

**RESOLUTION 18-54**

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR AND ANNEXING A PORTION OF MAURY COUNTY (NORTHFIELD LOCATED AT 5000 NORTHFIELD LANE) KNOWN AS TAX MAP 029, PARCEL 014.00, (WHICH CONTAINS 38.04 ACRES) AND APPROXIMATELY 57 ACRES OF ASSOCIATED ROAD RIGHT-OF-WAY FOR SOUTHFIELD AND NORTHFIELD LANES, AND SATURN PARKWAY, TOTALING 95.04 ACRES INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.**

**(ANX 452-2018, NORTHFIELD ANNEXATION)**

**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; and

**WHEREAS**, the subject property is located within the Urban Growth Boundary of the City of Spring Hill; and

**WHEREAS**, the property currently contains "Northfield" which was recently acquired by the City of Spring Hill, and will be zoned Agricultural (AG) upon 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 property that describes how and when municipal services will be provided to the property and identifies the city's responsibilities for extending public infrastructure to the site; 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, 2018; and

**WHEREAS**, the City of Spring Hill contemplates annexation of the property known as Maury County Tax Map 29.00, Parcel 014.00 and associated right-of-ways as described herein; 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**WHEREAS**, all Resolutions or parts of Resolutions in conflict herewith are hereby repealed.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, 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 Maury County Tax Map 29, Parcel 014.00, consisting of 38.04 acres and

approximately 57 acres of associated right-of-ways for Southfield and Northfield Lanes, and Saturn Parkway, as shown and described in Exhibit A, are 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) shall 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. The City of Spring Hill currently responds to calls on the entire interchange for Saturn Parkway and Main Street.

Fire Protection: The City of Spring Hill will assume primary responsibility for Fire Protection immediately upon the effective date of annexation, with mutual assistance provided by Maury County Fire Department. Based on the current use of the property, services will be provided using existing personnel and equipment. Development of the property or a change of use on the property may require that the property owner extend and provide appropriately sized water mains and/or fire hydrants to serve the site according to City of Spring Hill standards. Emergency Medical Services (EMS) is provided by contract through the City of Spring Hill and will be available to the property 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 available on the effective date of annexation.

Electrical Service: Electrical service is available and provided by Columbia Power and Water System to the property.

Public Water Service: Public water service is available and provided by Columbia Power and Water System. The City of Spring Hill may acquire from Columbia Power and Water System the public water service main and related appurtenances serving the property following annexation.

Public Sanitary Sewer Service: Public sanitary sewer service is currently available and provided by the City of Spring Hill to the property.

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. Where possible, these services will be extended to the annexed area within 90 days of the effective date of annexation. If the subject property is not within the current adopted service area it may not be available for service under the city's current contract. Should the current contract provider not be able to provide service, the property owner may use other waste collection providers.

Road and Street Construction and Repair: The City of Spring Hill currently maintains Northfield Lane from its intersection with Highway 31 to the Northfield property. The City of Spring Hill also currently maintains Southfield Lane from its intersection with Northfield Lane to the Northfield property. The City will provide ongoing and routine maintenance of Northfield Lane and Southfield Lane similar to other streets within the jurisdiction of the City.

Signs and Lighting: Signage and lighting along Northfield Lane and Southfield Lane will be furnished and installed by the City of Spring Hill according to established city policy or regulations.

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 any 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 Future Land Use Designation of the property on the 2040 Spring Hill Rising plan is Industrial 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 charges inside city user rates and charges shall be applicable to the area inside the annexation area. 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 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 Maury County for this service.

Schools: The entire annexation area is served by Maury County Schools.

Library: The City of Spring Hill public library will be available to any 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 86-47 as amended, the same being the Spring Hill Zoning Ordinance, and all other applicable ordinances, rules, and regulations of the City of Spring Hill.

**SECTION 3: ZONING.** Ordinance No. 86-47 (Zoning Map), adopted May 20, 2013, be and 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 Maury County M2 to City of Spring Hill AG (Agricultural). In the State of Tennessee, County of Maury, and City of Spring Hill, Maury County Tax Map 29.00, Parcel 014.00 and being more particularly described in Exhibit A, attached hereto:

Exhibit A (attached)

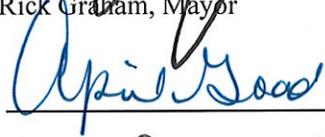
**SECTION 4:** In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid 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 21<sup>st</sup> day of May, 2018.

