

SPRING HILL
MUNICIPAL PLANNING COMMISSION
PUBLIC HEARING AGENDA
199 Town Center Parkway
Monday, August 8, 2016
5:30 P.M.



Call meeting to order

Stipulation of members present

Announcement – audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted. Please take this time to silence all cell phones and electronic devices.

Concerned Citizens (Non-Agenda Items)

Public Comment (Agenda Items)

Approval of July 11, 2016 meeting minutes

Approval of the agenda

Consent Agenda:

1. **Resolution 16-89:** To release Maintenance Bond for Cobblestone Village Ph 1 Sec 3A & 3B
2. **Resolution 16-90:** To release Maintenance Bond for Cobblestone Village Ph 1 Sec 3C
3. **Resolution 16-91:** To establish Maintenance Bond for Brixworth Ph 3 Sec 2
4. **Resolution 16-92:** To establish Performance Bond for Brixworth Ph 3 Sec 2

5. **ADM 222-2016:** Submitted by Crunk Engineering, LLC for property located at 2000 Reserve Blvd. The property is zoned B-4 Central Business District and contains approximately 15.71 acres. The applicant modification of Planning Commission conditions of approval for STP 178-2015 regarding right-of-way dedication.
6. **FPL 223-2016:** Submitted by WES Engineers & Surveyors for Brixworth, Phase 3, Section 2. The property is zoned R-2 Medium Density and contains approximately 20.53 acres. The applicant requests final plat approval for 47 single family residential lots.

Old Business:

1. **NCP 216-2016:** Submitted by Century Investment Properties for Hampton Springs Subdivision. The property is zoned R-2, Medium Density Residential, PUD, Planned Unit Development, and contains approximately 25.48 acres. The applicant requests neighborhood concept plan approval for 66 single family residential lots.

New Business:

1. **ADM 218-2016:** Submitted by Wilson & Associates for Southern Springs Development easement. The property is zoned B-1 Office and Limited Retail Commercial Zone District and contains approximately 106.64 acres. The applicant requests to vacate a portion of an existing waterline easement.
2. **SKP 219-2016:** Submitted by McBride Dale Clarion for property located on the corner of Miles Johnson and Main Street. The property is zoned B-4, Central Business District and contains approximately 2.95 acres. The applicant requests sketch plan approval for a Speedway Gas Station.
3. **PPL 220-2016:** Submitted by Sawyer Land Surveying, LLC for property located at 2511 Depot Street. The property is zoned R-4, High Density Residential and contains approximately 10.99 acres. The applicant requests preliminary plat approval for 40 single family residential lots.
4. **RZN 221-2016:** Submitted by Rhodes Engineering for property located at 2225 Doctor Robertson Rd. The property is zoned Agricultural and contains approximately 86.25 acres. The applicant requests rezoning the property to B-1 Office and Limited Retail.
5. **STP 224-2016:** Submitted by WES Engineers & Surveyors for property located at 2210 Spedale Court. The property is zoned B-4, Central Business District, and contains approximately 1.75 acres. The applicant requests site plan approval for a 8,500 sq/ft, Multi-Tenant Office Building.
6. **ANX 225-2016:** Submitted by Sawyer Land & Surveying, LLC for property located at 4957 and 4965 Lovell Lane. The property contains approximately 3 acres. The applicant is requesting annexation of this property.
7. **PPL 226-2016:** Submitted by Stacy Santoro for property located at 4135 Kedron Rd. The property is zoned R-4, High Density Residential and contains approximately 7.48 acres. The applicant requests preliminary plat approval for 32 single family residential lots.
8. **NCP 227-2016:** Submitted by Mullins, LLC for Slayton Cove. 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 approval for 128 single family residential lots.
9. **STP 229-2016:** Submitted by Pastor John Privett for property at 5083 Main Street. The property is zoned B-3, Intermediate Business District and contains approximately 2.9 acres. The applicant requests site plan approval for 13,440 sq/ft. church building.
10. **PPL 230-2016:** Submitted by Ragan-Smith for The Cove at Spring Hill Subdivision. The property is zoned R-2 Medium Density Residential and contains 91.13 acres. The applicant requests preliminary plat approval for 94 single family residential lots.
11. **ADM 231-2016:** Submitted by T.W. Frierson Contractor, Inc for Spring Hill Smiles. The property is zoned B-4, Central Business District and contains 1.25 acres. The applicant requests a major modification to Spring Hill Smiles.
12. **Resolution 16-93:** To Approve to Extend (or Release) the Bond for Well Spring Church

Other Business:

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JULY 11, 2016
5:30 P.M.**

Chairman Paul Downing called the meeting to order

Members present were: Chairman Paul Downing, Alderman Duda, Matt Koss and Charles Schoenbrodt. Also present were: City Attorney Patrick Carter, Dara Sanders, Bonnie Turnbow, City Engineer, Tom Wolf. Alderman Matt Fitterer, Pat Hairston were absent. Paula Hepp arrived at 6:05 PM.

Announcement – audience members wishing to speak to an agenda item will have the opportunity to speak at the beginning of the agenda and will have five minutes to address the Planning Commission. No rebuttal remarks are permitted. Please silence all cell phones and electronic devices.

Chairman Paul Downing made the following changes on the agenda:
On the consent agenda, #17 will be moved to items 2 under Old Business.

Concerned Citizens (Non-Agenda Items) – There were no concerns citizens.

Public Comment (Agenda Items) –

Christopher Treloar—Voiced his concerns about PUD 199-2016-- The Villages at Harvest Point.

Approval of June 13, 2016 meeting minutes: Commissioner Schoenbrodt made a motion to approve the June 13, 2016 meeting minutes. Motion seconded by Commissioner Koss. Motion passed 4/0.

Approval of the agenda:

Commissioner Schoenbrodt made a motion to approve the agenda with amendments. Motion seconded by Commissioner Koss. Motion passed 4/0.

Consent Agenda: Alderman Duda made a motion to approve the Consent Agenda with Staff Comments. Motion seconded by Commissioner Schoenbrodt. Motion passed 4/0.

Bonds and Infrastructure to be considered

1. **Resolution 16-62:** Reduce and Establish Maintenance Bond Arbors at Autumn Ridge Phase 2
2. **Resolution 16-63:** Dedication of Road ROW and Public Improvements In Autumn Ridge Ph 3 Sect 3
3. **Resolution 16-64:** Release Maintenance Bond for Autumn Ridge Ph 3 Sec 3
4. **Resolution 16-65:** Dedication of Road ROW and Public Improvements In Golfview Phase 6
5. **Resolution 16-66:** Release Maintenance Bond for Golfview Ph 6.
6. **Resolution 16-67:** Release Maintenance Bond for Belshire Ph 3
7. **Resolution 16-68:** Reduce and Establish Maintenance Bond Belshire Ph 3
8. **Resolution 16-69:** Reduce and Establish Maintenance LOC Meadowbrook Ph 4 Sec 2
9. **Resolution 16-70:** Reduce and Establish Maintenance LOC Meadowbrook Ph 4 Sec 2
10. **Resolution 16-71:** Release Maintenance Bond for Meadowbrook Ph 4 Sec 3
11. **Resolution 16-72:** Reduce and Establish Maintenance Bond Meadowbrook Ph 4 Sec 3
12. **Resolution 16-73:** Release Maintenance Bond for Brixworth Ph 2

13. **Resolution 16-85:** Establish Maintenance Bond for Autumn Ridge Ph 6.
14. **Resolution 16-86:** Establish Performance Bond for Autumn Ridge Ph 6
15. **Resolution 16-87:** Establish Maintenance Bond for Autumn Ridge Ph 7
16. **Resolution 16-88:** Establish Performance Bond for Autumn Ridge Ph 7

~~17. **FPL 202-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Meadowbrook Phase 4, Section 6A. The property is zoned R-2, Medium Density Residential, Planned Unit Development and contains approximately 2.311 acres. The applicant requests final plat approval for 4 single family residential lots.~~

MOVED UNDER OLD BUSINESS.

18. **FPL 204-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Autumn Ridge Phase 6. The property is zoned R-2, Medium Density Residential, and contains approximately 4.65 acres. The applicant requests final plat approval for 11 single family residential lots.
19. **FPL 205-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Autumn Ridge Phase 7. The property is zoned R-2, Medium Density Residential, and contains approximately 11.97 acres. The applicant requests final plat approval for 31 single family residential lots.
20. **STP 206-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for property located on 2105 Wall St. The property is zoned B-4 Central Business District, and contains approximately 1.705 acres. The applicant requests site plan approval for 9,800 square foot building with 72 parking spaces.
21. **PPL 207-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Autumn Ridge Phase 8. The property is zoned R-2 Medium Density Residential and contains approximately 29.30 acres. The applicant requests preliminary plat approval for 65 single family residential lots.
22. **PPL 210-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 11. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 9.89 acres. The applicant requests preliminary plat approval for 24 single family residential lots.
23. **PPL 209-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 12. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 13.73 acres. The applicant requests preliminary plat approval for 49 single family residential lots.
24. **PPL 208-2016:** Submitted by Anderson, Delk, Epps and Associates, Inc. for Arbors at Autumn Ridge Phase 13. The property is zoned R-2 Medium Density Residential Planned Unit Development and contains approximately 1.98 acres. The applicant requests preliminary plat approval for 6 single family residential lots.

Old Business:

1. **PUD 199-2016:** Submitted by LittleJohn for property located Beechcroft Road and Cleburne Road. The property is zoned AG, Agriculture, and R-2, Medium Density Residential, and contains approximately 473.13 acres. The applicant requests Planned Unit Development approval for 961 single family residential lots and 232 multi-family units for The Villages at Harvest Point.

Staff Recommendation: Based on the findings herein, staff recommends forwarding PUD 199-2016 to the Board of Mayor and Aldermen with a recommendation for approval, subject to the following conditions of approval:

1. In addition to the street improvements internal to the project boundary, Beechcroft Road and Cleburne Road shall be improved in accordance with the recommendations of the traffic impact study as follows –

A. Intersection of Beechcroft Road and Cleburne Road – to be completed by 20% buildout

- 1) A westbound left turn lane with 100 feet of storage on Beechcroft Road.
- 2) An eastbound right turn lane with 125 feet of storage on Beechcroft Road.
- 3) A northbound left turn lane with 100 feet of storage on Cleburne Road
- 4) A northbound right turn lane with 250 of storage on Cleburne Road.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards. Also, both of the northbound turn lanes should intersect Beechcroft Road at a 90 degree angle and be controlled by a stop sign.

B. Intersection of Beechcroft Road and Cleburne Road – to be completed by 70% buildout

A traffic signal should be installed at the intersection of Beechcroft Road and Cleburne Road. This traffic signal should be designed and constructed to include a protected-plus-permitted signal phase for westbound motorists and a right turn overlap signal phase for northbound motorists.

C. Intersection of Beechcroft Road and the Project Access –

- 1) A westbound left turn lane with 100 feet of storage on Beechcroft Road.
- 2) An eastbound right turn lane with 125 feet of storage on Beechcroft Road.
- 3) A northbound left turn lane with 50 feet of storage on the project access.
- 4) A northbound right turn lane with 100 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

D. Intersection of Cleburne Road and the Northern Project Access

- 1) A northbound left turn lane with 75 feet of storage on Cleburne Road.
- 2) A southbound right turn lane with 125 feet of storage on Cleburne Road.
- 3) An eastbound left turn lane with 100 feet of storage on the project access.

4) An eastbound right turn lane with 50 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

E. Intersection of Cleburne Road and the Southern Project Access

1) A southbound right turn lane with 125 feet of storage on Cleburne Road.

2) An eastbound left turn lane with 100 feet of storage on the project access.

3) An eastbound right turn lane with 50 of storage on the project access.

Each of these turn lanes should be 11 feet wide and should be designed and constructed according to AASHTO standards.

F. Off-site improvements to Beechcroft Road, in accordance with the traffic impact study, shall be evaluated at 50% buildout of the project.

G. Off-site improvements to Cleburne Road, in accordance with the traffic impact study, shall be evaluated at 50% buildout of the project.

2. All requirements outlined in the "pattern book" shall apply. Zoning and subdivision regulation relief not specifically identified in the pattern book shall require BOMA approval.
3. All properties within the project shall be access by the lower street classification or by alley, where applicable
4. All trails shall be constructed at the time of infrastructure installation required for each phase. Trails shall be constructed to the standards outlined in the City's Bicycle and Greenway Plan. Unless dedicated to the City, all trails shall be located within a public access easement and shall be maintained by the HOA.
5. In accordance with the City's Provisions Governing Planned Unit Development, all open space shall be maintained by the HOA.
6. The applicant shall be required to submit detailed landscape plans for all required landscape buffer areas.
7. All required landscape buffer area shall be planted to the minimum standards of the City's zoning ordinance, shall be irrigated, and shall be maintained by the HOA.
8. Pursuant to Section 2 of the Provisions Governing Planned Unit Developments, the setbacks for Lots 852-871, 898-905, 908, 909, and 930-948 shall adhere to those of the adjacent R-1 zoning district.
9. Approval of this preliminary development plan shall remain valid for a period of three (3) years, during which time a final development plan shall be submitted for Planning Commission review and approval.
10. Modification to the approved preliminary development plan may require Planning Commission and/or Board of Mayor and Aldermen approval prior to the submittal of a final development plan.

Alderman Duda made a motion to forward **PUD 199-2016** to the Board of Mayor and Aldermen with a recommendation for approval, subject to the staff conditions. Motion seconded by Commissioner Koss. Motion passed 4/0/1 with Commissioner Hepp abstaining.

2. **FPL 202-2016**: Submitted by Anderson, Delk, Epps and Associates, Inc. for Meadowbrook Phase 4, Section 6A. The property is zoned R-2, Medium Density Residential, Planned Unit Development and contains approximately 2.311 acres. The applicant requests final plat approval for 4 single family residential lots

Public Works/Engineering Conditions:

- Chimalis Drive is labeled a collector street, requires minimum pavement width of 26 feet.

Staff Recommendation:

1. Chimalis Drive shall be constructed with a minimum pavement width of 26 feet, in accordance with the City's subdivision regulations.
2. Final Plat approval shall remain valid for a period of two (2) years, during which time all signatures shall be obtain and the plat recorded.
3. Modification to the plat may require Planning Commission approval prior to recordation.

Commissioner Schoenbrodt made a motion to approve **FPL 202-2016** with staff conditions. Motion seconded by Commissioner Koss. Motion passed 5/0

New Business:

1. **Resolution 16-74**: Dedication of Road ROW and Public Improvements In Woodside Ph 1A, 2A and 2B.

Alderman Duda made a motion to approve **Resolution 16-74**. Motion seconded by Commissioner Hepp. Motion passed 5/0

2. **Resolution 16-75**: Release Maintenance Bond Woodside Ph 1A, 2A, 2B

Alderman Duda made a motion to approve **Resolution 16-75**. Motion seconded by Commissioner Hepp. Motion passed 5/0

3. **Resolution 16-76**: Dedication of Road ROW and Public Improvements In Woodside Ph 1B

Alderman Duda made a motion to approve **Resolution 16-76**. Motion seconded by Commissioner Hepp. Motion passed 5/0

4. **Resolution 16-77**: Release Maintenance Bond for Woodside Phase 1B

Alderman Duda made a motion to approve **Resolution 16-77**. Motion seconded by Commissioner Hepp. Motion passed 5/0

5. **Resolution 16-78**: Release Performance Bond for Woodside Phase 1B

Alderman Duda made a motion to approve **Resolution 16-78**. Motion seconded by Commissioner Hepp. Motion passed 5/0

6. **Resolution 16-79**: Dedication of Road ROW and Public Improvements In Woodside Ph 1

Alderman Duda made a motion to approve **Resolution 16-79**. Motion seconded by Commissioner Hepp. Motion passed 5/0

7. **Resolution 16-80**: Release Maintenance Bond for Woodside Phase 1C

Alderman Duda made a motion to approve **Resolution 16-80**. Motion seconded by Commissioner Hepp. Motion passed 5/0

8. Resolution 16-81: Release Performance Bond for Woodside Phase 1C

Alderman Duda made a motion to approve **Resolution 16-81**. Motion seconded by Commissioner Hepp. Motion passed 5/0

9. Resolution 16-82: Dedication of Road ROW and Public Improvements In Woodside Ph 3

Alderman Duda made a motion to defer **Resolution 16-82**. Motion seconded by Commissioner Hepp. Motion passed 5/0

10. Resolution 16-83: Release Maintenance Bond for Woodside Phase 3

Alderman Duda made a motion to defer **Resolution 16-83**. Motion seconded by Commissioner Hepp. Motion passed 5/0

11. Resolution 16-84: Release Performance Bond for Woodside Phase 3

Alderman Duda made a motion to approve **Resolution 16-84**. Motion seconded by Commissioner Hepp. Motion passed 5/0

Other Business

Adjourn

Paul Downing, Chairman

Dara Sanders P.C. Secretary



City of Spring Hill

Planning Commission

DATE: July 19, 2016

REQUEST: Release the maintenance bond for Cobblestone Village Phase 1 Section 3A and 3B for water, sewer, stormwater, curbs and street binder

SUBMITTED BY: Thomas S. Wolf, City Engineer

OVERVIEW:

- A maintenance bond was established for Phase 1 Sections 3A and 3B in the amount of \$26,425.00 in August 2014. All improvements have been constructed.
- Binder was put on road in April 2014.
- Certificate of satisfaction for the maintenance items have been signed off by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-89 to release the maintenance bond for Cobblestone Village Phase 1 Sections 3A and 3B

**RESOLUTION 16-89 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
COBBLESTONE VILLAGE PHASE 1 SECTION 3A AND 3B**

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, curbs and streets with asphalt base course, 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, it is the recommendation of the City Engineer that the Maintenance Bond for Cobblestone Village Phase 1 Section 3A and 3B in the amount of \$26,425.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Cobblestone Village Phase 1 Section 3A and 3B in the amount of **\$26,425.00** is hereby approved.

Passed and adopted this 8th day of August, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

July 18, 2016

Golden Excavating & Utilities LLC

Cobblestone Village

Phase 1 Section 3A & 3B

Development Name: Cobblestone Village

Phase or Section of Construction: Phase 1 Section 3A & 3B

Public Improvements: Water, sewer, storm water drainage and basins, streets and curbs with binder

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

Thomas S. Wolf
Thomas S. Wolf, City Engineer

199 TOWN CENTER PARKWAY

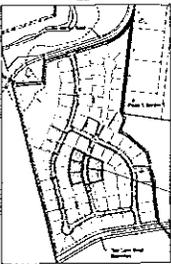
P.O. BOX 789

SPRING HILL, TN 37174

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



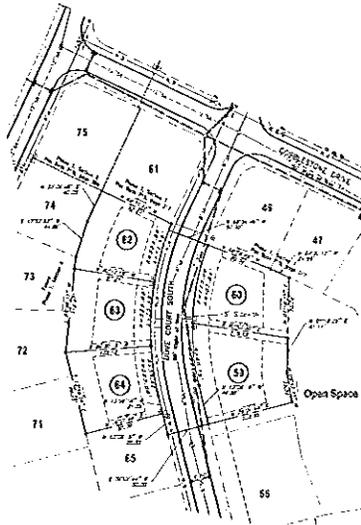
Construction P.D. 7946



CONSTRUCTION P.D. 7946

Purpose: The purpose of this plan is to create 3 individual single family home lots.

