

Town of Thompson's Station  
**Municipal Planning Commission**  
**Meeting Agenda**  
January 25, 2022

**Meeting Called To Order - Determination Of Quorum**

**Minutes-**

**Consideration Of The Minutes Of The November 30, 2021, Meeting**

Documents:

[NOVEMBER 2021 MINUTES.PDF](#)

**Public Comments-**

**Planner Report & Announcements**

**PLANNING COMMISSION ANNUAL MEETING**

**Annual Meeting:**

- a. Election of Officers-
  - i. Chair
  - ii. Vice Chair

**AGENDA ITEMS**

**1. Tollgate Village Subdivision Preliminary Plat – Section 2B For The Creation Of 29 Lots And 4 Open Space Lots In The Mixed-Use Town Center Of Tollgate, Located Along Tollgate Boulevard.**

Documents:

[ITEM 1- TOLLGATE VILLAGE SECTION 2B TOWN CENTER STAFF REPORT 1-25-22.PDF](#)  
[ITEM 1- TOLLGATE VILLAGE SECTION 2B TOWN CENTER PRELIMINARY PLAT.PDF](#)

**2. Consideration Of Ordinance 2022-01 And 2022-02, A Sector Plan Amendment And Rezoning Of Land At 4339 Columbia Pike From GI Controlled Growth To G2 Intended Growth Sector And T2 To D2 Zoning.**

Documents:

[ITEM 2- REZONE 4339 COLUMBIA PK STAFF REPORT 1-25-22.PDF](#)  
[ITEM 2- REZONG 4339 COLUMBIA PK CONCEPT PLAN.PDF](#)  
[ITEM 2 - 4339 COLUMBIA PK LETTER TO WCS NUNLEY.PDF](#)  
[ITEM 2 - 4339 COLUMBIA PK STATEMENT OF IMPACTS.PDF](#)

**3. Consideration Of Ordinance 2022-005, Rezoning Of Land For An Emergency Services Station Located At Unnumbered Thompson's Station Road (Map 130 Parcel 34.03) From T2 To T3 Zoning.**

Documents:

ITEM 3- REZONE THOMPSONS STATION RD AT CARTERS CREEK PK  
STAFF REPORT 1-25-22.PDF  
ITEM 3- REZONE THOMPSONS STATION RD AT CARTERS CREEK PK  
PROPERTY MAP.PDF  
ITEM 3- REZONE THOMPSONS STATION RD AT CARTERS CREEK PK  
SOIL EXHIBIT.PDF

## **BOND ACTIONS/REPORT**

### **4. Bond Action Agenda:**

- a. **Tollgate Phase 1 (Regent Homes) Sewer Performance Bond release**
- b. **Tollgate Phase 1 (Regent Homes) RDEC Performance Bond release**

Documents:

ITEM 4- BOND ACTION AGENDA 1-25-22.PDF  
ITEM 4B- TOLLGATE 1 REGENT HOMES SEWER PC BOND ACTION FORM  
1-25-22.PDF  
ITEM 4A- TOLLGATE 1 REGENT HOMES RDEC PC BOND ACTION FORM 1-  
25-22.PDF

### **5. Update On Long-Held Bonds**

### **Adjourn**

*This meeting will be held at 6:00 p.m. at the Thompson's Station Community Center  
1555 Thompson's Station Rd West*

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson 's Station, Tennessee**  
**November 30, 2021**

**Call to Order:**

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 6:00 p.m. November 30, 2021.

Commissioners and Staff present were Alderman Shaun Alexander; Chairman Trent Harris; Commissioner Luis Parra; Commissioner Tara Rumpler; Commissioner Sheila Shipman; Commissioner Bob Whitmer; Commissioner Kreis White; Planning Director Micah Wood; Planning Technician Jennifer Banaszak, Town Attorney Andrew Mills, and Town Engineer Will Owen.

**Minutes:**

The minutes of the October 26, 2021 regular meeting were presented.

**Alderman Alexander made a motion to approve the October 26, 2021 meeting minutes. The motion was seconded and carried by all.**

**Public Comment:**

None

**Town Planner Report:**

TAPA held planning training via Zoom on November 5<sup>th</sup>, 2021 from 8 – 12. The training was recorded, and a link will be sent to all Commissioners. This training must be completed by all before the year end.

The 2022 Meeting Calendar is now out and is published on the Town's website.

**AGENDA ITEMS:**

**1. Entrance Monument and signage request for Bridgemore Village Subdivision for the entrance on Robbins Nest Road at Clayton Arnold Road.**

Mr. Wood reviewed his report and Staff recommends the Planning Commission approve the site plan with the following contingencies:

1. The entire monument shall be located entirely outside of the ROW for Robbins Nest Road.
2. The applicant shall review the plans to add this note: The Bridgemore HOA shall be responsible for maintenance of any sidewalk outside the ROW.

**After discussion, Commissioner Whitmer made a motion to approve the Entrance Monument and signage request for Bridgemore Village Subdivision for the entrance on Robbins Nest Road at Clayton Arnold Road with Staff recommended contingencies. The motion was seconded and carried by all.**

- 2. Sector Plan Amendment and Rezoning request for property at 4339 Columbia Pike from the G1 Controlled Growth Sector to the G2 Intended Growth Sector and from T2 Rural Zoning to D3 High Intensity Zoning.**
  - a. Sector Plan Amendment Request**
  - b. Rezoning Request**

Mr. Wood reviewed his Staff report and recommends a favorable recommendation onto the Board of Mayor and Aldermen for the Sector Amendment Ordinance and the Rezoning Ordinance.

**After discussion, Commissioner White made a non-favorable recommendation to amend the Sector Plan and the rezoning request to the Board of Mayor and Aldermen. The motion was seconded and carried by all.**

## **BOND ACTIONS/REPORT**

- 3. Bond Actions**
  - a. Review of MBSC Tollgate Bonds**

Mr. Wood reviewed his report regarding bonds and recommends the following for each section:

- Tollgate Section 1 - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 2 - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 3 - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 4 - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 5 - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 6 - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 7 - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 10 - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 11 - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 12A & B - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 13A - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 13B - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 13C - recommend to BOMA that the surety be called to complete infrastructure

- Tollgate Section 14A - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 14B - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 15 - recommend to BOMA that the surety be called to complete infrastructure
- Tollgate Section 16A – release the surety and create a maintenance bond
- Tollgate Section 17 – recommend to BOMA that the surety be called to complete infrastructure

**After discussion, the following motions were made:**

**Commissioner White made a motion to recommend to BOMA to call the bonds for Sections 1 – 11 of Tollgate Village due to deficiencies in order to complete the infrastructure. The motion was seconded and carried by all.**

**Commissioner Shipman made a motion to recommend to BOMA to call the bonds for Section 12 A & B of Tollgate Village due to deficiencies in order to complete the infrastructure. The motion was seconded and carried by all.**

**Commissioner Whitmer made a motion to recommend to BOMA to call the bonds for Section 13A of Tollgate Village due to deficiencies in order to complete the infrastructure. The motion was seconded and carried by all.**

**Commissioner White made a motion to recommend to BOMA to call the bonds for Section 13B of Tollgate Village due to deficiencies in order to complete the infrastructure. The motion was seconded and carried by all.**

**Commissioner Shipman made a motion to recommend to BOMA to call the bonds for Section 13C of Tollgate Village due to deficiencies in order to complete the infrastructure. The motion was seconded and carried by all.**

**Commissioner Whitmer made a motion to recommend to BOMA to call the bonds for Section 14A of Tollgate Village due to deficiencies in order to complete the infrastructure. The motion was seconded and carried by all.**

**Commissioner Shipman made a motion to recommend to BOMA to call the bonds for Section 14B of Tollgate Village due to deficiencies in order to complete the infrastructure. The motion was seconded and carried by all.**

**Commissioner Whitmer made a motion to recommend to BOMA to call the bonds for Section 15 of Tollgate Village due to deficiencies in order to complete the infrastructure. The motion was seconded and carried by all. This motion was amended and seconded to include the topcoat on the roadway.**

**Commissioner White made a motion to recommend to BOMA to call the bonds for Section 16A of Tollgate Village due to deficiencies in order to complete the infrastructure. The motion was seconded and carried by all. This motion was amended and seconded to include the topcoat on the roadway.**

**Commissioner Shipman made a motion to recommend to BOMA to call the bonds for Section 17 of Tollgate Village due to deficiencies in order to complete the infrastructure. The motion was seconded and carried by all. This motion was amended and seconded to include the topcoat on the roadway.**

**All Aboard Comprehensive Plan Overview and Introductory Discussion**

Kevin Tilbury with Kimley Horn provided a slideshow and overview regarding the Comprehensive Plan process.

There being no further business, the meeting was adjourned at 7:02 p.m.

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Trent Harris, Chair

Attest:

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Micah Wood, Secretary

**PROJECT REQUEST**

Request to approve the preliminary plat for Tollgate 2B to create 29 lots and 4 open space lots.

**PROJECT DESCRIPTION**

A request to approve the final plat for Phase 2B of Tollgate Village within the mixed-use section of the subdivision along Tollgate Boulevard.



**ANALYSIS**

The purpose of the preliminary plat is to provide the first stage of approval by the Planning Commission for the legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted (LDO Section 5.2.4).

Section 2B consists of the first phase of the Town Center Concept Plan that was presented to the Planning Commission in March 2021. This section is within the Neighborhood Commercial (NC) zoning district. The setbacks within the D3 district are a maximum of 10 feet for the front yard, 20 feet for the side yard, and 7.5 feet for the rear yard. The lots comply with the LDO minimum standards.

*Sewer*

The developer has an approved Reservation of Future Wastewater Capacity under the Town's updated Wastewater Ordinance in anticipation of the new MBR Wastewater Treatment Facility coming on-line. The Reservation Agreement was approved by the BOMA in June 2021 and the

developer has paid the required deposit. Therefore, this project has valid sewer availability under the Town's Wastewater Ordinance.

**RECOMMENDATION**

Staff recommends approval the preliminary plat with the following contingencies:

1. The applicant shall ensure that all open space lots are provided lot numbers on the plat.
2. The applicant shall set a pre-application meeting with Town Staff prior to the submittal of the constructions plans for this development.
3. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
4. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.
5. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
6. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance.
7. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.
8. All recommendations within the traffic study shall be completed.

