

Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
February 27, 2018

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The Minutes Of The January 23, 2018 Meeting

Documents:

01232018 MINUTES.PDF

Public Comments-

Unfinished Business:

1. Land Development Amendments To Revise Table 4.4 - Permitted Uses; Section 4.6 - Building Placement Standards; Section 4.7.1 Height Restrictions; Table 4.13 - NC Lot Standards; And Section 4.12.2 - Parking Standards (Zone Amend 2018-001)

Documents:

ITEM 1 STAFF REPORT LDO AMENDMENT RSA.PDF
ITEM 1 RGA LDO AMENDMENT EXHIBIT.PDF

New Business:

2. Rezoning Request To Establish The Transect Community (TC) Zoning District For The 212 Acres Located Along The West Side Of State Route 106/Highway 431 (Lewisburg Pike), East Of Interstate 65, Along The North Side Of Thompson's Station Road East (Rezone 2018-002)

Documents:

ITEM 2 STAFF REPORT PLEASANT CREEK REZONE.PDF
ITEM 2 TRANSECT ZONE MAP.PDF
ITEM 2 PLEASANT CREEK REZONE MAP.PDF

3. Surety Reduction For Tollgate Village Sections 14A And 14B

Documents:

ITEM 3 STAFF REPORT.PDF
ITEM 3 ENGINEER MEMO.PDF

4. Surety Reduction For Bridgemore Village Section 15

Documents:

ITEM 4 STAFF REPORT.PDF
ITEM 4 ENGINEER MEMO.PDF

5. Surety Reduction For Bridgemore Village Sections 3A, 3B And 3C

Documents:

ITEM 5 STAFF REPORT.PDF
ITEM 5 ENGINEER MEMO.PDF

6. Surety Reduction For Bridgemore Village Sections 4A And 4B/7

Documents:

ITEM 6 STAFF REPORT.PDF
ITEM 6 ENGINEER MEMO.PDF

7. Surety Reduction For Bridgemore Village Sections 8A And 8B

Documents:

ITEM 7 STAFF REPORT.PDF
ITEM 7 ENGINEER MEMO 8A.PDF
ITEM 7 ENGINEER MEMO 8B.PDF

8. Section 3.3.7 (Hillside And Steep Slope Development) Discussion

Documents:

ITEM 8 HILLSIDE MEMO.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 23, 2018

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 23rd day of January 2017 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Commissioner Brinton Davis; Alderman Ben Dilks; Commissioner Trent Harris; Commissioner Bob Whitmer; Town Administrator Joe Cosentini; Town Planner Wendy Deats; and Town Attorney Todd Moore. Commissioner Shawn Alexander and Town Clerk Jennifer Jones were unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the November 28, 2017 meeting were previously submitted.

Commissioner Roberts made a motion to approve of the November 28th, 2017 meeting minutes. The motion was seconded and carried unanimously.

Election of Officers:

Commissioner Harris made a motion to retain the Planning Commission officers as is. The motion was seconded and carried by all.

Public Comment:

Tom Lotz – 1621 Indian Creek Circle – Concerns over Two Farms infrastructure and improvements.

Todd Kaestner – 3210 Del Rio Pike – Wants a high quality, low density development. Focus on infrastructure and improvements with the Two Farms development first.

Annabeth Hayes – 402 Brick Path Ln - Director of Preservation for Williamson County. Focus on preserving the feel of Thompson's Station.

Jay Cornay – 4068 Carter's Creek Pk – Work on preservation of land and the legacy that we're leaving for future generations.

Mary Beasley – 1999 Evergreen Rd. – CEO of Heritage Foundation. Wants Two Farms to move forward with Smart Growth and utilize the Heritage Foundation for smart planning.

Larry Simmons – 3116 Hazelton – Wants Commission to consider the voice of the residents of Tollgate when making a decision regarding Tollgate mixed use plan with Regent Homes.

PJ Pratt - 3228 Baker Lane – Spoke on behalf of the Two Farms Project.

New Business:

1. Site plan approval for the development of two buildings at Graystone Quarry for the “artist compound” (SP 2018-001; DR 2018-001).