14. 30. 2014 11:28 AM
16004812
PAC 304 130
Sheet 1 of 1



Lot Number	Area (sq. ft.)	Area (sq. m.)	Area (acres)	Area (hectares)
61	10,000	929	0.23	0.09
62	10,000	929	0.23	0.09
63	10,000	929	0.23	0.09
64	10,000	929	0.23	0.09
65	10,000	929	0.23	0.09
71	10,000	929	0.23	0.09
72	10,000	929	0.23	0.09
73	10,000	929	0.23	0.09
74	10,000	929	0.23	0.09
75	10,000	929	0.23	0.09

OPEN SPACE NOTE
ALL OPEN SPACE AREAS ARE TO BE MAINTAINED AS OPEN SPACE. THE MAINTENANCE OF ALL OPEN SPACE IS THE RESPONSIBILITY OF THE HOMEOWNER UNDER THE ALL-DAY DEED READING OF THE DEED TO BE RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF COVINGTON, MISSISSIPPI.

GRAPHIC SCALE
1" = 100'

Table with multiple columns and rows, likely a legend or schedule of materials, partially illegible.



CERTIFICATE OF CONFORMANCE AND SIGNATURE
I, the undersigned, being duly sworn, depose and say that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Mississippi. My commission expires on 12/31/2014.
Date: 11/11/14
Signature: [Signature]

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I, the undersigned, being duly sworn, depose and say that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Mississippi. My commission expires on 12/31/2014.
Date: 11/11/14
Signature: [Signature]

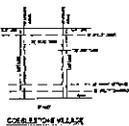
CERTIFICATE OF APPROVAL OF SEWER SYSTEM
I, the undersigned, being duly sworn, depose and say that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Mississippi. My commission expires on 12/31/2014.
Date: 11/11/14
Signature: [Signature]

CERTIFICATE OF PUBLIC HEALTH INSPECTION
I, the undersigned, being duly sworn, depose and say that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Mississippi. My commission expires on 12/31/2014.
Date: 11/11/14
Signature: [Signature]

CERTIFICATE OF SURVEY & ACCURACY
I, the undersigned, being duly sworn, depose and say that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Mississippi. My commission expires on 12/31/2014.
Date: 11/11/14
Signature: [Signature]



DEVELOPMENT SUMMARY
ZONE: R-10
TOTAL AREA: 100,000 sq. ft.
TOTAL LOTS: 3
TOTAL ACRES: 2.27



FINAL PLAT
COBBLESTONE VILLAGE
PHASE 1, SECTION 3A
AUGUSTINE COULDMAN
ALLIANCE SURVEYING

O'LEARY & ASSOCIATES
LAND SURVEYING
2258 Natchez Highway • Columbia, TN 38401 • (601) 489-2888
alliance@oleary.com



City of Spring Hill

Planning Commission

DATE: July 18, 2016

REQUEST: Release the maintenance bond for Cobblestone Village Phase 1 Section 3C for water, sewer, stormwater, curbs and street binder

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

OVERVIEW:

- A maintenance bond was established for Phase 1 Sections 3C in the amount of \$8,260.00 in February 2014. All improvements have been constructed.
- Binder was put on road in February 2015.
- Certificate of satisfaction for the maintenance items have been signed off by Public Works department staff.

PC ACTION REQUESTED:

- Approve PC Resolution 16-90 to release the maintenance bond for Cobblestone Village Phase 1 Sections 3C

**RESOLUTION 16-90 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RELEASE THE MAINTENANCE BOND FOR
COBBLESTONE VILLAGE PHASE 1 SECTION 3C**

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, curbs and streets with asphalt base course, 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, it is the recommendation of the City Engineer that the Maintenance Bond for Cobblestone Village Phase 1 Section 3C in the amount of \$8,260.00 be released.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that release of the Maintenance Bond for Cobblestone Village Phase 1 Section 3C in the amount of **\$8,260.00** is hereby approved.

Passed and adopted this 8th day of August, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



CERTIFICATE OF SATISFACTORY COMPLETION

July 18, 2016

Golden Excavating & Utilities LLC

Cobblestone Village

Phase 1 Section 3C

Development Name: Cobblestone Village

Phase or Section of Construction: Phase 1 Section 3C

Public Improvements: Water, sewer, storm water drainage and basins, streets and curbs with binder

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

Thomas S. Wolf
Thomas S. Wolf, City Engineer

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: July 19, 2016

REQUEST: Establish a maintenance bond and a performance bond for Brixworth Phase 3 Section 2

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

OVERVIEW:

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

PC ACTION REQUESTED:

- Approve PC Resolution 16-91 to establish a maintenance bond for Brixworth Phase 3 Section 2
- Approve PC Resolution 16-92 to establish a performance bond for Brixworth Phase 3 Section 2

**RESOLUTION 16-91 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A MAINTENANCE BOND FOR
BRIXWORTH PHASE 3 SECTION 2**

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 47 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 **\$287,849.00**; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Maintenance Bond for Brixworth Phase 3 Section 2 in the amount of **\$287,849.00**.

Passed and adopted this 8th day of August, 2016.

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development BRIXWORTH

Phase 3 Section 2 #of lots 47

Cost to install Utility's (Maintenance Bond)

Sewer line \$345,000.00

Water line \$140,000.00

Storm Water \$382,000.00

Curbing \$ 28,300.00

Binder \$ 64,197.00

TOTAL = \$959,497.00

30% BOND = \$287,849.00

**RESOLUTION 16-92 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO ESTABLISH A PERFORMANCE BOND FOR
BRIXWORTH PHASE 3 SECTION 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 47 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 **\$87,797.00**; and

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Spring Hill Planning Commission approves the establishment of a Performance Bond for Brixworth Phase 3 Section 2 in the amount of **\$87,797.00**.

Passed and adopted this 8th day of August, 2016

Paul Downing, Chairman

Dara Sanders, Secretary



Utility Information Sheet

Development BRIXWORTH

Phase 3 Section 2 #of lots 47

Cost to install Utility's (Performance Bond)

Signage _____ \$ 3,400.00 _____

Street Lights _____ \$ 9,400.00 _____

Sidewalks _____ \$11,000.00 _____

Final Asphalt Topping_ \$56,016.00 _____

TOTAL = \$79,816.00

+ 10% = \$ 7,981.00

TOTAL BOND = \$87,797.00

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



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

APPLICATION FOR SURETY

PROJECT NAME: BRIXWORTH PHASE 3 SECTION 2 PHASE: 3 SECTION: 2
OF LOTS APPROVED: 47 # OF LOTS REMAINING: _____
SURETY TYPE: MAINTENANCE PERFORMANCE _____ RESTORATION
POSTED WITH: LETTER OF CREDIT _____ PERFORMANCE BOND _____ CASH _____ Insurance Bond
SURETY AMOUNT: \$ _____ EXPIRATION DATE: _____
AUTOMATIC RENEWAL CLAUSE INCLUDED WITH SURETY: Y/N
PURPOSE OF SURETY: SUBDIVISION BONDS

NAME OF FINANCIAL INSTITUTION: NATIONAL BANK COMMENCE SURETY #: _____
CONTACT PERSON: EVANS QUINLIVAN EMAIL: ~~EVANS~~ EQUINLIVAN@NATIONALBANK
HUNTSVILLE, AL CITY, STATE, ZIP: _____ OF COMMENCE.COM
PHONE NUMBER: 256-564-7606 FAX NUMBER: _____

NAME OF OWNER/DEVELOPER OR REPRESENTATIVE: SMART LIVING LLC (DAVID BUSCHMANN)
ADDRESS: 2101 CLINTON AVE W CITY, STATE, ZIP: HUNTSVILLE AL 35805
PHONE NUMBER: 615-878-6171 FAX NUMBER: _____
EMAIL: DAVID@DAVIDBUSCHMANN.COM

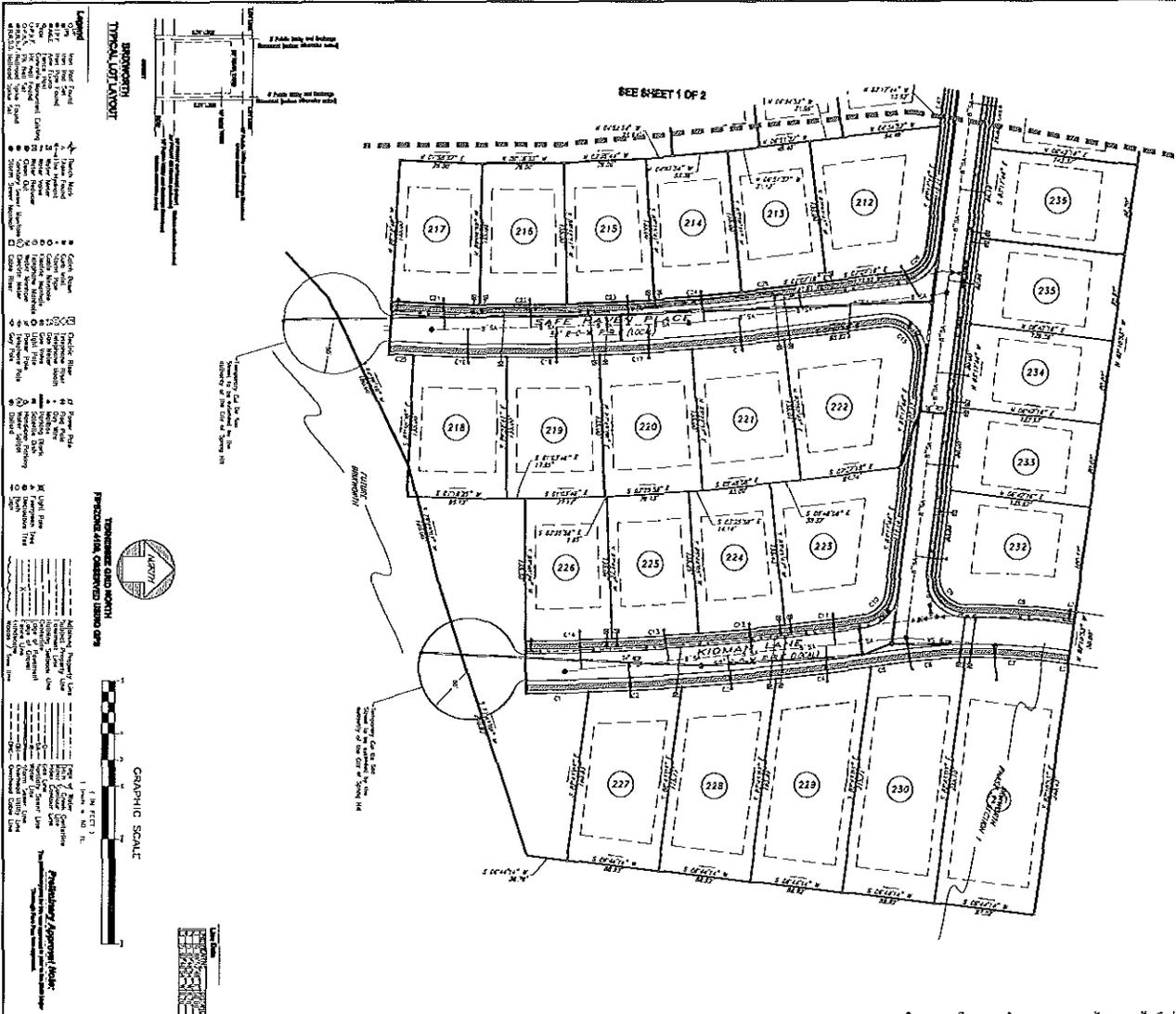
ACTION REQUEST

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: _____

Applicant Signature / Date



1. This plat is prepared in accordance with the provisions of the Alabama Subdivision Act, Title 40, Chapter 24, Code of Alabama, 1975, and the rules and regulations of the Alabama Board of Land Surveyors, and is subject to the approval of the Alabama Board of Land Surveyors.

2. The plat is prepared by the Surveyor, and the Surveyor is not responsible for the accuracy of the information furnished to him by the applicant, or for the accuracy of the information furnished to him by any other person.

3. The Surveyor is not responsible for the accuracy of the information furnished to him by the applicant, or for the accuracy of the information furnished to him by any other person.

4. The Surveyor is not responsible for the accuracy of the information furnished to him by the applicant, or for the accuracy of the information furnished to him by any other person.

5. The Surveyor is not responsible for the accuracy of the information furnished to him by the applicant, or for the accuracy of the information furnished to him by any other person.

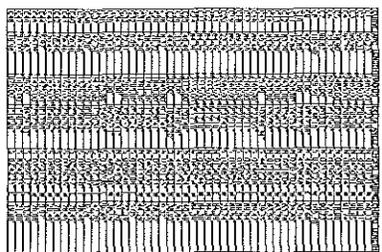
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LOT	ACRES	FRONT	REAR	SIDE	AREA	OWNER
212	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
213	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
214	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
215	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
216	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
217	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
218	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
219	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
220	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
221	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
222	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
223	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
224	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
225	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
226	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
227	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
228	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
229	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
230	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
231	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
232	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
233	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
234	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS
235	0.25	100.00	100.00	100.00	25000.00	WES ENGINEERS & SURVEYORS

CERTIFICATE OF SURVEY ACCURACY

1. This plat is prepared in accordance with the provisions of the Alabama Subdivision Act, Title 40, Chapter 24, Code of Alabama, 1975, and the rules and regulations of the Alabama Board of Land Surveyors, and is subject to the approval of the Alabama Board of Land Surveyors.

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Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: ADM 222-2016 (2000 Reserve Blvd)

ADM 222-2016: Submitted by Crunk Engineering, LLC for property located at 2000 Reserve Blvd. The property is zoned B-4 Central Business District and contains approximately 15.71 acres. The applicant requests modification of Planning Commission conditions of approval for STP 178-2015 regarding right-of-way dedication.

Property description: This property is located at 2000 Reserve Boulevard near Port Royal Road intersection and is adjacent to TriStar Maury Regional/Spring Hill. In May of 2016, the Planning Commission approved a site plan application for the subject property, subject to standard conditions of approval, including right-of-way dedication for Reserve Boulevard in accordance with the City's Major Thoroughfare Plan.

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

Request: The applicant requests modification of Planning Commission conditions of approval for STP 178-2015 regarding right-of-way dedication to allow for the current right-of-way, obtained through the public-private partnership, to suffice.

Recommendation: Staff recommends approval of the request, subject to the following condition of approval:

1. All remaining conditions of approval for STP 178-2016 shall apply, including the date for which the vesting period for this project began.
2. In accordance with the requirements of the City's zoning ordinance, all setbacks shall be measured from the Major Thoroughfare Plan right-of-way line.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: FPL 223-2016 (Brixworth Phase 3 Section 2)

FPL 223-2016: Submitted by WES Engineers & Surveyors for Brixworth Phase 3 Section 2. The property is zoned R-2 Medium Density and contains approximately 20.53 acres. The applicant requests final plat approval for 47 single-family residential lots.

Property description: This property is located along Brixworth Drive south of the Brixworth Phase 3 Section 1 development. In December of 2014, the Planning Commission approved a preliminary plat application for Brixworth Phase 3 to include 85 single-family residential lots and associated infrastructure. In April of 2016, the Planning Commission approved the final plat for Brixworth Phase 3 Section 1 that included 38 single-family residential lots and associated infrastructure. The final plat up for consideration completes the Brixworth Phase 3 development.

Request: The applicant requests final plat approval for 47 single-family residential lots and associated infrastructure.

Recommendation: Staff recommends approval of FPL 223-2016, subject to the following conditions of approval:

1. Prior to recordation of the plat, the applicant shall confirm that Lots 209 and 210 comply with the minimum lot width of 80 feet.
2. Prior to recordation of the plat, "Whisperwood" shall be labeled on sheet 2.
3. Approval of the final plat shall remain valid for a period of two (2) years, during which time all required bonds shall be posted and signatures shall be obtained and the plat recorded.
4. Modification to the final plat may require Planning Commission approval prior to recordation.

Spring Hill Planning Commission Work Session



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

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

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

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

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

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

Bicycle and Greenway Plan: Reserve Boulevard is identified as a bike lane route. Staff has not recommended bike lane improvements at this time due to the recent improvement of Reserve Boulevard.

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

Landscaping and buffering: Based on staff's review, the proposal is compliant with the City's landscaping and greenspace requirements. The applicant proposes to cluster the street trees along the projects frontage onto Reserve Boulevard. Staff is in favor of the proposal, finding that it creates a more visually appealing streetscape and that the remainder of the proposed landscape plan is designed to achieve a visual landscaping screen for the parking lot.

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

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

Engineering: Conditions of approval have been proposed by engineering staff.

Recommendation: Staff recommends approval of 178-2016, subject to the following conditions of approval:

1. Planning Commission determination of the Design Review Guidelines. Staff finds that the proposal meets the intent and minimum criteria of the Design Review Guidelines and recommends approval.
2. Prior to the issuance of a building permit, the applicant shall dedicate a minimum of 47.5 feet of right-of-way from centerline along Reserve Boulevard.
3. Prior to the issuance of permits, the applicant shall address the following engineering comments and revisions-
 - a. AC sections to be 1.5" **compacted** AC over 2" **compacted** binder over 8" compacted rock.
 - b. Include pipe material and size on each span of pipe on the construction drawings.
 - c. Sewer pipe to be SDR 26 (**SDR 35 pipe is NOT accepted by City**)
4. Site Plan approval shall remain valid for a period of three (3) years, during which time all required permits shall be obtained.
5. Modification to the approved site plan may require Planning Commission approval.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: NCP 216-2016 (Hampton Springs Section 4)

NCP 216-2016: Submitted by Century Investment Properties for Hampton Springs Subdivision Section 4. The property is zoned R-2, Medium Density Residential, PUD, Planned Unit Development, and contains approximately 25.48 acres. The applicant requests neighborhood concept plan approval for 66 single-family residential lots.

Property description and history: This property is located at the northwest corner of Kedron Road and Greens Mill Road. It is zoned R-2 PUD and contains approximately 37.26 acres.

