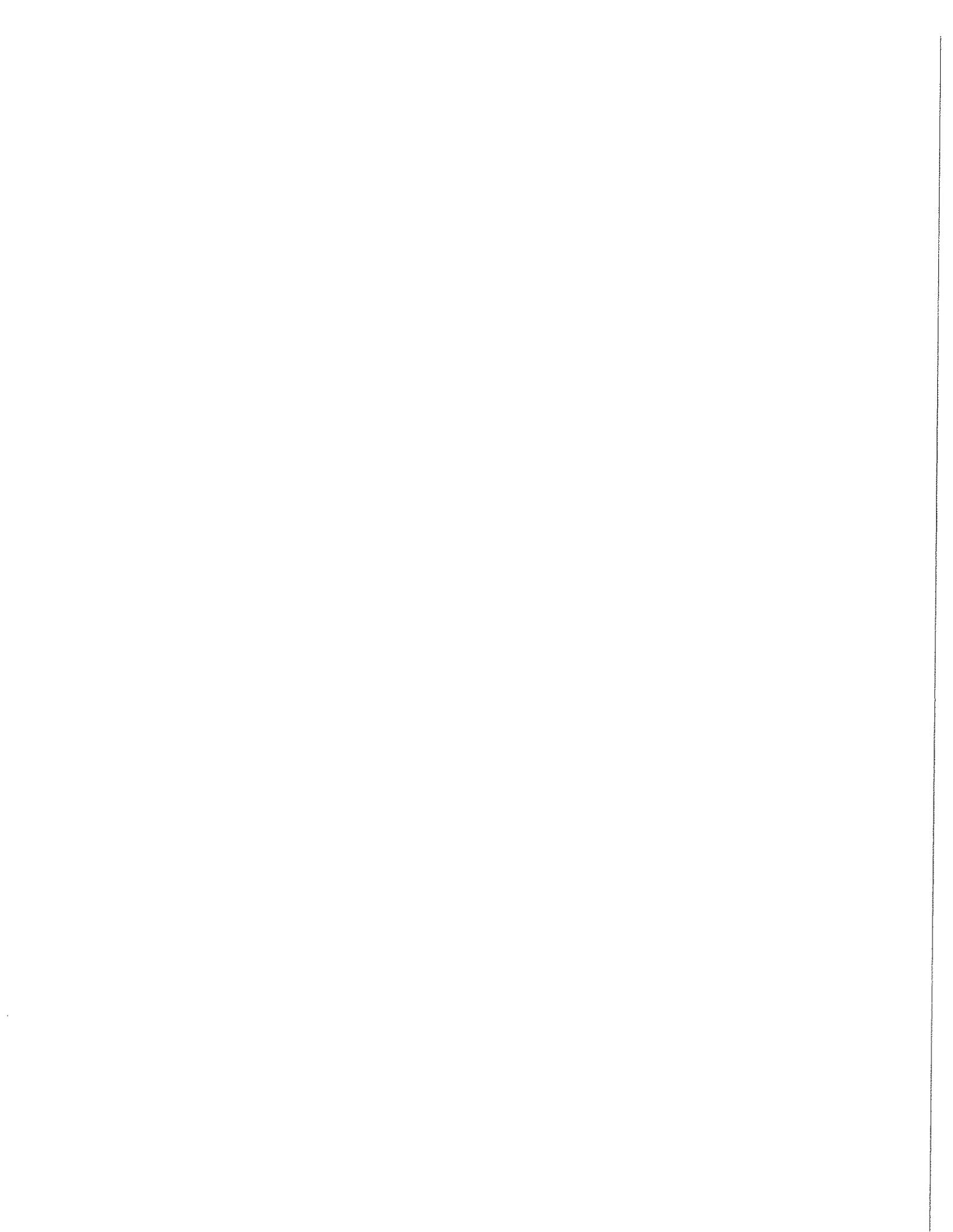
Approved By:

Jeff Foster

Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

PHONE (931)486-2252 NASHVILLE LINE (615)248-6307 WILLIAMSON CO. (615)599-2614 FAX (931)486-0516





## CERTIFICATE OF SATISFACTORY COMPLETION

May 15, 2016

Harvey Development LLC

Belshire

Phase 2

Development Name: Belshire

Phase or Section of Construction: Phase 2

Public Improvements: Sidewalks, Street Signs, Lights and Final Topping

I hereby certify that I have supervised and inspected the improvements to ensure that the design intent has been achieved.

Record Drawings have been submitted by Applicant's engineer to the City pursuant to ordinance requirements.

Further, Developer must establish a Maintenance Surety with the City to guarantee defects in workmanship or materials for a one year period.

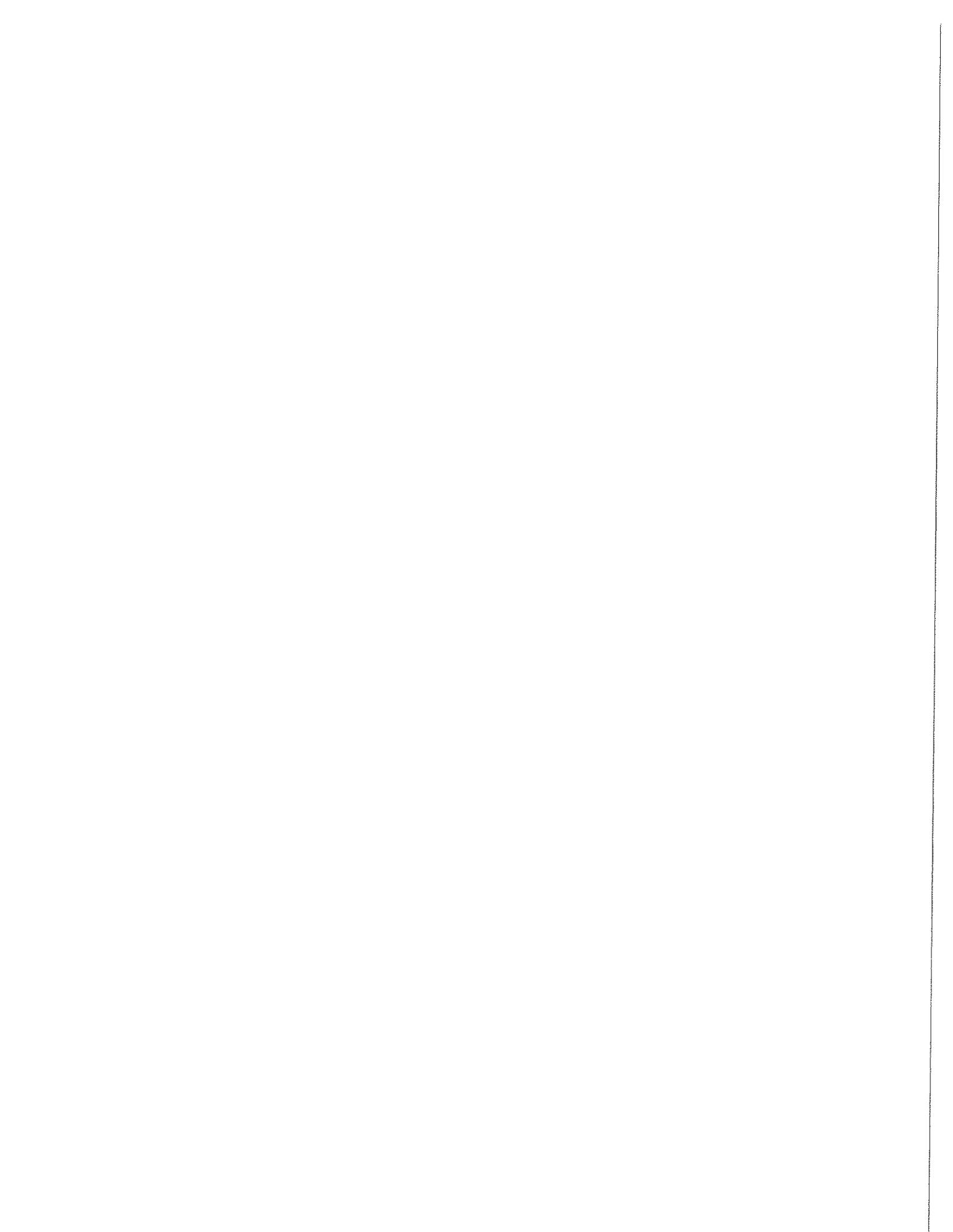
Tyler Scroggins  
City of Spring Hill Utility Inspector (signature)

Tyler Scroggins  
Printed name:

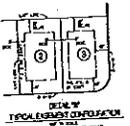
Approved By:  
Jeff Foster  
Jeff Foster, Director of Public Works

199 TOWN CENTER PARKWAY P.O. BOX 789 SPRING HILL, TN 37174

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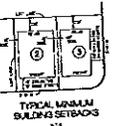


- NOTES:**
1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE PLANNING COMMISSION.
  2. OWNER: [Name]
  3. ADDRESS: [Address]
  4. PLANNING COMMISSION: [Details]
  5. [Details]
  6. [Details]
  7. [Details]
  8. [Details]
  9. [Details]
  10. [Details]
  11. [Details]
  12. [Details]
  13. [Details]
  14. [Details]
  15. [Details]
  16. [Details]
  17. [Details]
  18. [Details]
  19. [Details]
  20. [Details]



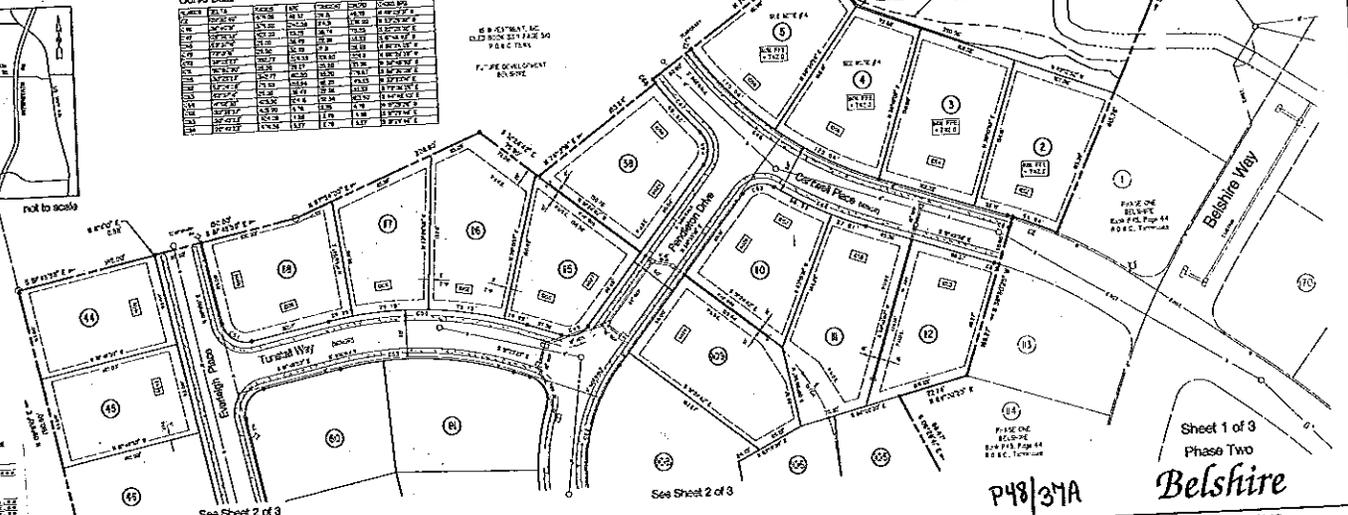
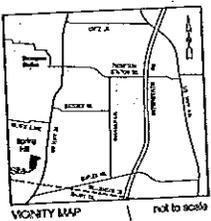
**Lot Data**

Lot No.	Area (sq. ft.)	Area (sq. m.)
1	10,000	730
2	10,000	730
3	10,000	730
4	10,000	730
5	10,000	730
6	10,000	730
7	10,000	730
8	10,000	730
9	10,000	730
10	10,000	730
11	10,000	730
12	10,000	730
13	10,000	730
14	10,000	730
15	10,000	730
16	10,000	730
17	10,000	730
18	10,000	730
19	10,000	730
20	10,000	730



**Curve Data**

Station	PC	PT	PI	Curve Length	Radius	Delta	Chord	Offset
1+00	1+00	1+10	1+05	100	1000	36	100	10
1+10	1+10	1+20	1+15	100	1000	36	100	10
1+20	1+20	1+30	1+25	100	1000	36	100	10
1+30	1+30	1+40	1+35	100	1000	36	100	10
1+40	1+40	1+50	1+45	100	1000	36	100	10
1+50	1+50	1+60	1+55	100	1000	36	100	10
1+60	1+60	1+70	1+65	100	1000	36	100	10
1+70	1+70	1+80	1+75	100	1000	36	100	10
1+80	1+80	1+90	1+85	100	1000	36	100	10
1+90	1+90	2+00	1+95	100	1000	36	100	10



Map of North Carolina  
County of Wake, State of North Carolina  
File No. 100-100-100-100  
07037107  
Scale 1" = 20'

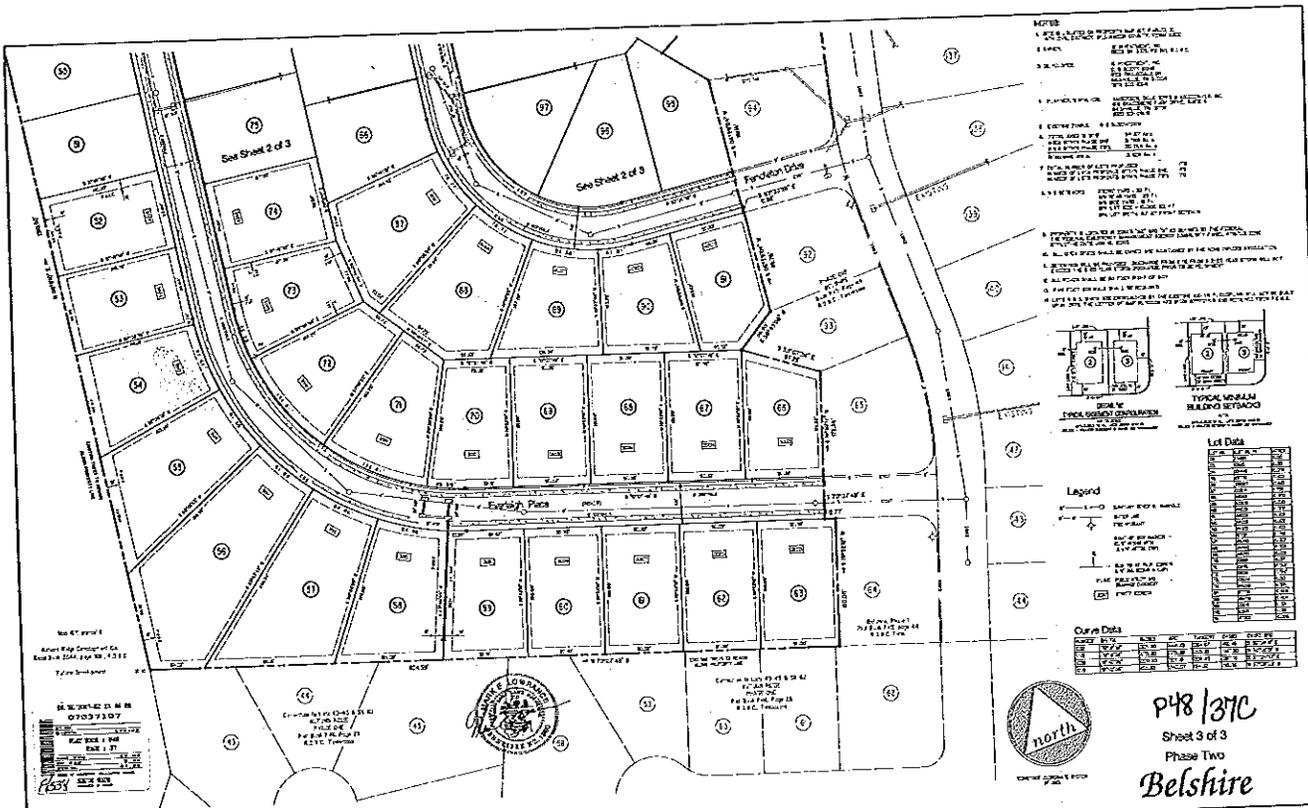
Sheet 1 of 3  
Phase Two  
**Belshire**  
P48/37A

<b>CERTIFICATE OF OWNERSHIP AND DESIGNATION</b>	<b>WATER SYSTEM</b>	<b>PUBLIC SEWER SYSTEM</b>	<b>CERTIFICATE OF SURVEY ACCURACY</b>	<b>CERTIFICATE OF THE APPROVAL OF THE BOARD OF PLANNING COMMISSION</b>	<b>CERTIFICATE OF APPROVAL FOR RECORDS</b>	<b>FINAL SUBDIVISION PLAN</b>
1. I, the undersigned, being the owner of the above described property, do hereby certify that the same is as shown on this plan and that the same is subject to the provisions of the General Statutes of North Carolina, Chapter 208, relating to the subdivision of land.	I hereby certify that the water system shown on this plan is as shown on this plan and that the same is subject to the provisions of the General Statutes of North Carolina, Chapter 208, relating to the subdivision of land.	I hereby certify that the sewer system shown on this plan is as shown on this plan and that the same is subject to the provisions of the General Statutes of North Carolina, Chapter 208, relating to the subdivision of land.	I hereby certify that the survey shown on this plan is as shown on this plan and that the same is subject to the provisions of the General Statutes of North Carolina, Chapter 208, relating to the subdivision of land.	I hereby certify that the plan shown on this plan is as shown on this plan and that the same is subject to the provisions of the General Statutes of North Carolina, Chapter 208, relating to the subdivision of land.	I hereby certify that the plan shown on this plan is as shown on this plan and that the same is subject to the provisions of the General Statutes of North Carolina, Chapter 208, relating to the subdivision of land.	<b>CITY OF SPANG HILL PLANNING COMMISSION</b> TOTAL ACRES: 33.24 ACRES FOR LOTS: 32 ACRES OPEN SPACE: 1.24 GROSS AREA: 33.24 NET AREA: 32.00 SCALE: 1" = 50'

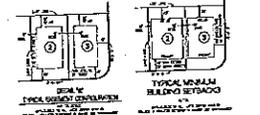








- NOTES**
1. ALL DIMENSIONS SHOWN ARE IN FEET AND INCHES.
  2. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
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  46. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
  47. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
  48. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.



**Lot Data**

Lot No.	Area (sq. ft.)	Area (sq. m.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Front Yards (sq. ft.)	Side Yards (sq. ft.)	Rear Yards (sq. ft.)
1	1000	93	10	5	10	100	50	100
2	1000	93	10	5	10	100	50	100
3	1000	93	10	5	10	100	50	100
4	1000	93	10	5	10	100	50	100
5	1000	93	10	5	10	100	50	100
6	1000	93	10	5	10	100	50	100
7	1000	93	10	5	10	100	50	100
8	1000	93	10	5	10	100	50	100
9	1000	93	10	5	10	100	50	100
10	1000	93	10	5	10	100	50	100
11	1000	93	10	5	10	100	50	100
12	1000	93	10	5	10	100	50	100
13	1000	93	10	5	10	100	50	100
14	1000	93	10	5	10	100	50	100
15	1000	93	10	5	10	100	50	100
16	1000	93	10	5	10	100	50	100
17	1000	93	10	5	10	100	50	100
18	1000	93	10	5	10	100	50	100
19	1000	93	10	5	10	100	50	100
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- Legend**
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**City of Spring Hill**  
**Planning Commission**



DATE: May 19, 2016

REQUEST: Establish a maintenance and a performance bond for Cherry Grove Addition Phase 5

SUBMITTED BY: Thomas S. Wolf, City Engineer *Tsw*

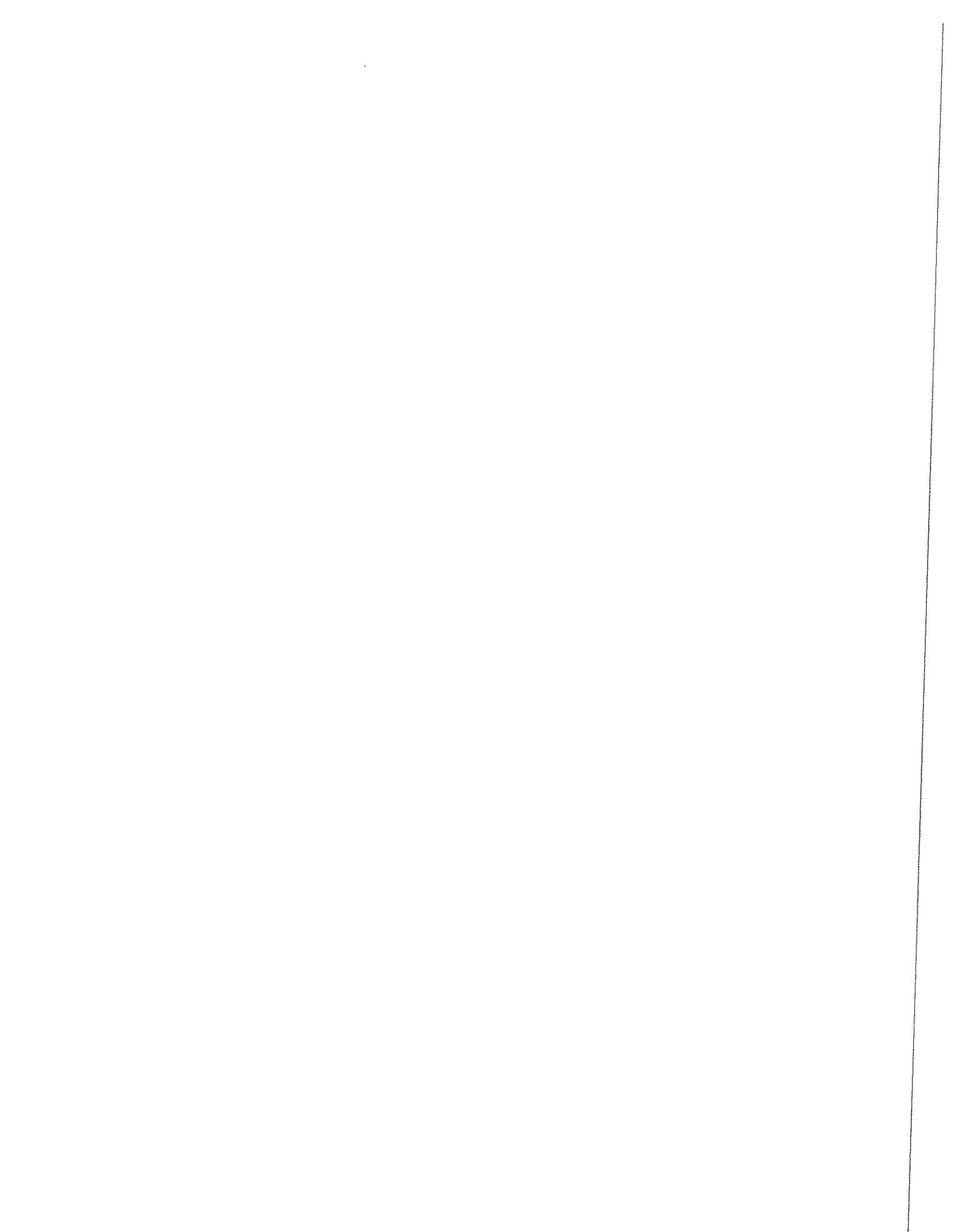
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**OVERVIEW:**

- Final plat was approved by the Planning Commission in March 2016.
- Developer has submitted application and corresponding documentation to establish a performance bond only.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-56 to establish a maintenance bond for Cherry Grove Addition Phase 5
- Approve PC Resolution 16-57 to establish a performance bond for Cherry Grove Addition Phase 5



**RESOLUTION 16-56 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR  
CHERRY GROVE ADDITION PHASE 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 27 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 \$61,719.00; 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 Cherry Grove Addition Phase 5 in the amount of \$61,719.00.

Passed and adopted this 13<sup>th</sup> day of June, 2016.

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

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





## Utility Information Sheet

Development \_\_\_ Cherry Grove Addition \_\_\_\_\_

Phase\_5\_\_\_ Section\_\_\_ #of lots\_27\_\_\_

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

Sewer line \_\_\_\$64,400\_\_\_\_\_

Water line \_\_\_\$51,200\_\_\_\_\_

Storm Water \_\_\_\$46,600\_\_\_\_\_

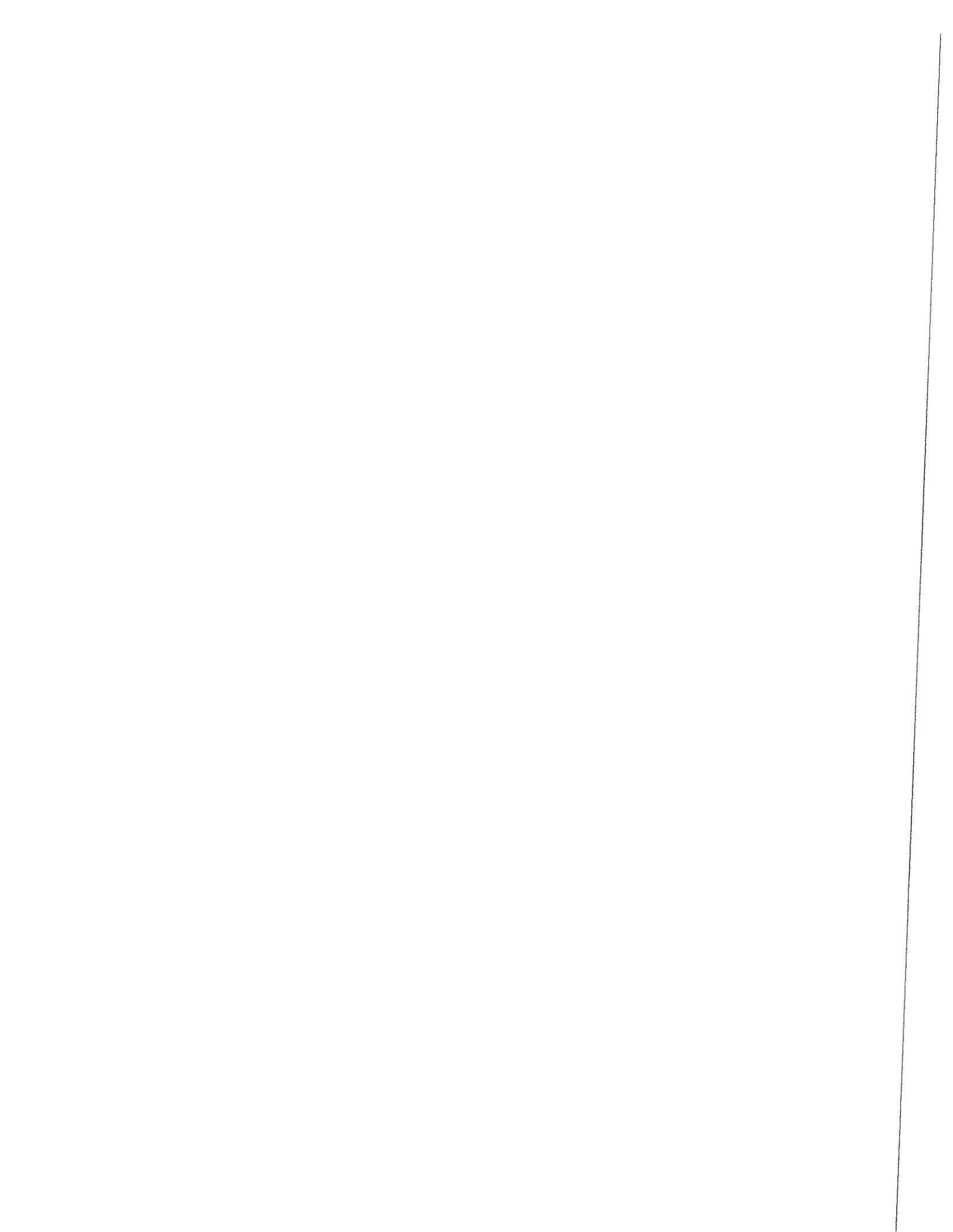
Curbing \_\_\_\$11,390\_\_\_\_\_

Binder \_\_\_\$32,143\_\_\_\_\_

Total - \$205,773

30% of total cost - \$61,719

**TOTAL BOND AMOUNT - \$61,719**



**RESOLUTION 16-57 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR  
CHERRY GROVE ADDITION PHASE 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 27 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  
½ 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 **\$82,830.00**; 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 Cherry Grove Addition Phase 5 in the amount of **\$82,830.00**.

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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





## Utility Information Sheet

Development \_\_\_ Cherry Grove Addition \_\_\_\_\_

Phase \_\_\_ 5 \_\_\_ #of lots \_\_\_ 27 \_\_\_

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

Signage \_\_\_\_\_ \$2,000 \_\_\_\_\_

Street Lights \_\_\_ \$5,600 \_\_\_\_\_

Sidewalks \_\_\_ \$38,000 \_\_\_\_\_

### Final Paving

Road linear feet \_\_\_ 1,685' \_\_\_\_\_

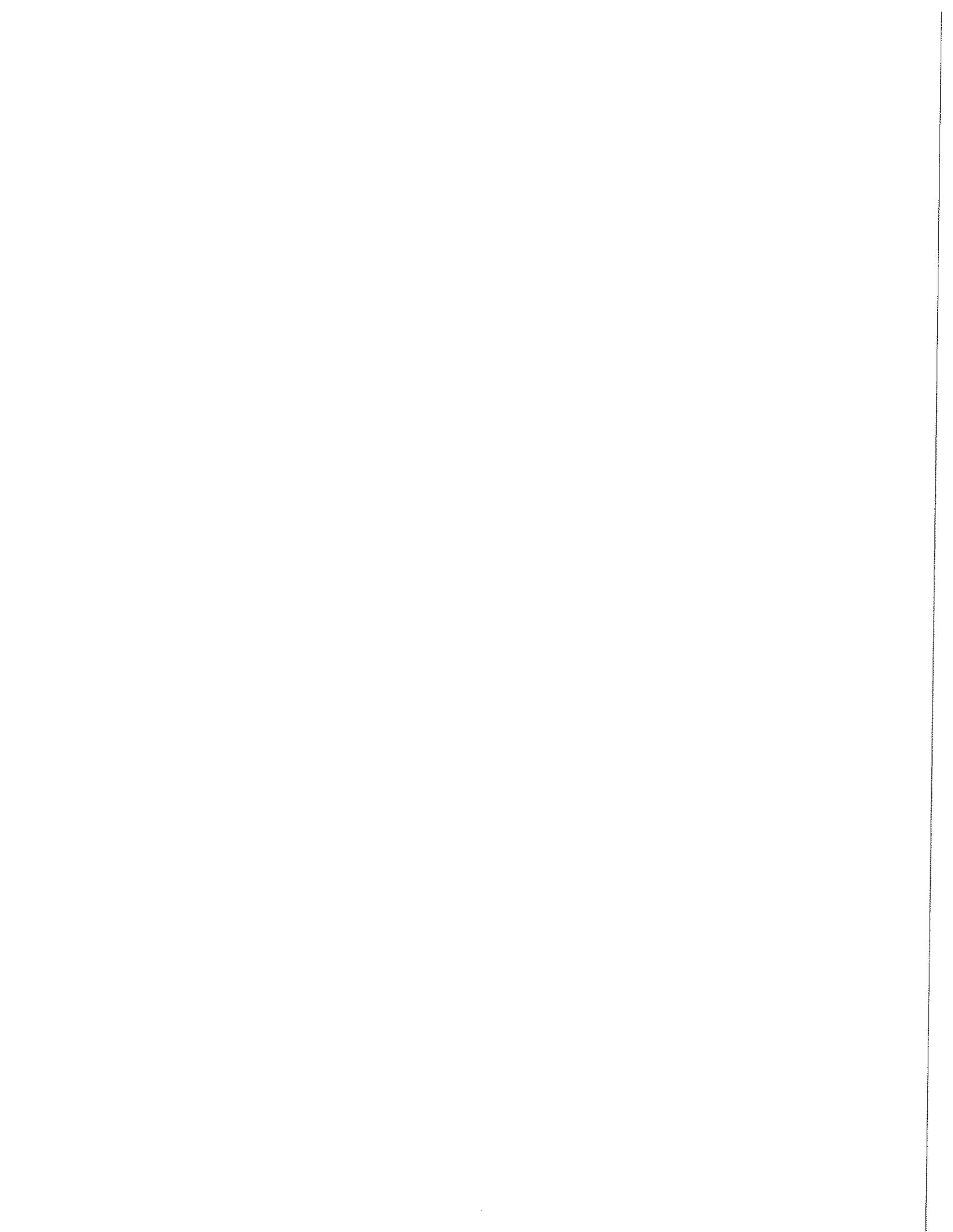
Road width \_\_\_\_\_ 24' \_\_\_\_\_

Final Paving cost \_\_\_ \$29,700 \_\_\_\_\_

Total - \$75,300

+ 10% amount - \$7,530

**TOTAL BOND AMOUNT - \$82,830**



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: Cherry Grove Addition PHASE: 5 SECTION: \_\_\_\_\_  
# OF LOTS APPROVED: 27 # OF LOTS REMAINING: \_\_\_\_\_  
SURETY TYPE: \_\_\_\_\_ MAINTENANCE  PERFORMANCE \_\_\_\_\_ RESTORATION  
POSTED WITH:  LETTER OF CREDIT \_\_\_\_\_ PERFORMANCE BOND \_\_\_\_\_ CASH  
SURETY AMOUNT: \$ 78,360 EXPIRATION DATE: \_\_\_\_\_  
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y/N  
PURPOSE OF SURETY: to Establish A New Surety

NAME OF FINANCIAL INSTITUTION: Simmons Bank SURETY #: \_\_\_\_\_  
CONTACT PERSON: Charles Gore EMAIL: Charles.gore@simmonsfirst.com  
ADDRESS: 1203 Murfreesboro Rd CITY, STATE, ZIP: Franklin TN 37064  
PHONE NUMBER: 615-472-2703 FAX NUMBER: \_\_\_\_\_

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: Don Cameron  
ADDRESS: 1503 Columbia Ave CITY, STATE, ZIP: Franklin TN 37064  
PHONE NUMBER: 615-791-0093 FAX NUMBER: \_\_\_\_\_  
EMAIL: haylesa@msn.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: To Est. a New Surety  
Water, Sewer, Storm, Topping

Don R. Cameron # 2.22.16  
Applicant Signature / Date













**City of Spring Hill**

**Planning Commission**

**DATE:** May 19, 2016

**REQUEST:** Establish a performance bond for Southern Springs Phase 1 & 2

**SUBMITTED BY:** Thomas S. Wolf, City Engineer *TSW*

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**OVERVIEW:**

- Final plat is on the June agenda for approval.
- Developer has submitted application and corresponding documentation to establish a performance bond only.
- Financial institute will be determined by Pulte's corporate office once the resolution has been passed to establish the bond amount.

