

ORDINANCE NO. 2024-010

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO
AMEND, BY CLEAN UP AND CLARIFICATION, CERTAIN PROVISIONS OF THE
LAND DEVELOPMENT ORDINANCE**

WHEREAS, the Board adopted a comprehensive update to the Town's Land Development Ordinance ("LDO") to be effective July 1, 2024; and

WHEREAS, Town Staff has identified certain minor provisions within the LDO that require clarification and clean-up to the updated LDO; and

WHEREAS, Town Staff and the Planning Commission recommend changes to amend various sections throughout the LDO in order to clean up and clarify various standards, regulations, and requirements; and

WHEREAS, the Planning Commission has reviewed these proposed changes and has recommended that the Board of Mayor and Aldermen adopt the amendments to the LDO as proposed herein; and

WHEREAS, the Board of Mayor and Aldermen has reviewed the Land Development Ordinance and has determined, based upon the recommendations of Town Staff, the Planning Commission, and the record as a whole, that the proposed amendments are consistent with the General Plan, will not have a deleterious effect on the Town, makes improvements to the LDO, and are in the best interest of the Town.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, as follows:

Section 1. That the Town of Thompson's Station's Land Development Ordinance is hereby amended by adopting the changes as set out in Exhibit A attached hereto and incorporated herein by reference. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Land Development Ordinance document with the date of BOMA approval and said document shall constitute the Zoning Ordinance and Subdivisions Regulations of the Town.

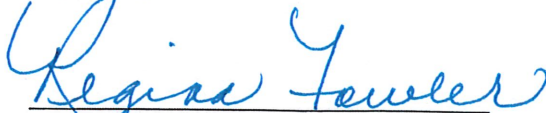
Section 2. If any section or part of the Land Development Ordinance, including any amendments thereto, is determined to be invalid for any reason, such section or part shall be deemed to be a separate and independent provision. All other sections or parts shall remain in full force and effect. If any section or part of the Land Development Ordinance is invalid in one or more of its applications, that section or part shall remain in effect for all other valid applications.

Section 3. This ordinance shall take effect immediately upon the publication of its caption in a newspaper of general circulation after final reading by the Board of Mayor and Aldermen, the public welfare requiring it.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the 14th day of January, 2024. 2025.

Brian Stover, Mayor

ATTEST:



Regina Fowler, Town Clerk

TSPC Recommendation: 10-22-24

Passed First Reading: 11-12-24

Passed Second Reading: 1-14-2025

Public Hearing on the 1-14-24 at 6:00 p.m., after being advertised in *The Williamson Herald* Newspaper on the 12th day of December, 2024.

APPROVED AS TO FORM AND LEGALITY:

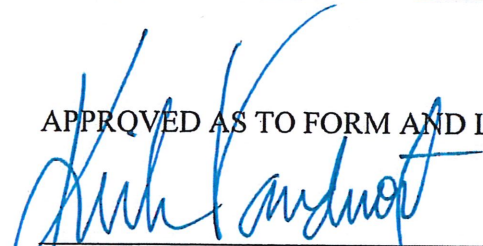

Town Attorney

EXHIBIT "A"

Words noted with a ~~strikethrough~~ are to be deleted and words in **red text** includes new language to be added.

Section 2.3(b) Public Notice- revision to clarify public notice standards

a) Content

Notices for public meeting or hearing, whether by publication or mail, shall, at a minimum:

- (i) Identify the address or location of the property subject to the application.
- (ii) Specify the date, time, and place of the public meeting or hearing.
- (iii) Describe the subject property(ies) involved by street address, tax map/parcel number, and/or the nearest street, and project area (acreage).
- (iv) Describe the nature, scope, and purpose of the application or proposal.
- (v) Identify the location (e.g., Town Hall, Community Development Office, etc) where the public may view the application and related documents.
- (vi) Include a statement that the public may appear at the public meeting or hearing, be heard, and submit evidence and written comments with respect to the application.
- (vii) Include a statement describing where written comments will be received prior to the public meeting or hearing.
- (viii) **Be mailed to adjacent property owners within 1056 feet of the subject property shall be sent notice by first class mail.**
- (ix) **The applicant for the request shall be responsible for this particular Public Notice and shall provide a signed Public Notice Affidavit assurance that the Public Notice is accomplished per this Ordinance.**