The Hampton Springs Residential Planned Unit Development was originally approved in 2002 as the Meadow View subdivision for a total of 368 dwelling units in 125.65 acres, a density of approximately three dwelling units per acre. Sections One and Two have been approved for final plat, as well as the townhome units.

In March of 2007, the Planning Commission approved a preliminary plat application for the subject property, which expired. Then in October of 2014, the Planning Commission approved a preliminary plat application for the subject property to create 94 single-family residential lots and a future amenities area to include a swimming pool and pavilion. The applicant has revised the design of the property to increase the open space, decrease the number of lots, and relocate the future amenities area.

In March of 2015, the applicant submitted a revised concept plan for approval of 66 single-family residential lots, one common lot for future amenities, and associated infrastructure. At that time, staff found that the sketch plat application was not required by ordinance, as a master development plan for the Planned Unit Development had already been approved; therefore, approval of the voluntary sketch plat (this application type has been changed to a "neighborhood concept plan") was subject to the City's current expiration of one (1) year. The applicant did not submit a preliminary plat application within the required time period, and the sketch plat approval expired.

Request: The applicant requests neighborhood concept plan approval for 66 single-family residential lots and an amenities area.

Engineering and Public Works:

- Show concrete sidewalks and street dimensions.
- Show ADA ramps at all intersections.

Recommendation: Staff recommends approval of NCP 216-2016, subject to the following conditions of approval:

1. Sunflower Drive shall be extended to the south to Stonecreek Drive.
2. Neighborhood concept plan approval shall remain valid for a period of three (3) years, during which time a preliminary plat application shall be submitted for Planning Commission approval.
3. Modification to the approved neighborhood concept plan may require Planning Commission approval prior to submittal of a preliminary plat application.



NCP 216

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: ADM 218-2016 (Southern Springs)

ADM 218-2016: Submitted by Wilson & Associates for Southern Springs Development easement. The property is zoned B-1 Office and Limited Retail Commercial Zone District and contains approximately 106.64 acres. The applicant requests the vacation of an existing water line easement.

Property description: This property has frontage onto Kedron Road to the east and Denning Lane to the south and is currently being developed for single-family residences (Southern Springs Phases 1 and 2). The northern boundary of this property has an existing water main and associated easement.

Pursuant to the approved preliminary and final plat applications and in accordance with the City's zoning ordinance, a 25' landscape buffer is also required along the northern boundary of the subject property due to the adjacent B-4 zoning designation of the property to the north. This landscape buffer is required to contain dense vegetation, including trees and shrubs; however, the root system of this required vegetation poses a threat to the existing water main, and any future maintenance or replacement of the water main will disrupt the integrity and maturity of the required landscaping. For these reasons, staff advises against permitting required landscaping within utility easements.

Because the water main is not centered within the existing easement, staff identified an opportunity to resolve the conflict between the easement and the required landscaping, as described in the request below.

Request: The applicant requests to vacate a portion of the existing water easement within the Southern Springs Development and to dedicate an additional portion of easement, resulting in a continuous 20' water easement centered over the existing water main.

Recommendation: Staff recommends forwarding ADM 218-2016 to the Board of Mayor and Aldermen with a recommendation for approval, subject to the following condition:

1. The applicant shall dedicate additional easement along the southern edge of the existing water easement for a total of 10 feet of easement on either side of the existing water main.

Southern Springs

INTERSECTION OF
SATURN PARKWAY AND KEDRON ROAD



VICINITY MAP
NOT TO SCALE
CIRCLE RADIUS IS 1-MILE FROM CENTER OF SITE



108 Beasley Drive
Franklin, TN
37064
615.794.2275

Southern Springs
Phases 1 & 2
by Del Webb

Date: 06/01/2016

City of Spring Hill, TN

UTILITY APPROVAL FORM

VACATION OF RIGHT-OF-WAY AND EASEMENTS



Date: 6/27/14

Utility Company or City Department: COLUMBIA POWER and WATER

Applicant Name: WILSON & ASSOCIATES, P.C.

Applicant Phone and Email: JOEY WILSON, PLS #2089

Requested Vacation Type (check all that apply):

jwilson@wilsonpc.com
615-406-2874

- Public Utility Easement WATER
- Drainage Easement
- Right-of-way for street or alley
- Right-of-way for street or alley and all easements located within the vacated right-of-way
- Other

I have been notified of the petition of vacate the following (easement, street, alley), described as follows and as attached:

General location/Address KEDRON RD. SOUTH OF SATURN PKWY

Attach legal description or graphic representation with dimensions of what is being vacated

Utility Company or City Department Comments:

- Object to the vacation and do not agree to vacate rights to the dedicated easement(s) or right(s)-of-way.
- No objections to the vacation(s) described above and no comments
- No objections to the vacation(s) described above, provided the following described easements are retained (state the location, dimensions, and purpose below).

No objections provided the following conditions are met:

Signature of Utility Company Representative

Title

PREPARED BY:
HIGHERS KOONLI, JR.
3343 PERIMETER DR.
212
MSH. TN 37211

(MASC) TOWN OF SPRING HILL
P.O. 789
SPRING HILL, TN 37174

WATER LINE EASEMENT

WHEREAS, the Town of Spring Hill, Tennessee, its servants, agents, and/or contractors contemplate the construction of a water line in Maury County, Tennessee; and

WHEREAS, construction of said water line will necessitate the encroachment upon a portion of land owned by the undersigned and fronting on State Route 6 in Maury County, Tennessee, and further identified as Parcel No. 18, Tax Map No. 28, and as shown on the attached plan.

NOW, THEREFORE, for and in consideration of the benefits that will accrue by reason of the above prescribed improvements, the undersigned

Don Adams, Alan D. Adams, Steve E. Adams and Larry Adams as Trustees
under the Trust Agreement of Ira T. Adams

hereby grant(s) and give(s) to the Town of Spring Hill, Tennessee, its servants, agents, and/or contractors to construct, operate, maintain, repair, replace, and inspect said water line in and along that portion of land located in Maury County, Tennessee, a 20-foot wide water line easement the centerline of which is described as follows:

BEGINNING at a point in the eastern property line of Parcel 11 on Maury County Tax Map No. 42; said point being located 10 feet north of the northern property line of Parcel 12 on Maury County Tax Map No. 42;

THENCE, running in an easterly direction 10 feet north of and parallel to said northern property line approximately 1200 feet to a point in the western property line of Parcel 1 on Maury County Tax Map No. 43.

Being a portion of the property conveyed to Don Adams, et al., as recorded in Deed Book 1204, Page 125 in the Register's Office of Maury County, Tennessee.

All of which is more particularly shown by words, figures, signs, and symbols on the plan hereto attached and made a part hereof. The Town of Spring Hill agrees to require its servants, agents, and/or contractors to protect and restore said property to a condition similar or equal to that existing at the commencement of construction of said water line. Any service connection or lateral water line serving the property and connected to said water line by the grantors and/or their assigns shall be constructed and installed pursuant to and in compliance with all applicable ordinances and regulations of the Town of Spring Hill.

To have and to hold said easement to the Town of Spring Hill, its successors, and assigns forever, the undersigned hereby covenants with said Town of Spring Hill that he/she/they is (are) lawfully seized and possessed of said land in fee simple and have good right to make this conveyance.

This portion of the parcel of land upon which said water line is to be constructed is to remain the property of the undersigned and may be used by the undersigned for any purpose desired after the construction of said water line is completed, provided, in the opinion of the Town of Spring Hill, said use does not destroy, weaken, or damage the above described improvement nor interfere with the operation or maintenance of same.

IN WITNESS WHEREOF, _____ hereunto set _____ hand
on this 8th day of July, 1996.

Don Adams
Alan D. Adams
Steve E. Adams
Larry Adams
WITNESS: _____ as Trustees under the Trust Agreement
of Ira T. Adams

STATE OF Tennessee COUNTY OF Williamson

Personally appeared before me, the undersigned authority in and for said State and County, Don Adams, Alan D. Adams, Steve E. Adams, and Larry Adams, as Trustees under the Trust Agreement of Ira T. Adams, the within named bargainer(s) with whom I am personally acquainted, and who acknowledged before me that he/she/they executed the foregoing instrument for the purpose contained therein.

Witnessed by hand and seal, at office, on this the 3 of July, 1996.

Albert Stephens
Notary Public

My Commission expires 9-27-1999



MAURY COUNTY, STATE OF TENNESSEE
Received for record this 13 of Dec 96 at 9:35 o'clock AM
Note Book 17 Page 472 Receipt # 1463 Recording Fee 2.00
State Tax _____ Probate Fee _____ Total _____
Book 1313 Page 611, Witness by Hand,

A. Wayne White

42/12

42/11

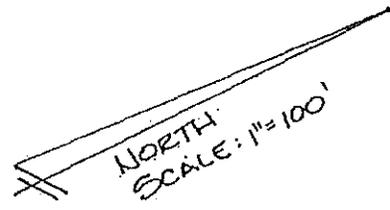
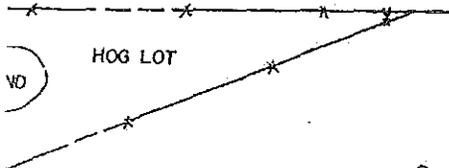
SPRING

65+00

40"

36"

28/18
PASTURE



1200'±

20' EASEMENT

43/22
PASTURE

70+00

48"

STA. 78+00±

INSTALL:
1-12" BUTTERFLY VALVE



CONCRETE
MONUMENT

48"

48"

36"

48"

40"

BOOK 1313 PAGE 612

75+00

43/1

WL ESMT.

MARV Town of Spring Hill
P.O. 789
Spring Hill, TN.
37174

PREPARED BY:
HIGHER KOONCE A.
3393 PERIMETER DR. # 4
212
NASHVILLE TN 37211

WATER LINE EASEMENT

WHEREAS, the Town of Spring Hill, its servants, agents, and/or contractors contemplate the construction of a water line in Maury County, Tennessee; and

WHEREAS, construction of said water line will necessitate the encroachment upon a portion of land owned by the undersigned and fronting on Denning Road in Maury County, Tennessee, and further identified as Parcel No. 1, Tax Map No. 43, and as shown on the attached plan.

NOW, THEREFORE, for and in consideration of the benefits that will accrue by reason of the above prescribed improvements, the undersigned

Marvin Parker

hereby grant(s) and give(s) to the Town of Spring Hill, its servants, agents, and/or contractors to construct, operate, maintain, repair, replace, and inspect said water line in and along that portion of land located in Maury County, Tennessee, a 20-foot wide water line easement the centerline of which is described as follows:

EASEMENT NO. 1

BEGINNING at a point in the northern property line of Parcel 22; said point being located 10 feet east of the eastern property line of Parcel 18 on Maury County Tax Map No. 28;

THENCE, running in a northerly direction 10 feet east of and parallel to said eastern property line approximately 2050 feet to a point in the southern property line of Parcel 19 on Maury County Tax Map No. 28;

EASEMENT NO. 2

BEGINNING at a point in the eastern property line of Parcel 18 on Maury County Tax Map No. 28; said point being located 10 feet south of the southern property line of Parcel 19 on Maury County Tax Map 28;

THENCE, running in an easterly direction 10 feet south of and parallel to said southern property line approximately 3300 feet to a point.

Being a portion of the property conveyed to Marvin Parker as recorded in Deed Book 1161, Page 171 in the Register's office of Maury County, Tennessee.

All of which is more particularly shown by words, figures, signs, and symbols on the plan hereto attached and made a part hereof. The Town of Spring Hill agrees to require its servants, agents, and/or contractors to protect and restore said property to a condition similar or equal to that existing at the commencement of construction of said water line. Any service connection or lateral water line serving the property and connected to said water line by the grantors and/or their assigns shall be constructed and installed pursuant to and in compliance with all applicable ordinances and regulations of the Town of Spring Hill.

To have and to hold said easement to the Town of Spring Hill, its successors, and assigns forever, the undersigned hereby covenants with said Town of Spring Hill that he/she/they is (are) lawfully seized and possessed of said land in fee simple and have good right to make this conveyance.

This portion of the parcel of land upon which said water line is to be constructed is to remain the property of the undersigned and may be used by the undersigned for any purpose desired after the construction of said water line is completed, provided, in the opinion of the Town of Spring Hill said use does not destroy, weaken, or damage the above described improvement nor interfere with the operation or maintenance of same.

IN WITNESS WHEREOF, Marvin Parker hereto set his hand
on this 10th day of July, 1996.

WITNESS: _____
STATE OF Tennessee COUNTY OF Williamson

Personally appeared before me, the undersigned authority in and for said State and County, Marvin Parker; the within named bargainer(s) with whom I am personally acquainted, and who acknowledged before me that he/she/they executed the foregoing instrument for the purpose contained therein.

and County, Tennessee, my hand and seal, at office, on this the 10th day of July, 1996.

Notary Public
My Commission Expires 9-20-1999
1313 623
Total 32.00
Notary Public
My Commission Expires 9-20-1999

BOOK 1313 PAGE 623
Op. Wayne White

*Note: Miscellaneous Conditions are attached

28/19
PASTURE

MATCH LINE
(SEE SHEET 1 OF 6)

RR
BS COUNTRY

100
200
feet

20' EASEMENT

28/19

2050'±

85+00

43/1

90+00

MATCH LINE "C" (SEE SHEET 3 OF 6)

NORTH



EASEMENT NO. 1
SHEET 2 OF 6

28/19
PLOWED FIELD

PASTURE
28/18
95+00

20' EASEMENT
(EASEMENT No. 2)

100+00

3300'±

10' (TYP.)

MATCH LINE

PROPOSED

100+00
(SEE SHEET 4 OF 6)

BOOK 1313 PAGE 626

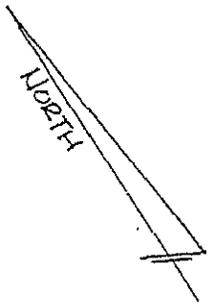
STA. 106+00±

INSTALL:
1-12" BUTTERFLY VALVE W/BOX

20' EASEMENT
(EASEMENT No. 1) 43/1
PASTURE

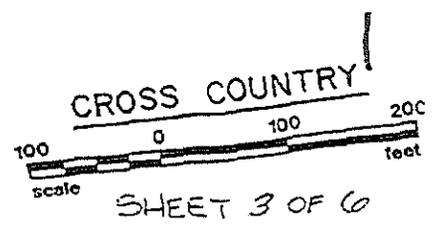
2050'±

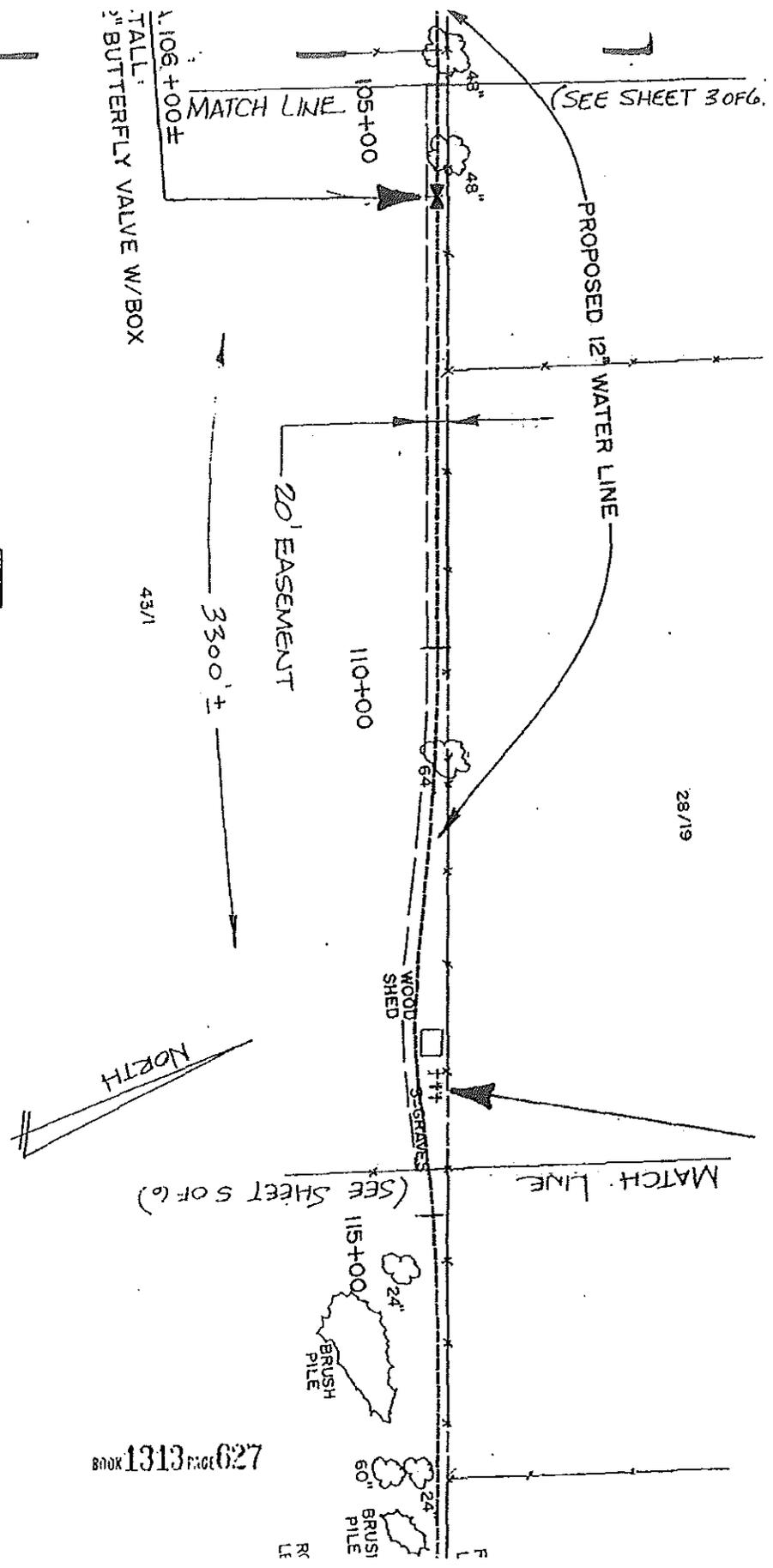
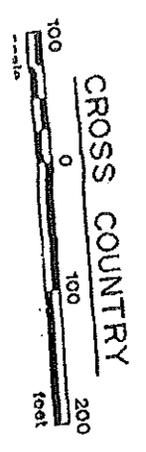
STA. 95+40±
INSTALL:
1-12"-90° ELBOW



MATCH LINE "C" (SEE SHEET 2 OF 6)

