

**RESOLUTION 25-273**

**A RESOLUTION TO VACATE A 10 FOOT PORTION OF A DEDICATED DRAINAGE EASEMENT TO THE REAR OF LOT 240, CHERRY GROVE ADDITION, PHASE 5 BETTER KNOWN AS 2975 STEWART CAMPBELL POINTE**

**WHEREAS**, the City of Spring Hill is dedicated to promoting public health, safety, and general welfare and to minimize public and private losses due to flood conditions; and

**WHEREAS**, drainage easements are reserved for the City for the performance of governmental services, including water, storm, and sanitary sewer service and maintenance, and to those public utility companies that operate under franchises from the City, and their successors and assigns; and

**WHEREAS**, there are no known negative impacts to this neighborhood's drainage system at this point; and

**WHEREAS**, the City of Spring Hill Planning Commission and staff determined that, due to another drainage easement dedicated on the adjoining properties to the south, the drainage easement on the subject property can be reduced from 20 to 10 feet on this property without creating stormwater or maintenance access issues; and

**WHEREAS**, this 10 foot portion of the easement is no longer needed for public use; and

**WHEREAS**, this portion of the easement is officially vacated and abandoned and the homeowner now has full use of the previously restricted area, subject to any other zoning and building codes.

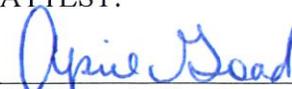
**NOW, THEREFORE BE IT RESOLVED**, the City of Spring Hill Board of Mayor and Aldermen approve the vacation of a 10 foot portion of the rear drainage easement on the property known as 2975 Stewart Campbell Pointe; subject to the following condition:

Any existing improvements in the remaining 10-foot drainage easement must be removed by the property owner should the City require it.

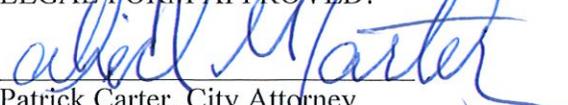
**Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 1st day of December 2025.**

  
Matt Fitterer, Mayor

ATTEST:

  
April Goad, City Recorder

LEGAL FORM APPROVED:

  
Patrick Carter, City Attorney



**REQUEST:** Resolution 25-273  
**SUBMITTED BY:** Gilles Morin, AICP, Senior Planner  
**DATE:** November 17, 2025  
**RE:** ADM 1959-2025 (2975 Stewart Campbell Pointe - Easement Vacation)

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**BACKGROUND:**

The property is best known as 2975 Stewart Campbell Pointe. The property is developed with a single-family home. The property owner has submitted a building permit to install a swimming pool and deck at the rear of the property. Upon review of the information submitted by the property owner, staff found that the pool was proposed to be constructed within the majority of an existing drainage easement dedicated to the City. The purpose of this easement is to protect the path of stormwater flows during significant rain events and to provide adequate access to maintain or repair existing drainage structures supporting the stormwater network for the entire neighborhood.

**REQUEST:**

The applicant requests the City to vacate a portion of the drainage easement along the rear (southern portion) of the property from 20 feet to 10 feet. The Board of Mayor and Alderman (BOMA) has the authority to vacate the portion of the easement, as it has already been dedicated and may only be vacated or reduced by BOMA action.

**DISCUSSION:**

Development Services staff coordinated with Public Works staff to evaluate the potential for reducing the drainage easement in to allow the property owner to install the swimming pool. Staff determined that, due to another drainage easement dedicated on the adjoining properties to the south, the drainage easement on the subject property could be reduced to 10 feet without creating stormwater or maintenance access issues.

The property owner constructed a permanent outdoor firepit in the entirety of the existing drainage easement after receiving incorrect information from a former City employee. Staff has advised the property owner that removal of these permanent improvements may be required to be removed at their expense should the City require access. There are no known negative impacts to the neighborhood's drainage system at this point.

**RECOMMENDATION:**

The Planning Commission voted unanimously to recommend BOMA approval of this request on November 10, 2025.



VICINITY MAP - N.T.S.

GENERAL NOTES:

1. BEARINGS AS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM NAD83.
  2. CONTOURS AS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88).
  3. SUBJECT PROPERTY IS TAX PARCEL 166A-F-012.00, AND HAS A STREET ADDRESS OF 2975 STEWART CAMPBELL PT., SPRING HILL, TN. 37174.
  4. ZONING: ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT SETBACKS:  
FRONT: 20'  
SIDE: 5'  
REAR: 20'
- ALL ZONING INQUIRIES SHOULD BE MADE TO WILLIAMSON COUNTY ZONING AS THERE MAY BE OTHER CONTROLLING FACTORS.  
5. UTILITIES ARE NOT SHOWN.

2975 STEWART CAMPBELL PT.  
SPRING HILL, TN. 37174

LOT 240  
CHERRY GROVE ADDITION, PHASE 5  
OF RECORD IN BOOK P64, PAGE 94, R.O.W.C., TN.  
WILLIAMSON COUNTY TAX PARCEL 166A-F-012.00

