SPRING HILL
TENNESSEE

STAFF MEMORANDUM

TO: Board of Mayor and Aldermen

FROM: Vernon Gerth | Interim Development Services Director
Gilles Morin | Senior Planner
J. Carter Napier | City Administrator

DATE: 11/2/2026

SUBJECT: Resolution regarding Alternative wastewater treatment system for 3085, 3071, 3063, and 3057 Miles Johnson Parkway (Keystone Outdoors)

STAFF RECOMMENDATION:
That BOMA authorize staff to prepare resolution supporting an alternative wastewater treatment system so the applicant can move forward with a more detailed design.

BACKGROUND:
Staff received a request from the applicant to move forward with an on-site septic system. The property consists of four contiguous parcels - Tract A, Lot 3, Lot 4, and Lot 5 - totaling approximately 10.7 acres. Tract A is in Maury County, while the other parcels are in Williamson County. All four parcels are within the Spring Hill city limits. The property is zoned (C-4) General Commercial District and designated Community Commerce Area by the comprehensive plan. The project is an approximately 51,000 sf commercial building with associated parking, accesses, and stormwater detention. Keystone Outdoors proposes to develop a privately owned and operated onsite sewage disposal system designed for a total projected wastewater flow of 450 gallons per day.

If the on-site system can proceed, a special use permit and site plan would be required after the MOU.

Staff findings:

1. The conceptual plan does not show any improvements within the Special Flood Hazard Area or Tract A. Tract A has a note indicating it will be dedicated to Spring Hill.

2. The conceptual plan does not appear to show the drain field.

FINANCIAL IMPACT:
There is no immediate or short-term municipal cost because the expense of designing, permitting, installing, and maintaining the system is borne entirely by the developer. When the city does have additional capacity, allowing continued use of the septic system would cause Spring Hill Water to lose predictable, recurring monthly sewer utility fees. Therefore, this system should not be designed to function in perpetuity and thus should be designed to be decommissioned when sewer capacity is available. At that time the property should be connected to city sewer.

SUPPORTING DOCUMENTS:
Supporting documents are attached.

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