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LDO COMPREHENSIVE UPDATE: What's Changed

The All Aboard Comprehensive Update to the Thompson's Station Land Development Ordinance (LDO Update) is the culmination of more than 3 years of comprehensive planning efforts by the Town. To stay current on changes and latest updates to the LDO Update Process, visit: <https://www.thompsons-station.com/2539/NEW-LDO-Updates>. If you have questions or comments please call (615) 794-4333 or email Micah Wood mwood@thompsons-station.com or Micah Sullivan msullivan@thompson-station.com.

The LDO Update changes in total are broad in scope and, thus, too numerous to allow for a redline document to identify each revision. This memorandum provides a generalized list of changes, per Article and per Section, from the Current LDO to the LDO Update. This list is general in nature and by no means itemizes each and every change in the LDO Update.

Table Key:

Text in red reflects actions to delete, extensively edit, or reorder section(s) of the Current LDO.

Text in blue reflects high level changes to the LDO Update.

Text in green reflects changes from the Public Draft of the LDO Update to the Adoption Draft of the LDO Update.

Note- from the Public Draft to the Adoption Draft, there have been formatting, grammar, and other editing revisions not otherwise noted in the Article-by-Article overview.

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Current LDO	LDO Update
<p>Article 1: General Provisions</p>	<p>Article 1: General Provisions Minor changes throughout the Article, particularly to Section 1.1 & 1.2.</p>
<p><u>1.1 Authority and Applicability</u></p>	<p><u>1.1 Authority, Applicability, Select Provisions, and Effective Date</u> Changes to augment the overall authority of the LDO. Several sections were added for clarity.</p> <ul style="list-style-type: none"> • 1.1.8 adds the Concurrency provision to ensure that development decisions are consistent with the AA Plans.
<p><u>1.2 Intent</u></p>	<p><u>1.2 Intent and Purpose</u> This subsection has been overhauled to remove distinction between transect and use zones and to provide a very clear itemized list of the stated intent and purpose of the LDO.</p>
<p><u>1.3 Definitions</u></p>	<p><u>1.3 Definitions</u> Select definitions were rewritten and refined throughout this subsection.</p> <ul style="list-style-type: none"> • Definitions of Planned Development Plan (PDP), Development Agreement (DA), Endangered/threatened Flora, Invasive Plant Species, & Native Plant Species have been added. • Right-of-Way was noted synonyms with ROW. • Food Truck definition has been refined to remove on-street parking as part of the definition. • Natural Vegetation definition has been refined to clarify region is Middle Tn

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<p>Article 2: Section Plans This article was deleted in its entirety, since the Concurrency provision in Article 1 allows for the All Aboard (AA) Future Land Use Map to function in a similar fashion to the Sectors and Sectors Map. The Community Types are similarly replaced with the Character Areas in the AA General Plan and Future Land Use Map. Civic Types have been eliminated and a new Open Space regulatory standard utilized in the LDO Update Article 5, Section 5.4.</p>	<p>Article 2: Approval Authority and Procedures New Article 2 establishes the approval authority per commission and board, as well as enumerating in a step-by-step manner the procedure for each plan type and permit required by the LDO. Portions of this new Article were taken from Current LDO Article 5 and portions were extensively updated to provide for more clarity in the development review process.</p>
<p><u>2.1 Sector Plan Adopted</u> Section deleted.</p>	<p><u>2.1 Decision-Marking and Review Bodies</u> This section clearly establishes the decision-making bodies and their responsibilities.</p>
<p><u>2.2 Community Types</u> Section deleted.</p>	<p><u>2.2 General Development Review Requirements</u> This section provides for the LDO's general development review requirements.</p>
	<p><u>2.3 Public Notifications</u> This section outlines the public notification requirements for developments, including mailed notice and posted sign on properties with proposed development</p>
	<p><u>2.4 Specific Development Review Procedures</u> The section includes a subsection-by-subsection list out of development review processes by development type.</p> <ul style="list-style-type: none"> • 2.4.2 introduces a specified process for Annexations that codifies the Town's Annexation Policy. • 2.4.3 introduces new steps into the rezoning process, prior to any application for TSPC review. First, a neighborhood meeting is required.