Mrs. Deats reviewed her report and Staff recommends the Planning Commission approve the site plan with the following contingencies:

1. Prior to the issuance of any permits, the amendment to the existing specific plans shall be adopted.
2. Prior to issuance of a building permit, the applicant shall obtain all necessary approvals from Williamson County Sewage Disposal.
3. The use of current technology that includes but may not be limited to, steerable sound systems or directional loudspeakers be utilized for the amphitheater.
4. Portable restrooms shall be used temporarily on a case by case basis and shall be removed immediately after the event.
5. Prior to the issuance of a grading or building permit, the all traffic mitigation shall be completed in accordance with the traffic study dated January 2018.
6. Any change of use or expansion of the project site shall conform to the requirements set forth within the Zoning Ordinance and shall be approved prior to the implementation of any changes to the project.

After discussion, Commissioner Roberts made a motion to approve Item 1, a Site plan approval for the development of two buildings at Graystone Quarry for the “artist compound” (SP 2018-001; DR 2018-001), with Staff recommended with contingencies. The motion was seconded and carried by all.

2. Final Plat for section 5B consisting of the creation of 27 lots within phase 5 of Bridgemore Village (FP 2018-001).

Mrs. Deats reviewed her report and based on the project’s consistency with the approved preliminary plat and the Town’s Land Development Ordinance, Staff recommends approval of the final plat for section 5B with the following contingencies:

1. Prior to the recordation of the final plat, a surety will be required in the amount of \$177,300 for roads, drainage and erosion control.
2. Prior to the recordation of the final plat, a surety shall be required in the amount of \$114,000 for sewer.
3. As built shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

After discussion, Commissioner Whitmer made a motion to approve Item 2, a Final Plat for section 5B consisting of the creation of 27 lots within phase 5 of Bridgemore Village (FP 2018-001), with Staff recommended with contingencies. The motion was seconded and carried by all.

3. Final Plat for section 6D consisting of the creation of 17 single-family lots within phase 6 of Bridgemore Village (FP 2018-002).

Mrs. Deats reviewed her report and based on the project's consistency with the approved preliminary plat for phase 6 and the Land Development Ordinance, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to the recordation of the final plat, a surety will be required in the amount of \$120,600 for roads, drainage and erosion control.
2. Prior to the recordation of the final plat, a surety shall be required in the amount of \$70,000 for sewer.
3. As built shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

After discussion, Commissioner Harris made a motion to approve Item 3, a Final Plat for section 6D consisting of the creation of 17 single-family lots within phase 6 of Bridgemore Village (FP 2018-002) with Staff recommended contingencies. The motion was seconded and carried by all.

- 4. Final Plat for section 12B consisting of the creation of 36 lots within the Fields of Canterbury (FP 2018-003).**

Mrs. Deats reviewed her report however, based on the project's compliance with the approved Phase 12 preliminary plat, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$134,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$88,000 for sewer.
3. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

After discussion, Commissioner Dilks made a motion to approve Item number 4, a Final Plat for section 12B consisting of the creation of 36 lots within the Fields of Canterbury (FP 2018-003) with Staff recommended contingencies. The motion was seconded and carried by all.

- 5. Preliminary Plat for the creation of Phase 18 and the re-subdivision of phase 33 to create eight (8) lots within Tollgate Village (PP 2018-001).**

Mrs. Deats reviewed her report and based on the lack of compliance with traffic mitigation requirements, Staff recommends denial of the preliminary plat for phase 18 which includes the re-subdivision of phase 33.

Mr. Bob Nichols and Mr. Brett Smith with Ragan Smith came forward to speak on behalf of the applicant. Mr. Brian Rowe, of MBSC, came forward to speak on behalf of the developer.

After discussion, Commissioner Dilks made a motion to accept Staff's recommendation to deny Item number 5, a Preliminary Plat for the creation of Phase 18 and the re-

subdivision of Phase 33 to create eight (8) lots within Tollgate Village (PP 2018-001) due to lack of compliance with traffic mitigation requirements specifically the secondary access to the neighborhood. The motion was seconded and carried by a vote of 6 to 1 with Commissioner Whitmer casting the dissenting vote.

6. Site Plan for the approval of two commercial buildings and one mixed-use building located at the northwest corner of Tollgate Village/Elliston Way (SP 2018-002; DR 2018-002).

Mrs. Deats reviewed her report and Without sewer availability, Staff recommends the Planning Commission deny the site plan.

