



CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
SPECIAL CALL MEETING PACKET
MONDAY, OCTOBER 3, 2016
6:00 P.M.

Board of Mayor and Aldermen:

Rick Graham, Mayor

Bruce Hull, Jr., Vice-Mayor

Jonathan Duda

Keith Hudson

Matt Fitterer

Chad Whittenburg

Kayce Williams

Amy Wurth

Susan Zemek

City of Spring Hill
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Spring Hill, TN 37174

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**CITY OF SPRING HILL
BOARD OF MAYOR AND ALDERMEN
SPECIAL CALL PUBLIC HEARING AGENDA
MONDAY, OCTOBER 3, 2016
6:00 P.M.**

Call the Special Call Meeting to order

Stipulation of Aldermen present

General Announcement – The procedural rules for public comment will be as follows: Items will be taken in order of the agenda. Audience members wishing to speak must be recognized by the Mayor and will have five minutes to address the Board of Mayor and Aldermen. No rebuttal remarks are permitted.

1. Consider Second and Final Reading of Ordinance 16-17, submitted by Wilson and Associates for Southern Springs Development easement, zoned B-1 Office and Limited Retail Commercial Zone District, containing approximately 106.64 acres. Applicant requests to vacate a portion of the existing waterline easement. *(recommended by the Planning Commission on August 8, 2016)* Dara Sanders, Director of Planning

Concerned Citizens

Adjourn

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ORDINANCE 16-17

AN ORDINANCE TO VACATE A PORTION OF AN EXISTING WATER EASEMENT AS DESCRIBED FOR TAX MAP 043, PARCEL 001.16

WHEREAS, the City of Spring Hill promotes orderly development within its corporate limits; and

WHEREAS, the City of Spring Hill requires the subdivider to take such actions as are necessary to ensure the coordination and continuation of utility easements established on adjacent properties with those proposed within his development; and

WHEREAS, this Ordinance was recommended by the Spring Hill Municipal Planning Commission on August 8, 2016; and

WHEREAS, all Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, to hereby abandon and vacate a portion of an existing water easement as described for Maury County Tax Map 043, Parcel 001.16 and as described in attached “exhibit A”, which amendment shall take effect from and after its adoption, the public welfare requiring it, 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.

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

Rick Graham, Mayor

ATTEST:

April Goad, City Recorder

LEGAL FORM APPROVED:

Patrick Carter, City Attorney

Passed on First Reading:

Passed on Second Reading:

**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;

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.



SATURN PARKWAY

KEDRON ROAD

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

20'-WIDE
WATER LINE
EASEMENT

PULTE HOMES OF TENNESSEE
LTD. PARTNERSHIP
BOOK R2346, PAGE 632
R.O.M.C.T.

AMBER LANE DEVELOPMENT, LLC
BOOK R2346, PAGE 580
R.O.M.C.T.

20'-WIDE
WATER LINE
EASEMENT

INDUSTRIAL DEVELOPMENT BOARD
OF MAURY COUNTY
SATURN CORP c/o THOMSON REUTERS
BOOK 757, PAGE 672
R.O.M.C.T.

MIDDLE TENNESSEE EXP. STATION
BOOK 283, PAGE 209
R.O.M.C.T.

RUTH K. WATTS LEGACY TRUST
R2307, PAGE 38
R.O.M.C.T.

SAM SMITH
SMITH FAMILY LIVING TRUST
BOOK 1350, PAGE 908
R.O.M.C.T.

