

**RESOLUTION 20-39**

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR AND ANNEXING 148.88 ACRES OF MAURY COUNTY TAX MAP 024 PARCEL 08.00 (2251 SUGAR RIDGE ROAD), CONSISTING OF APPROXIMATELY 149.98 ACRES INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE.**

**(ANX 799-2020, 2251 SUGAR RIDGE ROAD, A  
148.88 ACRE PORTION OF  
TAX MAP 024 PARCEL 08.00)**

**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 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 property that describes how and when municipal services will be provided to the property and identifies the property owner/developer 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 March 9, 2020; and

**WHEREAS**, the City of Spring Hill contemplates annexation of the property known as Maury County Tax Map 024, Parcel 08.00, consisting of approximately 148.88 acres as described herein; and

**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 identified herein as part of Maury County Tax Map 024, Parcel 08.00, consisting of approximately 148.88 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) 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 (one single-family residence) services will be provided using existing personnel and equipment.

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. The subject property is not currently served with a water main to provide for fire flow and protection of the dwelling currently under construction. The property owner proposes to install a water main to provide fire protection to the subject property and dwelling under construction. The property owner is installing a 20,000-gallon constant feed underground water tank in close proximity to the dwelling under construction including installation of a dry fire hydrant near the front of the dwelling for use by the Spring Hill Fire Department.

An access drive will be provided by the property owner for Fire Department apparatus to have access to the perimeter of the dwelling unit under construction. There will be a dry hydrant provided at the rear of the dwelling under construction that is connected to a constant fed 180,000 gallon in-ground pool that may be used as a water source for the Fire Department for fire flow in the event of a fire emergency to the rear of the dwelling under construction. Adequate turnaround for fire apparatus shall be provided.

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. Other services provided through Mutual Aid may apply.

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 already and will continue to be provided by CPWS.

Public Water Service: Public water service in the vicinity will be provided by the City of Spring Hill Water Systems. The subject property is located within the Maury County Water System utility district. The existing water main available from the City of Spring Hill is accessible for future extension at the land owner'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 and related improvements including the installation of fire hydrant(s). All utility installations shall be in compliance with applicable State of Tennessee and City of Spring Hill standards. The provision of public water service to the subject property is contingent upon Maury County Water Systems providing a "Letter of Release" releasing authority for the provision of water service from Maury County Water Systems to the City of Spring Hill to be able to provide water service within MCWS utility districts service area.

Public Sanitary Sewer Service: The property is currently on septic. Public sanitary sewer service is not directly available to the property. The property owner/developer shall be solely responsible for

extending public sanitary sewer service to the property and any required extension shall be in compliance with City of Spring Hill standards. Once sewer service is within 100 feet of the property the site shall be converted from septic to public sewer. All inside city sanitary sewer user rates and charges shall be applicable to the area inside the annexation area.

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. Residential collection may include recycling for single family dwellings. Yard and bulky waste collection services are also provided the City. These services will be extended, upon request, to the annexed area within 90 days of the effective date of annexation.

Road and Street Construction and Repair: If any new public streets are constructed and appropriately dedicated in accordance with City standards on the property, the City will provide ongoing and routine maintenance similar to other streets within the jurisdiction of the City. The annexed property includes portions of Sugar Ridge Road, as shown on Exhibit A.

Signs and Lighting: Additionally, if new streets are developed within the site, traffic control and directional signage as well as street lighting will be furnished and installed by the property owner/developer according to established city policy or regulations.

Recreational Facilities and Programs: There is one dwelling under construction on the property proposed for annexation. All of the recreational areas and programs, current or future, provided for City residents will be made available upon the effective date of annexation to any current or 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 Rural Neighborhood Area and Natural 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 shall 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 Maury County for this service.