Should the Planning Commission consider approval of the project, Staff recommends the following contingencies:

1. Prior to the issuance of grading or building permits, the project site shall be subdivided and the necessary roadway dedication for the extension of Branford Place be recorded.
2. Prior to the issuance of any grading or building permits, all sewer approvals necessary for the project shall be obtained.
3. Prior to the issuance of grading or building permits, approval of the project design by the Design Review Commission shall be obtained.
4. Prior to the issuance of grading or building permits, construction drawings shall be reviewed and approved. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.
5. Prior to the issuance of building permits, floor plans and parking analysis for each use shall be submitted and shall meet the requirements set forth within the Land Development Ordinance.
6. Within 60 days of project approval, a performance agreement and surety in the amount of \$42,000 for onsite landscaping improvements shall be submitted.
7. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.
8. Prior to the installation of signage, a master sign plan shall be submitted for review and approval.
9. Any change of use or expansion of the project site shall conform to the requirements set forth within the Zoning Ordinance and shall be approved prior to the implementation of any changes to the project.

Mr. Dave McGowan with Regent Homes came forward to speak on behalf of the applicant.

After discussion, Commissioner Davis made a motion to approve Item 6, the Site Plan for the approval of two commercial buildings and one mixed-use building located at the northwest corner of Tollgate Village/Elliston Way (SP 2018-002; DR 2018-002) with Staff recommended contingencies and with the modification to Contingency number 2, as of the approval of the site plan, at the time of approval, only 33 taps are available, should additional taps be required, prior to the issuance of any grading or building permits, all sewer approvals necessary for the project shall be obtained. The motion was seconded and carried by all.

- 7. Land Development Amendments revise Section 1.3 – Definition; Table 4.4 – Permitted Uses; Section 4.6 – Building Placement Standards; Section 4.7 Height Restrictions; Table 4.12 – D3 Lot Standards; Table 4.13 – NC lot standards, Section 4.10.2 – Townhouse Residential Standards; and Section 4.12.2 – Parking Standards (Zone Amend 2018-001).**

Item was tabled to the end of the meeting.

- 8. Zoning request to establish the Transect Community (TC) zoning district for the 686.92 acres located at 1350 King Lane (File Rezone 2018-001).**

Mrs. Deats reviewed her report and Staff recommends the following:

1. Staff recommends that the Planning Commission designate the Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00 as O2- Rural Open Space on the Town's Sector Map.
2. Staff is requesting that the Planning Commission provide a recommendation to the Board of Mayor and Aldermen for the zoning of these three parcels (Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00) totaling 686.92 acres. A recommendation to adopt an ordinance to zone the land TC should include the following contingencies:
 1. An acceptable school building site must be identified and dedicated from within the project site.
 2. An acceptable public safety building must be identified and dedicated from within the project site.
 3. All proposed trails within the community must be made to allow for future connections to the public trail system.
 4. The wastewater treatment facility must be located in an area at least 1000 feet away from any existing adjacent residential structure.
 5. All off-site infrastructure improvements necessary to serve this project will be paid for entirely by the applicant.
3. Staff recommends that the Planning Commission recommend an amendment to the Land Development Ordinance to establish a definition along with development standards for golf courses as follows:

Section 1.3

Golf Course - an area of land for playing golf with at least nine holes that may include a driving range, putting green and other ancillary uses to support the golf course, such as beverage and food concessions, comfort stations, restaurant and related retail establishments not intended to serve the needs of the general public.

Section 4.11.14 Golf Course Standards

1. Development features (including structures, fairways, greens, service facilities) shall be located to minimize impacts to the adjacent properties.

2. Any non-residential structures shall be set back 75 feet from any property line of a residential lot.
3. The golf course shall comply with landscaping standards within Section 4.14 and shall include a semi-opaque screen buffer between non-residential structures and residential lots.
4. Ancillary uses shall be limited to practice and short game areas, sale and consumption of food and beverage on the premises, comfort stations, and the sale and rental of golf equipment.
5. No more than 50% of the golf course can be counted toward the total open space requirement.

Mr. Mike Abbott with Beacon Development came forward to speak on behalf of the applicant and answer any questions from the Commission.

After discussion, Commissioner Roberts made a motion to approve Item 8, a zoning request to establish the Transect Community (TC) zoning district for the 686.92 acres located at 1350 King Lane (File Rezone 2018-001) with Staff recommendations and the modification to Item 2, contingency 4 that the wastewater facility to read property line rather than residential structure. The motion was seconded and approved by all.

Item 7 was then heard and after discussion, Commissioner Whitmer made a motion to defer Item number 7 work session to be able to give thoughtful consideration to each item. The motion was seconded and carried by all.

There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded and the meeting was adjourned at 9:35 p.m.