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-58 to establish a performance bond for Southern Springs Phase 1 and 2



**RESOLUTION 16-58 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR  
SOUTHERN SPRINGS PHASE 1 AND PHASE 2**

**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 198 lots; and

**WHEREAS**, the following improvements are required pursuant to the Final Plat:  
*Water, Sewer, Storm Water Drainage and Basins, Streets and Curbs,  
Sidewalks, Street Lights, Street Signs and Final topping to all streets with 1  
½ 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 **\$8,114,624.10**; 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 Southern Springs Phase 1 and Phase 1 in the amount of **\$8,114,624.10**.

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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





## Utility Information Sheet

Development \_\_\_\_\_ Southern Springs \_\_\_\_\_

Phase\_1 & 2\_\_ # of lots\_198\_\_

### Cost to install Utilities and Infrastructure (Performance Bond)

Sewer line \_\_\_\_\_ \$1,650,814 \_\_\_\_\_

Water line \_\_\_\_\_ \$ 712,052 \_\_\_\_\_

Storm Water \_\_\_\_\_ \$2,033,592 \_\_\_\_\_

Curbing \_\_\_\_\_ \$ 334,189 \_\_\_\_\_

Binder \_\_\_\_\_ \$1,732,666 \_\_\_\_\_

Signage \_\_\_\_\_ \$ 92,000 \_\_\_\_\_

Street Lights \_\_\_\_\_ \$ 140,700 \_\_\_\_\_

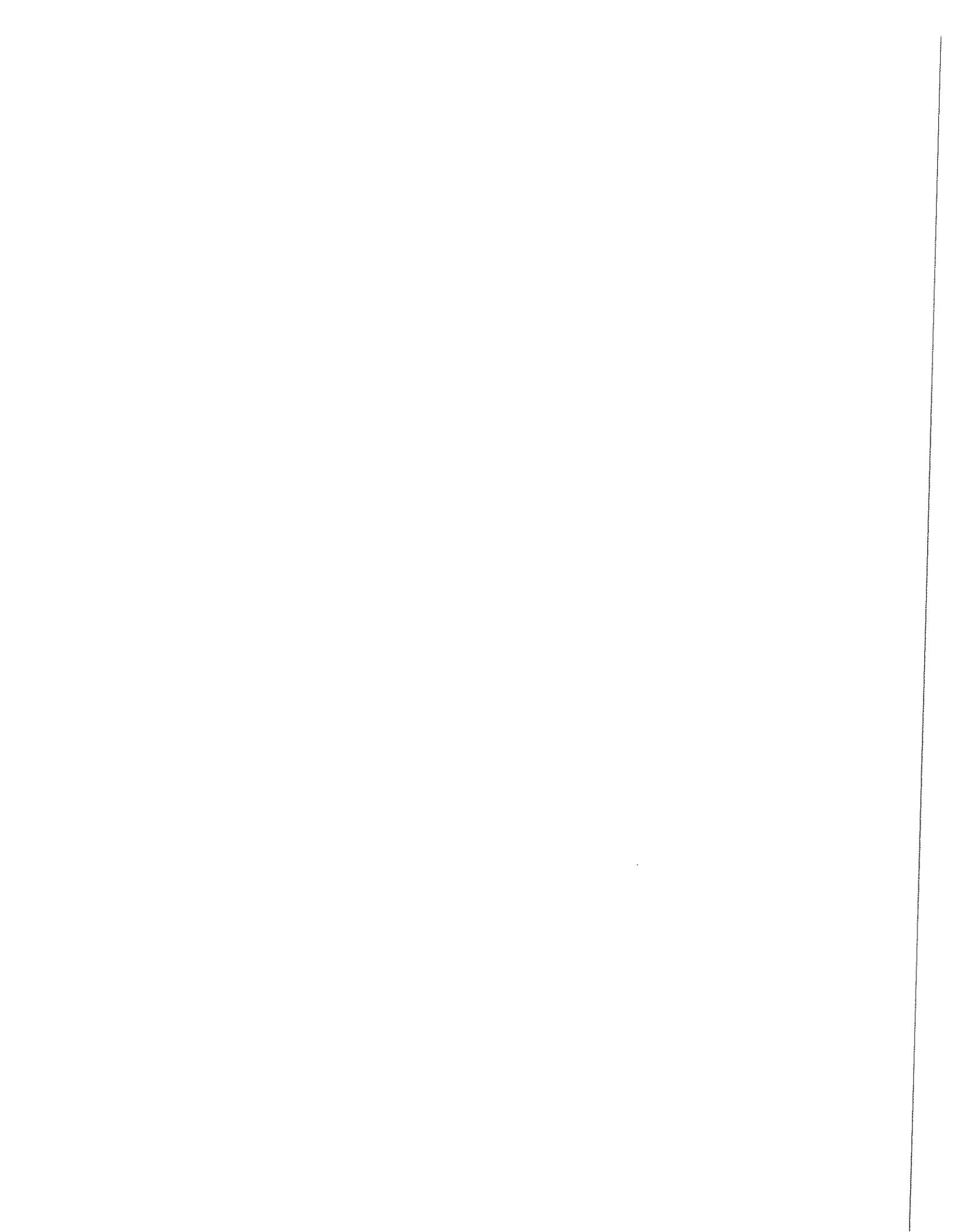
Sidewalks \_\_\_\_\_ \$ 145,656 \_\_\_\_\_

Surface \_\_\_\_\_ \$ 535,262 \_\_\_\_\_

TOTAL - \$7,376,931

+ 10% - \$ 737,693

**TOTAL BOND AMOUNT - \$8,114,624**



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:  
 Missy Stahl (mstahl@springhilltn.org)  
 Thomas Wolf (twolf@springhilltn.org)

**APPLICATION FOR SURETY**

PROJECT NAME: \_\_\_\_\_ Southern Springs PHASE:    1 and 2  
 # OF LOTS APPROVED: 198 # OF LOTS REMAINING: 198  
 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: Infrastructure construction for Southern Springs Phases 1 and 2

NAME OF FINANCIAL INSTITUTION: _____	SURETY #: _____
CONTACT PERSON: _____	EMAIL: _____
ADDRESS: _____	CITY, STATE, ZIP: _____
PHONE NUMBER: _____	FAX NUMBER: _____

TBD from our Corporate Office once bond amount is established.

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: <u>Todd Doupona or Jill Lee</u>
ADDRESS: <u>370 Mallory Station Road Suite 500</u> CITY, STATE, ZIP: <u>Franklin, TN 37067</u>
PHONE NUMBER: <u>919-901-8299</u> FAX NUMBER: <u>615-794-8278</u>
EMAIL: <u>todd.doupona@pultegroup.com</u> <u>jill.lee@pultegroup.com</u>

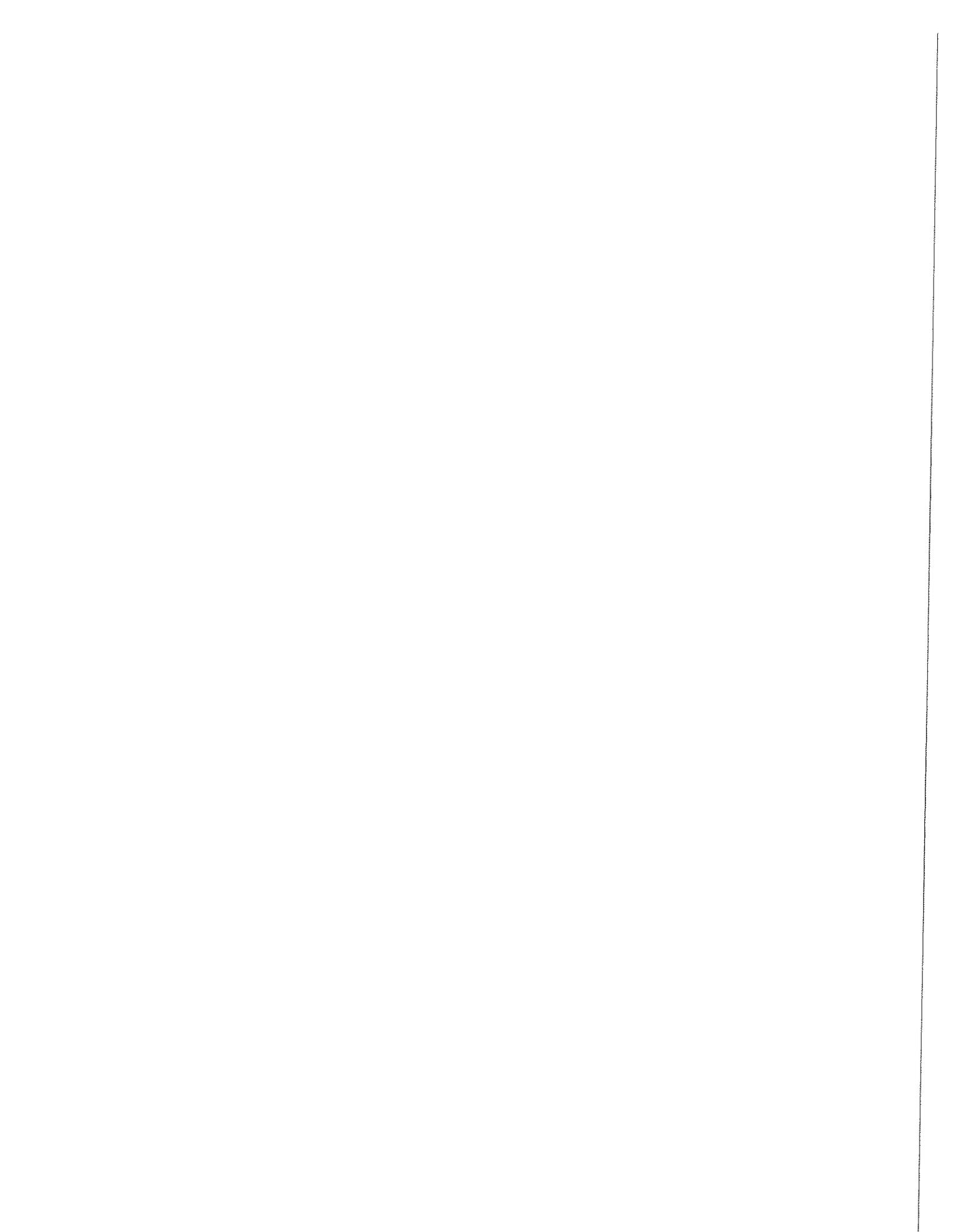
**ACTION REQUEST**

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

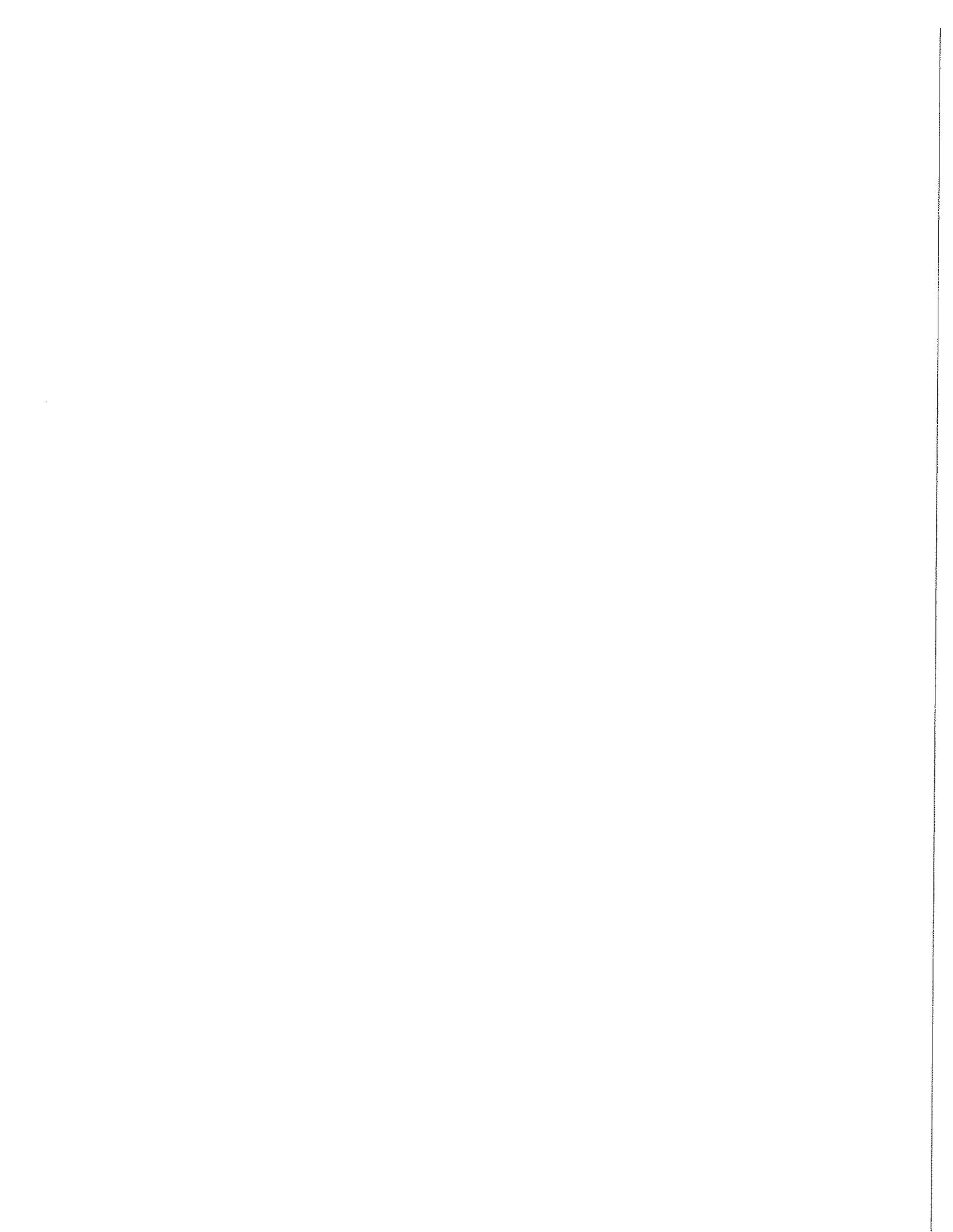
- ESTABLISH NEW SURETY
- REQUEST FINAL INSPECTION AND RELEASE OF SURETY
- REQUEST REDUCTION OF SURETY AMOUNT
- REQUEST EXTENSION OF SURETY FOR (1) YEAR  
(PLEASE PROVIDE PROOF OF DIFFICULTY BELOW)

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

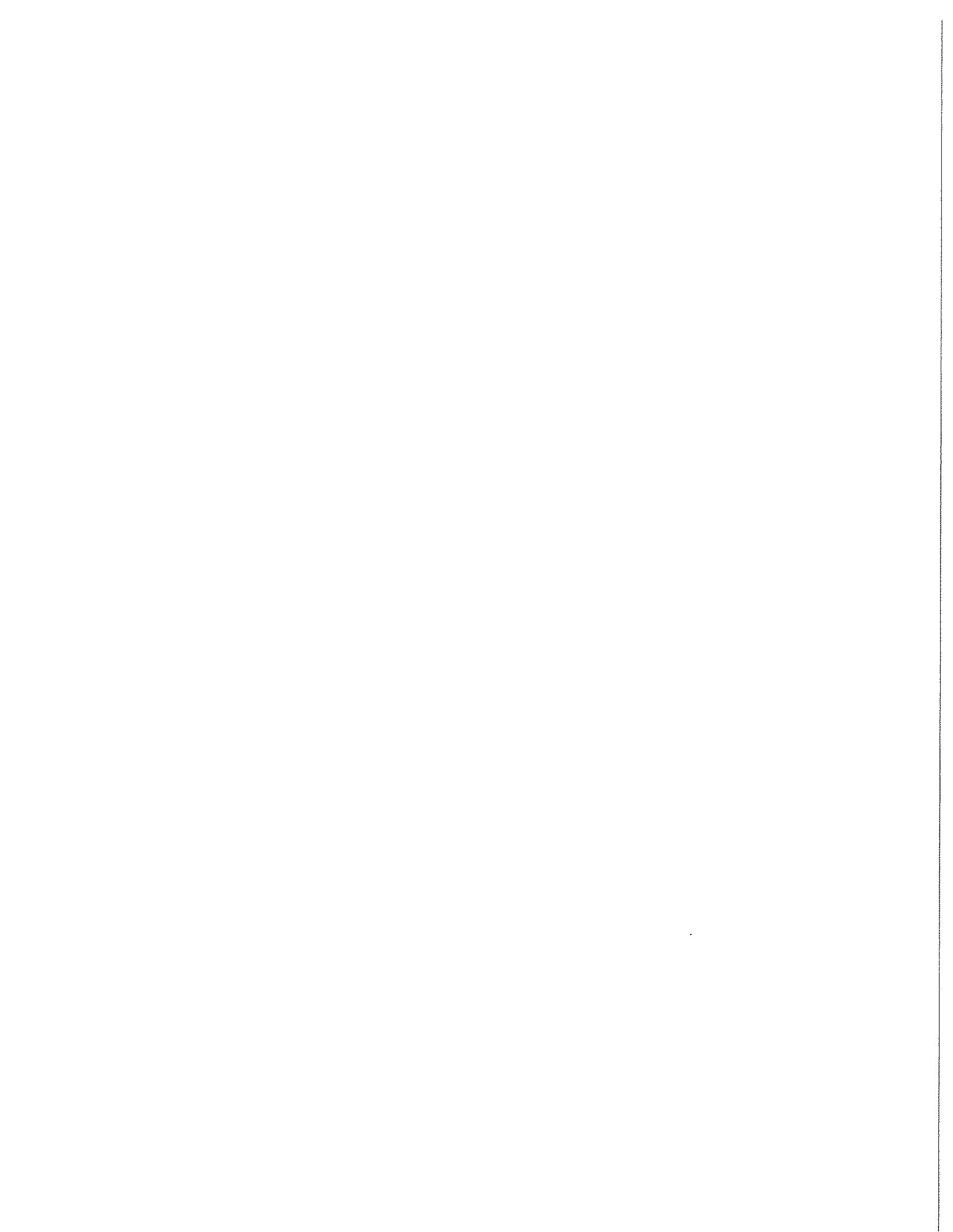
Jill Lee 5/16/16  
 Applicant Signature / Date