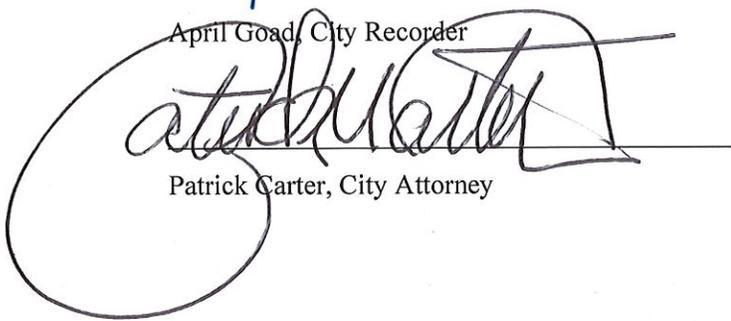
**This resolution shall take effect on the earliest date allowed by the law.**

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

ATTEST:

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

LEGAL FORM APPROVED:

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

## MEMORANDUM

**DATE:** May 7, 2018  
**TO:** Board of Mayor and Aldermen (BOMA)  
**FROM:** Steve Foote, Planning Director  
Jon Baughman, Associate Planner  
**SUBJECT:** RES 18-54 (Northfield Annexation)



---

**ANX 452-2018:** Submitted by the City of Spring Hill for 5000 Northfield Lane. The property contains approximately 38.04 acres. The applicant requests annexation approval of this site and approximately 57 acres of associated right-of-way for Saturn Parkway and Northfield and Southfield Lanes. Total annexation area is approximately 95 acres.

**Property Description and History:** This property is located on the west side of US 31, west of Saturn Parkway. The City of Spring Hill recently acquired the property at 5000 Northfield Lane. The city anticipates consolidating city offices and functions within this building along with leasing portions of the building as is done today. Staff has reviewed the proposed annexation and expanded the annexation to include the 57 acres of right-of-way based on comments from the Police Chief. At the January 22, 2018 Planning Commission work session, it was requested that this item be placed on consent agenda. The consent agenda was subsequently approved, 5-0, on February 12, 2018.

**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.

**Spring Hill Rising 2040:** The Spring Hill Rising: 2040 comprehensive plan classifies the area as Industrial. These areas are intended for light industrial uses, clean manufacturing, and civic/institutional uses that serve essential city-wide and regional services.

**Summary:** Staff supports the Planning Commission recommendation for annexation and the plan of services. Staff recommends ANX 452-2018, an annexation request for property at 5000 Northfield Lane and associated right-of-way, be approved by the Board of Mayor and Aldermen.

EXHIBIT A

ANNEXATION OF 38.04 ACRES KNOWN AS  
NORTHFIELD BUSINESS PARK LOCATED AT 5000 NORTHFIELD LANE  
AND CURRENTLY IDENTIFIED AS  
MAURY COUNTY TAX MAP 029 PARCEL 014.00 AND  
APPROXIMATELY 57 ACRES OF RIGHT-OF-WAY

This sheet is an Exhibit to Resolution No. 18-54 adopted by the Board of Mayor and Aldermen of the City of Spring Hill, TN on May 21, 2018. The following described property and associated right-of-ways are hereby annexed by the Board of Mayor and Aldermen of the City of Spring Hill and rezoned according to the attached Resolution.

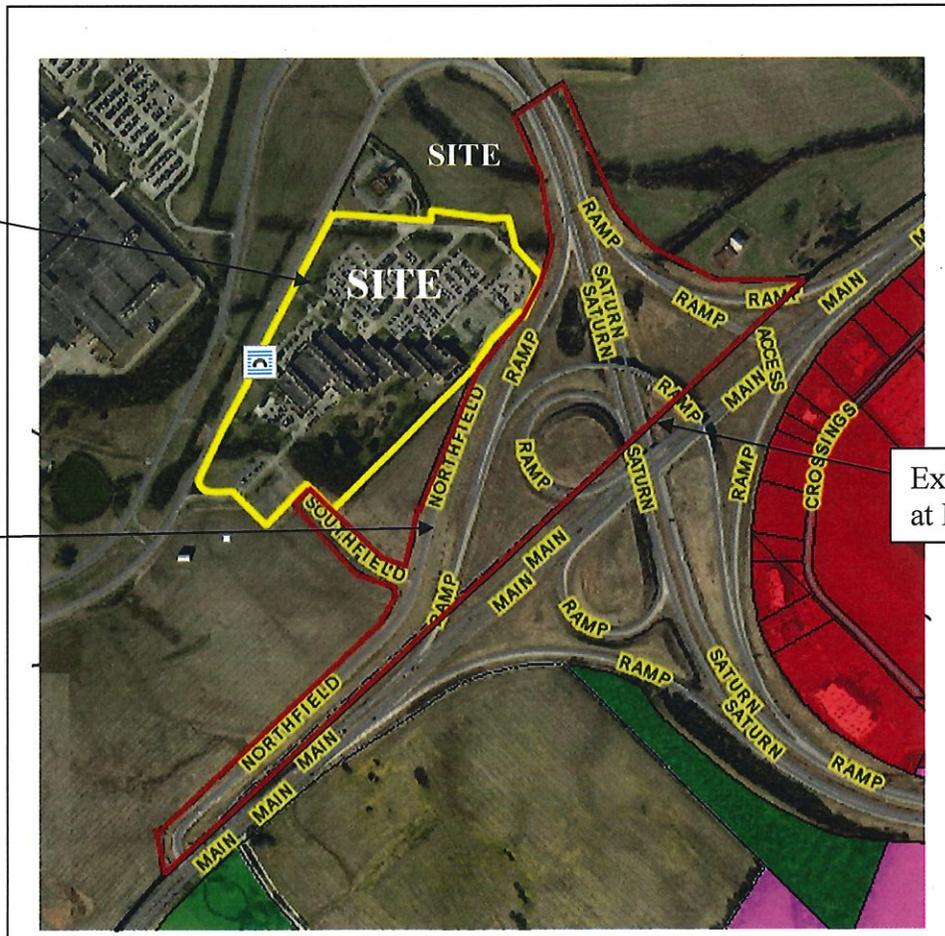
Property Description: Said land consist of the following property, also shown graphically below:

