

RESOLUTION 24-80

A RESOLUTION FOR THE ANNEXATION AND ADOPTING A PLAN OF SERVICES FOR APPROXIMATELY 21.87 ACRES OF PROPERTY, KNOWN AS WILLIAMSON COUNTY TAX MAP 166 PARCEL 01900 INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.

(ANX 1405-2023, East of Buckner Lane)

WHEREAS, Tennessee Code Annotated Section 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and **WHEREAS**, the property owner has requested annexation in order to ensure the value and availability of this property for future uses; and

WHEREAS, the subject property is contiguous to the corporate limits of the City of Spring Hill, Tennessee; and

WHEREAS, the property will be zoned Agricultural (AG) upon the effective date of annexation; and

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the City of Spring Hill has prepared a Plan of Services for the subject property that describes the provision of municipal services to the property and identifies the property owner/developer responsibilities for extending public infrastructure to the property; and

WHEREAS, the Spring Hill Planning Commission has reviewed and forwarded a recommendation on the Plan of Services and annexation to the Board of Mayor and Aldermen on February 12, 2024; and

WHEREAS, the City of Spring Hill contemplates annexation of the property known as KNOWN AS WILLIAMSON COUNTY TAX MAP 166 PARCEL 01900 consisting of approximately 21.87 Acres as described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that pursuant to Tennessee Code Annotated Title 6, Chapter 51, Section 102, approves the Plan of Services contained herein.

BE IT FURTHER RESOLVED BY THE CITY OF SPRING HILL, TENNESSEE, BOARD OF MAYOR AND ALDERMEN, that pursuant to Tennessee Code Annotated Title 6, Chapter 51, the property shown as part of WILLIAMSON COUNTY TAX MAP 166 PARCEL 01900 and all 21.87 acres as shown and described in Exhibit A, is hereby annexed to the corporate limits of the City of Spring Hill, Tennessee, and made a part thereof.

SECTION 1: PLAN OF SERVICES

Police Protection: The parcel(s) will be subject to and benefit from City police protection upon the effective date of annexation. These services include, but are not limited to, patrolling, response calls for service, crime prevention services, traffic control and other routine police services. Radio operations are normal and uninhibited within the area. Based on the current use of the property services will be provided using existing personnel and equipment.

Fire Protection: The City of Spring Hill will assume primary responsibility for fire protection of the subject property upon the effective date of annexation, with mutual aid assistance provided as needed by surrounding departments. The subject property is not currently served with a water main (capable of providing the City's minimum required fire flow) and protection to the identified properties.

Should the subject property be developed and occupied with more intensive development uses, the property owner will be responsible for extending a water main (capable of providing the City's minimum required fire flow requirements. This area is currently within Maury County Water Systems District to serve. Not the City of Spring Hills water system) to provide sufficient water service and flow for fire protection compliant with City of Spring Hill standards. Emergency Medical Service (EMS) is provided by contract through the City of Spring Hill and will be available to the property upon the effective date of annexation. Other services provided through Mutual Aid may apply.

In the event the property owner desires to develop the property into a more intensive development land use the property owner is required to address the sufficiency of emergency access to the subject property including its connection with surrounding street network. Should the property owner desire to develop the property for a more intensive development use whereby they desire to provide direct vehicular access from the subject property onto Jim Warren Road, the City reserves the right to restrict such access to emergency access only in order to preserve limited access connecting to an arterial road.

Additionally, fire protection services such as those made available through the City's Fire Marshal and Fire Investigation offices will be available upon the effective date of annexation.

Electrical Service: For domestic and commercial use electrical service is available and will continue to be provided by Columbia Power and Water (CPWS).

Public Water Service: Public water service in the vicinity will be provided by the City of Spring Hill Water Systems. The existing water main is accessible for future extension at the landowner's expense to the subject property. The property owner/developer shall be solely responsible for extending water service to the property and any required water main extensions. All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards.

Public Sanitary Sewer Service: Public sewer service in the vicinity will be provided by the City of Spring Hill Sewer Systems. The existing gravity main is accessible for future extension at the landowner's expense to the subject property. The property owner/developer shall be solely responsible for extending sewer service to the property and any required sewer main extensions. All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards.

Solid Waste Collection: Spring Hill currently provides its businesses and residences refuse collection services via a city-wide contract with a private solid waste collection company. These services will be extended, upon request, to the subject property within 90 days of the effective date of annexation.