**ATTACHMENTS**

Preliminary Plat

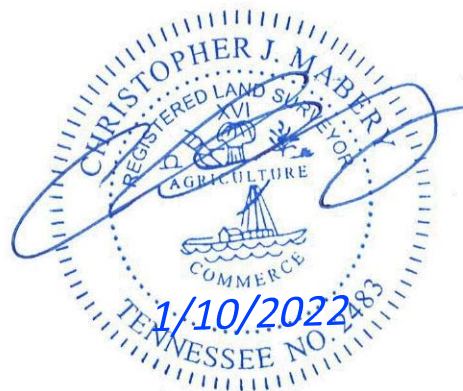


# PRELIMINARY PLAT AND LANDSCAPE PLANS FOR TOLLGATE VILLAGE - TOWN CENTER PHASE 2B



RaganSmith

Nashville - Murfreesboro - Chattanooga  
ragansmith.com



## CONTACTS

### PROJECT REPRESENTATIVE

DAVID MCGOWAN  
REGENT DEVELOPMENT

NASHVILLE, TN 37211  
DAVID.MCGOWAN@REGENTHOMES-TN.COM

### CIVIL

MR. LAWRENCE J. KILGORE, P.E.  
RAGAN-SMITH ASSOCIATES  
315 WOODLAND STREET  
NASHVILLE, TN 37206  
(615) 244-8591  
JKILGORE@RAGANSMITH.COM

### LANDSCAPE

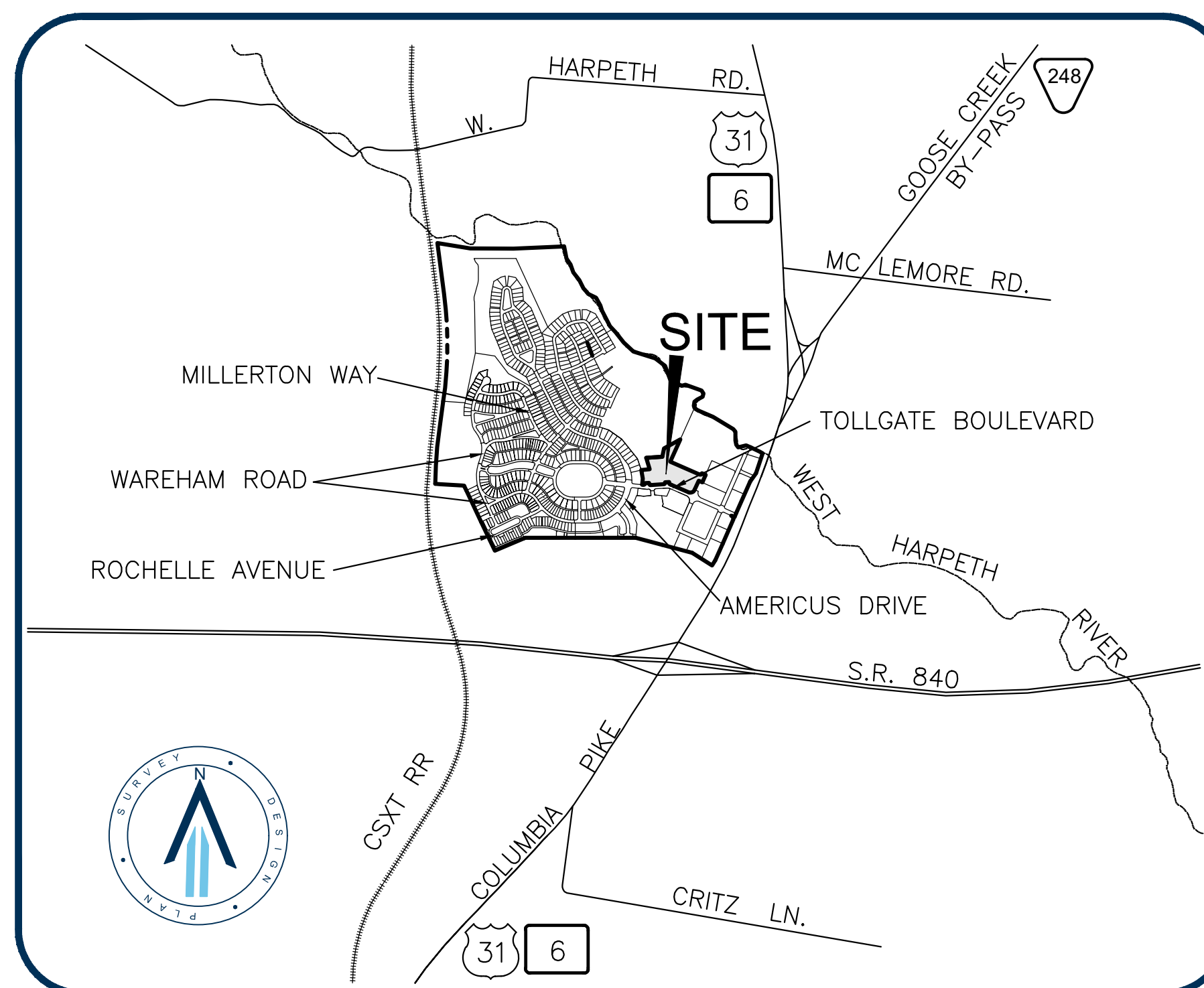
MR. TROY GARDNER, RLA  
RAGAN-SMITH ASSOCIATES  
315 WOODLAND STREET  
NASHVILLE, TN 37206  
(615) 244-8591  
TGARDNER@RAGANSMITH.COM

### SURVEY

MR. CHRIS MABERY, PLS  
RAGAN-SMITH ASSOCIATES  
100 E. VINE STREET, SUITE 402  
MURFREESBORO, TN 37130  
(615) 546-6050  
CMABERY@RAGANSMITH.COM

## INDEX OF SHEETS

SHEET	DESCRIPTION
CVR	COVER SHEET
2	PRELIMINARY PLAT
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES AND DETAILS



LOCATION MAP  
SCALE

# TOLLGATE VILLAGE TOWN CENTER PHASE 2B

4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE

Scale: NOT TO SCALE

Date: DECEMBER 17, 2021

Approved By: CJM

Revisions:

No.	Date	Description
1	2022.01.10	REVISED PER STAFF COMMENTS

Drawing Title:

COVER

Drawing No.

CVR

Project No.  
10081-1172

TOWN OF THOMPSON'S STATION,  
WILLIAMSON COUNTY, TENNESSEE



**GENERAL NOTES**

1. THE PURPOSE OF THIS PLAT IS TO CREATE 29 LOTS AND TO DEDICATION RIGHT OF WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA, MODEL GX 1230, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. CONTROL POINTS FOR BEARING BASE FOR PROJECT AND ROAD LOCATION IMPROVEMENTS.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS NO. 47187C0335F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0335, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."
4. THIS PROPERTY IS CURRENTLY ZONED NC - (NEIGHBORHOOD COMMERCIAL) AND D3 - (HIGH INTENSITY RESIDENTIAL).
 

**NC SETBACK REQUIREMENTS:**  
 PRIMARY FRONTAGE - 12' MAXIMUM  
 SECONDARY FRONTAGE - 10' MAXIMUM  
 SIDE LOT LINE - 0' MINIMUM  
 REAR LOT LINE - 5' MINIMUM
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.
6. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY BY RAGAN-SMITH ASSOCIATES ON JULY 12, 2016 USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
7. ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
8. SANITARY SEWER LINES AND STORM LINES SHOWN HEREON WERE TAKEN FROM A PRELIMINARY DESIGN FOR THIS PHASE. FINAL PLACEMENT OF UTILITIES WILL BE DEPICTED ON THE FINAL PLAT.
9. DOMESTIC WATER SUPPLY INFORMATION SHOWN HEREON IS BASED ON A PRELIMINARY DESIGN FOR THIS SECTION. FINAL PLACEMENT TO BE DESIGNED BY OTHERS AND INCLUDED ON THE FINAL PLAT. WATER TO BE PROVIDED BY H.B.&S.
10. A PORTION OF THE CONSTRUCTION AND UTILITY EASEMENT RECORDED IN BOOK 4348, PAGE 174, R.O.W.C.T., IS TO BE ABANDONED WITH THE RECORDING OF THE TOLLGATE VILLAGE TOWN CENTER PHASE 2B FINAL PLAT.
11. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:43,595.

CHRIS MABERY, TN RLS #2483  
 DATE: JANUARY 10, 2022

LOT	SQ. FT.±	ACRES±
226	173,684	3.99
227	61,545	1.41
228	1,608	0.04
229	1,192	0.03
230	1,192	0.03
231	1,192	0.03
232	1,192	0.03
233	1,826	0.04
234	1,826	0.04
235	1,192	0.03
236	1,192	0.03
237	1,608	0.04
238	8,945	0.21
239	1,630	0.04
240	1,197	0.03
241	1,197	0.03
242	1,197	0.03
243	1,197	0.03
244	1,785	0.04
245	1,785	0.04
246	1,197	0.03
247	1,197	0.03
248	1,197	0.03
249	1,197	0.03
250	1,800	0.04
251	1,800	0.04
252	1,197	0.03
253	1,192	0.03
254	1,485	0.03

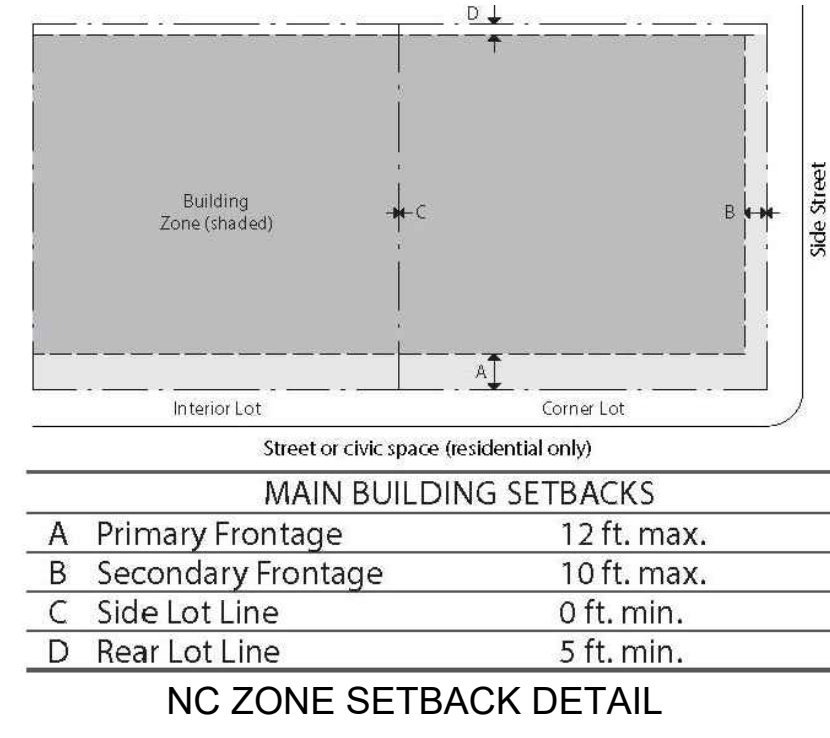
**LEGEND**

○(O)	IRON ROD (OLD)	⊠	FIBER OPTIC BOX
●	IRON ROD (NEW)	⊕	IRRIGATION CONTROL VALVE
○(K)	PK NAIL (OLD)	→	SIGN
○(K)	PK NAIL (NEW)	—SA—	SANITARY SEWER LINE
⊕	FIRE HYDRANT	⊠	ELECTRIC BOX
⊕	WATER VALVE	⊠	TRANSFORMER PAD
⊕	WATER METER	—W—	WATER LINE
⊕	REINFORCED CONCRETE PIPE	—FM—	FORCE MAIN
⊕	HDPPE PIPE	—*—	LIGHT STANDARD
⊕	HDPPE PIPE	—Δ—	YARD LIGHT
⊕	SANITARY SEWER MANHOLE	—P.U.E.—	PUBLIC UTILITY EASEMENT
⊕	SEWER CLEAN-OUT	—P.U.D.A.E.—	PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
⊕	CATCH BASIN/CURB INLET	R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
⊕	STORM MANHOLE	R.O.W.	RIGHT OF WAY
⊕		—S—	SIDEWALK



**PROPERTY MAP REFERENCE**  
 BEING PARCEL 001.00 AND A PORTION OF PARCEL 00.110 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132.