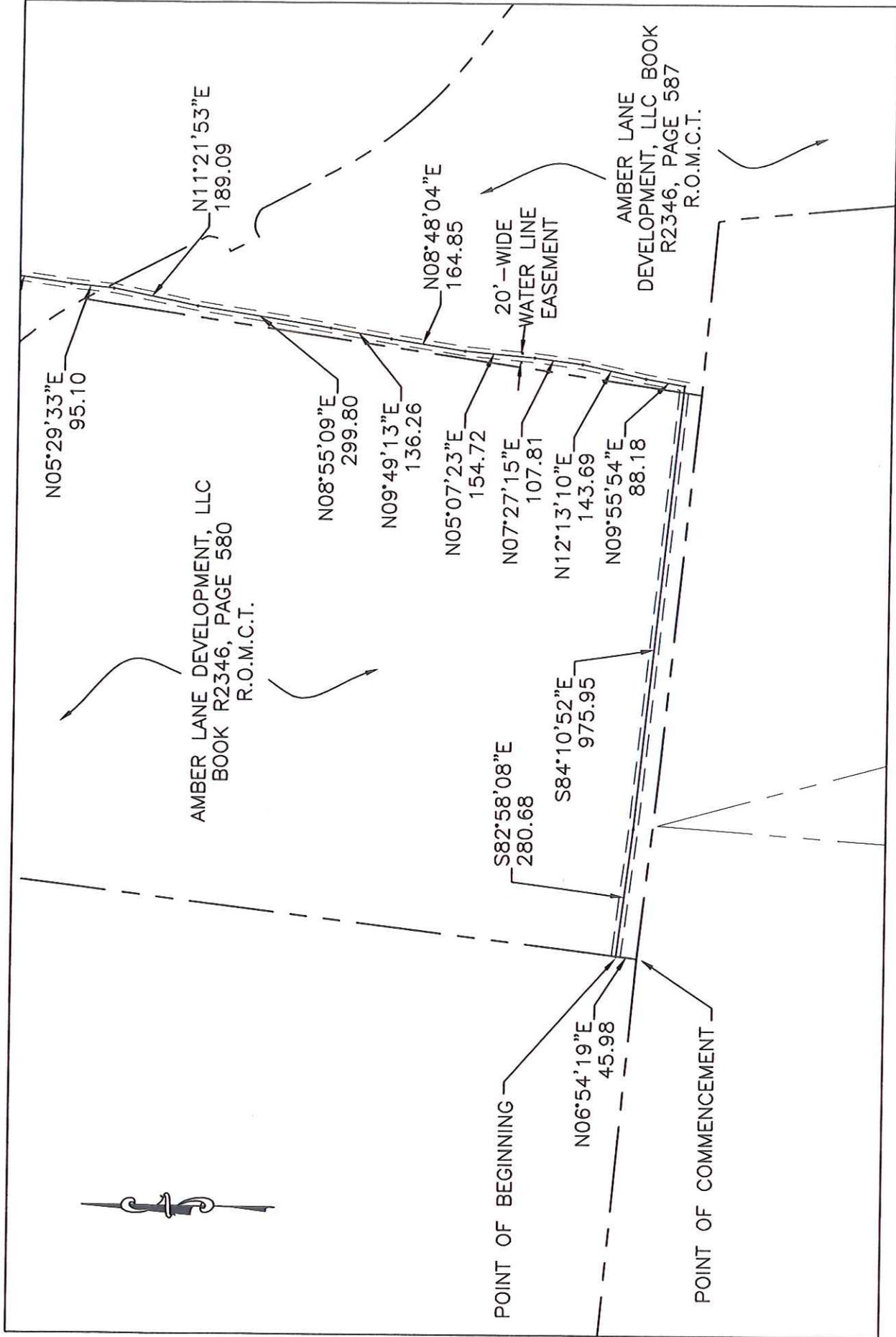
20'-WIDE
WATER LINE
EASEMENT

AMBER LANE DEVELOPMENT, LLC
BOOK R2346, PAGE 587
R.O.M.C.T.