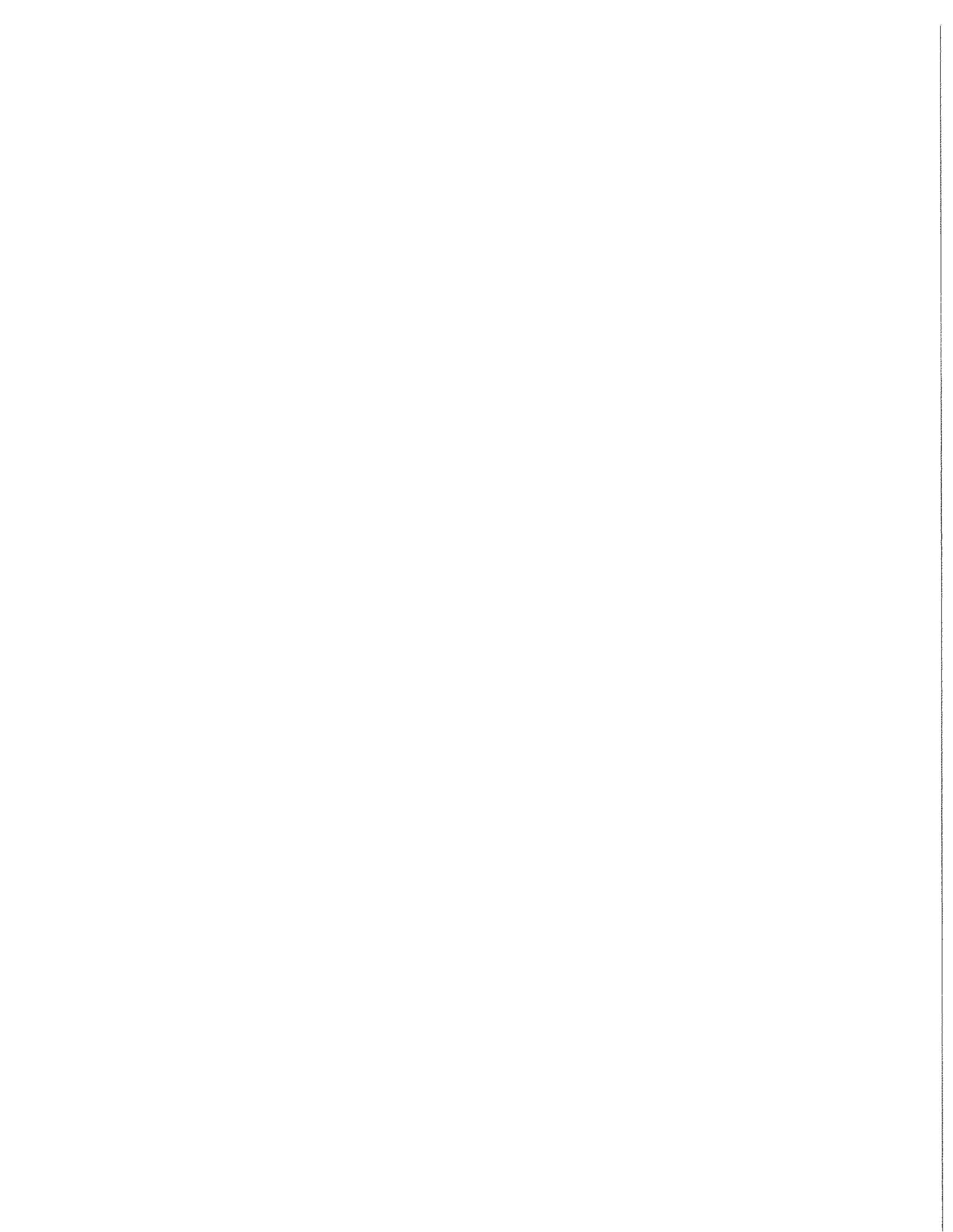




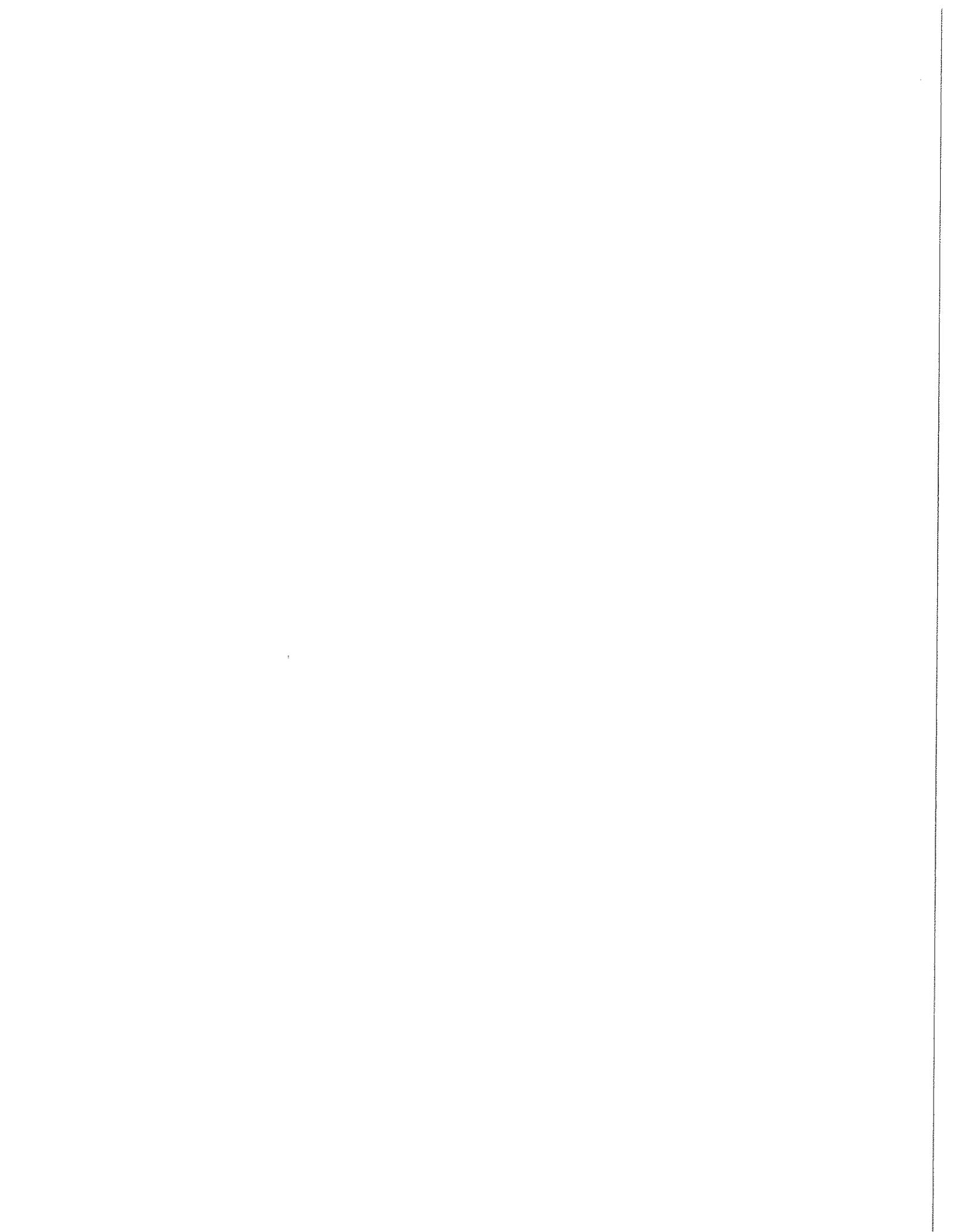






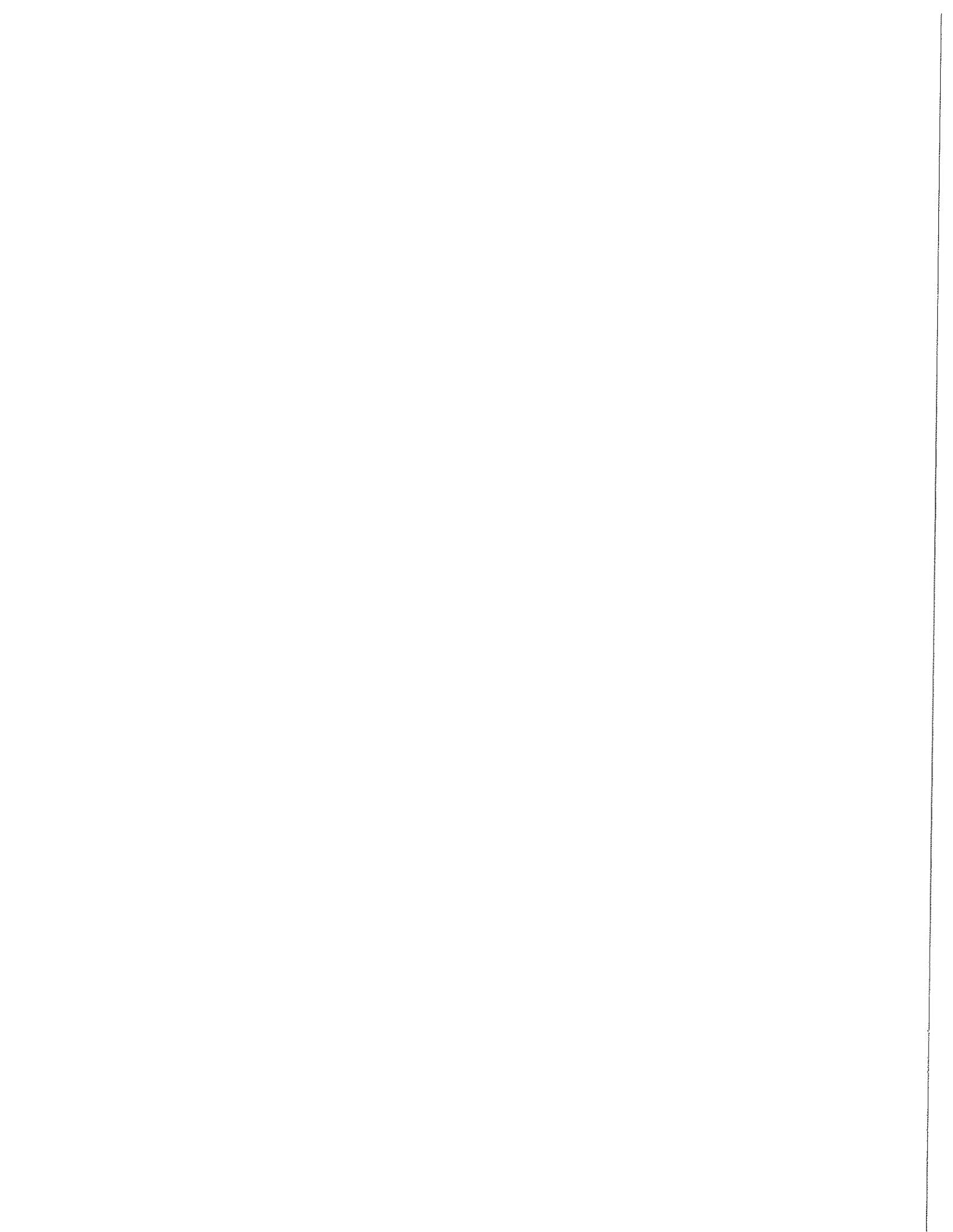




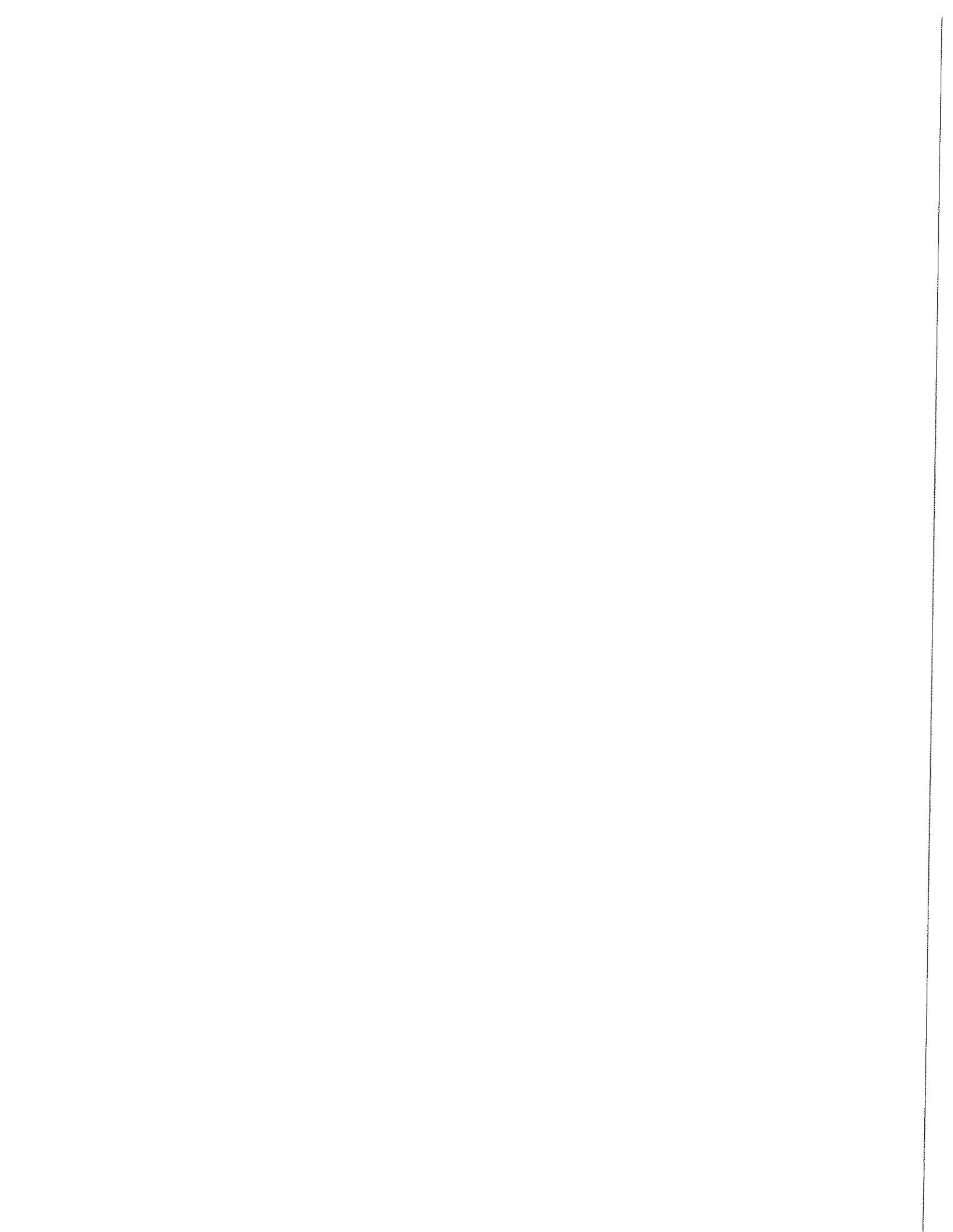




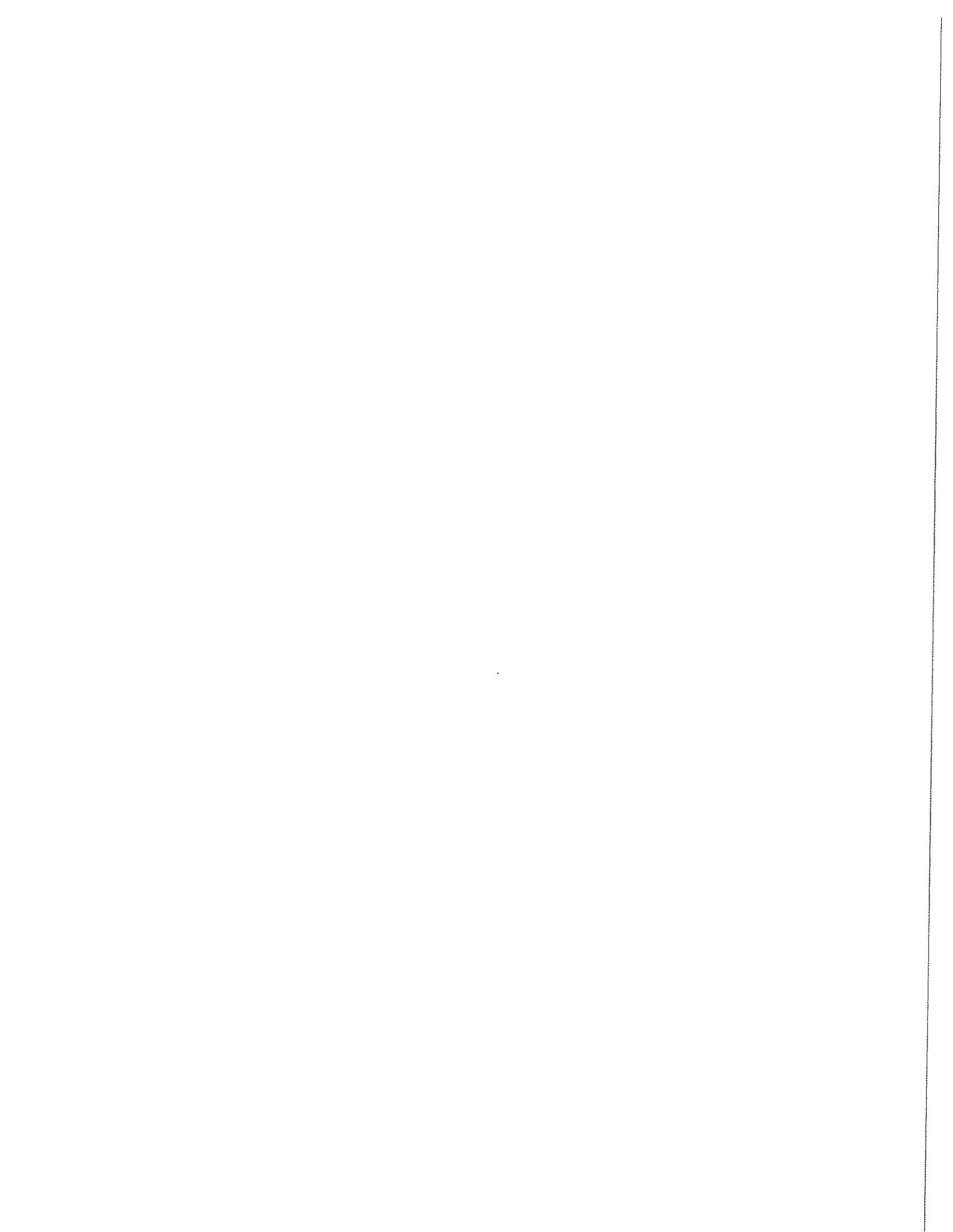
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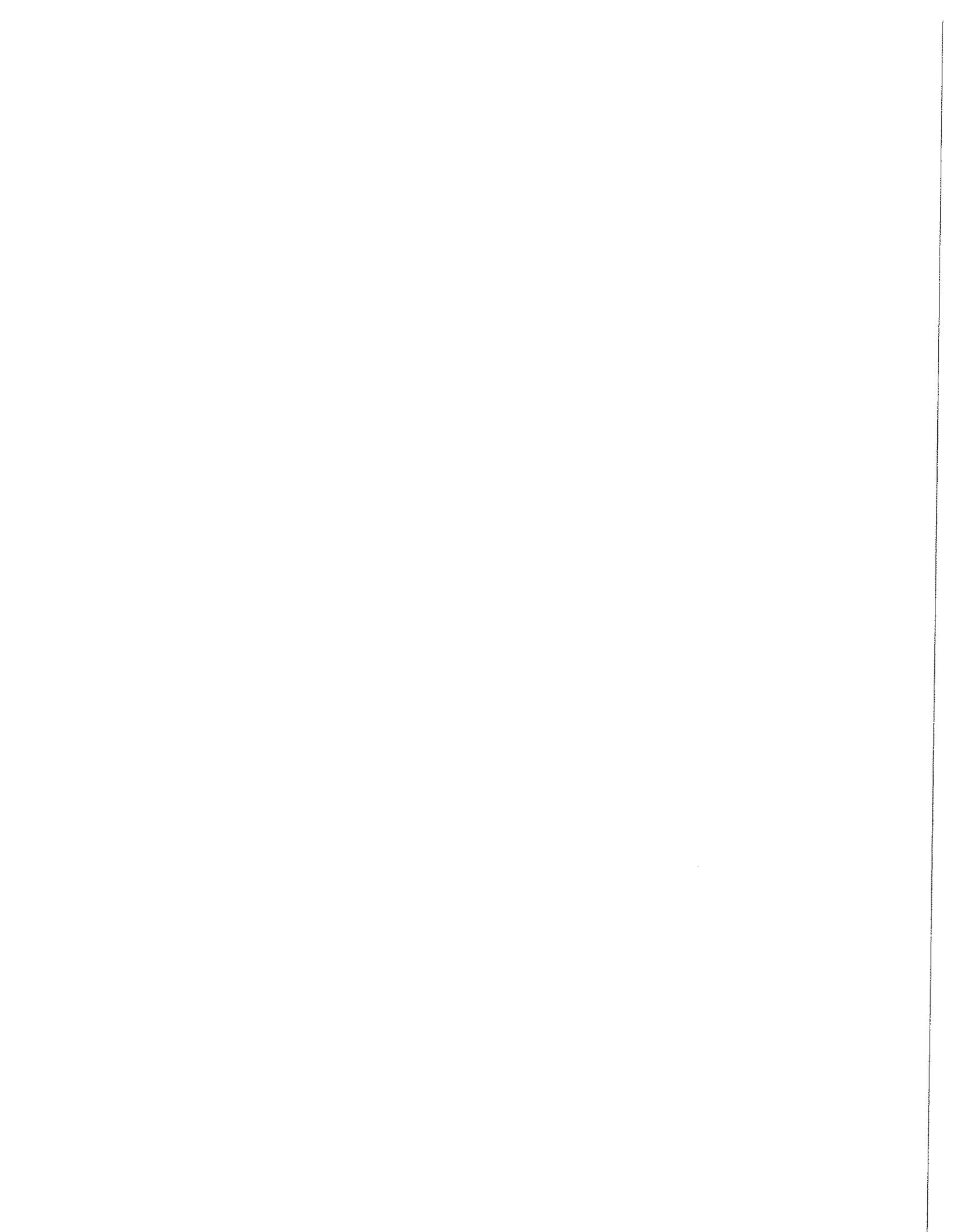














**City of Spring Hill**  
**Planning Commission**



DATE: May 19, 2016

REQUEST: Recommendation to call the bonds for Spring Hill Place Sections 7 & 9

SUBMITTED BY: Thomas S. Wolf, City Engineer *TSW*

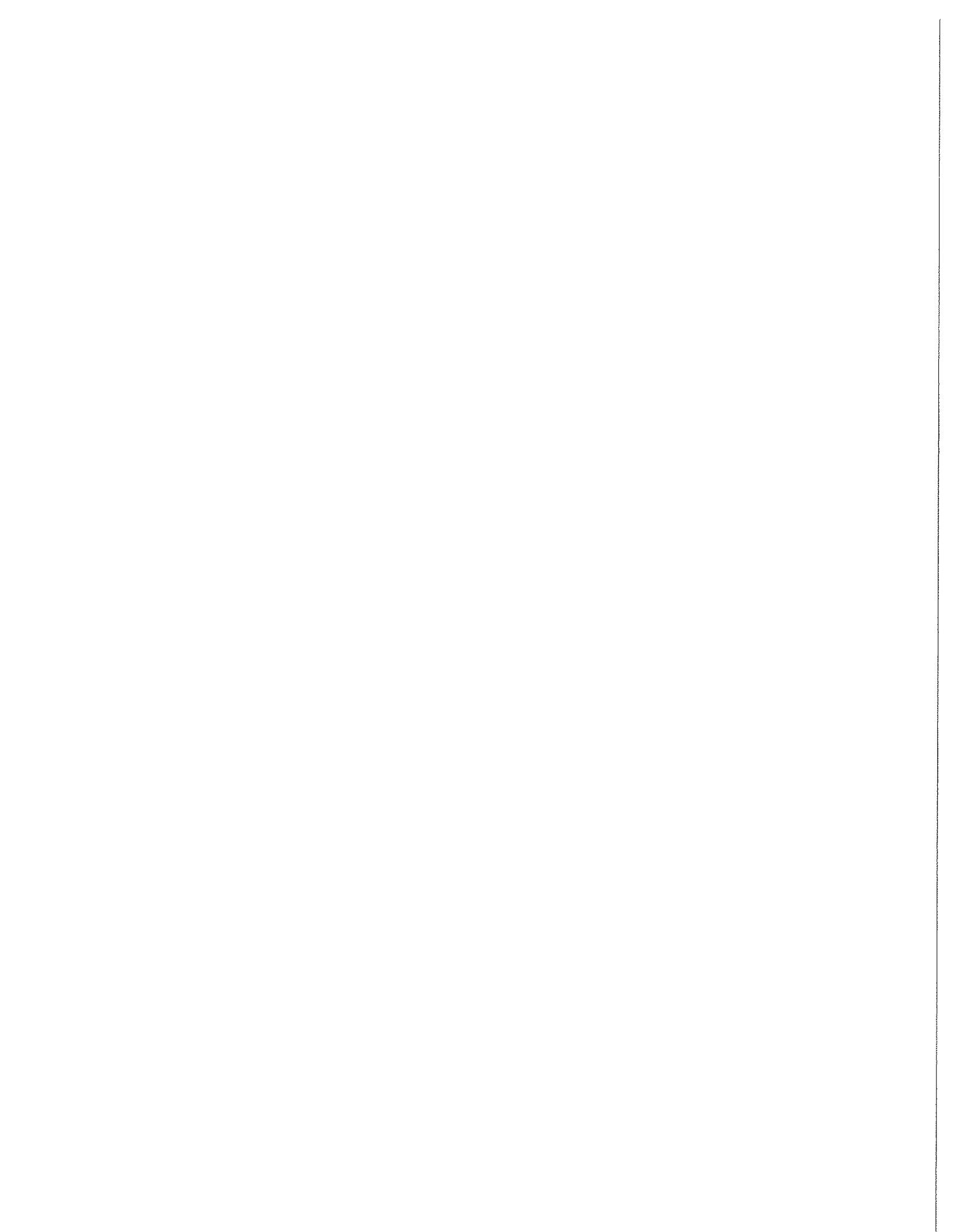
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**OVERVIEW:**

- The developer for Spring Hill Place, Taylor Spadafora with Spring Hill Land Partners, LP, has not paved Sections 6, 7 or 9 but the phases are over 80% built out for several years. Residents of Spring Hill Place have asked the City for help to resolve the issue through their attorney, Huntly Gordon.
- The bond for Section 6 has expired. The City has received letters from Fifth Third for Sections 7 and 9 that the letter of credits for the bonds will not be renewed beyond the current expiry date of August 17, 2016.
- The letter of credit for Section 7 is \$18,022; the letter of credit for Section 9 is \$31,250.
- Cost to pave all three sections under the City's current paving contract is \$129,500 (Section 6 - \$49,000; Section 7 - \$43,750; Section 9 - \$36,750).

**PC ACTION REQUESTED:**

- Approve PC Resolution 16-59 to call the bond for Spring Hill Place Section 7
- Approve PC Resolution 16-60 to call the bond for Spring Hill Place Section 9



**RESOLUTION 16-59 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND THE MAINTENANCE BOND  
FOR SPRING HILL PLACE SECTION 7 BE CALLED**

**WHEREAS**, a maintenance bond Letter of Credit is currently in place for said development and section in the amount of \$18,022.00; and

**WHEREAS**, the section has been 80% built out and the developer has not put down the final asphalt topping; and

**WHEREAS**, the residents have asked the City of Spring Hill for assistance in resolving this through their attorney; and

**WHEREAS**, the City of Spring Hill has received notification from the issuing bank that the letter of credit will not be renewed past the current expiry date of August 17, 2016; and

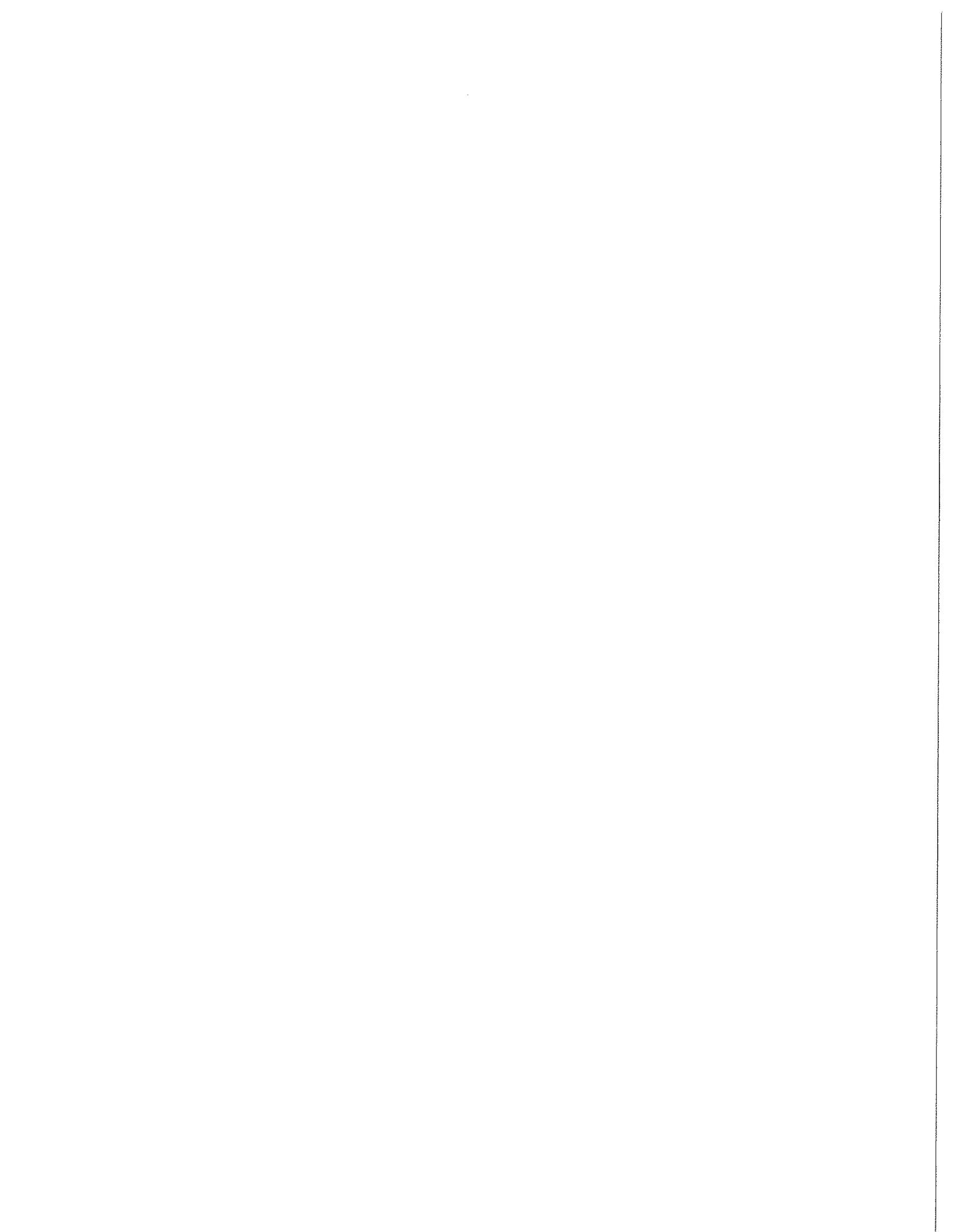
**WHEREAS**, it is the recommendation of the City Engineer and City staff that the Maintenance Bond for Spring Hill Place Section 7 be called prior to the expiry date to help with the cost of final paving.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that calling of the Maintenance Bond for Spring Hill Place Section 7 in the amount of **\$18,022.00** is hereby recommended to the Spring Hill Board of Mayor and Aldermen.

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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



**RESOLUTION 16-60 OF THE  
PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND THE MAINTENANCE BOND  
FOR SPRING HILL PLACE SECTION 9 BE CALLED**

**WHEREAS**, a maintenance bond Letter of Credit is currently in place for said development and section in the amount of \$31,250.00; and

**WHEREAS**, the section has been 80% built out and the developer has not put down the final asphalt topping; and

**WHEREAS**, the residents have asked the City of Spring Hill for assistance in resolving this through their attorney; and

**WHEREAS**, the City of Spring Hill has received notification from the issuing bank that the letter of credit will not be renewed past the current expiry date of August 17, 2016; and

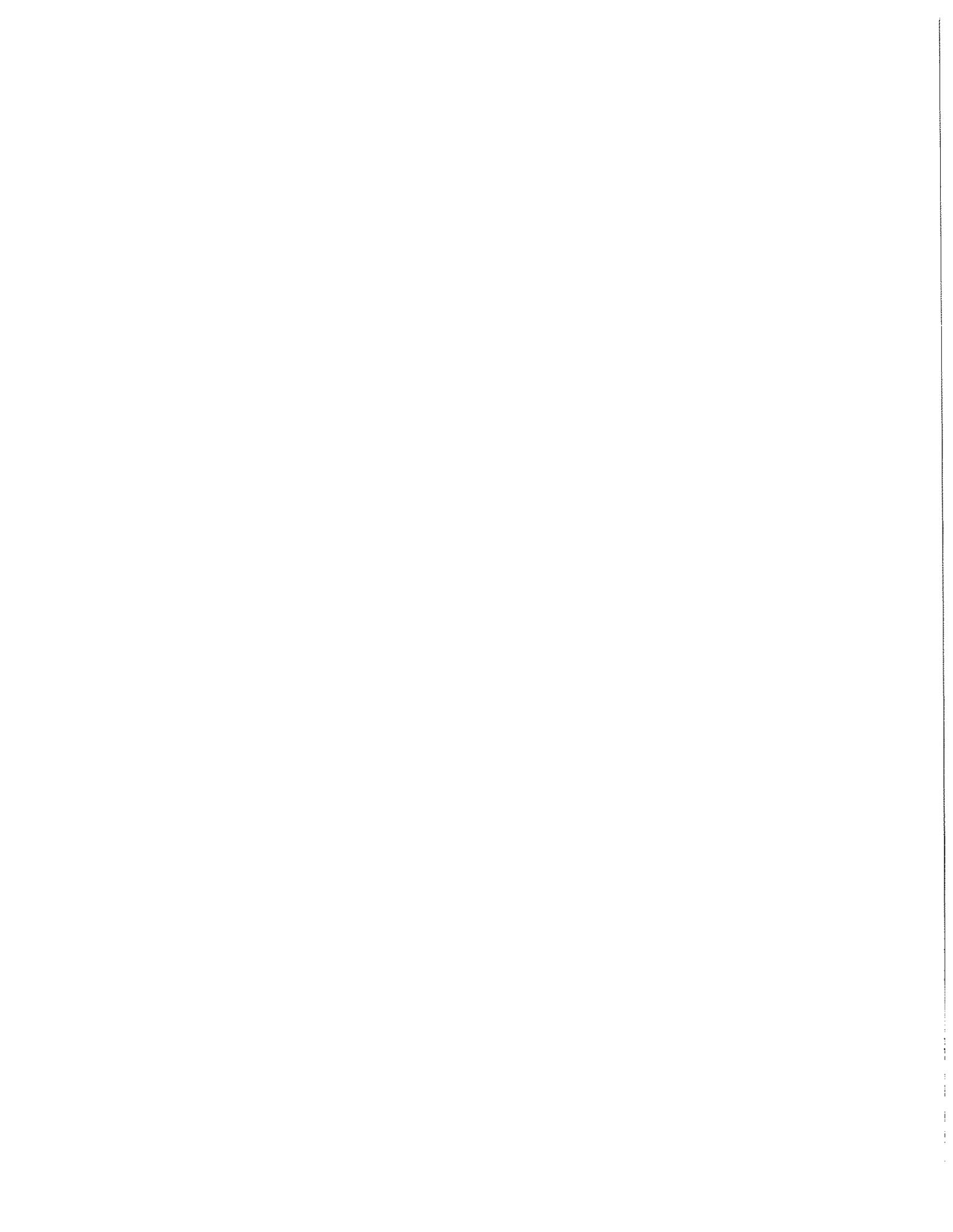
**WHEREAS**, it is the recommendation of the City Engineer and City staff that the Maintenance Bond for Spring Hill Place Section 9 be called prior to the expiry date to help with the cost of final paving.

**NOW, THEREFORE BE IT RESOLVED**, by the Spring Hill Planning Commission that calling of the Maintenance Bond for Spring Hill Place Section 9 in the amount of \$31,250.00 is hereby recommended to the Spring Hill Board of Mayor and Aldermen.

Passed and adopted this 13<sup>th</sup> day of June, 2016

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

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





APRIL 29, 2016

CITY OF SPRING HILL, TENNESSEE  
199 TOWN CENTER PARKWAY  
SPRING HILL, TN 37174  
ATTN: BEAU HERRING

RE: OUR LETTER OF CREDIT NO. S500541  
IN THE AMOUNT OF 31,250.00 USD

TO WHOM IT MAY CONCERN,

AS PER LETTER OF CREDIT TERMS, PLEASE CONSIDER THIS LETTER AS OUR  
NOTIFICATION THAT WE DO NOT INTEND TO EXTEND THE ABOVE REFERENCED  
LETTER OF CREDIT BEYOND THE CURRENT EXPIRY DATE OF AUGUST 17,  
2016.

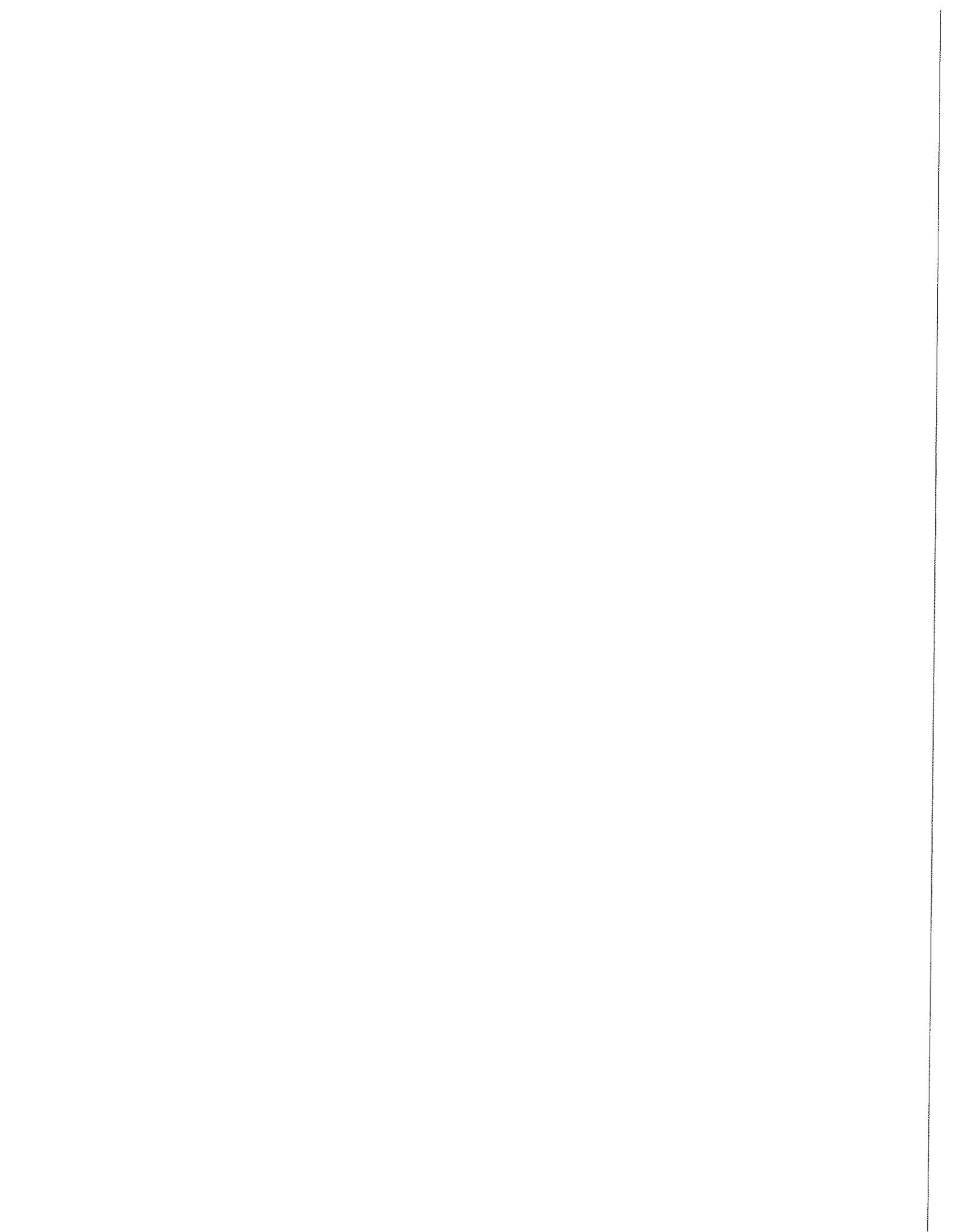
AT THAT TIME, THE LETTER OF CREDIT WILL EXPIRE AND  
OUR LIABILITY WILL CEASE.

IF YOU HAVE ANY QUESTIONS, DO NOT HESITATE TO CONTACT US.

REGARDS,

  
\_\_\_\_\_  
FIFTH THIRD BANK  
TRADE SERVICES  
PHONE: 800-662-3914

CC:  
SPRING HILL PLACE LAND PARTNERS,  
LIMITED PARTNERSHIP  
810 CURTISWOOD LANE  
NASHVILLE, TN 37204





APRIL 29, 2016

CITY OF SPRING HILL, TENNESSEE  
199 TOWN CENTER PARKWAY  
SPRING HILL, TN 37174  
ATTN: BEAU HERRING

RE: OUR LETTER OF CREDIT NO. S500539  
IN THE AMOUNT OF 18,022.00 USD

TO WHOM IT MAY CONCERN,

AS PER LETTER OF CREDIT TERMS, PLEASE CONSIDER THIS LETTER AS OUR NOTIFICATION THAT WE DO NOT INTEND TO EXTEND THE ABOVE REFERENCED LETTER OF CREDIT BEYOND THE CURRENT EXPIRY DATE OF AUGUST 17, 2016.

AT THAT TIME, THE LETTER OF CREDIT WILL EXPIRE AND OUR LIABILITY WILL CEASE.

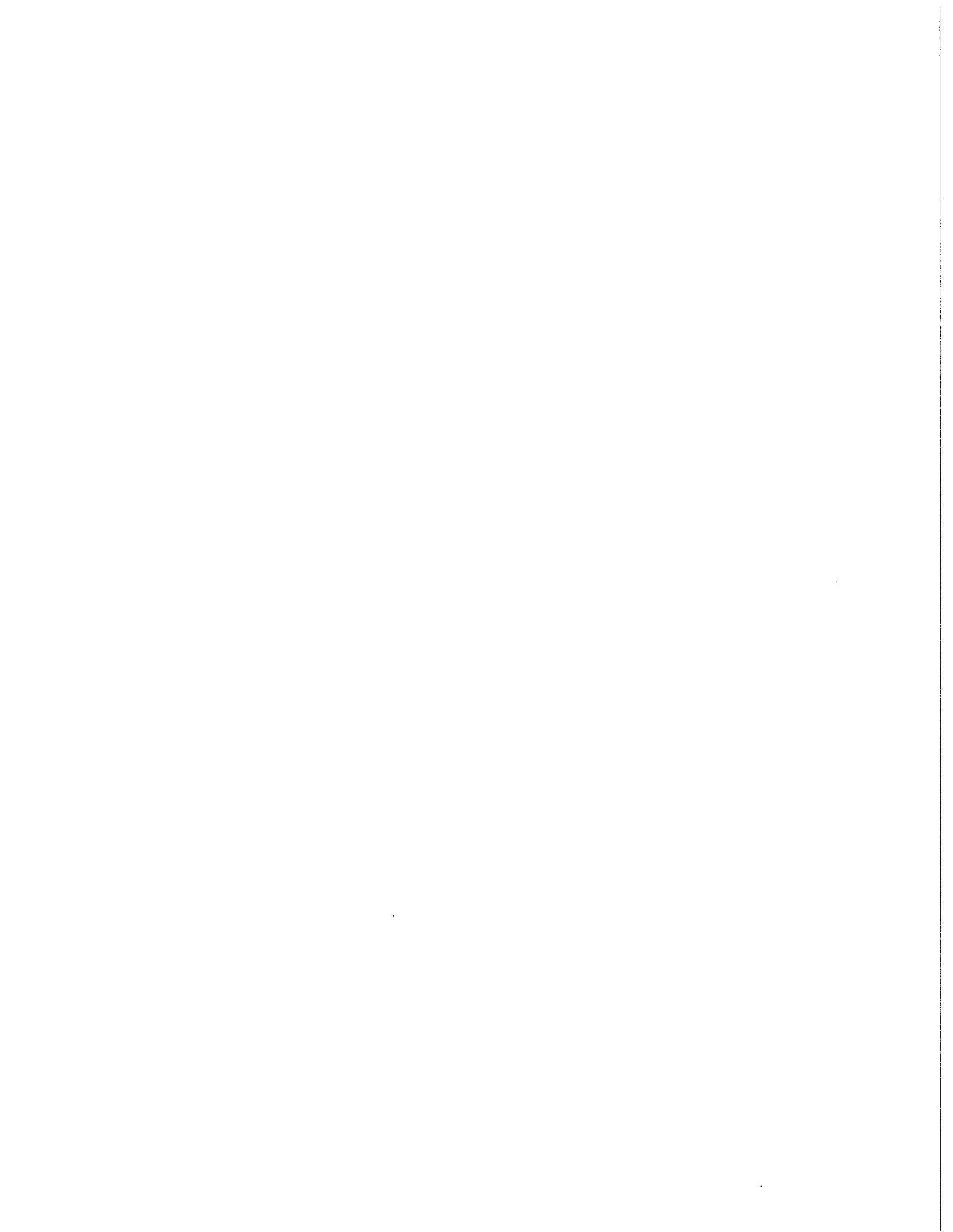
IF YOU HAVE ANY QUESTIONS, DO NOT HESITATE TO CONTACT US.

REGARDS,

---

FIFTH THIRD BANK  
TRADE SERVICES  
PHONE: 800-662-3914

CC:  
SPRING HILL PLACE LAND PARTNERS,  
LIMITED PARTNERSHIP  
810 CURTISWOOD LANE  
NASHVILLE, TN 37204





**HUNTLY GORDON**  
A PROFESSIONAL LIMITED LIABILITY CORPORATION  
ATTORNEY AT LAW

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May 16, 2016

Missy Stahl, CMFO - Project Management  
City of Spring Hill  
Post Office Box 789  
Spring Hill, TN 37174

Re: Spring Hill Place  
Section 6, Plat Book P42, Page 74 Register's Office of Williamson County  
Section 7, Plat Book P45, Page 34 Register's Office of Williamson County  
Section 9, Plat Book P51, Page 147 Register's Office of Williamson County

Dear Ms. Stahl:

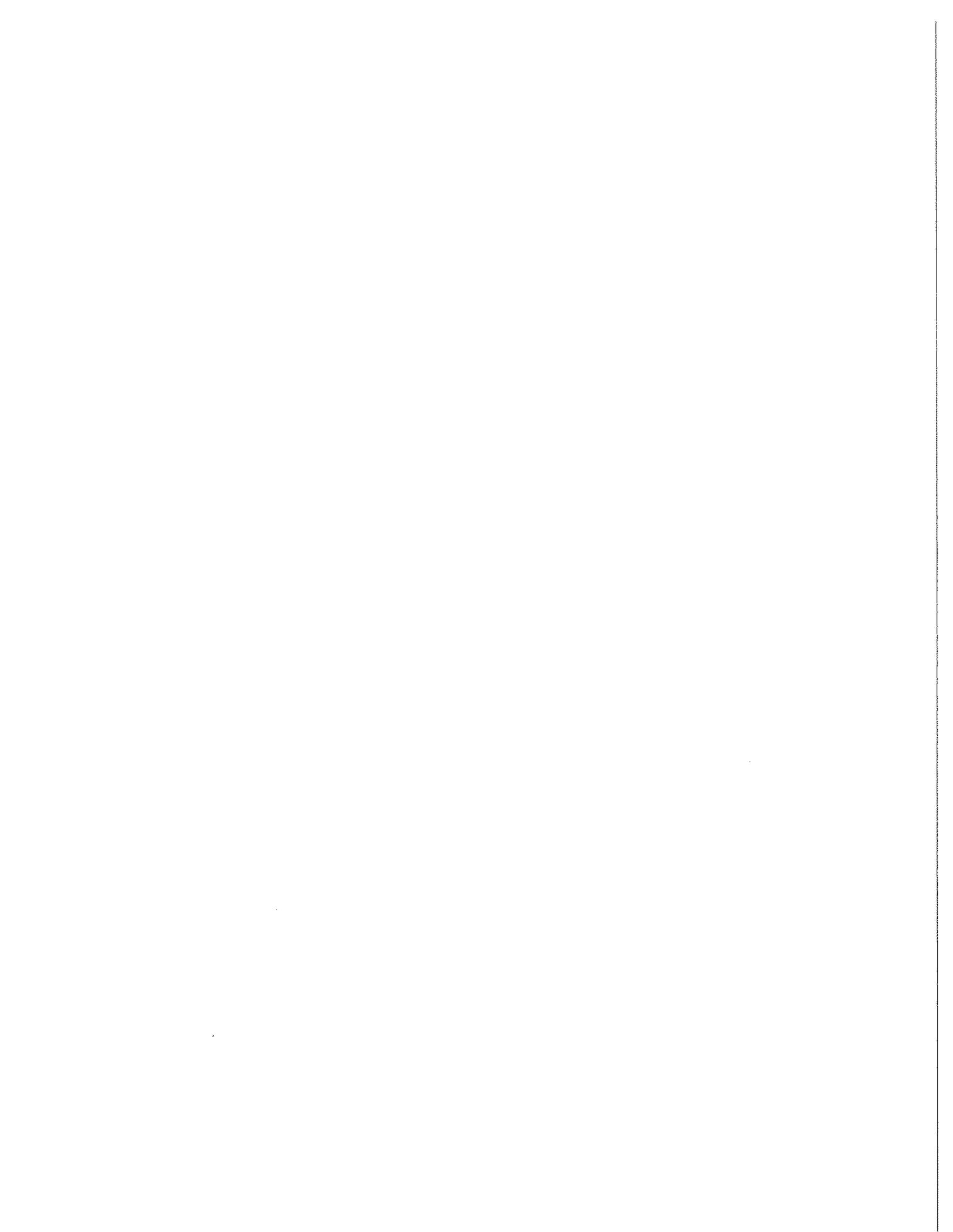
As we discussed, my client, Spring Hill Place Homeowners Association, Inc. by and through its Board of Directors has instructed me to pursue pavement of the unfinished roadways in the aforementioned sections of the neighborhood. It is our understanding that the City of Spring Hill requires final topcoat paving of subdivision sections once they are over eighty percent (80%) complete.

Section Six (6) contains thirty-seven (37) lots and all lots are built upon except lots 183, 184 and 185 making it over the requisite paving threshold. Please find attached the recorded plat of this section and provide for the top coating to be timely installed.

Section Seven (7) contains twenty-nine (29) lots and all lots are built upon except lots 149, 154, 163, 174 and 181 making it over the requisite paving threshold. Please find attached the recorded plat of this section and provide for the top coating to be timely installed.

Section Nine (9) contains twenty-eight (28) lots and all lots are built upon except lots 225, 229 and 230 making it over the requisite paving threshold. Please find attached the recorded plat of this section and provide for the top coating to be timely installed.