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

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.**

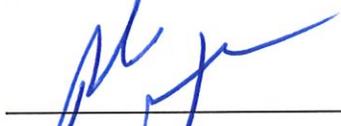
Ordinance No. 18-21 (Zoning Map), adopted August 20, 2018, is hereby amended and altered by changing the zoning classification of those certain parcels of real property described below and on Exhibit A (attached), from Maury County A2 (Rural Residential) to City of Spring Hill AG (Agricultural). In the State of Tennessee, County of Maury, and City of Spring Hill, a 148.88 acre portion of Tax Map 024, Parcel 08.00, which consists of approximately 149.98 acres, and being more particularly described in Exhibit A, attached hereto:

Exhibit A (attached)

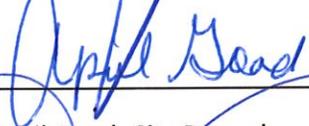
**SECTION 4:** In case conflict between this resolution or any part hereof, and the whole or part of any existing resolution of the City, the conflicting resolution is repealed to the extent of the conflict but no further. If any section, clause, provision or portion of the resolution is held to be invalid 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 20th day of April, 2020.

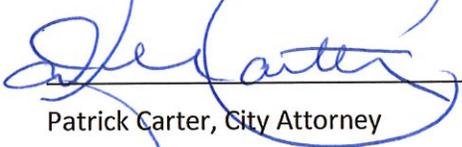
**This resolution shall take effect immediately upon adoption by the Board of Mayor and Alderman of the City of Spring Hill.**

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

ATTEST:

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

LEGAL FORM APPROVED:

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

# MEMORANDUM

**DATE:** April 20, 2020  
**TO:** Board of Mayor and Aldermen (BOMA)  
**FROM:** Steve Foote, AICP, Planning Director  
**SUBJECT:** ANX 799-2020 - 2251 Sugar Ridge Road  
Resolution No. 20-39



---

**ANX 799-2020:** Submitted by Anderson, Delk, Epps and Associates, Inc. for 2251 Sugar Ridge Road. The property contains approximately 149.98 acres and the applicant requests annexation into the City of Spring Hill. The property is within the Urban Growth Boundary of Spring Hill. Requested by Joe Epps.

**Property Description and History:** This property is located on the north side of Sugar Ridge Road. The property is contiguous to the city limits to the south provided the property in ANX 798-2020 has been annexed. The property contains 149.98 acres and is the site of a single-family home currently under construction in Maury County. The property owner is seeking annexation of 148.88 acres of the property into Spring Hill to acquire city water service to the home. The request excludes portions of the “in-use” right-of-way for Sugar Ridge Road.

**Planning Commission Recommendation:** The Planning Commission considered this request at their meeting on March 9, 2020 and recommended by a 5-0 vote, approval of the annexation and accompanying plan of services to the BOMA via Resolution 20-16.

**Access:** Primary access to the site is via Sugar Ridge Road. Sugar Ridge Road is classified as a Collector Street.

**Plan of Services:** Staff has prepared a Plan of Services in coordination with all applicable city departments. This document is included in your packet for review. This plan of services was reviewed by all applicable departments following submittal of the current annexation request. Staff has clearly discussed with the applicant that the annexation and plan of services would require that the applicant/property owner will be solely responsible for extending and installing all utility and other public improvements needed.

The property owner will be extending an 8” public water line across the frontage of the subject property, which will be used to provide a water connection to the property. Staff has requested a Letter of Release from the Maury County Water System utility district. The Maury County Water System was programmed to meet on April 13, 2020, but did not meet due to COVID-19. For that reason no response regarding the release from Maury County has been received. The Spring Hill Public Works Department will not permit any city water line to be extended prior to receipt of this letter.

The deed for the property extends to the center line of Sugar Ridge Road. To avoid annexing one half of a roadway (one lane), staff recommends that the “in-use” right-of-way adjacent to the portion of Sugar Ridge Road annexed with ANX 798-2020 consisting of 200’ be annexed. This 200’ area will be maintained by the City of Spring Hill. Other portions of the subject site recognized as “in-use” right-of-way for Sugar Ridge Road will not be annexed (see Exhibit).