WATER LINE
EASEMENT EXHIBIT
SHEET OVERALL
NO SCALE

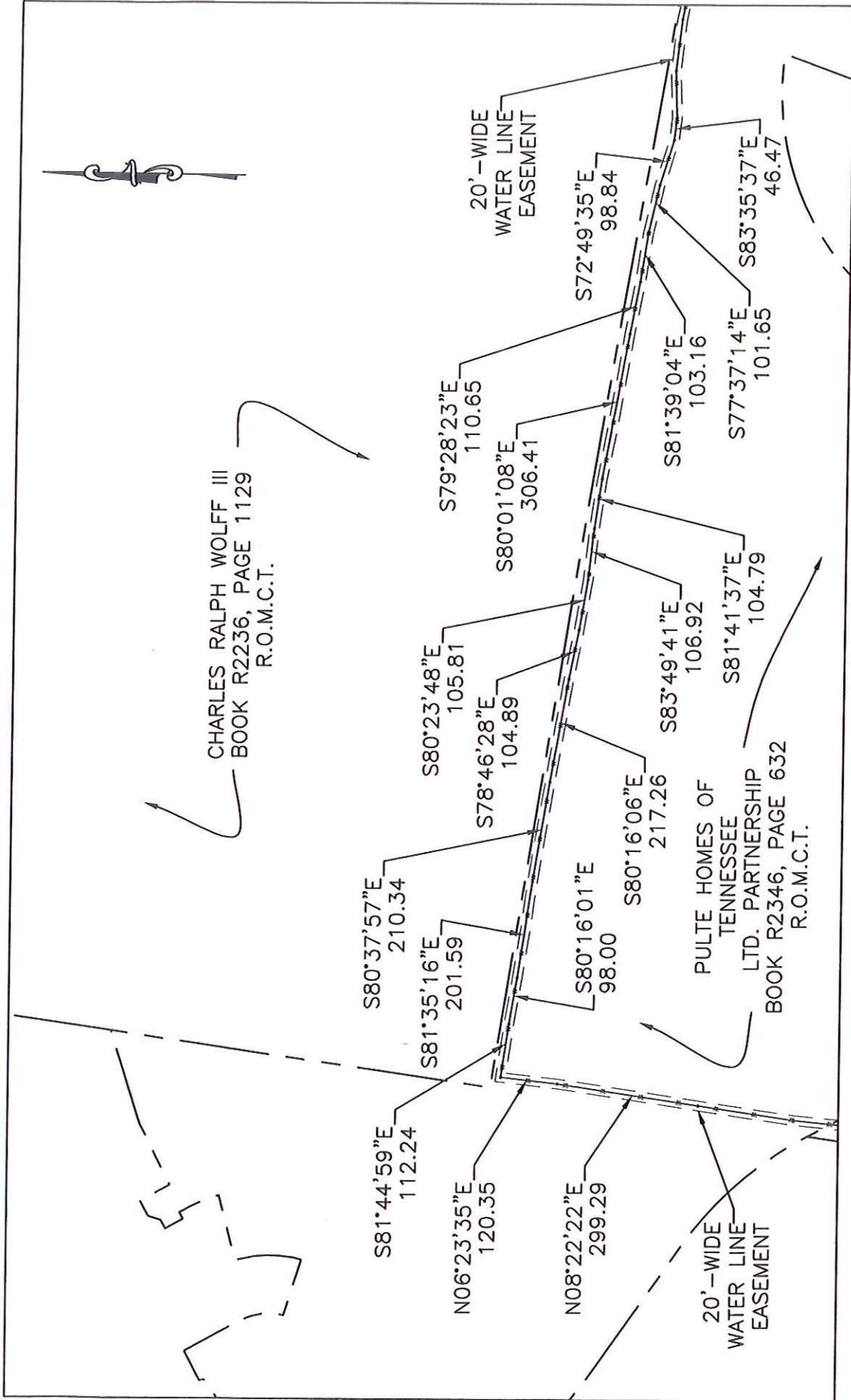
108 Beasley Drive
Franklin, TN
37064
615.794.2275





