

Town of Thompson's Station  
Municipal Planning Commission  
Meeting Agenda  
February 23, 2016

**Meeting Called To Order**

**Pledge Of Allegiance**

**Minutes-**

**Consideration Of The Minutes Of The January 27, 2016 Meeting**

Documents: [01262016 PC MINUTES.PDF](#)

**Public Comments-**

**Reports-**

**Old Business:**

**1. Letter Of Credit Reduction For Fields Of Canterbury, Section 7B (1-D-14-003)**

Documents: [ITEM 1 FC SECTION 7B STAFF REPORT.PDF](#), [ITEM 1 FC SECTION 7B ENGINEER MEMO.PDF](#)

**2. Letter Of Credit Reduction For Fields Of Canterbury, Section 4C (1-D-14-002)**

Documents: [ITEM 2 FC SECTION 4C STAFF REPORT.PDF](#), [ITEM 2 FC SECTION 4C ENGINEER MEMO.PDF](#)

**3. Revised Preliminary Plat For Tollgate Village, Phase 15 (PP 2015-009)**

Documents: [ITEM 3 MEMO FOR TV PHASE 15.PDF](#), [ITEM 3 ATTACHMENT TO MEMO.PDF](#), [ITEM 3 REVISED PRELIMINARY PLAT PHASE 15 TV.PDF](#)

**4. Tree Replacement Plan For Bridgemore Village, Phase 5 (PP 2015-004)**

Documents: [ITEM 4 BV PHASE 5 TREE PLAN.PDF](#), [ITEM 4 STAFF REPORT TREE REMOVAL AND REPLACEMENT BV.PDF](#)

**5. Land Development Ordinance Amendments**

Documents: [ITEM 5 LDO AMENDMENT STAFF REPORT.PDF](#), [ITEM 5 ADDENDUM.PDF](#)

**New Business:**

**6. Zoning Amendment To Rezone 4658 Columbia Pike From Specific Plan To D3 (High Intensity Residential) (File: Amend 2015- 008)**

Documents: [ITEM 6 REZONE SUBMITTAL PACKAGE.PDF](#), [ITEM 6 STAFF REPORT MAP AMENDMENT.PDF](#)

**7. (Withdrawn By Applicant) Letter Of Credit Reduction For Bridgemore Village, Section 2C (1-D-14-011)**

Documents: [ITEM 7 BV SECTION 2C STAFF REPORT.PDF](#), [ITEM 7 BV SECTION 2C ENGINEER MEMO.PDF](#)

**8. (Withdrawn By Applicant) Request For Construction Access, Phase 5  
Bridgemore Village (PP 2015-004)**

Documents: [ITEM 8 STAFF REPORT CONSTRUCTION ROUTE BV.PDF](#), [ITEM 8  
BV CONSTRUCTION ACCESS.PDF](#)

**Adjourn**

*This meeting will be held at 7:00 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**  
**January 26,2016**

**Call to Order:**

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 7:00 p.m. on the 26<sup>th</sup> day of January, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Secretary Don Blair; Vice-Chair Mike Roberts; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Debra Bender; Commissioner Darren Burrese; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the November 17, 2015 Meeting were previously submitted.

**Commissioner Blair moved for approval of the November 17th, 2015 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

None

**Chairman Elder closed public comment.**

**Town Planner Report:**

Staff reviewed the revised concept plan for Bridgemore Village. Staff also provided an update on the annexation and zoning of Two Farms at Thompson's Station. Staff also updated the Commission on Board approval of the PlaceMaker Contract.

Dan Ford with Beau Welling Design came forward to represent the applicant, Beacon Development with a brief presentation for Two Farms with regard to the site plan and the concept plan, outlining the different nodes within the development.

Commissioner Blair voiced apartment concerns, Commissioner Dilks voiced commercial concept concerns, and Commissioner Burrese inquired about a traffic study of the Carter's Creek intersection. Commissioner Bender inquired about the percentage of single family homes, townhomes and mixed use concerns, and Commissioner Benson inquired about golf course availability. Mr. Ford answered all questions.

**Unfinished Business:**

**1. Review of a modification to a concept plan within a planned zone – Whistle Stop (SDP 2015-005)**

Mrs. Deats reviewed her staff report and recommended that the Planning Commission recommend to the Board of Mayor and Alderman for approval of the modified plan.

Greg Gamble with Gamble Design Collaborative came forward to speak on behalf of the applicant to answer questions.

**After discussion, Chairman Bender made a motion that the Planning Commission recommend to the Board of Mayor and Alderman approval of the modified plan for Staff Item 1, SDP 2015-005.**

**The motion was seconded and carried unanimously.**

**New Business:**

**2. Public Hearing – Update to the Town’s General Plan to assign growth sectors to newly annexed land north of State Route 840, south of Coleman Rd.**

Mrs. Deats reviewed her staff report and recommended that the Planning Commission adopt the updated growth sector map of the General Plan as proposed.

**Chairman Elder opened public comment.**

Commissioner Burress questioned T2 zoning and whether the Commission should rezone now.

**After discussion, Commissioner Burress made a motion to update the Town’s General Plan to assign growth sectors to newly annexed land north of State Route 840, south of Coleman Rd., as well as the land south of West Harpeth to be G1 instead of O2. (Parcel 11.03, Map 119, parcel 1).**

**The motion was seconded and carried by a 4 to 3 vote with Commissioners Bender, Dilks, and Roberts casting the opposing vote.**

**3. Letter of Credit request for reduction: Fields of Canterbury, Section 7B (File: 1-D-14-003) - \$188,000 for Roads, Drainage and Erosion Control and \$44,000 for Sewer**

**AND**

**4. Letter of Credit request for reduction: Fields of Canterbury, Section 4C (File 1-D-14-002) - \$170 for Roads, Drainage and Erosion Control and \$44,000 for Sewer**

Mrs. Deats reviewed her Item 3 staff report and recommended that the Planning Commission reduce the Letter of credit from \$188,000 to \$54,000 for roads, drainage and erosion control and maintain the letter of credit in its current amount of \$44,000 for sewer for a year with the option for automatic renewal based on progress within Section 7B.

Mrs. Deats also reviewed Item 4 staff report and recommended that the Planning Commission reduce the letter of credit to \$58,000 for roads, drainage and erosion control and \$22,000 for sewer for a year with the option for automatic renewal.

Commissioner Dilks voiced concern over construction traffic and cannot support recommendation of reduction. Commissioner Burress wants Staff to consider the time the developer will be in the neighborhood.

**After discussion, Commissioner Bender made a motion to accept Staff’s recommendation for bond reduction for file 1-D-14-003 and 1-D-14-002.**

**The motion was seconded and failed.**



**Commissioner Dilks then made a motion to defer the Letter of Credit reduction for Section 7B (1-D-14-003) and Section 4C (1-D-14-002) Fields of Canterbury until the February meeting.**

**The motion was seconded and carried unanimously.**

**5. Letter of Credit request for reduction for Allenwood, Off-site Improvements - \$32,000 AND Allenwood (File: FP2015-005) - \$170,000 for Roads, Drainage and Erosion Control and \$186,000 for Sewer.**

Mrs. Deats reviewed her report and recommended that the Planning Commission reduce the off-site letter of credit from \$32,000 to \$12,000 for a year with the option for automatic renewal, and also reduce the letter of credit from \$170,000 to \$98,000 for roads, drainage, and erosion control and reduce the letter of credit from \$186,000 to \$140,000 for sewer for a year with the option for automatic renewal.

**After discussion, Commissioner Burress recommended that the Planning Commission approve the Letter of Credit reduction for Allenwood, letter of credit from \$32,000 to \$12,000 for a year with the option for automatic renewal, and also reduce the letter of credit from \$170,000 to \$98,000 for roads, drainage, and erosion control and reduce the letter of credit from \$186,000 to \$140,000 for sewer for a year with the option for automatic renewal.**

**The motion was seconded and carried unanimously.**

**6. Revision to Preliminary Plat for Phase 7 within Bridgemore Village to create 16 single-family lots (File: PP 2015-008)**

Mrs. Deats reviewed her report and recommended that based on the project's consistency with the Land Development Ordinance, the Planning Commission approve the preliminary plat with the following contingencies:

1. Prior to the submittal of the final plat, the applicant shall enter into a development agreement for the remaining phases in Bridgemore Village.
2. Prior to the approval of construction plans, a geotechnical report shall be submitted for review.
3. Prior to the approval of construction plans, all applicable codes and regulation shall be addressed to the satisfaction of the Town Engineer.
4. Prior to the submittal of the final plat for Phases 6 and 7, the amenities area site plan should be submitted and approved. The development of the amenities should be included in the development agreement for the remaining phases.
5. Board approval for all additional taps beyond allocation.

**After discussion, Commissioner Bender made a motion to accept the Revision to Preliminary plat for Phase 7 within Bridgemore Village to create 16 single-family lots (File: PP 2015-008) Staff's recommended contingencies.**

**7. Revision to a preliminary plat for Phase 15 within Tollgate Village.**

Mrs. Deats reviewed her staff report and recommends approval with contingencies as follows:

1. Prior to the submittal of the final plat, the applicant shall enter into a development agreement for Tollgate Village Phase 15.
2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.
4. Prior to the approval of construction plans, a geotechnical report shall be submitted identifying the location of any sinkholes.
5. Prior to the submittal of the final plat for Phase 15, an updated traffic study (reviewed by the Town's Consulting Traffic Engineer) with a schedule of improvements for traffic mitigation including the secondary access and traffic signal shall be submitted for review and approval.
6. Prior to the submittal of a final plat for Phase 15, a detailed slope analysis shall be prepared showing slopes 15% - 25% and slopes exceeding 25%. Any lots located within areas exceeding 25% slopes shall be located within an open space lot.
7. Prior to the approval of the construction plan, the applicant will be subject to the new LDO and make revisions to add pedestrian pads over 500 feet.

Brett Smith with Ragan Smith came forward to speak on behalf of the applicant regarding the setbacks and compatible architecture.

**After discussion, Commissioner Dilks made a motion to defer pending litigation.**

**The motion was seconded and carried unanimously.**

**8. Tree removal and removal and replacement plan for Phases 5 and 6 within Bridgemore Village (PP 2015-004).**

Mrs. Deats reviewed her staff report and recommended approval based on the project's consistency with the Land Development Ordinance as submitted.

**After brief discussion, Commissioner Dilks made a motion to defer pending litigation.**

**The motion was seconded.**

Brett Smith came forward on behalf of the applicants requesting that Phases 5 and 6 be separated as they are different developers.

**Commissioner Dilks withdrew his initial motion and made a motion to defer Bridgemore Village Phase 5 until February meeting pending litigation.**

**The motion was seconded and carried by a vote of 5 to 2 with Commissioners Bender and Burress casting the opposing votes.**

**Commissioner Blair proposed a motion to accept the tree replacement plan for Bridgemore Village Phase 6.**

**The motion was seconded and carried unanimously.**

**9. Land Development Ordinance Amendments (File: Zone Amend 2016-001)**

**Commissioner Blair made a motion to defer item to February meeting.**

**The motion was seconded and carried unanimously.**

Alderman Shepard submitted a document requesting amendments to the Town's recently adopted Land Development Ordinance. Based on the goals and policies of the General Plan and the intent of the Land Development Ordinance, Staff recommends that the Planning Commission:

1. Does not recommend the exclusion of apartments within the T4 and T5 zones or the modification to the transect definitions.
2. Does not recommend the inclusion of apartments in the Industrial zone.
3. Recommends the inclusion of apartments in the Commercial zone.
4. Recommends the modification to the apartment definition.
5. Recommends the inclusion of the multi family dwelling definition.

The items were deferred to February so the LDO could be explained in a separate work session on February 16<sup>th</sup>, 2016 at 6:00 pm.

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 9:43 p.m.

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Jack Elder, Chairman

Attest:

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Don Blair, Secretary

**Thompson's Station Planning Commission**  
**Staff Report – Item 1 (File: 1-D-14-003)**  
**February 23, 2016**

**LETTER OF CREDIT REQUEST FOR REDUCTION**

**Fields of Canterbury, Section 7B – \$188,000 for Roads, Drainage and Erosion Control and \$44,000 for Sewer.**

A request for a bond reduction was submitted on December 3, 2015 for Section 7B within The Fields of Canterbury. Section 7B was renewed in February 2015 in the amount of \$188,000 for roads, drainage and erosion control and \$44,000 for sewer. “The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt” (LDO Section 5.2.13) upon approval by the Planning Commission. However, bonds may not be reduced below 15% of the cost for said improvements.

The Town Engineer has completed a site visit and observed that the road is complete to binder course and has eight out of the 21 lots under construction. This section includes Tapestry Court and a portion of English Garden in the rear of the development. Therefore, pass through construction traffic is not anticipated, however construction traffic to build out the remaining lots is expected. Erosion control is in place and continual attention to dirt in the roadways and silt fences is necessary as the section continues to be built. Given the progress within the section, Staff recommends the roads, drainage and erosion control bond be reduced to \$54,000.

Sewer is installed and operational, however, given that damage may occur from construction traffic, service line hook ups, or pavement remediation, Staff recommends the sewer bond be maintained in its current amount of \$44,000.

**Recommendation**

Based on the progress within Section 7B, Staff recommends that the Planning Commission reduce the letter of credit from \$188,000 to \$54,000 for roads, drainage and erosion control and maintain the letter of credit in its current amount of \$44,000 for sewer for a year with the option for automatic renewal.

**Attachments**

FOC 7B Bond Review Memo

December 17, 2015

Fields of Canterbury 7B

RE: Bond

Roads, Grading, Drainage, & Erosion Control current bond amount: \$188,000

Road is complete to binder with 8 out of 21 houses built or under construction. This section is at the rear of the development and pass through construction traffic is not expected. Binder wear due to home construction traffic is expected. Some minor dirt on the roadway and erosion control at inlets should be addressed by the developer.

Reduce bond to \$54,000

Sanitary Sewer - bond \$44,000

Sewer is installed and has been operational for some time. Some minor damage may occur by construction traffic or pavement remediation (if necessary) and potentially by service connections to residences.

Maintain current bond amount.