**Land Use and Zoning:** Upon annexation, the zoning classification will be designated as AG, Agricultural. Regarding the question of overlaying a conservation easement on the 149 acre site, the applicant has indicated that the property owner is reluctant to do so at this time. From a zoning perspective, the subject site is Zoned Agricultural which has a minimum lot size of 5 acres. Future development of the site would be subject to Article 7.6, Hillside Slope District, which places restrictions on the development of lands with slopes exceeding 20%. Lands exceeding 25% slopes must be permanently maintained in their natural state and designated by a preservation easement.

**Spring Hill Rising: 2040:** The Spring Hill Rising: 2040 comprehensive plan shows this property as Rural Neighborhood Area and Natural Areas. Rural Neighborhood Areas are defined by agricultural uses, low density residential uses and limited low intensity non-residential uses where appropriate to preserve and enhance the rural character of the area. Natural areas preserve the natural character of the area and preserving the natural functions of the environment. This area preserves hillsides, hilltops, tree canopies and has limited density and intensity. The property contains one under construction single-family dwelling on the 149.98-acre tract.

**Recommendation:** Staff recommends that the Board of Mayor and Alderman adopt Resolution No. 20-39 approving ANX 798-2020 as forward by the Planning Commission (PC Resolution 20-16). Spring Hill public water lines will not be extended to the property unless and until the Maury County Water System utility district has provided the required "release" to the City of Spring Hill.

EXHIBIT A  
ANX 799-2020

ANNEXATION OF A PORTION OF MAURY COUNTY TAX  
MAP 024 PARCEL 08.00 LOCATED AT 2251 SUGAR RIDGE ROAD  
CONSISTING OF 148.88 ACRES

This sheet is an Exhibit to Resolution No. 20-39 adopted by the Board of Mayor and Aldermen of the City of Spring Hill, TN on the \_\_\_\_ of \_\_\_\_\_, 2020. The following described property is hereby annexed by the Board of Mayor and Aldermen of the City of Spring Hill and rezoned according to the attached Resolution.

Property Description:

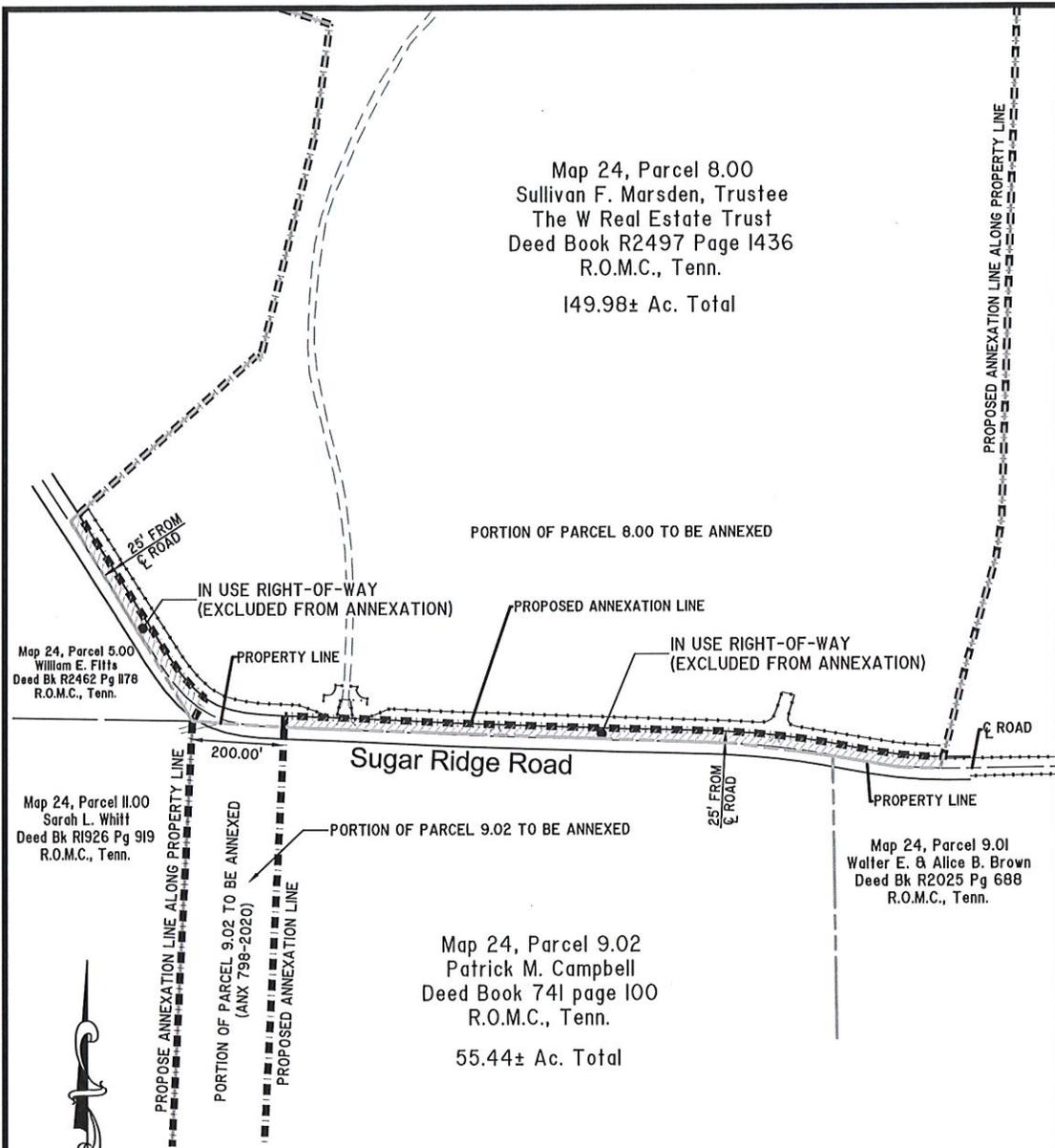
- A. Said land consists of the following property, also shown graphically below:
1. The 148.88 acres of Tax Map 024 Parcel 08.00 which includes 200' of the "in-use" right-of-way of Sugar Ridge Road as shown below and further described on Sheet 1 produced by Anderson, Delk, Epps & Associates, Inc. and attached hereto. Total acreage of Tax Map 024 Parcel 08.00 is 149.98 acres.

Annex 148.88 acres of Map 024, Parcel 08.00 which includes 200' of Sugar Ridge Road.



April Goad  
City Recorder  
City of Spring Hill

Map 24, Parcel 8.00  
 Sullivan F. Marsden, Trustee  
 The W Real Estate Trust  
 Deed Book R2497 Page 1436  
 R.O.M.C., Tenn.  
 149.98± Ac. Total



Map 24, Parcel 5.00  
 William E. Fitts  
 Deed Bk R2462 Pg 1178  
 R.O.M.C., Tenn.

Map 24, Parcel 11.00  
 Sarah L. Whitt  
 Deed Bk R1926 Pg 919  
 R.O.M.C., Tenn.

Map 24, Parcel 9.01  
 Walter E. & Alice B. Brown  
 Deed Bk R2025 Pg 688  
 R.O.M.C., Tenn.