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	<p>Second, a new Joint TSPC-BOMA meeting is established.</p> <ul style="list-style-type: none"> • 2.4.4 reintroduces a Planned Unit Development process as the Planned Development Plan (PDP) process. The PDP process also includes the pre-application requirements for neighborhood meetings & Joint TSPC-BOMA Workshops. PDPs are required for any development in the D3, T3-T5, or if it contains: 250+ acres, 150+ dwelling units of any kind, and/or 75+ attached dwelling units. Added SP & PN to list of automatic triggers for PDP zoning districts. Added • 2.4.8 establishes new permits for Fences, Pools, Accessory Structures, and a revised Land Development (Grading) Permit process. Added clarifying language to Accessory Structure Permit & Retaining Wall Permit. Added a Miscellaneous/Remodel Permit.

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<p>Article 3: Subdivision Regulations Changes to subsections throughout, as noted. No impact on the overall structure and purpose of the Sub Regs.</p>	<p>Article 3: Subdivision Regulations Minor updates to clarify, streamline, and update sections throughout to bolster minimum requirements for subdivision of land within the Town.</p>
<p><u>3.1 General Provisions</u></p>	<p><u>3.1 General Provisions</u> Minor changes to this section.</p>
<p><u>3.2 Character of the Land</u></p>	<p><u>3.2 Character of the Land</u> Minor changes to this section.</p>
<p><u>3.3 Resource Management</u></p>	<p><u>3.3 Environmental and Natural Resource Protection</u> Changes to this section to increase minimum requirements and protections to environmentally sensitive land and overall natural resource protections. This includes:</p> <ul style="list-style-type: none"> • 3.3.8: an overhaul of steep slope standards to increase protections on slopes from 14-19% and make slopes over 20% no touch zones. Current LDO provides no touch zones starting at 25%. • 3.3.12: Refinement of the stormwater regulations. • Minor clarifications to <ul style="list-style-type: none"> ○ 3.3.2 Wetlands related to timing of a hydrologic determinations ○ 3.3.4 Stream Buffers related to averaging of a 60ft buffer ○ 3.3.14 Tree Removal- clarified the list kept by TN Invasive Plant Council
<p><u>3.4 Floodplain Regulations</u></p>	<p><u>3.4 Floodplan Regulations</u> Limited changes, as floodplain regulations are standard per the FEMA NFIP requirements.</p>

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<p><u>3.5 Civic and Open Space Standards</u> This section was deleted and replaced by new Open Space Standards in Article 5, Section 5.4.</p>	<p><u>3.5 Lot Standards</u> New section to establish clear requirements for lots under the LDO, while included many standards from the Current LDO Section 3.6. Subsection 3.5.3 includes a new provision to prohibit the creation of new buildable lots within the floodplain after the effective date of the LDO Update.</p>
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<p style="text-align: center;"><u>3.6 Lot Standards</u></p> <p>Moved to the new Section 3.5 and revised.</p>	<p style="text-align: center;"><u>3.6 Access Management (AM)</u></p> <p>New section to create a set of access management standards for new driveways and roadways. Portions of the old section 3.7 are included. This section includes:</p> <ul style="list-style-type: none">• 3.6.4: updated driveway setbacks, access point requirements, driveway and roadway spacing requirements;• 3.6.8: cross-access requirements; and• 3.6.10: turn lane requirements.• 3.6.12: Traffic Signal spacing standards• 3.6.13: Linkage of TDOT & local standards• 3.6.1 General provisions- added new provision for TSPC to make exceptions to the AM standards.• 3.6.2 Access to Lots- clarified that major throughfares are arterials & collectors per MTP• 3.6.4(b)(vi) Driveways- clarified access determination on lots with similar street classification.• 3.6.6 Residential Driveways- clarified driveway slope capped at 10% from 15 ft from back of sidewalk• 3.6.8(c)- Driveway consolidation- defined that this standard is defined by closest edge of pavement• 3.6.9(a) Cross-street alignment- clarified that major traffic generators are as defined by staff• 3.6.12 Traffic Signals- clarified that updated signal timing is required with TIS• 3.6.13(a) Relationship to State Standards- clarified that more restrictive standard always apply
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	<ul style="list-style-type: none"> • 3.6.13(c) Relationship to State Standards- new subsection added to require resubmittal of any plan changes for Town Staff review/approval.
<p align="center"><u>3.7 Access</u> Moved to the new Section 3.6 and revised.</p>	<p align="center"><u>3.7 Block Standards</u> Minor changes to this section.</p>
<p align="center"><u>3.8 Block Standards</u> Moved to the new Section 3.7 and revised.</p>	<p align="center"><u>3.8 Public Roadways</u></p> <p>This section expands on the old Section 3.9 but consolidates standards to a unified set of cross-sections, based on the AA MTP.</p> <ul style="list-style-type: none"> • 3.8.5 includes the Town roadway standards • 3.8.6 includes the Country roadway standards • 3.8.9(c) throughfare standards- clarified that MU paths are 10ft min. • Table 3-10 Design Speed- clarified that design speed may be higher than posted speed. If posted speed is higher than table, Town Engineer determines. • Table 3-16 Min Grade at Intersection- added footnote for clarification related to % grade required at intersections • 3.8.14(a)(i) Arrangement of Dead-end Roads- clarified how local stub roads are permitted • 3.8.14(a)(iii) Arrangement of Dead-end Roads- clarified that temp turnaround not required if only 1 lot is served • 3.8.18(b) MU Path- clarified 10 ft min standard • 3.8.19(c) Bike Lanes- added to be constructed to Town Roadway Specs

