

Spring Hill Planning Commission Voting Meeting



TO: Spring Hill Planning Commission
FROM: Kali-Flynn Burke, Associate Planner
MEETING: August 10, 2026
SUBJECT: FPM 2092-2026 (Mountain View Ph. 1 & 2)

FPM 2092-2026: Submitted by Crunk Engineering for **Mountain View Ph. 1 & 2**. The property is located north of Buckner Road and east of Main Street. It is zoned (R-6) multi-family and is approximately 27.53 acres.

Update: This item was discussed on July 13, 2026, and was deferred for 30 days.

Planning Commission:

1. Concerns were brought up on the constructability of the sewer line behind the townhomes. Additional information on how the line is to be constructed was requested.
 - a. The applicant met with the contractor for the Notting Hills project and agreed to the following conditions:
 - i. The HOA will notify all owners prior to boring the proposed sewer line.
 - ii. A foundation survey will be completed prior to any work being done.
 - iii. Trenching will be limited to the areas for each bore pit per approved plans for Notting Hills.

Staff: No Additional Comments

Request: The applicant is requesting a final plat modification to add a sewer easement that extends from the adjacent development called Notting Hills. The sewer easement is needed to provide sewer service to Notting Hills. The applicant is proposing to bore within the easement to connect Notting Hills to an existing sewer line in Mountain View. The approval of this easement shall not reflect an approval of any details regarding installation. The applicant shall be required to obtain approval from the City of Spring Hill prior to installation of utilities.

Property History & Background: The proposed final plat revision is located on the north side of Buckner Road within Phases 1 and 2 of the Mountain View Subdivision, formerly known as The Preserve at Spring Hill.

A sketch plan (SKP 551-2018) and site concept plan (SPC 707-2019) were previously submitted for development of the entire property. The original sketch plan proposed 163 dwelling units. However, the project encountered challenges related to utility service due to topographical constraints.

On December 16, 2019, the Board of Mayor and Aldermen approved a Development Agreement addressing the proposed water system that would serve the site.

The Planning Commission approved STP 781-2019 on January 13, 2020, allowing The Preserve at Spring Hill to be constructed in a single phase consisting of 100 townhome units.

On March 25, 2022, the Planning Commission approved SPM 1184-2022, revising the development from one phase to two phases. Phase 1 was approved for 46 units, while Phase 2 was approved for 54 units.

FPL 1251-2022 for Mountain View Phase 1 was approved by the Planning Commission on July 25, 2022, for the development of 46 townhome condominium units.

STP 781-2019 was amended and approved by the Planning Commission on November 13, 2023, to update the building elevations.

FPL 1560-2024 for Mountain View Phase 2 was approved by the Planning Commission on March 11, 2024, for the development of 54 units and the dedication of associated easements

Bulk, Area, and Zoning Requirements: This site meets the setback and area requirements for R-6 zoning from the approved site plan.

Access and Site Circulation: The development is served by two private roads. Mountain View Drive connects to Buckner Road and extends north-south through the site. Mountain View Court extends east-west and terminates in a hammerhead turnaround on the western end of the development.

Streets and Sidewalks: Sidewalks are provided along all of the site frontage.

Utilities: Spring Hill Water instructed the applicant to make the sewer easement 60' wide when the line will be greater than 12' deep. The proposed sewer will be jack and bore with a steel encasement, therefore, the 20' wide easement would be acceptable. However, in locations where the easement changes direction, wider sections will be necessary for maintenance. The applicant has revised the plat to provide a 50-foot-wide easement in the area south of Unit 12 where the sewer alignment changes direction.

The existing homes proximity to the proposed 20' easement would require the applicant to notify residents prior to commencement of boring. Also, the applicant shall conduct and fund a professional, third-party physical inspection and photographic documentation, including coordination with the homeowners and HOA, of all adjacent structures and homes before boring begins. This assessment will establish a baseline of existing conditions to identify, prevent, and settle any structural damage claims resulting directly or indirectly from the boring operations.

Staff has concerns regarding public safety during construction due to the open bore pits that will be required for installation of the proposed sewer line. To protect nearby residents and prevent unauthorized access, staff recommends that all open excavation areas be enclosed with temporary chain-link fencing equipped with privacy/sight-block fabric for the duration of construction until the excavations have been properly backfilled or otherwise secured.

Recommendation: Staff recommends **approval** of FPM 2092-2026 (Mountain View Ph. 1& 2) with the following conditions of approval.

Standard Conditions:

1. All previous conditions of approval must be adhered to.
2. The applicant shall be responsible for recording the final plat and providing two recorded copies to the City.
3. The method of installation for any future utilities shall be subject to approval by the City of Spring Hill.
4. Construction plan revision will be required to ensure that any new sewer connection meets UDC, Sewer Specifications, and TDEC regulations.
5. If any new sewer connections are proposed, revised utility flow and capacity analysis for sewer services is required. A study or analysis to evaluate the capacity of existing sewer utility infrastructure to serve proposed development and identify required public utility infrastructure improvements necessary to be constructed in order to adequately and sufficiently serve the proposed development if approved. The cost of preparing the water and sewer capacity analysis shall be the responsibility of the applicant (Ord. 21-14).
6. Record drawings of the entire project will be required if any design revisions are approved and constructed. This will be required before the infrastructure is considered acceptable and deemed operational. Record drawing submittal shall include the full design set in both electronic files and hard copies. The electronic files must be geographically referenced to NAD83 and NAVD88 and provided in a format that can be integrated into the City GIS and must meet all City requirements.
7. Any proposed grading outside of the property line shall have a signed letter of consent or proof of temporary easement from the adjacent property owner prior to the issuance of a grading permit.

8. No sewer hookups shall be allowed until corresponding infrastructure is installed, tested, and accepted by the City.
9. Any proposed grading outside of the property line shall have a signed letter of consent or proof of temporary easement from the adjacent property owner prior to the issuance of a grading permit.
10. No trenching shall be performed outside of the proposed bore pits.
11. Contractor shall provide a means to track the boring head during the entire operation and verify that the proposed alignment is maintained to + or - 1 ft from the approved alignment.
12. The applicant must provide complete and sufficient information in the applicable design, satisfactorily addressing the City Engineer's comments before any permits or a pre-con meeting can occur. Any disagreement on information, design, or accuracy of information between the City Engineer and applicant that cannot be resolved must be heard by the Planning Commission for a final determination.
13. Any additional requirements as determined during construction for the sole purpose of meeting public health, safety, and welfare as determined by the City Engineer, Development Director, and City Administrator will require field changes or site design revisions as necessary to fully address the concerns. Site layout changes required to meet public health, safety, and welfare will be reviewed by the Planning Director or Development Director to determine if the project will be required to go back through the Planning Commission approval process. The development representative will hold the right to go before the Planning Commission if resolutions to address concerns between staff and the development cannot be agreed upon.

Site Specific Conditions:

1. The existing HOA will be required to notify all owners prior to the commencement of any work within the proposed utility easement.
2. Prior to the commencement of construction, the applicant shall install and maintain temporary chain-link fencing with sight-block (privacy) fabric around all open bore pits and excavations associated with the sewer installation. The fencing shall remain in place until the excavations have been backfilled or otherwise secured to the satisfaction of the City.
3. Any changes to the proposed easement shall be approved by the planning commission.
4. The proposed easement may require changes due to subsequent engineering review of the proposed utility.
5. A foundation/building survey shall be required to be performed and submitted to the City prior to boring of any infrastructure.