**DEED REFERENCE**  
 BEING THE SAME PROPERTY CONVEYED TO REGENT HOMES, LLC BY SPECIAL WARRANTY DEED FROM MSCS, LLC OF RECORD IN BOOK 8797, PAGE 700, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.



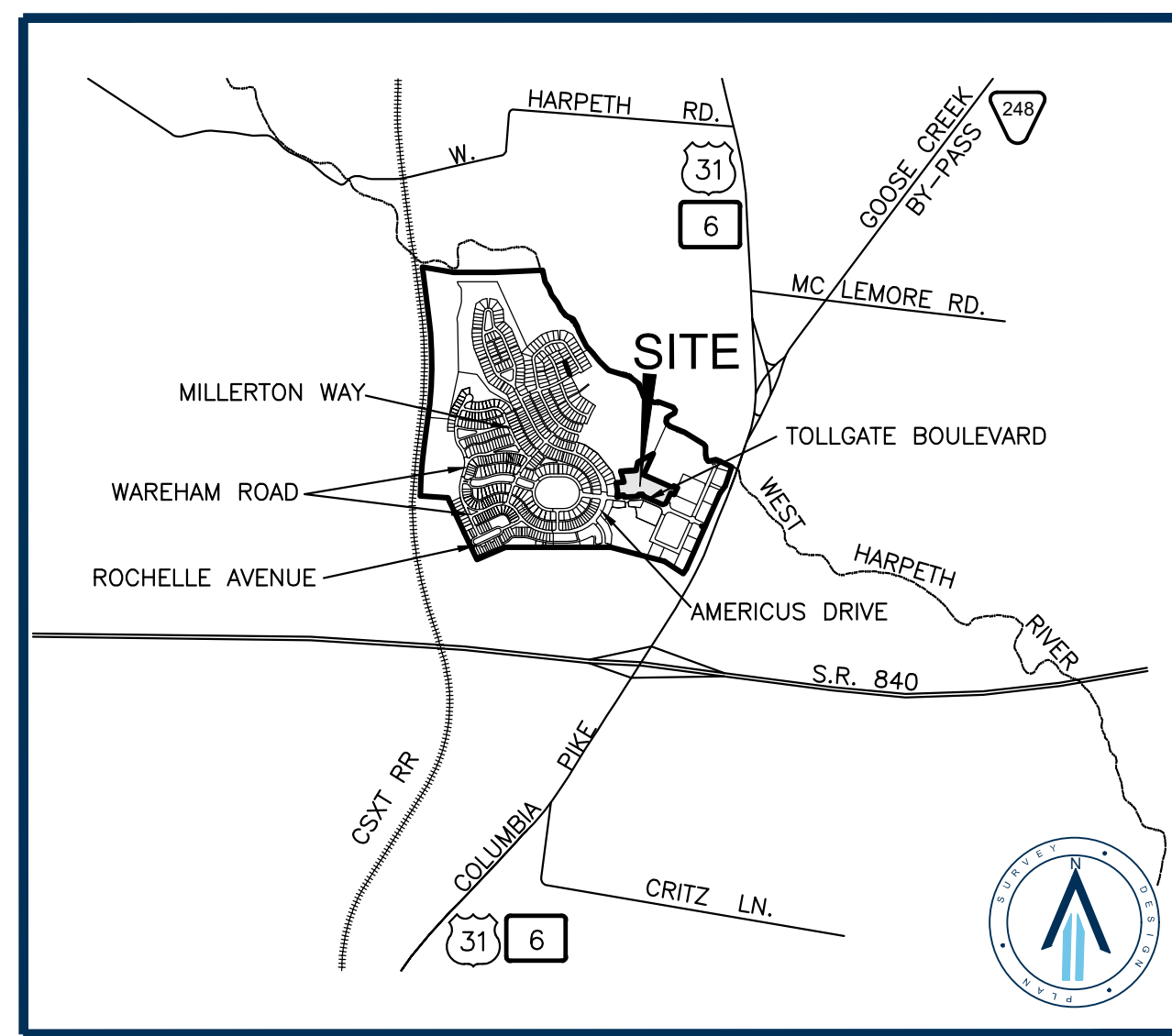
**SITE DATA TABLE (PHASE 2B)**

TOTAL LOT AREA	- 6.44 AC.±
TOTAL R.O.W. AREA	- 1.16 AC.±
TOTAL SITE AREA	- 7.60 AC.±
TOTAL LINEAR FEET OF PUBLIC ROAD	- 869 FT.

**PHASE 2B**  
 LOTS 226-254

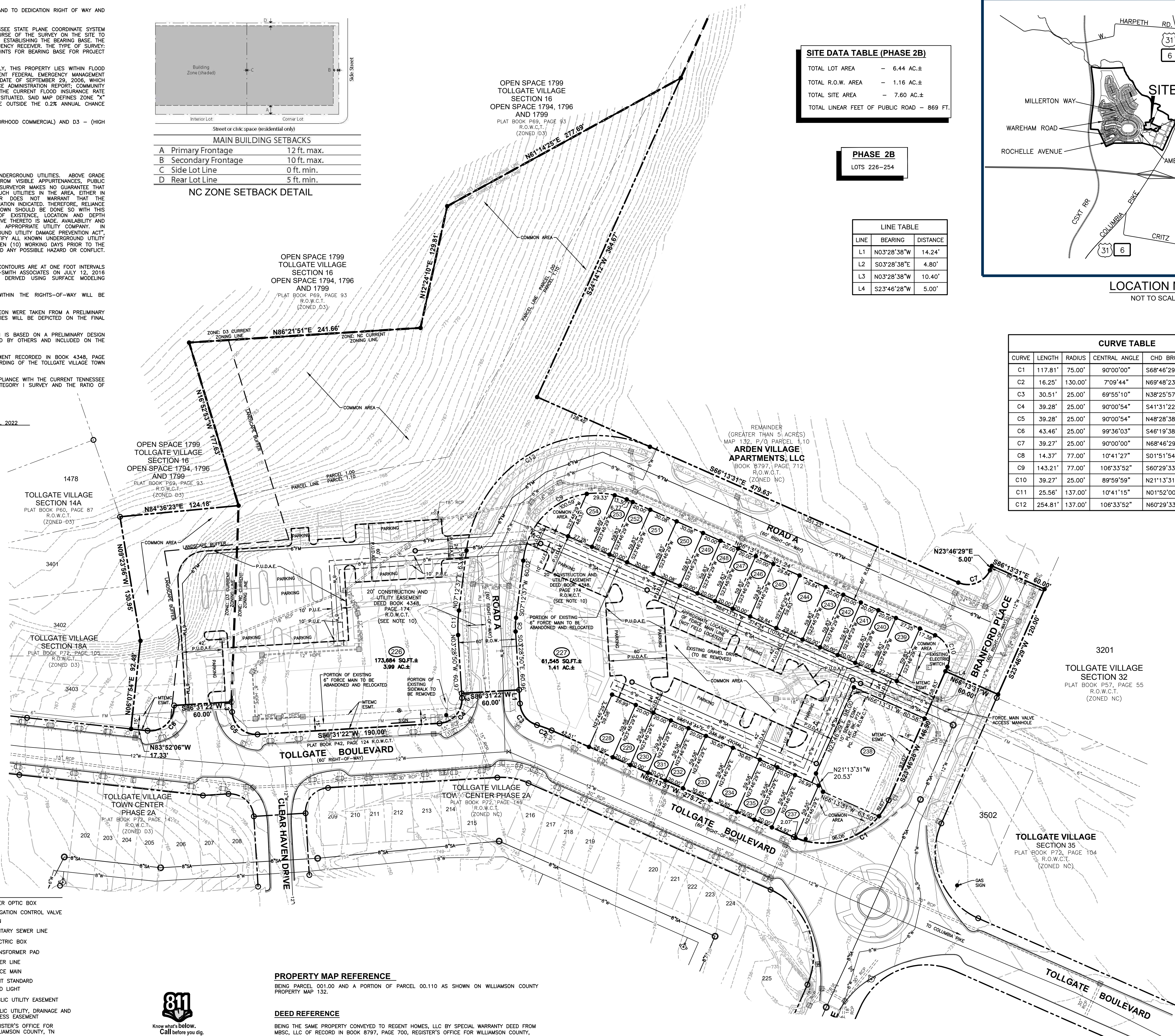
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N03°28'38"W	14.24'
L2	S03°28'38"E	4.80'
L3	N03°28'38"W	10.40'
L4	S23°46'28"W	5.00'



**CURVE TABLE**

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHD BRG	CHORD	TANGENT
C1	117.81'	75.00'	90°00'00"	S68°46'29"W	106.07'	75.00'
C2	16.25'	130.00'	7°09'44"	N69°48'23"W	16.24'	8.14'
C3	30.51'	25.00'	69°55'10"	N38°25'57"W	28.65'	17.48'
C4	39.28'	25.00'	90°00'54"	S41°31'22"W	35.36'	25.01'
C5	39.28'	25.00'	90°00'54"	N48°28'38"W	35.36'	25.01'
C6	43.46'	25.00'	99°36'03"	S46°19'38"W	38.19'	29.58'
C7	39.27'	25.00'	90°00'00"	N68°46'29"E	35.36'	25.00'
C8	14.37'	77.00'	10°41'27"	S01°51'54"W	14.35'	7.20'
C9	143.21'	77.00'	106°33'52"	S60°29'33"W	123.44'	103.24'
C10	39.27'	25.00'	90°00'00"	N21°13'31"W	35.36'	25.00'
C11	25.56'	137.00'	10°41'15"	N01°52'00"E	25.52'	12.81'
C12	254.81'	137.00'	106°33'52"	N60°29'33"E	219.64'	183.68'