Clifton & King, llc

**Thompson's Station Planning Commission**  
**Staff Report - Item 2 (File: 1-D-14-002)**  
**February 23, 2016**

**LETTER OF CREDIT REQUEST FOR REDUCTION**

**Fields of Canterbury, Section 4C– \$170,000 for Roads, Drainage and Erosion Control and \$44,000 for Sewer.**

A request for bond reduction was submitted on December 3, 2015 for Section 4C. The Fields of Canterbury Section 4C was renewed February 2015. “The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt” (LDO Section 5.2.13) upon approval by the Planning Commission. However, bonds may not be reduced below 15% of the cost for said improvements.

The Town Engineer has completed a site visit and observed that this section is built out and the road is complete to binder course with no signs of damage. However, this section may be used for future construction traffic, therefore, Staff recommends the roads, drainage and erosion control bond be reduced to \$58,000 which will cover binder repair and 110% of the asphalt surface.

The section is built out and the sewer is installed and functioning for all 16 lots, therefore, Staff recommends the Sewer bond be reduced to \$22,000. Please note this bond cannot be further reduced below this amount for the performance/maintenance period.

**Recommendation**

Staff recommends that the Planning Commission reduce the letter of credit to \$58,000 for roads, drainage and erosion control and \$22,000 for sewer for a year with the option for automatic renewal.

**Attachments**

FOC Bond Review Memo

December 18, 2015

FOC 4C bond review

We observed the site today. This section is 100% built out (16 lots). The roadway is complete to binder course and does not show signs of damage, and is relatively free of dirt / debris. Lots are grass and impervious surface and origination of erosion is unlikely. The section could be a pass through for future construction and a bond is held on possible binder repair and 110% for future asphalt surface.

Bond amount \$58,000

Sanitary sewer is installed and function and serving the 16 residences. The minimum bond is held for the remainder of the performance/maintenance period.

Bond amount \$22,000

Steven M. Clifton, PE



**DATE:** February 23, 2016

**TO:** The Planning Commission

**FROM:** Wendy Deats, Town Planner

**SUBJECT:** Item 3 – Request to modify a portion of Phase 15 of Tollgate Village

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On January 26, 2016, the Planning Commission deferred the request to modify a portion of Phase 15 within the Tollgate Village neighborhood in order to address outstanding issues related to the revision. In addition to the January 26, 2016 staff report, the following information is submitted for Planning Commission consideration.

### **Traffic Improvements**

As noted in the attached staff report dated January 26, 2016, under the subsection of *Traffic study*, a traffic signal should be installed at the intersection of Highway 31 and the south project driveway at the completion of phase 1 prior to the onset of phase 2. Phase 1 consisted of 700 residential units and phase 2 consisted of the office and retail development. Based on the 650 approved or platted residential units, including the apartments, along with the development of the office building and the medical building, Staff considers phase 1 complete at this time. In addition, a recent update to a traffic study conducted by the Town's Traffic Engineer in August 2014 states that "*in August 2014, the Tennessee Department of Transportation conducted a signal warrant analysis at the intersection. The traffic counts made on August 13, 2014 confirmed that traffic volumes at the intersection met MUTCD's Warrant 2 for Four Hour Vehicle Volumes. Since that time, it is presumed that traffic has remained steady or grown and therefore installing signalized traffic control at the intersection remains warranted.*" Therefore, Staff recommends that installation of a traffic signal prior to further plat approvals.

### **Recommendation**

Staff recommends that the Planning Commission approve the revised portion of the plat subject to the following contingencies:

1. Prior to the approval of construction plans, the applicant shall enter into a development agreement for Tollgate Village Phase 15.
2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.
4. Prior to the approval of construction plans, a geotechnical report shall be submitted identifying the location of any sinkholes.
5. Prior to the submittal of the final plat for Phase 15, an updated traffic study with a schedule of improvements for traffic mitigation including the secondary access shall be reviewed and approved and a traffic signal shall be installed at the intersection of Highway 31/Tollgate Boulevard.



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Thompson's Station, TN 37179

6. Prior to the submittal of a final plat for Phase 15, a detailed slope analysis shall be prepared showing slopes 15% - 25% and slopes exceeding 25%. Any lots located within areas exceeding 25% slopes shall be located within an open space lot.

**Attachments**

January 26, 2016 staff report

**Thompson's Station Planning Commission  
Staff Report –Item 7 (PP 2015-009)  
January 26, 2016**

**Revision to a preliminary plat for Phase 15 within Tollgate Village.**

**PROJECT DESCRIPTION**

A request to approve a revision to a portion of the preliminary plat for Phase 15 of Tollgate Village to create 21 single family lots.

**BACKGROUND**

On July 28, 2015, a preliminary plat was approved by the Planning Commission for phase 15 within Tollgate Village. The phase created 83 single-family lots and one open space lot on 33.76 acres. This plat included an extension of Ashmore Drive and Del Mar Drive. This phase also requires the construction of new roads which include Vinemont Drive, Lewiston Street, Willmore Drive and Milford Drive. The developer has submitted a revision to modify a portion of the overall phase eliminating the alley between Milford and Vinemont, establishing a new road “D” and adding .88 acre for a total of 34.64 acres within the phase.

**ANALYSIS**

**Preliminary Plat**

The revision to the preliminary plat includes 21 single family residential lots, which eliminates the alley to create front loaded lots along Vinemont Drive and creates a new road to provide access to Willmore Drive. The revision also adds .88 acre along Vinemont Drive.

*Roadways*

No changes to the roadway sections are proposed with the modified plat.

*Critical Lots*

Lots 1543-1546, 1558-1560 are designated as critical lots on the plat. At this time, Staff does not have a detailed slope analysis for these lots to determine the actual slope; however, the applicant has stated that “no natural slope exceeds 25%.” All critical lots will require engineered site plans to address all site specific issues. To confirm the slopes, Staff recommends that a detailed slope analysis for each lot be prepared to identify the slope and determine if it is natural or a result of man-made alterations. Any lot that exceeds 25% natural slope should be placed within the open space.

*Lot Standards*

The single family lots will vary in size from .19 acres to .28 acres with lot widths a minimum of 50 feet with proposed setbacks of 15 feet for the front yard setback, 7.5 feet for the side yard setbacks and 20 feet for the rear yard setback. Therefore, the preliminary plat conforms to required Land Development Ordinance.

**Traffic Study**

The traffic study prepared in 2003 evaluated the project based on two phases with an anticipated 10 year completion of the entire development. Phase I consisted of approximately 700 dwelling units with an estimated trip generation of 6,069 (daily traffic). To date, 650 lots are platted, and while other residential phases are proposed for the development, approval of phase 15 completes Phase I based on the number of dwelling units analyzed in the traffic study.

The 2003 traffic study recommended traffic mitigation for Phase I was:

1. *“The eastbound approach of the south project driveway should be constructed to include separate lanes for left and right turning movements.”*

This improvement is complete. Tollgate Boulevard eastbound has a separate left and right turn lane onto Columbia Pike.

2. *“As part of the State Route 840 construction project, TDOT plans to widen Highway 31 north of State Route 840 to a five lane cross section. The five lane section will extend for approximately 250 feet north of the high school access. Also, the planned widening will result in enough roadway width to provide a northbound left turn lane to serve the south project driveway to Tollgate Farms.”*

This improvement is complete. Columbia Pike has a five lane cross section from State Route 840 to Tollgate Boulevard along with a northbound left turn lane onto Tollgate Boulevard.

3. *“The proposed site plan shows a driveway connection between Tollgate Farms and the high school. The connection will be beneficial since it will allow traffic to travel between the high school and the residential development without being required to travel on Highway 31.”*

This improvement is not complete. Declaration Way is not a public and no connection to Tollgate Village exists from this roadway.

Phase II consisted of the office and retail development with a trip generation of 14,832 (daily traffic). To date, approximately 30,000 square feet of general office and 46,800 square feet of medical office have been constructed. Phase II recommended traffic mitigation was:

1. *“It is recommended that the five lane cross-section be extended north to a point approximately 200 feet north of the north project driveway.”*
2. *“A traffic signal should be installed at the intersection of Highway 31 and the south project driveway. This signal should be installed at the onset of Phase II development.”*
3. *“The eastbound approach of the intersection of Highway 31 and the south project driveway should be improved to provide a dual left turn lane for traffic exiting the project site.”*
4. *“The eastbound approach of the intersection of Highway 31 and the north project driveway should be constructed to include a right turn lane and a left turn lane.”*
5. *“A northbound left turn lane on Highway 31 should be provided at the intersection with the north project driveway. This left turn lane should include approximately 200 feet of storage.”*
6. *“The intersection of Highway 31 and Goose Creek Bypass should be realigned to form a T intersection. It is also recommended that a traffic signal be installed at this intersection.”*

7. *“A southbound left turn lane should be provided on Highway 31 at the realigned intersection with Goose Creek Bypass. This left turn lane should include approximately 150 feet of storage.”*
8. *“A westbound right turn lane on Goose Creek Bypass should be provided at the intersection of Highway 31 and Goose Creek Bypass. This right turn lane should include approximately 150 feet of storage.”*

With the exception of a northbound turn lane at the proposed location of the secondary access, none of the other improvements related to Phase II have been completed, however Phase I is still underway and Phase II is predominantly undeveloped except with the Shelter Insurance office building and the Williamson Medical office building.

An updated traffic study was completed in February 2015 and submitted with a proposed revision to the site development plan. The traffic study was updated due to a proposed change to the overall development with an anticipated completion year of 2020. Based on the proposed land uses, the traffic generation is substantially lower than the original project. The traffic study identifies study references that TDOT has reviewed the project area and that based on “preliminary indications that a new traffic signal will be installed as part of TDOT improvements, the analysis of the intersection under traffic signal control indicates that the acceptable intersection operations can be provided” with the following mitigation measure:

1. *“A southbound right turn lane should be constructed on Columbia Pike at Tollgate Boulevard. The storage length of this turn lane should be 250 feet with 100 feet of taper.”*

In addition, the updated traffic study addresses the secondary access to the north of Tollgate Boulevard. The original plans proposed a secondary access 640 feet north of Tollgate Boulevard, however, due to feasibility issues, the study suggests moving the access 240 feet to the south to avoid conflict with the bridge. Regardless of the placement of this access, the applicant will be responsible to obtain approval from TDOT prior to the construction of any roadway connection.

#### Construction Plans

The construction documents provide all the necessary engineering for the development. Modification to this section of the preliminary plat will require revision to the construction plans. All engineering issues will be identified and addressed, including but not limited to grading, drainage, etc. prior to the issuance of any grading permits. Therefore, should any issues arise during the construction plan review that requires changes to the preliminary plat; it shall be incumbent on the applicant to revise the preliminary plat accordingly to meet all engineering related standards.

#### **RECOMMENDATION**

Based on the project’s consistency with the Land Development Ordinance, Staff recommends that the Planning Commission approve the revision to the phase 15 plat contingent on the following:

1. Prior to the submittal of the final plat, the applicant shall enter into a development agreement for Tollgate Village Phase 15.
2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.

3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.
4. Prior to the approval of construction plans, a geotechnical report shall be submitted identifying the location of any sinkholes.
5. Prior to the submittal of the final plat for Phase 15, an updated traffic study (reviewed by the Town's Consulting Traffic Engineer) with a schedule of improvements for traffic mitigation including the secondary access and traffic signal shall be submitted for review and approval.
6. Prior to the submittal of a final plat for Phase 15, a detailed slope analysis shall be prepared showing slopes 15% - 25% and slopes exceeding 25%. Any lots located within areas exceeding 25% slopes shall be located within an open space lot.

**ATTACHMENT**

Revised Preliminary Plat

Tollage Village Development Plan

**GENERAL NOTES:**

1. THE PURPOSE OF THIS PLAT IS TO CREATE 24 RESIDENTIAL SINGLE-FAMILY LOTS AND TWO OPEN SPACE TRACTS.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
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 MAP 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" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. 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 TO 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.
5. THIS PROPERTY IS CURRENTLY ZONED D3 (HIGH DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE - 55%.
6. MINIMUM BUILDING SETBACKS PER TOWN OF THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE DATED SEPTEMBER 29, 2015:  
FRONT: 10'  
REAR: 20'  
SIDE: 7.5'
7. ALL STREETS AND ALLEYS ARE DESIGNATED PUBLIC AND AS SUCH ARE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS.
8. ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
9. OPEN SPACE AREAS, PUBLIC UTILITY AND DRAINAGE EASEMENTS (INCLUDING DRAINAGE AND DETENTION STRUCTURES), ALLEYS AND ALL LANDSCAPING WITHIN ROADWAY MEDIANS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY BY RAGAN-SMITH ASSOCIATES ON JANUARY 26, 2015 USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
11. SANITARY SEWER LINES AND STORM LINES SHOWN HEREON WERE TAKEN FROM A PRELIMINARY DESIGN FOR THIS SECTION. FINAL PLACEMENT OF UTILITIES WILL BE DEPICTED ON THE FINAL PLAT.
12. DOMESTIC WATER SUPPLY INFORMATION TO BE DESIGNED BY OTHERS AND INCLUDED ON THE FINAL PLAT. WATER TO BE PROVIDED BY H.B.&T.S.
13. LOTS SHOWN THUS (\*) ARE DESIGNATED AS CRITICAL LOTS AND HAVE MANMADE SLOPES (LOTS 1561-1562) AND NATURAL SLOPES (LOTS 1543-1546) IN EXCESS OF 15%. PER SECTION 3-102.104 OF THE SUBDIVISION REGULATIONS, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SITE GRADING PLAN FOR DEVELOPMENT OF THE LOT SHALL BE SUBMITTED ADDRESSING SITE SPECIFIC NATURAL RESOURCE ISSUES TO THE TOWN OF THOMPSON'S STATION FOR REVIEW AND APPROVAL. NO BUILDING PERMIT WILL BE ISSUED ON SAID LOTS UNTIL AND UNLESS THE TOWN ENGINEER HAS RECEIVED AND APPROVED THE SITE PLAN.

**DEED REFERENCE:**

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MBSC TN HOME BUILDER, LLC, FROM TGF 2010, LLC OF RECORD IN BOOK 5264, PAGE 242, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

**PROPERTY MAP REFERENCE:**

BEING A PORTION OF PARCEL 1 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132.