~~b) Timing of Adequate Notice~~ **Public Notice Requirements for Applications**

~~Public Notice through an agenda shall be per the Tenn. Code Ann. and Town Code. Written or mailed notice, where required, shall be postmarked at least twenty one (21) calendar days prior to the Planning Commission or Board of Zoning Appeals meeting, as applicable.~~ **All notice, other than a meeting agenda, shall follow the requirements of Table 2.2 Public Notice Table.**

Table 2.2	Public Notice		
Application	Letter	Sign	Newspaper/Published
Plan of Services	N/A	N/A	10 Days prior to the Public Hearing at TSPC & 21 Days prior to the Public Hearing at BOMA
Annexation and Zoning	21 Days prior to the Public Hearing at BOMA	21 Days prior to the Public Hearing at BOMA	21 Days prior to the Public Hearing at BOMA

Rezoning	21 Days prior to the TSPC Meeting	21 Days prior to the TSPC Meeting	21 Days prior to the Public Hearing at BOMA (2 nd Reading)
Preliminary Plat (25 lots or more)	21 Days prior to the TSPC Meeting	21 Days Prior to the TSPC Meeting	No Special Notice Required to be Published*
PDP	21 Days Prior to the TSPC Meeting	21 Days Prior to the TSPC Meeting	No Special Notice Required to be Published*
BZA	21 Days Prior to the BZA Meeting	21 Days Prior to the BZA Meeting	21 Days Prior to the BZA Meeting
Neighborhood Meeting	10 Days Prior to Neighborhood Meeting	10 Days Prior to Neighborhood Meeting	N/A

* The Town publishes regular meeting dates and location for an entire calendar year in a paper of general circulation. Agendas are generally available for each regular meeting 7 days prior to the meeting date.

e) Public Notice Required

~~Particular Public Notice is required for an Annexation, Rezoning, Preliminary Plat of 25 or more lots, a Planned Development Plan of any size, a Special Exception, or a Variance with the following requirements:~~

- ~~(i) Adjacent property owners within 1056 feet of the subject property shall be sent notice by first class mail.~~
- ~~(ii) The applicant for the request shall be responsible for this particular Public Notice and shall provide a signed Public Notice Affidavit providing assurance that the Public Notice is accomplished per this Ordinance.~~

d) Notification Signs

~~For an Annexation, Rezoning, Preliminary Plat, or Planned Development Plan, a sign shall be posted on the subject property in such a manner to be easily visible from a public ROW at least twenty one (21) calendar days prior to the Planning Commission meeting. The sign shall be placed by the applicant after it is reviewed and approved by Town Staff. Annexation signs shall be per TCA requirements. The applicant shall provide a signed Public Notice Affidavit providing assurance that the Public Notice is accomplished per this Ordinance.~~

Section 2.4.4(j) Planned Development Plan Modification of Standards- clarify that use modifications are not permitted

j) Modification of Development Standards

As stated in Subsection (1), the PDP process is intended to encourage innovative land planning and design. In order to achieve the purpose and intent of a PDP, an applicant may request Modifications of the Development Standards (MOS) of this Ordinance. Modifications of Development Standards shall be reviewed by the BOMA as part of the PDP review, which may grant the MOS as requested, grant the MOS with modifications, or deny the MOS. However, in order to protect the overall purposes of this ordinance, the following standards shall not be modified through the PUD procedure: Floodplain and floodway standards; Ridgeline and Hilltop Protection Standards; and steep slope and critical lot standards, **permitted use standards as established by Table 4-4, and use conditions as established by section 4.6, 4.7, and 4.8.**

Section 2.4.8(j) Temporary Use Permits- clean up grammatical error

j) Temporary Use Permit

A Temporary Use Permit (TUP) shall be required for ancillary and intermittent use within the Town. A TUP shall require review and approval the TSPC. The TSPC shall consider each of the following impacts to the property, and surround properties, during the review of the TUP:

- (i) Site layout as it related to the permanent use(s) and overall site access/accessibility.