The residents of Spring Hill Place neighborhood have been awaiting the final pavement of these sections for several years and are requesting the City of Spring Hill intervene on its behalf to complete these public street improvements for the public safety and welfare of its citizens.





Page 2  
MAY 16, 2016

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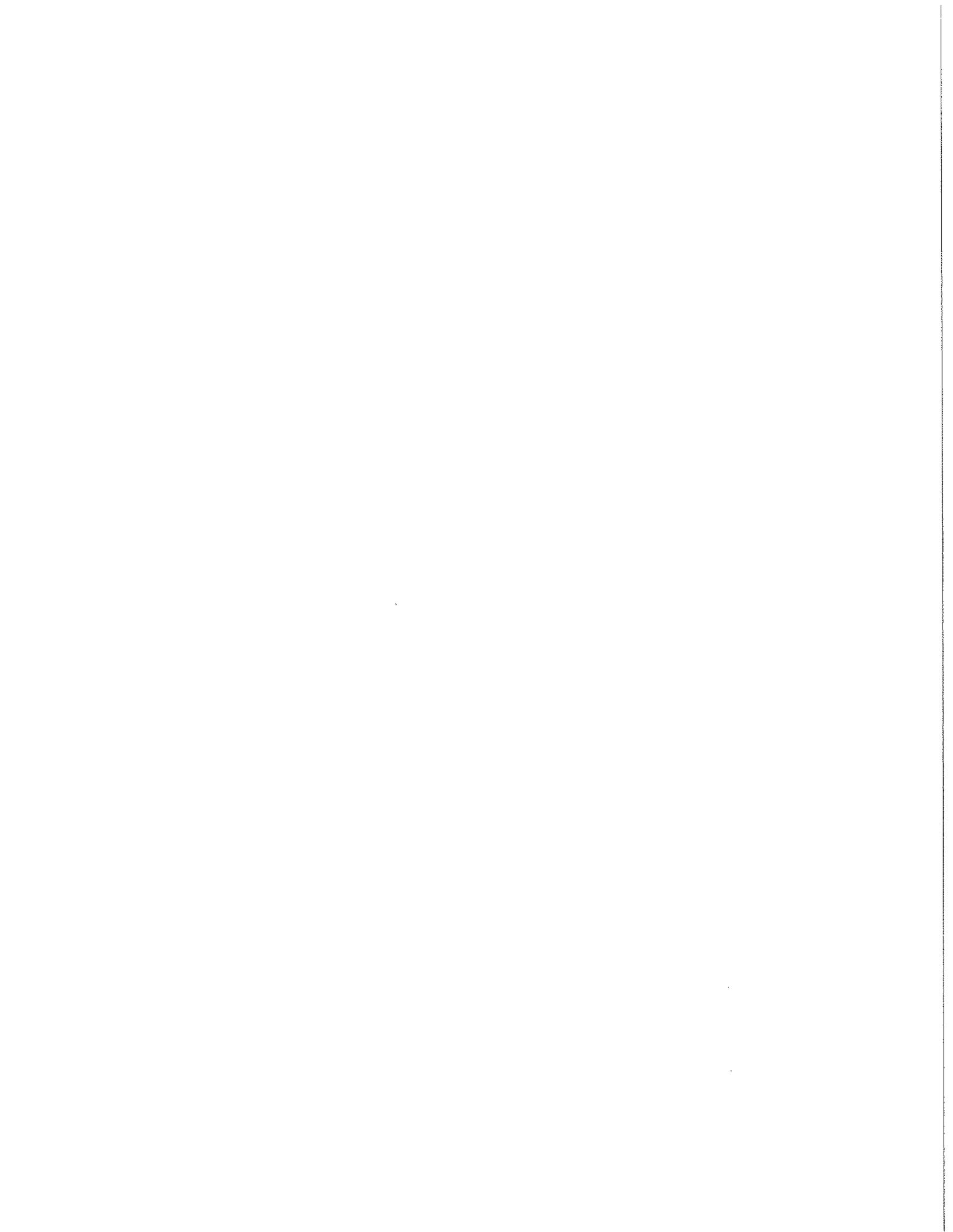
If you need additional information or would like to discuss this matter further please telephone the number below or email [huntly@huntlygordon.com](mailto:huntly@huntlygordon.com) . Thank you for your timely attention to this matter.

Cordially yours,

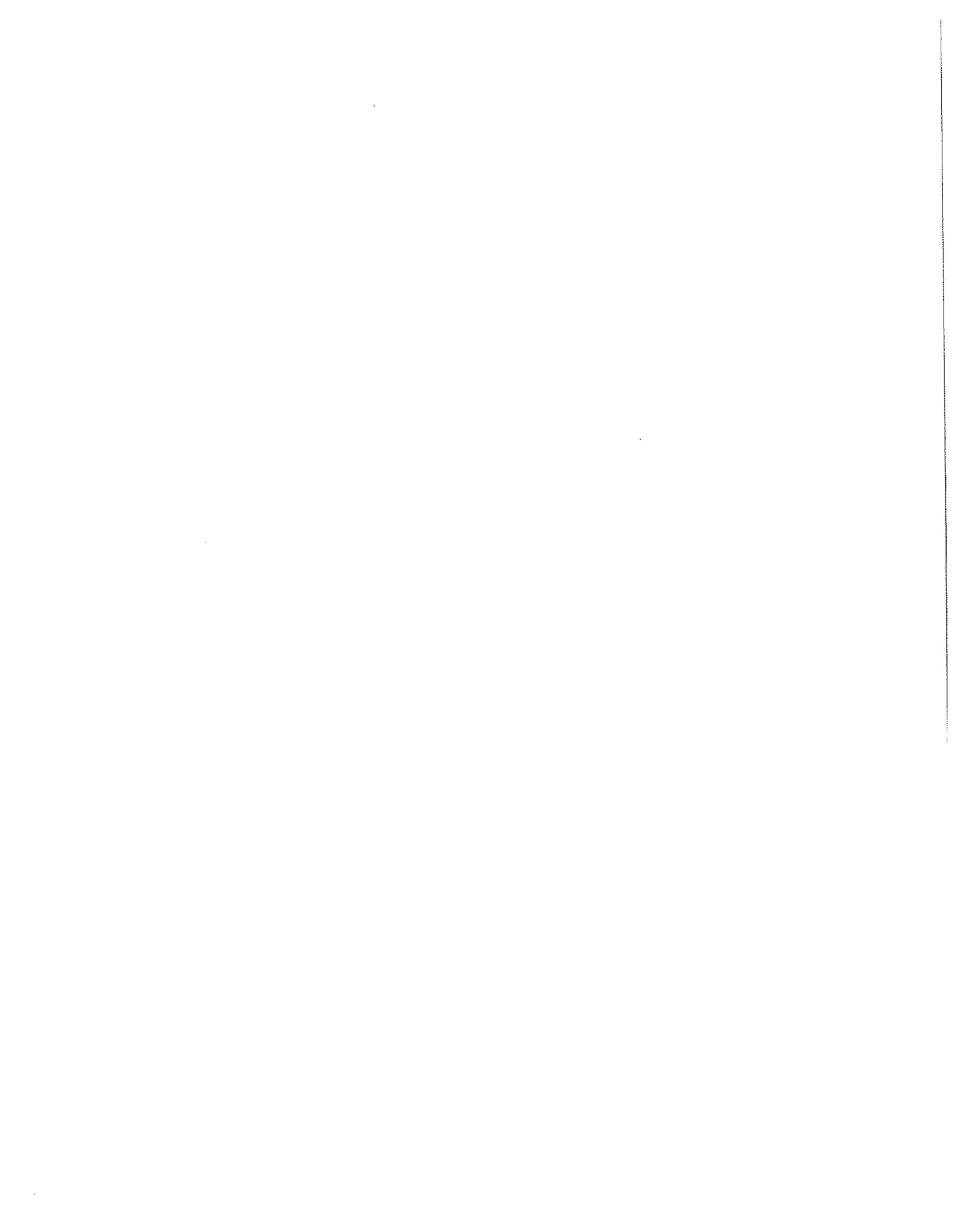
*ELECTRONICALLY SIGNED*

*/S/ HUNTLY GORDON*

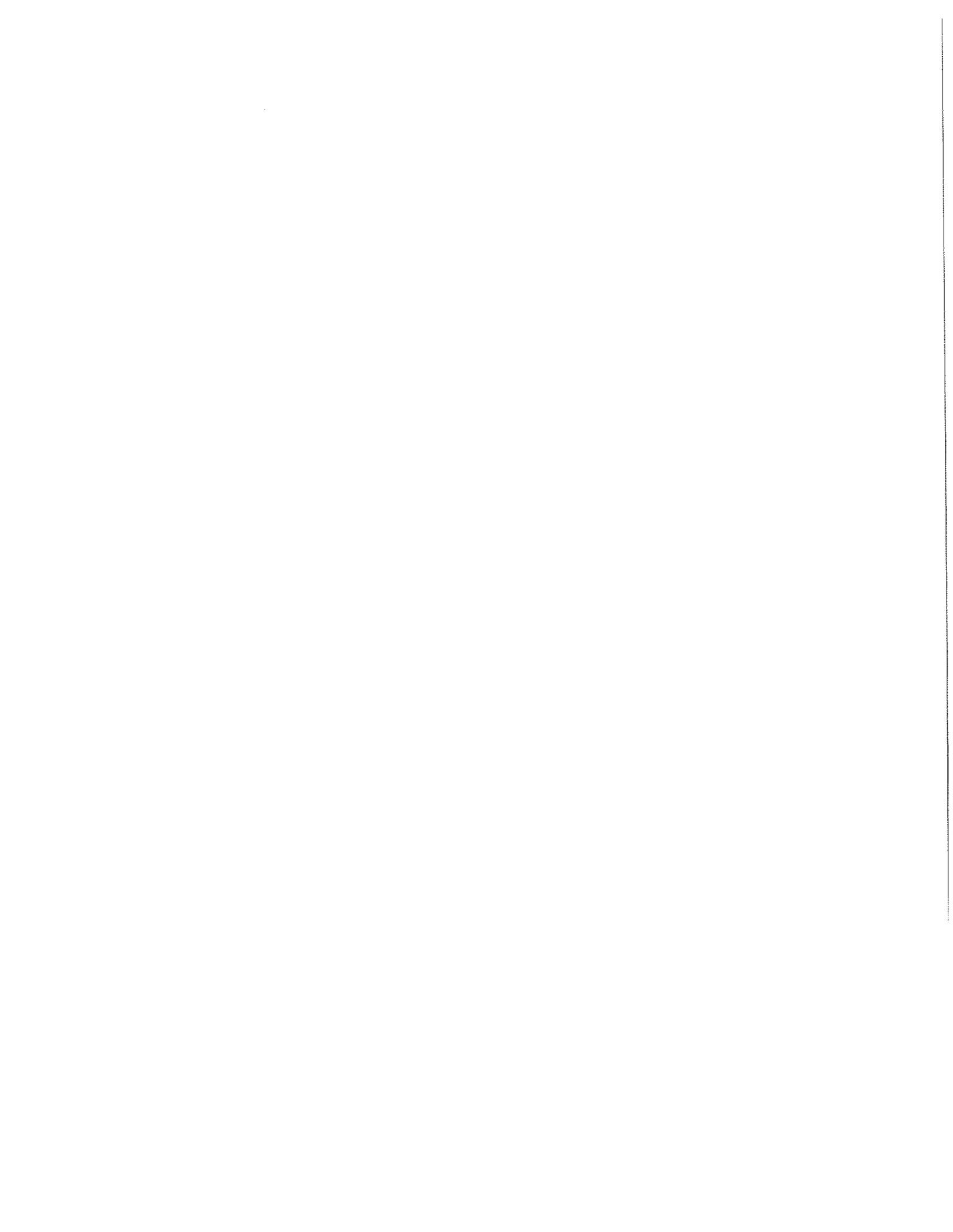
HUNTLY GORDON  
(615) 302-0100







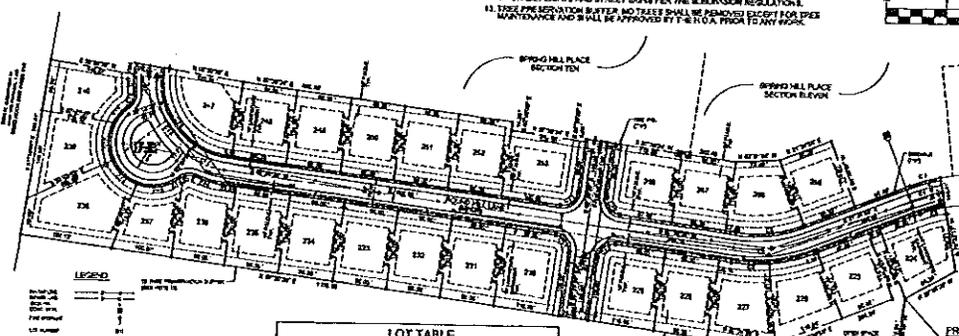
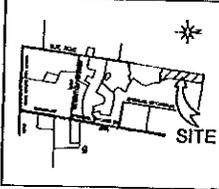




**CURVE DATA**

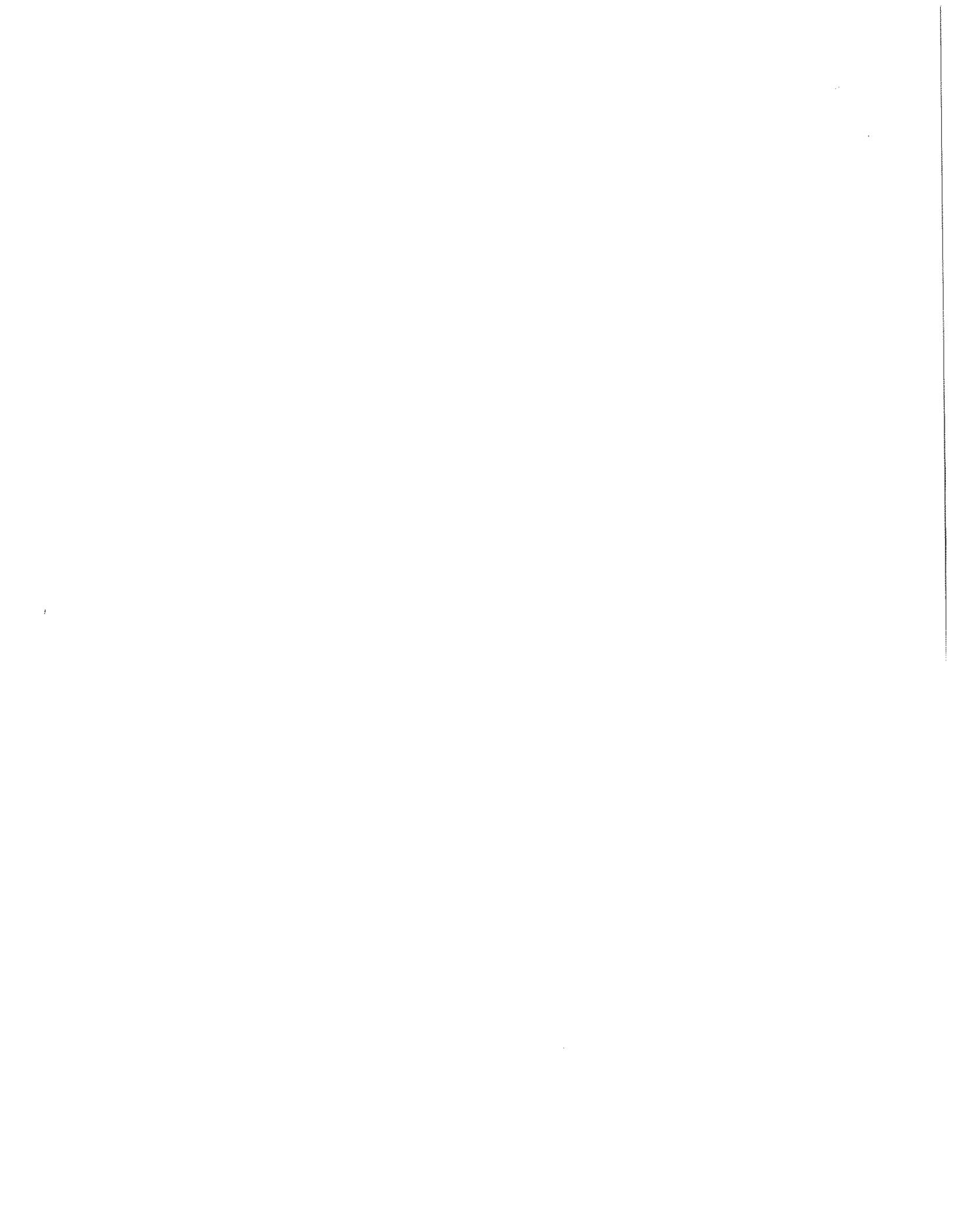
STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.
1+00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
1+10	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
1+20	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
1+30	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
1+40	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
1+50	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
1+60	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
1+70	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
1+80	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
1+90	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
2+00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
2+10	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
2+20	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
2+30	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
2+40	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
2+50	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
2+60	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
2+70	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
2+80	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
2+90	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
3+00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
3+10	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
3+20	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
3+30	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
3+40	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
3+50	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
3+60	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
3+70	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
3+80	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
3+90	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
4+00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
4+10	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
4+20	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
4+30	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
4+40	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
4+50	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
4+60	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
4+70	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
4+80	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
4+90	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
5+00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
5+10	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
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5+30	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
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5+50	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
5+60	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
5+70	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
5+80	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00
5+90	S 89° 58' 00" W	100.00	171° 56' 00"	100.00	S 89° 58' 00" W	100.00	171° 56' 00"	100.00

- GENERAL NOTES**
- THE PURPOSE OF THIS PLAN IS TO CREATE 28 SINGLE FAMILY RESIDENTIAL LOTS IN SECTION NINE.
  - PRELIMINARY PLAN WAS APPROVED BY THE SPRING HILL PLANNING COMMISSION.
  - BOUNDARY SURVEY LAYED FROM FIELD SURVEY BY PROJECT MANAGEMENT ENGINEERS, DATED 12/15/07.
  - ELECTRIC SERVICE BY MIDDLE TENNESSEE ELECTRIC.
  - TOTAL OPEN SPACE IN THIS SECTION IS 17.24 ACRES (74,700 SQ. FT.).
  - WATER & SEWER SERVICE PROVIDED BY THE CITY OF SPRING HILL.
  - NO PORTION OF THE PLOTS IS WITHIN AN AREA CONTAINING FLOOD HAZARD OR FLOODPLAIN IN ACCORDANCE WITH FEMA MAP 17-00-00000000 OF 12/15/07.
  - THERE IS A 12' P.U.D. EASEMENT ALONG THE SIDE LOTS AND REAR LOT LINES AND A P.U.D. EASEMENT ALONG THE SIDE LOTS.
  - ALL OPEN SPACE AREAS SHALL BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENTS.
  - ALL OPEN SPACE AREAS, DETENTION BASINS AND DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
  - THESE LOTS ARE SUBJECT TO THE RESTRICTIVE COVENANTS AS SHOWN IN DEED BOOK AND PAGE 101 & 102.
  - THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF STREET LIGHTS AND STREET SIGNAGE PER THE REGULATION MAINTENANCE AND SHALL BE APPROVED BY T.H.C.A. PRIOR TO ANY WORK.



**LOT TABLE**

ADDRESS	LOT NO.	SQUARE FEET	ACRES
1010 Spring Hill Place	101	1,200.00	0.03
1012 Spring Hill Place	102	1,200.00	0.03
1014 Spring Hill Place	103	1,200.00	0.03
1016 Spring Hill Place	104	1,200.00	0.03
1018 Spring Hill Place	105	1,200.00	0.03
1020 Spring Hill Place	106	1,200.00	0.03
1022 Spring Hill Place	107	1,200.00	0.03
1024 Spring Hill Place	108	1,200.00	0.03
1026 Spring Hill Place	109	1,200.00	0.03
1028 Spring Hill Place	110	1,200.00	0.03
1030 Spring Hill Place	111	1,200.00	0.03
1032 Spring Hill Place	112	1,200.00	0.03
1034 Spring Hill Place	113	1,200.00	0.03
1036 Spring Hill Place	114	1,200.00	0.03
1038 Spring Hill Place	115	1,200.00	0.03
1040 Spring Hill Place	116	1,200.00	0.03
1042 Spring Hill Place	117	1,200.00	0.03
1044 Spring Hill Place	118	1,200.00	0.03
1046 Spring Hill Place	119	1,200.00	0.03
1048 Spring Hill Place	120	1,200.00	0.03
1050 Spring Hill Place	121	1,200.00	0.03
1052 Spring Hill Place	122	1,200.00	0.03
1054 Spring Hill Place	123	1,200.00	0.03
1056 Spring Hill Place	124	1,200.00	0.03
1058 Spring Hill Place	125	1,200.00	0.03
1060 Spring Hill Place	126	1,200.00	0.03
1062 Spring Hill Place	127	1,200.00	0.03
1064 Spring Hill Place	128	1,200.00	0.03
1066 Spring Hill Place	129	1,200.00	0.03
1068 Spring Hill Place	130	1,200.00	0.03
1070 Spring Hill Place	131	1,200.00	0.03
1072 Spring Hill Place	132	1,200.00	0.03
1074 Spring Hill Place	133	1,200.00	0.03
1076 Spring Hill Place	134	1,200.00	0.03
1078 Spring Hill Place	135	1,200.00	0.03
1080 Spring Hill Place	136	1,200.00	0.03
1082 Spring Hill Place	137	1,200.00	0.03
1084 Spring Hill Place	138	1,200.00	0.03
1086 Spring Hill Place	139	1,200.00	0.03
1088 Spring Hill Place	140	1,200.00	0.03
1090 Spring Hill Place	141	1,200.00	0.03
1092 Spring Hill Place	142	1,200.00	0.03
1094 Spring Hill Place	143	1,200.00	0.03
1096 Spring Hill Place	144	1,200.00	0.03
1098 Spring Hill Place	145	1,200.00	0.03
1100 Spring Hill Place	146	1,200.00	0.03
1102 Spring Hill Place	147	1,200.00	0.03
1104 Spring Hill Place	148	1,200.00	0.03
1106 Spring Hill Place	149	1,200.00	0.03
1108 Spring Hill Place	150	1,200.00	0.03
1110 Spring Hill Place	151	1,200.00	0.03
1112 Spring Hill Place	152	1,200.00	0.03
1114 Spring Hill Place	153	1,200.00	0.03
1116 Spring Hill Place	154	1,200.00	0.03
1118 Spring Hill Place	155	1,200.00	0.03
1120 Spring Hill Place	156	1,200.00	0.03
1122 Spring Hill Place	157	1,200.00	0.03
1124 Spring Hill Place	158	1,200.00	0.03
1126 Spring Hill Place	159	1,200.00	0.03
1128 Spring Hill Place	160	1,200.00	0.03
1130 Spring Hill Place	161	1,200.00	0.03
1132 Spring Hill Place	162	1,200.00	0.03
1134 Spring Hill Place	163	1,200.00	0.03
1136 Spring Hill Place	164	1,200.00	0.03
1138 Spring Hill Place	165	1,200.00	0.03
1140 Spring Hill Place	166	1,200.00	0.03
1142 Spring Hill Place	167	1,200.00	0.03
1144 Spring Hill Place	168	1,200.00	0.03
1146 Spring Hill Place	169	1,200.00	0.03
1148 Spring Hill Place	170	1,200.00	0.03
1150 Spring Hill Place	171	1,200.00	0.03
1152 Spring Hill Place	172	1,200.00	0.03
1154 Spring Hill Place	173	1,200.00	0.03
1156 Spring Hill Place	174	1,200.00	0.03
1158 Spring Hill Place	175	1,200.00	0.03
1160 Spring Hill Place	176	1,200.00	0.03
1162 Spring Hill Place	177	1,200.00	0.03
1164 Spring Hill Place	178	1,200.00	0.03
1166 Spring Hill Place	179	1,200.00	0.03
1168 Spring Hill Place	180	1,200.00	0.03
1170 Spring Hill Place	181	1,200.00	0.03
1172 Spring Hill Place	182	1,200.00	0.03
1174 Spring Hill Place	183	1,200.00	0.03
1176 Spring Hill Place	184	1,200.00	0.03
1178 Spring Hill Place	185	1,200.00	0.03
1180 Spring Hill Place	186	1,200.00	0.03
1182 Spring Hill Place	187	1,200.00	0.03
1184 Spring Hill Place	188	1,200.00	0.03
1186 Spring Hill Place	189	1,200.00	0.03
1188 Spring Hill Place	190	1,200.00	0.03
1190 Spring Hill Place	191	1,200.00	0.03
1192 Spring Hill Place	192	1,200.00	0.03
1194 Spring Hill Place	193	1,200.00	0.03
1196 Spring Hill Place	194	1,200.00	0.03
1198 Spring Hill Place	195	1,200.00	0.03
1200 Spring Hill Place	196	1,200.00	0.03
1202 Spring Hill Place	197	1,200.	



# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
Tom Wolf, City Engineer  
MEETING: May 23, 2016  
SUBJECT: PUD 81-2016 (Oakview)

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**STP 157-2016:** Submitted by Huntly Gordon for property located west of Denning Lane and Kedron Road. The property is zoned AG, Agricultural, and contains approximately 20 acres. The applicant requests approval to rezone the property from AG, Agricultural, to R-2, Medium Density Residential, Planned Unit Development.

**Property description and history:** This undeveloped property is located west of the intersection of Denning Lane and Kedron Road. The Oaklawn Plantation is located to the north, and the subject property is within an historic buffer, requiring Historic Commission review and recommendation of this request. The remainder of the surrounding properties are zoned and developed for low-density single family or agricultural uses.

The Planning Commission and Board of Mayor and Aldermen have considered rezoning requests for this property in the past, which have failed due to the significant impact on the City's transportation network and incompatibility with the surrounding properties and densities.

The property to the northwest, part of the Southern Springs development, was denied use of an existing access drive onto Denning Lane due to negative traffic impact concerns on the street and incompatibility with the surrounding properties.

**Request:** The applicant requests rezoning approval for a Planned Unit Development containing 56 single-family residential lots and associated open space.

**Streets and sidewalk:** Denning Lane (a Collector street designation) is a two-lane unimproved street with approximately 17 feet of pavement, no striping, and open ditch. The applicant proposes street improvements for the extent of the property's frontage along Denning Lane to include a left turn lane into the development; however, off-site improvements for Denning Lane to mitigate for the impact of this development from the project boundary to Kedron Road are not proposed.

In response to staff's recommendation, the applicant has indicated an attempt to reach an agreement with the property owner to the south to allow for the connection of proposed "Oakview Drive" with existing Sparrow Street to the south. Staff has not received documentation indicating that the property owner to the south has declined to permit this connection.

The applicant proposes sidewalk on only one side of the street. Typically, with a Planning Unit Development application, the City requires sidewalk construction on both sides of the street for a complete internal pedestrian network.

The plan must be updated to identify the existing right-of-way on Denning Lane and dimension the existing and proposed right-of-way from centerline.

**Bulk and Area requirements:** The applicant proposes 56 single-family detached lots subject to the bulk and area criteria of the R-2, Medium Density, zoning district.

**Bicycle and Greenway Plan:** Denning Lane is designated as a bike lane route. The applicant does not propose a bike lane on Denning Lane in accordance with the City's plan.

**Landscaping and buffering:** The applicant does not propose a buffer to the east or west, which are differing zoning districts and densities to that proposed.

**Public Works comments:**

- Show ADA ramps and standard detail
- Recommendation to extend Denning improvements to 200LF East and West of development frontage.
- Show existing domestic water tie-in to Sparrow (open item from previous review)
- Show drainage easements and HOA responsibility (open item from previous review)
- Connection of Oakview to Sparrow is required (open item from previous review)
- Is cul-d-sac on Sparrow permanent or temporary?
- Note – Access to Denning is inconsistent with Southern Springs development requirements

**Spring Hill Rising 2040:** The future land use designation of the property is “Residential Neighborhood Area”, which represents a transitional area between natural or rural settings and more intense environments, such as mixed use areas. The intent of this area 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. The development pattern of this area varies from a low to moderate density, and new development should integrate different housing types of appropriate scale and context and increase connections between neighborhoods and other areas.



May 23, 2016

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

RE: May 13, 2016 PC Review Comments

To Whom It May Concern:

Following are the comments for the May 23, 2016 PC Review Meeting:

**OLD BUSINESS**

1. **PUD 81-2015**: Master Plan Approval - 3357 Denning Lane (Oakview)
  - Show ADA ramps at Lot 13
2. **RZN 162-2016**: Rezone request from R-2 to R-6 (Oaklawn)
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  - Show proposed improvements to Port Royal
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  - Coordinate all water and sewer with designated City Representative
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  - Need standard details (AC section), drainage plan and utility plan. (AC=1.5/2/8)
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  - Show proposed improvements to Tom Lunn Road.
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  - Recommend steel reinforcement in truck concrete
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18. **PUD 199-2016:** Master Plan Development request for property located at Cleburne and Beechcroft (Villages at Harvest Point)
  - Show proposed street improvements to Cleburne and Beechcroft.

If you should have any questions with regards to these matter, please do not hesitate to contact me.

Sincerely,

Christian Saxe  
Assistant Superintendent of Public Works  
City of Spring Hill



## 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

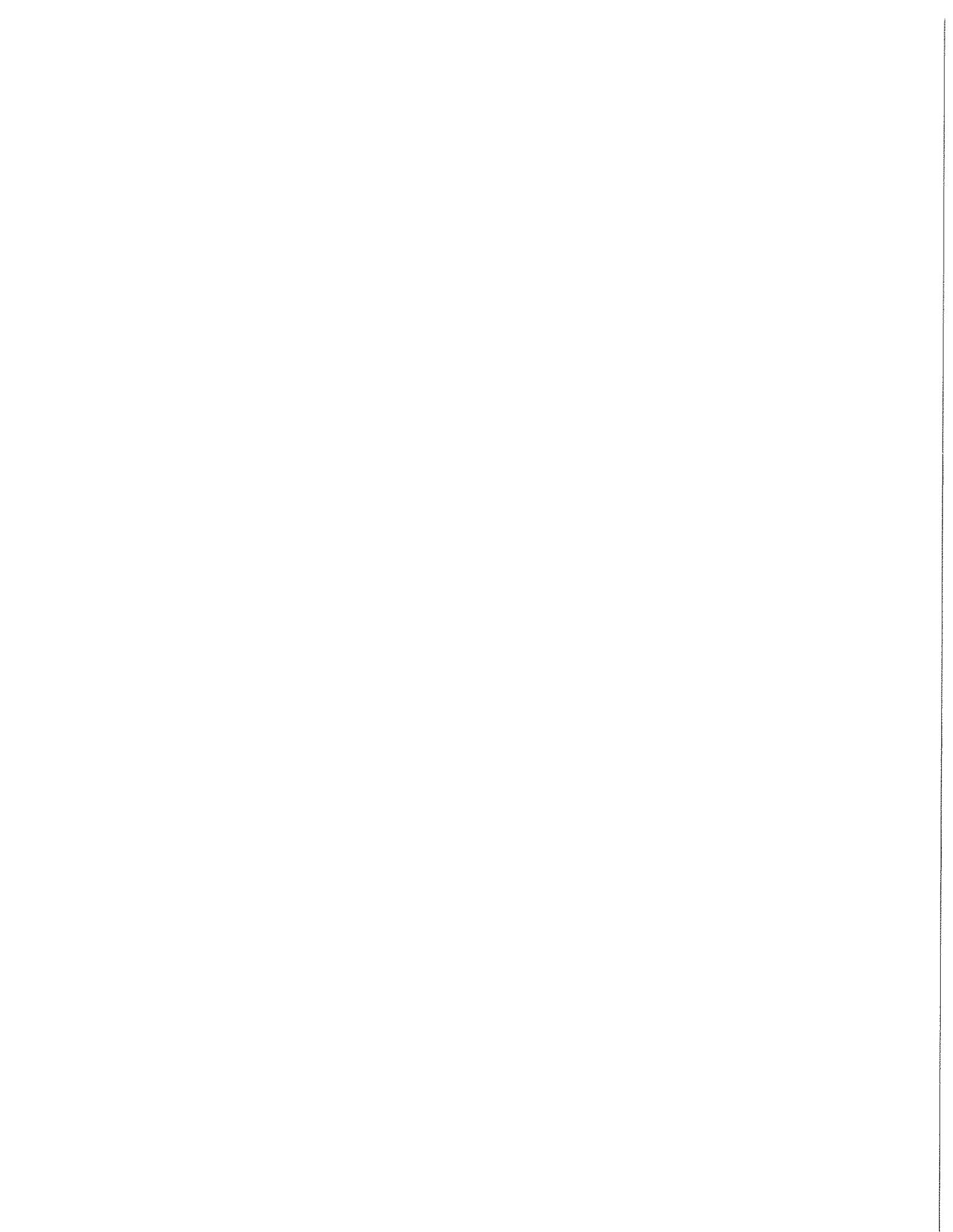
#### Transportation

- 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

Spring Hill RISING: 2040



**03.28.2016**

**IN OPPOSITION TO PUD 81-2015/Amplified  
Statement**

**-Jerry Johnson**

**In the past this body has chosen to protect the Rural Residential area on Denning Lane from forces that would alter or impact its character, and the country lane itself from the dangers of high levels of traffic. For that I applaud you and most certainly ask you to continue that practice as relates to the merit or lack thereof regarding this rezone request.**

**In the case of the Vineyard project, it entailed not allowing access to Denning Lane, as well as the use of visual buffers like tree plantings and high berms. To be honest, since that property had in place zoning that was, at least in my view, a far greater danger to the character of this Rural Residential area than the project, I was forced to concede support for what I deemed to be the lesser of two evils. At least the country lane called Denning Lane was unscathed and our view somewhat protected.**

**This request and its 475% increase in housing for our neighborhood has no such basis for my support or yours, nor any basis in the language**

**or the spirit of the Comprehensive Plan\*, in which, the concept of Character Area Planning is deemed requisite and foundational. The current character of the area is clearly Rural Residential and it provides the highly positive planning attribute of a smooth transition from an area of a residential/hobby farm nature to that of intense animal husbandry and cropland.**

**Let me take you on a tour of Denning Lane. It is bookended one end by a trout stream and Oaklawn Plantation, and on the other by the UT farm. It's a really unique area and quite different from the norm.**

**From Kedron, one immediately notices the change from a busy road to a country lane.**

- **First is the speed limit. It's 25...with good reason.**
- **One has to be very careful to stay between the center line and paved edge because there are virtually no shoulders and in one spot a bridge with no guard rails. Meeting vehicles requires alert driving.**
- **The first corner is a very difficult place to meet another vehicle and stay on the paved surface. One experience sticks with you.**
- **It is not a road where one can safely walk, jog or bike.**

- **It is not a road where two trucks can meet without slowing and managing their mirrors. Delivery drivers have learned the hard way that colliding mirrors can be a real hazard of not paying great attention to detail.**
- **Those delivery drivers have at times left their trucks on Denning Lane and walked in their item or load because they can't make the turn into driveways. The road is too narrow. Case in point are the two most recent furniture purchases I've made.**
- **Traffic can be slowed by frequent farm tractor traffic. Interestingly, Denning Lane appears to have more farm tractor traffic than motorcycle traffic.**
- **The road surface is at times blessed with the presence of mud and manure. Hey, these are working farms. Just between you and me, if I've just had a car wash I go to Columbia or the Crossings via the Kedron end.**
- **Denning Lane has two 90 degree curves down by the UT farm and a low spot just before that you watch for because it fills with water and mud when it rains.**
- **Denning Lane doesn't get a lot of through traffic because of these factors. For this I am grateful.**

**Regarding homesteads: From Kedron, one first travels past a series of homes on large lots, a number of them having outbuildings, many of which have hobby farm type purposes.**

- **There are only twelve (including 2 farms) at present, due to the large lot size and uses present.**
- **Long graceful driveways on a few lead to equally graceful rural homesites.**
- **Opposite these homesites is the historic and beautiful Oaklawn Plantation, one of Spring Hill's treasures, with which you are all familiar.**
- **There are horses, donkeys, cows, goats, and chickens on these properties. Cattle outnumber people on Denning Lane. Of late it's been calving time, so lots of mommas and babies have been what we've seen each day and it's scenes like this that we treasure and for which we feel very blessed. On rare occasion some of those critters make a run for freedom so we all pitch in for a roundup.**
- **Over the full length of Denning Lane, there are more outbuildings than homes, most of which are hobby farm or farm related.**

- On the Smith farm, sits a log home built by Sam himself .... from the Foxfire books, if you're familiar. It may not be Oaklawn, but it's cool enough I took some of my grandkids there for a tour, courtesy of Sam and Frances.
- At one point on Denning Lane, Brown Road offers another residential area with 4 homes, one with what might be cash crop farming, but I'm not really sure.

