

**RESOLUTION 17-17**

**A RESOLUTION TO ANNEX PROPERTY LOCATED AT 4636 TOM LUNN ROAD, BEING MAURY COUNTY TAX MAP 044, PARCEL 002.00, INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.**

**WHEREAS**, the City of Spring Hill will benefit by the annexation of the subject property to the corporate limits of the City of Spring Hill by promoting orderly growth and development; and

**WHEREAS**, the subject property is contiguous on all sides by the corporate limits of the City of Spring Hill; and

**WHEREAS**, the subject property is located within the growth boundary of the City of Spring Hill; and

**WHEREAS**, the property owner has requested annexation in order to ensure the value and availability of this property for future uses; and

**WHEREAS**, city utility and emergency response services are currently available in the surrounding area; and

**WHEREAS**, this request was forwarded to the Board of Mayor and Aldermen by the Spring Hill Municipal Planning Commission on January 9, 2017 with a recommendation of approval; and

**WHEREAS**, all Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

**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, the property shown as Maury County Tax Map 044, Parcel 002.00, located at 4636 Tom Lunn Road is hereby annexed to the corporate limits of the City of Spring Hill, Tennessee, and made part thereof.

**BE IT FURTHER RESOLVED**, that the Board of Mayor and Aldermen of the City of Spring Hill, approves the following Plan of Services:

**Police protection:** The parcel shall be subject to and benefit from City police protection upon the effective date of annexation. These services should include, but not necessarily limited to, patrolling, response calls for assistance, crime prevention services, traffic control and other accident prevention services. Radio operations are normal and uninhibited within the area. The impact of annexation on police personnel requirements is minimal.

**Fire protection:** Fire protection will be provided by the City of Spring Hill immediately upon the effective date of annexation.

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

Public water service: Currently water service is not available to the property. The water service for the proposed annexation is provided by the City of Spring Hill Water System.

Public sewer service: Currently sewer service is not available on the property. Extending sewer service will be at the owner's/developer's expense.

Solid waste collection: Spring Hill currently provides its businesses and residents refuse collection services via a city-wide contract with a private solid waste collection company. These services will be extended to the annexed area within 90 days of the effective date of annexation.

Recreational facilities and programs: There are no existing residents within the proposed annexation area. All of the recreational areas and programs, current or future, provided for the present City residents will be made available upon the effective date of annexation to all future residents of the annexed area in the same manner as current citizens of the City of Spring Hill.

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 most restrictive land use. The Future Land Use Designation of the property is Community Commerce Area.

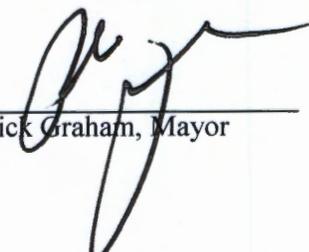
Road and Street Constructions and Repair: Signs and Lighting: After any newly constructed streets have been constructed and appropriately dedicated, the City will provide standard and routine maintenance on the same basis as other streets within the jurisdiction of the City. Additionally, as new streets are developed, signage and lighting will be required in the same manner as is required throughout the City of Spring Hill.

Storm Water and Drainage: The City of Spring Hill operates a Storm Water program requiring the management of all storm water discharge. The requirements of the Storm Water program will be applicable to the annexed area immediately upon the effective date of annexation. All erosion control programs and inspection services will be applicable immediately upon the effective date of annexation.

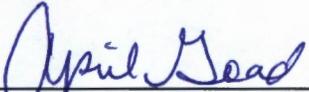
Inspection/Code Enforcement: The City of Spring Hill Codes Department provides plan review services, inspection and code enforcement services (i.e. building, plumbing, gas and unsafe building services, land use (zoning) and development, including flood plain NFIP/FEMA requirements, neighborhood services 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 its effective date of annexation.

Animal Control: The City of Spring Hill does not provide Animal Control, but relies on Maury County for this service.