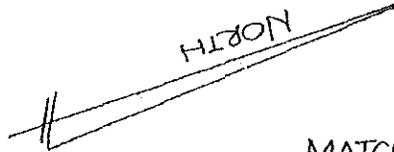
28/18
PASTURE





EASEMENT NO. 2
SHEET 4 OF 6

28/19



MATCH LINE (SEE SHEET 4 OF 6)

WOOD SHED

3 GRAVES

115+00 BRUSH PILE 24"

60" BRUSH PILE 24"

ROCK LEDGE

ROCK LEDGE

20' EASEMENT

120+00

28/19

3300' 43/1

POND

MATCH LINE "D" (SEE SHEET 6 OF 6)

EASEMENT NO. 2
SHEET 5 OF 6

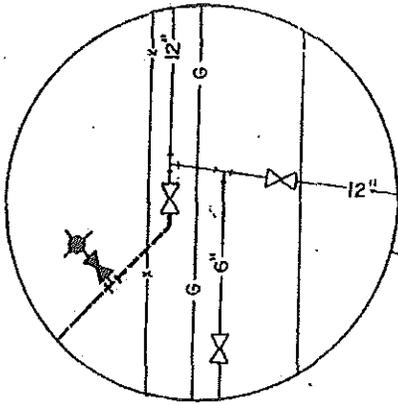
BOOK 1313 PAGE 628

REVISIONS	DATE

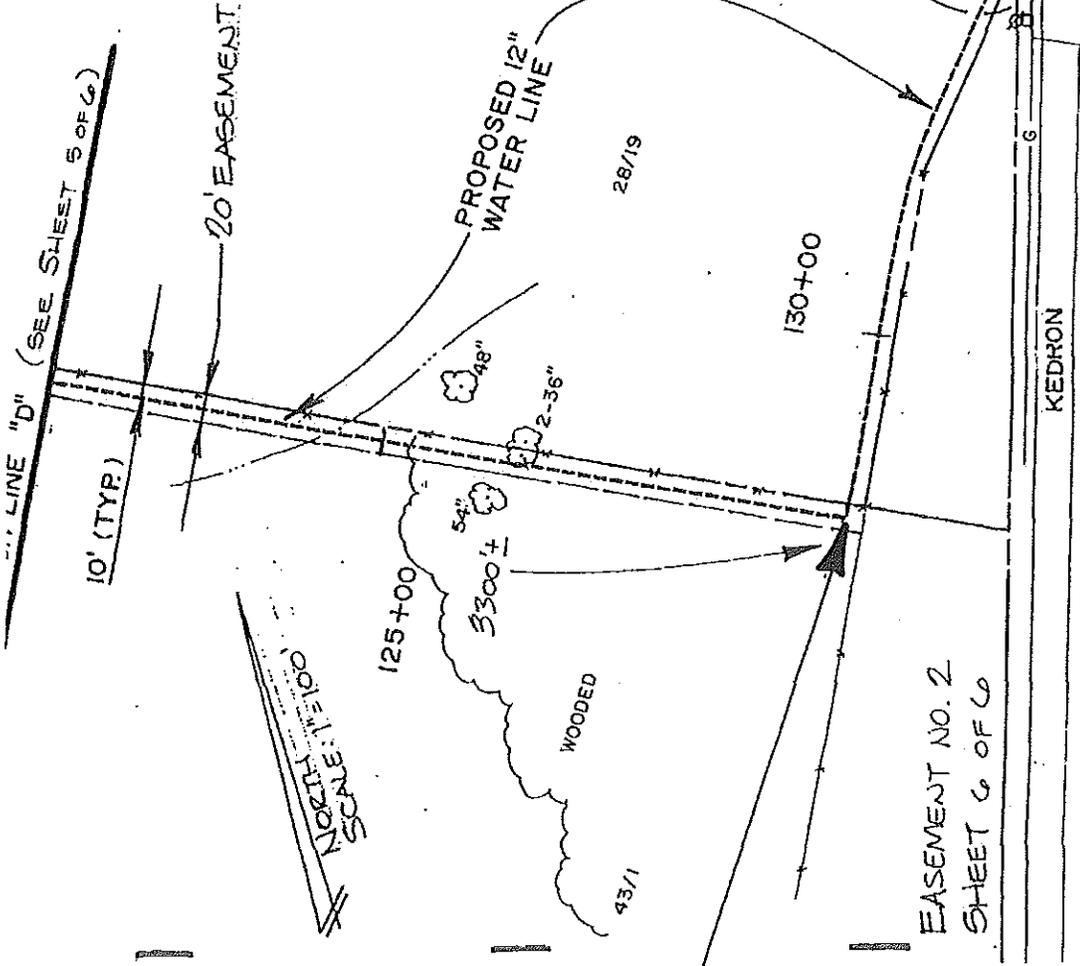
HKA
HUGHES KOONCE &



28/19



STA 133+40 ±
 REMOVE EXISTING BLOW-OFF
 TIE TO EXISTING 12" WATER LINE
 WITH FITTINGS AS REQUIRED
 INSTALL:
 1-12" X 6" TEE
 1-6" GATE VALVE W/BOX
 1-4-1/2" FIRE HYDRANT



EASEMENT NO. 2
 SHEET 6 OF 6

NORTH
 SCALE: 1"=100'



**Water Line Easement to Replace
Existing Water Line Easement of record in
Book 1313, Pages 611-612 and Book 1313, Pages 623-630
Register's Office for Maury County, Tennessee**

BEING a 20-foot-wide water line easement to the Town of Spring Hill, Tennessee, said easement replaces the water line easement of record in Book 1313, Pages 611-612, Register's Office for Maury County, Tennessee (R.O.M.C.) and the easement of record in Book Book 1313, Pages 623-630, R.O.M.C. Said herein-described easement is 20-feet in width, 10-feet adjacent and parallel to the actual water line location. Said herein-described easement crosses the property belonging to Pulte Homes of Tennessee, Ltd. Partnership as of record in Book R2346, Page 632, R.O.M.C. and the properties of Amber Lane Development, LLC as of record in Book R2346, Page 580, R.O.M.C. The centerline of said herein-described 20-foot-wide easement is more particularly described as follows:

COMMENCING at a point where the southeast corner of the Ind. Dev. Board of Maury County—Saturn Corp. c/o Thomson Reuters property, of record in Book 757, Page 672, R.O.M.C., being in the north line of Middle Tennessee Exp. Station of record in Book 283, Page 209, R.O.M.C., intersects with the Amber Lane Development, LLC property of record in Book R2346, Page 580, R.O.M.C.;

THENCE, with the west line of Amber Lane Development, LLC, North 06°54'19" East, for a distance of 45.98 feet to the point of intersection of said water line, also being the POINT OF BEGINNING of this description;

THENCE, crossing Amber Lane Development, LLC, with said water line for the following calls:

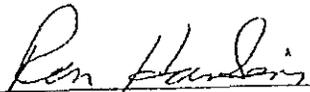
South 82°58'08" East, for a distance of 280.68 feet to a point;
South 84°10'52" East, for a distance of 975.95 feet to a point;
North 09°55'54" East, for a distance of 88.18 feet to a point;
North 12°13'10" East, for a distance of 143.69 feet to a point;
North 07°27'15" East, for a distance of 107.81 feet to a point;
North 05°07'23" East, for a distance of 154.72 feet to a point;
North 08°48'04" East, for a distance of 164.85 feet to a point;
North 09°49'13" East, for a distance of 136.26 feet to a point;
North 08°55'09" East, for a distance of 299.80 feet to a point;
North 11°21'53" East, for a distance of 189.09 feet to a point;

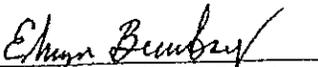
THENCE, crossing into Pulte Homes of Tennessee Ltd. Partnership for the following calls:

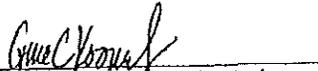
North 05°29'33" East, for a distance of 95.10 feet to a point;
North 08°16'20" East, for a distance of 202.75 feet to a point;
North 08°22'22" East, for a distance of 299.29 feet to a point;
North 06°23'35" East, for a distance of 120.35 feet to a point;

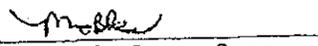
Miscellaneous Conditions:

- (1) No trees to be cut or bulldozed.
- (2) Any disturbed area around perimeter around fence to be re-sowed back to present state. City acknowledges said area is currently under a wildlife conservation program which owner has contracted with TWRA. Area is currently sewed in Colby Lespedeza.
- (3) City acknowledges that owner plans on constructing airway strip bordering and possibly encroaching said easement in the near future. This area may be paved, any future repairs or work done on waterline causing damage to airway will be repaired by the City at City's expense.
- (4) Access to property will be given where waterline first enters onto property near the Old Military Road.


Ron Hankins, Mayor


Elwyn Bemby, City Administrator


Gene C. Koonce, Jr., City Engineer

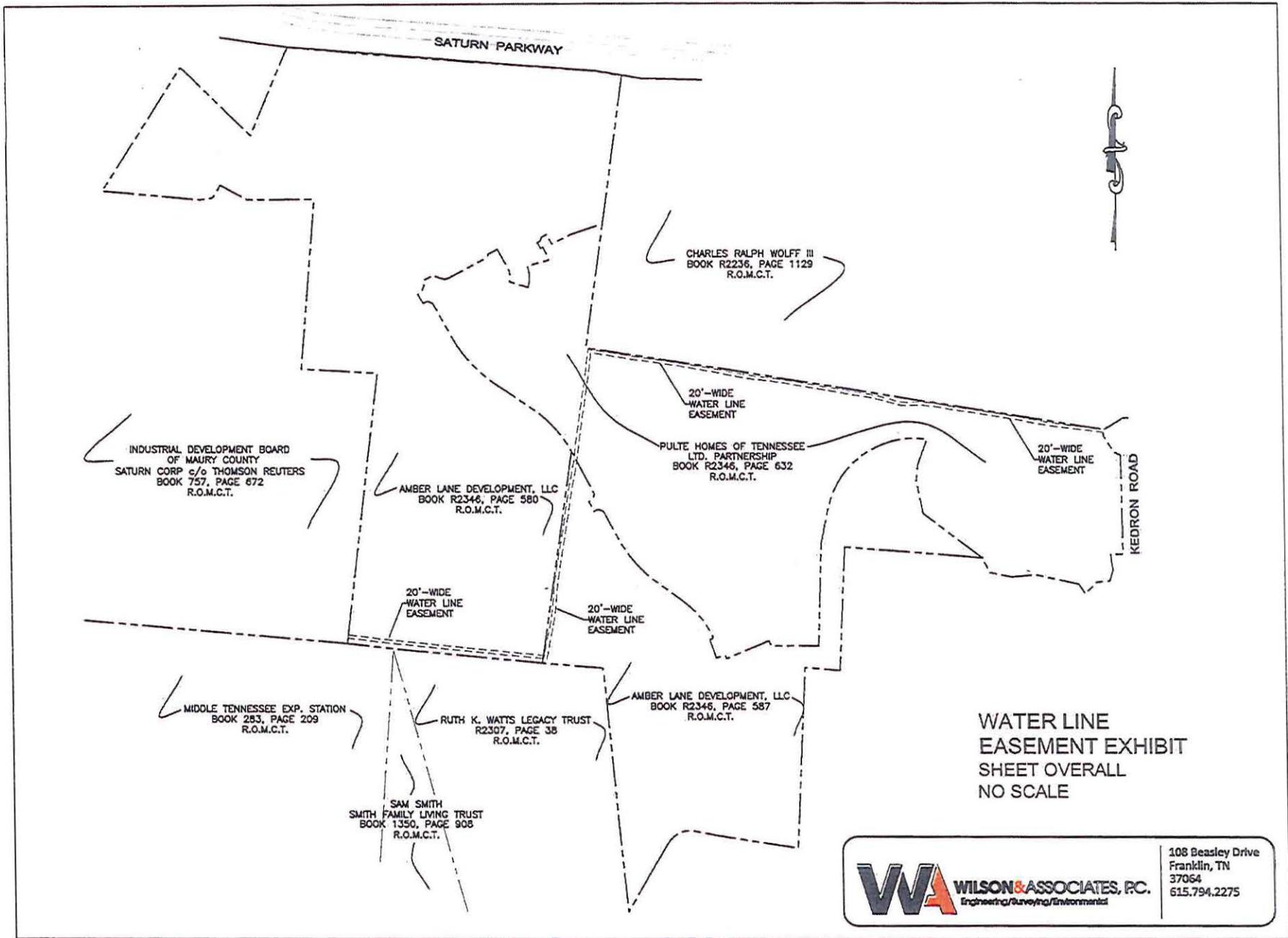

Maryin Parker, Property Owner



South 81°44'59" East, for a distance of 112.24 feet to a point;
 South 80°16'01" East, for a distance of 98.00 feet to a point;
 South 81°35'16" East, for a distance of 201.59 feet to a point;
 South 80°37'57" East, for a distance of 210.34 feet to a point;
 South 80°16'06" East, for a distance of 217.26 feet to a point;
 South 78°46'28" East, for a distance of 104.89 feet to a point;
 South 80°23'48" East, for a distance of 105.81 feet to a point;
 South 83°49'41" East, for a distance of 106.92 feet to a point;
 South 81°41'37" East, for a distance of 104.79 feet to a point;
 South 80°01'08" East, for a distance of 306.41 feet to a point;
 South 79°28'23" East, for a distance of 110.65 feet to a point;
 South 81°39'04" East, for a distance of 103.16 feet to a point;
 South 77°37'14" East, for a distance of 101.65 feet to a point;
 South 72°49'35" East, for a distance of 98.84 feet to a point;
 South 83°35'37" East, for a distance of 46.47 feet to a point;
 North 87°42'24" East, for a distance of 97.83 feet to a point;
 South 83°43'00" East, for a distance of 108.06 feet to a point;
 South 78°54'21" East, for a distance of 109.61 feet to a point;
 South 82°52'03" East, for a distance of 100.09 feet to a point;
 South 80°52'27" East, for a distance of 100.77 feet to a point;
 South 81°15'32" East, for a distance of 101.62 feet to a point;
 South 80°40'32" East, for a distance of 109.49 feet to a point;
 South 78°57'30" East, for a distance of 105.95 feet to a point;
 South 80°26'54" East, for a distance of 104.95 feet to a point;
 South 82°16'47" East, for a distance of 115.11 feet to a point;
 South 83°55'38" East, for a distance of 92.44 feet to a point;

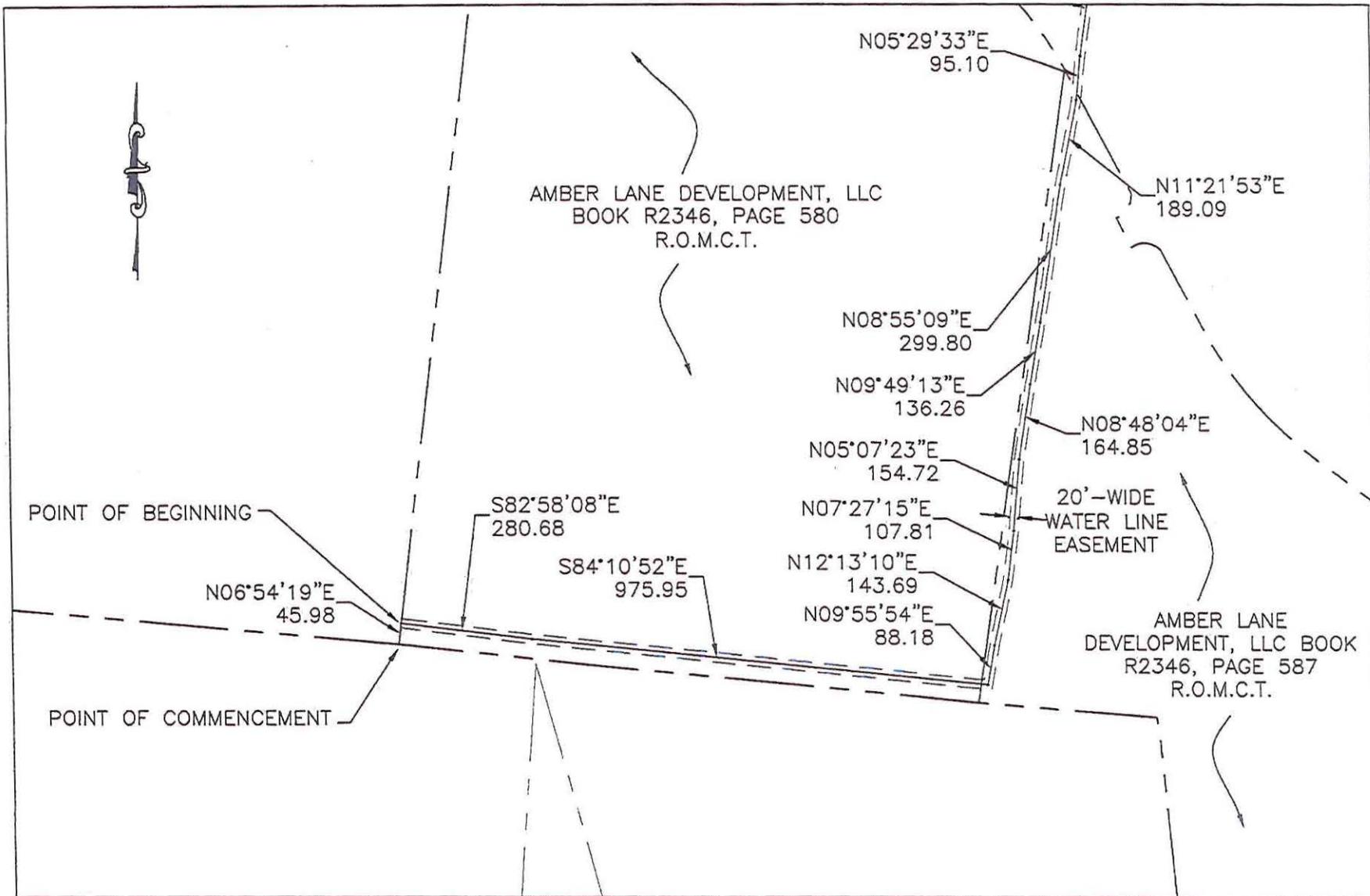
South 83°05'26" East, for a distance of 123.18 feet to a point, said point being near the southeast corner of Charles Ralph Wolff III, as of record in Book R2236, Page 1129, R.O.M.C., said point also being in the easterly line of Pulte Homes of Tennessee Ltd. Partnership.

THE herein-described 20'-wide easement replaces the existing water line easement as of record in Book 1313, Page 611-612 and Book 1313, Page 623-630, R.O.M.C. The existing water line easement was based on the proposed design. The easement described herein is based on the field-located waterline after construction.