**SURVEYOR**

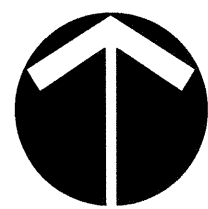
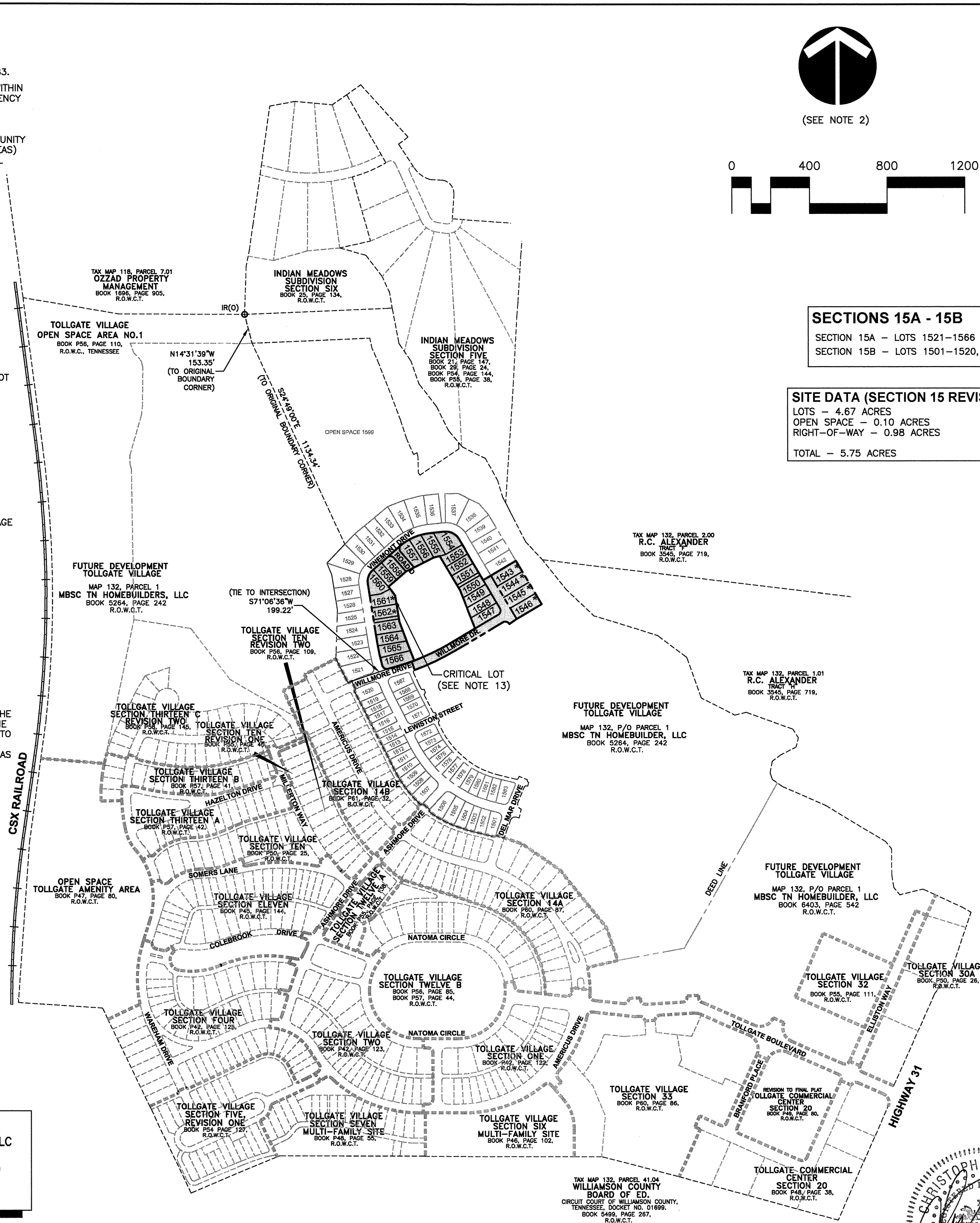
RAGAN-SMITH ASSOCIATES, INC.  
315 WOODLAND STREET  
NASHVILLE, TENNESSEE 37206  
(615) 244-8591

**OWNER / DEVELOPER**

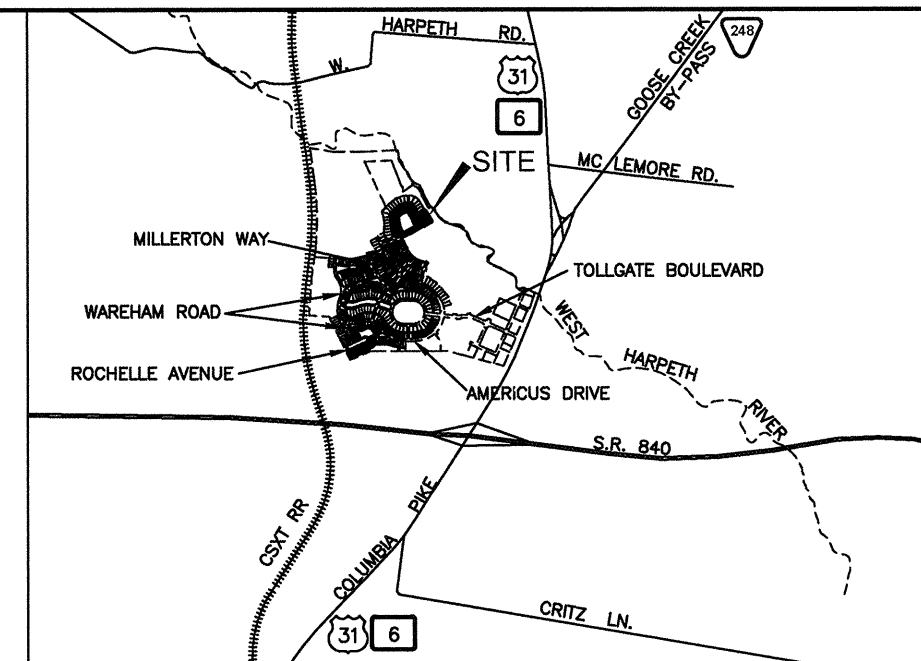
MBSC TN HOME BUILDER, LLC  
C/O BRIAN ROWE  
312 S. GAY STREET, SUITE 200  
KNOXVILLE, TENNESSEE 37902  
(865) 408-8322

**LEGEND**

R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE



(SEE NOTE 2)



VICINITY MAP (NOT TO SCALE)

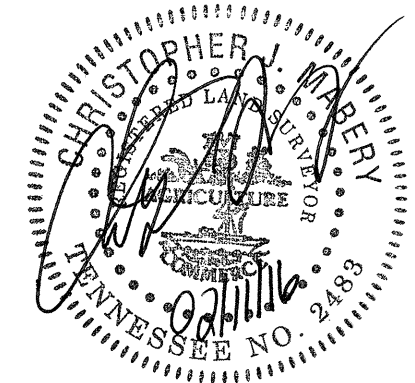
**SECTIONS 15A - 15B**  
SECTION 15A - LOTS 1521-1566  
SECTION 15B - LOTS 1501-1520, 1567-1583

**SITE DATA (SECTION 15 REVISION AREA)**  
LOTS - 4.67 ACRES  
OPEN SPACE - 0.10 ACRES  
RIGHT-OF-WAY - 0.98 ACRES  
TOTAL - 5.75 ACRES

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1543	9,750	0.22
1544	9,750	0.22
1545	9,750	0.22
1546	9,750	0.22
1547	9,079	0.21
1548	8,227	0.19
1549	7,731	0.18
1550	7,262	0.17
1551	7,150	0.16
1552	7,150	0.16
1553	7,285	0.17
1554	10,089	0.23
1555	8,062	0.19
1556	8,371	0.19
1557	8,648	0.20
1558	7,536	0.17
1559	6,490	0.15
1560	9,001	0.21
1561	8,820	0.20
1562	8,030	0.18
1563	8,338	0.19
1564	8,056	0.18
1565	9,064	0.21
1566	9,960	0.23

OPEN SPACE TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
1597	2,153	0.05
1598	2,080	0.05

REVISED: FEBRUARY 11, 2016  
REVISED: JANUARY 15, 2016  
**PRELIMINARY PLAT**  
**TOLLGATE VILLAGE**  
REVISION ONE TO A PORTION OF  
**SECTION FIFTEEN**  
LOTS 1543 - 1566,  
OPEN SPACE 1597 AND 1598  
TOWN OF THOMPSON'S STATION,  
WILLIAMSON COUNTY, TENNESSEE  
DRAWN BY: AMR / DDB  
JOB NO. 10-081 W.O. 9260 DATE: DECEMBER 23, 2015  
SCALE: 1"=400'

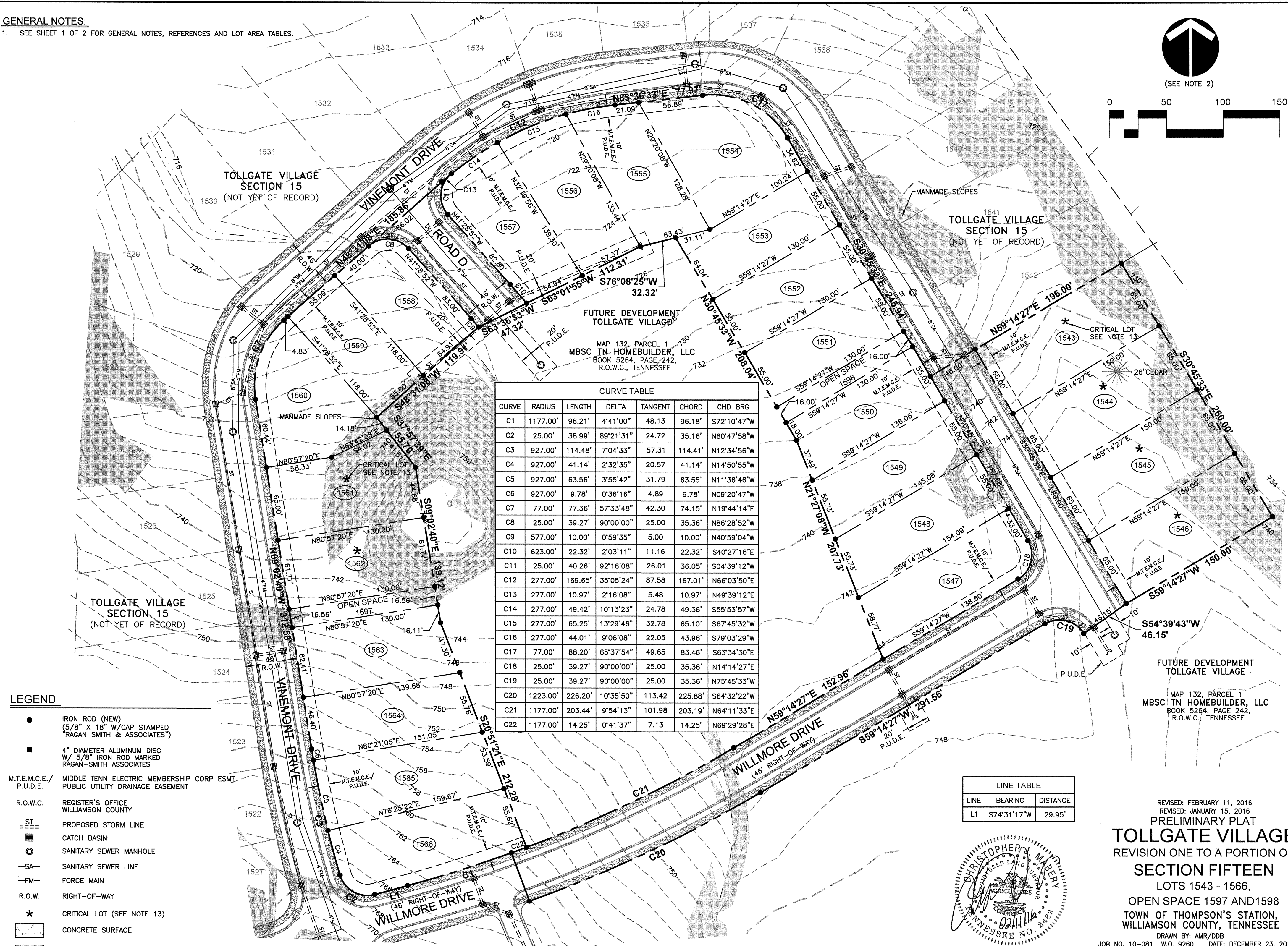
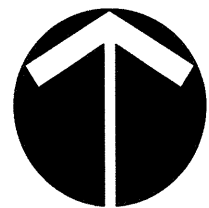


**TOTAL SITE AREA = 250,650 SQUARE FEET OR 5.75 ACRES±**



**GENERAL NOTES:**

1. SEE SHEET 1 OF 2 FOR GENERAL NOTES, REFERENCES AND LOT AREA TABLES.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	1177.00'	96.21'	4°41'00"	48.13	96.18'	S72°10'47"W
C2	25.00'	38.99'	89°21'31"	24.72	35.16'	N60°47'58"W
C3	927.00'	114.48'	7°04'33"	57.31	114.41'	N12°34'56"W
C4	927.00'	41.14'	2°32'35"	20.57	41.14'	N14°50'55"W
C5	927.00'	63.56'	3°55'42"	31.79	63.55'	N11°36'46"W
C6	927.00'	9.78'	0°36'16"	4.89	9.78'	N09°20'47"W
C7	77.00'	77.36'	57°33'48"	42.30	74.15'	N19°44'14"E
C8	25.00'	39.27'	90°00'00"	25.00	35.36'	N86°28'52"W
C9	577.00'	10.00'	0°59'35"	5.00	10.00'	N40°59'04"W
C10	623.00'	22.32'	2°03'11"	11.16	22.32'	S40°27'16"E
C11	25.00'	40.26'	92°16'08"	26.01	36.05'	S04°39'12"W
C12	277.00'	169.65'	35°05'24"	87.58	167.01'	N66°03'50"E
C13	277.00'	10.97'	2°16'08"	5.48	10.97'	N49°39'12"E
C14	277.00'	49.42'	10°13'23"	24.78	49.36'	S55°53'57"W
C15	277.00'	65.25'	13°29'46"	32.78	65.10'	S67°45'32"W
C16	277.00'	44.01'	9°06'08"	22.05	43.96'	S79°03'29"W
C17	77.00'	88.20'	65°37'54"	49.65	83.46'	S63°34'30"E
C18	25.00'	39.27'	90°00'00"	25.00	35.36'	N14°14'27"E
C19	25.00'	39.27'	90°00'00"	25.00	35.36'	N75°45'33"W
C20	1223.00'	226.20'	10°35'50"	113.42	225.88'	S64°32'22"W
C21	1177.00'	203.44'	9°54'13"	101.98	203.19'	N64°11'33"E
C22	1177.00'	14.25'	0°41'37"	7.13	14.25'	N69°29'28"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S74°31'17"W	29.95'