Jack Elder, Chairman

Attest:

Brinton Davis, Secretary

Thompson's Station Planning Commission
Staff Report – Item 1 (File: Zone Amend 2018-001)
February 27, 2018
Land Development Ordinance Amendments

PROJECT DESCRIPTION

A request from Ragan Smith to amend the Land Development Ordinance to revise Table 4.4 - Permitted Uses; Section 4.6 - Building Placement Standards; Section 4.7 Height Restrictions; Table 4.13 - NC lot standards; and Section 4.12.2 - Parking Standards. The request is presented to the Town to “facilitate development standards of the site based on the proven expertise of the same developer of similar successful form-based design, mixed use local projects” (Applicant Statement).

PROPOSED REVISIONS

Table 4.4 O2, G1, G2 Use Zones Land Use (page 78 - 79).

Permit the following uses in the NC zone:

Apartment Building/Condominium with a footnote to state “Condominiums and Townhomes are permitted within the NC zone, only west of Branford Place (and future northward extension).”

Live-work unit

Townhome with a footnote to state “Condominiums and Townhomes are permitted within the NC zone, only west of Branford Place (and future northward extension).”

Staff Response:

The NC district was developed to accommodate the non-residential land uses within the front of the proposed Tollgate Village community. Mixed use was built into the permitted use table to permit a limited number of residential units within commercial buildings in the front of the neighborhood. Permitting additional residential uses can be considered for this zone. Density is limited to 12 units per acre regardless of the type of residential unit. Townhomes and live work units were originally requested to be included as permitted uses, but discussion at the work session on February 12th included discussion about also condominiums as permitted uses. Staff does not recommend changing the use to include condominiums with “apartment building.” If condominiums are to be permitted, they are defined as an ownership allowed within the “apartment building” which is the residential building type, therefore, the request should be to add apartment building to the permitted uses in the NC zone.

Section 4.6 Building Placement Standards (page 81).

Correct the tables listed in Sections 4.6.1 – 4.6.5 from Table 4.3 4.6 through Table 4.13 4.16. Modify Section 4.6.5. Setbacks for principal buildings shall be as shown in Table 4.36 through 4.136. Setbacks may be adjusted by up to 10% or as necessary to accommodate easements for utilities by administrative waiver to accommodate specific site conditions.

Staff response:

Correction to the tables is appropriate. Utility easements vary in width adjacent to property lines and in some cases, may create an avoidable conflict with a setback, therefore, providing allowance to deviate from the setback to the edge of the easement is appropriate.

Section 4.7.1 Height Restrictions (page 82).

Building height is limited according to Table 4.36 through Table 4.136 measured as follows:

Staff Response:

Correction to the tables is appropriate.

Table 4.13 NC Lot Standards (page 90).

Modify the following standards:

Under diagram

Street or common open space (residential units only).

Parking and Storage Zone – Add a footnote which states “Townhomes within the NC zone may have 5’ or 20’ driveways. Any townhome unit with a 5’ driveway shall provide overflow parking at a rate of 1.5 spaces per unit. Any townhomes unit with a 20’ driveway shall provide overflow parking at a rate of 0.5 spaces per unit.”

Lot Coverage 50% (non-residential) 90% max (residential) with a footnote that states “when residential lot coverage exceeds 50%, the balance of required lot open space must be provided in common open space.”

Lot Width 50 – 200 feet (non-residential)

Lot Width 16 min (residential) with a footnote that states “a maximum of 10% of the residential units within the NC zone are allowed to have lot widths less than 20 feet.”

Other footnotes stating, “And one more footnote stating, “Condominiums do not require garage spaces.”

Correct Table 4.147 under Building Frontage

~~Building Entry Requirements 1 per 50 feet of primary frontage and 1 per 80 feet of secondary frontage~~

Staff Response:

The diagram provides an illustration of the setback and frontage information for lots within the zone. Frontages are adjacent to public rights-of-way and common space is typically designated elsewhere. However, in order to create lots with courtyard frontage instead of road frontage, Staff is supportive.

Permitting five-foot driveways within Tollgate Village resulted in the lack of adequate areas for parking. In order to address the lack of parking, any lot that had a five-foot driveway was required to have an additional parking pad. Staff and the Planning Commission then considered amending the code to require a minimum driveway length. It was recommended that a minimum of 20 feet be adopted to ensure parking was provided for the lots. Permitting driveway lengths back to five feet will likely result in the same problem with adequate parking areas and may create additional conflicts along streets and alleys entering and exiting lots.

