

MEMORANDUM

March 4, 2010

TO: Board of Mayor and Aldermen

FROM: Eric J. Gardner, P.E., Director of Engineering
Eric S. Stuckey, City Administrator
David Parker, P.E., CIP Project Executive
Mark Hilty, P.E., Water Management Director

SUBJECT: Villages at Clovercroft Sanitary Sewer Appeal

Purpose

The purpose of this memo is to bring forward an appeal from the Jones Company regarding the City staff's requirements for sanitary sewer for the Villages at Clovercroft Subdivision.

Background

The Villages at Clovercroft has been developed by the Jones Company. There are three lots within the subdivision on the north side of Chester Stevens Road. On July 21, 2006, sanitary sewer plans for the subdivision were approved by the City. Sanitary sewer for the previously mentioned lots was to be through an adjacent development to the south, Hurstbourne. The approved plans for the Hurstbourne sanitary sewer system would have extended sewer to within approximately 100-150 feet of the Villages at Clovercroft subdivision, specifically the three lots on Chester Stevens. Jones Company was to construct the short segment of sewer between the lots and Hurstbourne's closest manhole, per their approved plans.

At this time, Hurstbourne has not completed the sanitary sewer construction and has estimated that it may be three years or more before they complete it due to the economy. Jones Company would like to build houses on the lots but would like to install a low pressure system to serve the lots. This proposed low pressure system would tie into the Ivy Glen Subdivision, which is directly to the east of the Villages at Clovercroft Subdivision.

City Engineering and Water Management staff have reviewed this request for the low pressure system and informed Jones Company that they would not allow the low pressure, but would need to construct the sanitary sewer as originally proposed as a gravity sewer. In order to tie into the sewer in the Hurstbourne Subdivision, Jones Company would have to extend the sewer an additional 600-700 feet. At this time Jones Company is appealing the decision of City staff and would like to be allowed to install the low pressure system.

Financial Impact

None.



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Recommendation

The State of Tennessee sewer design standards states “**Low-pressure systems should be considered for situations in which gravity sewers are extremely costly or impractical, such as rock or high groundwater table.**” Based on the assessment that the construction of a gravity sewer is neither impractical nor cost prohibitive, staff recommends requiring the installation of a gravity sanitary sewer system and disapproving the appeal of Jones Company.



CLOVERCROFT

Villages at Clovercroft

Lots and Location of proposed
sewer extension

Hurstbourne

MURFREESBORO

MURFREESBORO