WATER LINE
EASEMENT EXHIBIT
SHEET OVERALL
NO SCALE

 <p>W&A WILSON & ASSOCIATES, P.C. Engineering/Surveying/Environmental</p>	108 Beasley Drive Franklin, TN 37064 615.794.2275
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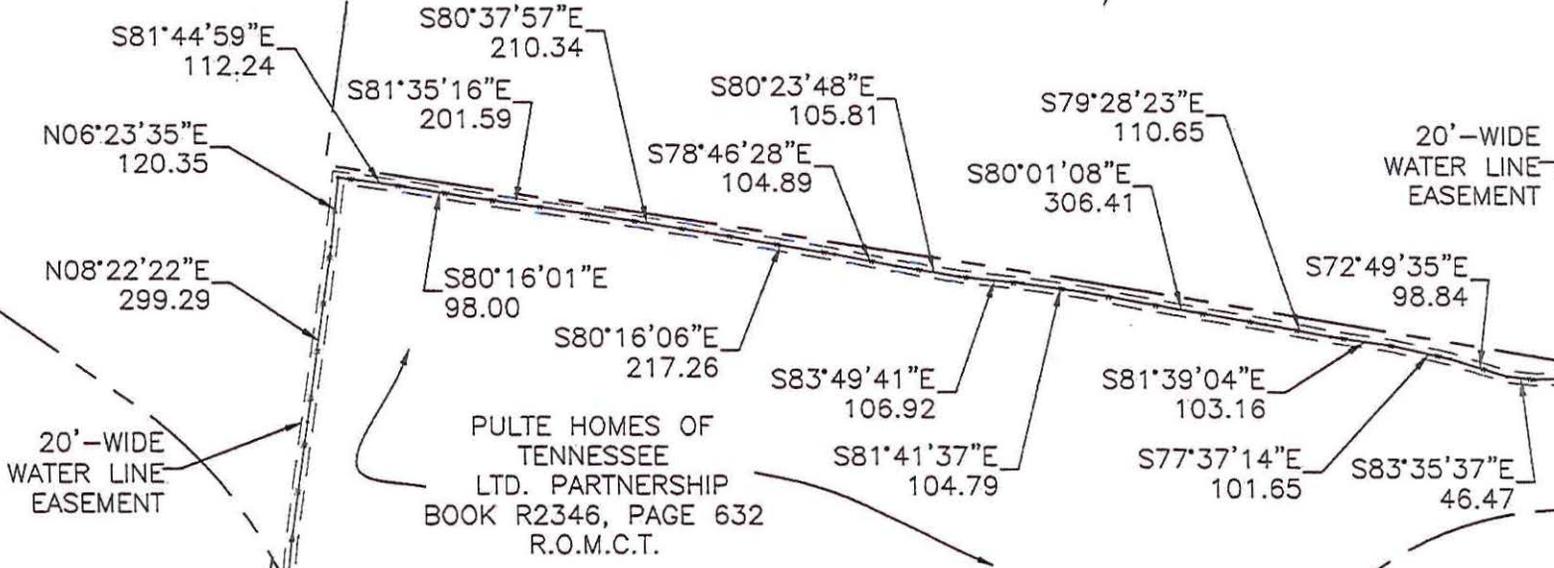
WA WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WATER LINE
EASEMENT EXHIBIT
SHEET 1
SCALE: 1"=300'



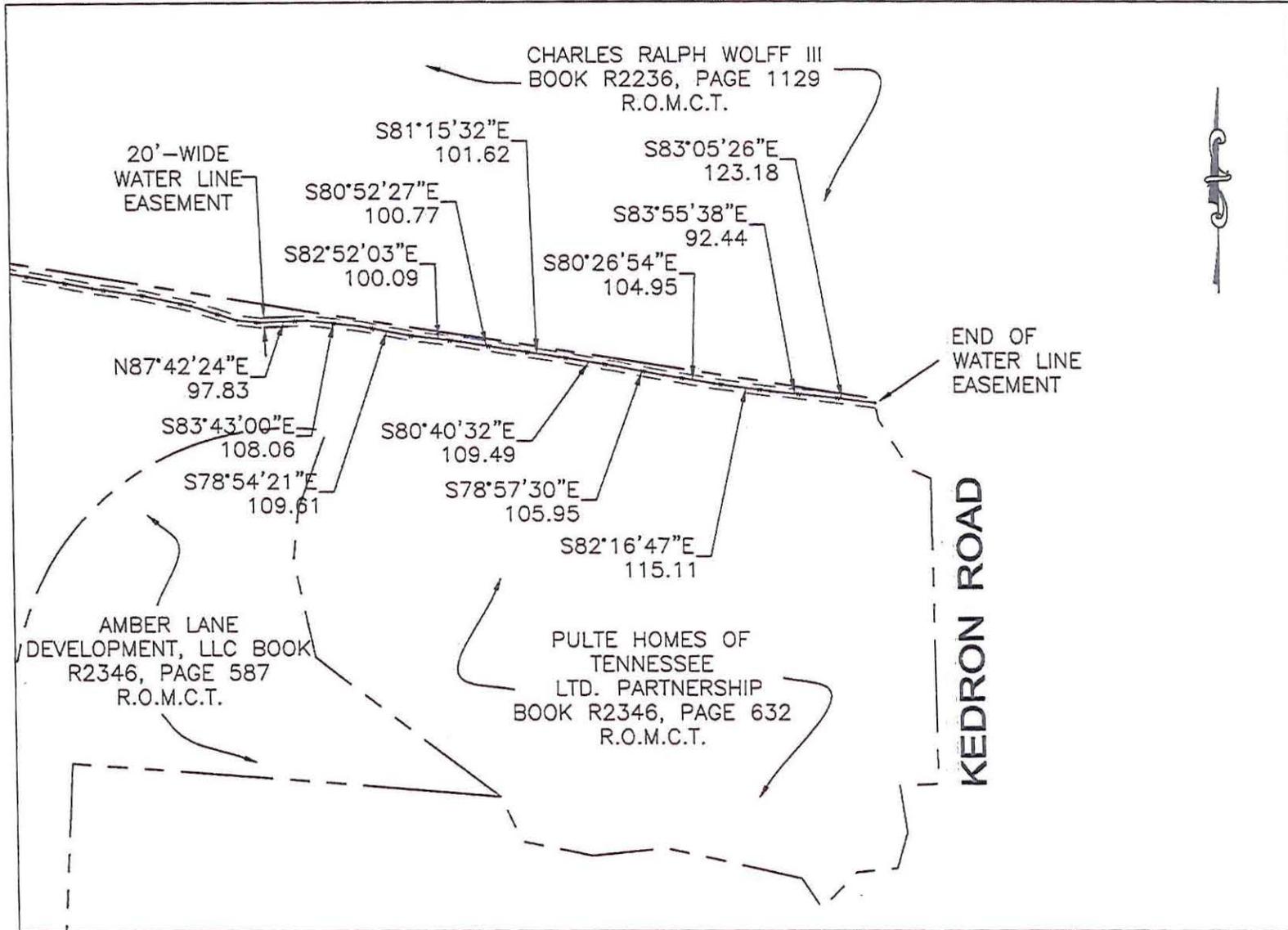
CHARLES RALPH WOLFF III
BOOK R2236, PAGE 1129
R.O.M.C.T.



WA WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

108 Beasley Drive
Franklin, TN
37064
615.794.2275

WATER LINE
EASEMENT EXHIBIT
SHEET 2
SCALE: 1"=300'



WA WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

108 Beasley Drive
Franklin, TN
37054
615.794.2275

WATER LINE
EASEMENT EXHIBIT
SHEET 2
SCALE: 1"=300'

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: SKP 219-2016 (Speedway Gas Station)

SKP 219-2016: Submitted by McBride Dale Clarion for property located on the corner of Miles Johnson and Main Street. The property is zoned B-4 Central Business District and contains approximately 2.95 acres. The applicant requests sketch plan approval for a Speedway Gas Station.

Property description and history: This undeveloped property is located on the southeast corner of Main Street and Miles Johnson Parkway. McCutcheon Creek traverses through the western portion of the lot. The properties to the north and east are zoned B-4, Central Business District. The properties to the south and southwest are zoned for residential, industrial, and commercial uses. The property to the west is zoned agricultural and is improved for Harvey Park.

In March of 2015, the Planning Commission approved a preliminary plat application (PPL 72-2015) for the subject property to subdivide the parent tract into five commercial lots, limited access, and associated infrastructure, which has been included in the packet. A final plat application has not been filed for Planning Commission approval, and the approval period for PPL 72-2016 has not expired; therefore, all restrictions and requirements apply.

Approved access for the preliminary plat included three new curb cuts onto Miles Johnson Parkway. No access was permitted onto Main Street. One of the approved curb cuts onto Miles Johnson Parkway was shown as a public street (Harvey Springs Court) ending in a cul-de-sac.

Request: The applicant requests sketch plan approval for a new 3,936 square foot convenience store with eight (8) dispenser islands for passenger vehicle fuel sales under a canopy in front (west) of the store. The store will be open 24 hours daily and will include food service operated by Speedway and a total of 22 parking spaces are proposed.

This proposal does not meet the requirements of PPL 72-2015

Access: The applicant's proposal for a new driveway connecting from Main Street to Miles Johnson Parkway violates the access restrictions proposed with the submittal of and required by the Planning Commission for PPL 72-2015. A note exists on the approved plat that specifically prohibits driveway access to Main Street.

Further, the applicant's request for an additional curb cut onto Miles Johnson exceeds the number of curb cuts permitted through the approval of PPL 72-2015.

Generally, staff finds that the proposed access exceeds the practical needs for the development and use of the property, will increase congestion in an already congested area, and will have a negative impact on the orderly circulation as a result of the lack of street improvements to Miles Johnson Parkway and Main Street.

Building design: The applicant's proposal to face Main Street violates the requirement of PPL 72-2015 that the façade of a building constructed on Lot 1 (the proposed development area) shall face toward Main Street AND Miles Johnson Parkway. The proposed building orientation would result in a building side and building rear toward Miles Johnson Parkway.

Recommendation: Due to the nature and magnitude of the inconsistencies between the proposed development and the approved PPL 72-2015, staff recommends deferral of SKP 219-2016 in order to allow the applicant additional time to resolve these inconsistencies and submit a proposal that is compliant with PPL 72-2015.

Should the Planning Commission decide to approve SKP 219-2016, staff recommends the following conditions of approval:

1. Access to the subject property shall be in accordance with that approved for PPL 72-2015. Access onto Main Street shall be prohibited, in accordance with the submitted and approved PPL 72-2015. Further only one curb cut for the subject property shall be permitted onto Miles Johnson Parkway.
2. The proposed "shared access drive" intersecting with Miles Johnson Parkway and aligning with Harvey Springs Drive shall be designed and constructed as a public street (Harvey Springs Court) in accordance with PPL 72-2015.
3. Improvements to Miles Johnson Parkway shall include a dedicated right-turn lane and a dedicated left turn lane onto Harvey Springs Court.
4. The convenience store orientation shall be modified to front onto both Main Street and Miles Johnson Parkway.
5. The applicant shall be required to build a 5' sidewalk for the extent of the project boundary's frontage along Miles Johnson Parkway, contribute a fee in-lieu of construction of a multi-use path on the opposite side of Miles Johnson Parkway between Main Street and Harvey Springs Drive, and pay a fee in-lieu of sidewalk construction for the extent of the project boundary's frontage along Main Street.
6. Right-of-way dedication shall be required for Main Street in accordance with the City's Major Thoroughfare Plan.
7. Approval of this sketch plan application shall remain valid for a period of one (1) year, during which time a site plan application shall be submitted for Planning Commission consideration in accordance with these conditions of approval.
8. Modification to the approved sketch plan and these conditions of approval may require Planning Commission consideration and approval prior to the submittal of a site plan application.

SITE NTB.F.E.



* Exhibit for SKP 219-2016 (Speedway)
approved preliminary plat staff report

Spring Hill Planning Commission Regular Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, City Planner
MEETING: September 14, 2015
SUBJECT: PPL 72-2015 (Harvey Springs Commercial Subdivision)

PPL 72-2015: Submitted Stanford and Associates for property located at the intersection of Main Street and Miles Johnson Parkway. The property is zoned B-4, Central Business District, and contains approximately 17.4 acres. The applicant requests reapproval of a preliminary plat application for five (5) commercial lots.

Property description and history: This undeveloped property is located at the southeast corner of the intersection of Main Street and Miles Johnson Parking. McCutcheon Creek traverses through the western portion of the lot. The properties to the north and east are zoned B-4, Central Business District. The properties to the south and southwest are zoned for residential, industrial, and commercial uses. The property to the west is zoned agricultural and is improved for Harvey Park. An exhibit of the surrounding zoning districts is included in this packet.

In 2014, the Planning Commission approved a similar preliminary plat application in 2012. This approval has expired.

Request: The applicant approval of a preliminary plat application for five commercial lots. The applicant has modified the proposal since previously approved to extend several property lines from Miles Johnson Parkway to Main Street. Previously, an open space lot was proposed contiguous to the Main Street frontage due to the creek.

Streets and sidewalks: Main Street (Arterial) requires a minimum of 47.5 feet of right-of-way from centerline, and Miles Johnson Parkway (Collector) requires a minimum of 37.5 feet of right-of-way from centerline. It appears that sufficient right-of-way exists along Miles Johnson Parkway, though right-of-way dedication will be required for Main Street, which is indicated on the plat.

Pursuant to discussion during the work session, the applicant has included a note on the preliminary plat indicating that the stream buffer shall also be dedicated as a public access easement for the future use and construction of a trail.

Recommendation: Staff recommends approval of PPL 72-2015, subject to the following condition of approval:

1. Approval of the preliminary plat shall be valid for two (2) years from the date of approval, during which time all applicable permits must be obtained and site preparation must commence.
2. Modification to the approved preliminary plat shall require Planning Commission approval prior to the submittal of a permit or final plat application. The modification may be denied if the proposal alters the proposed use, increases the overall area of the project, increases the density of the development, or increases any local government expenditure necessary to implement or sustain the proposed use.

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: PPL 220-2016 (Depot Place)

PPL 220-2016: Submitted by Sawyer Land Surveying, LLC for property located at 2511 Depot Street. The property is zoned R-4, High Density and contains approximately 10.99 acres. The applicant requests preliminary plat approval for 40 single-family residential lots.

Property description: This property is located north of the intersection of Beechcroft Road and Depot Street. In October of 2015, the Board of Mayor and Aldermen rezoned the property from B-3, Intermediate Business, to R-4, High Density, for the purpose of future single-family detached development. In February of 2016, the Planning Commission approved neighborhood concept plan application (NCP 126-2016) allowing for 40 single-family residential lots.

Request: The applicant requests approval of a preliminary plat application for 40 single-family residential lots and associated infrastructure in accordance with NCP 126-2016.

Streets and sidewalk: The applicant proposes to extend one public street (Carnation Drive) from Depot Street (collector) through the subject property to connect with an approved street within the adjacent Autumn Ridge neighborhood at the eastern property boundary.

Depot Street is constructed as a two-lane street with approximately 19 feet of pavement and open ditch. Street improvements to Depot Street were not required with NCP 126-2016; however, the applicant proposes to construct a 5' sidewalk along the project's frontage onto Depot Street.

Engineering and Public Works:

- Include general note that all signage is to be per current MUTCD
- Is there a waterline valve installed recently at the Depot Street tie in location? Will this development be on the high or low pressure side. Which valve will be closed to maintain separate zones?
- Need retaining wall design (at retention pond)
- Need profile of private drive (will retaining walls be needed at lots 36/37)
- PPL shows 40 lots, construction plans show 39
- Add water main valve on the east side of the creek.
- 14' driveway at lots 36/40 is inadequate for 2 way traffic

Access: Pursuant to the requirements of NCP 126-2016, access to Lots 37, 39, and 40 shall be limited to the shared driveway indicated on the plat. Note 10 on the plat requires that all property owners within a Home Owners Association maintain the private driveway for these three lots. Staff does not recommend this approach and has included a recommended condition of approval that the "owners of Lots 37, 39, and 40 shall be responsible for the maintenance of this shared driveway".

Bulk and area requirements: Based on staff's review of the information presented, the proposed lots contain sufficient area to be compliant with the minimum requirements of the R-4 zoning district.

Landscape and buffering: The applicant does not propose a landscape buffer north of Phase 1 or between Lot 23 and the adjacent Autumn Ridge, Phase 8. This requires Planning Commission approval for variance from the landscape buffer requirements of Article IV.

Recommendation: Staff recommends approval of PPL 220-2016, subject to the following conditions of approval:

1. Planning Commission determination of a variance from the landscaping and buffering requirements of Article IV. Staff finds that the areas required to be landscaped and buffered are a result of a minor difference in lot area, not in land use. Further, staff finds that existing and proposed open space lots are strategically placed to minimum the impact of the proposed additional dwellings on the adjacent properties. Based on these findings, staff recommends approval.
2. Access to Lots 37, 39, and 40 shall be limited to the shared driveway indicated on the plat. Owners of Lots 37, 39, and 40 shall be responsible for the maintenance of the shared driveway.
3. Right-of-way for Depot Street shall be dedicated in the amount of 37.5 feet from centerline.
4. Sidewalk construction along Depot Street shall be completed with Phase 1 of the development.
5. Prior to submittal of a final plat application, all engineering/public works comments and revisions shall be addressed.
6. Preliminary plat approval shall remain valid for a period of two (2) years, during which time a final plat application shall be submitted in accordance with the plan approved and all associated conditions.
7. Modification to the preliminary plat may require Planning Commission approval prior to the submittal of a final plat application.



VICINITY MAP
NOT TO SCALE



SAWYER LAND SURVEYING, LLC
 120 BOX 602
 SPRING HILL, TENNESSEE 37174
 TEL: 615-483-3828
 FAX: 615-483-3828
 www.sawyerlandsurveying.com
 40765 easement for surveying.com
 BS FLS 015-028
 04/10/13-2018



VICINITY MAP
 DEPOT PLACE
 R-4 SINGLE FAMILY SUBDIVISION
 40 LOTS
 2411 DEPOT STREET
 CITY OF SPRING HILL
 THIRD CIVIL DISTRICT
 MURRY COUNTY, TENNESSEE

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: RZN 221-2016 (2225 Doc Robertson Rd)

RZN 221-2016: Submitted by Rhodes Engineering for property located at 2225 Doctor Robertson Road. The property is zoned Agricultural and contains approximately 86.25 acres. The applicant requests rezoning the property to B-1 Office and Limited Retail.

