

RESOLUTION 21-43

A RESOLUTION FOR THE ANNEXATION OF 23.6 ACRES OF 3523 AND 3545 MAHLON MOORE ROAD, KNOWN AS MAURY TAX MAP 050 PARCELS 03.01, 03.02 AND 03.04, INTO THE CORPORATE LIMITS OF THE CITY OF SPRING HILL, TENNESSEE, AND ADOPTING A PLAN OF SERVICES

**(ANX 927-2021, 3523 AND 3545 MAHLON MOORE ROAD,
TAX MAP 050, PARCELS 03.01, 03.02 AND 03.04)**

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 January 11, 2021; and

WHEREAS, the City of Spring Hill contemplates annexation of the property known as Maury County Tax Map 050, Parcels 03.01, 03.02 and 03.04, consisting of approximately 23.6 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 Maury County Tax Map 050, Parcels 03.01, 03.02 and 03.04, consisting of approximately 23.6 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 of the subject property upon the effective date of annexation, with mutual assistance provided by the Maury County Fire Department or the City of Columbia. The subject property is not currently served with a water main to provide fire flow and protection to the utility building structure located on the property.

Should the subject property be developed and occupied with more intensive residential uses, the property owner shall be responsible for extending a water main from available water mains located on Southern Springs Boulevard and/or east of the subject property on Denning Lane 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.

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 DREMC (Duck River Electric Membership Corporation).

Public Water Service: Public water service is available and provided by the City of Spring Hill Water Systems to the subject property. Water Service is available to the subject property and is served by a 10" water line along Mahlon Moore Road. The site is located within the City's Southside Pressure Zone. Modeling Results of Spring Hill's water system show that with Tanks at 50% capacity (elevation 883), the site (at elevation 705) will see static pressures in the range of 76 psi. The site can also meet Spring Hill's minimum requirement to flow a 750 gpm fire flow while maintaining 30 psi.

The property owner/developer shall be solely responsible for extending water service to the subject property and any required water main extensions. Should the property owner/developer develop the subject property a water main extension shall be required to connect from the 10" water main along Mahlon Moore Road and to the 6" water main along Rob Lane to optimize water flow and pressures and to provide redundant water supply to the subject property. All utility installations shall comply with all applicable State of Tennessee and City of Spring Hill standards and requirements.

Public Sanitary Sewer Service: – Sewer to this site is not currently available. Upgrades to the City's Sewer System downstream from this site, west of Mahlon Moore Road and crossing under Kedron Road, will be necessary. This downstream section has been evaluated in detail and was determined not to have the capacity for additional flows. Prior to additional flows being added to the existing sewer system, upgrades must be performed. All utility installations shall comply with all applicable State of Tennessee and City of Spring Hill standards and requirements.

Furthermore, the developer was planning to utilize the Maury County School Systems lift station at the Battlecreek Middle School site. The lift station and/or its receiving lines have not been dedicated to the City of Spring Hill, and the City is not able to grant permission for its use to serve a residential development project. If the property were to be developed, and the developer proposed to install their own lift station, the City has no nearby downstream gravity sewer with sufficient available capacity to carry the flow to the wastewater treatment plant. The City's recent flow and capacity studies have identified certain required upgrades to the collection system downstream from this site to allow future growth upstream. At this time there are no immediate plans to design or construct these upgrades.

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. Residential collection may include recycling for single-family dwellings. Yard and bulky waste collection services are also provided by the City. 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 Mahlon Moore Road that is a public street maintained by the City of Spring Hill.

Should the property owner develop the subject property for a more intensive residential land use, the property owner shall prepare and submit to the City a Traffic Impact Study if required depending upon proposed development that fully assesses the impact of the residential development upon the surrounding street network including Mahlon Moore Road. 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 development 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 the surrounding street network that may include a requirement for an emergency access lane to be provided. The City reserves the right to restrict such access to emergency access only in order to preserve the rural residential character of Mahlon Moore Road given its classification as a "local" street.

Signs and Street 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.

Recreational Facilities and Programs: There is one utility building 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 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. The 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 the City shall apply 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, the City of Spring Hill relies on Maury County for this service.

Schools: The entire annexation area is served by the 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.

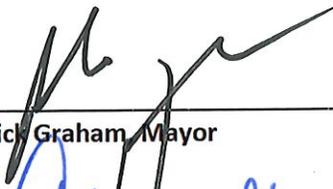
Ordinance No. 18-21 (Zoning Map), adopted August 20, 2018, is hereby amended and altered by changing the zoning classification of those certain parcels of real property described below and on Exhibit A (attached), from Maury County A1 (Rural Residential) to City of Spring Hill AG (Agricultural). In the State of Tennessee, County of Maury, and City of Spring Hill, Tax Map 050, Parcels 03.01, 03.02 and 03.04, consisting of approximately 23.6 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 15th day of March, 2021.