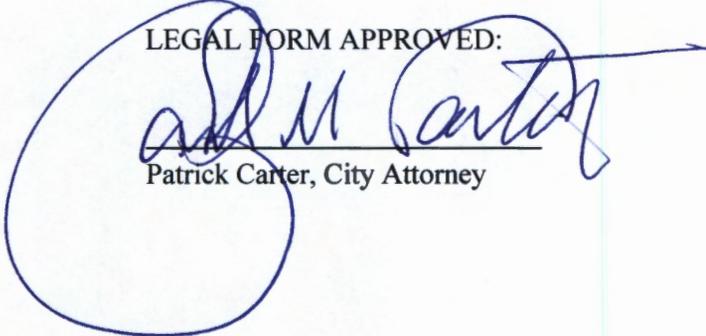
Passed and adopted by the City of Spring Hill, this 21<sup>st</sup> day of February, 2017.

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

ATTEST:

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

LEGAL FORM APPROVED:

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

**City of Spring Hill, Tennessee  
Planning Commission Agenda Application**

199 Town Center Parkway, Spring Hill TN 37174  
(931) 486-2252 Fax: (931) 486-3596

FOR STAFF USE ONLY	
Date Application submitted: _____	Fee: _____
Date Accepted as complete: _____	Case number: _____
Map/Parcel: _____	Public hearing date: _____

Date: 10-18-2016 Project Name: South Central Development, LLC  
 Property Address/Location: 4636 Tom Lunn Road (corner of Port Royal and Jim Warren Road)  
Spring Hill, TN 37174  
 Current Zoning District(s): Maury County Property Size: 1.86 acres

Type of request being made —	Materials required —
<input checked="" type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Letter of request
<input checked="" type="checkbox"/> Rezoning to <u>B-4</u>	<input checked="" type="checkbox"/> Proof of ownership
<input type="checkbox"/> Commercial Site Plan	14 folded copies and one (1) digital copy of:
<input type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Sketch Plat
<input type="checkbox"/> Architectural Review	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Sureties/Bonds	<input type="checkbox"/> Site Plan
<input type="checkbox"/> Industrial Site Plan	<input type="checkbox"/> Building Elevations
<input type="checkbox"/> Major Modification	Master Development
	<input type="checkbox"/> Plan (PUD) Final/Preliminary
	<input type="checkbox"/> Surety / Utility Application
	<input checked="" type="checkbox"/> Other <u>survey</u>

**Note to the applicant:**

- \* Applications and all required submittals must be filed with the Planning Department prior to the established deadline. Both the applicant and property owner must sign the application.
- \* All applications must be accompanied by completed checklist.
- \* A representative must be present at the scheduled meetings.

APPLICANT OR REPRESENTATIVE:

I have read the attached checklist and have complied with all requirements listed and understand that this application may be deemed incomplete if the submittal misses any of the information listed. I also understand that other information may be requested by staff, Planning Commission and Aldermen during review relevant to the request.

Name (printed): Huntly Gordon, PLLC  
Address: Post Office Box 461  
Thompson's Station, TN 37179  
Phone number: 615-302-0100  
Email: huntly@huntlygordon.com  
Signature: 

Date: 10-18-2016

PROPERTY OWNER(S) OR AUTHORIZED AGENT:

I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on her/his behalf.)

Name (printed): South Central Development, LLC  
Address: 135 Old Carter's Creek Pike  
Franklin, TN 37064  
Phone number: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name (printed): South Central Development, LLC  
Address: 135 Old Carter's Creek Pike  
Franklin, TN 37064  
Phone number: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## HUNTLY GORDON

A PROFESSIONAL LIMITED LIABILITY CORPORATION  
ATTORNEY AT LAW

---

October 18, 2016

Ms. Dara Sanders  
City of Spring Hill Planning Department  
199 Town Center Parkway  
Spring Hill, TN 37174

Re: South Central Development, LLC  
4636 Tom Lunn Road (corner of Jim Warren & Port Royal)  
Spring Hill, TN 37174  
Maury County Tax Map 44 Parcel 002.00  
Approximately 1.86 acres

Dear Ms. Sanders:

Please accept this letter as a request for annexation into the City of Spring Hill for the property referenced above which is currently zoned A2 according to the Maury County zoning map. We will ultimately be seeking B-4 *Central Business District* zoning once the annexation is complete. Please telephone me with any questions or concerns at the number below or email [huntly@huntlygordon.com](mailto:huntly@huntlygordon.com).