Property description: This property is located on the northwest corner of Beechcroft Road (Arterial) and Dr. Robertson Road (Arterial). The properties to the north and west are located outside of the city limits, and the properties east and south are zoned AG (Agricultural), R-1 (Low Density Residential), B-3 (Intermediate Business District), and B-4 (Central Business District). The primary surround land use is rural residential. Walden Branch Creek runs along the eastern portion of the property, parallel to Dr Robertson Road.

Request: The applicant requests to rezone the property from Agricultural to B-1 Office and Limited Retail for the purposes of development and relocation of the Tennessee Children's Home, which is currently located at Kedron Road and Main Street.

Emergency response: Spring Hill Police Department anticipates an increase in requests for service should the property be rezoned to B-1. Should the property be developed for the relocation of the Tennessee Children's Home, Spring Hill Police expects a significant increase in requests for service. Currently, Spring Hill Police respond to multiple requests for service at the Tennessee Children's Home, including responses to physical assault and runaway children.

Spring Hill Fire Department will respond to calls from Station 1 and typically responds to requests for service a few times per year. Spring Hill Fire's main concern with future development in the surrounding area is access should the railroad crossing be blocked.

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.

Discussion: In our consideration of a request to rezone a property, staff considers all uses permitted within the requested zoning designation and the impact of those uses on the City's transportation network, utilities, emergency services, and the surrounding properties, as well as the City's planning policies and principles of Spring Hill Rising 2040.

The requested zoning district would allow for all residential uses within the R-4 zoning district in addition to the nonresidential uses of the B-1 (professional offices, funeral homes, churches, etc). With exception of the residential uses of the R-4 zoning district, the B-1 zoning designation permits primarily low-intensity commercial and office uses.

Due to the limitations of available infrastructure in the immediate area, future development of this property under the B-1 zoning district will likely warrant improvements to Beechcroft Road and require extension of public utilities to the site.



Legend	
Water_District	AddedBy
	CPAWS
	HBATS
	HBATS Meter Fee
	MAURY

MAURY

86,25 Acres

TN Children's Home
Agricultural' to B1

Maury Co Water

DR. ROBERTSON RD

BEEHCROFT RD

Notice to
all Property
owners within
500 feet.

CHARLES LN



Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: STP 224-2016 (2210 Spedale Court)

STP 224-2016: Submitted by WES Engineers & Surveyors for property located at 2210 Spedale Court. The property is zoned B-4, Central Business District, and contains approximately 1.75 acres. The applicant requests site plan approval for an 8,500 square foot multi-tenant office building.

Property description: This property is located on the north side of the east/west portion of Spedale Court between Wilkes Court and Harrah Drive on Lot 16A, Campbell Station Commercial Section 6.

Request: The applicant requests site plan approval for an 8,500 square foot multi-tenant office building and 40 parking spaces.

Engineering and Public Works:

- Photometrics do not meet 1.0 candlefoot requirement, need to add lighting
- Provide calculations for c-values in detention report.
- Provide retaining wall design

Landscaping: The proposed landscape plan is insufficient and does not meet the minimum requirements of Article IV, Section 17 related to buffer yards and related to parking area landscaping and screening. Further, staff has identified symbols located within two of the required parking lot landscape islands. Only trees, shrubs, and other landscaping materials may be permitted within parking lot landscape islands. No structures, utilities, bicycle parking racks, and pavement may be permitted within these areas.

Parking: Based on the information provided by the applicant, sufficient parking exists in accordance with the base ratio requirements of the zoning ordinance. The location of the required bicycle parking racks is not clear.

Bulk and area: The chart on the cover page of the plans references incorrect setback criteria. The plans shall be revised to reference the B-4, Central Business District, building setbacks.

Recommendation: Due to the missing information required for review, the insufficient information provided, and noncompliant landscape plan, staff recommends deferral of STP 224-2016,

Should the Planning Commission find in favor of approval, staff offers the following conditions –

1. Design Review Commission determination of the building design. Staff finds that the proposed building design meets the intent and criteria of the City's Design Review Guidelines and recommends approval.
2. Prior to the issuance of any permits, the applicant shall submit an updated landscape plan to the Planning Department for review and approval in accordance with the minimum standards of Article IV, Section 17. The Planning Department may elect to forward the updated landscape plan to the Planning Commission for approval should there be a concern regarding the proposal's conformance.
3. Structures, utilities, pads, and pavement shall not be permitted within a parking lot landscape island.
4. Bicycle parking racks shall not be permitted within a parking lot landscape island. Prior to the issuance of permits, the applicant shall submit a revised site plan to the Planning Department indicated the location of the bicycle parking racks in accordance with the City's minimum requirements.

5. Prior to the issuance of a building permit, the applicant shall dedicate a public access easement from the proposed driveway onto Spedale Court through the parking lot drive aisle along the eastern portion of the site.
6. Site plan approval shall remain valid for a period of three (3) years, during which time all permits shall be obtained and work commenced.
7. Modification of the plan as approved and conditioned may require Planning Commission approval prior to the issuance of permits.



Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: ANX 225-2016 (Lovell Lane, aka Spedale Court)

ANX 225-2016: Submitted by Sawyer Land & Surveying, LLC for property located at 4957 and 4965 Lovell Lane. The property contains approximately three (3) acres. The applicant is requesting annexation of this property.

Property description: This property is currently located on the north side of Lovell Lane (the east/west portion of Spedale Court) between the north/south portion of Spedale Court and Harrah Drive. The property is surrounded on all sides by Spring Hill City Limits.

Request: The applicant requests to annex the property into the city limits.

Emergency response: Spring Hill Fire and Police currently respond to calls for service for all surrounding properties and would respond to an emergency on the subject property due to its location. Annexation will not significantly impact levels of service. Future rezoning and change in use could impact the levels of service.

Water and sewer: Public utilities are currently available and provided to the surrounding properties. Upgrades to or extension of public utilities may be required in the future should the property be redeveloped.

Land use and zoning: This property is currently developed for single-family residences. Upon annexation, the zoning classification will be designated as AG, Agricultural, until Planning Commission consideration and Board of Mayor and Aldermen approval of a rezoning request.

The properties to the north and west of the subject properties are zoned and developed for single-family residences, and the properties to the east and south are undeveloped and zoned M-1, Light Industrial. Should the subject properties be annexed into the city limits, they would present an opportunity for a needed transition in land use between the existing residences to the north and permitted industrial uses to the south.

Discussion: The subject properties are considered an "island" of unincorporated area, which creates the potential for confusion and complication in jurisdiction of emergency response, utility service, and land use. Staff finds that annexation of the subject properties will contribute to the orderly development of the City and will not have a negative impact on the City's ability to provide emergency services and utilities to current and surrounding property owners.

Recommendation: Based on the findings herein, staff recommends forwarding ANX 225-2016 to the Board of Mayor and Aldermen with a recommendation for approval.



**SUBJECT
PROPERTY**

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: PPL 226-2016 (Bellagio Villas)

PPL 226-2016: Submitted by Stacy Santoro for property located at 4135 Kedron Road. The property is zoned R-4, High Density Residential, and contains approximately 7.48 acres. The applicant requests preliminary plat approval for 32 single-family residential lots.

Property description: This property is located on the north side of Kedron Road between Golf View Way and Meadow View Drive.

Request: The applicant requests preliminary plat approval for 32 single-family residential lots and associated infrastructure.

Bulk and area requirements: The majority of the proposed lots within the development do not meet the minimum 40' lot width of the R-4 zoning district. The Planning Commission cannot approve a preliminary plat application that doesn't meet the minimum bulk and area requirements of underlying zoning district. Staff was unable to determine the proposed lot widths at the time of initial application submittal and requested that each lot width be labeled clearly. The information was provided with the revisions for work session, but it appears that the noncompliance was not identified at that time.

Engineering and Public Works:

- 5' sidewalks required
- FFE should be shown on plat at 2' above 100-year flood elevation.
- Has the Water Quality component in detention ponds been addressed?
- Is this a good location to provide access to park. Does a dedicated easement need to be shown?
- Show routing of outfall from detention pond 2. Might require additional grading along Kedron Road.
- City requires 10' multi-use trail

Recommendation: Staff recommends deferral of PPL 226-2016 due to the scope and nature of noncompliance with the minimum bulk and area requirements. Staff has been asked to provide recommended conditions of approval for applications when deferral or denial has been recommended; however, due to the basis for staff's recommendation for deferral, staff is unable to provide conditions of approval.



Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: NCP 227-2016 (Slayton Cove)

NCP 227-2016: Submitted by Mullins, LLC for property located on Duplex Road and Port Royal Drive. 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 116 single-family residential lots and 57 townhouse lots.

Property description: 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. 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.

In June of 2016, the Planning Commission denied a neighborhood concept plan (NCP 165-2016) submitted for the subject property due to the proposal's negative impact on the City's transportation network and the representative's refusal to improve adjacent streets in accordance with the City's subdivision regulations.

With new representation, the applicant has submitted a new neighborhood concept plan application with several changes and additions that are intended to address the staff's and Planning Commission's concerns and comments associated with NCP 165-2016.

Request: The applicant requests neighborhood concept plan approval for a combination of attached (116) lots and detached (57) units for a total of 173 dwelling units. The plat shall be updated to reflect the number of dwelling units proposed.

Among the changes referenced above are the following:

1. Realignment of a new street with Portway Road onto Duplex Road. Issues with the vertical elevation that limit sight distance at this location are to be corrected during the Duplex Road project.
2. A street stubout to the adjacent vacant property located at the southwest corner of the Port Royal/Duplex intersection.
3. Improvements to Port Royal Road to include a northbound dedicated left turn lane into the new neighborhood.
4. Timing of a phased plan

Engineering and Public Works:

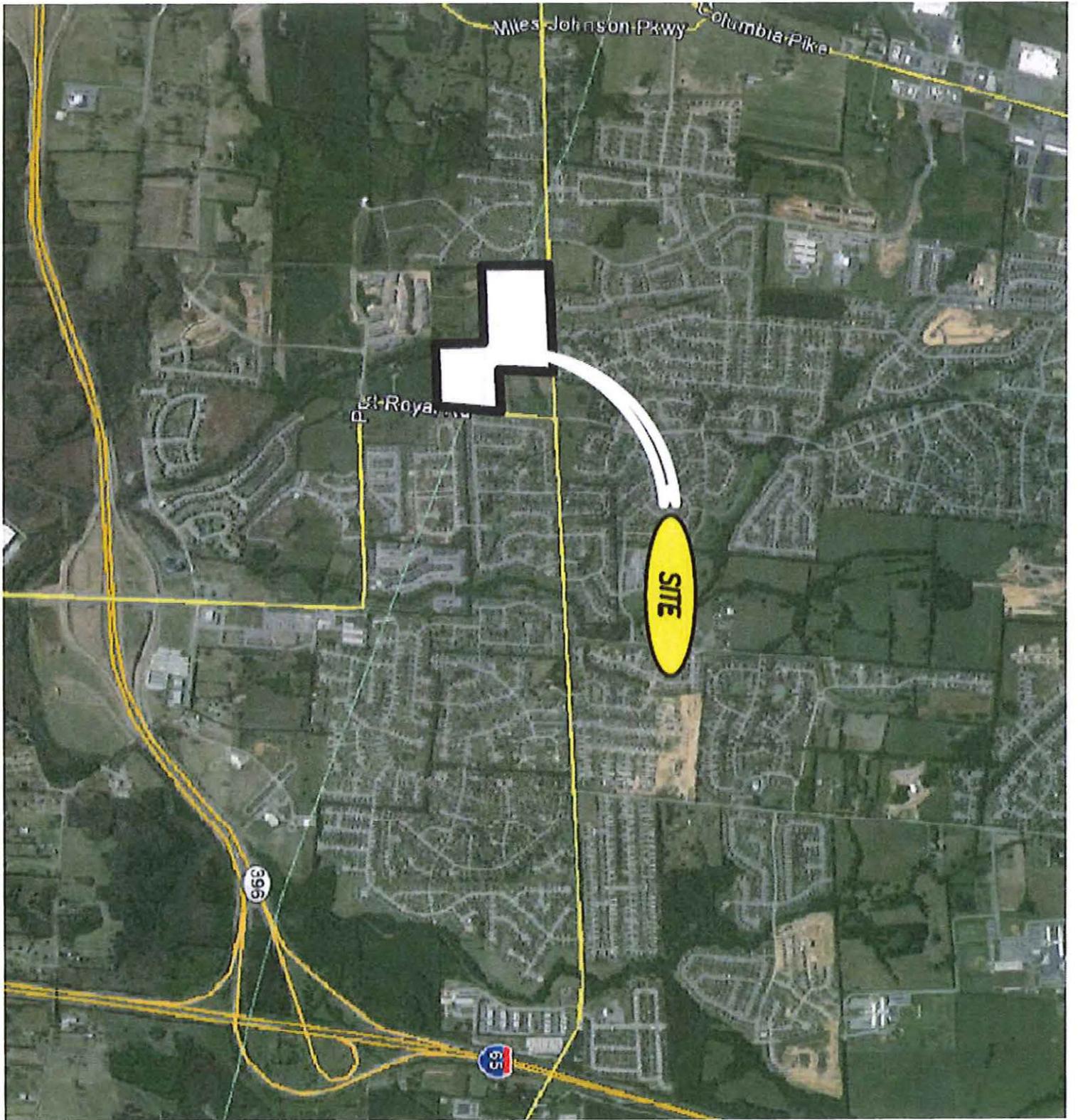
- Confirm that the number of single-family lots and townhouse units shown on the face of the Neighborhood Concept Plan match the data in the table.
- Revise the drawing from "Sketch Plat" to "Neighborhood Concept Plan" in the title block.
- Confirm that there is storm water detention provided for Phase 1.

Recommendation: Staff recommends approval, subject to the following conditions:

1. Prior to the submittal of a preliminary plat for any phase in this project boundary, the applicant shall coordinate with the Tennessee Department of Transportation to obtain approval for the two proposed street connections and to evaluate the need for one or more dedicated right-turn lanes on Duplex Road. If said turn lanes are

determined to be warranted, payment of a fee in-lieu of construction shall be required in order to coordinate construction with the planned improvements to Duplex Road.

2. Port Royal Road shall be improvement with Phase 1 to include dedicated left-turn lanes. Street improvement, construction details, and associated right-of-way dedication shall be required with the preliminary plat application in accordance with the City's subdivision regulations.
3. At the time of preliminary plat application for Phase 1, the applicant shall be assessed a contribution to the cost of a temporary traffic signal at the intersection of Port Royal Road and Duplex Road.
4. Only 50 % of Phase 1 shall be permitted to obtain building permits prior to the installation of a traffic signal at the intersection of Port Royal Road and Duplex Road.
5. Preliminary plat approval of Phases 2 and 3 shall not be eligible for consideration until TDOT letting of the Duplex Road improvements. Final plat approval of Phases 2 and 3 shall not be eligible for consideration until January of 2018. Certificates of occupancy for Phases 2 and 3 shall not be issued prior to completion of Duplex Road improvements along the property's frontage and at the intersection of Duplex Road and Port Royal Road.
6. The applicant/developer may be assessed a fee of contribution to the stream crossing for the extension of Street "A" to the west.
7. Neighborhood Concept Plan approval shall be valid for a period of three (3) years, during which time a preliminary plat application must be submitted. Because a phasing plan has not been proposed, the minimum vesting period shall apply to the project boundary.
8. Modification to the approved Neighborhood Concept Plan may require Planning Commission approval prior to the submittal and consideration of a Preliminary Plat application.



Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: STP 229-2016 (Lifeshouse Church)

STP 229-2016: Submitted by Pastor John Privett for property located at 5083 Main Street. The property is zoned B-3 Intermediate Business District and contains approximately 2.9 acres. The applicant requests site plan approval for a 13,440 square foot structure.

Property description: This property is located at 5083 Main Street, Lots 1 and 2 of the Williams Keller Subdivision. The applicant has submitted an application for administrative approval of a property line adjustment to combine the two lots into one.

Request: The applicant requests site plan approval for a 13,440 square foot church with no additional parking spaces.

Parking: The applicant does not propose additional parking on the property. Staff has counted 83 existing parking spaces on the property. Based on the information provided by the applicant after the submittal and staff's initial review, 81 parking spaces are required for the new church, which leaves 2 parking spaces for the existing commercial building. While the use of the structures will likely not occur at the same time, making a shared parking agreement the best and most efficient use of the existing parking lot, the City's zoning ordinance requires that this parking arrangement be approved by the Board of Zoning Appeals.

Staff has been unable to locate the required bicycle parking racks required by ordinance and requested at the work session.

Building design: The applicant proposes a split level building constructed primarily of brick and glass. The proposed design of the building does not meet the minimum massing, facade, and roof line variation criteria of the Design Review Guidelines.

It is planning staff's understanding that building elevations were not provided for the Planning Commission's review prior to the work session. Staff is not in favor of the proposed building elevations due to noncompliance with the Design Review Guidelines. Several of the applicable sections are listed below:

Section 2.6 (b) – Pilasters, variations in the roof line or parapet wall, and building wall recesses shall be used to break up the mass of a single building into distinct vertical bays which maintain a rhythm to surrounding buildings.

Section 2.6 (2)(a) – Buildings should have a defined base and cap.

Section 2.6 (2)(e) - Blank walls facing public streets shall be avoided. The use of various architectural materials and patterns shall be used to break up blank walls.

Section 2.7(1) Facades along public streets shall be treated in a manner which creates an attractive and interesting street front. Undifferentiated and blank facades that are visible from the public right-of-way are discouraged.

Streets and sidewalk: The subject property fronts onto Main Street (Arterial), which requires a minimum of 47.5 feet of right-of-way from centerline. Sidewalk doesn't currently exist at this location, and staff's standard recommendation for sidewalk along Main Street is to collect a fee in-lieu of construction when only a segment of a city block is proposed to be developed.