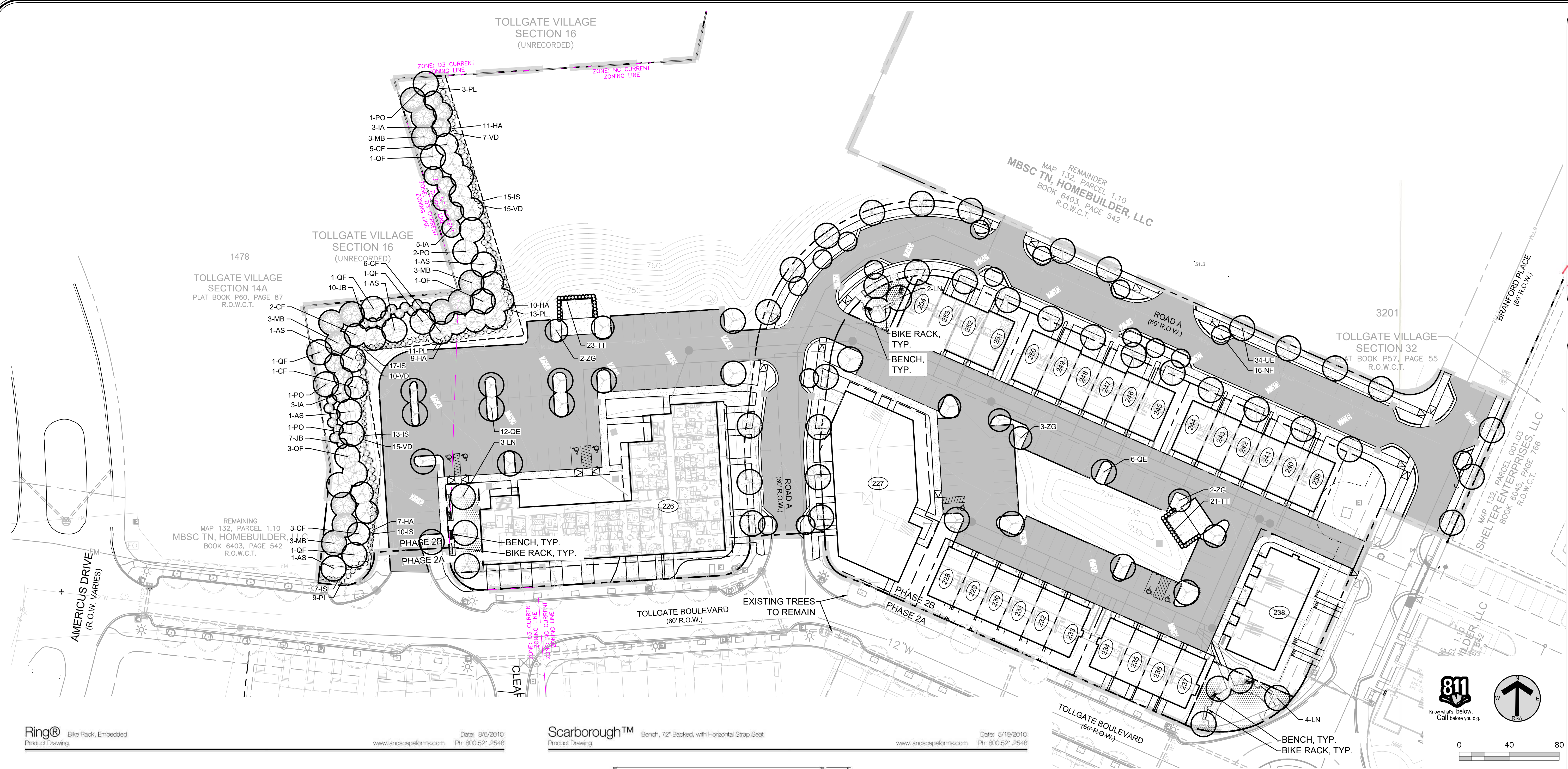
**TOLLGATE VILLAGE TOWN CENTER PHASE 2B**

Scale: 1"=50'  
 Date: DECEMBER 17, 2021  
 Approved By: CJM  
 Revisions:  
 1 2022.01.10 REVISED PER STAFF COMMENTS

Drawing Title: **PRELIMINARY PLAT**  
 Drawing No: **2**  
 Project No: 10081-1172

Nashville - Murfreesboro - Chattanooga  
 ragansmith.com

C:\Users\15721\Documents\Projects\Tollgate Village\Tollgate Village Phase 2B Preliminary Plat.dwg  
 PLOTTED BY: MABERY, TN RLS #2483  
 LAST UPDATED BY: MABERY, TN RLS #2483  
 PLOTTED ON: 1/10/2022 10:28 AM

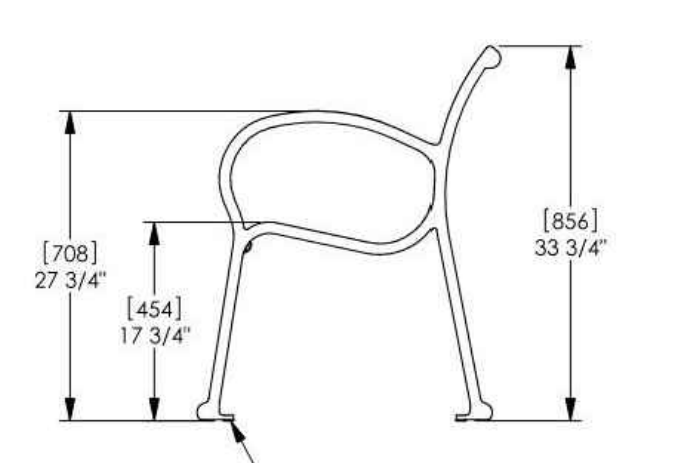
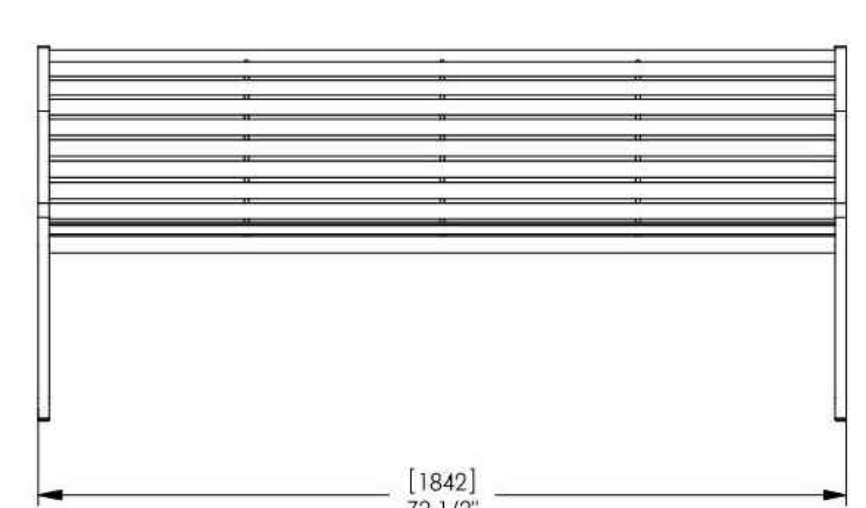
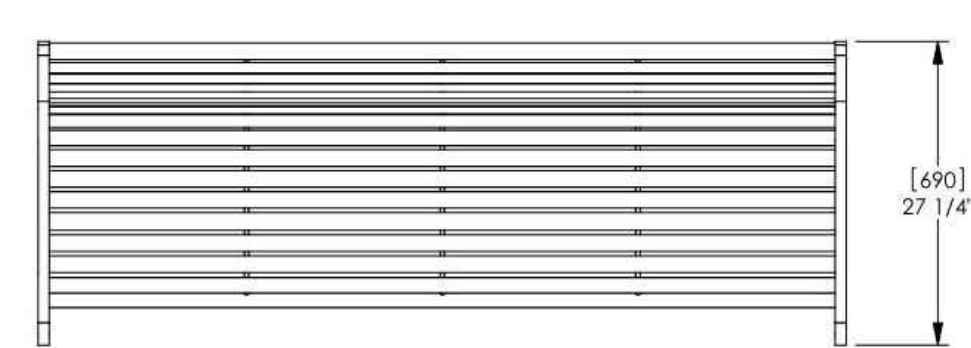
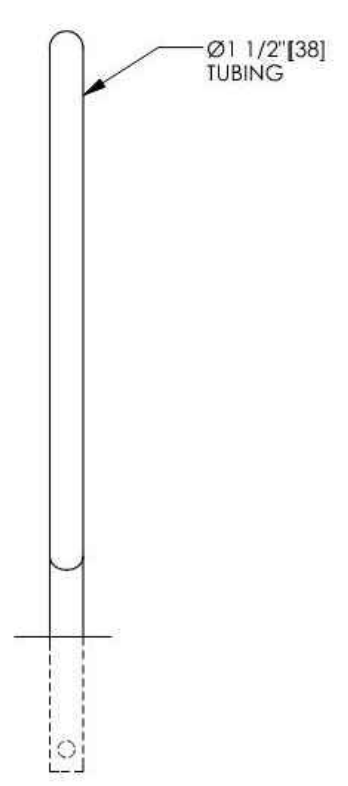
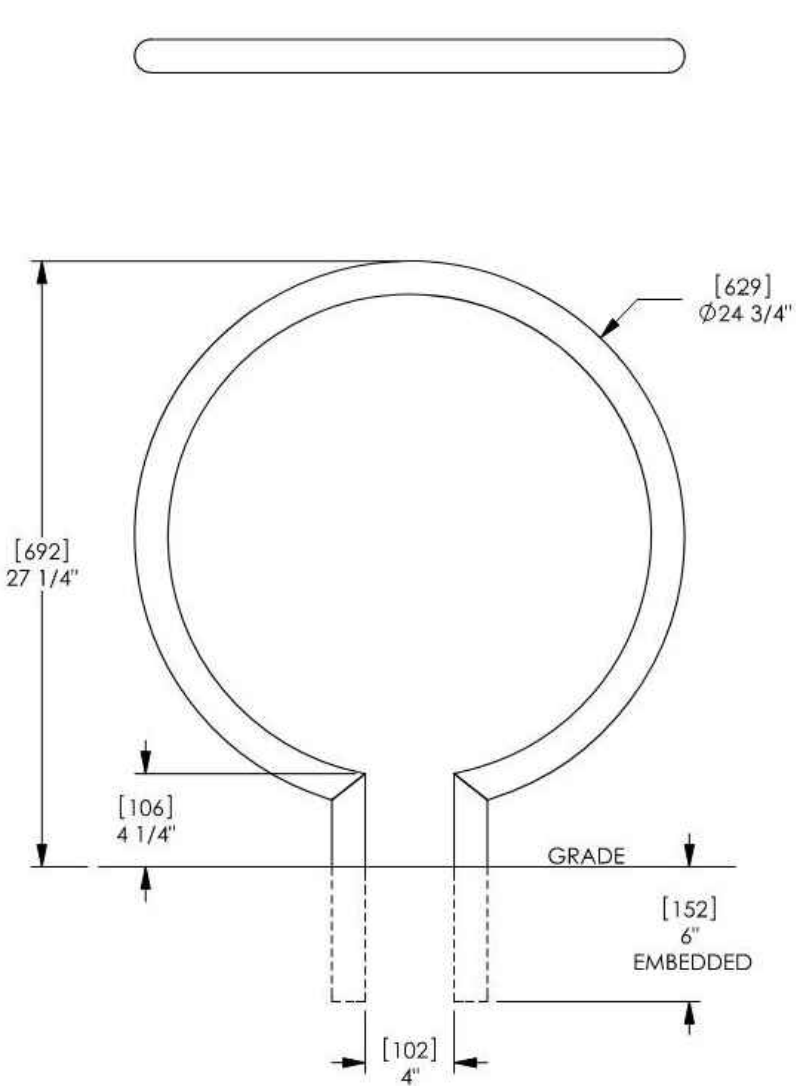
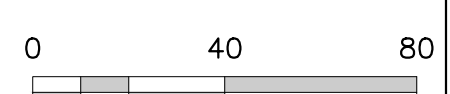
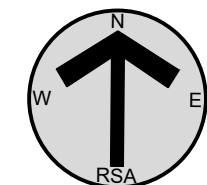


Ring®  
Product Drawing

Date: 8/6/2010  
www.landscapiforms.com Ph: 800.521.2546

Scarborough™  
Product Drawing

Date: 5/19/2010  
www.landscapiforms.com Ph: 800.521.2546



GUIDE FOR FREESTANDING UNIT:  
REMOVE TO SURFACE MOUNT.  
(4) Ø 3/8 (10) NON-CORROSIVE BOLTS  
RECOMMENDED FOR ANCHORING,  
PROVIDED BY OTHERS.