Lot coverage for the Neighborhood Commercial district is set at 50% which is adequate for the scale permitted within the zone.

Lot width for townhomes can be identified as 20 feet if townhomes are permitted within the zone, however the lot width was considered during the development of the standards for townhomes and it was determined that 20 feet was an appropriate width.

Correction to the table is appropriate.

Staff noted that it may be appropriate to remove this requirement to permit businesses to determine the need for entry points. However, maintaining the entry requirements would reduce the number of entry points on a building and would encourage a single entrance shared by a lobby for tenants.

Should apartment building be added as a permitted use within the NC district, the parking standards requiring one and a half spaces per unit for multi-family. Therefore, no footnote is necessary for condominiums.

Section 4.12.2 Parking Standards (page 108).

e. On street parking may be counted toward required parking along the subject frontage.

Staff Response:

On-street parking can be utilized for the businesses, therefore may be appropriate to count to meet parking requirements

RECOMMENDATION

Staff is requesting the Planning Commission provide a recommendation to the Board of Mayor and Aldermen related to these amendments to the Land Development Ordinance.

ZONING

LAND DEVELOPMENT ORDINANCE

Town of Thompson's Station

TABLE 4.3 TRANSECT ZONE NON-RESIDENTIAL USES

USE	T1	T2	T3	T4	T4O	T5
Nature conservancy	P	P	P	P		
Park		P	P	P		
Green			P	P	P	P
Square			P	P	P	P
Plaza					P	P
Playground	P	P	P	P	P	P
Community garden	P	P	P	P	P	P
Neighborhood multipurpose field			P	P	P	
Ramble			P	P		
Recreation and sports facility		P				
Parking facilities						P
Religious institution		S	S	P	S	S
Theater					P	P
Utility substation		P	P	P	P	P
Sports stadium						
Wireless communications facility						
AGRICULTURE						
Beekeeping		P	P	P		
Crop production other than community gardens		P	P	P		
Dairy		S				
Equestrian facility		P	S	S		
Horticulture		P			P	P
Plant and forest nursery		P			P	
AUTOMOTIVE						
Automotive sales						
Auto cleaning and repair						
Auto painting						
Auto towing						
Auto wash						
Boat sales and repair						
Commercial storage						
Gasoline sales						
INDUSTRIAL						
Light industrial						
Medium industrial						
Recycling facilities						
Warehousing						

KEY: "P" = Permitted by Right; "S" = Special Exception (BZA Approval required); "" = Prohibited

TABLE 4.4 O2, G1, G2 USE ZONES LAND USE

USE	D1	D2	D3	NC	CC	IL	IM
RESIDENTIAL							
Accessory dwelling unit	P	P	P				
Apartment building / Condominium				P ¹			
Assisted living		S	S	S	P		
Convalescent care		S	S	S	P	P	
Day care in home (adult, child, group)	S	S	S	S			
Duplex		P	P				
Garden apartment							
Group home	P	P	P	P			
Live-work unit			P	P			
Mixed use building				P	P	P	

KEY: "P" = Permitted by Right; "S" = Special Exception (BZA Approval required); "" = Prohibited

← Staff Response:
The NC district was developed to accommodate the non-residential land uses within the front of the proposed Tollgate Village community. Mixed use was built into the permitted use table to permit a limited number of residential units within commercial buildings in the front of the neighborhood. Permitting additional residential uses can be considered for this zone. Density is limited to 12 units per acre regardless of the type of residential unit.

We agree with Staff's Response and request that Apartment/Condo Building be considered for the NC zone. We agree to density being limited to 12 units per acre.

We agree with Staff's Response and request that Live-Work Unit be considered for the NC zone. We agree to density being limited to 12 units per acre.

