

## STAFF MEMORANDUM

TO: Board of Mayor and Aldermen  
Carter Napier, City Administrator

FROM: Vernon Gerth, Interim Development Services Director  
Tyler Scroggins, Public Works Director

DATE: July 6, 2026

SUBJECT: Legacy Pointe Update – Construction of Temporary Intersection for  
Crossings Boulevard and Kedron Road

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### RECOMMENDATION:

None provided for this discussion. Staff and representatives from the Legacy Pointe development team will be updating the Board of Mayor and Aldermen on the construction of the temporary intersection improvements at Crossings Boulevard and Kedron Road associated with the Legacy Pointe development and to be aware of the resulting changes in service levels.

### BACKGROUND:

The Legacy Pointe mixed-use development was approved by the Board of Mayor and Aldermen in 2022 through Ordinance 22-24 (December 19, 2022) and was subject to several conditions of approval.

The project includes the extension of Crossings Boulevard, an arterial roadway, to its intersection with Kedron Road, another arterial roadway. As part of the development approval, transportation improvements identified in the project's Master Traffic Impact Study were required. That the latest revision of the Master TIS dated March 16, 2026, was recently approved by the Spring Hill Municipal Planning Commission.

Since that approval, City staff and representatives of the Legacy Point development team have met weekly to coordinate the scope, timing, and sequencing of both the temporary and permanent intersection improvements. Because the road improvements will require a permit from the Tennessee Department of Transportation (TDOT), the group has worked closely with TDOT representatives throughout the review process to ensure that both the temporary and final intersection improvements meet the TDOT and City requirements.



The temporary intersection improvements at Crossings Boulevard and Kedron Road were presented to both the Transportation Advisory Committee and the Board of Mayor and Aldermen last fall. Based on the updated traffic analysis, the intersections in the immediate area and movements are expected to operate at or within the City's adopted Level of Service (LOS) standards of D and E. The only anticipated exception is the traffic travel south from Old Kedron Road toward Reserve Boulevard during peak travel periods as Phases 1A, 1B, 2A, and 2B near full occupancy and while the permanent improvements to Kedron Road are under construction.

Following the presentation, the Board of Mayor and Aldermen will have ample opportunity to ask questions and discuss the proposed improvements.

**FINANCIAL IMPACT:**

The project developer will assume all costs related to installing and maintaining these temporary improvements. A performance bond has been submitted. The construction of the improvements is anticipated to commence within thirty (30) days with completion in ninety (90) days.

**SUPPORTING DOCUMENTS:**

Attached are exhibits that illustrate the design and the expected Levels of Service after the initial phasing is constructed and occupied as per restrictions established by the sewer moratorium, including project phases 1A, 1B, 2A, 2B. Traffic Engineers Gerald Bolden and Kennedy Adams will have a video of the model that visually illustrates the impact on traffic in the immediate area.



City of Spring Hill | Development Services  
199 Town Center Parkway  
Spring Hill, Tennessee 37174