**NOTES**

1. BENCH - 72" BACKED SCARBOROUGH BENCH IN BLACK FINISH FROM LANDSCAPE FORMS OR APPROVED EQUAL BY OWNER
2. BIKE RACK - RING BIKE RACK IN BLACK FINISH FROM LANDSCAPE FORMS, OR APPROVED EQUAL BY OWNER.

landscapiforms Drawing: FG862-01  
Dimensions are in inches (mm)

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landscapiforms Drawing: SC175-03  
Dimensions are in inches (mm)

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**BIKE RACK**  
NOT TO SCALE

**BENCH**  
NOT TO SCALE

**RAGAN SMITH**  
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1415 COMBINE STREET  
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TOWN CENTER CONSTRUCTION PLANS  
PHASE 2B  
*Regent*  
THOMPSONS SATON, WILLIAMSON COUNTY, TENNESSEE



JOB NO.	10-081	DESIGNED BY	T. GARDNER	SCALE	1"=40'	DATE	DECEMBER 17, 2021
WK. ORDER	1172	DRAWN BY	T. GARDNER				
REVISIONS							

LANDSCAPE PLAN

**L1.1**

**PLANT SCHEDULE**

BUFFER TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
AS	5	ACER SACCHARUM	SUGAR MAPLE	DECIDUOUS	3" CAL.		AS SHOWN	B&B, 7' CLEAR TRUNK, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL SYMMETRICAL CROWN.
CF	17	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	DECIDUOUS	3" CAL.		AS SHOWN	B&B, MULTI-TRUNK.
IA	11	ILEX OPACA	AMERICAN HOLLY	EVERGREEN		8' HT. MIN.	AS SHOWN	FULL TO GROUND, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL SYMMETRICAL CROWN
JB	17	JUNIPERUS VIRGINIANA 'BRODIE'	BRODIE EASTERN REDCEDAR	EVERGREEN		8' HT. MIN.	AS SHOWN	FULL TO GROUND, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL SYMMETRICAL CROWN
MB	12	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	BRACKEN'S BEAUTY SOUTHERN MAGNOLIA	EVERGREEN		8' HT. MIN.	AS SHOWN	FULL TO GROUND, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL SYMMETRICAL CROWN
PO	5	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	DECIDUOUS	3" CAL.		AS SHOWN	B&B, 7' CLEAR TRUNK, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL SYMMETRICAL CROWN.
QF	9	QUERCUS FALCATA	SOUTHERN RED OAK	DECIDUOUS	3" CAL.		AS SHOWN	B&B, 7' CLEAR TRUNK, STRAIGHT CENTRAL LEADER, EVENLY BRANCHED, FULL SYMMETRICAL CROWN.
SITE TREES	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
LN	9	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	DECIDUOUS	3" CAL.		AS SHOWN	4-5 STEMS AT 1/2" CAL. MIN.
NF	16	NYSSA SYLVATICA 'DAVID ODOM' TM	AFTERBURNER TUPELO	DECIDUOUS	3" CAL.		AS SHOWN	B&B, STRONG CENTRAL LEADER, LIMBED UP 6', EVENLY BRANCHED, FULL SYMMETRICAL CROWN
QE	18	QUERCUS PHELLOS 'HIGHTOWER'	HIGHTOWER WILLOW OAK	DECIDUOUS	3" CAL.		AS SHOWN	B&B, STRONG CENTRAL LEADER, LIMBED UP 6', EVENLY BRANCHED, FULL SYMMETRICAL CROWN
TT	44	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	EVERGREEN		6'-8' HT.	AS SHOWN	FULL TO BASE
UE	34	ULMUS PARVIFOLIA 'EMER II' TM	ALLEE LACEBARK ELM	DECIDUOUS	3" CAL.		AS SHOWN	B&B, STRONG CENTRAL LEADER, LIMBED UP 6', EVENLY BRANCHED, FULL SYMMETRICAL CROWN
ZG	7	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	DECIDUOUS	3" CAL.		AS SHOWN	B&B, STRONG CENTRAL LEADER, LIMBED UP 6', EVENLY BRANCHED, FULL SYMMETRICAL CROWN
BUFFER SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
HA	37	HYDRANGEA QUERCIFOLIA 'ALICE'	ALICE OAKLEAF HYDRANGEA	EVERGREEN	18"		AS SHOWN	FULL CONTAINERS
IS	62	ITEA VIRGINICA 'SARAH EVE'	SARAH EVE SWEETSPIRE	DECIDUOUS	18"		AS SHOWN	FULL CONTAINERS
PL	36	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN ENGLISH LAUREL	EVERGREEN	18"		AS SHOWN	FULL CONTAINERS
VD	47	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	EVERGREEN	18"		AS SHOWN	FULL CONTAINERS

**NOTES**

- ALL DISTURBED AREAS NOT OTHERWISE PLANTED TO BE SEEDED. SEE SEEDING NOTES ON THIS SHEET.

**PLANTING NOTES:**

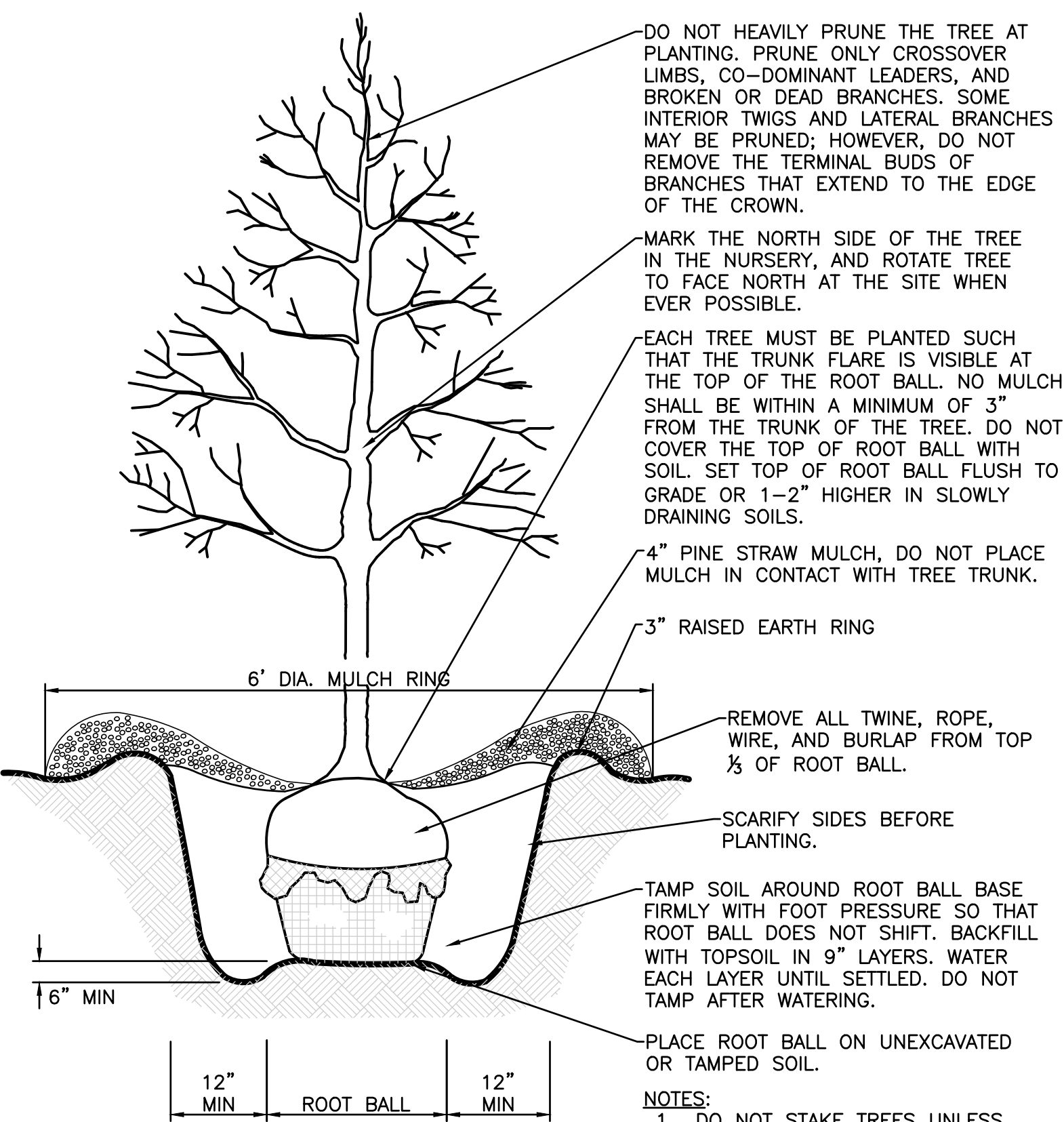
- ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
- SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
- APPLY HERBICIDE (TRIFLORAL OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
- CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
- SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
- SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
- CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
- ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
- DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE.
- THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
- CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