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



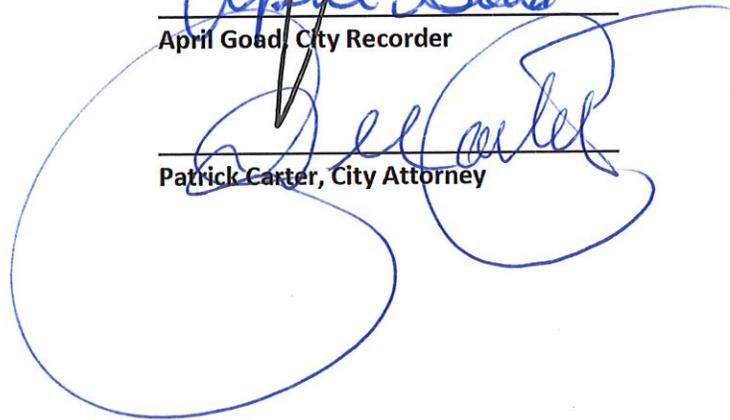
Rich Graham, Mayor

ATTEST:



April Goad, City Recorder

LEGAL FORM APPROVED:



Patrick Carter, City Attorney

EXHIBIT A
ANX 927-2021

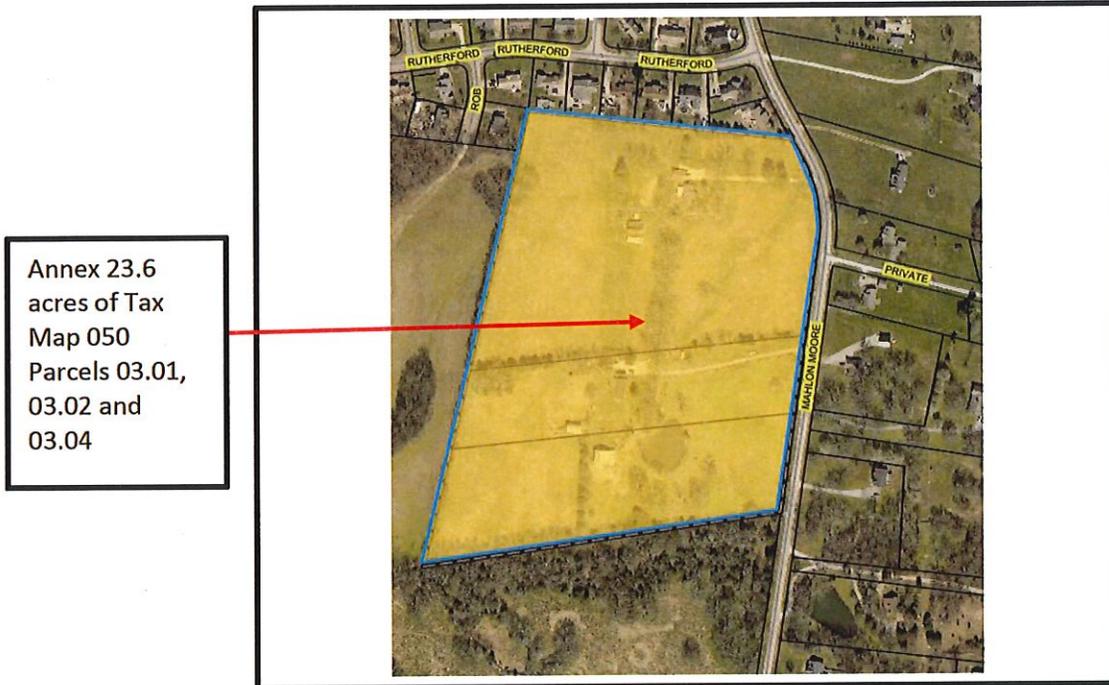
ANNEXATION OF 23.6 ACRES OF 3523 & 3545 MAHLON MOORE ROAD
CURRENTLY KNOWN AS MAURY COUNTY TAX MAP 050
PARCELS 03.01, 03.02 & 03.04

CATHEY & MURPHY PROPERTY ANNEXATION (3523 & 3545 Mahlon Moore Road)

This sheet is an Exhibit to Resolution No. 21-43 adopted by the Board of Mayor and Aldermen of the City of Spring Hill, TN on the 15th of March, 2021. 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 shown graphically below and as described on page 2 and 3 attached hereto:
1. The 23.6 acres of Tax Map 050 Parcels 03.01, 03.02 and 03.04, as shown below.



April Goad

City Recorder
City of Spring Hill

This instrument was prepared by:

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

CITY OF SPRING HILL
RECORDING OF ANNEXATION

| | |
|----------------------------------|-----------------------|
| BK/PG: R2721/1023-1029 | |
| 21006984 | |
| 7 PGS:AL-MISCELLANEOUS | |
| JANE BATCH: 246249 | 03/30/2021 - 02:46 PM |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 35.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 37.00 |
| STATE OF TENNESSEE, MAURY COUNTY | |
| JOHN FLEMING | |
| REGISTER OF DEEDS | |

ACKNOWLEDGEMENT

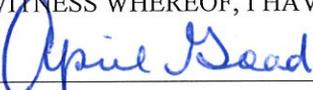
Pursuant to Tennessee Code Annotated Section 6-51-101 et seq., the property described as "ANX 927-2020, 3523 and 3545 Mahlon Moore Road" Maury County Tax Map 050, Parcels 03.01, 03.02 and 03.04, containing approximately 23.6 acres is hereby annexed to the corporate limits of the City of Spring Hill, Tennessee.

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 21-43 (ANX 927-2021) 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 March 15, 2021.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AS OF THE 29th DAY OF MARCH, 2021.



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 29th day of March, 2021.



Debbie Loveless, Notary Public



My Commission Expires: July 23, 2024