I'm sure you figured out that all this has been shared to give you an idea of what's at stake. A way of life. That's very significant. Hard to quantify, but very significant.

I ask you to consider the visual impact of 57 homes on these 20 acres. That's over four times what is now present. 475% increase. That's mind boggling. Especially when one considers that it would be 4 to 8, possibly 9 homes to be consistent with the area and neighborhood.

But there's more. I ask you to consider the impact of 114 vehicles on these 20 acres

- times how many times they would leave Denning Lane per day and

- **how many times they would return each day and**
- **how many times a day they might repeat that process and**
- **how many support vehicles per day 57 homes might generate on Denning Lane.**

**Think then about the intersection of Denning and Kedron. It's already a dangerous intersection. But wait, let's add to it a portion of the hundreds of vehicles that Southern Springs will add to Kedron. Mind boggling doesn't even cover it, does it?**

**Maybe they would choose to go to 31 on Denning, but that's no picnic in the morning or at shift change in the afternoon, is it?**

**Here are some of the questions you must surely ponder:**

**Is the request to approve PUD 81-2015 consistent with the language, intent and spirit of the Comprehensive Plan?**

**I ask you to consider that it is not.**

**Would approval PUD 81-2105 violate the foundational concept in the Comprehensive Plan of Character area planning, by definition and/or spirit?**

**I ask you to consider that it would indeed violate it. (Please note the second and third paragraphs under Future Land Use Plan)**

**Would the impact on the character area wherein it would be placed be deemed good planning and good stewardship?**

**Would it enhance the Quality of life, Health, Safety and Welfare of the residents of Spring Hill and the immediate character area?**

**I didn't envy you when it came to the health, safety and welfare implications you looked at when it came to Southern Springs, but I have to tell you, I suggest those same considerations regarding PUD 81-2015 should be pretty easy.**

**Does the city need this development? Here?**

**I hope you'll consider that the answer is clearly no to those questions.**

**We can't impress you with our numbers. There are very few of us. To those with money as their objective, our homes, our quality of life, our hopes and dreams, would only be collateral damage.**

**We are solely reliant on the Comprehensive Plan and on your thoughtful consideration of this rezoning request, as well as, bottom-line, in your integrity to simply do the right thing. We trust you will.**

**\*See Spring Hill Rising: 2040, Future Land Use Plan**

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: May 23, 2016  
SUBJECT: RZN 162-2016 (The Enclave at Oaklawn)

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**RZN 162-2016:** Submitted by Huntly Gordon for Oaklawn located at 3331 Denning Lane. The property is zoned R-2 (Medium Residential) Historically Significant and contains approximately 82.7 acres. The applicant requests rezoning from a R-2 (Medium Residential) to a R-6 (Traditional Neighborhood Development).

**Property description:** This property is located at the northwest intersection of Kedron Road and Denning Lane and is developed for the historic Oaklawn Plantation. This 82.7-acre tract is zoned R-1, Low Density Residential, and is designated by the Board of Mayor and Aldermen (BOMA) as historically significant. Because of this designation, Historic Commission review and recommendation for this request is required prior to the Planning Commission's recommendation to the BOMA.

The majority of the surrounding properties are zoned and developed for low-density single family or agricultural uses. The property to the northwest is approved for the development of 602 dwelling units on 307 acres and was denied use of an existing access drive onto Denning Lane due to negative traffic impact concerns on the street and incompatibility with the surrounding properties. Further, the developers of Southern Springs were required to incorporate extensive landscaped buffers between their residential development and the subject property due to the impact of the new neighborhood on the grounds and viewshed of the historic Oaklawn Plantation.

**Request:** The applicant requests rezoning approval from R-1, Low Density Residential, to R-6, Traditional Neighborhood Development, to allow for 422 multi-family and single-family dwellings within 52 acres (an average density of 5.1 dwelling units per acre), eight (8) acres of commercial development, and associated open space.

**Streets and sidewalk:** Denning Lane (a Collector street designation) is a two-lane unimproved street with approximately 17 feet of pavement, no striping, and open ditch. Similarly, Kedron Road (an Arterial) is a two-lane unimproved street with approximately 23 feet of pavement. A portion of Kedron Road to the north of the subject property is required to be improved as part of the Southern Springs development.

The proposed bubble plan indicates that the applicant proposes two new streets to intersect with Denning Lane, one new street to intersect with Kedron Road, and one new street to connect to the Southern Springs Development. This new street proposed to connect to the Southern Springs development conflicts with a landscape buffer between the two properties required by the Planning Commission for the first phase of the residential development. This buffer is required to be a minimum of 150 feet wide, to have significant topography changes, and contains an existing tree grove that was recommended by the Historic Commission and required by the Planning Commission to be preserved. The final plat application for this area of the Southern Springs development is also on this work session agenda. The applicant has not provided the requested information indicating that the developers of Southern Springs will permit the proposed street connection.

Should this rezoning request be approved, street improvements to both Denning Lane and Kedron Road would be necessary to accommodate the significant increase of traffic to the site. In the past, the Planning Commission has required traffic impact studies for rezoning requests. Based on the scope of the proposed rezoning request, the surrounding existing conditions, and the lack of information indicating the impact of the proposal on the existing infrastructure, staff recommends requiring a traffic impact study for this proposal prior to making a recommendation to the BOMA.

**Bicycle and Greenway Plan:** Denning Lane is designated as a bike lane route. The applicant does not indicate in the bubble plan provisions for a bike lane on Denning Lane in accordance with the City's plan.

**Required information:** The following information is required by the Zoning Ordinance, was requested at the staff review meeting, and has not been submitted. Prior to being added to Planning Commission's June 13<sup>th</sup> meeting agenda, the applicant is required to provide the following information –

- (a) Utility available to serve this proposed development;
- (b) Conformity to the Lot and Block Standards for this requested Zoning District;
- (c) Conformity to the Circulations Standards for this requested Zoning District;
- (d) Conformity to the Vehicular Standards for this requested Zoning District; and
- (e) Conformity to the Architectural and Landscape Standards for this type of requested development.

**Spring Hill Rising 2040:** The future land use designation of the property is "Residential Neighborhood Area", which represents a transitional area between natural or rural settings and more intense environments, such as mixed use areas. The intent of this area 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. The development pattern of this area varies from a low to moderate density, and new development should integrate different housing types of appropriate scale and context and increase connections between neighborhoods and other areas. This area includes low-intensity nonresidential uses where appropriate.

This proposed rezoning submittal does not meet Goal 4 of *Spring Hill Rising: 2040*, as it will not protect cultural and historic resources. Further, it does not comply with the policy that future growth promote the preservation of historic properties, structures, and landscapes.

The adjacent Southern Springs development was required to limit the average density of their development below that permitted by the underlying zoning district, required to incorporate extensive buffer yards far beyond that required by the Zoning Ordinance to limit its impact on and screen its view from the historic Oaklawn Plantation, and denied use of existing access onto Denning Lane due to the anticipated negative impact on the street and existing neighborhood.

The City's Goal "We will grow smarter" aims at promoting Smart Growth Principles and tradition neighborhood design that promotes walkability, connectivity, housing choice, public open space, and local opportunities for goods and services throughout our City. Staff has not received information indicating that this proposal would work to achieve this goal. Further, the Planning Commission must consider the higher priority – preservation of the City's unique, historic, and natural assets or traditional neighborhood design.

The City's Goal "We will create a balanced transportation network" aims to achieve efficient, multi-modal transportation options that increase mobility and access to jobs and services, reduce travel times and congestion, and are fiscally sustainable. This project has the potential to address the policies of this goal; however, the current proposal and disconnection for the existing public streets, particularly an Arterial, does not support this goal. Staff finds that this proposal would only increase congestion and compromise the integrity of the existing surrounding character.

Generally, the surrounding existing neighborhood form is primarily low-density residential, though the subject property, zoned R-1, is permitted to and is used frequently for nonresidential uses similar to that of an event center. Staff finds that the existing zoning designation will allow for the continued nonresidential use of the property while remaining compatible with the surrounding existing neighborhood form and protecting the sensitive historic character of the property.



May 23, 2016

City of Spring Hill  
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RE: May 13, 2016 PC Review Comments

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Christian Saxe  
Assistant Superintendent of Public Works  
City of Spring Hill



## Residential Neighborhood Areas

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#### Density/Intensity

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

#### Green Space

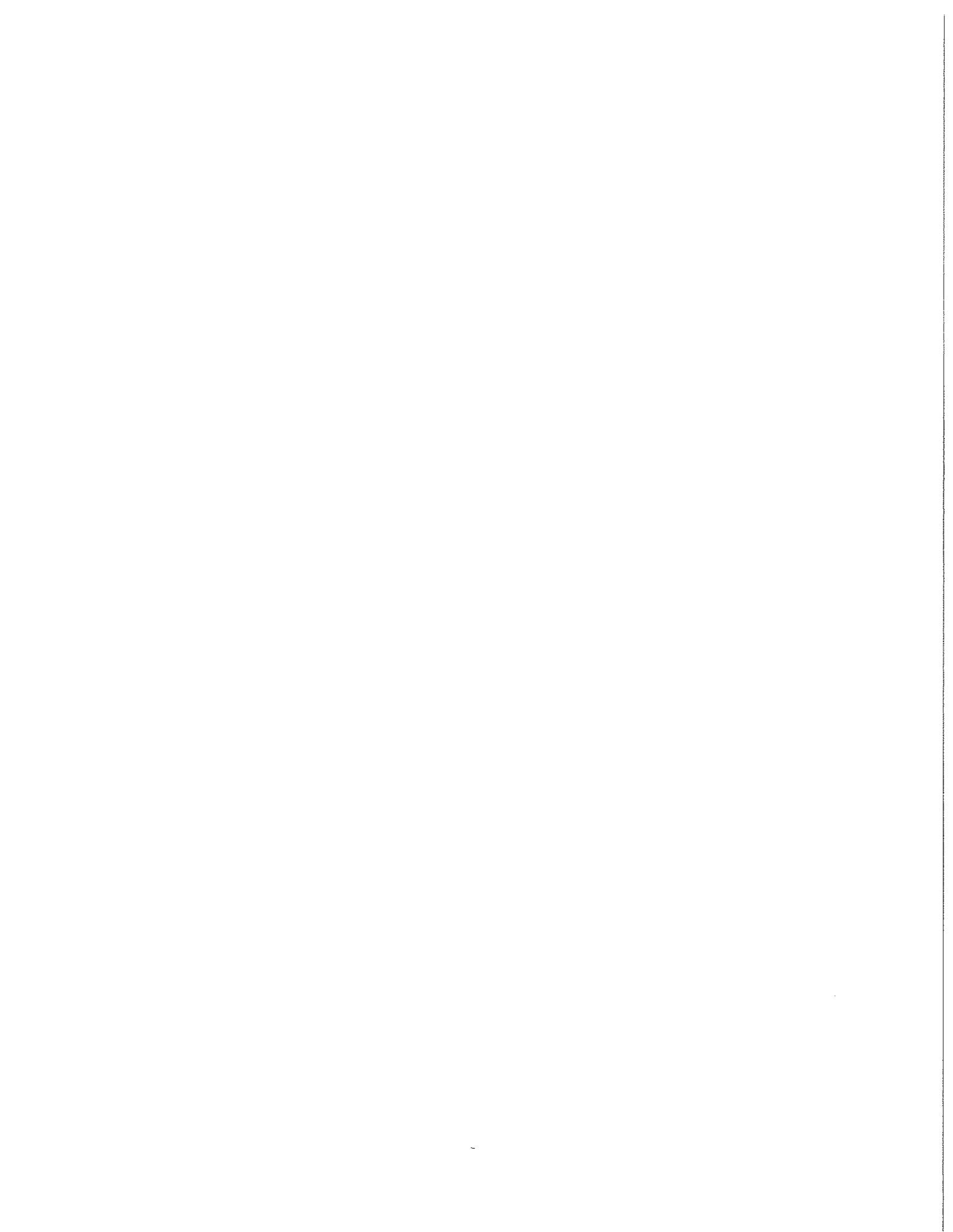
- Natural environmental assets are incorporated into the neighborhood
- Maintain and preserve important natural land and historic features
- Neighborhood and Community Parks

#### 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



## We will protect and promote our natural and cultural resources

Preserve historic and cultural resources that help define the community's sense of place and rich history, and ensure that the integrity and access to natural resources are protected

**Policy: Promote the preservation of important historic properties, structures, and landscapes.**

**Strategy:** Apply to the Certified Local Government (CLG) Program to become eligible for federal historic preservation funds.

**Strategy:** Conduct cultural resources survey to create a working inventory list of Spring Hill's historic and cultural resources.

**Strategy:** Seek local designation of existing National Register properties to ensure long-term preservation of the resources, and/or identify incentives for their preservation

**Strategy:** Pursue Main Street designation by National Trust for Historic Preservation and Tennessee Department of Economic Development.

**Policy: Coordinate the creation of a greenway system.**

Coordinate a greenway system that can connect the community with Spring Hill's important natural resources.

**Strategy:** Develop a city-wide Bike and Greenway Plan.

**Strategy:** Amend the zoning and subdivision regulations to ensure the implementation of the Bike and Greenway Plan.

**Strategy:** Pursue public-private partnerships to implement the Bike and Greenway Plan.

**Policy: Preserve and enhance access to important natural resources.**

Preserve the natural and ecological functions of the community's natural resources.

**Strategy:** Discourage development in environmentally sensitive areas, as delineated in the Natural development category (see Future Development Guide and Map).

**Strategy:** Utilize conservation easements and other land preservation tools to preserve important natural areas on either public or private lands.

**Strategy:** Review and modify development regulations to incorporate the recommendations from the Duck River Watershed Growth Readiness Report (See Natural and Cultural Resources chapter of Appendix A for more details).

**Policy: Preserve and enhance access to open space and rural areas**

Protect a range of open spaces, including tree canopies and viewsheds, which are available and easily accessible by the community to enjoy.

**Strategy:** Utilize the Future Land Use Map to guide appropriate locations for new development and to preserve areas desired to remain rural and agricultural.

**Strategy:** Incorporate minimum open space and tree protection requirements into development standards.

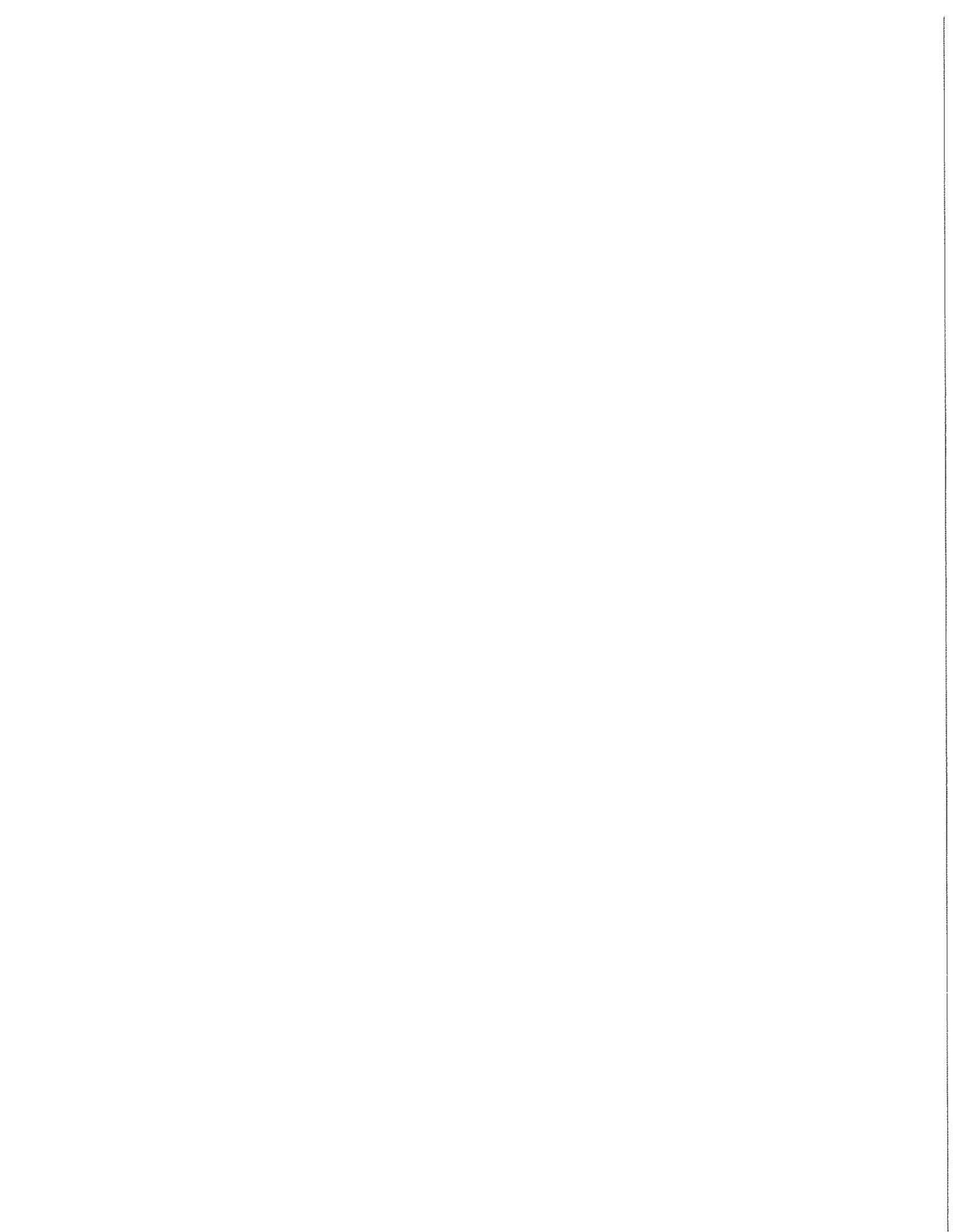
**Strategy:** Adopt a Conservation Subdivision Ordinance to maximize open space/natural vegetation preservation in new subdivision development.

**Policy: Improve water quality protection.**

Support the health and natural function of the community's waterways.

**Strategy:** Adopt a Conservation Subdivision Ordinance to maximize open space/natural vegetation in new subdivision development.

**Strategy:** Establish site design and development regulations that address watershed protection, such as ordinances for aquatic buffers, erosion and sediment control, and stormwater operation and maintenance.



# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: May 23, 2016  
SUBJECT: NPC 165-2016 (Avenue Downs)

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**NCP 165-2016:** Submitted by Mullins, LLC. for property located on Duplex Rd and Port Royal Dr. The property is zoned R-2, Medium Density Residential, and R-4, High Density Residential, and contains approximately 54 acres. The applicant requests Neighborhood Concept Plan approval for 102 single family detached lots and 80 single family attached lots.

**Property description and history:** This undeveloped property is located southwest of the intersection of Duplex Road and Port Royal Road and is regulated by two different zoning districts: R-2, Medium Density Residential, and R-4, High Density Residential. Based on City data, an impaired stream traverses through the property, as indicated in the attached exhibit. The surrounding land use is primarily single-family residential. The property to the northeast of the project boundary is currently vacant and zoned B-4, Central Business District, and has several use restrictions pursuant to the rezoning ordinance from 2006.

**Request:** The applicant requests neighborhood concept plan approval for a combination of attached and detached lots for a total of 195 dwelling units. The plat shall be updated to reflect the number of dwelling units proposed.

**March 28<sup>th</sup> Planning Commission Work Session:** Staff was asked by the Planning Commission to research the property boundary as presented at the March work session. Based on staff's findings, the property was not properly subdivided in accordance with the City's subdivision requirements, as a portion of the parent tract was deeded to a second party in 2015 without submitting a lot split application to the Planning Department. Because of this reason and other insufficiencies in the information provided on the plan, this application did not move forward to the April 11<sup>th</sup> voting meeting.

**Streets and sidewalk:** Duplex Road is designated as an Arterial in the Major Thoroughfare Plan, which requires a minimum of 95 feet of right-of-way, and Port Royal Road is designated as a Collector, which requires a minimum of 75 feet of right-of-way. Sufficient right-of-way in accordance with the City's regulations does not currently exist.

Staff requested during the staff review meeting and during the last work session meeting that the applicant update the plan to include existing conditions for Duplex Road and Port Royal Road. This information has not been provided. To be clear, staff is requesting the following:

- Identify the centerline and existing right-of-way of all adjacent streets
- Delineate the right-of-way from centerline on all adjacent streets
- Identify the existing pavement width, type, and condition of all adjacent streets
- Identify and delineate all on-site and off-site easements

Based on City data, Duplex Road is an unimproved two-lane street with approximately 20 feet of deteriorating pavement and open ditch. Similarly, Port Royal is an unimproved two-lane street with approximately 20 feet of pavement and open ditch. The applicant does not propose street improvements in accordance with the City's Major Thoroughfare Plan or Subdivision Regulations.

The applicant proposes several new streets with this application, including three new intersections: two new intersections on Duplex Road resulting in an offset configuration, and one on Port Royal Road. Staff requested during the staff review meeting that the internal street network be revisited prior to submittal of the work session meeting in an effort to achieve

a higher level of connectivity and to address safety concerns. The majority of the surrounding public streets have not be factored into the layout of this proposal.

"Street D" was originally proposed as a public street ending in a cul-de-sac with approximately 80 dwelling units. This proposal has been modified to a private, gated street stubbed out to the south. Based on the gate and the note "emergency access gate", it appears that this stubbed out private street is not intended to provide connectivity and will still function as a cul-de-sac.

Staff is concerned with the sight distance due to topography. The applicant has updated the plan to indicate 300 feet of sight distance, though the exact limits of this area is not shown on the plat, and off-site contours have not been provided for staff to confirm. Based on site visits, staff is concerned that this proposal will create sight distance issues and dangerous traffic conditions similar to those currently experienced at the intersection of Duplex Road and Port Royal Road.

At the March work session, the applicant stated that the future lot to the south is expected to be developed as an expansion of an existing apartment complex. The owners of that portion of the property have contacted the Planning Department to express their interest and intent to connect their development to Cadence Drive and their willingness to connect to the proposed development should a connection be required for any proposed street included in this request.

Further, staff finds that this proposal fails to promote a complete and connected street network by disregarding an existing street stub out (Cadence Drive to the southwest). The Planning Commission has recently received requests for new residential development that had no option but to provide only one way in and out due to the lack of planning and consideration for future surrounding connectivity.

"Street C" is proposed to intersect with Duplex Road approximately 388 feet west of Portway Road. Due to existing sight distance limitations and dangerous traffic conditions at the intersections of Portway Road and Port Royal Road, staff recommends consideration of aligning "Street C" with Portway Road or eliminating the street completely.

"Street A" is proposed to intersect with Port Royal Road and aligned with an existing street to the east, Achiever Circle. Similarly to "Street D", this proposal has missed a prime opportunity to align with future connectivity to Cadence Drive.

**Bicycle and Greenway Plan:** Duplex Road is designated as a multi-use path route, and Port Royal Road is designated as a bike lane route. The applicant does not propose to accommodate bicycles and pedestrians on these two streets in accordance with the City's plan.



May 23, 2016

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

RE: May 13, 2016 PC Review Comments

To Whom It May Concern:

Following are the comments for the May 23, 2016 PC Review Meeting:

**OLD BUSINESS**

1. **PUD 81-2015**: Master Plan Approval - 3357 Denning Lane (Oakview)
  - Show ADA ramps at Lot 13
2. **RZN 162-2016**: Rezone request from R-2 to R-6 (Oaklawn)
  - **NO PLANS RESUBMITTED – DIFFERAL?**
3. **SKP 165-2016**: Neighborhood Concept Plan approval – Duplex and Port Royal
  - Show proposed improvements to Port Royal
4. **LSP 167-2016**: Lot split Request – 4941 Main Street
  - **No plans submitted**
5. **STP 179-2016**: Site plan approval request – Southern Springs Sales Center
  - Fire prevention (hydrants)
  - Sewer and water connections
  - Coordinate all water and sewer with designated City Representative
6. **FLP 180-2016**: Final plat approval for Southern Springs Phase 1 (198 SFL).
  - Signal installation at Kedron (what lot qty triggers it)
  - Bond application, performance and maintenance bonds
7. **ADM 182-2016**: Walmart minor modification – 4959 Main Street
  - **No plans submitted**

8. **STP 184-2016:** McDonalds re-build – 4908 Main Street
  - Need standard details (AC section), drainage plan and utility plan. (AC=1.5/2/8)
  - Coordinate all water and sewer with designated City Representative

#### **New Business**

9. **SKP 190-2016:** Sketch plan approval for 4355 Tom Lunn Rd. (94 SFL).
  - Show roadway dimensions
  - Show proposed improvements to Tom Lunn Road.
10. **PPL 191-2016:** Preliminary plat approval for 4820 Main Street (Cadence Crossing – 78 SFL)
  - 3 year bond if native backfill
  - Show ADA ramps at Main Street and entry.
11. **FPL ? 192-2016:** Final plat approval for 6 commercial lots – Harvey Springs
  - **NO PLANS SUBMITTED - DIFFERAL**
12. **STP 193-2016:** Site plan approval for 2 commercial buildings (Cadence Crossing)
  - Inadequate lighting in lot (<1 candlefoot)
  - Coordinate all water and sewer with designated City Representative
13. **LSP 194-2016:** Lot split request Duplex and Port Royal.
  - **No plans submitted**
14. **LSP 195-2016:** Lot split request on Crossings Circle.
  - All comments addressed
15. **STP 196-2016:** Site plan approval for swimming pool and pool house (Woodland Trace).
  - Coordinate all water and sewer with designated City Representative
16. **ADM 197-2016:** Request for additional parking space – 5242 Main Street
  - No comments at this time
17. **ADM 198-2016:** Request for major modification to Northpoint Development (Cyclops) – 715 Beechcroft
  - Recommend steel reinforcement in truck concrete
  - Need ADA ramp detail
18. **PUD 199-2016:** Master Plan Development request for property located at Cleburne and Beechcroft (Villages at Harvest Point)
  - Show proposed street improvements to Cleburne and Beechcroft.

If you should have any questions with regards to these matter, please do not hesitate to contact me.

Sincerely,

Christian Saxe  
Assistant Superintendent of Public Works  
City of Spring Hill

# Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: April 11, 2016  
SUBJECT: RZN 159-2015 (5238 Main Street)

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**RZN 159-2015:** Submitted by Huntley Gordon for property located at 5242 Main Street. The property is zoned B-2, Neighborhood Shopping District, and contains approximately 1.4 acres. The applicant requests approval to rezone the property from B-2, Neighborhood Shopping District to B-4, Central Business District.

**Property description:** This property is currently developed for a single-family dwelling. The properties to the north, northwest, and southeast are developed for nonresidential uses. In 2015, the Board of Mayor and Aldermen rezoned the property from R-1, Low Density Residential, to B-2, Neighborhood Shopping District, following a favorable recommendation from the Planning Commission. In January of 2016, the Board of Mayor and Aldermen denied the applicant's request to rezone the property from B-2 to B-4, following a recommendation for denial from the Planning Commission.

**Request:** The applicant requests again to rezone the property from B-2, Neighborhood Shopping District, to B-4, Central Business District. The applicant has communicated to staff that the intent is to use the property for a medical office, which can be accomplished with the current B-2 zoning designation of the property.

**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.

The future land use designation of the property is **Downtown/City Center**, which is characterized by a compact, walkable environment typical of town centers. Development creates and promotes our sense of place and community, and it encourages active living and community interaction. Future development emphasizes connectivity and uses that general a high level of activity. These are not developments that are designed to accommodate the automobile and related services.

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.

**Discussion:** Staff does not find that the proposed B-4 zoning district at this location promotes the City's planning policies and principles and would be detrimental to the public good. The B-4 zoning district is designed to produce a development form specifically for accommodating the vehicle, which is counterproductive to the intent of the Downtown/City Center character area. The requested zoning district is the primary tool for encouraging and permitting suburban, high traffic volume development associated with big box shopping centers, gas stations, and drive-thru fast food businesses. Further, the B-4 zoning district permits mini-warehousing and manufacturing uses that are more appropriate outside of a downtown area and central commercial corridor. The traditional development form surrounding area, which was historically the City's original downtown, has been compromised for decades with the suburban development form permitted under the B-4 zoning district, and approval of this request will continue to allow for the deterioration of what was once the heart of this town.

Staff does not find in favor of rezoning the property to the most intense, highest traffic generating, and unpredictable zoning district available in the Zoning Ordinance. Further, staff finds that sufficient undeveloped and underutilized property currently regulated by the B-4 zoning district exists in the immediate area, as indicated in the attached exhibit. Staff finds that the property can be sufficiently developed and used for nonresidential purposes and in accordance with the City's planning policies and principles under the current zoning designation of the property.

**Recommendation:** Based on the findings herein, staff recommends forwarding the request to the Board of Mayor and Aldermen with a recommendation for denial.



May 23, 2016

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

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If you should have any questions with regards to these matter, please do not hesitate to contact me.

Sincerely,

Christian Saxe  
Assistant Superintendent of Public Works  
City of Spring Hill

## Section 4. (B-4) Central Business District

Intent. To recognize the area of best overall accessibility to all portions of the community, so as to accommodate the widest range of comparison goods stores, specialty shops, business and personal services, or other commercial activities compatible in close grouping and thus suited to shopping by pedestrians.

### 4.1 Uses Permitted.

- 4.1(1) "Uses Permitted" in B-1, B-2, and B-3 Districts.
- 4.1(2) Places of amusement and assembly, hotels, public garages or other motor vehicle services. Mini-warehouse storage units limited to indoor storage only.
- 4.1(3) Any retail or wholesale business or service.
- 4.1(4) The making of articles to be sold at retail on the premises, provided, however, that any manufacturing shall be restricted to light manufacturing incidental to a retail business or service where the products are sold principally on the premises by the producer to the consumer and where not more than five (5) operatives are employed in such manufacture.
- 4.1(5) Any accessory use or building customarily incidental to the above permitted uses.
- 4.1(6) Apartments, in accordance with Article VII, Subsection 2.1(1).
- 4.1(7) Restaurants.
- 4.1(8) Establishments that sell or serve intoxicating beverages
- 4.1(9) Movie Theaters
- 4.1(10) Drive-in/drive-thru businesses

### 4.2 Uses Permitted on Appeal.

Any other use, except uses allowed in industrial districts.

### 4.3 Uses Prohibited.

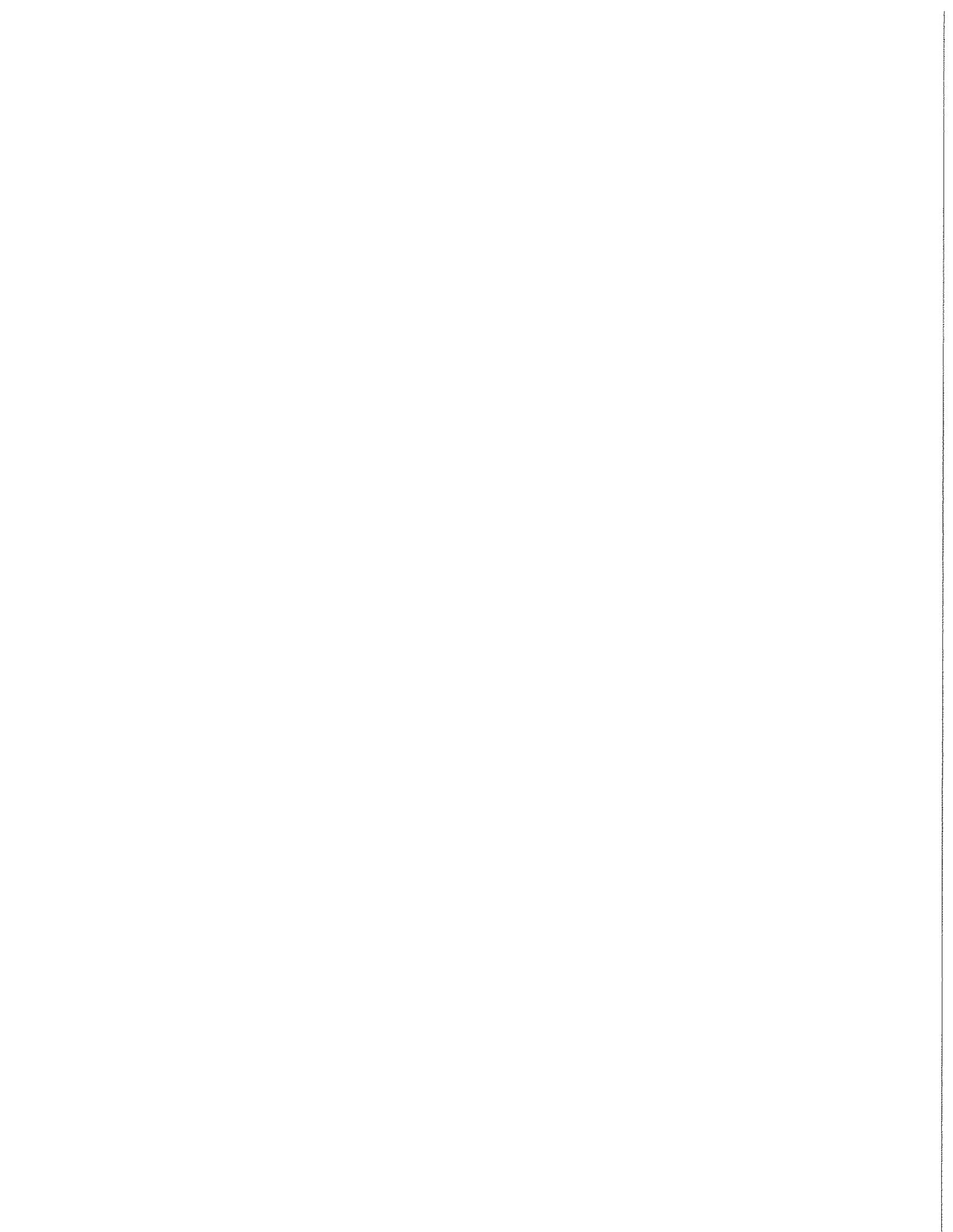
Any use which in the opinion of the Board of Zoning Appeals, would be injurious because of offensive fumes, odors, just or objectionable features hazardous to the community on account of fire, explosion, health or aesthetics even when conducted under adequate safeguards.