**SEEDING NOTES:**

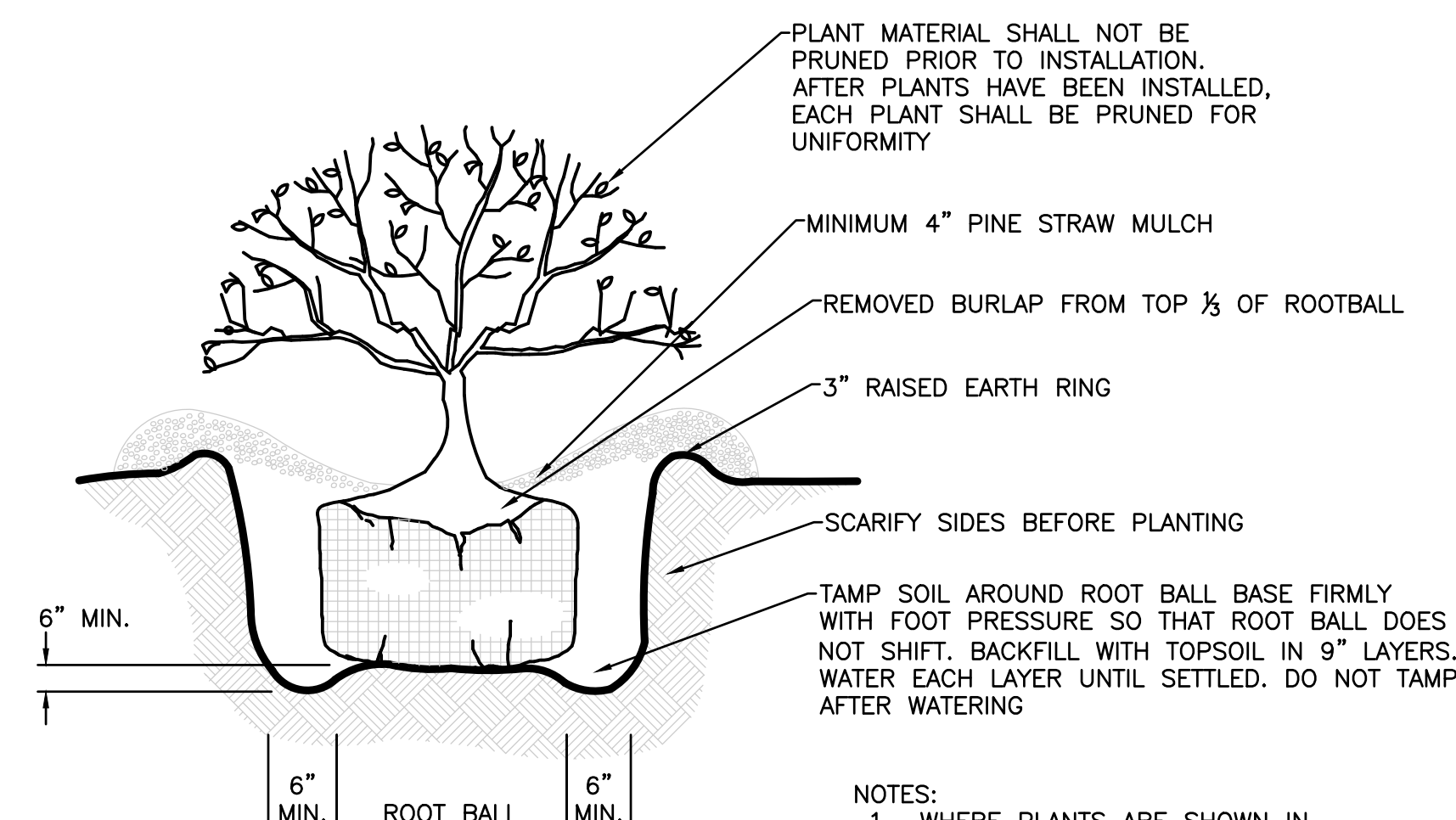
- SEED ALL DISTURBED AREAS WITH TURF-TYPE TALL FESCUE. THE SEED SHALL BE A BLEND OF 3-5 VARIETIES (ADDRESSING BOTH COLD HARDINESS AND DROUGHT TOLERANCE) FROM THE TOP 10% SELECTIONS IN THE NATIONAL TURFGRASS EVALUATION PROGRAM (N.T.E.P.) TALL FESCUE TRIALS, MOST RECENT EVALUATION YEAR (WWW.NTEP.ORG). THE SEED SHALL BE CROP AND WEED FREE. SEED AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
- PLACE STRAW MULCH ON SEEDED AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
- THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
- APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
- APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
- ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
- IMMEDIATELY FOLLOWING SEEDING AND COMPACTION, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

**IRRIGATION NOTES:**

- ALL PROPOSED PLANTED AREAS ARE TO BE IRRIGATED UTILIZING FULL COVERAGE DESIGN.
- SUBMIT PROPOSED IRRIGATION PLAN TO THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR GENERAL REVIEW AND ACCEPTANCE.
- PROPOSED IRRIGATION SYSTEM SHOULD UTILIZE ANY RECLAIMED/REUSED/GRAY WATER PUBLIC SYSTEMS IF ACCESSIBLE.
- SHOULD RECLAIMED/REUSED/GRAY WATER NOT BE AVAILABLE, BELOW GRADE CISTERNS OR ON-SITE RETENTION PONDS SHOULD BE CONSIDERED FOR AN IRRIGATION WATER SOURCE. USE OF PUBLIC POTABLE WATER SOURCE SHOULD BE A LAST CASE RESORT AND DESIGNED AS A TEMPORARY IRRIGATION SYSTEM UTILIZED TO ESTABLISHED PROPOSED PLANT MATERIAL THROUGH ITS FIRST TWO YEARS OF GROWTH.
- PROPOSED IRRIGATION DESIGN SHOULD UTILIZE WATER EFFICIENT DESIGN TECHNIQUES SUCH AS THE USE OF DRIP IRRIGATION, MOISTURE SENSORS AND RAIN SENSORS TO MAXIMIZE WATER EFFICIENCY.
- IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING AN IRRIGATION SYSTEM THAT FUNCTIONS PROPERLY PER THE INTENT OF THE DESIGN. SHOULD THE IRRIGATION CONTRACTOR SEE A FLAW IN THE PROPOSED DESIGN AND/OR FINDS A PROBLEM IN THE FIELD THAT WILL NEGATIVELY AFFECT THE PERFORMANCE OF THE PROPOSED IRRIGATION SYSTEM, THE SAID CONTRACTOR IS RESPONSIBLE FOR INFORMING THE LANDSCAPE ARCHITECT/OWNER'S REPRESENTATIVE PRIOR TO INSTALLING OR ORDERING MATERIAL FOR THE PROPOSED IRRIGATION SYSTEM.
- IRRIGATION PLANS TO BE SUBMITTED AS PART OF THE SUBMITTAL, PRIOR TO ISSUANCE OF PERMITS.



**TREE PLANTING**  
NOT TO SCALE



**SHRUB PLANTING**  
NOT TO SCALE

- NOTES:
- WHERE PLANTS ARE SHOWN IN BEDS, MULCH SHALL COVER ENTIRE BED AS DENOTED ON THE PLANS.
  - CONTAINER GROWN PLANT MATERIAL MAY BE SUBSTITUTED FOR BURLAP MATERIAL

**RAGAN SMITH**  
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REGISTERED  
LANDSCAPE ARCHITECT  
NASHVILLE, TN  
AGRICULTURE  
COMMERCIAL  
LANDSCAPE ARCHITECTURE  
TENNESSEE NO. 1000

TOWN CENTER CONSTRUCTION PLANS  
PHASE 2B  
*Regent*  
THOMPSONS SATON, WILLIAMSON COUNTY, TENNESSEE

**TULLGATE Village**

WK. ORDER	1172	DESIGNED:	T. GARDNER	SCALE:	N.T.S.	DATE:	DECEMBER 17, 2021
JOB NO.	10-081	DRAWN:	T. GARDNER	REVISIONS			

**LANDSCAPE NOTES & DETAILS**

**L1.2**



PLOTTED BY TROY PATRICK GARDNER ON 12/17/2021 7:54 AM  
 PLOTTED BY TROY PATRICK GARDNER ON 12/17/2021 7:54 AM  
 PLOTTED BY TROY PATRICK GARDNER ON 12/17/2021 7:54 AM

**PROJECT REQUEST**

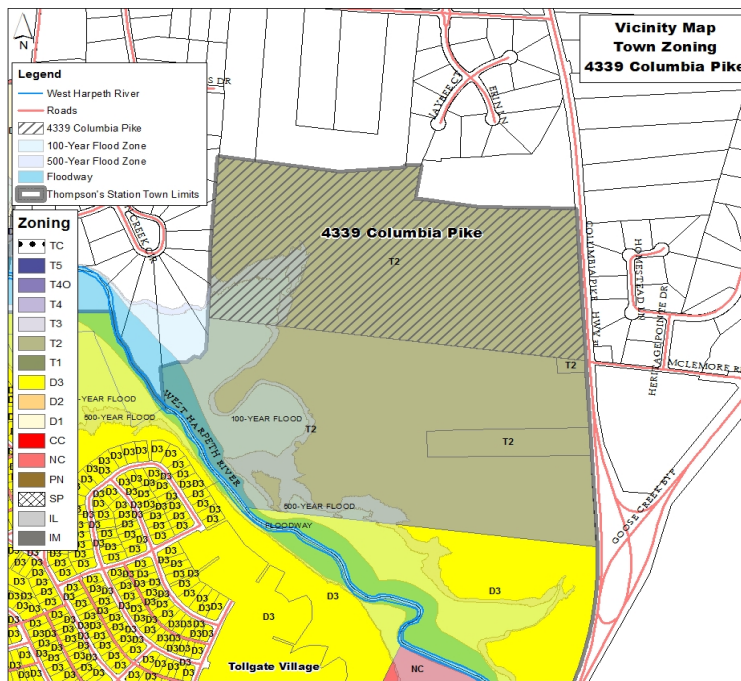
Amend the Sector Map and Zoning Map to Rezone 63.4 acres from G1 Controlled Growth Sector to G2 Intended Growth Sector and from T2 zoning to D2 zoning located at 4339 Columbia Pike.

**UPDATE SINCE NOVEMBER CONSIDERATION OF THIS PROPERTY:**

The applicant withdrew the D3 rezoning from the January BOMA agenda and has revised the request from D3 to D2 zoning.

**PROJECT DESCRIPTION**

A request from Tennessee Valley Homes, Inc to rezone 63.4 acres along Highway 31 (Columbia Pike) for a proposed residential development.



**PURPOSE OF A SECTOR MAP AMENDMENT AND REZONING REQUEST**

Changing the sector and zoning of a particular parcel will allow the owner of the parcel to develop or use their property based on the corresponding use table within the Land Development Ordinance. The Planning Commission has jurisdiction to evaluate the request based on the General Plan and make a formal recommendation to the Board of Mayor and Aldermen. The recommendation can be favorable or unfavorable. Rezoning requests are discretionary.

**SITE CONTEXT**

The subject site is located within the G1 – Controlled Growth sector of the General Plan and is zoned as T2, which is a rural district that permits the development of single family residential with a density of one unit per 8 acres. The site is bounded by agricultural and residential to the north, residential land to the east, and residential and agricultural land to the south.

**ANALYSIS**

The subject property is located north along the Columbia Pike corridor. The site is predominantly vacant with a barn/outbuilding on site. The subject property is located within the G1 – Controlled Growth Sector, which allows for “rural character, including hamlets and villages.” In Staff’s observation, the surrounding, existing developments and location of this property do not exactly fit a rural context, with residential subdivisions currently existing to the west, north, and east of this site. Additionally, this site is in proximity to Tollgate Village, which is mixed zoned D3 and NC.