- LEGEND**
- IRON ROD (NEW)  
(5/8" X 18" W/CAP STAMPED  
"RAGAN SMITH & ASSOCIATES")
  - 4" DIAMETER ALUMINUM DISC  
W/ 5/8" IRON ROD MARKED  
RAGAN-SMITH ASSOCIATES
  - M.T.E.M.C.E./  
P.U.D.E. MIDDLE TENN ELECTRIC MEMBERSHIP CORP ESMT-  
PUBLIC UTILITY DRAINAGE EASEMENT
  - R.O.W.C. REGISTER'S OFFICE  
WILLIAMSON COUNTY
  - ST PROPOSED STORM LINE
  - ▣ CATCH BASIN
  - SANITARY SEWER MANHOLE
  - SA- SANITARY SEWER LINE
  - FM- FORCE MAIN
  - R.O.W. RIGHT-OF-WAY
  - \* CRITICAL LOT (SEE NOTE 13)
  - ▨ CONCRETE SURFACE
  - ▨ SLOPES IN EXCESS OF 15%



REVISED: FEBRUARY 11, 2016  
 REVISED: JANUARY 15, 2016  
**PRELIMINARY PLAT**  
**TOLLGATE VILLAGE**  
 REVISION ONE TO A PORTION OF  
**SECTION FIFTEEN**  
 LOTS 1543 - 1566,  
 OPEN SPACE 1597 AND 1598  
 TOWN OF THOMPSON'S STATION,  
 WILLIAMSON COUNTY, TENNESSEE  
 DRAWN BY: AMR/DDB  
 JOB NO. 10-081 W.O. 9260 DATE: DECEMBER 23, 2015  
 SCALE: 1"=50'



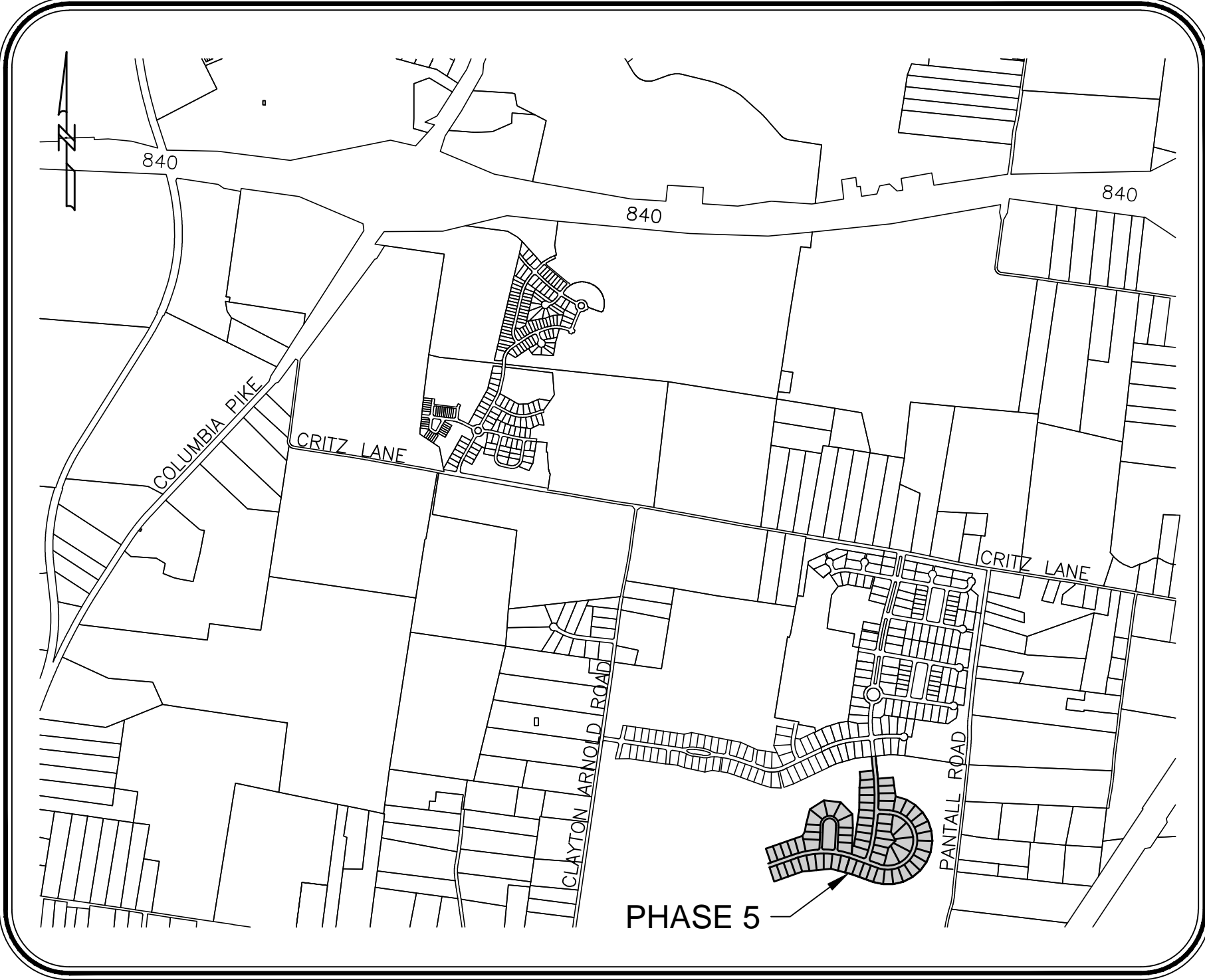
# CONSTRUCTION PLANS FOR BRIDGEMORE VILLAGE PHASE 5

**CONTACTS**

**OWNER/DEVELOPER**  
 SHAW ENTERPRISES, LLC  
 RANDALL SHAW  
 P.O. BOX 8081  
 COLUMBIA, TN 38402  
 (931)-381-3881  
 RRSRAW11@AOL.COM

**CIVIL**  
 JACOB F. VINCENT, P.E.  
 315 WOODLAND STREET  
 NASHVILLE, TN 37206  
 (615) 244-8591  
 JVINCENT@RAGANSMITH.COM

**LANDSCAPE ARCHITECTURE**  
 BRETT SMITH, R.L.A.  
 315 WOODLAND STREET  
 NASHVILLE, TN 37206  
 (615) 244-8591  
 BSMITH@RAGANSMITH.COM



LOCATION MAP  
NTS

**TOWN OF THOMPSON STATION,  
WILLIAMSON COUNTY, TENNESSEE**

**Sheet List Table**

Sheet Number	Sheet Title
ET1.1	Tree Plan
ET1.2	Tree Plan

**RAGAN SMITH**  
 LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS  
 NASHVILLE  
 110 WOODLAND STREET  
 SUITE 200  
 NASHVILLE, TN 37206  
 (615) 244-8591  
 www.ragan-smith.com  
 CHATTANOOGA  
 1000 W. MARKET STREET  
 SUITE 200  
 CHATTANOOGA, TN 37404  
 (423) 894-9400

**BRIDGEMORE VILLAGE**  
 FOR  
**PHASE 5**  
 TOWN OF THOMPSON STATION, WILLIAMSON COUNTY, TENNESSEE

JOB NO. 11052	WK. ORDER 0274	DESIGNED: JFV	DRAWN: NLF	SCALE: NTS	DATE: JULY 24, 2015	REVISIONS
						12/08/2015 SITE INSPECTION
						6/27/2015 SUB RES.

COVER  
**C0.0**



CIVIL AND LANDSCAPE ARCHITECTURE CONSTRUCTION PLANS FOR BRIDGEMORE VILLAGE PHASE 5  
 PLOTTED BY TERRI BISHOP ON 7/20/15 10:48 AM. LAST UPDATED BY RAGAN ON 7/20/15 10:48 AM

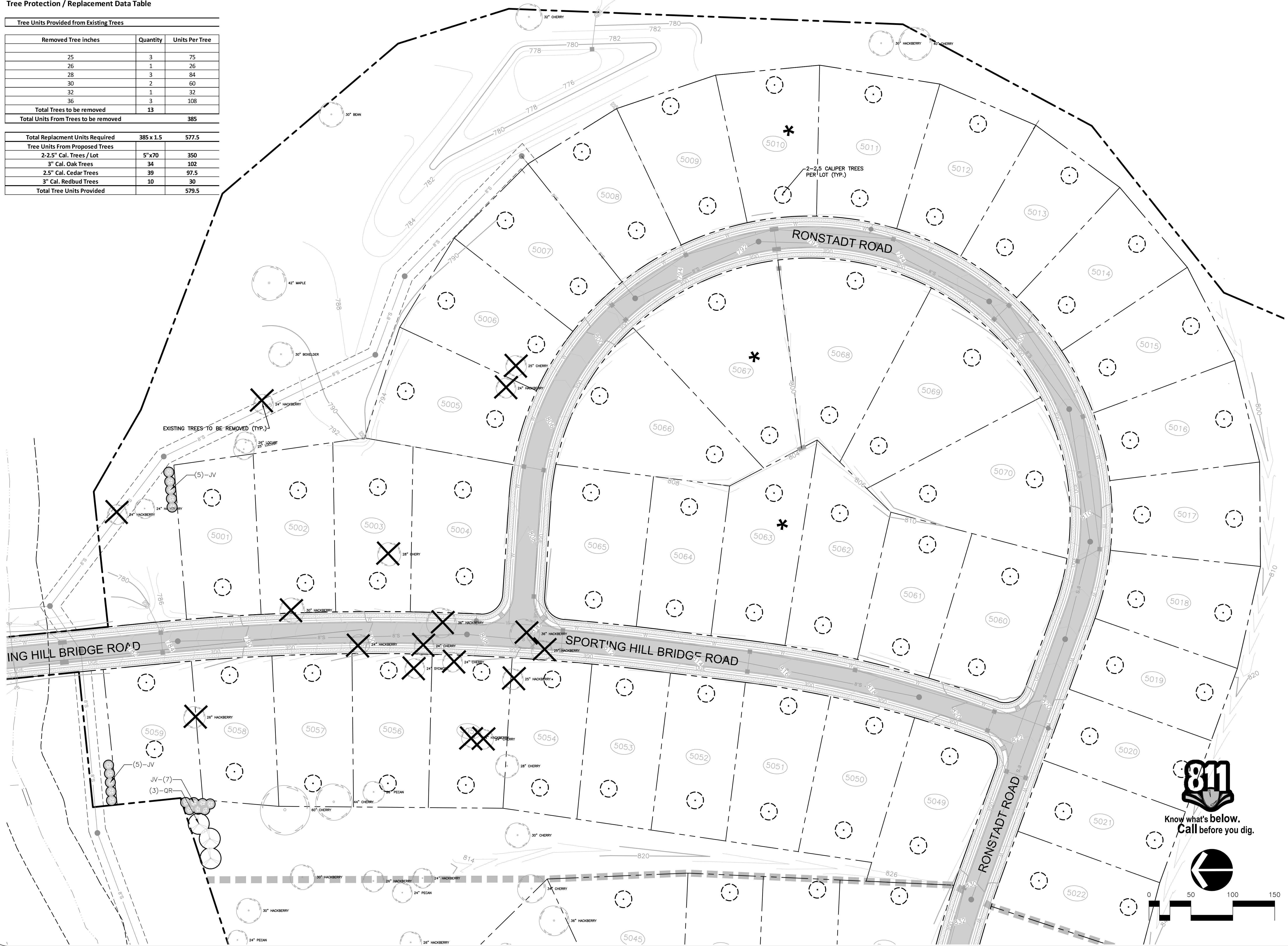


Tree Protection / Replacement Data Table

Tree Units Provided from Existing Trees		
Removed Tree inches	Quantity	Units Per Tree
25	3	75
26	1	26
28	3	84
30	2	60
32	1	32
36	3	108
<b>Total Trees to be removed</b>	<b>13</b>	
<b>Total Units From Trees to be removed</b>		<b>385</b>

Total Replacement Units Required		
Tree Units From Proposed Trees	Quantity	Units Per Tree
2-2.5" Cal. Trees / Lot	5"x70	350
3" Cal. Oak Trees		102
2.5" Cal. Cedar Trees		97.5
3" Cal. Redbud Trees		30
<b>Total Tree Units Provided</b>		<b>579.5</b>



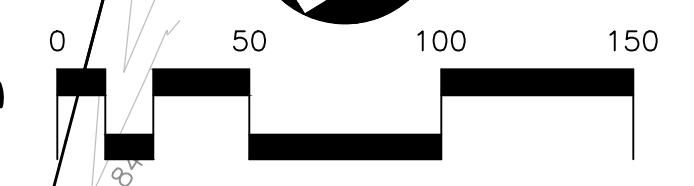
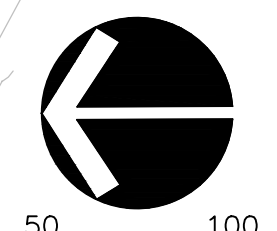
**RAGAN SMITH**  
 LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS  
 CHATTANOOGA  
 1000 BIRCH STREET  
 CHATTANOOGA, TN 37405  
 (423) 244-5951  
 www.ragan-smith.com

**BRIDGEMORE VILLAGE**  
 FOR  
**PHASE 5**  
 TOWN OF THOMPSON STATION, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	0274	DESIGNED:	JFV	DRAWN:	NLF	SCALE:	1"=50'	DATE:	JULY 24, 2015
JOB NO.	11052	SITE INSPECTION	12/08/2015	SUB. RES.	8/27/2015	REVISIONS			