### 4.4 Lot Area, Lot Width, Yards and Building Area.

4.4(1) No minimum lot area is required, however, off-street parking and loading/unloading requirements shall be observed.

#### 4.4(2) Lot Width.

The minimum lot width at the building shall be twenty (20) feet.



4.4(3) Yards.

The minimum front yard shall be ten (10) feet.

No minimum side yard unless the lot is adjacent to a residential district, at which time a twenty-five (25) foot minimum buffer yard shall be required.

Rear yards shall be a minimum of twenty-five (25) feet for one story buildings and five (5) feet for each additional story.

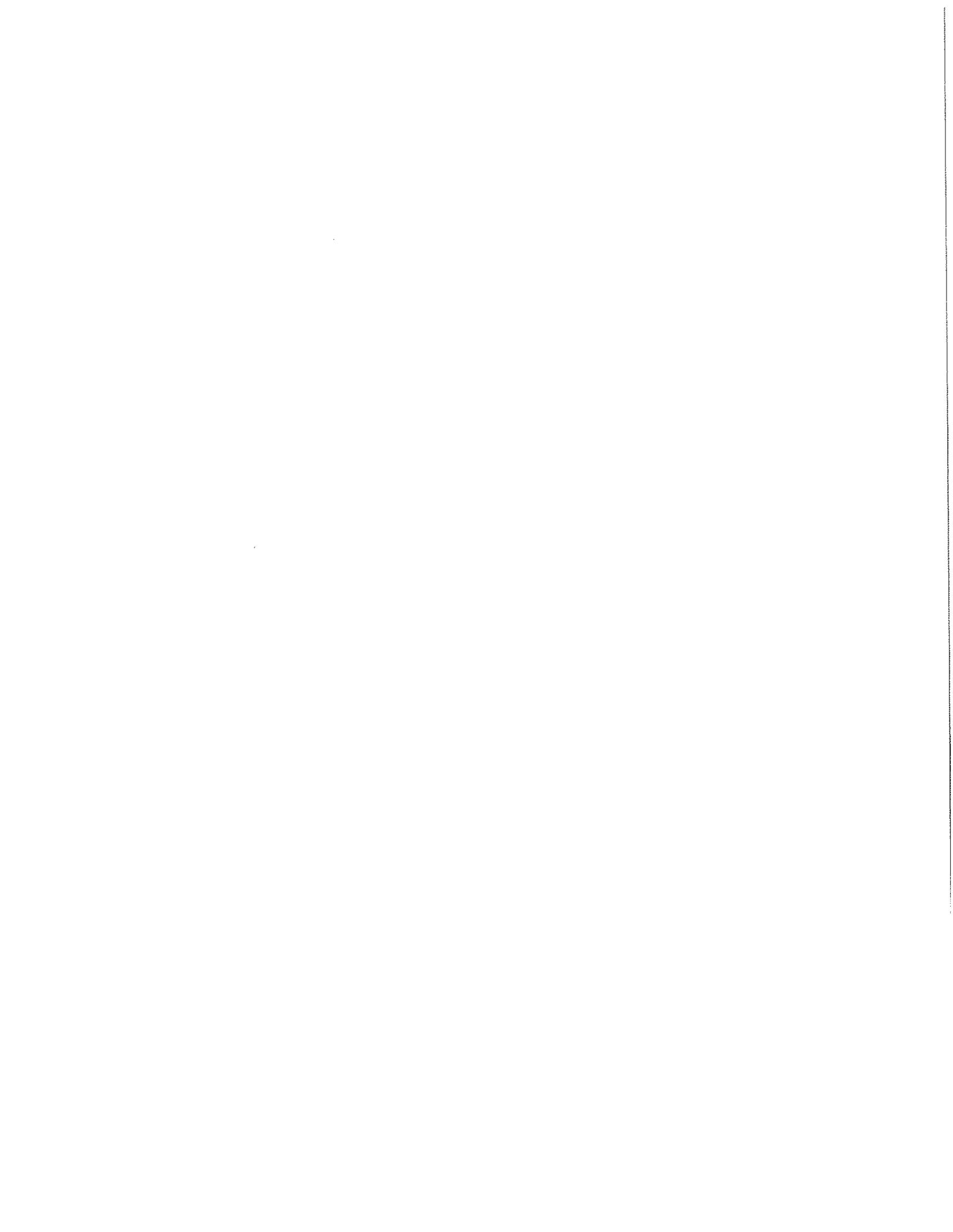
A minimum Buffer Yard of twenty-five (25) feet shall be required  
(Changed by Ord. 07-30.)

4.5 Height.

Buildings hereafter constructed shall not exceed seventy (70) feet in height. Buildings that exceed fifty (50) feet in height must do so with the approval of the Planning Commission and follow public notification as prescribed in Article 19 of this Ordinance.

4.6 Location of Accessory Structures.

No restriction



**Section 2. (B-2) Neighborhood Shopping District.**

Intent. To provide for certain frequently needed basic household commercial services at locations convenient to residential area, without altering their residential character. Secondly, to eliminate lengthy trips for everyday needs to major shopping areas, and so reduce traffic at these locations.

2.1 Uses Permitted

2.1(1) Loft style work/live apartments (Changed by Ord. 05-35.)

2.1(2) Grocery, drug and hardware stores, meat or fruit markets, legitimate theaters, barber or beauty shops, shoe repair shops, branch laundry or dry cleaning establishments where no laundering or cleaning is to be done on the premises, offices, restaurants with no drive-in/drive-thru service, and other retail businesses or services which are essential to the convenience of the neighboring residents, and, in addition, any accessory use or building customarily incidental to the above permitted uses. (See definition on Convenience Commercial).

2.2 Uses Permitted on Appeal.

2.2(1) Filling stations

2.2(2) Movie theaters

2.2(3) Off-site parking lots

2.3 Uses Prohibited.

Uses not specifically permitted.

2.4 Lot Area, Lot Width, Yards and Building Area. (Changed by Ordinance 12-14)

2.4(1) Lot Area.

No minimum lot area is required, however, off-street parking and loading/unloading requirements shall be observed.

2.4(2) Lot Width.

Lot width at the building setback line shall be seventy-five (75) feet.

2.4(3) Yards.

All principal and accessory structures shall be set back from the right-of-way lines of streets the minimum distance of thirty (30) feet.

On lots adjacent to a residential zone, all buildings shall be located so as to conform with the side yard requirements of the adjacent residential zone.

Rear yards shall be a minimum of twenty (25) feet for one story buildings and five (5) feet for each additional story.

A minimum Buffer Yard of twenty-five (25) feet shall be required.  
(Changed by Ord. 07-30.)

2.4(4) Building Area.

Maximum building area shall be forty percent (40%) of the total lot area.

2.5 Height.

Buildings hereafter constructed shall not exceed fifty (50) feet in height.

2.6 Location of Accessory Structures.

2.6(1) With the exception of signs, accessory structures shall not be erected in any required front or side yards.

2.6(2) Accessory structures shall be located at least five (5) feet from all rear lot lines and from any building on the same lot.

## 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.

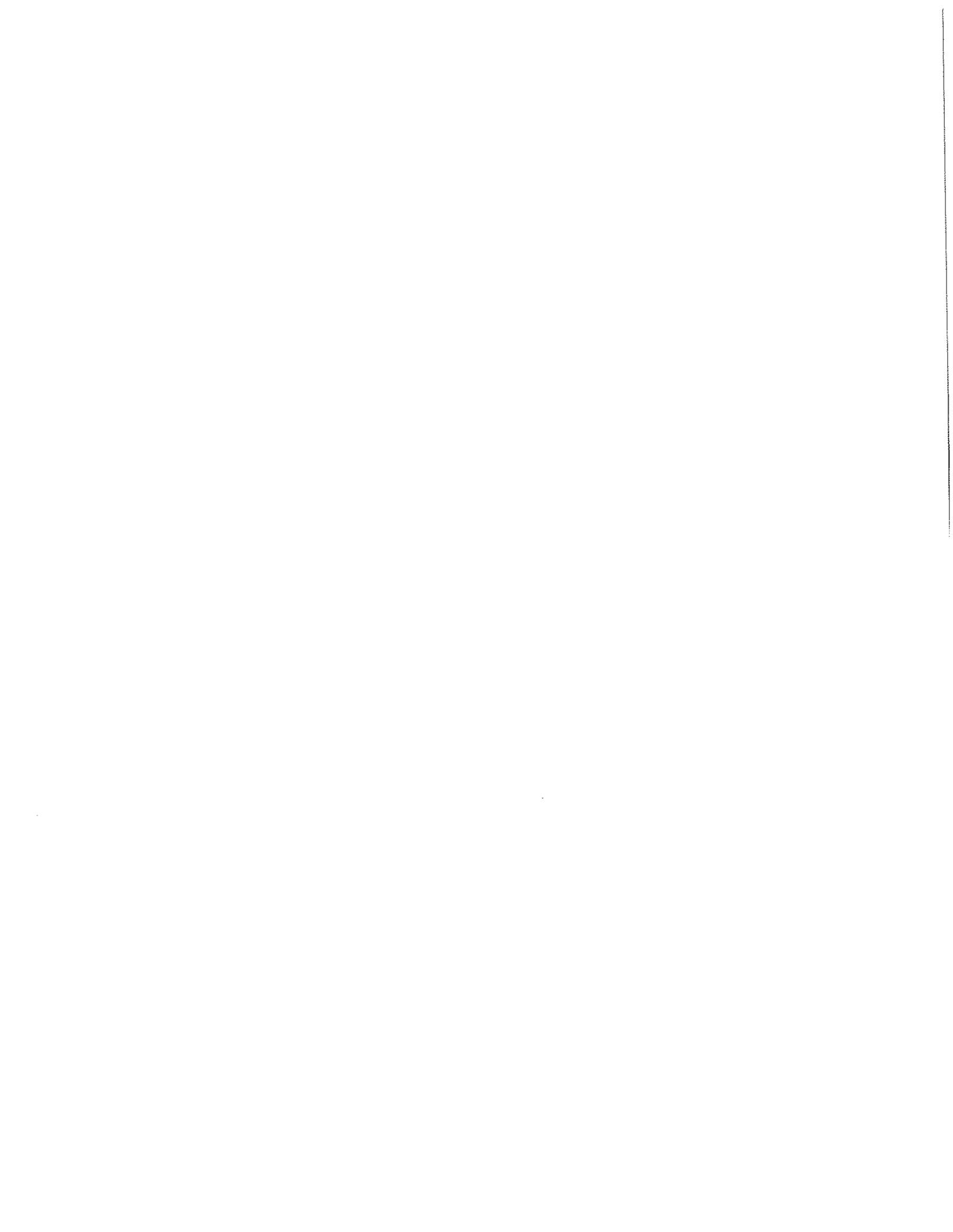
**Strategy:** Adopt a mixed use zoning district or develop a mixed use overlay zoning district that allows for a vertical mix of higher density residential, office, and commercial uses, that promotes compact, interconnected development, and that continues traditional "Main Street" development patterns.

**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.





## Downtown/City Center

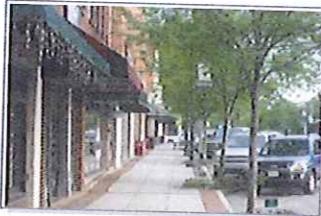
Downtown/City Center is the heart of Spring Hill. It is a place that belongs to everyone and embodies the "small town feel" and culture that we have worked so diligently to protect. This is where our community comes together to enjoy and celebrate our quality of life.

Downtown/City Center is characterized by a compact, walkable environment typical of town centers. Development creates and promotes our sense of place and community, and it encourages active living and community interaction. Future development emphasizes connectivity and uses that generate a high level of activity. These are not developments that are designed to accommodate the automobile and related services.

Buildings are typically two or more stories and reinforce traditional pedestrian scale. They have shallow setbacks and are used to frame the street. Green space is characterized by street trees, planters, planting strips, formal public spaces, and a town square, though existing natural and historic features of properties are maintained and incorporated into the design.

The transportation network is complete and connected in a block-and-street layout. Streets are designed to accommodate all modes of transportation but to promote pedestrian access, activity, and safety.

Primary future land use includes appropriate mixtures of residential, professional offices, eating places, places of worship, small-scale retail, entertainment, cultural uses, community recreational uses, and municipal services.



### Design Principles

#### Site Design

- Vehicular access is provided by alleys and private driveways
- Building setbacks are 10 feet or less in depth
- Moderate to high lot coverage
- Parking lots are not adjacent to or visible from the street

#### Density/Intensity

- Moderate to high density
- Low to moderate intensity
- One to three story buildings

#### Green Space

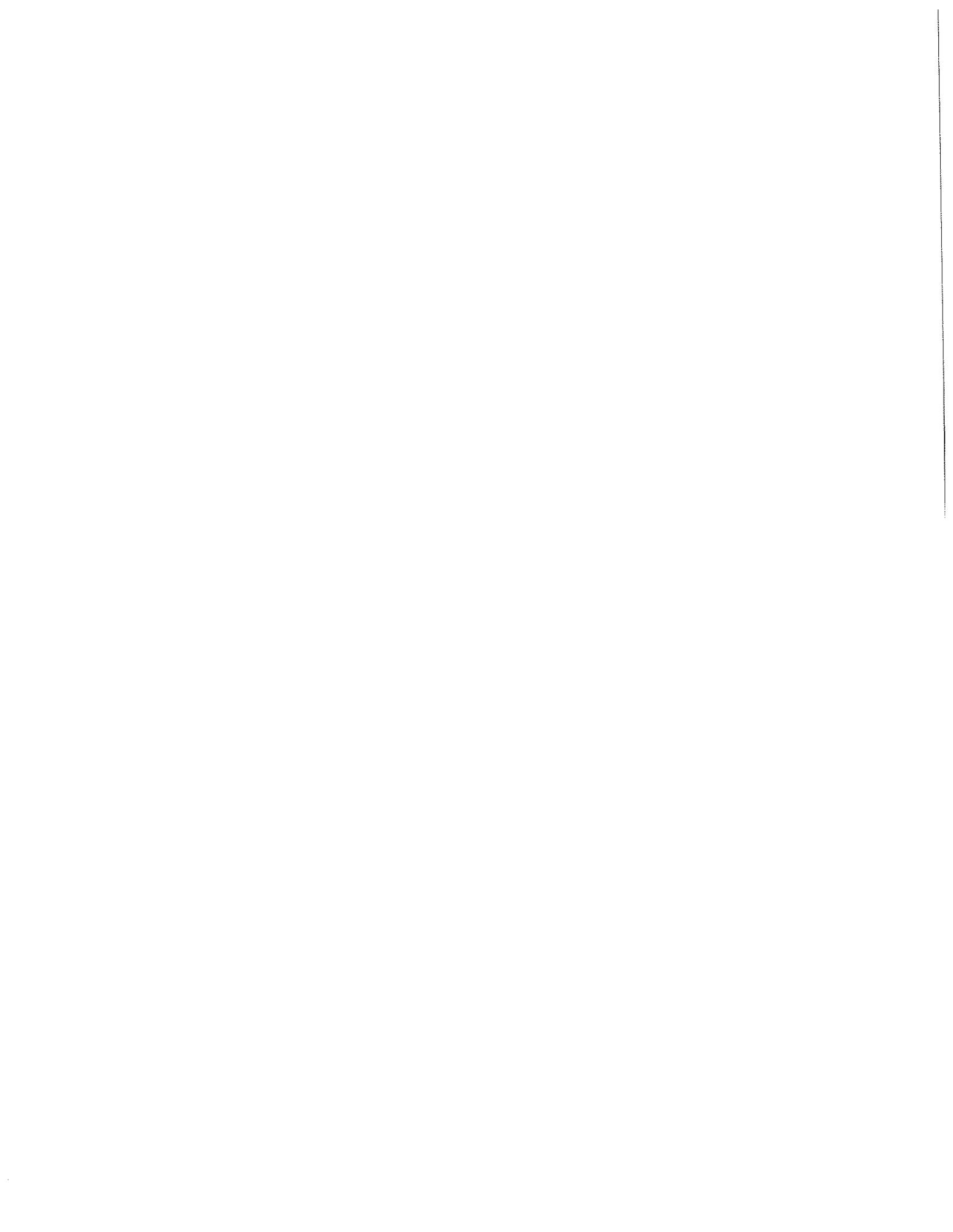
- Formal landscaping
- Moderately dense street trees, bushes, and planting strips
- Public spaces
- Town square

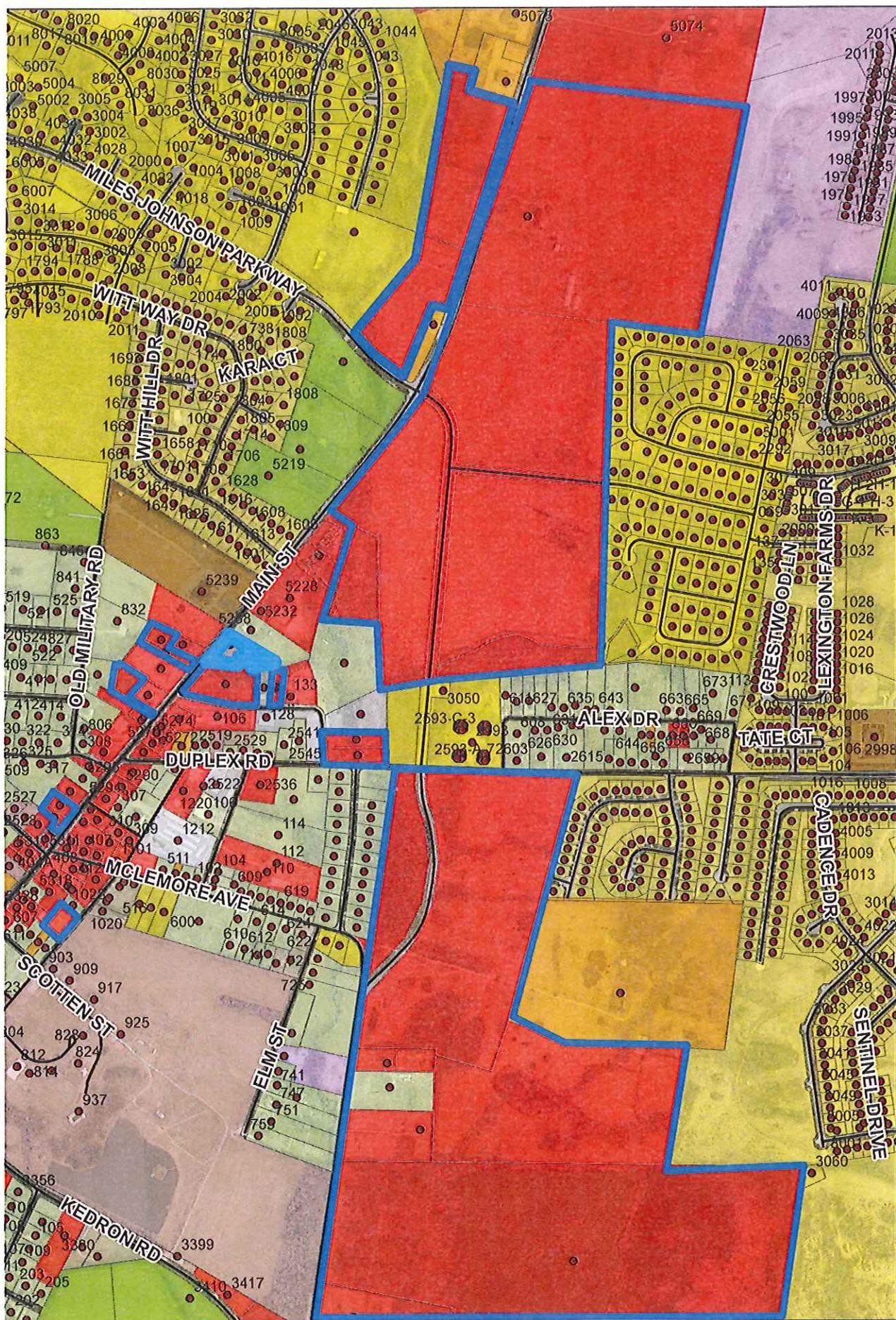
#### Transportation

- High pedestrian connectivity
- Bike lanes and greenways
- Complete and connected street network

#### Infrastructure

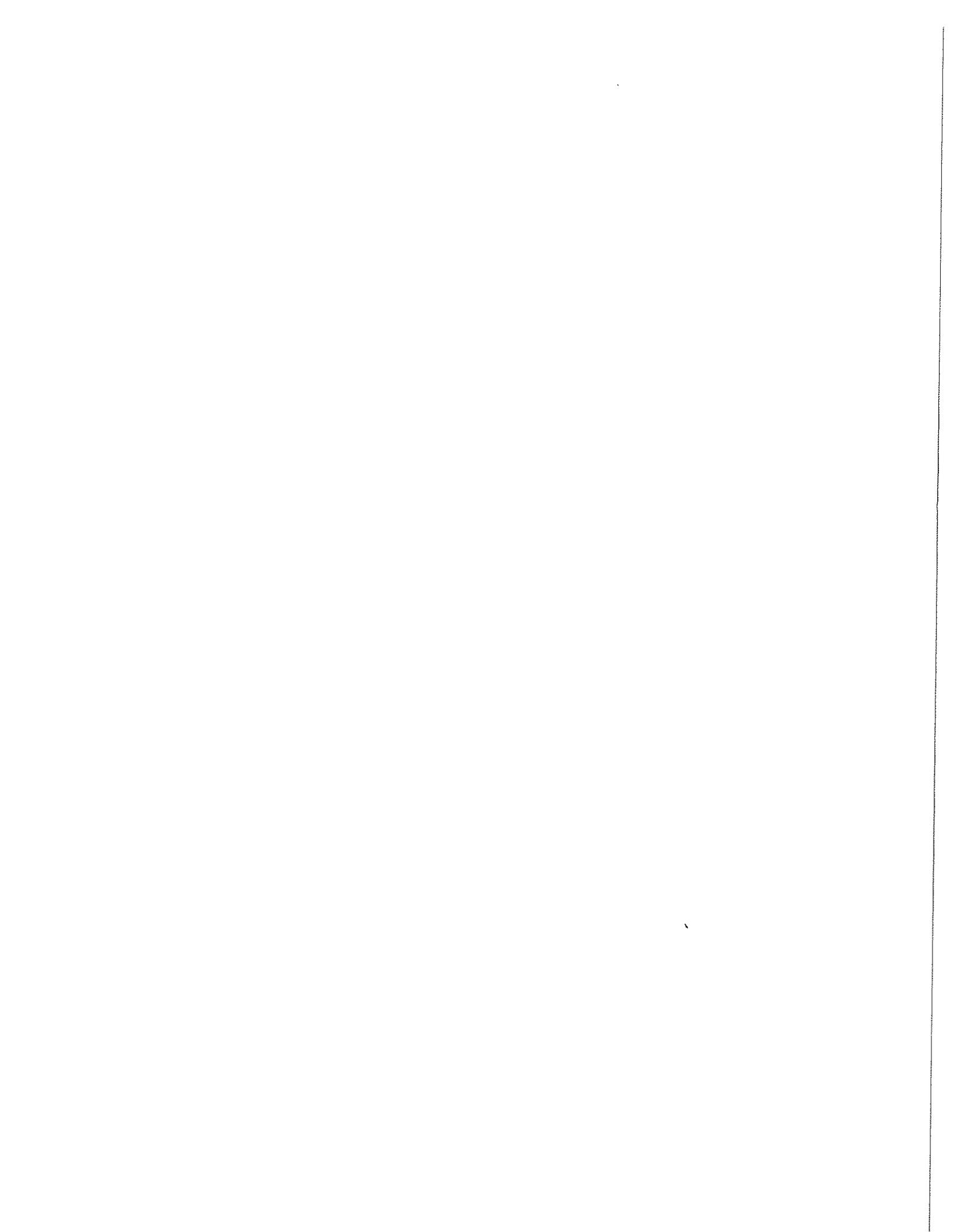
- Municipal water and sewer service





- ### Legend
- zoning**
- ZType**
- AG
  - B-1
  - B-2
  - B-3
  - B-4
  - F-1
  - M-1
  - M-2
  - PUD-Comm
  - R-1
  - R-2
  - R-2 PUD
  - R-4
  - R-5
  - R-6

Subject property
  Vacant or underutilized property zoned B-4



# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: May 23, 2016  
SUBJECT: PUD 199-2016 (Harvest Point)

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**PUD 199-2016:** Submitted by Little John for property located Beechcroft and Cleburne Rd. The property is zoned AG, Agriculture, R-2, Medium Density and contains approximately 473.13 acres. The applicant requests a Master Development Plan for 961 single family residential lots and 232 multi-family units for The Villages at Harvest Point.

**Property description and history:** This undeveloped property is located southwest of the intersection of Beechcroft Road and Cleburne Road with frontage onto both streets. The surrounding properties include Spring Hill Middle School, undeveloped industrially zoned property, and primarily low- to medium-density residential.

Carters Creek and Walden Branch traverse along the western boundary and center of the property, respectively. As indicated in the "Pattern Book" submitted by the applicant, there are significantly steep slopes throughout the property, and there is an existing cemetery at the eastern portion of the property.

**Request:** The applicant requests rezoning approval for a Planned Unit Development to include 961 single-family residential lots, 232 multi-family dwelling units, live/work units, and associated open space and amenities.

**Streets and sidewalk:** Beechcroft Road (an Arterial street designation) is a two-lane unimproved street with approximately 20 feet of pavement and open ditch. Cleburne Road (a Local street designation) is a two-lane unimproved County road with open ditch. Pursuant to the City's zoning ordinance requirements, the existing right-of-way, all adjacent curb cuts onto these public streets, all existing easements, and existing conditions of these public streets must be shown and dimensioned on the preliminary development plan.

The applicant has not proposed street improvements to Beechcroft Road or Cleburne Road to mitigate for the impact of an additional 1,193 dwelling units on the property. Staff recommends consideration of requiring the submittal of a traffic impact study prior to making a recommendation to the Board of Mayor and Aldermen.

**Bulk and Area requirements:** Additional information, as listed below, is necessary in order to confirm compliance with the bulk and area requirements of the PUD ordinance.

**Bicycle and Greenway Plan:** Beechcroft Road is designated as a multiuse trail path in the Bicycle and Greenway Plan. The applicant has not included information regarding the public streets in this submittal; therefore, staff cannot determine if the proposal includes a multiuse path. Based on the information provided, the applicant proposes several internal trail accommodates, as well as a connecting to Spring Hill Middle School through what appears to be an existing pedestrian connection stub out.

**Landscaping and buffering:** The applicant proposes multiple areas of landscaping and buffering. Staff requests information regarding the proposed landscape plans for these buffer areas. Staff also requests that the applicant address the proposed buffering for lots that abut the project boundary without open space to provide a buffer, such as adjacent to Spring Hill Middle School and Jamestown Subdivision.

**Required information:** The following information is required to be submitted prior to being added to the Planning Commission's June 13<sup>th</sup> meeting agenda –

- Copy of restrictive covenants.
- List of proposed permitted nonresidential uses in the "live/work village center". The PUD approval grants zoning ordinance relief and requires that the property be developed as proposed, which requires specific information regarding all land uses, bulk, and area requirements for all areas of the property.
- Identify the minimum building setbacks for the townhome lots. Section 3.9 of the PUD ordinance stipulates minimum setback requirements for "all structures located within the internal portion of the site".
- Identify the maximum proposed land area permitted for nonresidential uses
- Cut sheets and/or manufacturer details for equipment in all amenities areas. While the pattern book states that site furnishings "should" include certain amenities, the PUD ordinance requires that specific information and details be provided.
- Design details for proposed walking trails.
- Buffering plan for the areas identified in the above "Landscaping and buffering" section of this report.
- Existing right-of-way, all adjacent curb cuts, existing easements, and existing conditions, and Major Thoroughfare Plan designations of these public streets must be added to the plat.
- Include on the preliminary development plan all internal street designations, ownership (public or private), proposed right-of-way/easement width, proposed street width, and sidewalk locations (one or both sides of the streets).

**Spring Hill Rising 2040:** The future land use designation of the property is "Mixed Use Neighborhood Area", which are primarily residential but include low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small town form, offering Spring Hill the ability to live, shop, work, and play in their own neighborhood. These areas offer a mixture of housing types and residential densities ranging from small lot single-family detached dwellings to urban residential structures within walking distance of the goods and services required for daily living.

The City's Goal "We will grow smarter" aims at promoting Smart Growth Principles and traditional neighborhood design that promotes walkability, connectivity, housing choice, public open space, and local opportunities for goods and services throughout our City. With the current and anticipated future rapid job growth in the surrounding area, neighborhood development in this area could work to achieve traditional neighborhood design close to local job and economic growth.

The City's Goal "We will create a balanced transportation network" aims to achieve efficient, multi-modal transportation options that increase mobility and access to jobs and services, reduce travel times and congestion, and are fiscally sustainable. This project has the potential to address the policies of this goal; however, the current proposal and disconnection for the existing public streets, particularly an Arterial, does not support this goal.

## We will create a balanced transportation network

Encourage efficient, multi-modal transportation options that increase mobility and access to jobs and services, reduce travel times and congestion, and are fiscally sustainable.

### **Policy: Establish citywide, multi-modal transportation plan**

Create a coordinated transportation strategy that supports the future development goals of the community and increases the efficiency, safety and breadth of the city's transportation system.

**Strategy:** Develop a citywide, multi-modal transportation plan that accommodates all travel modes including walking, biking, driving, public transportation, rail, and air.

**Strategy:** Develop street typologies guide that promotes context sensitive street designs and appropriate street cross sections.

**Strategy:** Develop and adopt an access management regulations.

### **Policy: Improve transportation connectivity, safety, and options**

Support transportation enhancements that reduce automobile dependency and that improve safety and alternative transportation modes, including walking and biking.

**Strategy:** Develop, maintain, and implement a citywide greenway master plan.

**Strategy:** Strengthen street design requirements in the subdivision regulations and development regulations pertaining to street continuation between existing and new developments.

**Strategy:** Require sidewalks in all new development.

**Strategy:** Prepare an existing conditions analysis of the sidewalks to identify substandard facilities and prioritize repair/replacement projects.

**Strategy:** Review and modify access management regulations to promote orderly and efficient traffic circulation along corridors identified in the Future Development Guide.

**Strategy:** Review and modify site design requirements to promote context sensitive street design and multimodal transportation options such as pedestrian and bicycle facilities.

### **Policy: Improve regional transportation connectivity and options**

Support transportation enhancements that improve connections and travel options to areas outside of Spring Hill.

**Strategy:** Work with regional and state transportation agencies to create meaningful transportation connections to other areas of the Cumberland region and state.

**Strategy:** Work with Cumberland region transportation agencies and governments to connect Spring Hill to a regional transit system.



## 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.



## Mixed Use Neighborhood Areas



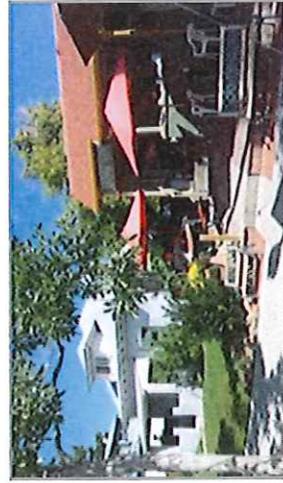
Mixed Use Neighborhood Areas are primarily residential but include low to moderate intensity balanced mixture of retail and office uses based on traditional, compact small town form, offering Spring Hill the ability to live, shop, work, and play in their own neighborhood. This is a transitional area between Residential Neighborhood areas and City Neighborhood Areas or more intense areas, such as Gateway, Community Commerce, and Medical Arts Areas.

These areas offer a mixture of housing types and residential densities ranging from small lot single-family detached dwellings to urban residential structures within walking distance of the goods and services required for daily living. Goods and services are limited to corner locations and major intersections. Vertically-integrated mixed use, placing residential uses above ground floor office and retail uses, is strongly encouraged. Development patterns reinforce traditional, pedestrian-oriented form.

Greenspace is characterized by street trees, planters, planting strips, and pocket parks. Existing natural and historic features of properties are maintained and incorporated into the design and utilized for greenways.

The transportation network is complete and connected in a block-and-street layout. Streets are designed to balance all modes of transportation and to promote activity and safe access for all users. Parking for mixed use and multi-family development is provided on-street and behind or beside buildings.

Primary future land uses include single-family dwellings, small-scale multi-family buildings (not complexes), professional offices (such as routine healthcare, insurance, studios, and professional and personal services), eating places, light retail, places of worship, schools, municipal services, community centers, and small scale entertainment.