Map 24, Parcel 9.02  
 Patrick M. Campbell  
 Deed Book 741 page 100  
 R.O.M.C., Tenn.  
 55.44± Ac. Total



NOT TO SCALE

**LEGEND:**

- = PROPERTY LINE
- = PROPOSED ANNEXATION LINE
- (c) = CENTERLINE OF ROAD (c)

**NOTE:**

INDICATES PORTION OF PARCEL 8.00 THAT IS EXCLUDED FROM ANNEXATION INTO THE CITY OF SPRING HILL. THE PORTION CONSISTS OF THE PROPERTY BETWEEN THE BOUNDARY AND 25' FROM THE CENTERLINE OF SUGAR RIDGE ROAD THAT IS NOT ADJACENT TO THE 200' PORTION OF MR. CAMPBELL'S PROPERTY (P/O PARCEL 9.02) THAT IS TO BE ANNEXED. AREA IS APPROXIMATELY 1.1± Ac.

Sheet 1 of 1  
 EXHIBIT MAP  
 Proposed Annexation  
 To  
 The City of Spring Hill

Property Map 24, portion of Parcel 8.00  
 3rd Civil District, Maury County  
 Deed Book R2497 Page 1436, R.O.M.C.

Date: 04-13-20 Not to Scale

**Anderson, Delk, Epps & Associates, Inc.**  
 618 Grassmere Park Drive, Suite 4  
 Nashville, Tennessee 37211  
 (615) 331-0809

**RESOLUTION 20-16  
OF THE PLANNING COMMISSION  
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND APPROVAL OF  
APPLICATION ANX 799-2020 (2251 SUGAR RIDGE ROAD) TO  
THE BOARD OF MAYOR AND ALDERMAN**

**WHEREAS**, pursuant to TCA 13-4-103, authority is granted to the Municipal Planning Commission to make recommendations relating to the plan and development of the municipality to public officials; and

**WHEREAS**, the Planning Commission had a regular meeting on the 9<sup>th</sup> day of March, 2020 and heard public testimony and input regarding application ANX 799-2020; and

**WHEREAS**, the Planning Commission considered the materials submitted by the applicant and the reports written by City Staff;

**NOW, THEREFORE BE IT RESOLVED**, that the Spring Hill Planning Commission forwards a recommendation of approval for application ANX 799-2020 to the Board of Mayor and Alderman, adopting the Plan of Services and Exhibit A.

Passed and adopted this 9<sup>th</sup> day of March, 2020.

  
\_\_\_\_\_  
Paul Downing, Chairman

  
\_\_\_\_\_  
Steve Foote, Secretary



# ANDERSON, DELK, EPPS & ASSOCIATES, INC.

*Engineering • Land Planning • Surveying*

618 GRASSMERE PARK DRIVE • SUITE 4

NASHVILLE, TENNESSEE 37211

Telephone 331-0809

Fax 331-0110

April 13, 2020

Mr. Steve Foote, Director of Planning  
City of Spring Hill  
5000 Northfield Lane, Building 500  
Spring Hill, TN 37174

**Re: ANX 799-2020**  
**2251 Sugar Ridge Road**

Dear Mr. Foote:

We appreciate the Board of Mayor and Alderman consideration of the above referenced Annexation. Our Client looks forward to being citizens of the City of Spring Hill. On Tuesday, April 7, 2020, you requested us to respond to some comments. We offer the following responses:

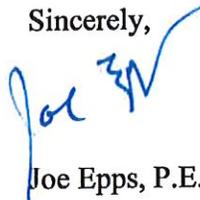
- Due to the Covid-19 Virus, we will not be able to provide any information from the Maury County Water System at this time. Mr. Tom Wolf sent a Release Request on behalf of our Client on February 20, 2020 to the Maury County Water System.

April 13, 2020

- Our Client is not planning on putting their property in a Conservation Easement or Land Trust in the near future. They have no current plans for additional homes on the 149 acre tract; however, they would like to reserve the right to build up to four (4) additional homes on the property for their parents and children. They also have no development plans and understand that the property is designated as rural in the 2040 Plan of Spring Hill.
- We have provided Exhibits as requested.

We want to thank Staff for their help and assistance with this Annexation. If you should have any questions or need any additional information, please call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joe Epps", with a stylized flourish extending from the end.

Joe Epps, P.E.