LAND DEVELOPMENT ORDINANCE

ZONING

Town of Thompson’s Station

TABLE 4.4 O2, G1, G2 USE ZONES LAND USE

USE	D1	D2	D3	NC	CC	IL	IM
Single family	P	P	P				
Senior housing	P	P	P				
Townhome			P	P ¹			
LODGING							
Bed & Breakfast (up to 6 rooms)		P		S	P		
Hotel (no room limit)				P	P		
Inn (up to 12 rooms)				S	P		
COMMERCIAL							
Adult business							S
Animal services							
Breeding	S	S					
Day care	P	P				P	
Grooming				P	P		
Kennels						P	
Riding and livery stables	S	S					
Veterinarian hospital/clinic				P	P	P	
Commercial laundries				P	P	P	
Coin operated laundromat					P	P	
Dry cleaner				P	P	P	
Day care				P	P	P	
Drive through facility					P	P	P
Equipment rental					S	P	P
Financial service				P	P	P	
Food truck				P	P		
Funeral homes and crematory services					P	P	P
Gallery				P	P		
Kiosk					P		
Large format retail, over 50,000 sq. ft.					P	P	
Live-work unit							
Medical clinic				P	P	P	P
Microbrewery					P		
Microdistillery					P		
Mixed use building				P	P	P	
Non-banking financial services					P	P	
Office building				P	P	P	P
Open market building						P	P
Personal service				P	P	P	
Recording studios				P	P	P	P
Retail building				P	P	P	P
Restaurant				P	P	P	P
Self-storage						S	S
INSTITUTIONAL							
Cemetery						P	P
Clubs – public or private					P	P	
Community buildings, public or private	P	P	P	P	P		
Convention or exhibition halls					P	P	
Correction and detention institutions							P
Cultural centers				P	P		
Education							
College						P	
Elementary, middle school	P	P	P		P	P	
High school					P	P	

KEY: "P" = Permitted by Right; "S" = Special Exception (BZA Approval required); "" = Prohibited



We agree with Staff's Response and request that Townhomes be considered for the NC zone. We agree to density being limited to 12 units per acre. Additionally, we request Footnote "1" be added to the Townhome use within the NC zone.

Footnote 1:

1. Condominiums and Townhomes are permitted within the NC zone, only west of Branford Place (and future northward extension).

Town of Thompson's Station

TABLE 4.5 BUILDING INTENSITY

USE	RESTRICTED	LIMITED	OPEN	
RESIDENTIAL	The number of dwellings on each lot is restricted to one principle residence and one accessory residence. Both dwellings shall be under single ownership. The habitable area of the accessory unit shall not exceed 900 sq. ft. of living area.		The number of dwellings on each lots is only restricted by the bulk standards of this Article.	T2
				T3
				D1
				D2
				D3
LODGING	The number of bedrooms available for lodging per lot is limited to six. The lodging shall be owner occupied. Food service may be provided in the morning. The maximum length of stay shall not exceed ten days.	The number of bedrooms available for lodging per lot is limited to six. Food service may be provided in the morning. The maximum length of stay shall not exceed fourteen days.	The number of bedrooms available for lodging per lot are only restricted by the bulk standards of this Article. Food service may be provided at all times.	T2
				T3
				T4
				T4O
				T5
OFFICE	The building area available for office use on each lot is restricted to 600 sq. ft. within the principal building or to the accessory building.	The building area available for office use on each lot is limited to the first story of the principal building and/or to the accessory building.	The office area within a building or a lot is only restricted by the bulk standards of this Article.	T2
				T3
				D1
				T4
				D2
RETAIL	The building area available for retail use may not exceed 1,500 square feet. Food service is limited to no more than 600 square feet of seating area.	Food service is limited to no more than 1,800 square feet of seating area.	The retail area within a building or a lot is only restricted by the bulk standards of this article.	D3
				T3
				T4
				T4O
				T5

4.6 Building Placement Standards

- 4.6.1 Buildings shall be setback from the boundaries of the lot as specified in Table ~~4.3~~^{4.6} through Table ~~4.13~~^{4.16}.
- 4.6.2 For lots with more than one frontage, front setback requirements pertain to the primary frontage and secondary front setback requirements pertain to the secondary frontages. See Table 3.2 Facades, Elevations, and Lot Lines Illustrated.
- 4.6.3 Lot coverage by buildings shall not exceed the percentage of net lot area specified in Table ~~4.3~~^{4.6} through Table ~~4.13~~^{4.16}.
- 4.6.4 Building facades shall occupy a minimum percentage of the primary frontage as specified in Table ~~4.3~~^{4.6} through Table ~~4.13~~^{4.16} as minimum frontage buildout.
- 4.6.5 Setbacks for principal buildings shall be as shown in Table ~~4.3~~^{4.6} through Table ~~4.13~~^{4.16}. Setbacks may be adjusted by up to 10% by administrative waiver to accommodate specific site conditions. The Town

or as necessary to accommodate easements for utilities

← Staff response:
Correction to the tables is appropriate. Utility easements vary in width adjacent to property lines and in some cases, may create an avoidable conflict with a setback, therefore, providing allowance to deviate from the setback to the edge of the easement is appropriate.