Cordially yours,

HUNTLY GORDON  
(615) 302-0100


**State of Tennessee** **Comptroller of the Treasury**  
**Real Estate Assessment Data**

- |      |       |            |                |
|------|-------|------------|----------------|
| Home | About | New Search | Return to List |
|------|-------|------------|----------------|

County Number: **060**

County Name: **MAURY**

Tax Year: **2016**

**Property Owner and Mailing Address**

Jan 1 Owner:  
 SOUTH CENTRAL DEVELOPMENT LLC  
 135 OLD CARTERS CREEK PIKE  
 FRANKLIN, TN 37064

**Property Location**

Address: TOM LUNN RD 4636

Map: 044 Grp: Ctrl Map: 044 Parcel: 002.00 Pl: S/I: 000

**Value Information**

Reappraisal Year: 2014

Land Mkt Value: \$24,800  
 Improvement Value: \$0  
 Total Market Appraisal: \$24,800  
 Assessment %: 25  
 Assessment: \$6,200

**General Information**

Class:	00 - RESIDENTIAL		
City #:	000	City:	
SSD1:	000	SSD2:	000
District:	03	Mkt Area:	U01
# Bldgs:	0	# Mobile Homes:	0
Utilities - Water / Sewer:	11 - INDIVIDUAL / INDIVIDUAL	Utilities - Electricity:	01 - PUBLIC
Utilities - Gas / Gas Type:	00 - NONE	Zoning:	

**Subdivision Data**

Subdivision:

Plat Bk: Plat Pg: Block: Lot:

**Additional Description**

**Building Information**

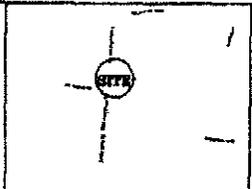
**Extra Features**

**Sale Information**

Sale Date	Price	Book	Page	Vac/Imp	Type Instrument	Qualification
11/20/2007	\$30,000	R2015	441	IMPROVED	WD	A
12/12/1990	\$9,900	851	535	IMPROVED	WD	M
11/28/1990	\$8,699	851	31	IMPROVED	WD	J
02/20/1973	\$0	547	35			

**Land Information**

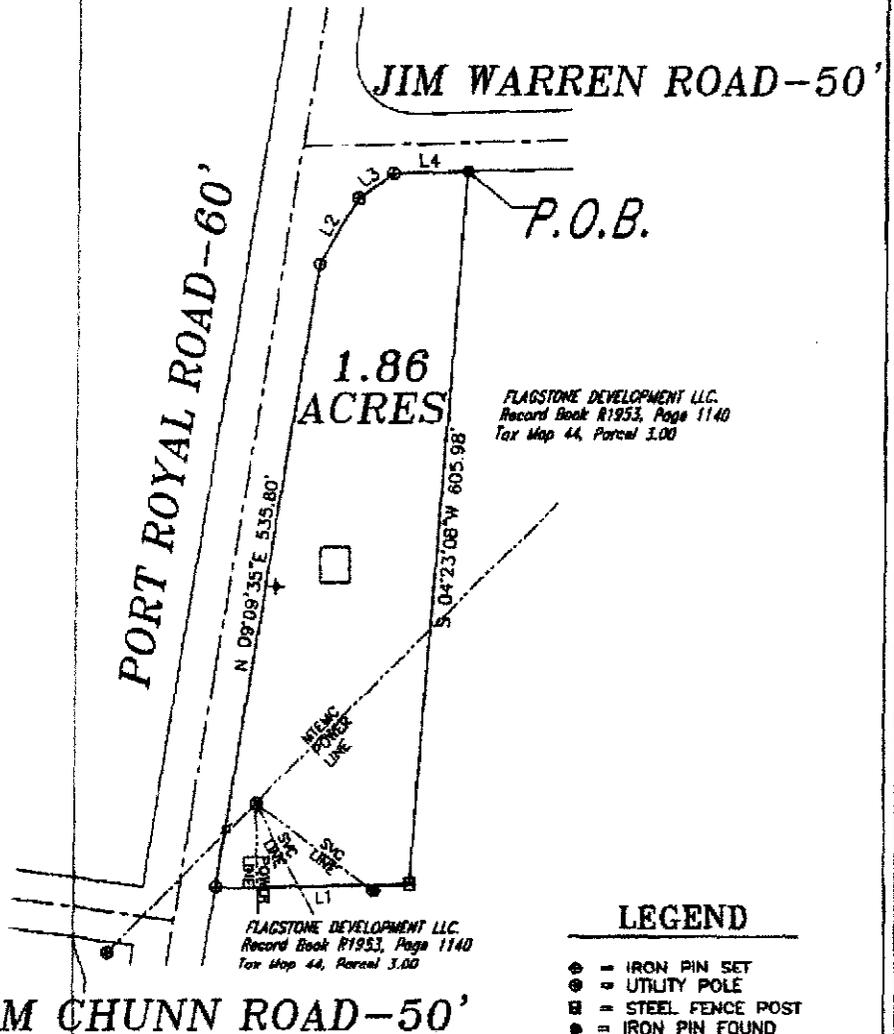
CARROLL LAND SURVEYING  
 495 EAST MAIN STREET, SUITE 1  
 P.O. BOX 520  
 HOHENWALD, TN 38462  
 PHONE (931) 798-1854  
 FAX (931) 798 1851  
 PHONE (931) 379-7811  
 FAX (931) 379-3625