This site is located along an arterial state highway near the intersection with Goose Creek Bypass. Therefore, the transportation network adjacent to this site is generally conducive to residential zoning.

The General Plan does not provide extensive guidance on new residential development within the Town. In Land Use Element Goal 1, it does recommend preservation of the rural characteristics of the community, while “accommodating for future growth in an orderly and sustainable manner.”

The Sector Plan does designate this area as a G1- Controlled Growth Sector, which calls for a rural development policy; however, there are existing D3 and D2 zones within existing G1- Controlled Growth sectors, including the newly approved Parsons Valley subdivision, The Villages Subdivision, and Country Haven, and Allenwood. This fact complicates any guidance provided by the Sector Plan for future land use policy. Additionally, the designation of larger undeveloped tracts as G1- Controlled Growth/Rural Policy in an area along a state highway and in proximity to existing large, mixed-use development is imprudent and not in the best interest for the Town’s orderly growth, in Staff’s opinion.

These inconsistencies and inadequate guiding policy for this type of request highlights the need to revise both the General Plan and the Sector Plan as part of the All Aboard comprehensive planning process.

Staff’s analysis of the existing conditions finds that a change to the Sector designation and the D2 zoning for the property is consistent with the General Plan goals and policies and will be developed in accordance with the Town’s Land Development Ordinance.

As part of a preliminary plat for any future development, a Traffic Impact Study will be required to evaluate specific transportation related improvements. Additionally, future submittals will

include addition information related to tree preservation, floodplain, open space, lot layout, and site design. The applicant has provided an illustrative concept plan to accompany the rezoning request.

**RECOMMENDATION**

Staff recommends a favorable recommendation onto the Board of Mayor and Aldermen for the Sector Plan Amendment Ordinance and the Rezoning Ordinance.

**ATTACHMENTS**

Request Letter/Statement of Impacts  
Rezoning Concept Plan

**Site Data**

Zoning:	
Current Zoning:	T2
Proposed Zoning:	D2
Site Area: ±63.40 Acres	
Dwelling Units: 95 Lots (65' X 120', typ.)	
Setbacks:	
Front:	20'
Side:	5' Minimum, 20' Total
Side Street:	12.5'
Rear:	20'
Density:	
Max Allowed:	1.5 d.u./ ac.
Proposed:	1.5 d.u./ ac. (95 d.u. / 63.40 ac.)
Open Space:	
Required:	45% (±28.53 ac.)
Proposed:	55% (±34.75 ac.)

**Conceptual Yield Study Note:**

This drawing is a conceptual plan that has not been formally assessed and/or approved by the local planning/codes department. This conceptual plan will require approval by all authorities having jurisdiction over the project prior to its implementation and is subject to change that could include reduction of density. Therefore, no representations or warranties are made regarding the fitness, suitability, constructability, and/or legality of any of the improvements reflected on the plan.



**Sources:**

Aerial:	Google Earth
Topography:	LiDAR
Wetlands:	National Wetlands Inventory





## HUNTLY GORDON

A PROFESSIONAL LIMITED LIABILITY CORPORATION  
ATTORNEY AT LAW

---

November 11, 2021

Ms. Allison Nunley,  
Director of Planning and Zoning  
Williamson County Schools  
1320 West Main Street  
Franklin, TN 37064

Re: 63.4 Acres located at 4339 Columbia Pike

Dear Ms. Nunley:

The property above was allocated 190 lots/taps from the Town of Thompson's Station in October and is currently zoned for the following schools:

Independence High School  
Legacy Middle School  
Winstead Elementary School

The anticipated number of students within the development upon its completion is anticipated to be 87 pupils should all 190 lots be constructed according to the following source:

<https://eyeonhousing.org/2017/02/the-average-number-of-school-age-children-per-home>.

The article states there are approximately 45.6 students per 100 owner occupied single family detached homes.

It is anticipated homes will be available for purchase within the development in the fall of 2023. Should you need additional information or clarification please do not hesitate to contact me via email [huntly@huntlygordon.com](mailto:huntly@huntlygordon.com) or at the number below.

Cordially yours,

HUNTLY GORDON  
(615) 302-0100



## HUNTLY GORDON

A PROFESSIONAL LIMITED LIABILITY CORPORATION  
ATTORNEY AT LAW

---

November 11, 2021

Micah Wood, AICP  
Planning Director  
Town of Thompson's Station  
Post Office Box 100  
Thompson's Station, TN 37179

Re: Moon Property: 4339 Columbia Pike

Mr. Wood:

Please accept this letter as a supplement to the rezoning application for the property above. Please accept this letter as the Statement of Impacts per Section D of the application.

Specifically:

**31 – Water Facilities:** Water for domestic use will be provided at Town rates, from an existing 24" HB&TS line as extended and provided for in the development plans as development occurs in accordance with the current policies of the Town.

**32 – Sewer Facilities:** Sanitary sewer for the development was contemplated and approved for in the reservation agreement for one hundred ninety (190) lots/taps as approved by the Board of Mayor and Aldermen in October 2020. The sanitation lines will be constructed in accordance with the development plans as development occurs pursuant to the current policies of the Town.

**33 – Repurified (reuse) water facilities:** Reuse water facilities are provided for in the developer agreement with the Town. The development plan for the subdivision will provide for adequate drip fields within the development. The drip field size is dependent upon the number of lots/taps within the development. It is calculated based upon each lot/tap consuming 250 gallons per day with a safety factor of one hundred fifty percent (150%). The sizing of the drip field is calculated utilizing the TDEC approved reabsorption rate for the Town of 10,000 gallons per day per acre allocated.

**34 – Street Network, as shown in the major thoroughfare plan:** The property fronts and indeed is accessed from Columbia Pike which is designated as an arterial street on the major thoroughfare plan. Columbia Pike is also known as US Highway 31 and offers the best quality of interconnectivity within the Town. The development plan for the property will provide for future connectivity to the neighboring properties to the north and the south. No connection will be provided to the west.

**35 – Drainage Facilities:** Drainage facilities will buffer the existing stream on the property as well as Columbia Pike and provide an undulating appearance in the streetscape. The drainage facilities



will be owned and maintained by the homeowner's association for the development and be sized to comply with all TDEC standards pursuant to the current policies of the Town.

**36 – Police, fire, and recreational facilities.** (Provide driving distance to the nearest police, fire, and recreational facilities.) The Town is provided police and fire protection through an interlocal agreement with Williamson County. The Williamson County Sheriff's Office is located at 408 Century Court which is 5.0 miles from the property. The Williamson County Emergency Management for the property is located at 1515 Thompson Station Road West which is 4.0 miles from the property. Likewise, the closest recreation is Sarah Benson Park, adjacent to the EMS, at 1513 Thompson's Station Road West.

**37 – Letter to School district central office:** The letter prepared for the Williamson County School system is attached. The property is currently zoned for the following Williamson County schools: Independence High School, Legacy Middle School and Winstead Elementary School. The anticipated number of students within the development upon its completion is anticipated to be 87 pupils should all 190 lots be constructed according to the following source: <https://eyeonhousing.org/2017/02/the-average-number-of-school-age-children-per-home>. The article states there are approximately 45.6 students per 100 owner occupied single family detached homes.

**38 – Refuse storage and sanitation collection facilities:** Refuse storage and sanitation collection will be addressed by the homeowner's association for the development; however, it is anticipated a private collection contract will provide this service for the development. Further, it is anticipated the contract will provide for a standard collection receptacle from the selected refuse provider upon certificate of occupancy. Alternatively, the Williamson County convenience center is located at 1515 Thompson Station Road West which is 4.0 miles from the property.

**39 – Covenants, Conditions and Restrictions:** The homeowner's association will enforce the covenants, conditions, and restrictions to ensure a harmonious development plan. To ensure its standards are upheld within the community an architectural review committee will be appointed. Further the CC&Rs will ensure the Town proper maintenance and insurance is provided for the open space and drainage structures along with public utility and drainage easements within the development.

Should you need additional information or clarification please do not hesitate to contact me via email [huntly@huntlygordon.com](mailto:huntly@huntlygordon.com) or at the number below.

Cordially yours,

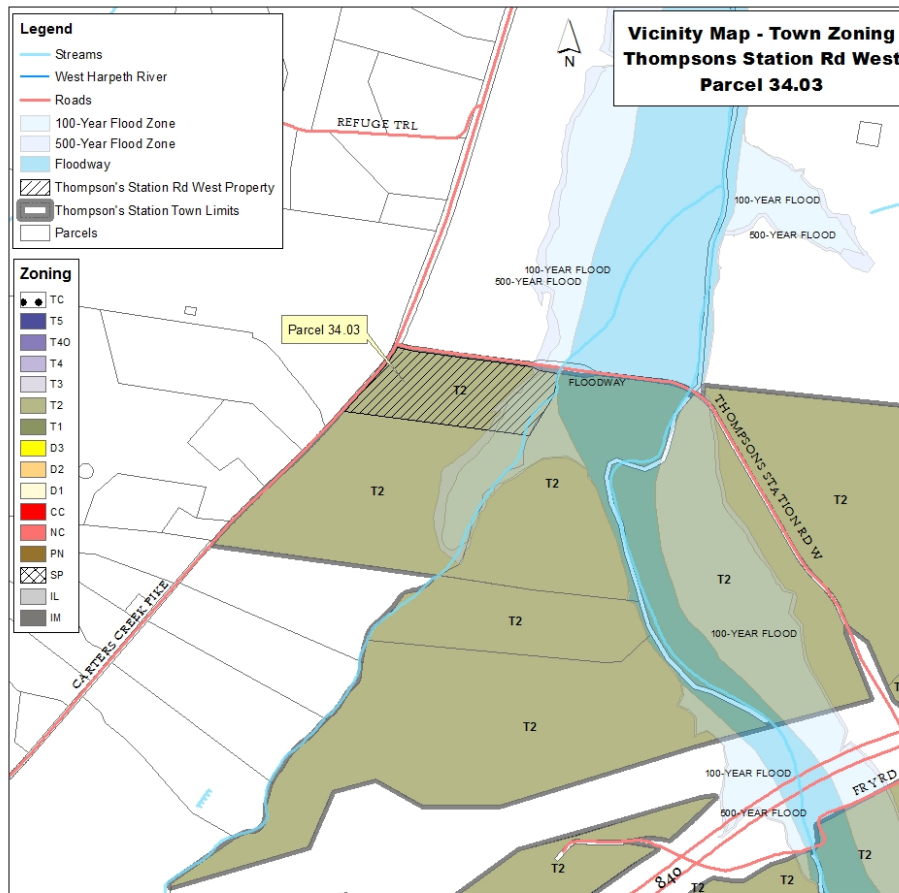
HUNTLY GORDON  
(615) 302-0100

**PROJECT REQUEST**

Amend the Zoning Map to Rezone 12 acres from T2 zoning to D2 zoning located at unnumbered Thompson's Station Road (corner of Thompson's Station Road at Carters Creek Pike).