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<p><u>3.9 Thoroughfares</u> Moved to the new Section 3.8 and revised.</p>	<p><u>3.9 Drainage and Storm Sewer</u> Minor changes to this section.</p> <ul style="list-style-type: none"> 3.9.2(e) Areas of Poor Drainage-clarified that a PE has to prepare the Flood Study.
<p><u>3.10 Drainage and Storm Sewers</u> Moved to the new Section 3.9 and revised.</p>	<p><u>3.10 Wastewater and Sewerage Facilities</u> Updates to the section include aligning the Town's wastewater ordinance and on-site wastewater policy with the LDO requirements.</p> <ul style="list-style-type: none"> 3.10.4: Pulls the dedication of drip field or a fee in lieu of payment from the Development Agreement into the regular LDO standards 3.10.5: Pulls in the on-site & septic policies into the LDO standards
<p><u>3.11 Sewerage Facilities</u> Moved to the new Section 3.10 and revised.</p>	<p><u>3.11 Utilities and Telecommunications</u> No changes to this section.</p>
<p><u>3.12 Utilities and Telecommunications</u> Moved to the new Section 3.11 and revised.</p>	<p><u>3.12 Water Facilities</u> Added a provision to allow for sprinklers if the 1,500 gpd cannot be attained with approval by the TSPC.</p>
<p><u>3.13 Water Facilities</u> Moved to the new Section 3.12 and revised.</p>	<p><u>3.13 Signage</u> No changes to this section.</p>
<p><u>3.14 Signage</u> Moved to the new Section 3.13 and revised.</p>	<p><u>3.14 Addressing and Mailboxes</u> Minor changes to this section to add more standards for shared mailbox locations and to establish a requirement for painted addresses on curbs.</p> <ul style="list-style-type: none"> 3.14(b)(c) Addressing & Mailboxes-clarified that parking for mailboxes shall be out of ROW 3.14(b)(e) Addressing & Mailboxes-new subsection to specify that mailboxes shall be covered under a roofed structure.

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<p><u>3.15 Addressing and Mailboxes</u> Moved to the new Section 3.14 and revised.</p>	
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<p style="text-align: center;">Article 4: Zoning</p> <p>Changes to sections throughout, as noted. No impact to the overall structure and purpose of the Sub Regs.</p>	<p style="text-align: center;">Article 4: Zoning</p> <p>Article 4 has been reconstructed & updated to follow more conventional zoning district standards</p>
<p><u>4.1 General</u></p>	<p style="text-align: center;"><u>4.1 General</u></p> <p>Minor changes to this section.</p>
<p><u>4.2 Nonconformities</u></p>	<p style="text-align: center;"><u>4.2 Nonconformities</u></p> <p>This section has been updated to better conform to state law.</p>
<p style="text-align: center;"><u>4.3 Special Requirements</u></p> <p>This section was deleted and replaced by new standards in Articles 2 & 3.</p>	<p style="text-align: center;"><u>4.3 Annexation of Newly Annexed Property</u></p> <p>New section to specifically establish standards and procedure for annexations.</p>
<p><u>4.4 Lot Standards</u></p>	<p style="text-align: center;"><u>4.4 Bulk and Lot Standards</u></p> <p>Substantially revised and updated section, that includes several sections from the current LDO. Updated Section 4.4 includes a more standardized set of regulations governing the bulk standards, building placement, building height, lot coverage, and lot standards per zoning district.</p> <ul style="list-style-type: none"> • 4.4.2 clarifies and cleans up the measurements, computations, & exceptions framework for the LDO • 4.4.3 & Tables 4-1 & 4-4 reestablish & standardize the bulk lot standards per development type & zoning district. Table 4-1 introduces an impervious area (Landscape Surface Area) per zone & increases the available building height to 4 stories in T4-T5 & CC zones, as well as permitted a smaller lot size subdivision in the T2 zone for generational farms with a conservation easement.