Engineering and Public Works:

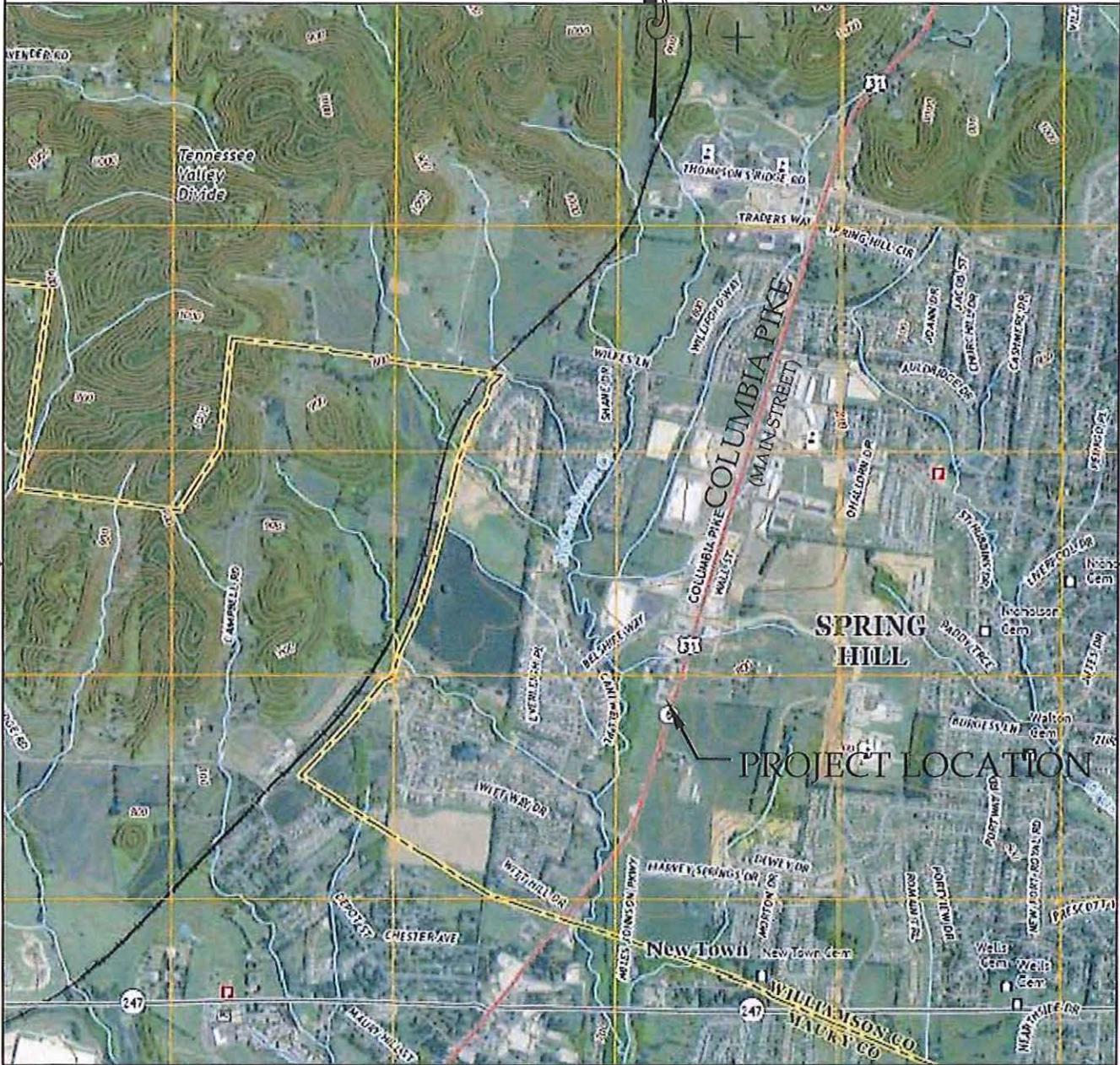
- Verify 6" diameter leader/header pipe can handle flows of roof drains.
- ADA ramps need truncated domes in standard detail

Recommendation: Due to the findings herein, staff recommends deferral of STP 229-2016.

Should the Planning Commission find in favor of the proposal, staff offers the following conditions of approval –

1. Board of Zoning Appeals approval of a variance from the required number of parking spaces shall be required prior to the issuance of any permits for the subject property. Should the Board of Zoning Appeals deny the required variance, this approval shall be considered null and void, as the project will not comply with the City's minimum requirements of the zoning ordinance.
2. Prior to the issuance of permits, the applicant shall submit a revised plan to the Planning Department for review and approval of bicycle rack requirements.
3. Prior to the issuance of permits, the applicant shall satisfy all engineering comments.
4. Prior to the issuance of permits, the applicant shall record an easement plat to dedicate the required 47.5 feet of right-of-way along Main Street.
5. Prior to the issuance of permits, the applicant shall pay a fee in-lieu of sidewalk construction along Main Street.
6. Site Plan approval shall remain valid for a period of three (3) years, during which time all conditions shall be met and permits obtained.
7. Modification to the site plan may require Planning Commission approval prior to the issuance of permits.

UNITED STATES DEPT OF
 INTERIOR, GEOLOGIC SURVEY
 USGS SPRING HILL (TN) TOPO MAP
 7.5 MINUTE SERIES
 35.765138° N, -86.920177° W (NAD83/WGS84)



**CIVIL AND ENVIRONMENTAL
 ENGINEERING SERVICES, LLC**

7432 HIGHWAY 70 SOUTH
 NASHVILLE, TENNESSEE 37221
 CELL: (615) 504-9915
 FAX: (615) 662-8821 FAX
masoudfathi@comcast.net

SITE LOCATION MAP

LIFEHOUSE CHURCH
 TAX MAP 167, PARCELS 5.01 AND 5.02
 5083 MAIN STREET, 3RD CIVIL DISTRICT

SIZE	FSCM NO.	DWG NO.	REV
SCALE	N.T.S.	SHEET	

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: PPL 230-2016 (The Cove)

PPL 230-2016: Submitted by Ragan-Smith for The Cove at Spring Hill Subdivision. The property is zoned R-2 Medium Density Residential and contains 91.13 acres. The applicant requests preliminary plat approval for 94 single-family residential lots.

Property description: This property is located near the intersection of Tom Lunn Road and Port Royal Road, north of Port Royal Park.

In June of 2016, the Planning Commission approved a neighborhood concept plan (NCP 190-2016) for the property, subject to conditions of approval. Among the Planning Commission's conditions of approval was the requirement to either dedicate park land or construct trail facilities in accordance with the Bicycle and Greenway Plan adopted by the Board of Mayor and Aldermen in 2015. The proposal for park land dedication was presented by the developer for the purpose of obtaining waiver from the City's sidewalk (on both sides of the street) and trail requirements. The Planning Commission found that sidewalk on both sides of the street was warranted and also found in favor of park land dedication in-lieu of trail construction.

Not agreeing with the conditions of approval, the applicant withdrew his park land dedication offer from the BOMA's agenda, and this process was not completed prior to the submittal of the preliminary plat application, as required by NCP 190-2016

Subsequently, two conditions of approval related to sidewalk construction and street design, required in accordance with the City's subdivision regulations, were appealed to the Board of Mayor and Aldermen (BOMA) in July of 2016. These Planning Commission conditions were overturned by the BOMA to allow for sidewalk on one side of the new streets and to allow for 22 feet of pavement and extruded curb.

The applicant has renewed his offer of dedication to the BOMA; however, approval of this offer of dedication will not be complete prior to the Planning Commission's consideration of the preliminary plat application on August 8th. Staff's email correspondence with the applicant/developer is attached to this report.

Request: The applicant requests preliminary plat approval for 94 single-family residential lots and associated infrastructure.

Engineering and Public Works:

- Provide future utility stub out connections for adjacent northerly properties.
- Verify adequate sight distances.
- Sheet R1.5 show box culvert in the profile.
- Sheet S1.0 show creek depth in sewer profile between structures A5 and A6.
- If extruded curb, recommend 24' street section
- Must show secondary water feed between lots 1&2

Recommendation: The proposed preliminary plat application does not meet the conditions of approval of NCP 190-2016, which are included in this packet, and there are several outstanding engineering issues that must be addressed and satisfied; therefore, staff finds that the preliminary plat is incomplete and recommends deferral.

Should the Planning Commission find in favor of approval, staff recommends the following conditions:

1. The applicant/developer shall dedicate 32 acres of land to the City for the purpose of park land prior to any further action on the approved preliminary plat. Should the offer of dedication be withdrawn or not be approved, the applicant/developer shall be required to construct a pedestrian bridge to Port Royal Park from the proposed development to Port Royal Park and other bicycle and pedestrian facilities.
2. The Planning Department shall not accept further applications for final plat or establishment of bonds for the subject property until condition #1 has been satisfied.
3. The applicant/developer shall dedicate a minimum of 37.5 feet of right-of-way from centerline along the project's frontage on Tom Lunn Road.
4. The applicant/developer shall pay a fee in-lieu of street improvements to Tom Lunn Road in the amount of \$196,572.30, due prior to the issuance of permits or at the time of final plat approval, whichever is first.
5. Preliminary plat approval shall remain valid for a period of two (2) years, during which time all conditions of approval shall have been met and a complete final plat application filed for Planning Commission approval.
6. Modification to the approved preliminary plat application may require Planning Commission approval prior to submittal of a final plat application.



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JOB NO: 16040 / 0524
 DATE: 06-06-2016

The Cove at Spring Hill

Vicinity Map



1" = 1000'

APPROVED NCP 190-2016

Spring Hill Planning Commission



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: June 13, 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.

Bulk and area requirements: The applicant has not submitted sufficient information indicating that the proposed 94 lots meet the minimum bulk and area requirements identified on the plat. Approval of the neighborhood concept plan does not relieve the applicant/developer of the zoning ordinance requirements. At the time of site plan application, the applicant will be required to verify compliance with all zoning ordinance requirements.

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 the submittal of a preliminary plat application, the neighborhood concept plan shall be updated to delineate the existing and Major Thoroughfare Plan rights-of-way from centerline.

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.

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. Since the Planning Commission work session, the applicant has submitted a request to the Board of Mayor and Aldermen (BOMA) to dedicate 32.89 acres of floodplain and floodway to the City in-lieu of construction or participation in the bicycle and pedestrian facilities recommended by the Bicycle and Greenway Plan. Staff has recommended a condition addressing this proposal and an alternative should the BOMA not approve the request.

Recommendation: Staff recommends approval of the request, subject to the following conditions of approval:

1. Neighborhood concept plan approval shall remain valid for a period of three (3) years, during which time a preliminary plat application shall be submitted in accordance with the approved plan and all associated conditions.

2. Modification to the neighborhood concept plan may require Planning Commission approval prior to submittal of a preliminary plat application.
3. At the time of preliminary plat application, the applicant shall be assessed a fee in-lieu of street improvements to Tom Lunn Road to include the cost of milling and overlay.
4. Right-of-way dedication along the property's frontage onto Tom Lunn Road shall reflect the minimum right-of-way requirements for a Collector street in the City's Major Thoroughfare Plan.
5. Prior to the submittal of a preliminary plat application, the applicant shall complete the park land dedication process. Should the Board of Mayor and Aldermen decide not to accept the proposed park land dedication, the Planning Commission may require construction of a pedestrian bridge and/or other facilities in accordance with the City's Bicycle and Greenway Plan.
6. Prior to the submittal of a preliminary plat application, the neighborhood concept plan shall be updated with a purpose note and to delineate the existing and Major Thoroughfare Plan rights-of-way from centerline

Dara Sanders

From: Dara Sanders
Sent: Thursday, July 28, 2016 9:26 AM
To: Randall Shaw
Cc: Rick Graham; Victor Lay; johnrosshil@gmail.com; deb@shawhomebuilders.com; Patrick Carter
Subject: RE: Tom Lunn Land Dedication Proposal

Mr. Shaw,

Thank you for your email. A few thoughts and comments on your request:

1. The Board of Mayor and Aldermen has the authority to consider and act upon your request for a waiver of Spring Hill Adequate Facilities Taxes and accept dedication of land. While your request has been submitted only one day before our deadline, staff can add this request to the August 1st BOMA work session agenda, though a vote will not occur until after the Planning Commission's voting meeting. At this point, the staff cannot coordinate the consideration of this request prior to the Planning Commission's voting meeting. I ask that in the future staff be provided with a minimum of five working days to prepare items for the BOMA's work session agenda.
2. The fee in-lieu of street improvements is a Planning Commission condition of approval for the neighborhood concept plan submitted for this project, agreed upon during meetings with staff and the Planning Commission. The deadline for an appeal of this condition of approval to the BOMA has expired, and you must request from the Planning Commission a modification to this condition and present justification for your request to be relieved entirely of the City's subdivision regulations related to street improvements and the zoning ordinance requirements for safe and orderly development/access.
3. In order for the BOMA to consider the proposal for park land dedication, I ask that you provide the proposed "reasonable use restrictions", as these restrictions will likely impact their decision. Also, please clarify #4 below. Are you proposing a detention/retention area for this subdivision within the park land proposed to be dedicated? Please be prepared to discuss these in detail at the BOMA meeting on August 1st.

As you may recall, your proposal for dedication of the 32 acres of floodway and floodplain was presented to the staff and Planning Commission with the intent to obtain relief from the City's sidewalk and trail requirements. As a result, the park land dedication OR construction of trail facilities were a requirement of the neighborhood concept plan and continue to be a requirement for the preliminary plat application. I will look into the Planning Commission's requirement related to the timing of dedication so that all parties are protected in accordance with city and state regulations.

In closing, please keep in mind that the submittal of a different plan will, at a minimum, require a major modification to the neighborhood concept plan. Depending on the scope of the changes to the subdivision, a new neighborhood concept plan could be required, which would reset the vesting period, and the plan would be required to meet all regulations enforced at that time.

Please let me know if you have any questions or concerns about this information.

Best regards,

Dara Sanders

Planning Director

From: Randall Shaw [mailto:rrshaw11@aol.com]
Sent: Wednesday, July 27, 2016 1:15 PM
To: Dara Sanders <dsanders@springhilltn.org>
Cc: Rick Graham <rgraham@springhilltn.org>; Victor Lay <vlay@springhilltn.org>; johnrosshil@gmail.com; deb@shawhomebuilders.com
Subject: Tom Lunn Land Dedication Proposal

Dara,

After weeks of consideration, here is my proposal for dedication of approximately 32 acres on Tom Lunn Rd. to the City of Spring Hill. It is as follows:

- 1) Waiver of Spring Hill Adequate Facilities Tax for all 94 lots in The Cove @ Spring Hill.
- 2) Waiver of Cash In Lieu of Pavement for Tom Lunn resurfacing.
- 3) Mutually agreed upon reasonable use restrictions to protect the integrity of the 94 lot project.
- 4) All future utility easements and detention/retention areas in proposed dedicated area to remain.

The property in this dedication cost me over \$700,000. This expense far outweighs the waiver of items requested above. I feel this proposal is fair for both sides. We see the long term community benefit of enhancement of this potential park area.

The Planning Commission is requiring, as a condition of Preliminary Plat approval, that dedication of this property be completed PRIOR to approval of Preliminary Plat. Our contract on this property has a contingency that Preliminary Plat Approval must be successfully obtained PRIOR to closing. My lender is also requiring this. The actual timing of transfer must happen AFTER closing on entire project acreage.

I am requesting that a Memorandum of Understanding, given the details above, be drafted and would replace their current condition of approval. In the event that this cannot be worked out in a timely manner, I will be forced to resubmit an altered plat and put the proposed dedication property up for sale. All things considered, I fail to see where Preliminary Plat Approval should have anything to do with land dedication.

Time is of the essence. It appears to me that the Planning Commission has the ability to amend their condition of approval. I would appreciate guidance on how to resolve this as quickly as possible.

Please contact @ 931-398-0300 or email if I can be of assistance. Thank You, in advance for your consideration.

RS

Spring Hill Planning Commission Meeting



TO: Spring Hill Planning Commission
FROM: Dara Sanders, Planning Director
MEETING: August 8, 2016
SUBJECT: ADM 231-2016 (Spring Hill Smiles)

ADM 231-2016: Submitted by T.W. Frierson Contractor, Inc. for Spring Hill Smiles. The property is zoned B-4, Central Business District and contains 1.25 acres. The applicant requests a major modification to Spring Hill Smiles.

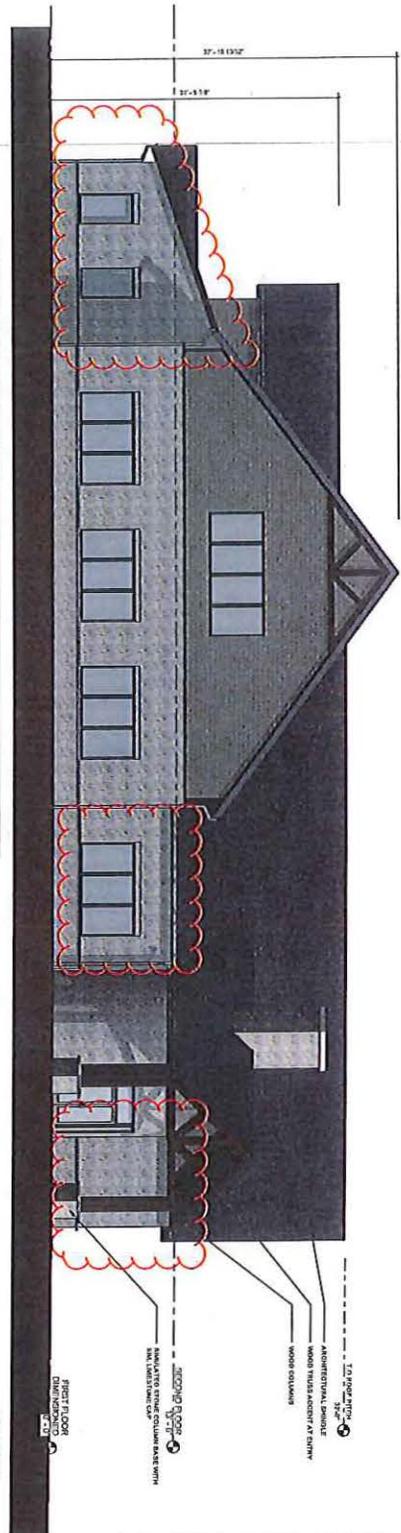
Property description and history: This property is located northwest of the intersection of Reserve Boulevard and Port Royal Road. The property to the east is developed for a bank, and Grassy Branch Creek is located to the west.

Request: The applicant requests a major modification to the approved site plan application (STP 148-2016) for Spring Hill Smiles to include substituting stone veneer for areas previously shown and approved by PC as brick on the project; substituting stone veneer for the dumpster screen previously shown as brick; and changes to the façade articulation and roofline.

Discussion: The purpose of the Design Review Guidelines is to protect the integrity and enhance the value of the City through design values and preferences that the City has determined will result in a high quality built environment while maintaining uniqueness and an authentic sense of place. The proposed changes result in a significant reduction in façade articulation, combination in materials, and changes in the roofline. Staff finds that the approved building design better meets the purpose of the City's zoning ordinance and Design Review Guidelines.

