

ORDINANCE NO. 2026-009

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO
AMEND CERTAIN PROVISIONS OF THE LAND DEVELOPMENT ORDINANCE
RELATED TO MODIFICATIONS OF DEVELOPMENT STANDARDS**

WHEREAS, Town Staff and the Planning Commission is recommending changes to certain provisions of the Town's Land Development Ordinance ("LDO") to amend various sections throughout the LDO in order to establish criteria for complete submittals; 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.

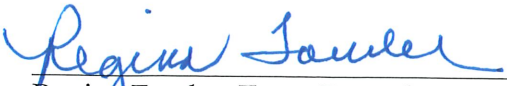
Section 3. This ordinance shall take effect immediately upon the publication of its caption in a newspaper of general circulation after final reading by the Board of Mayor and Aldermen, the public welfare requiring it.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the 19th day of May, 2026.



Brian Stover, Mayor

ATTEST:


Regina Fowler, Town Recorder

Passed First Reading: 4-14-2026

Passed Second Reading: 5-19-2026

Submitted to Public Hearing on the 5-19th-2026, at 6:00 p.m., after being advertised in the *Williamson Herald* Newspaper on the 23 day of April, 2026.

Recommended for approval by the Planning Commission on March 24, 2026.

APPROVED AS TO FORM AND LEGALITY:

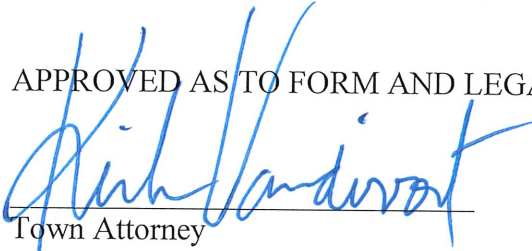

Town Attorney

EXHIBIT "A"

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

Section 5.3.4 Modification of Development Standards

The TSPC may modify the strict compliance of the Development Standards in Section 5.3, if requested by the applicant. To be qualified for a Modification of Development Standards, the project must contain 75,000 square feet of commercial, office, or retail floor area and be located on a development lot of 10 acres, or greater. If the TSPC finds that a Modification of Development Standards is warranted, the TSPC shall make a finding of fact that granting such a modification shall not have the effect of nullifying the general intent and purpose of these Section 5.3 regulations. Where the TSPC concludes that the purpose of these regulations may be specifically served to an equal or greater extent by an alternative proposal, condition, or circumstance, it may approve such a modification to these Section 5.3 regulations.