<p style="text-align: center;"><u>4.5 Lot Use Restrictions</u></p> <p>This section deleted and folded into the new subsection 4.4.</p>	<p style="text-align: center;"><u>4.5 Use Restrictions and Permitted Use Table</u> <i>(note due to a numbering error the Public Draft lists this as Section 4.1)</i></p> <p>This section has been substantially revised to consolidate permitted uses from both Transect Zones & Use Zones into 1 more user-friendly permitted use table.</p> <ul style="list-style-type: none"> • Table 4-4 clarifies and cleans up the LDO Permitted Use Table
<p style="text-align: center;"><u>4.6 Building Placement and Standards</u></p> <p>This section deleted and folded into the new subsection 4.4.</p>	<p style="text-align: center;"><u>4.6 Use Regulations and Conditions for Agricultural Uses</u> <i>(note due to a numbering error the Public Draft lists this as Section 4.2)</i></p> <p>This section has been added to introduce & clarify the LDO use standards for Ag uses.</p>
<p style="text-align: center;"><u>4.7 Height Restrictions</u></p> <p>This section deleted and folded into the new subsection 4.4.</p>	<p style="text-align: center;"><u>4.7 Use Regulations and Conditions for Residential Building Types</u> <i>(note due to a numbering error the Public Draft lists this as Section 4.3)</i></p> <p>This section has been updated from the current LDO Section 4.10 to clarify the LDO use standards for Residential uses.</p> <ul style="list-style-type: none"> • 4.7.2 Regs for Townhomes, MX, & Live/Work- clarified that parking is in addition to min requirements of Table 4-5 • 4.7.3(h) Regs for MF- clarified that dumpster enclosures have to be sized appropriately & enclosed by gates • 4.8.18 Mobile Business Services- added this to account for mobile services in res districts.



<p><u>4.8 Transect Zoning District Frontage Requirements</u></p> <p>This section deleted and some elements into the new subsection 4.4 or in the access requirements in Article 3.</p>	<p><u>4.8 Use Regulations and Conditions for Nonresidential Building Types and Uses</u></p> <p><i>(note due to a numbering error the Public Draft lists this as Section 4.4)</i></p> <p>This section has been updated from the current LDO Section 4.9 to clarify the LDO use standards for Nonresidential uses.</p> <ul style="list-style-type: none"> • 4.8.6 Automotive Uses includes a change to permit 2 auto uses per 3,000 linear feet. • 4.8.7 Self-Storage adds prohibition along an arterial road & requires greater design compatibility of the structure, which shall be completely enclosed. • 4.8.17 Drive-in/Drive Throughs adds a greater allowance for these commercial establishments throughout Town, with restrictions on design. No drive through window/facility shall be located along any road-facing building elevation. • 4.8.1 General Nonres Standards- clarified that dumpster enclosures have to be sized appropriately & enclosed by gates
<p><u>4.9 Specific Zoning District Standards</u></p> <p>This section deleted and folded into the new subsection 4.4.</p>	<p><u>4.9 Parking Standards</u> <i>(note due to a numbering error the Public Draft lists this as Section 4.5)</i></p> <p>New section to establish clear requirements for parking under the LDO.</p> <ul style="list-style-type: none"> • Table 4-5 Required Parking Table has been updated to clarify requirements • Moved table 4-5 under Section 4.9.2 Min Required Parking • 4.9.5 Max Parking- clarified that max allowed parking is 120% min of table 4-5.