## Design Principles

### Site Design

- Vehicular access provided by alleys and driveways
- Shallow building setbacks, zero to 10 feet in depth
- Buildings in mixed-use node areas are located at the edge of sidewalk
- Moderate to high lot coverage

### Density/Intensity

- Moderate density
- Low to moderate intensity
- One to three story buildings

### Green Space

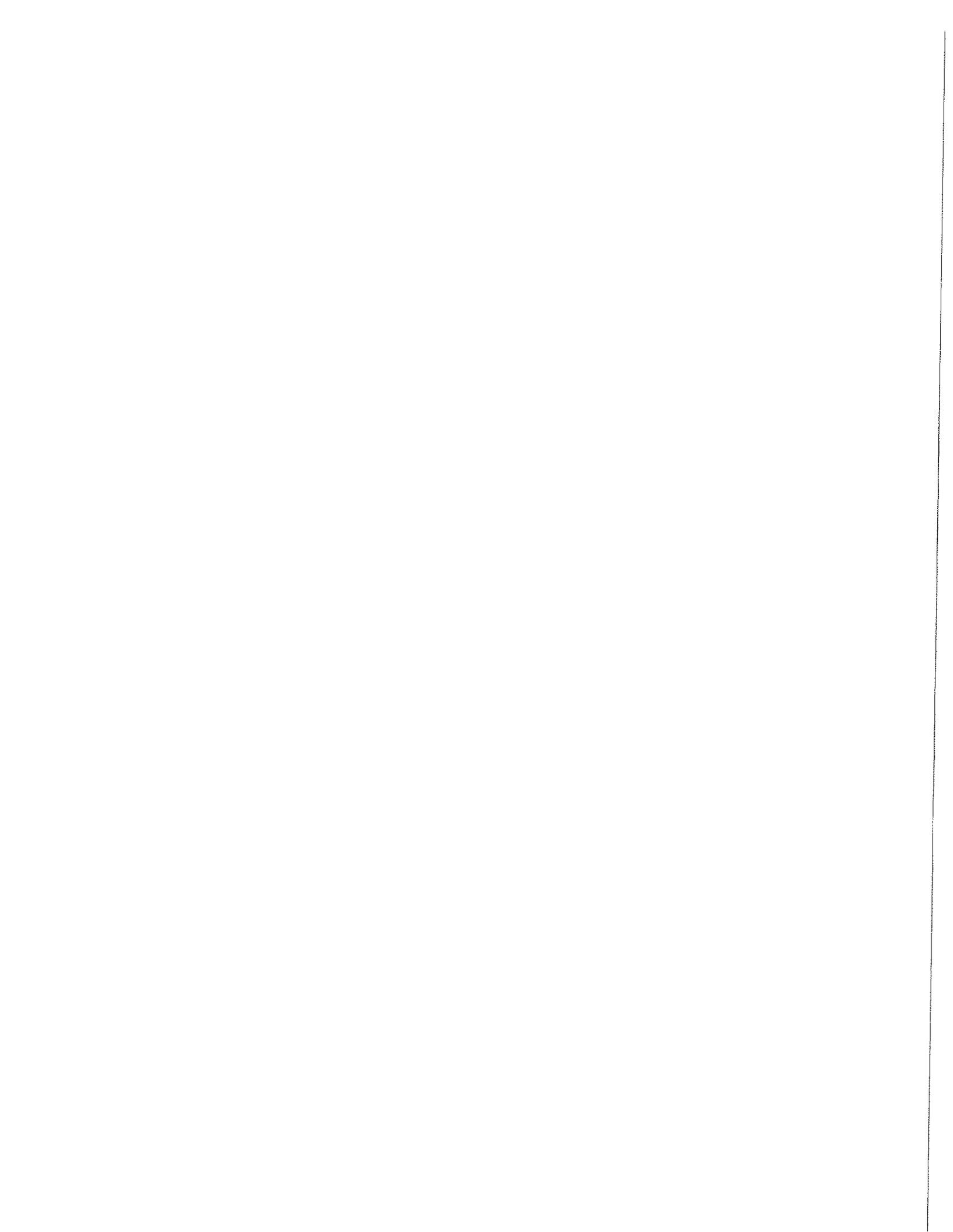
- Moderately dense street trees
- Street trees located in sidewalks with urban tree wells
- Neighborhood and pocket parks

### Transportation

- Complete and highly connected street network that accommodates the needs of automobiles but promotes pedestrians and cyclists.
- Bike lanes, greenways, and wide sidewalks

### Infrastructure

- Municipal water and sewer service





May 23, 2016

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

RE: May 13, 2016 PC Review Comments

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1. **PUD 81-2015**: Master Plan Approval - 3357 Denning Lane (Oakview)
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If you should have any questions with regards to these matter, please do not hesitate to contact me.

Sincerely,

Christian Saxe  
Assistant Superintendent of Public Works  
City of Spring Hill

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: May 23, 2016  
SUBJECT: STP 179-2016 (Southern Springs Sales Center)

---

**STP 179-2016:** Submitted by ESP Associates for Southern Springs located on Kedron Rd. The property is zoned B-1 Office and Limited Retail District and contains approximately 1.11 acres. The applicant request site plan approval for 5,035 sales center.

**Property description and history:** This undeveloped property has frontage onto Kedron Road to the east and Denning Lane to the south, and it is currently regulated by B-1, Office and Limited Retail Commercial District, for the majority and R-1, Low Density Residential District, to the south along Denning Lane.

In December of 2014, a Sketch Plat application was approved by the Planning Commission for the portion of the project boundary labeled as "Tract 1". Additionally, in December of 2014, the Planning Commission forwarded a rezoning request from M-1 (Light Industrial) to B-1 for the portion of the project boundary labeled as "Tract 2" to the Board of Mayor and Aldermen (BOMA) with a recommendation for approval. The rezoning request was approved by the BOMA subject to four conditions of approval:

1. The existing public access easement to the west through the Rippavilla Plantation shall not be utilized as a public road, or as a construction entrance.
2. Buffering along the western edge of the subject property shall be required to protect the historic integrity of and screen the use of the property from the historic Rippavilla Plantation.
3. Only single-family residential dwellings, home occupations, and supporting residential amenities shall be permitted on the property.
4. The density should be no greater than an average of five (5) dwelling units per acre.

On April 10<sup>th</sup>, the Planning Commission approved a sketch plat application for the subject properties to include 808 dwelling units. Del Webb has since taken over the project and received Planning Commission approval of a new sketch plat application on August 10, 2015, for 602 residential lots. On September 14, 2015, the Planning Commission approved a preliminary plat application for Phases 1 and 2, a total of 201 single-family residential lots. This approval required full construction and installation of the required 150-ft buffer between the subject property and the adjacent historic Oaklawn Plantation.

**Request:** The applicant requests site plan approval of a sales office on Lot 14 in the associated final plat application (FPL 180-2016) on this agenda.

**Streets and sidewalk:** All approved adjacent streets are currently under construction. This property has frontage onto Southern Springs Parkway (Arterial) and Blount Court (Local). Sidewalk and multiuse trail are required by the preliminary plat approval to be constructed along the property's street frontage.

**Access:** The site is proposed to be accessed from Blount Court.

**Building design:** The applicant proposes a one-story building constructed of hardieplank and masonry. Based on the information submitted with the colored renderings, the material colors are "TBD" (to be determined). Approval of the proposed building design and materials will include color of materials. Staff recommends that the applicant determine the color of the materials prior to the Planning Commission's June 13<sup>th</sup> meeting.

**Landscaping and buffering:** The applicant has not provided a landscape plan despite being listed in the index of sheets. Prior to being added to the Planning Commission's June 13<sup>th</sup> meeting agenda, the applicant shall provide a detailed landscape plan in compliance with the minimum requirements of the City's zoning ordinance.

**Parking and loading:** Based on the information provided by the applicant, this development requires a minimum of 28 parking spaces and 30 are provided. The applicant has indicated the area for the required bike racks, but the associated specification details have not been provided. This information shall be included in the revised drawings prior to being placed on the June 13<sup>th</sup> meeting agenda.



May 23, 2016

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

RE: May 13, 2016 PC Review Comments

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Sincerely,

Christian Saxe  
Assistant Superintendent of Public Works  
City of Spring Hill

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: May 23, 2016  
SUBJECT: FPL 180-2016 (Southern Springs Phases 1 and 2)

---

**FPL 180-2016:** Submitted by Wilson and Associates for Southern Springs located on Kedron Rd. The property is zoned B-1, Office and Limited Retail District and contains approximately 106.64 acres. The applicant requests final plat approval for 198 single family residential lots.

**Property description and history:** This undeveloped property has frontage onto Kedron Road to the east and Denning Lane to the south, and it is currently regulated by B-1, Office and Limited Retail Commercial District, for the majority and R-1, Low Density Residential District, to the south along Denning Lane.

In December of 2014, a Sketch Plat application was approved by the Planning Commission for the portion of the project boundary labeled as "Tract 1". Additionally, in December of 2014, the Planning Commission forwarded a rezoning request from M-1 (Light Industrial) to B-1 for the portion of the project boundary labeled as "Tract 2" to the Board of Mayor and Aldermen (BOMA) with a recommendation for approval. The rezoning request was approved by the BOMA subject to four conditions of approval:

1. The existing public access easement to the west through the Rippavilla Plantation shall not be utilized as a public road, or as a construction entrance.
2. Buffering along the western edge of the subject property shall be required to protect the historic integrity of and screen the use of the property from the historic Rippavilla Plantation.
3. Only single-family residential dwellings, home occupations, and supporting residential amenities shall be permitted on the property.
4. The density should be no greater than an average of five (5) dwelling units per acre.

On April 10<sup>th</sup>, the Planning Commission approved a sketch plat application for the subject properties to include 808 dwelling units. Del Webb has since taken over the project and received Planning Commission approval of a new sketch plat application on August 10, 2015, for 602 residential lots. On September 14, 2015, the Planning Commission approved a preliminary plat application for Phases 1 and 2, a total of 201 single-family residential lots. This approval required full construction and installation of the required 150-ft buffer between the subject property and the adjacent historic Oaklawn Plantation.

**Request:** The applicant requests final plat approval of Phases 1 and 2 for a total of 198 lots, including a lot for a sales center. There is an associated site plan application on this agenda (STP 179-2016) for the sales center.

**Streets and sidewalk:** The proposed street network includes construction of two new major streets – Southern Springs Parkway (Arterial) and Del Webb Boulevard (Collector). Right-of-way for a future street connection is also proposed from Southern Springs Parkway to the property to the north (zoned B-4).

**Bulk and area requirements:** The way in which the bulk and area data has been provided is not sufficient or efficient for staff to determine compliance with the bulk and area criteria of the underlying zoning district. The plat shall be revised to indicate lot width and area on each lot instead of in a chart on the separate page.

**Historic property buffer:** This property is located within the required buffer for the historic Oaklawn Plantation, as designated by the BOMA. In keeping with the condition of approval for the rezoning of Tract 2 and the Historic Commission's recommendation for Tract 1, the 150' buffer is proposed along the shared property line with Oaklawn.

There is an additional landscape buffer required along the northern project boundary. Based on discussions with staff and the applicant, a conflict has been discovered between the required landscape buffer and an easement for an existing water main. Prior to being placed on the June 13<sup>th</sup> meeting agenda, the applicant must provide a revised final plat and associated landscape proposal to resolve this conflict by providing the required 25' landscaped buffer outside of the existing utility easement. Staff is not in favor of permitting landscaping required for buffering and screening within an occupied easement due to the high risk of elimination and replanting of the landscaping, which would reduce its chances of maturing and providing a consistent and predictable screen.

**Amenities:** The amenity area is not included in these phases.

**Buffering and screening:** In keeping with the condition of approval for the rezoning of "Tract 2" and the previously approved Sketch Plat application for "Tract 1", the 150' buffer is proposed along the shared property line with Oaklawn. Because a preliminary plat application grants construction approval for a subdivision, staff has requested that the applicant provide details specific to the species and size of the landscaping proposed to be installed in the required buffers. Once this information is submitted, staff will review and make a recommendation accordingly.

**Other Planning Comments:** Staff requests that the applicant revise the plans to include a larger sheet size in order to reduce the number of sheets in the overall final plat.



May 23, 2016

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

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Christian Saxe  
Assistant Superintendent of Public Works  
City of Spring Hill

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: May 23, 2016  
SUBJECT: NPC 190-2016 (The Cove)

---

**NCP 190-2016:** Submitted by Ragan-Smith for The Cove located at 4355 Tom Lunn Rd. The property is zoned R-2, Medium Density District and contains approximately 91.20 acres. The applicant requests Neighborhood Concept Plan approval for 94 single family residential lots.

**Property description and history:** This undeveloped property is located northwest of the intersection of Tom Lunn Road and Port Royal Road. A creek traverses along the southern property line. The majority of the surrounding properties are developed for low-density single-family residences or are used for agricultural purposes, with exception of Port Royal Park located south of the subject property.

**Request:** The applicant requests neighborhood concept plan approval for 94 single-family dwellings.

**Streets and sidewalk:** Tom Lunn Road is designated as Local street in the Major Thoroughfare Plan, which requires a minimum of 50 feet of right-of-way. Pursuant to the requirements of the City's zoning ordinance for a neighborhood concept plan, the applicant is required to identify and delineate all existing conditions of the property's frontage along the public street. Prior to being added to the June 13<sup>th</sup> meeting agenda, the following information shall be provided:

- Identify the existing right-of-way along Tom Lunn Road
- Delineate the existing and Major Thoroughfare right-of-way from centerline
- Delineate the existing street conditions of Tom Lunn Road

The Major Thoroughfare Plan identifies a new Collector street in the area. New streets identified in the Major Thoroughfare Plan are intended to be general locations, not exact locations. Based on discussions between the Planning Director, Infrastructure Director, and the applicant, consideration of upgrading Tom Lunn Road to a Collector is recommended due to existing surrounding conditions, including a significant TVA easement, substantial floodplain area, and the creek location and configuration.

The applicant proposes to provide one street connection to Tom Lunn Road. No other street connections are proposed. Staff recommends discussion and consideration of street improvements to Tom Lunn Road.

**Bicycle and Greenway Plan:** Tom Lunn Road is designated as a bike lane route. Again, the Bicycle and Greenway Plan is intended to identify the general location of bicycle and pedestrian facilities, and the exact location must be worked out at the time of development or City's construction of facilities. Based on the proposed configuration of this new neighborhood, staff finds that there is an opportunity to provide a trail connection within the project to connect this neighborhood and future neighborhoods (to the north) to Port Royal Park. Staff requests that the applicant consider a pedestrian bridge across the creek in the area identified as Phase 1





May 23, 2016

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

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Christian Saxe  
Assistant Superintendent of Public Works  
City of Spring Hill

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: May 23, 2016  
SUBJECT: PPL 191-2016 (Cadence Crossing)

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**PPL 191-2016:** Submitted by Kimley-Horn for Cadence Crossing located at 4820 Main Street. The property is zoned R-4 and contains approximately 15.99 acres. The applicant request Preliminary Plat approval for 78 single family residential lots.

**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 this agenda for site plan review (STP 193-2016).

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 preliminary plat approval for a combination of attached and detached lots for a total of 78 dwelling units.

**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 STP 193-2016.

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 and neighborhood concept plan.

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





May 23, 2016

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

RE: May 13, 2016 PC Review Comments

To Whom It May Concern:

Following are the comments for the May 23, 2016 PC Review Meeting:

**OLD BUSINESS**

1. **PUD 81-2015**: Master Plan Approval - 3357 Denning Lane (Oakview)
  - Show ADA ramps at Lot 13
2. **RZN 162-2016**: Rezone request from R-2 to R-6 (Oaklawn)
  - **NO PLANS RESUBMITTED – DIFFERAL?**
3. **SKP 165-2016**: Neighborhood Concept Plan approval – Duplex and Port Royal
  - Show proposed improvements to Port Royal
4. **LSP 167-2016**: Lot split Request – 4941 Main Street
  - **No plans submitted**
5. **STP 179-2016**: Site plan approval request – Southern Springs Sales Center
  - Fire prevention (hydrants)
  - Sewer and water connections
  - Coordinate all water and sewer with designated City Representative
6. **FLP 180-2016**: Final plat approval for Southern Springs Phase 1 (198 SFL).
  - Signal installation at Kedron (what lot qty triggers it)
  - Bond application, performance and maintenance bonds
7. **ADM 182-2016**: Walmart minor modification – 4959 Main Street
  - **No plans submitted**

8. **STP 184-2016:** McDonalds re-build – 4908 Main Street
  - Need standard details (AC section), drainage plan and utility plan. (AC=1.5/2/8)
  - Coordinate all water and sewer with designated City Representative

#### New Business

9. **SKP 190-2016:** Sketch plan approval for 4355 Tom Lunn Rd. (94 SFL).
  - Show roadway dimensions
  - Show proposed improvements to Tom Lunn Road.
10. **PPL 191-2016:** Preliminary plat approval for 4820 Main Street (Cadence Crossing – 78 SFL)
  - 3 year bond if native backfill
  - Show ADA ramps at Main Street and entry.
11. **FPL ? 192-2016:** Final plat approval for 6 commercial lots – Harvey Springs
  - **NO PLANS SUBMITTED - DIFFERAL**
12. **STP 193-2016:** Site plan approval for 2 commercial buildings (Cadence Crossing)
  - Inadequate lighting in lot (<1 candlefoot)
  - Coordinate all water and sewer with designated City Representative
13. **LSP 194-2016:** Lot split request Duplex and Port Royal.
  - **No plans submitted**
14. **LSP 195-2016:** Lot split request on Crossings Circle.
  - All comments addressed
15. **STP 196-2016:** Site plan approval for swimming pool and pool house (Woodland Trace).
  - Coordinate all water and sewer with designated City Representative
16. **ADM 197-2016:** Request for additional parking space – 5242 Main Street
  - No comments at this time
17. **ADM 198-2016:** Request for major modification to Northpoint Development (Cyclops) – 715 Beechcroft
  - Recommend steel reinforcement in truck concrete
  - Need ADA ramp detail
18. **PUD 199-2016:** Master Plan Development request for property located at Cleburne and Beechcroft (Villages at Harvest Point)
  - Show proposed street improvements to Cleburne and Beechcroft.

If you should have any questions with regards to these matter, please do not hesitate to contact me.

Sincerely,

Christian Saxe  
Assistant Superintendent of Public Works  
City of Spring Hill

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: May 23, 2016  
SUBJECT: STP 193-2016 (Cadence Crossing Commercial)

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**STP 193-2016:** Submitted by Batson and Associates Cadence Crossing located at 4820 Main Street. The property is zoned B-2 Neighborhood Shopping District and contains approximately 3.745 acres. The applicant requests site plan approval for 2 commercial buildings.

**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.

In May of 2016, the Planning Commission approve a sketch plan application (SKP 177-2016) for the subject property.

**Request:** The applicant requests Sketch Plan approval for two commercial buildings totaling 33,473 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 sketch plan approval.

Sidewalk construction is proposed on both sides of the new street and along Main Street.

**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 are proposed to be constructed of brick, stone, glass, and EIFS. The applicant shall provide the percentage of EIFS proposed on each façade. Minimal articulation is proposed on the east elevation for both buildings. Staff recommends consideration of additional articulation due to its visual impact on the new neighborhood to the east.

**Landscaping and buffering:** The plan shows a 25' landscape buffer along the northern and southern property lines adjacent to the existing single-family residences. Staff requests fencing details for these areas.

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. Similarly, staff requests fencing details, if any are proposed, for this area.

The plan has incorporated the required 15 feet of greenspace between all proposed parking lots and right-of-way.

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

May 17, 2016

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

**Re: Cadence Crossing Commercial**

Dear Dara,

As requested we have revised the plans per the comments as we understood them at the Work session.

1. On sheet C-1 we have replaced the call out "By Others" with Cadence Crossing Commercial Development # 191 2006
2. We have revised the pavement section details as requested.
3. We have labeled the outside drive thru lane as an ATM lane.
4. We have labeled the DCDA to be placed in a Hot Box. We have also added a note that "All Water and Sewer to be coordinated with the City of Springhill Water and Sewer representative.
5. We have eliminated the requested parking space to ensure no more than 15 spaces in a row.
6. On sheet C-3 Lot 1 Structure 11 and Lot 2 Structure 13 have been changed from " by Others" to by "Cadence Crossing Residential Development# 191 2006.
7. On sheet C-3 we have added a structure to take the water from Area drain 9 to the existing structure provided by the Residential Developer.
8. We have evaluated the pipe sizing and some areas require the larger pipe size due to the Hydraulic Gradient line.
9. We have added squashed RCP 18" equivalent pipes where necessary.
10. We have added Inlet inserts for water Quality as requested.
11. We have converted the proposed Headwall (Structure 7 Lot 1) to a Junction Box as requested.

12. On lot 2 we have added ADA Handrails to protect pedestrians along the sidewalk at the existing Box Culvert.
13. We have added the note concerning the landscape Buffer on the North side of Lot 2. The timing of installation will be coordinated with The City of Springhill.
14. We have corrected the detail to show concrete Drainage Structures.
15. We have added Loading areas as requested.

**Dara, We have also been working on the concerns of the commission regarding the drive thru. We have come up with a couple of alternatives that we hope to discuss at the work session. We will have exhibits to illustrate our proposals**

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*



May 23, 2016

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

RE: May 13, 2016 PC Review Comments

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Sincerely,

Christian Saxe  
Assistant Superintendent of Public Works  
City of Spring Hill

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: May 23, 2016  
SUBJECT: LSP 195-2016 (Crossings Circle/Longhorn)

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**LSP 195-2016:** Submitted by WES Engineers for property located on Crossings Circle. The property is zoned B-4 and contains approximately 2.4 acres. The applicant request Lot Split approval for this lot.

**Property description 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, and the property to the south is being developed for the Hampton Inn with a stub out to the subject property for future cross connectivity

May 9, 2015, the Planning Commission approved a site plan application (STP 168-2016) for a portion of the subject property for a Longhorn Restaurant, leaving less than one acre of the southern portion of the lot for future development. This approved development includes one new curb cut onto Crossings Circle and two cross connections to the southern portion of the property at the east and west sides of the property.

**Request:** The applicant requests lot split approval to subdivide the subject property into two tracts of 1.60 acres (3A) and 0.82 acre (3B).

The zoning ordinance permits administrative approval of lot split applications; however, the Planning Department may elect to refer an application to the Planning Commission for action instead of granting approval for several reasons. Due to the following circumstances, staff has referred this application to the Planning Commission:

1. The proposed subdivision of land results in the approved new driveway to be located completely and only on Lot 3A.
2. The proposed subdivision of land results in 70 feet of frontage for Lot 3B, which is insufficient in providing adequate separation between a new driveway for this lot and those approved to the north and south of Lot 3B.
3. The applicant refuses to dedicate a public access easement on Lot 3A in accordance with the conditions of approval for STP 168-2016





May 11, 2016

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

**RE: Crossings Lot 3, Lot Split**

Dear Dara:

On behalf of Turnberry Land Co, LLC, the Developer for this project we are submitting this Lot Split for Lot 3 of the Crossings South, Lot 3A is for the future Longhorn Site and Lot 3B is unknown at this time.

If you should have any questions or concerns, please feel free to contact me.

Sincerely,  
**WES Engineers & Surveyors**

A handwritten signature in cursive script that reads "Allen B. O'Leary".

Allen B. O'Leary, RLS  
Principal



Prepared By and Return To:

Waller Lansden Dortch & Davis, LLP  
511 Union Street, Suite 2700  
P.O. Box 198966  
Nashville, TN 37219-8966

### **RECIPROCAL EASEMENT AGREEMENT**

**THIS RECIPROCAL EASEMENT AGREEMENT** ("Agreement") is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2016 (the "Effective Date") by Turnberry Land Company, LLC, a Tennessee limited liability company ("Turnberry") and Alan Adams, Don Adams, Larry Adams and Steve Adams (collectively, the "Adams").

#### **WITNESSETH:**

**WHEREAS**, Turnberry is the owner of that certain real property described on Exhibit "A" and depicted by hash-marks on Exhibit "A-1" both attached hereto and made a part hereof (the "Lot 3A");

**WHEREAS**, Adams is the owner of that certain real property described on Exhibit "B" and depicted by hash-marks on Exhibit "B-1" both attached hereto and made a part hereof (the "Lot 3B"); and

**WHEREAS**, Rare Hospitality International, Inc., a Georgia corporation ("Tenant") is the current tenant of the Lot 3A pursuant to a lease with Turnberry (the "Lease").

**NOW THEREFORE**, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, the parties to this Agreement hereby agree as follows.

#### **ARTICLE 1** **RECITALS AND DEFINITIONS**

The recitals set forth above are true and correct and are incorporated herein. Unless prohibited by the context in which they are used, the following capitalized terms, when used in this Agreement, shall have the meaning set forth below:

Section 1. Business Day shall mean any day other than a Saturday, Sunday or a legal holiday in which national banks in Tennessee are closed for business.

Section 2. Lot shall mean and refer to each of Lot 3A and Lot 3B, now or hereafter under separate ownership, subjected to the encumbrance of this Agreement.

Section 3. Government Authorities shall mean and refer to (a) the United States of America, or any state, county or city, local special purpose government, or any political subdivision or public corporate body of any of the foregoing, or (b) any board, bureau, council, commission, department, agency, court, legislative body or other instrumentality of the United States of America, or any state, county, city or political subdivision of any of the foregoing.

Section 4. Lot 3A Owner shall mean and refer to the record owner of fee simple title to Lot 3A.

Section 5. Lot 3B Owner shall mean and refer to the record owner of fee simple title to Lot 3B.

Section 6. Owner(s) shall mean and refer to each of the Lot 3A Owner and Lot 3B Owner.

Section 7. Force Majeure Event shall mean and refer to a delay not within an Owner's reasonable control (excluding financial inability to pay amounts due under this Agreement), including strikes, lockout, labor or material or equipment shortage not reasonably anticipated, power failure, severe weather, fire, riot, insurrection, or war. During such Force Majeure Event, the period within which the obligation must be performed shall be adjusted to account for the delay.

Section 8. Authorized Users shall mean any tenants, members, partners, franchisees, subtenants, concessionaires and lenders of each Owner, including, without limitation, Tenant and each of their respective agents, contractors, consultants, officers, patrons, customers, guests, employees and invitees.

Section 9. Shared Access Drive shall mean the shared access point for the Lots, as approved by the City of Spring Hill (the "City"), together with the to-be-constructed shared access drive as agreed upon between the Owners as depicted and legally described on the attached Exhibit "C" attached hereto.

## **ARTICLE 2** **EASEMENTS**

Section 1. Easement for Construction of Shared Access Drive. Lot 3B Owner hereby declares, establishes, creates, and grants for the benefit of Lot 3A, and as a burden upon Lot 3B, the non-exclusive right, privilege, and easement for Lot 3A Owner, Tenant and their Authorized Users, to enter upon Lot 3B for the purpose of installing, constructing, repairing, replacing, maintaining, and operating the Shared Access Drive subject to the reimbursement of cost and expenses pursuant to Article 3 and the other terms and limitations of this Agreement. For the purposes of this Agreement, the date upon which the Shared Access Drive has been completed shall be the "Drive Completion Date").

Section 2. Reciprocal Easements for Cross-Access. Lot 3A Owner hereby declares, establishes, creates, and grants for the benefit of Lot 3B, and as a burden upon Lot 3A, the non-

exclusive right, privilege, and easement for vehicular and pedestrian access, ingress, and egress over and across all roadways, driveways, entranceways and sidewalks that may be constructed from time to time and located within Lot 3A, including without limitation, from and after the Drive Completion Date, the Shared Access Drive, for the purpose of providing pedestrian and vehicular access, ingress, and egress, but not parking, between Lot 3A and Lot 3B, as well as publicly dedicated rights-of-way abutting Lot 3A and Lot 3B. The foregoing easement shall not be construed to, and shall not, permit the installation or construction of roadways, driveways, entranceways and sidewalks on Lot 3A by anyone other than the Owner of said Lot.

Section 3. Reciprocal Easements for Cross-Access. Lot 3B Owner hereby declares, establishes, creates, and grants for the benefit of Lot 3A, and as a burden upon Lot 3B, the non-exclusive right, privilege, and easement for vehicular and pedestrian access, ingress, and egress over and across all roadways, driveways, entranceways and sidewalks that may be constructed from time to time and located within Lot 3B, including without limitation, from and after the Drive Completion Date, the Shared Access Drive, for the purpose of providing pedestrian and vehicular access, ingress, and egress, but not parking, between Lot 3A and Lot 3B, as well as publicly dedicated rights-of-way abutting Lot 3A and Lot 3B. Except as otherwise provided in this Agreement, the foregoing easement shall not be construed to, and shall not, permit the installation or construction of roadways, driveways, entranceways and sidewalks on Lot 3B by anyone other than the owner of said Lot.

Section 4. Relocation of Easement. Notwithstanding anything to the contrary contained herein, each Owner shall have the right at any time, and at its sole cost and expense, to relocate, alter, or change any roadway, driveway or entranceway, or sidewalk located within such owner's lot (or portion thereof) provided that any such relocation, alteration, or change complies with the following terms and conditions:

(a) the Owner, as applicable, pays all costs incurred in connection with such relocation, alteration, or change;

(b) such relocation, alteration, or change is performed in a manner as to minimize interference to the other Owners and Authorized Users of the other Lot;

(c) the other Owner(s), and during the term of its Lease, Tenant, have consented in writing to such relocation, alteration, or change, which consent shall not be unreasonably withheld, conditioned, or delayed, so long as such relocation does not materially adversely impact the access and egress of the Owner and its Authorized Users with respect to consenting Owner's Lot.

Except as set forth in Articles 2 and 3 of this Agreement with respect to the Shared Access Drive, each Owner is responsible for maintaining, repairing and replacing all roadways, driveways, entranceways and sidewalks lying within its respective Lot in good condition and repair.

Section 5. No Parking Easement. This Agreement is not intended to, and does not, create for the benefit of any Lot any right, license or easement for parking purposes upon the other Lot.

Section 6. Confirmation of Location for Easements. The exact location of the areas subject to the easements established herein may be confirmed in one or more supplements to this Agreement, signed by the Owners and recorded in the Public Records of Maury County, Tennessee.

Section 7. No Public Dedication. Nothing contained in this Agreement will be deemed to be a gift or dedication of any portion of the Property to or for the general public or for any public purposes whatsoever, it being the intention of Declarant that this Agreement shall be strictly limited to and for the purposes expressed herein.

### **ARTICLE 3**

#### **DEVELOPMENT AND MAINTENANCE OBLIGATIONS**

##### Section 1. Shared Access Drive.

(a) Construction and Installation. Lot 3A Owner shall be responsible for the construction and installation of the Shared Access Drive into and upon Lot 3A and Lot 3B (if applicable); provided, however, it is understood and agreed that Lot 3A Owner may delegate this responsibility to the Tenant pursuant to its Lease and to the extent that Tenant performs such obligations, Tenant shall be a third party beneficiary of the terms of this Article 3 and shall be entitled to enforce the rights of the Lot 3A Owner and the obligations of the Lot 3B Owner hereunder.

(b) Maintenance. From and after the Drive Completion Date, Lot 3A Owner shall be responsible for the maintenance, operation and repair of the Shared Access Drive in accordance with generally accepted maintenance standards and practices, whether or not such Shared Access Drive is located on Lot 3A or Lot 3B.

##### Section 2. Cost Reimbursement.

(a) Development Costs. In connection with the Lot 3A Owner's performance of its obligation to construct the Shared Access Drive, Lot 3B Owner shall reimburse one-half (1/2) of the cost of construction of the Shared Access Drive to the Lot 3A Owner; provided however, such reimbursement shall not be due until after Lot 3B is developed and a Certificate of Occupancy is issued. Lot 3A Owner (or Tenant, as applicable) shall provide a written invoice (the "**Invoice**") to Lot 3B Owner upon completion of the Shared Access Drive stating (i) the costs and expenses incurred by Lot 3A Owner for the construction and development of the Shared Access Drive, including, without limitation, any design and permit fees incurred in connection therewith (the "**Development Costs**"); and (ii) Lot 3B Owner's Proportionate Share of such Development Costs. Lot 3B Owner shall reimburse the Lot 3A Owner within thirty (30) days following completion of the development of Lot 3B, as evidenced by the issuance of a

Certificate of Occupancy. This obligation for reimbursement shall run with Lot 3B, such that it shall be the obligation of any subsequent owner of Lot 3B.

(b) Maintenance Costs. Following development of Lot 3B, the Lot 3B Owner shall reimburse Lot 3A Owner for Lot 3B Owner's Proportionate Share of the costs and expenses incurred by the Lot 3A Owner (or Tenant) in connection with the repair and maintenance of the Shared Access Drive (the "**Shared Maintenance Costs**"). Lot 3A Owner (or Tenant, as applicable) shall provide an Invoice to Lot 3B Owner annually, stating: (i) the total Shared Maintenance Costs for the prior year; and (ii) Lot 3B Owner's Proportionate Share of such Shared Maintenance Costs. Lot 3B Owner shall pay Lot 3A Owner for Lot 3B Owner's Proportionate Share of the Shared Maintenance Costs within thirty (30) days following receipt of the annual Invoice. This obligation for reimbursement shall run with Lot 3B, such that it shall be the obligation of any subsequent owner of Lot 3B.

(c) Notwithstanding the foregoing, if any work, maintenance, repairs or replacements are required as a result of the negligence or misconduct of an Owner or its Authorized Users or such Owner's failure to repair and maintain its Lot, the Owner of such Lot shall exclusively bear the costs and expenses of such work, maintenance, repairs or replacements and the same shall not be shared by the applicable Lots.

(d) As used herein, "**Lot 3B Owner's Proportionate Share**" shall mean Fifty and No/100 Percent (50%).

(e) Lot 3B shall not be required to reimburse the owner of Lot 3A for any costs until after Lot 3B is developed and a Certificate of Occupancy issued.

#### **ARTICLE 4** **TAXES AND INSURANCE**

Section 1. Ad Valorem Real Estate Taxes. Each Owner shall pay any and all ad valorem real estate taxes and assessments levied against its Lot.

Section 2. Insurance. Upon commencement of construction for development and thereafter, each Owner shall at all times maintain such insurance coverage as is commercially reasonable based on prevailing industry standards for properties with similar characteristics and use. In addition, upon commencement of construction, the constructing party will add the Owner of the adjacent parcel as an "Additional Insured" under applicable commercial general liability purposes. Upon request, a written certificate of insurance will be provided to evidence the foregoing.

#### **ARTICLE 5** **LIENS**

Section 1. Mechanic's Liens. In the event any mechanic's lien is filed against a Lot as a result of services performed for or materials furnished to the owner of another Lot, such owner shall cause such lien to be released and discharged of record within thirty (30) days of

receipt of written notice of the nature and existence of any such lien, either by paying the indebtedness which gave rise to such lien or by posting bond or other security as shall be required by law to obtain such release and discharge; provided, however, the owner permitting or causing such lien to be filed shall have the right to contest such lien by the institution of appropriate legal proceedings or otherwise. Additionally, the other owner permitting or causing such lien to be filed shall indemnify, defend, and hold harmless the owner of the lots affected thereby upon which said lien was filed against any liability, loss, damage, costs, or expenses (including reasonable attorney's fees actually incurred and court costs) on account of such claim of lien.

Section 2. Default Interest; Lien Rights. In the event any Owner fails to timely pay any amount when and as due hereunder, the delinquent sum (the "**Delinquent Payment**") shall bear interest at the rate of the lesser of ten percent (10%) per annum or the highest rate of interest permitted under applicable law ("**Default Interest**") from the date due until paid. Each Owner shall have a lien on the other Owner's Lot if the Owner of such other Lot fails to pay any monetary amount hereunder that is then properly due and owing and such default remains uncured after the Owner of a Lot receives written notice of such default and after the passage of a 30-day cure period. Any such lien shall be perfected only by recording a claim of lien in the office of the County Recorder of Maury County, Tennessee. Such lien will be subordinate to and will in no way impair the lien of any mortgage recorded prior to the recording of the claim of lien. Such lien shall secure all amounts owing under the terms of this Agreement.

## **ARTICLE 6**

### **EVENTS OF DEFAULT AND REMEDIES**

Section 1. Default. It shall constitute an "Event of Default" hereunder on the part of an Owner to the extent that such Owner fails to perform any obligation, term or condition of this Agreement and said failure continues for a period of thirty (30) days after receipt of written notice thereof from the other Owner, however, if the default is non-monetary in nature and cure efforts are instituted promptly upon receipt of such written notice, and thereafter diligently and continuously pursued, the period for cure shall be sixty (60) days instead of thirty (30) days.

Section 2. Remedies.