Know what's below.  
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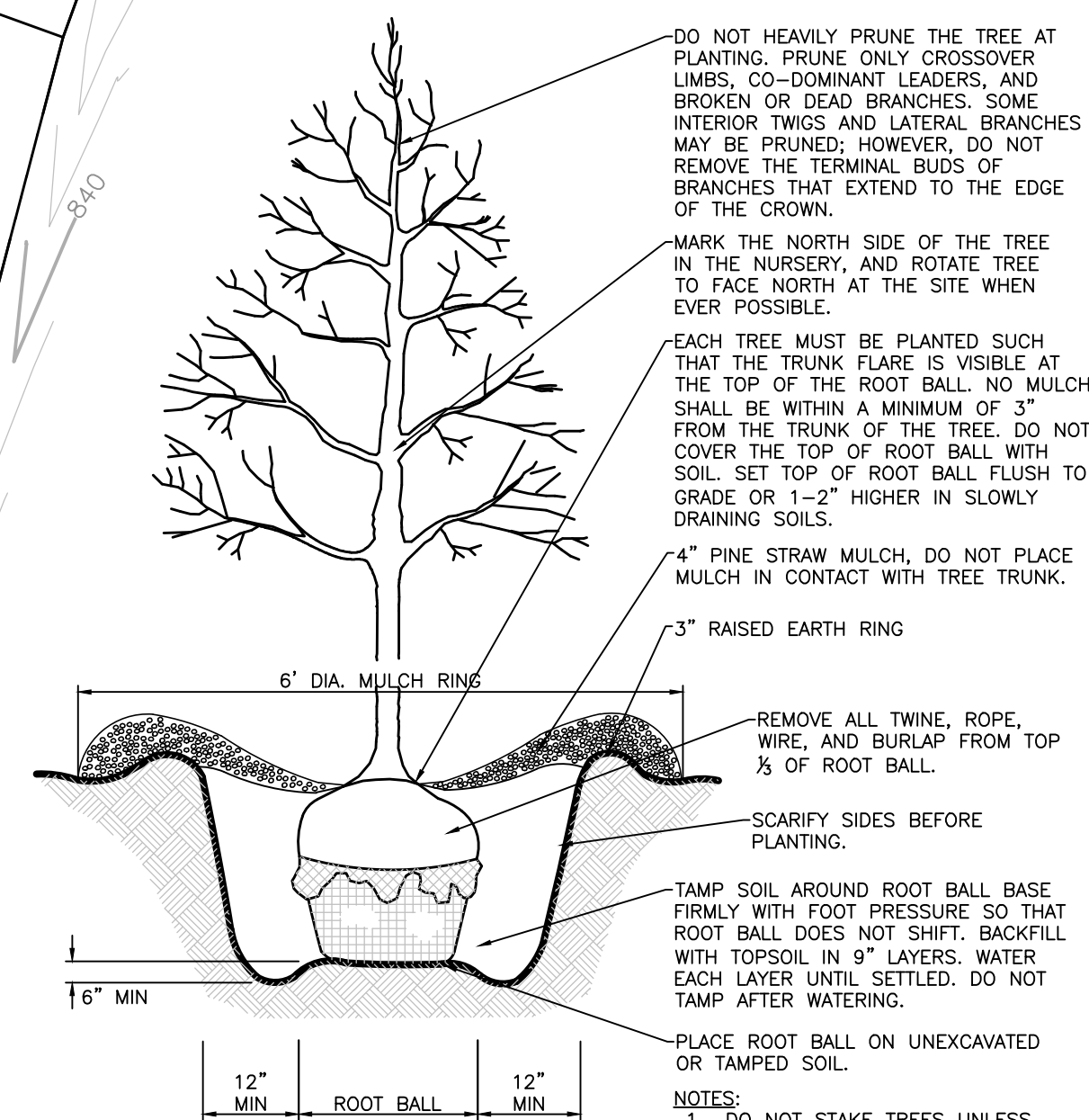


TREE PLAN  
**ET1.1**

© 2015 RAGAN SMITH. ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF RAGAN SMITH AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. PLOTTED BY PERKINS ENGINEERING ON 7/29/2015 11:14 AM. LAST UPDATED BY GSK ON 7/29/2015 11:14 AM.



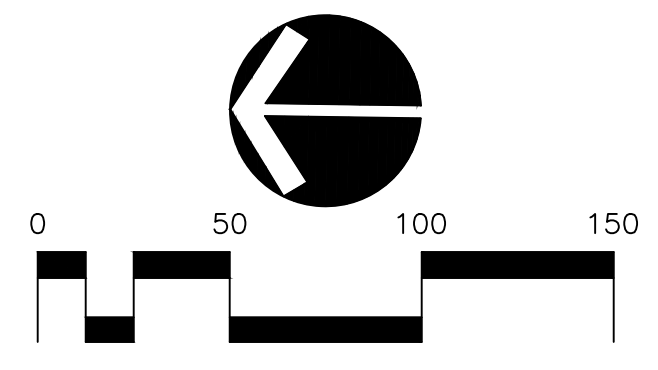
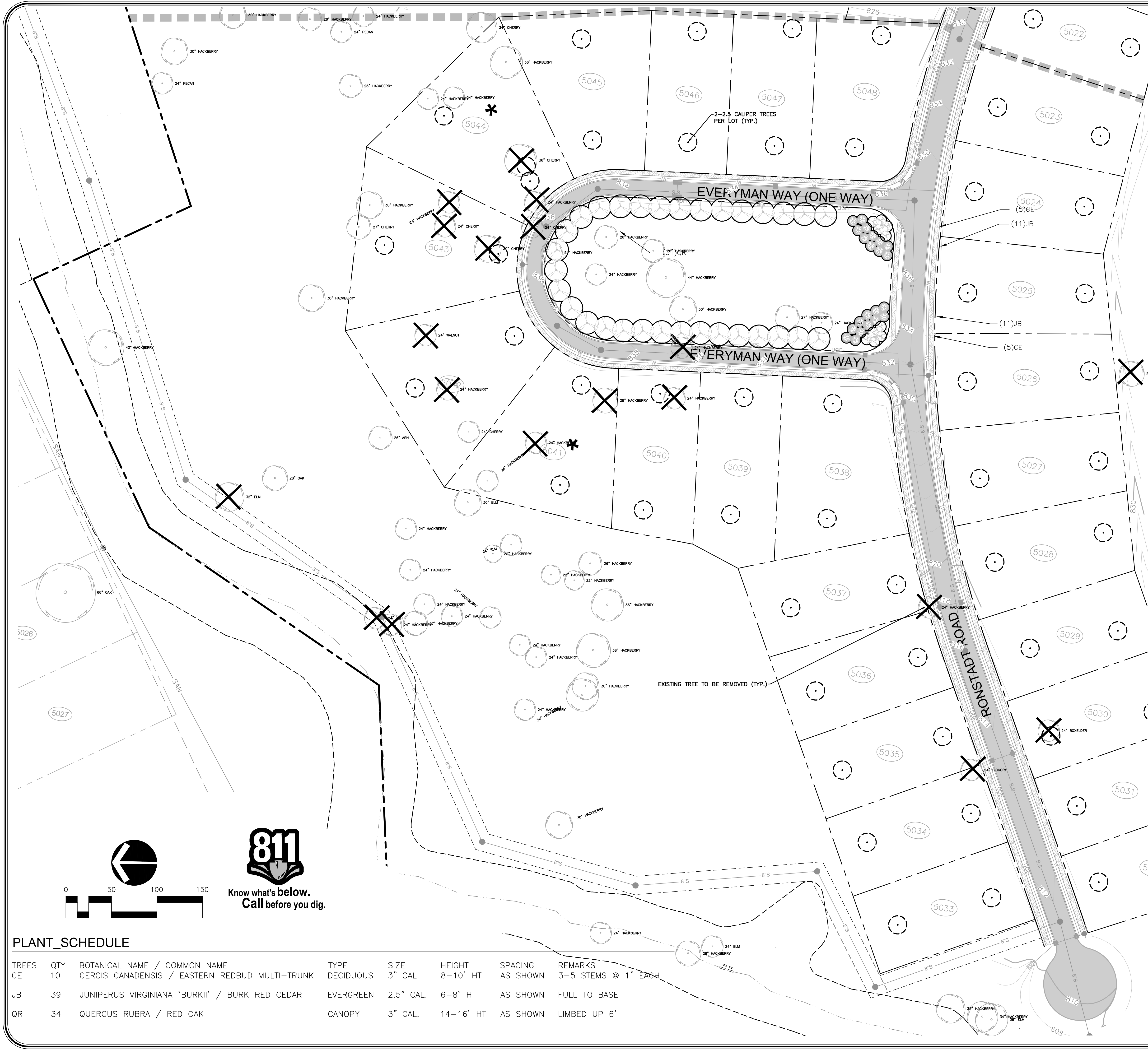
**BRIDGEMORE VILLAGE**  
 FOR  
**PHASE 5**  
 TOWN OF THOMPSON STATION, WILLIAMSON COUNTY, TENNESSEE



**TREE PLANTING**  
 NOT TO SCALE

**PLANTING NOTES**

1. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
8. 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.
9. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
10. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
11. ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
12. 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. Z80 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC.
13. 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.
14. CONTRACTOR TO WARRANT ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.



**811**  
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**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CE	10	CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK	DECIDUOUS	3" CAL.	8-10' HT	AS SHOWN	3-5 STEMS @ 1" EACH
JB	39	JUNIPERUS VIRGINIANA 'BURKII' / BURK RED CEDAR	EVERGREEN	2.5" CAL.	6-8' HT	AS SHOWN	FULL TO BASE
QR	34	QUERCUS RUBRA / RED OAK	CANOPY	3" CAL.	14-16' HT	AS SHOWN	LIMBED UP 6'

WK. ORDER	0274	DESIGNED:	JFV	DRAWN:	NLF	SITE INSPECTION	12/08/2015	SUB. RESS.	8/27/2015	REVISIONS
JOB NO.	11052	SCALE:	1"=50'	DATE:	JULY 24, 2015					

**TREE PLAN**  
**ET1.2**

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**Thompson's Station Planning Commission  
Staff Report – Item 4 (PP 2015 – 004)  
February 23, 2016**

**Tree Removal and Replacement for Phases 5 within Bridgemore Village.**

**PROJECT DESCRIPTION**

A request for tree removal for phase 5 within the Bridgemore Village.

**BACKGROUND**

On May 26, 2015, a preliminary plat was approved for Phases 5 – 11 of Bridgemore Village. The preliminary plat did not identify tree removals and therefore, a contingency was placed on the project requiring a tree plan be presented to the Planning Commission prior to the approval of construction plans.

On November 17, 2015, the Planning Commission modified the contingency which required the tree removal and replacement inventory be reviewed by the Planning Commission prior to the approval of construction plan as long as tree removal and replacement was presented at the January 2016 Planning Commission meeting. On January 26, 2016, the Planning Commission deferred the phase 5 plan to the February meeting.

**ANALYSIS**

Development of phase 5 requires the removal of 13 trees for a total of 385 inches. The Land Development Ordinance requires the replacement of tree exceeding 24 inches at a ratio of one and a half inches for every inch removed. Therefore, 577.5 inches of trees is required to be replaced on the site. The replacement plan includes one tree per lot and the planting of trees around the perimeter of the open space area for total of 579.5 inches.

**RECOMMENDATION**

Based on the project's consistency with the Land Development Ordinance, Staff recommends that the Planning Commission approve the removal and replacement plan with the following contingencies:

1. Prior to the recordation of any final plats within Phase 5, all trees located within common area shall be planted in accordance with the approved replacement plan.
2. Prior to certificate of occupancy, all lot trees shall be planted in accordance with the approved replacement plan.

**ATTACHMENTS**

Tree Removal Plan

**Thompson's Station Planning Commission  
Staff Report – Item 5 (File: Zone Amend 2016-001)  
February 23, 2016  
Land Development Ordinance Amendments**

**PROJECT DESCRIPTION**

These are staff initiated amendments of the Land Development Ordinance.

**PROPOSED REVISIONS**

**Section 1.2.7 Use Districts (page 03).** The intent of section 1.2.7 is to provide a brief description of each use district. The density identified in the D2 Medium Intensity zoning description is incorrect. However, density is not listed in any of the other zoning descriptions and is listed in the corresponding zoning tables. Staff is recommending that the density reference be removed from the D2 Medium Intensity zoning description.

**Section 1.3 Definitions (page 6).** Modify the definition of apartment building to include “an apartment building is typically owned by a single owner, often a corporation, with the individual units leased to occupants.”

**Section 1.3 Definitions (page 7).** Remove reclamation bond in the definition section. The LDO does not have a provision for reclamation bonds and the term does not appear anywhere else in the document.

**Section 1.3 Definitions (page 15).** Addition of a definition for microbrewery. A microbrewery is an establishment where beer and ale are brewed in small quantities, typically in conjunction with a restaurant, bar or tavern use.

**Section 1.3 Definitions (page 15).** Addition of a definition for a microdistillery. A microdistillery is an establishment where the production of grade spirit alcohol in small quantities, typically in conjunction with a restaurant, bar or tavern use.

**Section 1.3 Definitions (page 15).** Addition of a definition for multi-family dwelling. A multi-family dwelling is a dwelling or group of dwellings on one lot containing separate living units for three or more families including apartments or condominiums.

**Table 2.1 Community Types Permitted in Sectors (page 23).** In order to comply with state code requirements, the “key” on this table must be amended. It should read as follows “Key: ‘P’ is permitted by zoning.” All current letters within the table should be changed to P. This change would require all potential changes to the zoning map to accommodate transect communities would have to go through the normal zoning process. Therefore, “P” will be permitted by zoning.

**Section 3.3.14 Tree Protection (page 33).** Current language within the tree protection section requires identification of trees 24 inches and greater; however tree replacement requirements are for “trees exceeding 24 inches.” We recommend to modify the language for tree replacement requirements to read trees 24 inches or greater to correct the inconsistency by requiring the same size for identification and removal and replacement requirements.

**Section 3.3.14 Tree Protection (page 33).** Tree removal is currently regulated by the Planning Commission during concept plan review. Staff is recommending that this be moved to the preliminary plat phase since concept plans are not approved by the Planning Commission.

**Table 3.4 Maximum Block Face Length (page 52).** The block lengths for the transect districts were copied over to the use districts. However, the previous subdivision regulations had a range of block lengths from 800 to 1,200 feet. Therefore, Staff recommends correcting this table to consist of a block length of 1,200 feet for the D1 zone, 1,000 feet for the D2 zone, and 800 feet for the D3 zone.

**Section 4.5 Lot Use Restrictions (page 73); Table 4.2 Building Intensity (page 75); and Section 4.10.4 (page 95).** We have identified inconsistencies on accessory dwelling unit regulation. Section 4.5.2 permits accessory dwelling units within the T3 up to 900 square feet. However, the Building Intensity table permits accessory dwelling units within T3 permits habitable area up to 500 square feet. We are recommending modifying the square footage in the Building Intensity table to 900 square feet for consistency with the text with Section 4.5. These corrections would create consistency between the different code sections and permit a maximum of 900 square feet for an accessory dwelling unit.