← We agree with Staff's Response and request that "or as necessary to accommodate easements for utilities" be added to 4.6.5 as shown.

Planner or designee shall make the following written findings:

- a. The waiver is consistent with the provisions of §1.2 Intent.
- b. The waiver is consistent with the General Plan.
- c. The building placement will not materially endanger the public health or safety.
- d. The building placement will not substantially injure the value of adjoining property; or that the use is a public necessity.
- e. The location and character of the building placement, if developed according to the plans and information approved, will be in harmony with proximate land uses, and consistent with the purposes of the district.
- f. The building placement will not adversely affect the district by altering its character.

4.6.6 Rear setbacks for accessory buildings shall be a minimum of 5 feet measured from the property line. In the absence of rear alley or rear lane, the rear setback shall be as shown in Table 4.3 through Table 4.13.

4.6.7 Fireplaces and bay windows may encroach side setbacks up to 2.5 ft. in all zones. Distances between structures shall meet building and fire code restrictions.

4.7 Height Restrictions

4.7.1 Building height is limited according to Table ^{4.6}~~4.3~~ through Table ^{4.16}~~4.13~~, measured as follows:

- a. Building height is measured in above ground stories and feet.
- b. Stories are measured from finished floor to finished ceiling.
- c. Stories above the ground floor are limited to 14 feet after which height they are counted as two stories.
- d. For residential uses, a ground floor story of 18 feet or less is counted as one story. Ground floors exceeding 18 feet in height are counted as two stories.
- e. For non-residential and mixed-uses a ground floor story shall be no less than 11 feet in height. A ground floor story of 25 feet or less is counted as one story. Ground floors exceeding 25 feet in height are counted as two stories.
- f. Height limits do not apply to unfinished attics, masts, belfries, clock towers, chimney flues, water tanks, or elevator bulkheads.

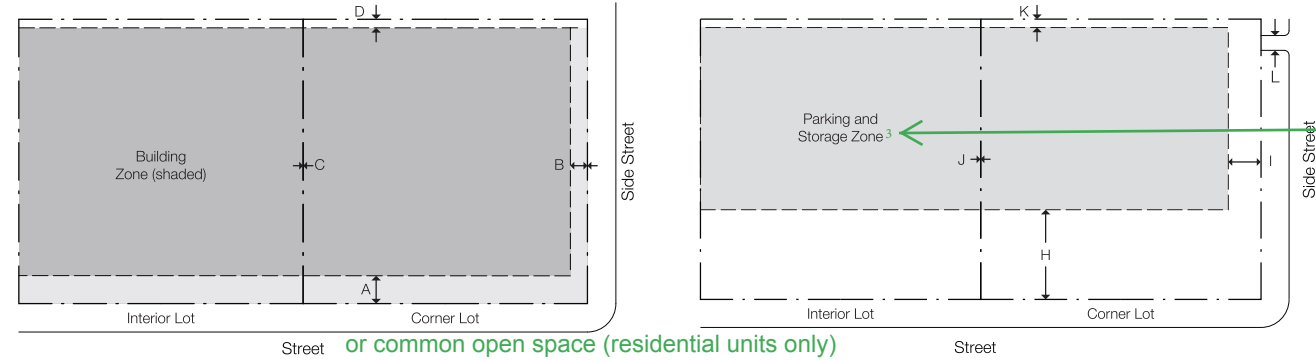
4.7.2 Parking structure height is measured as follows:

- a. Parking structure height is measured in feet above average adjacent grade but in no case shall exceed 45 feet in height.
- b. Parking structures lined for a minimum of 80% along frontages may exceed height restrictions and are limited in height to the eave of lining buildings.

← Staff Response:
Correction to the tables is appropriate.
We agree.

TABLE 4.13 NC LOT STANDARDS

BUILDING SETBACKS AND LOT REQUIREMENTS



MAIN BUILDING SETBACKS		PARKING AND STORAGE SETBACKS	
A Primary Frontage	12 ft. max.	H Primary Frontage	20 ft. min.
B Secondary Frontage	10 ft. max.	I Secondary Frontage	20 ft. min.
C Side Lot Line	0 ft. min.	J Side Lot Line	0 ft. min.
D Rear Lot Line	5 ft. min.	K Rear Lot Line	3 ft. min.