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<p><u>4.10 Use Residential Property Standards</u> Subsection deleted & standards moved to new subsection 4.7.</p>	<p><u>4.10 Lighting Standards</u> <i>(note due to a numbering error the Public Draft lists this as Section 4.6)</i> Updated lighting section based on the Current LDO subsection 4.13. Changes to establish clear 1.0 foot-candle limit at adjoining property lines. Additional requirement to make new fixtures Dark Sky compliant.</p>
<p><u>4.11 Non-residential Use Property Development Standards</u> Subsection deleted & standards moved to new subsection 4.8.</p>	<p><u>4.11 Landscaping Standards</u> <i>(note due to a numbering error the Public Draft lists this as Section 4.7)</i> Updated landscaping section based on the Current LDO subsection 4.14. 4.11.1(g) General Landscape standards- Added a 50% min requirement for native species.</p>
<p><u>4.12 Parking Standards</u> Moved to the new Section 4.5 and revised.</p>	<p><u>4.12 Fencing Standards</u> <i>(note due to a numbering error the Public Draft lists this as Section 4.8)</i> Updated fencing section based on the Current LDO subsection 4.15.</p>
<p><u>4.13 Lighting Standards</u> Moved to the new Section 4.6 and revised.</p>	<p><u>4.13 Buffer Standards</u> <i>(note due to a numbering error the Public Draft lists this as Section 4.9)</i> Updated buffer section based on the Current LDO subsection 4.16.</p>
<p><u>4.14 Landscaping Standards</u> Moved to the new Section 4.7 and revised.</p>	<p><u>4.14 Sign Ordinance</u> <i>(note due to a numbering error the Public Draft lists this as Section 4.10)</i> Updates to the sign ordinance include streamlining to a single set of standards (merged Transect & Use standards). Additional updates include a consolidated Summary of Sign Standards in Table 4-10.</p>
<p><u>4.15 Fencing Standards</u> Moved to the new Section 4.8 and revised.</p>	<p><u>4.15 Surety for Public Improvements</u> Updates to this section include ensuring that the LDO surety process matches the Town's Infrastructure Policy.</p>

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<p><u>4.16 Buffering Standards</u> Moved to the new Section 4.9 and revised.</p>	
<p><u>4.17 Sign Standards</u> Moved to the new Section 4.10 and revised.</p>	

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Current LDO	LDO Update
<p>Article 5: Administration and Process This Article has been deleted and replaced. The provisions of the Current Article 5 have been moved to Article 2 & Article 6</p>	<p>Article 5: Development Standards The new Article 5 includes the Design Standards, which allows the Town to move away from the current Design Guidelines. Instead of overall guidelines, with this new Article, the Town will have specific minimum standards to require of all new developments.</p>
<p><u>5.1 General</u> Section has been deleted & merged into Article 2.</p>	<p><u>5.1 General</u> New Section to establish the Town's Development Standards.</p>
<p><u>5.2 Subdivision Process</u> Section has been deleted & provisions merged into Articles 2 & 3.</p>	<p><u>5.2 Development Standards for All Development</u> New Section that establishes town-wide development standards to help ensure new development matches the character of the Town.</p>
<p><u>5.3 Zoning Process</u> Section has been deleted & merged into Articles 2 & 4.</p>	<p><u>5.3 Development Standards for all Development Types</u> New Section that establishes the minimum standards for all development types. The TSPC will continue to function as the Design Review Committee for the Town to ensure that these standards are achieved with each new development.</p>
<p><u>5.4 Plans and Applications</u> Section has been deleted & merged into Article 2.</p>	<p><u>5.4 Open Space Standards</u> New section to update and revise the Town's open space minimum requirements.</p> <ul style="list-style-type: none"> • 5.3.5 & Table 5-1 establish the new Formal/Informal Open Space requirements, per development type. This section also establishes the parameters for what counts as an open space & introduces an adjacency requirement of ¼ mile for formal open spaces.

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<p><u>5.5 Approval Authority</u> Section has been deleted & merged into Article 2.</p>	
<p><u>5.6 Interpretation</u> Section has been deleted & merged into Articles 1, 2, & 6.</p>	

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Current LDO	LDO Update
<p>Current LDO ends at Article 5</p>	<p>Article 6: Implementation & Enforcement This is a completely new Article that contains all the implementation & enforcement provisions for the LDO. The standards in this new Article have been pulled from Current Articles 1 & 5.</p>
	<p><u>6.1 Implementation</u> This new section clearly establishes the Town Planner as the implementation officer for the LDO.</p>
	<p><u>6.2 Enforcement</u> This new section clearly establishes the Town Planner as the enforcement officer for the LDO.</p>
	<p><u>6.3 Permits Required</u> This new section lists the required permits under the LDO.</p>
	<p><u>6.4 Issuance of Permits</u> This new section describes the permitting process under the LDO.</p>
	<p><u>6.5 Certificate of Occupancy</u> This new section describes the Certificate of Occupancy process under the LDO. Clarified timing of CO & Building Official's powers under this section.</p>
	<p><u>6.6 Penalties</u> This new section describes the penalties for noncompliance of provisions of the LDO.</p>
	<p><u>6.7 Remedies</u> This new section describes the remedies held by the Town for instances of non-compliance or violations of any provisions of the LDO.</p>