**Table 4.1 Land Use and Building Type (page 73).** Remove apartments from the D3 zoning district and add apartments to the Commercial district.

**Table 4.1 Land Use and Building Type (page 74).** Include microbrewery and microdistillery as permitted uses within the T4O and T5 zoning districts.

**Table 4.1 Land Use and Building Type (page 74).** Include office building as a permitted land use within Industrial Light (IL) and Industrial Medium (IM) zones. Include microbrewery and distillery as permitted land uses within the T4O and T5 zone.

**Table 4.3 T2 Lot Standards (page 78).** Side and rear lot line building setbacks for the main building and accessory building are reversed in the T2 table. We would recommend changing the main building setbacks for side lot line to 20 feet and rear lot line to 50 feet and change accessory building side lot line to 10 feet and rear lot line to 12 feet. In addition, the primary frontage parking setback of 100 feet appears to be inappropriate for the required building setbacks. Staff recommends a change to require a 50 parking setback in accordance with the primary building setback.

**Table 4.4 T3 Lot Standards (page 79).** Side yard setbacks are an aggregate of 20 feet; however, the code didn't identify a minimum set setback. The minimum setback should be five feet.

**Section 4.12.4 Maximum Provided Automobile Parking (page 104).** This section has two inconsistent requirements. Developers are allowed to supply parking in excess of standard parking requirements in exchange for using low impact design standards. Staff is recommending that the first sentence be deleted which states the parking "shall not be permitted to exceed the allowable parking spaces . . . in excess of 10%" to eliminate the conflicting language within this code section. The requirement for any increases over 10% is 50% of the park area as low impact design (LID).

Strike second sentence regarding parking area exceeding allowances subject to review and approval by the Planning Commission. Parking lot layouts are prepared as part of site plans which are already reviewed by the Planning Commission. Any permanent parking that exceeds code requirements are subject to LID standards and are reviewed as part of the site plan packet.

**Table 4.16 Use District Parking Requirements (page 106).** Correct parking requirement for auto mechanical repair to reflect waiting areas instead of “seating for restaurants.”

**Section 4.17.6 Future Development Signs (page 122).** The code states that “signs may not be installed until an approved concept plan is recorded.” However, concept plans are not approved or recorded and therefore, the requirement should reflect final plat approval.

**Section 5.2.6 Construction Plans (page 129).** The code states that “multi-phase developments shall be required to submit phasing and construction traffic plan for the entire development before any final plats are approved.” Staff recommends removing “multi-phase” and modifying the timing of prior to the approval of preliminary plat by the Planning Commission.

#### **RECOMMENDATION**

Staff is requesting the Planning Commission recommend to the Board of Mayor and Aldermen these Staff initiated amendments to the Land Development Ordinance.

#### **ADDITIONAL AMENDMENTS**

Staff will continue to research the following amendments and will present additional information to the Planning Commission.

**Table 4.1 Land Use and Building Type (page 73).** Single family residential should be an allowable use in the T2 district.

**Table 4.1 Land Use and Building Type (page 73).** Evaluate appropriate locations for the inclusion or elimination of apartments.

**Table 4.1 Land Use and Building Type (page 73).** Include accessory dwelling unit within the T2 zoning district. This accessory dwelling unit allowance will be subject to the requirements set forth within Table 4.2 Building Intensity which limits accessory dwellings in size, which would be 900 square feet.

**Section 5.2.8 Development Agreement Required Prior to Construction (page 131).** Modify the language to require the development agreement prior to preliminary plat. The section would read “Following the review of the concept plan, a Development Agreement shall be prepared prior to the approval of preliminary plats. . .” All remaining language will remain the same.

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

To: Planning Commission  
From: Wendy Deats, AICP  
Town Planner  
Date: February 23, 2016  
Re: Addendum to Item 5 – Land Development Amendments

Additional Revision

**Section 5.1.1 Penalties.** Modify the text to read as follows:

It shall be unlawful to erect, construct, reconstruct, alter, maintain or use any building or structure, or to use any land in violation of any regulation in this ordinance. Any person violating any of the provisions of this zoning regulations article shall be guilty of a Class C misdemeanor, and conviction shall result in a monetary penalty not to exceed fifty dollars (\$50.00) and the repayment of administrative costs incident to the correction of the municipal violation in the amount of two hundred fifty dollars (\$250.00) for each separate offense. Each day any violation of this ordinance shall continue shall constitute a separate offense.

**Section 5.1.2 Remedies** Delete the current section and replace with the following:

In addition to the penalties reference above, upon the recommendation of the Town Planner or Building Official, or upon the request of a property owner who would be specifically damaged by a violation of this ordinance, the Town Administrator may direct the Town Attorney to institute an injunction, mandamus, or other appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use; or to correct or abate such violation; or to prevent occupancy of such building, structure, or land. Where construction, excavation, demolition, grading or any other activity has begun on any building, dwelling, structure, sign or use in violation of this ordinance or any other Town ordinance, the Town Administrator may, in addition to taking other authorized enforcement action, issue a stop work order pending the responsible party or parties bringing such construction, use or other activity into compliance with the ordinances of the Town. The party or parties may appeal the issuance of a stop work order to the Board of Zoning Appeals and the BZA shall hold a hearing on the order in accordance with § 5.5.4 of this ordinance. The BZA hearing on an appeal of a stop work order shall be heard as soon as possible after publishing the required notice, but not soon than fifteen (15) days after the filing of such appeal with the Town Planner, and not greater than thirty (30) days from the filing of such appeal.

Recommendation

Staff recommends this modification be included into the amendments for the Land Development Ordinance.

February 4, 2016

**HAND DELIVERED**

Ms. Wendy Deats  
Town Planner  
Town of Thompson's Station  
1550 Thompson's Station Road W.  
Thompson's Station, TN 37179

**RE: VILLAGE GREEN (HOLT PROPERTY) REZONE  
THOMPSON'S STATION, TENNESSEE**

Dear Wendy:

In response to your review letter dated February 3, 2016 we offer the following twelve (12) copies of field-run surveys (per your conversation with Dennis). These two (2) surveys, with the depicted proposed access, should address Items 1 and 2. Item 3 is attached with a memo addressing the General Plan.

We understand this is to be on the February 23, 2016 Planning Commission agenda as a recommendation to BOMA (standard procedure for a rezone request).

If you need additional information, please don't hesitate to call us.

Sincerely,

**RAGAN-SMITH ASSOCIATES, INC.**

A handwritten signature in dark ink, appearing to read "Brett Smith", is written over a faint, larger version of the signature.

Brett Smith, RLA, AICP  
Vice President

BAS:cmm

Attachments

c: Brian Rowe  
George Dean



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# MEMORANDUM

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To: Ms. Wendy Deats

From: Brett Smith, RLA, AICP

Date: February 4, 2016

Project No: 13-049/9740

Reference: Village Green (Holt Property) Rezone

c: Brian Rowe  
George Dean

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The subject property, which is along Columbia Pike, has T4 to the south, D3 to the southeast, and D2 to the north and northeast (see attached exhibit). To continue this parcel as D3 would complete a "second tier", contiguous on the entire east side of Columbia Pike, around the Town Center transect zones of T5 and T4.

The rolling topography of this site lends itself to the D3 bulk standards, as the more urban T4 would be precluded with the grades of infrastructure associated with alleys.

With the recent concerns voiced in the public forums about the traffic on Columbia Pike, this proposed use will have about 1/3 of the daily trips (646 vs. 1,938), about half of the a.m. peak trips, and less than 1/3 of the p.m. peak trips from the currently approved SP. This represents a significant reduction in total daily trips. (It should also be noted that if townhomes are proposed, they will have even slightly less proposed trips per the ITE standards.)

This will be a "textbook" step-down use from the Town Center at Thompson's Station/Columbia Pike, transitioning north, away from the more dense Town Center, to the less developed D2. Proposed D3 (High Intensity Residential) is in keeping with the G1 (Controlled Growth) of the recently adopted Sector Plan (1.2.5.d. "Sectors" and 1.2.7.b.iii "Use Districts").

The permitted uses of D3 are in keeping with the following General Plan Sections:

"Land Use Element"	Goal 1	Policy 1.1
	Goal 2	Policies 2.1, 2.2
	Goal 3	Policies 3.1, 3.6
	Goal 4	Policies 4.2, 4.3
	Goal 7	Policy 7.1
"Housing Element"	Goal 1	Policy 1.1
"Open Space/Conservation Element"	Goal 1	Policies 1.1, 1.3
	Goal 4	Policy 4.1
	Goal 6	Policy 6.1

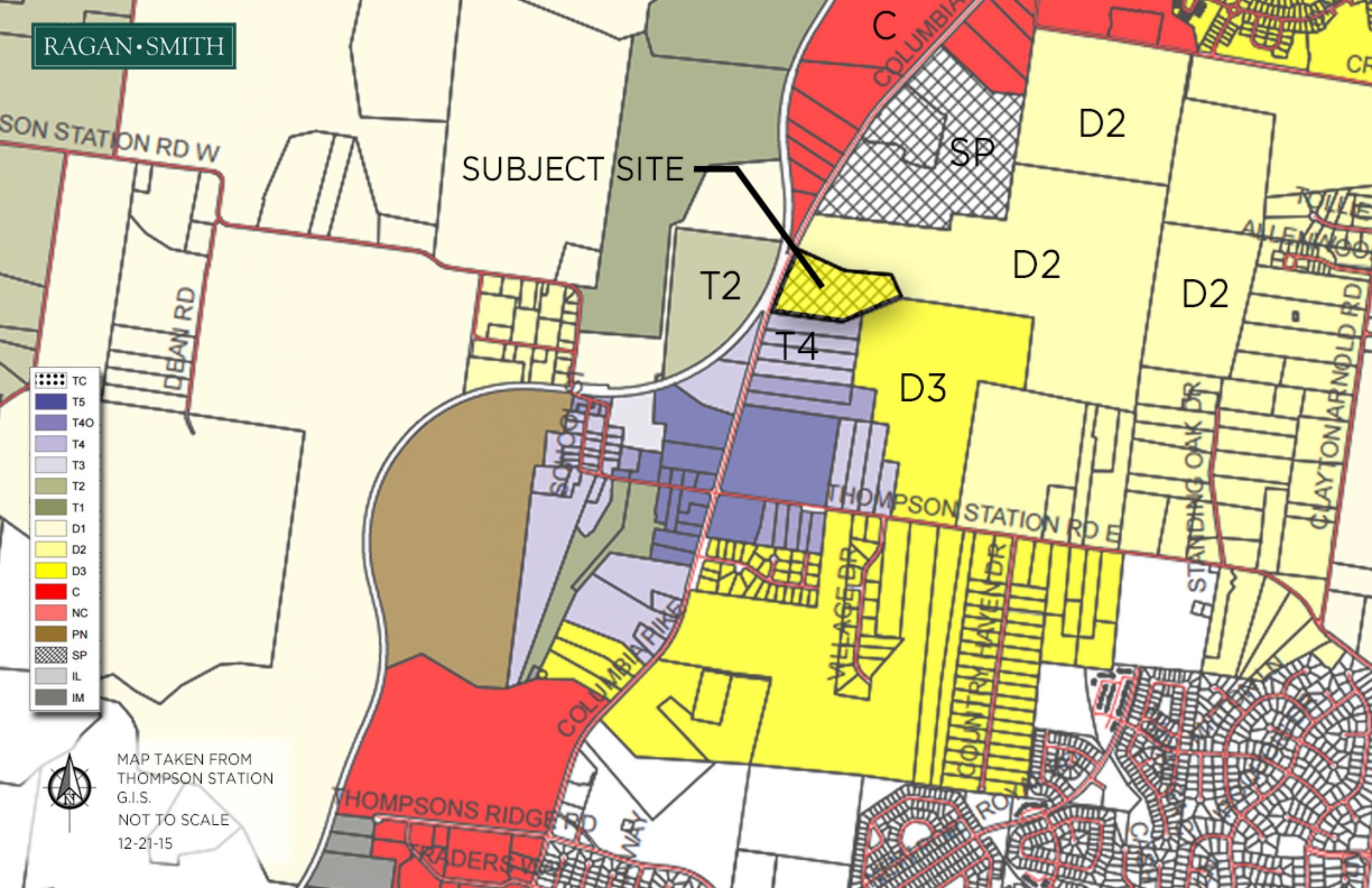
The proposed access and associated infrastructure are in keeping with the following:

"Transportation/Circulation Element"	Goal 1	Policies 1.1, 1.2, 1.4, 1.8, 1.10
--------------------------------------	--------	-----------------------------------

The proposed off-site sanitary is in keeping with the following:

"Utilities Element"	Goal 1	Policy 1.1
	Goal 4	Policy 2.1
	Goal 5	Policy 1.3
	Goal 6	Policies 1.2, 1.4





SUBJECT SITE

T2

T4

D3

D2

D2

D2

C

SP

- TC
- T5
- T40
- T4
- T3
- T2
- T1
- D1
- D2
- D3
- C
- NC
- PN
- SP
- IL
- IM

MAP TAKEN FROM  
THOMPSON STATION  
G.I.S.  
NOT TO SCALE  
12-21-15







LOCATION MAP  
(NOT TO SCALE)



**PROPERTY MAP REFERENCE**  
BEING PARCEL NUMBER 16.07 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 146.

**DEED REFERENCE**  
BEING THE SAME PROPERTY CONVEYED TO ROBERT S. HOLT AND WIFE, RUTH A. HOLT FROM TYLER BERRY, CO-TRUSTEE BY DEED OF RECORD IN BOOK 252, PAGE 198, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.  
BEING THE SAME PROPERTY CONVEYED TO STANLEY L. HOLLMAN, TRUSTEE FROM ROBERT S. HOLT AND WIFE, RUTH A. HOLT BY TRUST DEED OF RECORD IN BOOK 252, PAGE 201, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.  
BEING THE SAME PROPERTY CONVEYED TO RUTH A. HOLT FROM NATIONSBANK, N.A. BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 1877, PAGE 774, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

- GENERAL NOTES**
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE OF EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
  - ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 83. CONTOURS ARE AT TWO-FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
  - BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4718700345F, 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. 345, 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.
  - THIS PROPERTY IS CURRENTLY ZONED H - (HIGH INTENSITY) PER THE TOWN OF THOMPSON'S STATION ZONING MAP FOUND ON JUNE 11, 2013 BY THIS SURVEYOR ON THE BOARD OF ZONING APPEALS WEBSITE (THOMPSONS-STATION.COM/GOVERNMENT/BOARDZONINGAPPEALS). MINIMUM YARD REQUIREMENTS PER TOWN OF THOMPSON'S STATION ZONING ORDINANCE, FOUND ON JUNE 11, 2013 BY THIS SURVEYOR ON SAID WEBSITE, ARE AS FOLLOWS:  
FRONT - 25'  
SIDE - 10'  
REAR - 30'  
MAXIMUM BUILDING HEIGHT - 3 STORES (35 FEET)
- NO ZONING INFORMATION HAS BEEN PROVIDED BY THE INSURER.
- THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 11068, WITH AN EFFECTIVE DATE OF MAY 22, 2013 AT 8:00 A.M.
- SCHEDULE D - SECTION II OF THE TITLE COMMITMENT HAS DISCLOSED THE FOLLOWING SURVEY RELATED EXCEPTIONS:
- EXCEPTION 8. SUBJECT TO FOUR INCH WATER LINE EASEMENT OF RECORD IN BOOK 252, PAGE 198, BOOK 465, PAGE 603, AND IN BOOK 1877, PAGE 774, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. SEE TRANSFER OF EXISTING UTILITY EASEMENT TO THE TOWN OF THOMPSON'S STATION, TENNESSEE OF RECORD IN BOOK 3704, PAGE 277, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.  
SAID EASEMENT AFFECTS SURVEYED PROPERTY AS SHOWN HEREON.
- EXCEPTION 9. SUBJECT TO EASEMENT FOR THOMPSON STATION ROAD, WHICH LIES ON AND ACROSS THE SUBJECT PROPERTY.  
SAID EASEMENT DOES NOT AFFECT SURVEYED PROPERTY.
- EXCEPTION 10. RIGHT-OF-WAY EASEMENT GRANTED TO H.B. & T.S. AS CONTAINED IN BOOK 2362, PAGE 889, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.  
SAID EASEMENT AFFECTS SURVEYED PROPERTY AS SHOWN HEREON.