**PROJECT DESCRIPTION**

A request from Williamson County to rezone 12 acres along Thompson's Station Road at the corner of Carters Creek Pike for a proposed emergency services station.



**PURPOSE OF A REZONING REQUEST**

Changing the zoning of a particular parcel will allow the owner of the parcel to develop or use their property based on the corresponding use table within the Land Development Ordinance. The Planning Commission has jurisdiction to evaluate the request based on the General Plan and make a formal recommendation to the Board of Mayor and Aldermen. The recommendation can be favorable or unfavorable. Rezoning requests are discretionary.

**SITE CONTEXT**

The subject site is located within the O2 – Rural Open Space Sector of the General Plan and is zoned as T2, which is a rural district that permits the extremely low density residential and agricultural uses. The site is bounded by agricultural uses to the north, east, and south, with residential uses to the west.

**ANALYSIS**

The subject property is located north along the Caters Creek Pike corridor at the Thompson's Station Road West terminus. The site is vacant and used for agricultural purposes. The subject property is located within the O2 – Rural Open Space Sector, which allows for "rural character, including hamlets in which development should be limited." The current T2 zoning does not permit nonresidential/non-agricultural uses, so a rezoning is required. T3 zoning does allow for "Community Buildings, Public or Private" uses.

This site is located along an arterial state highway at the intersection with Thompson's Station Road, which is a major collector per the Town's Major Thoroughfare Plan. Therefore, the transportation network adjacent to this site is generally conducive to an emergency services use that would be permitted with this rezoning.

The General Plan does not provide extensive guidance on rezonings within the Town. In Land Use Element Goal 1, the Plan does recommend preservation of the rural characteristics of the community, while "accommodating for future growth in an orderly and sustainable manner."

Staff's analysis of the existing conditions finds that a change to T3 zoning for the property is consistent with the General Plan goals and policies and will be developed in accordance with the Town's Land Development Ordinance. Additionally, a new emergency services facility in this section of Town provides for shorter lead times and better coverage for Town residents and property owners on the western side of Thompson's Station.

**RECOMMENDATION**

Staff recommends a favorable recommendation onto the Board of Mayor and Aldermen for this Rezoning Ordinance.

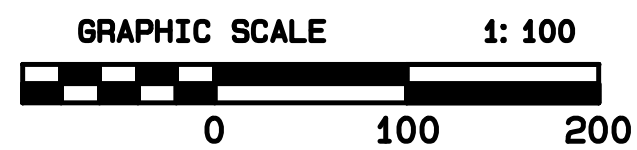
**ATTACHMENTS:**

Property information provided by Williamson County



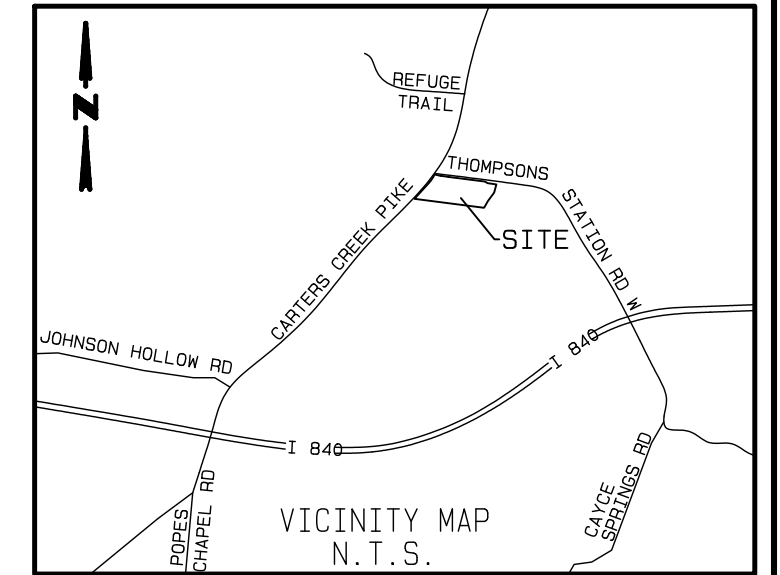
CRS Data





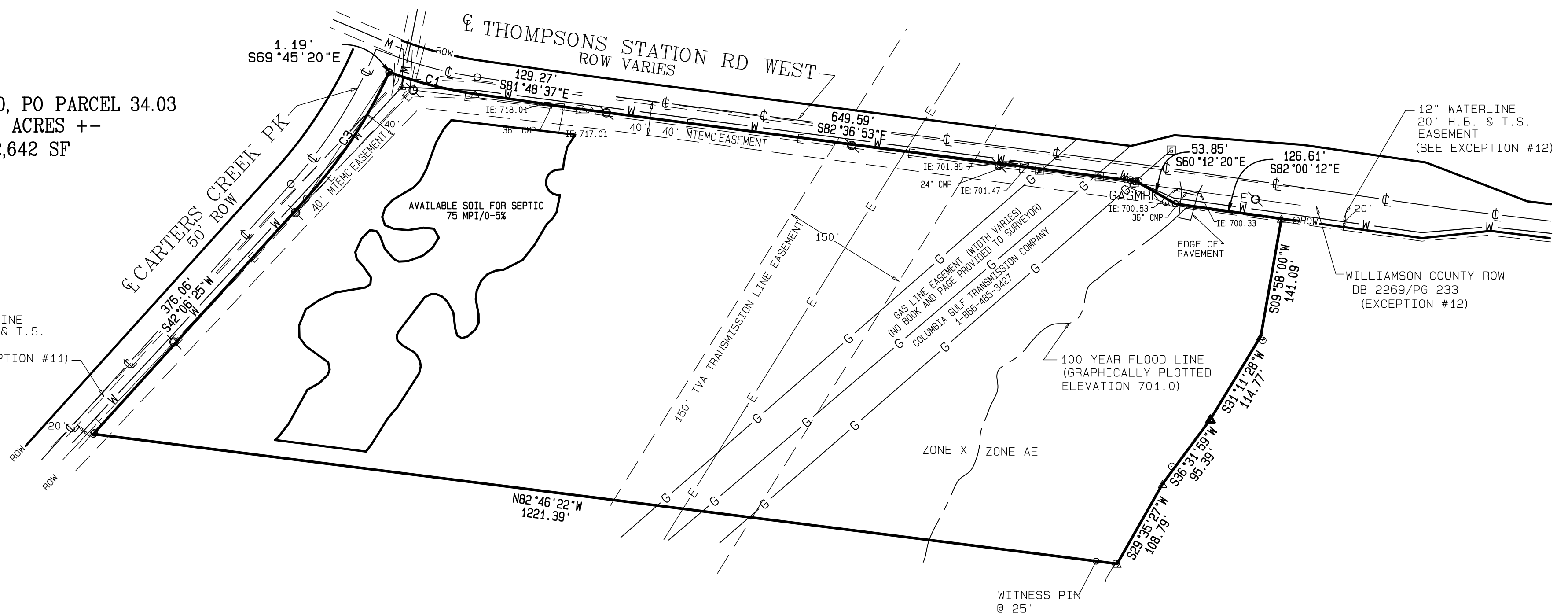
CURVE	ARC	RADIUS	CHORD	CHORD BEARING
C1	103.84'	493.55'	103.65'	S75°46'59"E
C2	10.30'	691.55'	10.30'	S82°14'12"E
C3	179.19'	578.89'	178.48'	N33°14'21"E

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
⊗	UTILITY POLE
△	CALCULATED POINT
—E—	ELECTRIC LINE
—X—	FENCE LINE
—W—	WATER LINE
—T—	TELEPHONE LINE
—G—	GAS LINE
—S—	SANITARY SEWER LINE
⊙	ELECTRIC METER
■	FENCE CORNER
⊙	GAS METER
⊠	GAS MARKER



TAX MAP 130, PO PARCEL 34.03  
12.00 ACRES +/-  
522,642 SF

4" WATERLINE  
20' H.B. & T.S.  
EASEMENT  
(SEE EXCEPTION #11)



11/8/2019

ARROWHEAD SURVEY  
4151 OLD HILLSBORO ROAD  
FRANKLIN, TN 37064  
615-599-7347

SOIL EXHIBIT

PROPERTY OF  
**WILLIAMSON COUNTY**  
DEED BOOK 7548, PAGE 18  
TAX MAP 130, PARCEL 34.03  
2ND CIVIL DISTRICT  
WILLIAMSON COUNTY, TN

Phone: (615) 794-4333  
Fax: (615) 794-3313  
www.thompsons-station.com



1550 Thompson's Station Road W.  
P.O. Box 100  
Thompson's Station, TN 37179

**DATE:** January 25, 2022

**TO:** Planning Commissioners

**FROM:** Micah Wood, AICP  
Planning Director

**SUBJECT: Item 4 – Bond Action Agenda**

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The following bonds are on the Bond Action Agenda. The recommendations are summarized for each item, below.

2. Bond Actions

- a. Tollgate Section 1 (Regent Homes) Sewer Performance Bond Release: Town Staff recommends that Planning Commission release the Performance Bond, establish the Maintenance Bond, and recommend that BOMA accept dedication of the public improvement.
- b. Tollgate Section 1 (Regent Homes) RDEC Performance Bond Release: Town Staff recommends that Planning Commission release the Performance Bond, establish the Maintenance Bond, and recommend that BOMA accept dedication of the public improvement.

Items 2(a)-(b) may be considered as 1 action item by Planning Commission with approval of the Bond Action Agenda. If there are questions/concerns on any item, it can be removed from the Bond Action Agenda and any others may be approved as a whole.



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1550 Thompson's Station Road W.  
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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Tollgate Subdivision, Section 1 Regent Homes Sewer</b>  <b><u>Amount</u> \$12,000</b>
<b>ACTION REQUEST</b>	<b>Release Performance Bond and establish a Maintenance Bond for 1-year.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Recommend release Performance Bond and establish a Maintenance Bond in the amount of \$1,500 for 1-year.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Recommend dedication of the public improvement to BOMA</b>
<b>BOMA ACTION</b>	

### **Bond Information**

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

### **Staff recommends the following:**

1. Release Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$1,500 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.

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Thompson's Station, TN 37179

## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Tollgate Village Subdivision, Section 1 (Regent Homes) RDEC</b>  <b><u>Amount</u> \$97,700</b>
<b>ACTION REQUEST</b>	<b>Release Performance Bond and establish a Maintenance Bond for 1-year.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Recommend release Performance Bond and establish a Maintenance Bond in the amount of \$10,000 for 1-year.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Recommend dedication of the public improvement to BOMA</b>
<b>BOMA ACTION</b>	

### **Bond Information**

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards.

### **Staff recommends the following:**

1. Release Performance Bond for RDEC and establish a Maintenance Bond for sewer in the amount of \$10,000 for a 1-year period.
2. Recommend BOMA accept dedication of the public improvement.