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

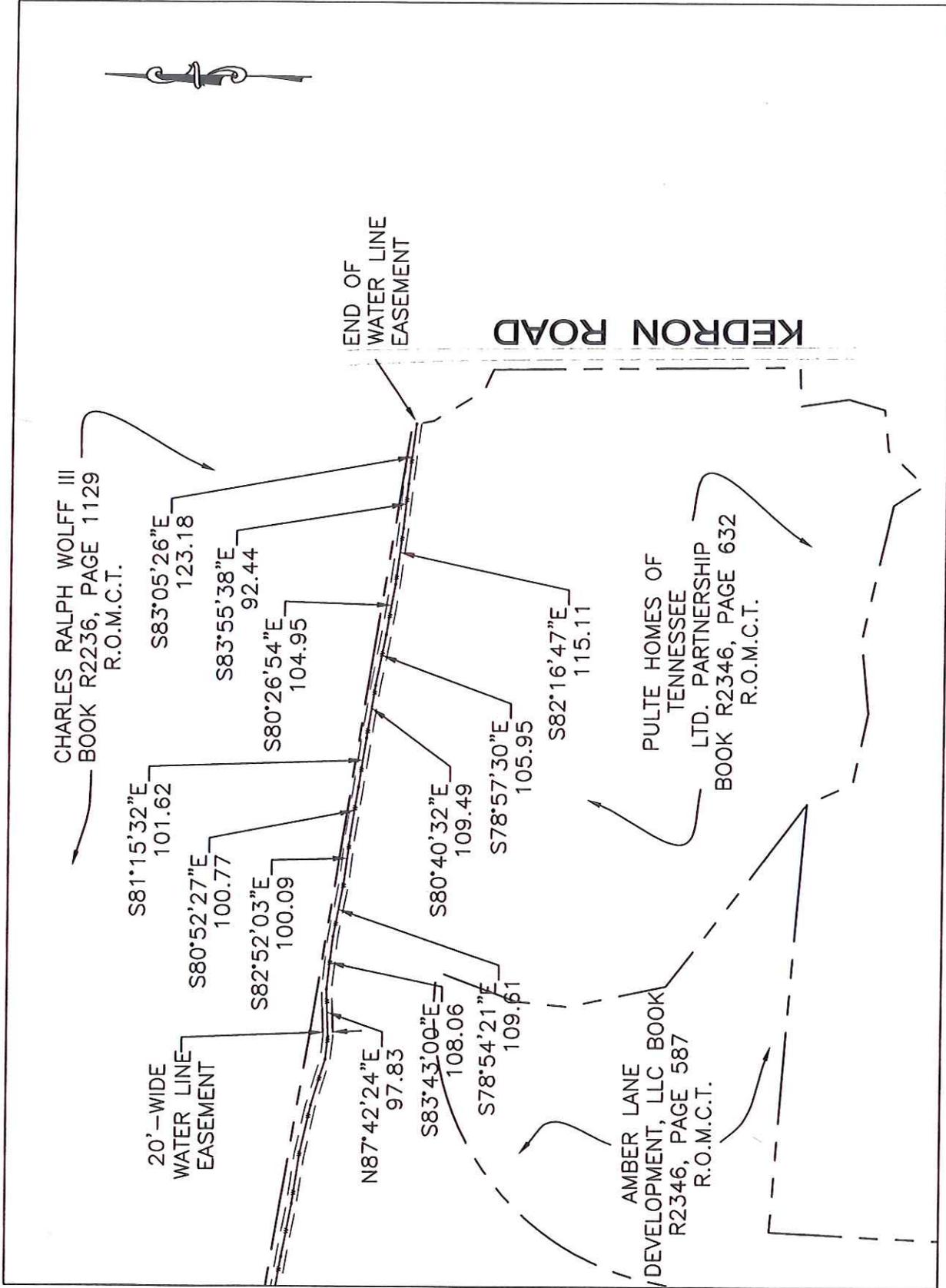

WILSON & ASSOCIATES, P.C.
 Engineering/Surveying/Environmental
 108 Beasley Drive
 Franklin, TN 37064
 615.794.2275



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

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

108 Beasley Drive
Franklin, TN
37064
615.794.2275



W&A
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 Engineering/Surveying/Environmental

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 Franklin, TN
 37064
 615.794.2275

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

SUBJECT: ORD 16-17 (Southern Springs Easement)

DATE: September 6, 2016

ATTENTION: Board of Mayor and Aldermen (BOMA)

DEPARTMENT HEAD: Dara Sanders, Planning Director



STAFF MEMORANDUM

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.

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' wide water easement centered over the existing water main.

Discussion: This proposal will not eliminate or decrease the water easement. The purpose of this request is to shift the location of the easement, which will result in the water main being centered in the easement and will allow for addition landscape buffering between Southern Springs and the vacant property zoned B-4, Central Business District.