Section 3.4.1 Floodplain Regulations- General Provisions- updated the FEMA FIS and FIRM to new effective date

b. Basis for Establishing the Areas of Special Flood Hazard

The Areas of Special Flood Hazard identified in the Town of Thompson’s Station, Tennessee, as identified by FEMA, and in its Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM), Community Panel Numbers Beginning with map panel number 47187CO330F & including panels: 335F, 340F, 345F, 355F & 365F dated ~~September 29, 2006~~ **December 20, 2024**, along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

Section 3.5.2(f) Lot Standards- tree planting clarification

- (f) Landscapes common areas (such as community greens) and both sides of new streets with native species shade trees and flowering shrubs. These trees shall generally be located between the sidewalk or footpath and the edge of the street, within a planting strip not less than five (5) feet in width **and planted an average of 40 feet on-center.**

Sections 3.8.5 and 3.8.6 Required Typical Roadway Sections- clarify and clean up required typical sections

Two Lane Town Local

Two Lane Town Collector

Three Lane Town Collector

Two Lane Town Arterial

Four Lane Town Arterial

Two Lane Country Local

Two Lane Country Collector

Three Lane Country Collector

Two Lane Country Arterial

Four Lane Country Arterial

Typical Street Section Update																	
	Total ROW	Grass Strip	Sidewalk	Grass Strip	Shoulder	Curb/Gutter	Asphalt	Curb/Gutter	Median	Curb/Gutter	Asphalt	Curb/Gutter	Shoulder	Grass Strip	Sidewalk	MUP	Grass Strip
<u>Two Lane Town Local</u>	60	6.5	5	5		2.5	22					2.5		5	5		6.5
<u>Two Lane Town Collector</u>	60	4	5	5		2.5	22					2.5		5		10	4
<u>Three Lane Town Collector</u>	70	3	5	5		2.5	34					2.5		5		10	3
<u>Two Lane Town Arterial</u>	82	3	6	5		2.5	11	2.5	18	2.5	11	2.5		5		10	3
<u>Four Lane Town Arterial</u>	104	3	6	5		2.5	22	2.5	18	2.5	22	2.5		5		10	3
<u>Two Lane Country Local</u>	60			5	4		24						4	10		10	3
<u>Two Lane Country Collector</u>	60			4	6		24						6	6		10	4
<u>Three Lane Country Collector</u>	70			4	6		34						6	6		10	4
<u>Two Lane Country Arterial</u>	70			5.5		2.5	12		14		12	2.5		6		10	5.5
<u>Four Lane Country Arterial</u>	100			8.5		2.5	24		14		24	2.5		6		10	8.5

Table 4-10: Summary Table of Sign Standards

TABLE 4-10: SUMMARY TABLE OF SIGN STANDARDS							
Sign or Device	Base District	Maximum Number	Maximum Sign Area in Square Feet (additional notes for each sign)	Maximum Height in Feet	Maximum Setback in Feet	Timing	Conditions
Monument	T3, T4, T5, NC, CC, IL, IM	1-per-entrance/-exit	60-80	6-8	5-from-ROW	NA	NA
If not otherwise regulated ¹	All Residential	2	Individual: 6 Total: 12	6	ROW	NA	NA
If not otherwise regulated ¹	All Nonresidential	2	Individual: 32 Total: 64	6	ROW	NA	NA
Notes:							
¹ : Except as permitted by TCA 2-7-143.							
NA = Not Applicable							

Section 5.2.3 Sidewalks- add new subsection to clarify pedestrian connections.

5.2.3 Pedestrian Ways

In addition to other required sidewalks, multi-use paths, and pedestrian ways required by this ordinance, sidewalks and pedestrian ways shall be included within all developments, connecting any structure, parking area, and required open space to public frontages. Sidewalk minimum widths shall be provided as required by Table 3.20 Sidewalk Widths. Multiuse Paths and any other pedestrian way widths may be set with the approval of the TSPC. Any provided pedestrian way shall be exclusive of encroachments such as utility poles, fire hydrants, parking meters, sign standards, street furniture, etc. Sidewalks shall be designed and constructed to comply with ADA Standards, as amended.