Road and Street Construction and Repair: The subject property has frontage upon Buckner Lane. Any future street will need to be constructed and platted in accordance with City of Spring Hill standards. Should the property owner develop the subject property for a more intensive land use, the property owner must prepare and submit to the City a Traffic Impact Study that fully assesses the impact of the development upon the surrounding street network. Specific attention will be given in the traffic impact study to analyzing the capacity of the existing surrounding street network and its ability to safely and efficiently accommodate traffic generated by the proposed residential and commercial developments including identification of specific improvements that will be necessary to the existing street network in order to more adequately support traffic generated by the proposed residential development. In addition, specific attention will also need to be given to the sufficiency of emergency access to the subject property including its connection with surrounding street network.

Signs and Lighting: If new streets are developed within the subject property, traffic control and directional signage as well as street lighting will be furnished and installed by the property owner/developer according to City standards and requirements including compliance with MUTCD. The developer must provide the City of Spring Hill with documentation verifying final payment for all streetlights.

Recreational Facilities and Programs: The Spring Hill Bike and Greenway Plan identifies the Buckner Lane Multi-Use Trail should be constructed along the road frontage of this property. The concept plan for this application shows a potential land dedication to the City. Prior to site plan submittal, the applicant must consult with the Parks and Recreation Department to determine the intent for this area. Consideration should be given for the practicality of public use of this property. Planning and Zoning Services: The City's planning and zoning jurisdiction will be extended to the annexed area upon the effective date of annexation. When a property is annexed into the city, it is automatically zoned as AG, Agricultural. The Future Land Use Designation of the property on the Spring Hill Rising: 2040 Future Land Use Plan is Residential Neighborhood area.

Planning and Zoning Services: The City's planning and zoning jurisdiction will be extended to the annexed area upon the effective date of annexation. When a property is annexed into the city, it is automatically zoned as AG, Agricultural. The Future Land Use Designation of the property on the Spring Hill Rising: 2040 Future Land Use Plan is Residential Neighborhood area.

Storm Water and Drainage: The City of Spring Hill operates a Storm Water program in accordance with Tennessee Department of Environment and Conservation (TDEC) requiring the management of all storm water discharge within its jurisdiction. Annexation of the area expands the program into the annexed area thus making it subject to the current rules and regulations of TDEC pertaining to storm water runoff and discharge. All storm water user rates and charges inside city will be applicable to the area inside the annexation area.

Inspection/Code Enforcement: The City of Spring Hill Codes Department provides plan review services, inspection and code enforcement services (i.e., building, plumbing, gas and unsafe building services, land use (zoning) and development, including flood plain NFIP/FEMA requirements, neighborhood services for housing, litter, overgrowth, illegal dumping) to all areas of the City of Spring Hill. These same services will be provided to the newly annexed area immediately upon the effective date of annexation.

Animal Control: The City of Spring Hill does not provide Animal Control. For the subject property Spring Hill relies on Williamson County and Maury County for this service.

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

Library: The City of Spring Hill public library will be available to residents of the property upon the effective date of annexation.

SECTION 2: ANNEXATION.

The property described herein below and as shown and further described on Exhibit A attached hereto, is hereby annexed into the City of Spring Hill. The annexed land will be subject to the provisions and requirements of Ordinance 18-21 the Unified Development Code, as amended, and all other applicable ordinances, rules, and regulations of the City of Spring Hill.

SECTION 3: ZONING.

Ordinance No. 18-21 (Zoning Map), adopted August 20, 2018, is hereby amended and altered by changing the zoning classification of those certain parcels of real property described below and on Exhibit A (attached), from Williamson County Agricultural to City of Spring Hill AG (Agricultural). In the State of Tennessee, Williamson County and City of Spring Hill, WILLIAMSON COUNTY TAX MAP 166 PARCEL 01900, consisting of approximately 21.87 acres, and being more particularly described in Exhibit A, attached hereto:

Exhibit A (attached)

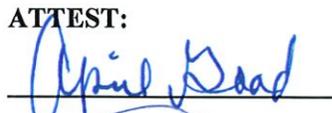
SECTION 4: In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision or portion of the resolution.

Passed and adopted by the City of Spring Hill, this 6th day of May, 2024.

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



Jim Hagaman, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney

EXHIBIT A





REQUEST: **Approval of Resolution 24-80**

SUBMITTED BY: **Jackson Reid, Associate Planer**

DATE: **April 1, 2024**

RE: **To annex 21.87 acres along Buckner Lane as shown in the attached exhibits.**

ATTACHMENTS **Resolution, Regular Meeting Minutes Planning Commission, Plan of Services, Water Seewer Capacity Analysis**

PURPOSE:

The purpose of this resolution is to accept and approve the annexation of 21.87 acres along Buckner Lane.

BACKGROUND:

The application for this annexation has been recommended for approval from the Planning Commission. The application has been reviewed by staff and a plan of service has been prepared. The staff is recommending approval of the request based on the prepared plan of services and approved water and sewer capacity analysis. All annexations are zoned agriculture according to the Unified Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of this annexation request.