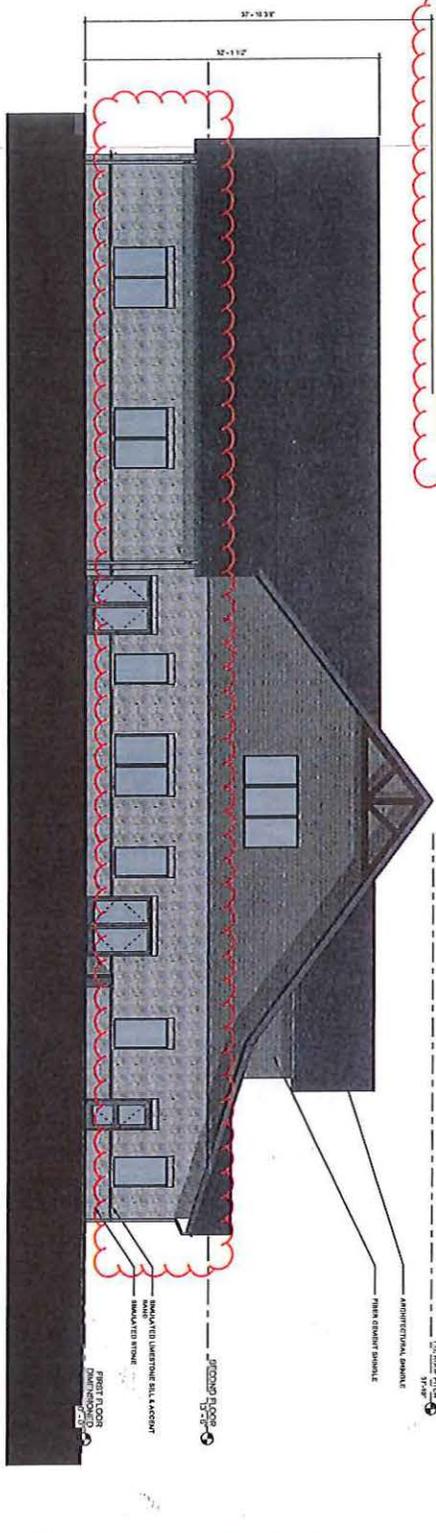
Recommendation: Staff's recommendation is two-fold –

1. Staff recommends approval of the material change from brick veneer to stone veneer.
2. Staff recommends upholding the previously proposed and approved façade articulation to include the number and placement of windows, ornamental shutters, dormers, and shifts in the first floor roofline.



PROPOSED EAST ELEVATION

GENERAL NOTE: SUBSTITUTE STONE VENEER FOR BRICK MASONRY AT ALL ELEVATIONS



PROPOSED WEST ELEVATION

© W. Dale O'Neil
 ARCHITECT
 1000 N. Main Street
 Spring Hill, TN 37174

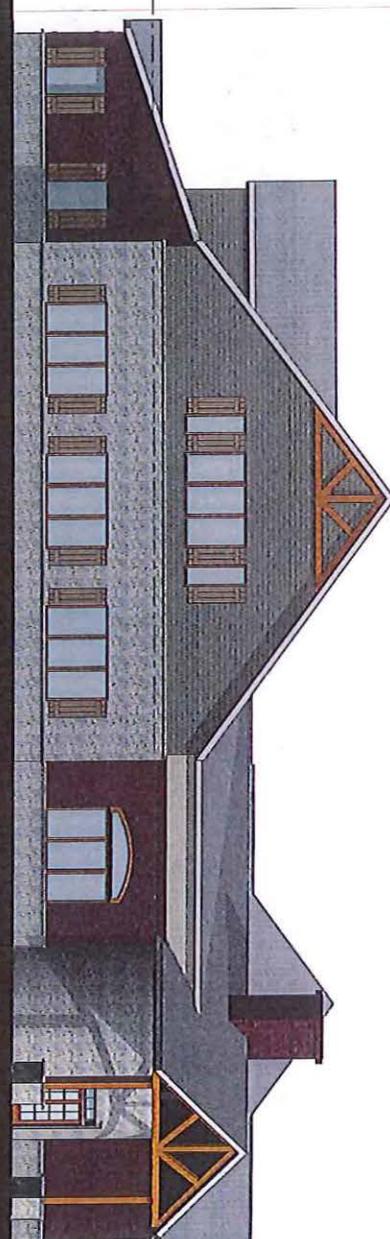
NO.	DATE	DESCRIPTION	REV.
01	12/5/15	00 Elevators	
02			

Elevations Presentation
Spring Hill Smiles
 Todd & Terrah Larrabee
 4919 Fort Payal Road
 Spring Hill, TN 37174

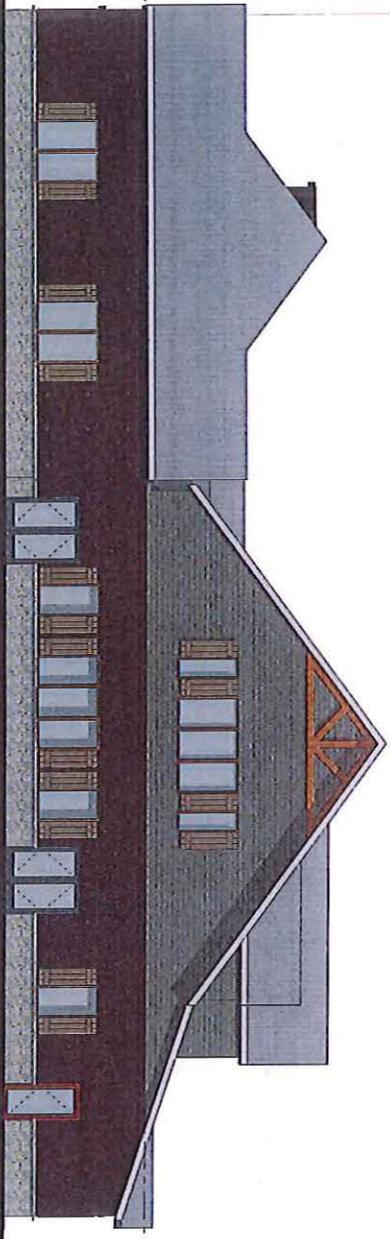


FRIERSON
 T.M. Frierson Contractor, Inc.

DCI Design Constructors, Inc.



APPROVED EAST ELEVATION



APPROVED WEST ELEVATION

-  CEMENT FIBER BOARD - SHAKE SIDING
-  STONE VENEER - SIMILAR TO GREY LIMESTONE
-  BRICK VENEER
-  ARCHITECTURAL ASPHALT SHINGLE

1. FRIERSON CONTRACTOR, INC.
SCALE: 3/8" = 1'-0"

2. W. TERRY, OWNER
SCALE: 3/8" = 1'-0"

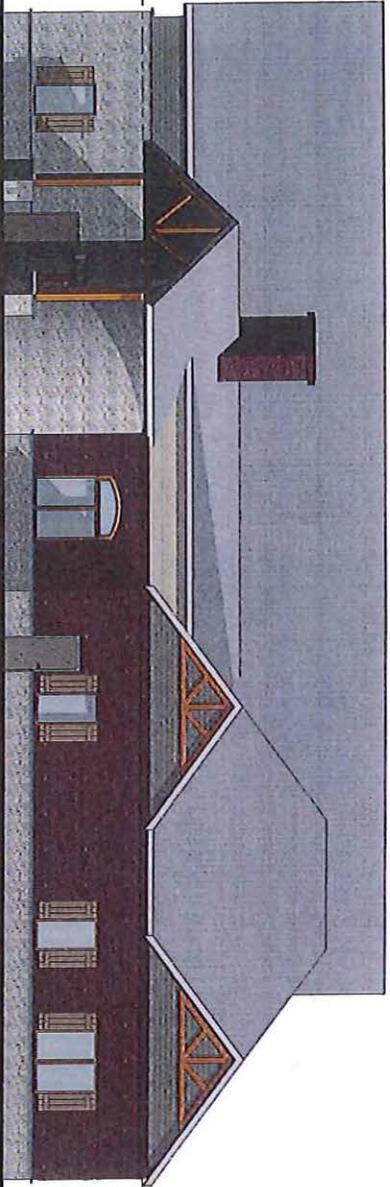
3. THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED IMMEDIATELY IN WRITING OF ANY CHANGES TO THIS DRAWING WITHOUT THE ARCHITECT'S WRITTEN PERMISSION.

NO.	CHK.	DATE	DESCRIPTION	REV.
00		12-5-15	00 Elevations	

ELEVATIONS
Todd & Terrah Larrabee
 Spring Hill Smiles
 Enter address here

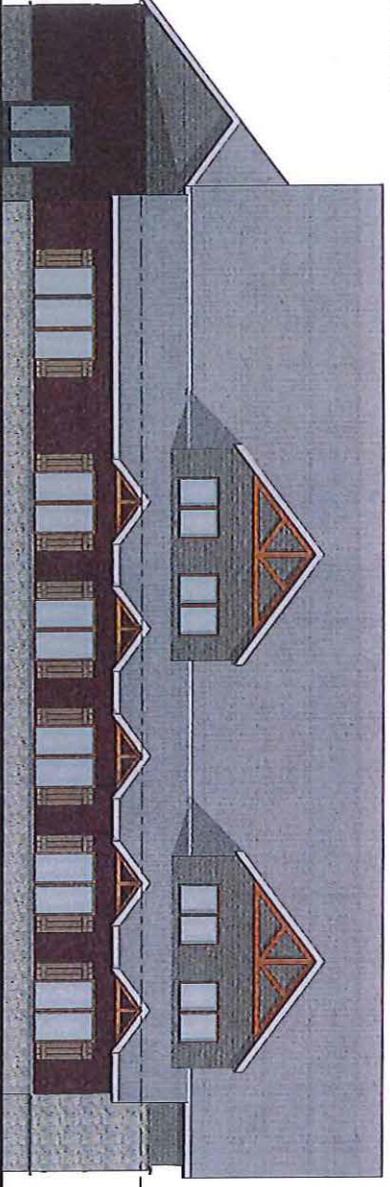
FRIERSON
 T.W. Frierson Contractor, Inc.
 **DCi** Design Constructors, Inc.

A2.01



APPROVED NORTH ELEVATION

- CEMENT FIBER BOARD - SHAKE SIDING
- STONE VENEER - SIMILAR TO GREY LIMESTONE
- BRICK VENEER
- ARCHITECTURAL ASPHALT SHINGLE



APPROVED SOUTH ELEVATION

© The drawings are intended for the use of the architect, the engineer, the contractor, and the owner. No part of this drawing should be copied or printed without permission.

REV	CHK	DATE	DESCRIPTION	REV.
001		12/5/15	DD Elevations	

ELEVATIONS

Todd & Terrah Larrabee
Spring Hill Smiles

Enter address here

FRIERSON
T.M. Frierson Contractor, Inc.

DCi Design Constructors, Inc.

A2.02



City of Spring Hill

Planning Commission

DATE: August 2, 2016

REQUEST: Discussion of Performance Bond for Well Spring Christian Church

SUBMITTED BY: Missy Stahl, Project Manager

OVERVIEW:

A performance bond is currently in place in the amount of \$8,589.00 under the applicant name of Well Spring Christian Church. This bond was put in place in November 2013 as approved in a special called PC meeting and is in place for sidewalk improvements on Duplex Road along the church-owned property.

As part of the design for the widening of Duplex Road, TDOT will be installing sidewalks to include the portion of the church's property this bond is currently held for. The church has requested to have their bond released.

As a result of the discussion at the July 25, 2016 PC work session, a resolution has been prepared with the two options on which PC will make a decision on in response to the request from the church.

PC Action Requested:

- Approve PC resolution 16-93 to release the bond in full

OR

- Approve PC resolution 16-93 to extend the bond in place until such time TDOT has completed the widening project and sidewalks are installed in the future

**RESOLUTION 16-93 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

A RESOLUTION TO APPROVE TO **EXTEND (OR RELEASE)
THE PERFORMANCE BOND FOR WELL SPRING CHURCH**

WHEREAS, a Performance Bond is currently in place in the name of Well Spring Church in the amount of \$8,589.00 for sidewalk improvements on Duplex Road; and

WHEREAS, the City of Spring Hill Planning Commission approved this bond being put in place in a Special Called meeting in November 2013; and

WHEREAS, to date, the improvements have not been completed; and

WHEREAS, sidewalks along Duplex Road are in the current construction plans for the TDOT project of the widening of Duplex Road.

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the extension of the Performance Bond in the amount of \$8,589.00 in the name of Well Spring Church until such time that the sidewalks are installed by TDOT as part of the widening of Duplex Road is approved.

OR

NOW, THEREFORE BE IT RESOLVED, by the Spring Hill Planning Commission that the release of the Performance Bond in the amount of \$8,589.00 in the name of Well Spring Church is approved.

Passed and adopted this 8th day of August, 2016

Paul Downing, Chairman

Dara Sanders, Secretary

**SPRING HILL
MUNICIPAL PLANNING COMMISSION
SPECIAL CALLED MEETING MINUTES
MONDAY, NOVEMBER 25, 2013
5:30 P.M.**

Chairman Schwartz called the meeting to order.

Members present were: Jonathan Duda; Charles Schoenbrodt; Joshua Rogers; Jim Webb; and Jonathan Schwartz. Also present were: City Attorney Patrick Carter, City Planner Paul Keltner, and Engineer Consult Jerome Dempsey.

There were no comments from citizens.

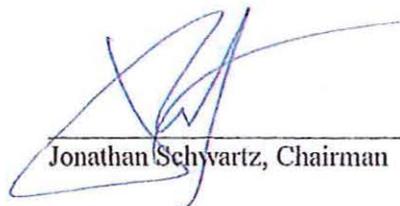
ITEMS TO BE CONSIDERED

Item #1

Consider amendment to the final site plan for Wellspring Christian Church, 1001 Chapman's Crossing Drive, Map 166 Parcel 18.07.

Discussion was had on items of change on the Planned Unit Development. Mr. Webb made a motion to approve Item #1 with amendment to include the letter in regards to sidewalks on Duplex Road with amount to be determined by City staff and property owners for sidewalks on Duplex Road. Motion seconded by Mr. Rogers. Motion to amend passed, 4/1. Motion to approve as amended passed, 4/1.

Chairman Schwartz moved to adjourn the meeting. Motion seconded by Mr. Schoenbrodt. Motion carried, 5/0. Meeting adjourned at 5:55 p.m.


Jonathan Schwartz, Chairman


Charles Schoenbrodt, Secretary

CINCINNATI INSURANCE COMPANY
Performance Bond

Bond: B 1205738

State of Tennessee

KNOW ALL MEN BY THESE PRESENTS, that we Well Spring Christian Church located at 1001 Chapman's Crossing, as Principal, and *THE CINCINNATI INSURANCE COMPANY* located at 6200 South Gilmore Road, Fairfield, Ohio 45014, authorized to do business in the State of Tennessee, as Surety, are held and firmly bound unto city of Spring Hill, Tennessee, as Oblige, in the full and just sum of eight thousand five hundred eighty nine dollars and xx/100 (\$***8,589.00***) for the payment of which will and truly to be made, in lawful money of the United States, we do hereby bind ourselves, successors, assigns, heirs and personal representatives.

WHEREAS, the Principal desires to perform as required by the Oblige's permit/contract for the following described obligations(s): Sidewalk improvements located at 1001 Chapman's Crossing, Spring Hill, TN with certain related bondable requirements; the satisfactory completion of which is required to be guaranteed as a condition of the approval.

WHEREAS, the bond is subject to the following conditions:

- (A) No party other than the Oblige shall have rights hereunder against the Surety.
- (B) The aggregate liability of the Surety shall not exceed the above stated bond amount for any cause or reason whatsoever.
- (C) This bond shall not be construed as a forfeiture bond
- (D) The bond may be terminated by the Surety upon giving written notice of intent to terminate by certified mail to the Oblige that termination is to become effective thirty (30) days after the receipt of said notice, notwithstanding proper termination notice, the Principal will remain bound onto the Oblige under the terms hereinabove set out for the performance of any work under agreements and permits issued before and after the date of notice of termination but prior to the effective date of termination.
- (E) A cancellation by the Surety shall not be construed as a default by either the Surety or the Principal, thus the bond claim cannot be made on that basis.

NOW THEREFORE, if the said Principal shall perform all undertakings and obligations under the conditions of the permit/contact and shall indemnify and save harmless the said Oblige from all related costs and damages, not to exceed the aggregate sum of said bond amount regardless of the number of claims, which it may occur then this obligation or bond shall be null and void, otherwise to remain in full force and effect.

SINED, SEALED AND DATED on this 2nd day of January, 2014.

PRINCIPAL: Well Spring Christian Church

Attest:

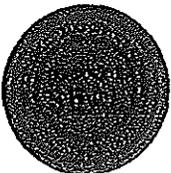
Jennifer McAllister

By:

Andy Hudelson

typed or printed name

SURETY: THE CINCINNATI INSURANCE COMPANY



Mary Ann Petruso
attorney-in-fact

THE POWER-OF-ATTORNEY MUST BE ATTACHED

THE CINCINNATI INSURANCE COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY, a corporation organized under the laws of the State of Ohio, and having its principal office in the City of Fairfield, Ohio, does hereby constitute and appoint

Thomas B. Zerfoss, III; Michael R. Martin; Michael W. House; Mary Ann Petrino; Rose A. Frye; Amanda Stephenson Reeves; Taylor R. Ragan; Paul R. Steele and/or Jennifer R. Smith

of Nashville, Tennessee its true and lawful Attorney(s)-in-Fact to sign, execute, seal and deliver on its behalf as Surety, and as its act and deed, any and all bonds, policies, undertakings, or other like instruments, as follows:

Any such obligations in the United States, up to Five Million and No/100 Dollars (\$5,000,000.00).

This appointment is made under and by authority of the following resolution passed by the Board of Directors of said Company at a meeting held in the principal office of the Company, a quorum being present and voting, on the 6th day of December, 1958, which resolution is still in effect:

"RESOLVED; that the President or any Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company."

This Power of Attorney is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of the Company at a meeting duly called and held on the 7th day of December, 1973.

"RESOLVED, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company."

IN WITNESS WHEREOF, THE CINCINNATI INSURANCE COMPANY has caused these presents to be sealed with its corporate seal, duly attested by its Vice President this 10th day of October, 2008.



THE CINCINNATI INSURANCE COMPANY

Thomas H. Kelly
Vice President

STATE OF OHIO) ss:
COUNTY OF BUTLER)

On this 10th day of October, 2008, before me came the above-named Vice President of THE CINCINNATI INSURANCE COMPANY, to me personally known to be the officer described herein, and acknowledged that the seal affixed to the preceding instrument is the corporate seal of said Company and the corporate seal and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporation.



Mark J. Huller
MARK J. HULLER, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration
date, Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Secretary of THE CINCINNATI INSURANCE COMPANY, hereby certify that the above is a true and correct copy of the Original Power of Attorney issued by said Company, and do hereby further certify that the said Power of Attorney is still in full force and effect.

GIVEN under my hand and seal of said Company at Fairfield, Ohio, this 2nd day of January 2014



Bryson J. Schlemmer
Secretary