**LEGEND**

CM(O)	CONCRETE MONUMENT (OLD)	U	UTILITY POLE
IR(O)	IRON ROD (OLD)	—	OVERHEAD ELECTRIC POWER LINE
IR(N)	IRON ROD (NEW)	—P—	OVERHEAD POWER AND TELEPHONE LINES
IR(N)	IRON PIPE (OLD)	—A—	OVERHEAD ANCHOR WIRE
AC	AIR CONDITIONING UNIT	—X—	FENCE
R.O.W.C.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY	—	CONCRETE SURFACE
DT	DECIDUOUS TREE	—	ASPHALT SURFACE
ET	EVERGREEN TREE		

**IF YOU DIG TENNESSEE... CALL US FIRST!**  
1-800-351-1111  
1-615-366-1987  
TENNESSEE ONE CALL  
IT'S THE LAW

**UTILITY NOTE**

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE. 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 (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

TOTAL AREA = 870,946 SQUARE FEET OR 19.99 ACRES ±

4658 COLUMBIA PIKE, THOMPSON'S STATION, TN 37179

**RUTH A. HOLT PROPERTY**  
FOR  
**HENRY AND WALLACE, LLC**

11th CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE

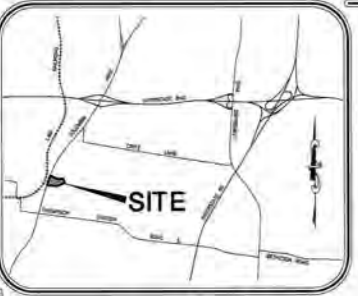
**RAGAN SMITH**  
LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
NASHVILLE  
215 WOODLAND STREET  
NASHVILLE, TN 37203  
615.259.1111  
www.ragan-smith.com

DATE	JULY 29, 2013
APPROVED BY	C. MAREY
DRAWN BY	O. BAILEY
SCALE	1" = 80'
JOB NO.	WK ORDER 9297
REVISIONS	10-081

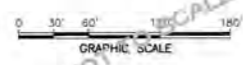
TOPOGRAPHIC SURVEY

1 OF 1





LOCATION MAP (NOT TO SCALE)



**GENERAL NOTES**

- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE OF EQUIPMENT USED: LEICA MODEL DX1230, REAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY NETWORK ADJUSTED: REAL TIME KINEMATIC.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0342P, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2008, WHICH MAKES UP A PORTION OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 47042A, PANEL NO. 345, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DESIGNATES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 5:00 ANNUAL CHANCE FLOODPLAIN.
- THIS PROPERTY IS CURRENTLY ZONED H - (HIGH INTENSITY) PER THE TOWN OF THOMPSON'S ZONING MAP TOWN OF THOMPSON, TENNESSEE, WITH AN EFFECTIVE DATE OF MAY 22, 2013. MINIMUM YARD REQUIREMENTS PER TOWN OF THOMPSON'S ZONING ORDINANCE FOUND ON JUNE 11, 2013 BY THIS SURVEYOR ON SAID WEBSITE, ARE AS FOLLOWS:  
FRONT - 25'  
SIDE - 10'  
REAR - 30'  
MAXIMUM BUILDING HEIGHT - 3 STORES (35 FEET)  
NO ZONING INFORMATION HAS BEEN PROVIDED BY THE INSURER.
- THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 11058, WITH AN EFFECTIVE DATE OF MAY 22, 2013 AT 8:00 A.M.  
SCHEDULE B - SECTION 8 OF THE TITLE COMMITMENT HAS DISCLOSED THE FOLLOWING SURVEY RELATED EXCEPTIONS:  
EXCEPTION 8. SUBJECT TO FOUR INCH WATER LINE EASEMENT OF RECORD IN BOOK 252, PAGE 198, BOOK 482, PAGE 803, AND IN BOOK 1877, PAGE 774, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. SEE TRANSFER OF EXISTING UTILITY EASEMENT TO THE TOWN OF THOMPSON, TENNESSEE, OF RECORD IN BOOK 3744, PAGE 277, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.  
SAID EASEMENT AFFECTS SURVEYED PROPERTY AS SHOWN HEREON.  
EXCEPTION 9. SUBJECT TO EASEMENT FOR THOMPSON STATION ROAD, WHICH LIES ON AND ADJACENT TO THE SURVEYED PROPERTY.  
SAID EASEMENT DOES NOT AFFECT SURVEYED PROPERTY.  
EXCEPTION 10. RIGHT-OF-WAY EASEMENT GRANTED TO H.B. & T.S. AS CONTAINED IN BOOK 252, PAGE 201, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.  
SAID EASEMENT AFFECTS SURVEYED PROPERTY AS SHOWN HEREON.

**PROPERTY MAP REFERENCE**

BOOK PARCEL NUMBER 18.07 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 148.

**DEED REFERENCE**

BEING THE SAME PROPERTY CONVEYED TO ROBERT S. HOLT AND WIFE, RUTH A. HOLT FROM TYLER BERRY, CO-TRUSTEE BY DEED OF RECORD IN BOOK 252, PAGE 198, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO STANLEY L. HOLTMAN, TRUSTEE FROM ROBERT S. HOLT AND WIFE, RUTH A. HOLT BY TRUST DEED OF RECORD IN BOOK 252, PAGE 201, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RUTH A. HOLT FROM NATIONSBANK, N.A. BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 1877, PAGE 774, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

**UTILITY NOTE**

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, 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 (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-815-366-1987 OR 1-800-351-1111.

**LEGEND**

(CMT)	CONCRETE MONUMENT (OLD)	⊕	UTILITY POLE
(R/O)	IRON ROD (OLD)	—	OVERHEAD ELECTRIC POWER LINE
(R/N)	IRON ROD (NEW)	—	OVERHEAD POWER AND TELEPHONE LINES
(R/P)	IRON PIPE (NEW)	—	OVERHEAD ARCHER WIRE
(R/O)	IRON PIPE (OLD)	—	FENCE
(R/C)	ASR CONCRETE (NEW)	—	CONCRETE SURFACE
R.O.W.C.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY	—	ASPHALT SURFACE

**IF YOU DIG TENNESSEE... CALL US FIRST!**  
1-800-351-1111  
1-615-366-1987  
TRANSFER OUR CALL. IT'S THE LAW.

**PROPERTY DESCRIPTION OF RECORD**

BEING A 20.0 MORE OR LESS ACRES TRACT OF LAND LYING IN THE 17TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, SAID TRACT FURTHER DESCRIBED AS BEING A PART OF THE 104 MICH PROPERTY AS OF RECORD IN BOOK 108, PAGE 248, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING IN THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 31, SAID POINT FURTHER DESCRIBED AS BEING 2283 FEET, MORE OR LESS, NORTH OF THE CENTERLINE OF THOMPSON'S STATION ROAD, THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF SAID ROAD THE FOLLOWING BEARINGS AND DISTANCES: NORTH 13 DEGREES 37 MINUTES EAST 220.32 FEET TO A POINT; THENCE NORTH 18 DEGREES 07 MINUTES EAST 331.42 FEET TO A POINT; THENCE NORTH 18 DEGREES 47 MINUTES EAST 271.21 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 71 DEGREES 11 MINUTES 43 SECONDS EAST 851.8 FEET TO A POINT; THENCE NORTH 89 DEGREES 22 MINUTES 51 SECONDS EAST 574.0 FEET TO A POINT; THENCE SOUTH 38 DEGREES 22 MINUTES 37 SECONDS EAST 310.79 FEET TO A POINT; THENCE SOUTH 81 DEGREES 37 MINUTES 03 SECONDS WEST 769.85 FEET TO A POINT; THENCE NORTH 88 DEGREES 22 MINUTES 36 SECONDS WEST 800.2 FEET TO THE POINT OF BEGINNING, CONTAINING 20.0 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ROBERT S. HOLT AND WIFE, RUTH A. HOLT BY WARRANTY DEED FROM TYLER BERRY, CO-TRUSTEE OF RECORD IN BOOK 252, PAGE 198, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, AND BY SPECIAL WARRANTY DEED TO RUTH A. HOLT FROM NATIONSBANK, N.A. FORMERLY NATIONSBANK OF TENNESSEE, N.A. OF RECORD IN BOOK 1877, PAGE 774, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.



**POINT OF BEGINNING PROPERTY DESCRIPTION (AS SURVEYED)**

BEING THE SAME PROPERTY CONVEYED TO ROBERT S. HOLT AND WIFE, RUTH A. HOLT FROM TYLER BERRY, CO-TRUSTEE BY DEED OF RECORD IN BOOK 252, PAGE 198, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO STANLEY L. HOLTMAN, TRUSTEE FROM ROBERT S. HOLT AND WIFE, RUTH A. HOLT BY TRUST DEED OF RECORD IN BOOK 252, PAGE 201, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RUTH A. HOLT FROM NATIONSBANK, N.A. BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 1877, PAGE 774, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

TOTAL AREA = 870,946 SQUARE FEET OR 19.99 ACRES ±

**PROPERTY DESCRIPTION - AS SURVEYED**

A TRACT OF LAND IN THE ELEVENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE, BEING PARCEL NUMBER 18.07 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 148 AND BEING BOUNDED ON THE WEST BY U.S. HIGHWAY 31 / COLUMBIA PIKE, 680-700' RIGHT-OF-WAY, ON THE NORTH AND EAST BY THE STEVE E. ADAMS, ALAN D. ADAMS, LARRY ADAMS AND DON ADAMS PROPERTY OF RECORD IN BOOK 4512, PAGE 145, REGISTER'S OFFICE FOR WILLIAMSON COUNTY (R.O.W.C.), TENNESSEE, AND ON THE SOUTH BY THE STEVE E. ADAMS, ALAN D. ADAMS, LARRY ADAMS AND DON ADAMS PROPERTY OF RECORD IN BOOK 3810, PAGE 808, R.O.W.C., TENNESSEE AND BY THE DANIEL MUSTOE AND WIFE, KATHY MUSTOE PROPERTY OF RECORD IN BOOK 1335, PAGE 300, R.O.W.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD (OLD) - (DISTURBED) IN THE EASTERLY RIGHT-OF-WAY OF SAID COLUMBIA PIKE, THE NORTHWESTERLY CORNER OF THE SAID MUSTOE PROPERTY, BEING APPROXIMATELY 2.283 FEET NORTH OF THE CENTERLINE OF THOMPSON STATION ROAD AND BEING THE SOUTHWESTERLY CORNER OF THE HEREN DESCRIBED TRACT, THENCE:

WITH THE EASTERLY RIGHT-OF-WAY OF SAID COLUMBIA PIKE FOR THE NEXT THREE (3) CALLS:

- NORTH 19 DEGREES 24 MINUTES 23 SECONDS EAST, 251.04 FEET TO A CONCRETE MONUMENT (OLD)
- NORTH 22 DEGREES 01 MINUTES 15 SECONDS EAST, 331.67 FEET TO A 2" IRON PIPE (OLD)
- NORTH 24 DEGREES 30 MINUTES 32 SECONDS EAST, 271.01 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "ANDERSON DCA"

LEAVING SAID RIGHT-OF-WAY WITH THE SOUTHERLY AND WESTERLY LINES OF THE SAID ADAMS PROPERTY, GENERALLY WITH A FENCE FOR THE NEXT THREE (3) CALLS:

- SOUTH 80 DEGREES 20 MINUTES 01 SECONDS EAST, 851.00 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH"
- SOUTH 84 DEGREES 35 MINUTES 27 SECONDS EAST, 874.00 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH"
- SOUTH 22 DEGREES 32 MINUTES 59 SECONDS EAST, 510.96 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH" IN THE NORTHERLY LINE OF THE SAID ADAMS PROPERTY OF RECORD IN BOOK 3810, PAGE 808, R.O.W.C., TENNESSEE, THENCE:

WITH THE NORTHERLY LINE OF THE SAID ADAMS PROPERTY, SOUTH 87 DEGREES 28 MINUTES 33 SECONDS WEST, PASSING A 3/8" IRON ROD (OLD) WITH NO CAP, THE NORTHWESTERLY CORNER OF THE SAID ADAMS PROPERTY, AT 523.88 FEET, AND CONTINUING ALONG THE SAME COURSE WITH THE NORTHERLY LINES OF AN AREA OF UNDISCOVERED CORNER AND THE SAID MUSTOE PROPERTY FOR A TOTAL DISTANCE OF 769.27 FEET TO A 3/8" IRON ROD (OLD) WITH NO CAP, THENCE:

CONTINUING WITH THE NORTHERLY LINE OF THE SAID MUSTOE PROPERTY, NORTH 82 DEGREES 32 MINUTES 51 SECONDS WEST, 899.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 870.946 SQUARE FEET OR 19.99 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ROBERT S. HOLT AND WIFE, RUTH A. HOLT FROM TYLER BERRY, CO-TRUSTEE BY DEED OF RECORD IN BOOK 252, PAGE 198, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO STANLEY L. HOLTMAN, TRUSTEE FROM ROBERT S. HOLT AND WIFE, RUTH A. HOLT BY TRUST DEED OF RECORD IN BOOK 252, PAGE 201, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RUTH A. HOLT FROM NATIONSBANK, N.A. BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 1877, PAGE 774, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

**UTILITY NOTE**

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, 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 (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-815-366-1987 OR 1-800-351-1111.