VICINITY MAP  
 (NOT TO SCALE)

Course	Bearing	Distance
1	S 88°57'32" W	162.46'
2	N 30°30'11" E	63.22'
3	N 52°59'58" E	36.45'
4	N 88°23'52" E	62.32'

11/29/07  
 MAGNETIC

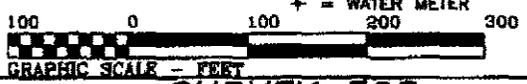


FLAGSTONE DEVELOPMENT LLC.  
 Record Book R1953, Page 1140  
 Tax Map 44, Parcel 3.00

FLAGSTONE DEVELOPMENT LLC.  
 Record Book R1953, Page 1140  
 Tax Map 44, Parcel 3.00

**LEGEND**

- = IRON PIN SET
- = UTILITY POLE
- = STEEL FENCE POST
- = IRON PIN FOUND
- ⊕ = WATER VALVE
- +



TOM CHUNN ROAD-50'

**SURVEY FOR SOUTH CENTRAL DEVELOPMENT LLC.**

SCALE: 1" = 100'      APPROVED BY: KENNETH CARROLL      DRAWN BY: BRITANY CUMMINGS  
 DATE: 11/29/07

3RD CIVIL DISTRICT - MAURY COUNTY, TN

REF: RECORD BOOK 851, PAGE 535      WP11287  
 TAX MAP 44, PARCEL 2.00

**CERTIFICATION**

I, KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR A CATEGORY 2 SURVEY, AND THAT THE RATIO OF ACCURACY OF THE UNADJUSTED SURVEY WAS 1:7,500 ± AS SHOWN HEREIN.

*Kenneth Carroll*  
 KENNETH CARROLL  
 TENN. REG. NO. 1305

**SUBJECT:** RESOLUTION 17-17  
(Maury County Tax Map 044, Parcel 002.00)

**DATE:** January 25, 2017

**ATTENTION:** Board of Mayor and Aldermen (BOMA)

**DEPARTMENT HEAD:** Jon Baughman, City Planner



---

**STAFF MEMORANDUM**

**Property Description:** This property is located along the east side of Port Royal Road, between Tom Lunn Road and Jim Warren Road.

**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 not available at the site. Further development of the site will require the extension of utilities.

**Land Use and Zoning:** 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.

Surrounding properties are zoned M-1 to the west and B-4 to the east. The future land use map in the Spring Hill Rising 2040 plan indicates the area as a Community Commerce Area.

The subject property is 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 property 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:** On January 9, 2017, the Planning Commission forwarded this request to the Board of Mayor and Aldermen with a recommendation for approval.