1. The 38.04 acres of Map 029 Parcel 014.00 shown below and 57 acres of associated right-of-way for Northfield and Southfield Lanes and Saturn Parkway.

Annex 38.04 Acres.  
Map 029 Parcel  
014.00 Maury  
County, TN.  
5000 Northfield  
Lane, Spring Hill

57 acres of  
right-of-way to  
be annexed;  
within 'red'  
boundary.

April Goad  
City Recorder  
City of Spring Hill



Existing City Limit  
at Main Street

**NOTICE OF PROPOSED ANNEXATION AND  
PLAN OF SERVICES FOR CITY OF SPRING HILL, TN**

**EXHIBIT A**

**ANNEXATION OF 38.04 ACRES KNOWN AS  
NORTHFIELD BUSINESS PARK LOCATED AT 5000 NORTHFIELD LANE  
AND CURRENTLY IDENTIFIED AS MAURY COUNTY TAX MAP 029 PARCEL 014.00  
AND APPROXIMATELY 57 ACRES OF RIGHT-OF-WAY FOR NORTHFIELD  
AND SOUTHFIELD LANES AND SATURN PARKWAY**

This sheet is an Exhibit to Resolution No. 18-54 to be considered for adoption by the Board of Mayor and Aldermen of the City of Spring Hill, TN on May 21, 2018. The following described property is proposed to be annexed by the Board of Mayor and Aldermen of the City of Spring Hill and rezoned according to the attached Resolution. Public Hearing to be held on May 21, 2018 at Spring Hill city hall, located at 199 Town Center Parkway, Spring Hill, TN at 7:00 p.m. Plan of services may be viewed during normal business hours in the City Recorders office at city hall.

Property Description: Said land consist of the following property, also shown graphically below:

1. The 38.04 acres of Map 029 Parcel 014.00 shown below and 57 acres of associated right-of-way.

Annex 38.04 Acres.  
Map 029 Parcel  
014.00 Maury  
County, TN.  
5000 Northfield  
Lane, Spring Hill

Approximately  
57 acres of  
right-of-way to  
be annexed;  
within 'red'  
boundary.



Existing City Limit  
on Main Street

April Goad  
City Recorder  
City of Spring Hill

Resolution No. 18-54

*Maury*

This instrument was prepared by:

April Goad  
City Recorder  
City of Spring Hill  
199 Town Center Parkway  
P.O. Box 789  
Spring Hill, TN 37174

BK/PG: R2498/688-695

18007883

8 PGS:AL-MISCELLANEOUS	
SUSIE BATCH: 200723	06/05/2018 - 08:00 AM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	40.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	42.00

STATE OF TENNESSEE, MAURY COUNTY  
**JOHN FLEMING**  
REGISTER OF DEEDS

CITY OF SPRING HILL  
RECORDING OF ANNEXATION

ACKNOWLEDGEMENT

Pursuant to Tennessee Code Annotated Section 6-51-101 et seq., the property described as Maury County Tax Map 029, Parcel 014.00, containing 38.04 acres more or less and approximately 57 acres of associated road right-of-way for Southfield and Northfield Lanes, and Saturn Parkway, totaling 95.04 acres, is hereby annexed to the corporate limits of the City of Spring Hill, Tennessee.

*DEED BOOK R 2472 PAGE 898*

Annexation of said territory adjoining the City's existing boundaries is necessary for the welfare of the affected territory as well as the City as a whole.

A map showing the said territory is available for inspection at the City Hall in Spring Hill, Tennessee.

This Resolution 18-54 was passed after the adoption of with a Plan of Services for the property in conformity with, and as provided by, Tennessee Code Annotated, Section 6-51-102 on May 21, 2018.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AS OF THE 4<sup>th</sup> DAY OF JUNE, 2018.

*April Goad*  
\_\_\_\_\_  
April Goad  
City Recorder

STATE OF TENNESSEE  
COUNTY OF MAURY

Personally, appeared before me, Debbie Loveless, a Notary Public in and for said State and County, the within named April Goad, City Recorder of the City of Spring Hill, known to me to be the within named bargainer and who acknowledged she has executed the foregoing instrument for the purposes therein contained on behalf of the City of Spring Hill, as City Recorder, being authorized to do so.

Witness my hand and seal at office on this the 4<sup>th</sup> day of June, 2018.

*Debbie Loveless*  
\_\_\_\_\_  
Debbie Loveless, Notary Public



My Commission Expires: 06-28-2020