(a) Upon occurrence of any such Event of Default, the Owner entitled to said payment or to enforce any other provision of this Agreement shall be entitled to: (i) recover the amount due in an action for money damages; (ii) enforce the Agreement through injunctive relief and/or specific performance; and/or (iii) pursue such other remedy as may be available at law and/or in equity.

(b) In addition, upon an Event of Default, the Owner shall have its rights and remedies set forth in Article 5, Section 2 above.

(c) Further, the applicable non-defaulting Owner (or Tenant, if applicable) may provide a second notice stating the sender's intent to exercise self-help if the default is not cured within twenty (20) days after such written notice, and following the defaulting Owner's failure to cure the default within twenty (20) days after such written notice, the Owner may pay the past-due amount or perform the unperformed obligation on behalf of the defaulting Owner and collect from the defaulting Owner the cost of curing the default, together with Default Interest thereon.

Section 3. Attorneys' Fees. In the event that an Owner files a legal action against any other Owner to enforce its rights hereunder, the predominately prevailing party in such legal action shall be entitled to recover reasonable attorneys' fees (including those in preparation of the legal action, at trial, on appeal and/or in bankruptcy), paralegal fees, expert witness fees and court costs from the party not prevailing therein.

Section 4. Limitation on an Owner's Liability. An Owner's liability under this Agreement is limited to its interest in its Lot, and no Interest Holder (as defined below) is liable under this Agreement beyond its interest in the entity that constitutes the Owner, but nothing contained herein is intended to preclude an enforcing party from obtaining injunctive relief or specific enforcement of this Agreement. For purposes of this Agreement, an "**Interest Holder**" means an individual (a) partner of a partnership that is an Owner, (b) member or manager of a limited liability company that is an Owner, or (c) officer, director, or shareholder of a corporation that is an Owner.

Section 5. Enforcement. This Agreement may be enforced by each Owner with regard to matters arising during its period of ownership and by Tenant with regard to matters arising during the term of its Lease of Lot 3A. Failure to enforce any covenant or restriction herein contained will in no event be deemed a waiver of the right to do so thereafter. A waiver of any default is not a waiver as to subsequent defaults. Each remedy is cumulative with all other remedies provided under this Agreement and otherwise available at law or in equity, and the exercise of one remedy does not impair or limit the right to exercise any other remedy. As to Owners, only existing and prior Owners may enforce this Agreement, and then only to the extent relating to matters arising during their respective periods of title ownership.

## **ARTICLE 7**

### **MISCELLANEOUS**

Section 1. Reaffirmation of Agreement. By accepting transfer of any interest in the Lot (conveyance, mortgage, lease etc.), the transferee of said interest will be deemed automatically and conclusively to accept, ratify and re-impose the terms and conditions of this Agreement, including the grants of easements set forth herein. Notwithstanding the foregoing, the priority of this Agreement in the Public Records of Maury County, Tennessee shall be determined as of the time it was originally recorded.

Section 2. Law and Venue. The validity, enforceability and interpretation of this Agreement will be determined in accordance with the laws of Tennessee. Any legal action

relating to this Agreement will be maintained only in a state or federal court located in Maury County, Tennessee.

Section 3. Consent. Except has otherwise expressly provided in this Agreement, wherever the consent of a party is required herein, said consent shall not be unreasonable denied, conditioned or delayed.

Section 4. Indemnification. Each Owner benefited by an easement hereunder shall defend (if requested), indemnify and hold harmless the Owner or Owners burdened by such easement against and from all claims, actions, damages, liability or expense (including, but not limited to, reasonable attorneys' fees) which the Owner(s) so indemnified (or their applicable Authorized Users) may incur in connection with (a) any injuries to or deaths of persons, or damage to real or personal property, arising out of the exercise or use of the easement by the indemnifying Owner, or its Authorized Users, and (b) any construction or other liens imposed upon the indemnified Owner's Lot as a result of work performed at the direction of the indemnifying Owner.

Section 5. Severability. The provisions of this Agreement are severable and the invalidity of one or more of the provisions will not affect the validity or enforceability of any other provisions.

Section 6. Waiver. The delay or failure of an Owner to exercise any of its rights under this Agreement does not impair or waive any of its rights. An Owner's waiver of the other Owner's default is not a waiver as to subsequent defaults. Except as otherwise provided in this Agreement, each remedy is cumulative with all other remedies under this Agreement and at law or in equity, and the exercise of one remedy does not impair or waive an owner's right to exercise any other remedy.

Section 7. Amendments. This Agreement may be amended only by a written document executed by the Owners of Lot 3A and Lot 3B, and shall be effective only when recorded in the Public Records of Maury County, Tennessee; provided, however, during the term of Tenant's Lease, any amendment to this Agreement shall require Tenant's prior written consent. Except as set forth in the preceding sentence, no agreement to any amendment of this Agreement shall ever be required of any guest, tenant, occupant, licensee, permittee or other person other than the owners, nor shall such parties have any right to enforce any of the provisions hereof.

Section 8. Notices. Any notice or other communication permitted or required to be given hereunder by one party to the other shall be in writing and shall be hand delivered, sent by overnight courier service requiring receipt, or by hand delivery, addressed to the party required to receive the same at the address as designated in the tax records of Maury County, Tennessee for each Lot, or as designated in writing by any Owner. Any notice to Tenant pursuant to this Agreement shall be delivered to the following address: 6312 S. Fiddler's Green Circle, Suite 200N, Greenwood Village, Colorado 80111, Attn: Real Estate Whenever a Lot is

conveyed, the new Owner thereof shall provide promptly to the other Owner notice of the new Owner's notice address.

Section 9. Estoppel Certificate. Within thirty (30) days of the request of an Owner, any such other Owner shall certify, in writing, to the requesting Owner, its prospective mortgagee or prospective assignee or purchaser whether, to the certifying Owner's knowledge, (a) there is any default under this Agreement (and if any, describing the default in reasonable detail); (b) this Agreement has been assigned, modified, or amended (and if so, describing in reasonable detail the nature of the assignment, modification, or amendment); and (c) this Agreement, as of that date, is in full force and effect. Such certification waives any claim of the certifying Owner based on facts contrary to those asserted in the certificate against any bona fide encumbrancer or purchaser for value to whom the certification was made, and which acted in reasonable reliance on the certificate and without knowledge of contrary facts.

Section 10. Captions. Captions of sections are for convenience only and not for interpretation of this Agreement.

Section 11. Priority of Agreement: Subordination by Mortgagees. The covenants, conditions and restrictions set forth in this Agreement shall be prior and superior to each and every mortgage lien or deed of trust encumbering a Lot. Any Owner shall cause any mortgagee holding a valid mortgage lien or any beneficiary under a deed of trust encumbering a Lot as of the date of this Agreement to subordinate its or their lien or liens or its or their rights and interest or interests to the covenants, conditions and restrictions set forth in this Agreement by written subordination agreement executed by any such mortgagee or by the trustee of any such deed of trust, with the consent of any such beneficiary, such writing to be recorded in the Public Records of Maury County, Tennessee.

Section 12. Covenants to Run With Land. It is intended that each of the easements, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs and personal representatives.

Section 13. Time of Essence. Time is of the essence of this Agreement.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]



\_\_\_\_\_  
Alan Adams

STATE OF TENNESSEE            )  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, personally appeared \_\_\_\_\_, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his/her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Steve Adams

STATE OF TENNESSEE            )  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, personally appeared \_\_\_\_\_, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his/her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

(Signature Pages Continued on Next Page)

\_\_\_\_\_  
Don Adams

STATE OF TENNESSEE            )  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, personally appeared \_\_\_\_\_, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his/her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Larry Adams

STATE OF TENNESSEE            )  
COUNTY OF \_\_\_\_\_ )

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, personally appeared \_\_\_\_\_, to me known to be the person described in and who executed the foregoing instrument and who acknowledged the execution of same to be his/her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

**LOT 3A LEGAL DESCRIPTION**

Lot 3A of that Final Plat — Crossing South, Phase 1, Section 1B, recorded in Plat Book P21, Page 23 on February 18, 2016 with document number \_\_\_\_\_ in the public records of Maury County, Tennessee.

**EXHIBIT "A-1"**

**LOT 3A DEPICTION**

**[To be attached]**

**EXHIBIT "B"**

**LOT 3B LEGAL DESCRIPTION**

Lot 3B of that Final Plat — Crossing South, Phase 1, Section 1B, recorded in Plat Book P21, Page 23 on February 18, 2016 with document number \_\_\_\_\_ in the public records of Maury County, Tennessee.

**EXHIBIT "B-1"**

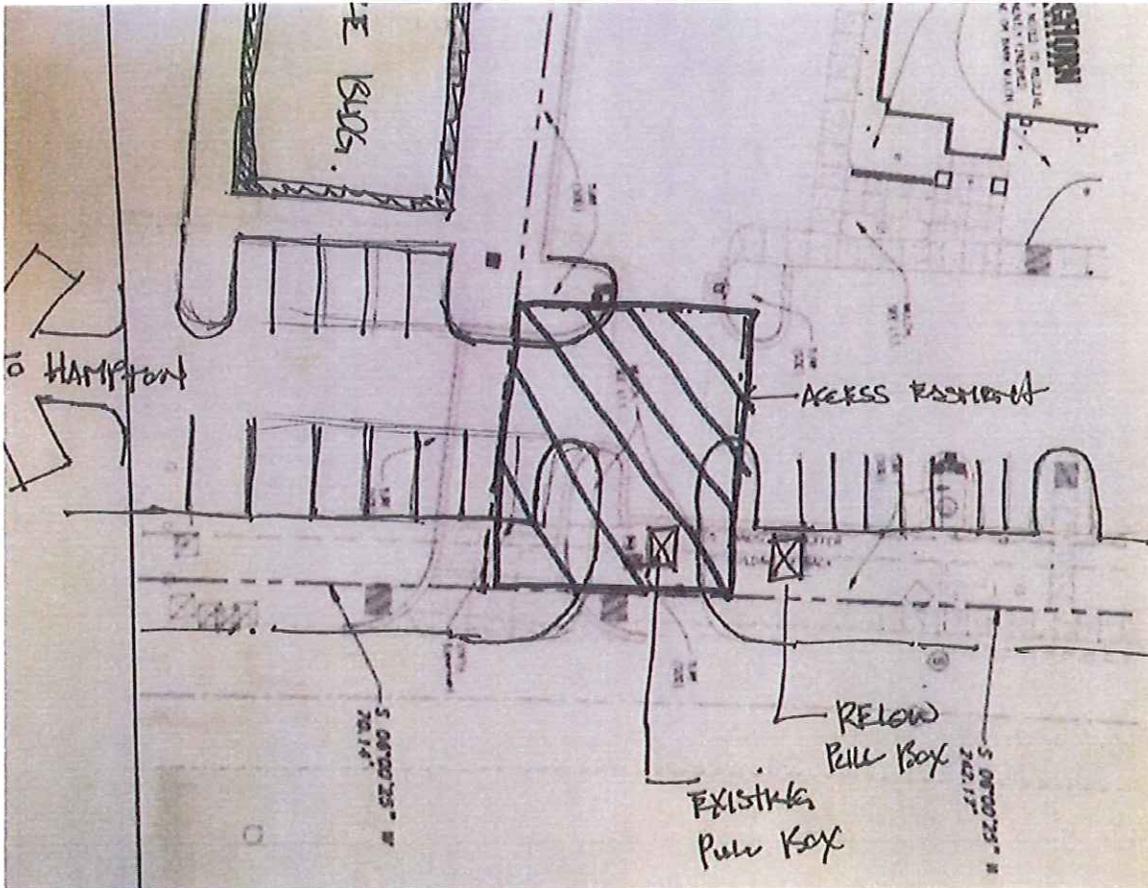
**LOT 3B DEPICTION**

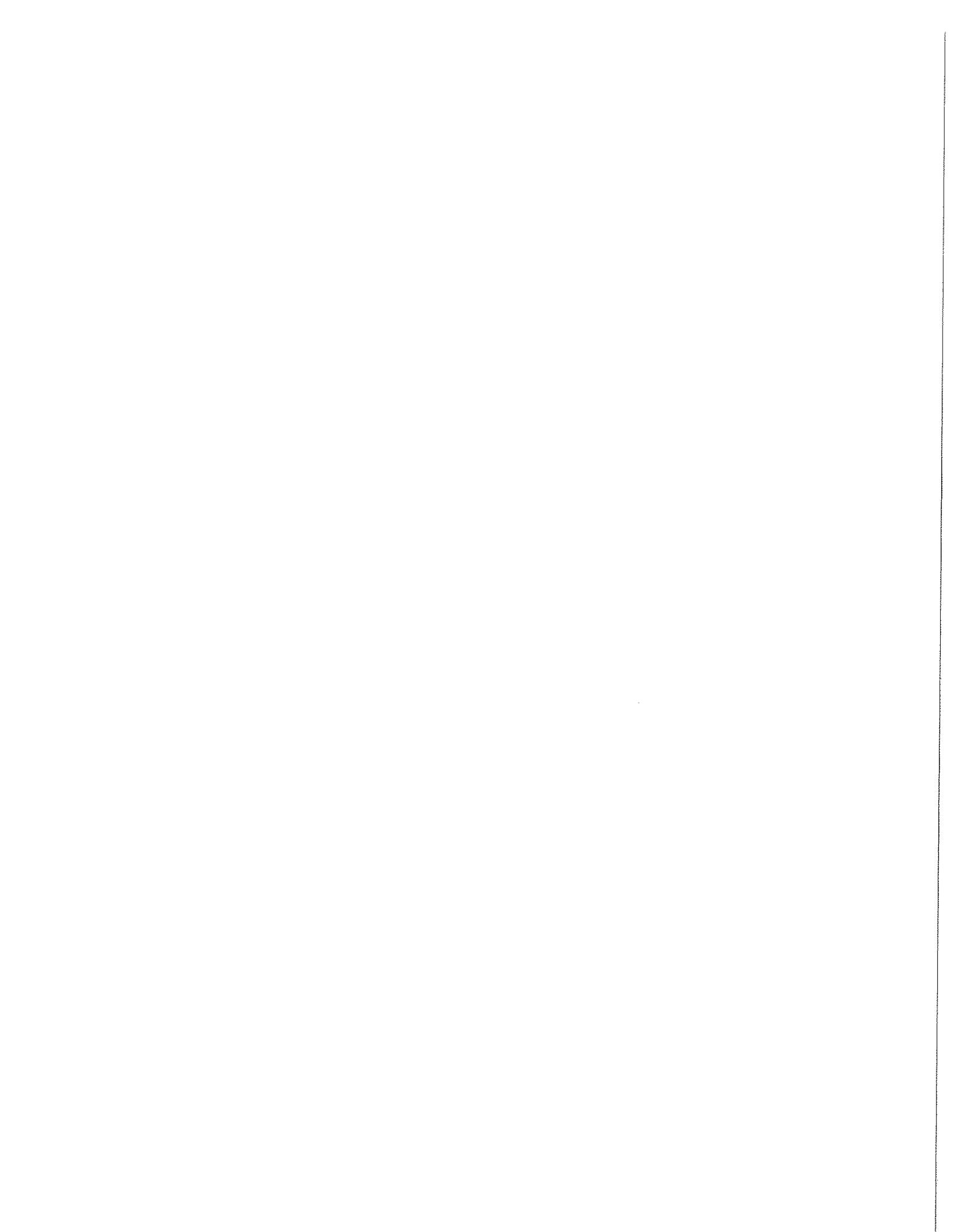
**[To be attached]**

EXHIBIT "C"

**SHARED ACCESS DRIVE**

[Note: a better schematic will need to be prepared and attached. This is a preliminary sketch to demonstrate the Shared Access Drive and curb cut]







May 23, 2016

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

RE: May 13, 2016 PC Review Comments

To Whom It May Concern:

Following are the comments for the May 23, 2016 PC Review Meeting:

**OLD BUSINESS**

1. **PUD 81-2015**: Master Plan Approval - 3357 Denning Lane (Oakview)
  - Show ADA ramps at Lot 13
2. **RZN 162-2016**: Rezone request from R-2 to R-6 (Oaklawn)
  - **NO PLANS RESUBMITTED – DIFFERAL?**
3. **SKP 165-2016**: Neighborhood Concept Plan approval – Duplex and Port Royal
  - Show proposed improvements to Port Royal
4. **LSP 167-2016**: Lot split Request – 4941 Main Street
  - **No plans submitted**
5. **STP 179-2016**: Site plan approval request – Southern Springs Sales Center
  - Fire prevention (hydrants)
  - Sewer and water connections
  - Coordinate all water and sewer with designated City Representative
6. **FLP 180-2016**: Final plat approval for Southern Springs Phase 1 (198 SFL).
  - Signal installation at Kedron (what lot qty triggers it)
  - Bond application, performance and maintenance bonds
7. **ADM 182-2016**: Walmart minor modification – 4959 Main Street
  - **No plans submitted**

8. **STP 184-2016:** McDonalds re-build – 4908 Main Street
  - Need standard details (AC section), drainage plan and utility plan. (AC=1.5/2/8)
  - Coordinate all water and sewer with designated City Representative

#### New Business

9. **SKP 190-2016:** Sketch plan approval for 4355 Tom Lunn Rd. (94 SFL).
  - Show roadway dimensions
  - Show proposed improvements to Tom Lunn Road.
10. **PPL 191-2016:** Preliminary plat approval for 4820 Main Street (Cadence Crossing – 78 SFL)
  - 3 year bond if native backfill
  - Show ADA ramps at Main Street and entry.
11. **FPL ? 192-2016:** Final plat approval for 6 commercial lots – Harvey Springs
  - **NO PLANS SUBMITTED - DIFFERAL**
12. **STP 193-2016:** Site plan approval for 2 commercial buildings (Cadence Crossing)
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14. **LSP 195-2016:** Lot split request on Crossings Circle.
  - All comments addressed
15. **STP 196-2016:** Site plan approval for swimming pool and pool house (Woodland Trace).
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16. **ADM 197-2016:** Request for additional parking space – 5242 Main Street
  - No comments at this time
17. **ADM 198-2016:** Request for major modification to Northpoint Development (Cyclops) – 715 Beechcroft
  - Recommend steel reinforcement in truck concrete
  - Need ADA ramp detail
18. **PUD 199-2016:** Master Plan Development request for property located at Cleburne and Beechcroft (Villages at Harvest Point)
  - Show proposed street improvements to Cleburne and Beechcroft.

If you should have any questions with regards to these matter, please do not hesitate to contact me.

Sincerely,

Christian Saxe  
Assistant Superintendent of Public Works  
City of Spring Hill

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: May 23, 2016  
SUBJECT: STP 196-2016 (Woodland Trace Amenities)

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**STP 196-2016:** Submitted by WES Engineers for property located at Woodland Trace and Wright Rd. The property is zoned R-2 medium density PUD and contains 0.69 acres. The applicant requests site plan approval for a swimming pool and pool house.

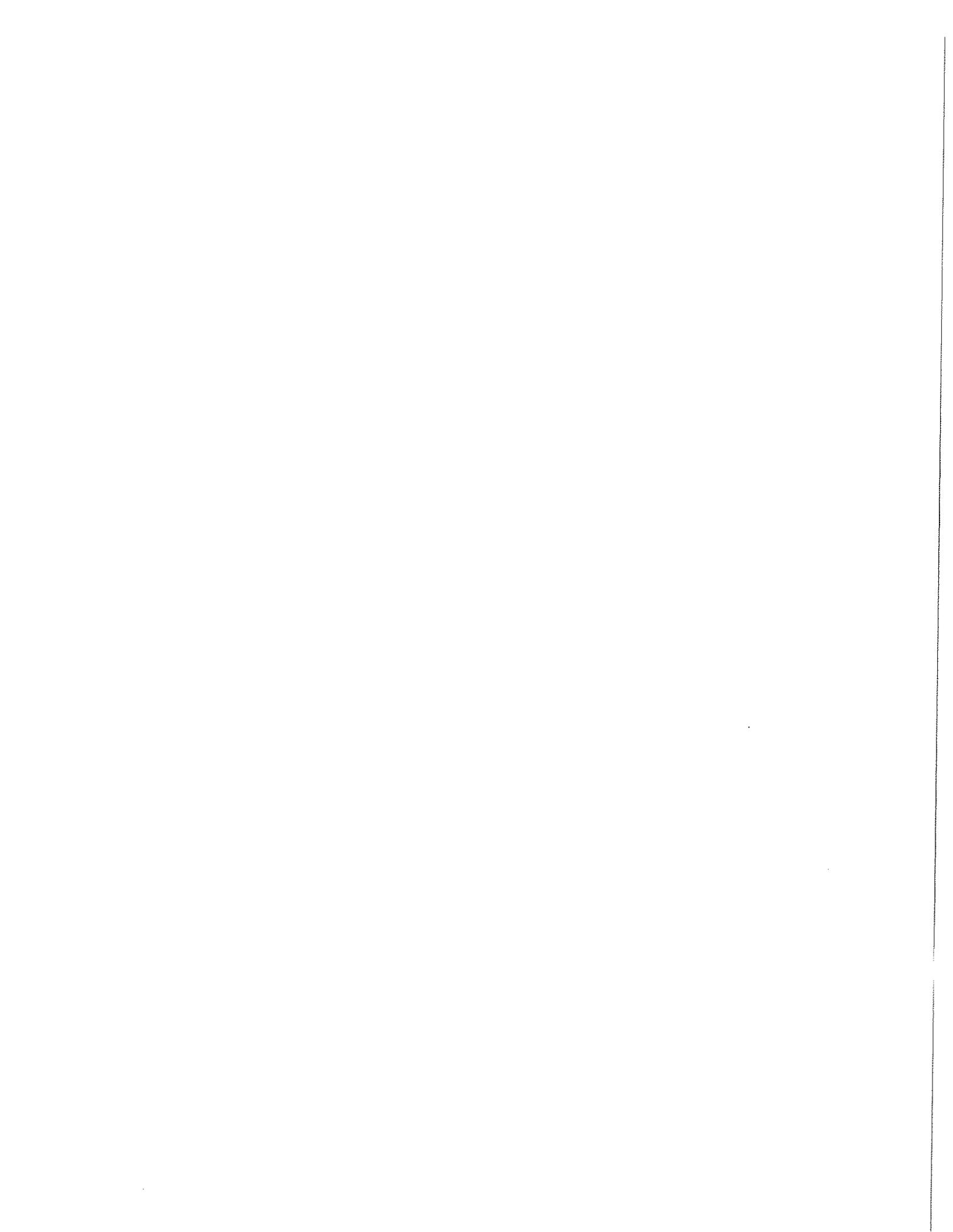
**Property description history:** This property is located east of the intersection of Derryberry Lane and Port Royal Road. In 2006, the Board of Mayor and Aldermen approved a Planned Unit Development application for Woodland Trace to allow for a combination of attached and detached single-family dwellings, including 88 townhomes on the subject property. Subsequently, the Planning Commission approved a Preliminary Plat and associated construction plans for the development of the entire project boundary divided into two phases in 2006. Phase One has been completed, and all lots have been developed. In 2014, permits were issued to begin installation and construction of all remaining infrastructure for Phase Two.

In November of 2015, the Planning Commission approved a final plat application for Phase Two with a condition of approval that the applicant submit a site plan application for the amenities area, as this information was not submitted by the previous owner with the preliminary plat application. Included in this approval was also the requirement that a connection from Phase 2 to the elementary school to the south be constructed with the amenities area.

**Request:** The applicant requests site plan approval for an amenities area to include a pool, a pool house, and 21 parking spaces.

**Streets and sidewalk:** This site is accessed from Derryberry Lane. Please update the plan to show Derryberry Lane. Additional information is needed regarding the required connection to the school to the south.

**Building design:** The applicant proposes a one story pool house constructed primarily of cement board and stone. Please update the plan to indicate the square footage of the structure.





May 23, 2016

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

RE: May 13, 2016 PC Review Comments

To Whom It May Concern:

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  - Show ADA ramps at Lot 13
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  - Show proposed improvements to Port Royal
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  - Fire prevention (hydrants)
  - Sewer and water connections
  - Coordinate all water and sewer with designated City Representative
6. **FLP 180-2016**: Final plat approval for Southern Springs Phase 1 (198 SFL).
  - Signal installation at Kedron (what lot qty triggers it)
  - Bond application, performance and maintenance bonds
7. **ADM 182-2016**: Walmart minor modification – 4959 Main Street
  - **No plans submitted**

8. **STP 184-2016:** McDonalds re-build – 4908 Main Street
  - Need standard details (AC section), drainage plan and utility plan. (AC=1.5/2/8)
  - Coordinate all water and sewer with designated City Representative

**New Business**

9. **SKP 190-2016:** Sketch plan approval for 4355 Tom Lunn Rd. (94 SFL).
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  - Show proposed improvements to Tom Lunn Road.
10. **PPL 191-2016:** Preliminary plat approval for 4820 Main Street (Cadence Crossing – 78 SFL)
  - 3 year bond if native backfill
  - Show ADA ramps at Main Street and entry.
11. **FPL ? 192-2016:** Final plat approval for 6 commercial lots – Harvey Springs
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12. **STP 193-2016:** Site plan approval for 2 commercial buildings (Cadence Crossing)
  - Inadequate lighting in lot (<1 candlefoot)
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13. **LSP 194-2016:** Lot split request Duplex and Port Royal.
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  - All comments addressed
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  - Show proposed street improvements to Cleburne and Beechcroft.

If you should have any questions with regards to these matter, please do not hesitate to contact me.

Sincerely,

Christian Saxe  
Assistant Superintendent of Public Works  
City of Spring Hill

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: May 23, 2016  
SUBJECT: ADM 198-2016 ("Project Cyclops")

---

**ADM 198-2016:** Submitted by NorthPoint Development for property located 715 Beechcroft Rd. The property is zoned M-1, Industrial District and contains approximately 31.6 acres. The applicant request a major modification for Project Cyclops.

**Property description and history:** This property is currently developed for a manufacturing facility containing 258,720 square feet. In 2014, the Planning Commission approved the development of the property with several conditions of approval, including conditions related to street improvements for Beechcroft Road. In March 2016, the Planning Commission approved a 102,000 square-foot addition to the structure and associated truck and employee parking.

**Request:** The applicant requests a major modification to the approved site plan application (STP 154-2016) to include an additional 15,180 square feet for a total expansion of 117,180 square feet to the existing building.

**Streets and sidewalk:** Beechcroft Road is designated as an Arterial in the Major Thoroughfare Plan, which requires a minimum of 95 feet of right-of-way. Based on the information submitted by the applicant, 50 feet of right-of-way currently exists. Improvements to and right-of-way acquisition/dedication for Beechcroft Road are planned through a grant from the Tennessee Department of Transportation.

**Access:** The site is accessed from Beechcroft Road with cross access to the property to the east (Project Angus). A north-south access drive is proposed to be paved along the west side of the property to provide large truck access to the rear (south) of the property. Changes to the existing access are not proposed.

**Bicycle and Greenway Plan:** Beechcroft Road is designated as a multi-use trail route. Due to existing conditions of the full length of Beechcroft Road, staff has not recommended construction of a multi-use trail.

**Building design:** The applicant proposes a one-story addition to the existing building with similar materials. Pursuant to the Design Review Guidelines, a variance from the building materials must be granted by the Planning Commission, as the proposed expansion exceeds 20% application of secondary building materials.

**Landscaping and buffering:** The applicant proposes landscaping in accordance with the City's parking lot landscaping requirements.

**Parking and loading:** Based on the information provided by the applicant, additional parking spaces are not required per the City's parking requirements for the expansion.





May 23, 2016

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

RE: May 13, 2016 PC Review Comments

To Whom It May Concern:

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18. **PUD 199-2016:** Master Plan Development request for property located at Cleburne and Beechcroft (Villages at Harvest Point)
  - Show proposed street improvements to Cleburne and Beechcroft.

If you should have any questions with regards to these matter, please do not hesitate to contact me.

Sincerely,

Christian Saxe  
Assistant Superintendent of Public Works  
City of Spring Hill

# Spring Hill Planning Commission Work Session



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, Planning Director  
MEETING: May 23, 2016  
SUBJECT: FPL 200-2016 (Abbingtion Downs)

---

**FPL 200-2016:** Submitted by Lennar Homes for Abbingtion Downs located at Rice Road and Tom Lunn Road. This property is zoned R-2, Medium Density PUD, Planned Unit Development and contains approximately 8.51 acres. The applicant requests renewal of an expired final plat for 30 single family residential lots.

**Project history:** On March 10, 2014, the Planning Commission approved a final plat application for the Abbingtion Downs Subdivision of the Cobblestone Village Planned Unit Development for 63 residential lots.

On March 9, 2015, the Planning Commission approved an extension of the final plat approval. The letter of request and staff report for that extension is included in this packet. The Planning Commission's condition of approval required that all required signatures be obtained and the plat recorded within one (1) year of the extension approval date.

The applicant failed to meet the condition of approval, and the plat expired. Staff cannot sign and approved the plat for recordation until the final plat approval is renewed.

**Request:** The applicant requests renewal of the final plat application.



# Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission  
FROM: Dara Sanders, City Planner  
MEETING: March 9, 2015  
SUBJECT: ADM 15-282 (Abbington Downs Final Plat Extension)

---

**ADM 15-282:** Submitted by Civil & Environmental Consultants, Inc, for the Abbington Downs Subdivision of the Cobblestone Village Planned Unit Development (PUD). The property is zoned R-2 PUD and contains approximately 15.41 acres. The applicant requests a one-year extension of the final plat approval.

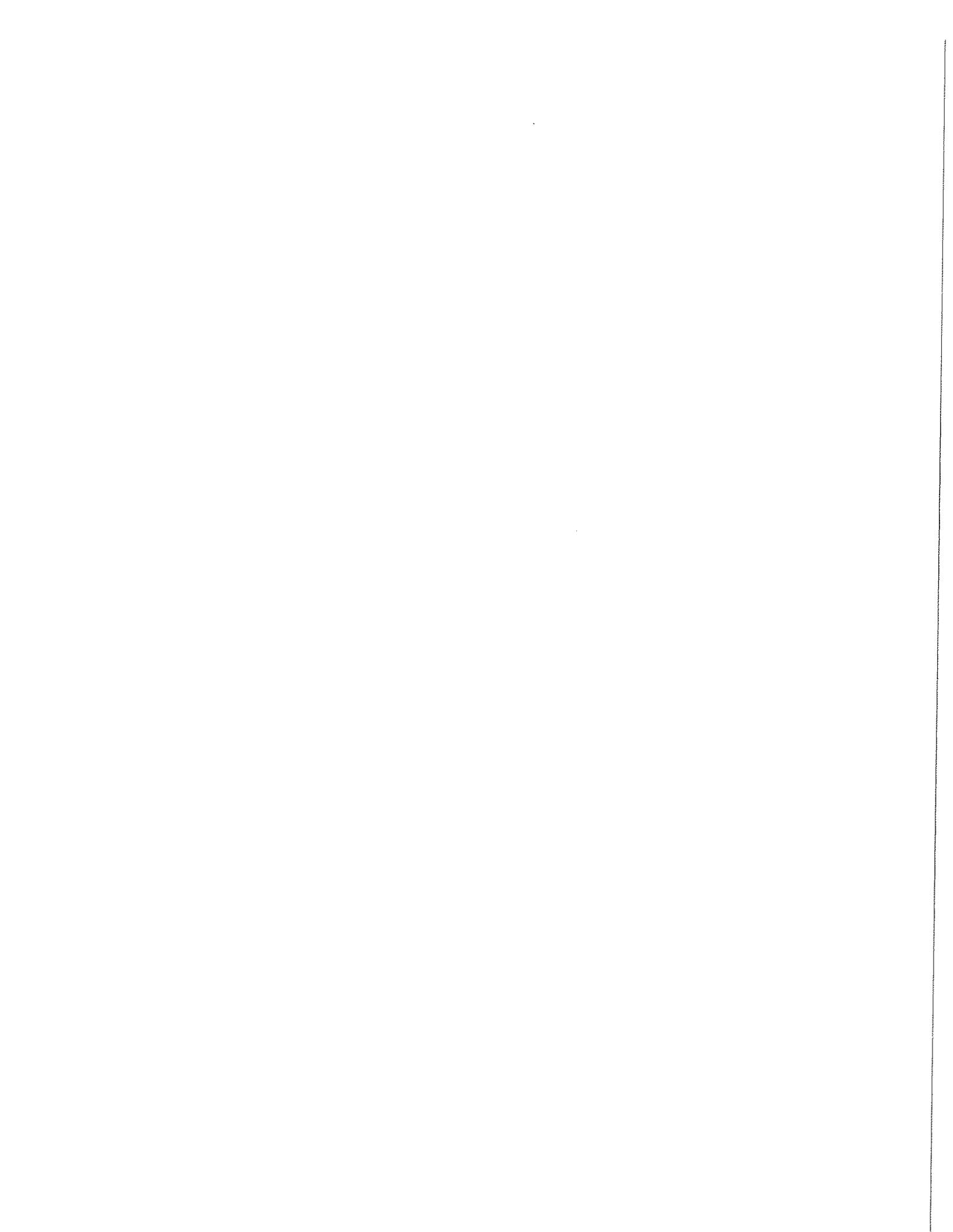
**Project history:** On March 10, 2014, the Planning Commission approved a final plat application for the Abbington Downs Subdivision of the Cobblestone Village Planned Unit Development for 63 residential lots. The approved final plat is included in this packet.

**Request:** The applicant requests an extension of the final plat approval, stating that the required storm drainage improvements have not yet been completed.

**Recommendation:** Finding that the majority of the requirements for the previous final plat approval have been completed, staff recommends approval of ADM 15-282, subject to the following condition of approval:

1. The applicant shall have one (1) year from this extension approval date to obtain all required signatures and record the final plat, unless an additional one (1) year extension is granted by the Planning Commission.

## Staff report for approved extension request





March 4, 2015

Ms. Dara Sanders, City Planner  
Spring Hill Planning & Zoning Department  
199 Town Center Parkway  
Spring Hill, TN 37174

Dear Ms. Sanders:

Subject: Abbington Downs Final Plat PC Approval Extension Request  
CEC Project No. 131-992

Please let this letter service as application to the Spring Hill Municipal Planning Commission for an extension of the final plat approval for the project. The project is a 63 lot single-family residential subdivision. A portion of the storm drainage improvements for the project have been completed to date with the remainder of construction expected to occur within the next 12-18 months.

The Preliminary Plat was approved by the Spring Hill Municipal Planning Commission on November 12, 2013. The minutes for the March 10, 2014 Spring Hill Municipal Planning Commission are not available on the Spring Hill website. However, the applicant believes the Final Plat was approved by the Spring Hill Municipal Planning Commission at this meeting.

It is my understanding that this item will be placed on the March 9, 2015 Spring Hill Municipal Planning Commission agenda.

If this understanding is incorrect or if you need additional information, feel free to contact me at 615-300-6486.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

A handwritten signature in blue ink that reads "Jason Morelock". The signature is fluid and cursive.

Jason C. Morelock, P.E.  
Project Manager

Cc: David Buschmann, Amber Lane Development, LLC

