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 on potential Alternative wastewater treatment system for 3523, 3545 Mahlon Moore Road

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

BACKGROUND:
Staff received a request from the applicant to move forward with an alternative wastewater (Bio Clere) system for three tracts of property located on west side of Mahlon Moore Road, known as 3523, and 3545 Mahlon Moore Road. The property is zoned (AG) Agricultural District and is approximately 23.68 acres. The property is designated Residential Neighborhood Area by the comprehensive plan. The applicant would like to rezone from AG to R-2 (Single-Family District). The project would consist of 32 single family detached lots with public streets.

If the request for an on-site system can proceed, a rezoning application, preliminary and final plat would be required after the MOU.

Staff findings:

1. Is the 50% "reserve or repair area" adequate?

   From City of Spring Hill, TN, Design Requirements for Decentralized Wastewater Systems:
   General System Requirements
   - 50% reserve soils for sites not connected to CITY gravity sewer onsite
   - 100% reserve soils for sites with design flow less than 1,500 gpd (gallons per day)

2. This request is not for a “by right” development. It would require rezoning and plat approval.

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 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. However, the proposed system is preferred by Spring Hill.

SUPPORTING DOCUMENTS:
Supporting documents are attached.

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