**SURVEYOR'S STATEMENT**

I, **HENRY AND WALLACE, LLC**  
**RUTH A. HOLT**  
**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

THIS IS TO CERTIFY THAT:

- THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11(A), 12, 13, 14, 15, 17, 18, 19, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 12, 2013.
- THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED IN THE STANDARDS OF PRACTICE, CHAPTER 680-3 AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS AND THE RATIO OF PRECISION IS THE UNADJUSTED SURVEY IS 1:48,375.

**RAGAN-SMITH ASSOCIATES, INC.**  
BY: *Christopher J. Mabery* RLS TENN. NO. 2485  
CHRISTOPHER J. MABERY  
DATE: JUNE 14, 2013  
DATE OF LAST REVISION: N/A

**RAGAN-SMITH**  
LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
RAGAN-SMITH ASSOCIATES, INC.  
114 WOODLAND DR., P.O. BOX 8000, NASHVILLE, TN 37208  
(615) 258-1711 FAX (615) 258-1710 WWW.RAGANSMITH.COM



4658 COLUMBIA PIKE, THOMPSON'S STATION, TN 37179

**RUTH A. HOLT PROPERTY**  
FOR  
**HENRY AND WALLACE, LLC**

11th CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE

DATE:	JUNE 14, 2013	REVISIONS:	
APPROVED BY:	C. MABERY		
DRAWN BY:	C. MABERY		
SCALE:	1" = 80'		
JOB NO.:	10-081		
DATE:	JUNE 14, 2013		
DATE OF LAST REVISION:	N/A		
ALTA/ACSM LAND TITLE SURVEY		1 OF 1	

**Thompson's Station Planning Commission  
Staff Report – Item 6 (Zone Amend 2015-008)  
February 23, 2016**

**Rezone - 19.9 acres located at 4658 Columbia Pike (Tax Map 146, Parcel 16.07)**

**PROJECT DESCRIPTION**

A request to approve a rezone for a 19.9-acre site located at 4658 Columbia Pike from Specific Plan to D3 (High Intensity Residential). The site is located along the east side of Columbia Pike and is surrounded to the north by vacant land zoned D2, to the east by vacant land zoned D3 and to the south by residential land zoned T4.

**PURPOSE OF A ZONING MAP AMENDMENT OR REZONING REQUEST**

Amendments to the zoning ordinance or the zoning map are considered on a case by case basis upon request or petition to the Planning Commission. Proposed map amendments must be “predicated by a finding that the proposed amendment is consistent with the intent of the Town’s General Plan and the proposed amendment will not have a deleterious effect on surrounding properties or the Town as a whole” (LDO 5.3.3).

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 (Table 4.1 Land Use and Building Type). The Planning Commission is 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 one of denial, approval, or approval with conditions.

**THE REQUEST BEFORE THE PLANNING COMMISSION**

The subject site was rezoned in April 2014 from High Intensity to Specific Plan which, according to the current rezoning application, proposed 24,000 square feet of retail, 32,000 square feet of office, and 125 bed/independent living/dementia facility. The applicant is requesting to revert back to the original zoning designation of High Intensity, which is currently identified as the D3 district in the Town’s Land Development Ordinance, in order to develop the property with 59 residential units (townhomes).

**STAFF FINDINGS**

A rezone of this property will eliminate a Specific Plan zone for which the Town no longer permits as a means to development. Therefore, rezoning the property to D3 would place the property in a zoning district currently regulated by the Land Development Ordinance and all current code requirements would apply to any development proposal.

Furthermore, the property is adjacent to existing D3 zoning to the east and is located within the G1 – Controlled Growth Sector of the General Plan which permits development within the D3 zone.

Therefore, staff finds that the elimination of the Specific Plan zoning for the subject property is consistent with the General Plan and the rezone of the property to the D3 zoning district will not have a negative effect on the surrounding properties or the Town as a whole. Any proposed project on this site will still be required to follow the Town’s approval process including traffic impact analysis.

**RECOMMENDATION**

Based on the findings for General Plan consistency and the elimination of a Specific Plan zone, Staff is supportive of a Planning Commission recommendation to the Board of Mayor and Aldermen for the rezoning of the subject property from the Specific Plan zone to the D3 zone.

**ATTACHMENTS**

Map Submittal packet

Applicant Letter

Justification Statement

**Thompson's Station Planning Commission  
Staff Report – Item 7 (File: 1-D-14-011)  
February 23, 2016**

**LETTER OF CREDIT REQUEST FOR REDUCTION**

**Bridgemore Village, Section 2C – \$224,000 for Roads, Drainage and Erosion Control and 40,000 for Sewer.**

On August 26, 2014, Bridgemore Village Section 2C was approved by the Planning Commission with the following letters of credit: \$224,000 for roads, drainage and erosion control and \$40,000 for sewer.

A request to reduce the bonds was submitted by Shaw Enterprises for Section 2C within Bridgemore Village. “The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt” (LDO Section 5.2.13) upon approval by the Planning Commission. However, bonds may not be reduced below 15% of the cost for said improvements.

The Town Engineer observed the site and found that this section is predominantly built out with some continued construction activities for the remaining lots. The roadway is completed to binder course and is in good condition with some recent repairs. Heavy construction traffic is not expected within this section however, a portion of the bond is in place for potential repairs to the binder course.

A detention pond is located within this section and the final outlet device is not installed. The secondary area is overgrown with trees, shrubs, brush and grass and shallow areas of standing water was observed and it is expected that additional grading for the detention pond is necessary to ensure adequate drainage. An as-built of the pond and engineering certification of construction and performance in accordance with the design is also required.

Staff recommends that the bond be reduced to \$120,000.

The sewer is in place and functioning and most of the connections are complete. Minor damage is possible during any binder course repair or surfacing.

Staff recommends a reduction in the bond to \$28,000.

**Recommendation:**

Staff recommends that the Planning Commission reduce the letter of credit from \$224,000 to \$120,000 for roads, drainage and erosion control and reduce the letter of credit from \$40,000 to \$28,000 for sewer for a year with the option for automatic renewal.

**Attachments**

BV 2C Bond Review Memo

February 8, 2016

Bridgemore Village Phase 2C – Bond Review

This bond was last reviewed on July 10, 2015 and was not reduced. We observed the site today. This section is mostly built out with some house construction ongoing. The roadway is complete to binder course and in good condition with recently repaired areas. Heavy construction traffic is not expected however a portion of the bond remains in place in the event of additional binder course repair. The surface course bond is set at 110%. Drainage systems are installed and operational. A major detention pond is within this section and the final outlet control device has not been installed. The secondary area is overgrown with trees, shrubs, brush, and grass. Shallow areas of standing water were observed and it is expected that some grading work will be necessary to ensure pond drainage. An as-built of the pond and engineering certification of construction and performance in accordance with the design will be necessary for release of bond.

Recommend reduce the bond to \$120,000

The sewer is in place and functioning. Most service connections are complete. Minor damage may occur to sewer system to manholes during the binder course repair and/or surfacing

Recommend reduce the bond to \$28,000

Steven M. Clifton, PE



**Thompson's Station Planning Commission  
Staff Report – Item 8 (PP 2015 – 004)  
February 23, 2016**

**Construction Route - Phase 5 Bridgemore Village.**

**PROJECT DESCRIPTION**

A request for a construction route for phase 5 within the Bridgemore Village.

**BACKGROUND**

On May 26, 2015, a preliminary plat was approved for Phases 5 – 11 of Bridgemore Village, however, a construction route for phase 5 was not reviewed or approved.

**ANALYSIS**

Phase 5 is located to the south of Sporting Hill Bridge Road in the southern portion of the Bridgemore Village community. The construction plans are not approved at this time due to the issue related to the construction route for this phase. The construction plans identify construction traffic access across a proposed bridge which would require the use of Robbins Nest Road to Sporting Hill Bridge Road. This would result in construction traffic through an established, built-out section of Bridgemore Village. Construction traffic through this established area is not recommended given the potential for damage to occur to the roads in phase 1. In addition, this route will create conflict between residents and construction traffic that could be avoided with an alternative route.

Given the concerns related to this route, the applicant has requested construction access from Pantall Road. The Bridgemore Village development does not have access to Pantall Road. While access to Pantall Road for construction traffic would provide a direct route into this phase and eliminate the concerns related to Sporting Hill Bridge, the route would travel through recorded open space that was previously designated as potential drip fields for the Town. Therefore, Staff does not recommend the approval of this route for construction traffic.

Another option for a route through phase 6 which runs to the south of Robbins Nest behind the developed portion of the neighborhood is available. This route would provide access to the phase, eliminate the concerns related to Sporting Hill Bridge Road and protect the open space along Pantall Road. Therefore, Staff recommends that access be permitted from the existing construction entrance on Clayton Arnold to Robbins Nest Road, left onto Pleasantville Bridge Road through phase 6.

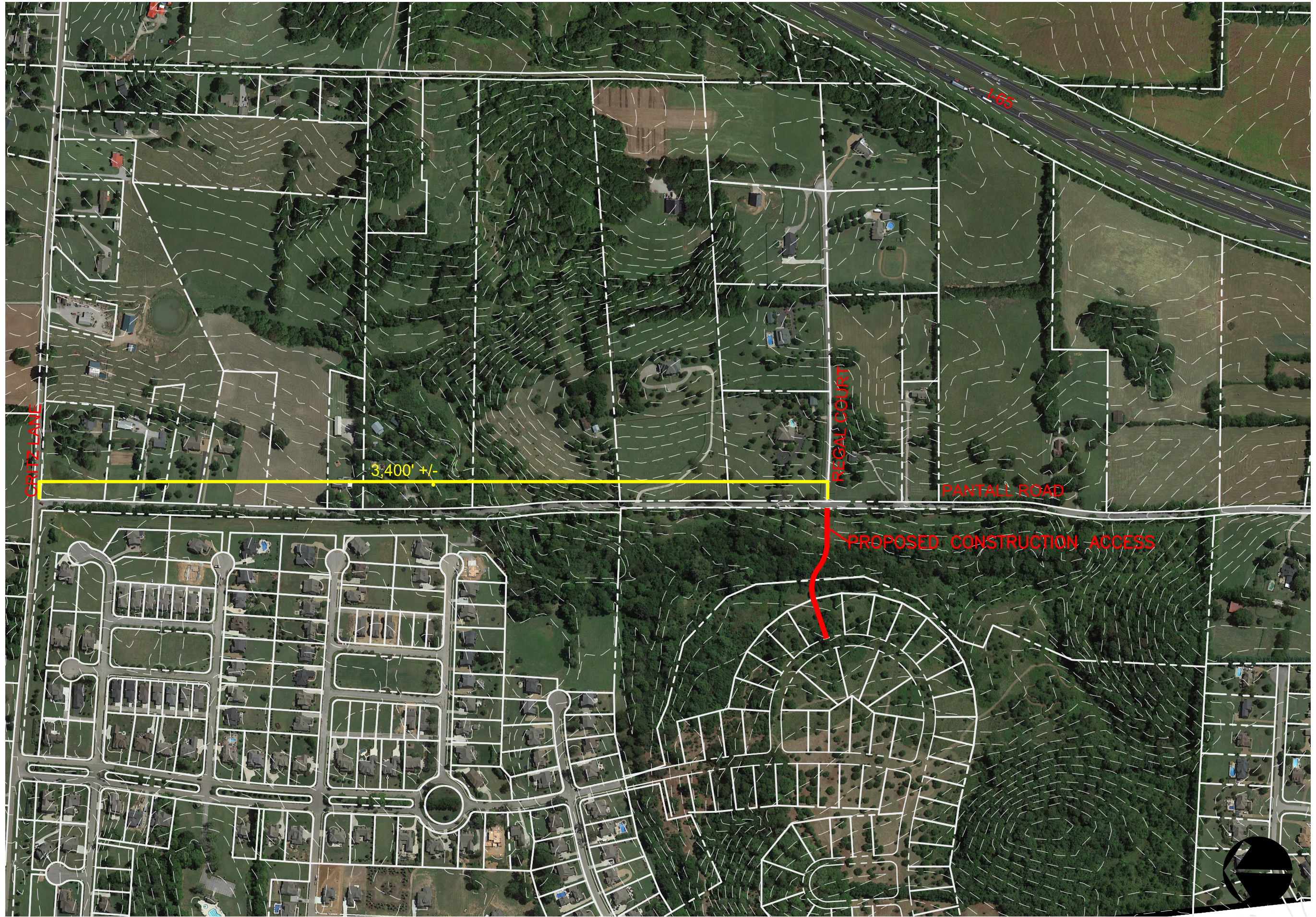
**RECOMMENDATION**

Based on considerations for public health, safety and welfare, Staff recommends denial of the request and approval of construction route for phase 5 from Clayton Arnold Road to Robbins Nest Road onto Pleasantville Bridge Road through phase 6 of Bridgemore Village.

**ATTACHMENTS**

Proposed Construction Access Exhibit





# BRIDGEMORE VILLAGE PHASE 5

TOWN OF THOMPSON STATION, WILLIAMSON COUNTY, TENNESSEE  
CONSTRUCTION ACCESS EXHIBIT

DATE	01-27-2016
DESIGNED	B. SMITH
DRAWN	D. SIEBERG
SCALE	1"=400'
JOB NO.	WIK ORDER 0274
11052	

**RAGAN • SMITH**

LAND PLANNERS • CIVIL ENGINEERS  
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