

STAFF MEMORANDUM

TO: Board of Mayor and Aldermen

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

DATE: 10/5/2026

SUBJECT: Resolution regarding Alternative wastewater treatment system for White Hall Addition

STAFF RECOMMENDATION:

Staff recommends the Board of Mayor and Alderman provide approval in concept so the property owner can move forward with a more complete design that can be submitted to TDEC.

BACKGROUND:

Staff received request from the applicant to move forward with an alternative wastewater system for property located on the south side of Duplex Road, known as 2540 Duplex Road. The property is zoned (C-D-E1) Downtown Edge 1 Sub-District and is approximately 2.87 acres. The proposed building is a two-story, approximately 18,000 square foot structure with a mix of office and restaurant uses. The applicant estimates 50 employees and 25 customers resulting in 950 GPD and would include a 2,000 gallon septic tank. Planning staff completed a preliminary review resulting in no initial concerns.

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 nor expected to function in perpetuity.

SUPPORTING DOCUMENTS:

Supporting documents are attached.