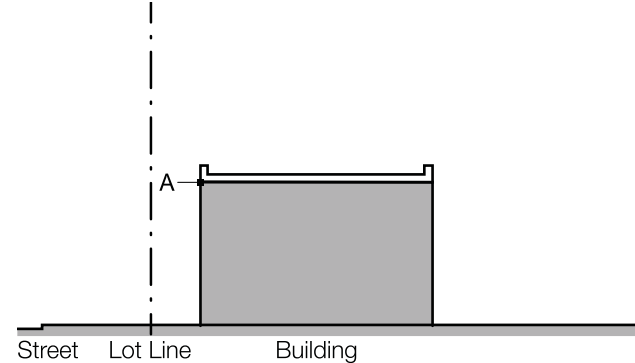
ACCESSORY BUILDING SETBACKS	LOT REQUIREMENTS
Accessory buildings are subject to the setback standards of principal buildings.	Lot Coverage 50% max. (Non-Residential) / 90% max. (Residential) ¹
	Primary Building Frontage 60% min.
	Density (units per acre) 12.0
	Access Drive Width to setback 24 ft. max.
	Lot Width 50-200 ft. 16' min. (Residential) ² / 50 - 200' (Non-Residential)

BUILDING FRONTAGE 4.17	
REQUIRED PRIVATE FRONTAGE TYPES (SEE TABLE 4.14 PRIVATE FRONTAGES)	
Primary Frontage	stoop, terrace, common entry, gallery, forecourt, shopfront
Secondary Frontage	stoop, terrace, common entry, gallery, forecourt, shopfront
Entry Requirements	1 per 50 ft. of primary frontage and 1 per 80 ft. of secondary frontage

ENCROACHMENTS	
Balcony and/or bay window	100% max. up to 6 ft.
Stoop or terrace	100% max. up to 8 ft.
Fireplace	2.5 ft. max.

MINIMUM GLAZING		AMBIENT STANDARDS	
Ground Floor	50%	Light Level	2 fc. max.
Upper Floors	25%	Noise: 12am to 7am	60 dBA
		Noise: 7am to 10pm	75 dBA
		Noise: 10pm to 12am	65 dBA

BUILDING HEIGHT



BUILDING HEIGHT	
A. Main Building	3 stories
B. Accessory Buildings	N/A

Footnotes:

90

- When Residential Lot Coverage exceeds 50%, the balance of required lot open space must be provided in common open space.
- A maximum of 10% of the Residential units within the NC zone are allowed to have lot widths less than 20'.

Add superscript "3", see Footnote below.

Frontages are adjacent to public rights-of-way and common space is typically designated elsewhere.

We request "or common open space (residential units only)" be added as shown.

Lot coverage for the Neighborhood Commercial district is set at 50% which is adequate for the scale permitted within the zone. Remaining areas on site will be utilized for parking, trash areas, landscaping or other pedestrian areas.

We request lot coverage be revised to 50% max. for non-residential uses and 90% max. for residential uses. We also request Footnote 1 be added.

Lot width for townhomes can be identified as 20 feet if townhomes are permitted within the zone, however the lot width for other lots should be maintained as adopted.

We request residential lot width be allowed as 16' min. and that Footnote 2 be added. Also, we request that the lot width of 50' - 200' have "(non-residential)" added after it.

Correction to the table is appropriate.

We agree.

Reducing building entry requirements to one per 20 feet of primary frontage may create a hardship for larger tenant spaces. Instead, it may be appropriate to remove this requirement to permit businesses to determine the need for entry points.

We agree with Staff's Response that the entry requirements should be removed from the NC lot standards.

Please note: The amendment requests discussed at the 2/12/18 Work Session, which were shown on Page 100, have been removed because Section 4.10 "Use residential Property Standards" (and all subsections) only applies to Zones: D1, D2 and D3. Instead, those requests have been moved to the NC lot standards (Table 4.13) as Footnotes #3 and #4 (shown below).

- Townhomes within the NC zone may have 5' or 20' driveways. Any townhome unit with a 5' driveway shall provide overflow parking at a rate of 1.5 spaces per unit. Any townhome unit with a 20' driveway shall provide overflow parking at a rate of 0.5 spaces per unit.
- Condominiums do not require garage parking spaces.

- vi. Any establishment that sells beer or alcoholic beverages, including restaurants, grocery, convenience or packaged liquor stores
- b. Measurements related to this subsection shall be made in a straight line, without regard to intervening objects or structures, from the nearest portion of the building or structure used as part of the premises where an adult-oriented establishment is conducted to the nearest property line of the premises of a use listed in subsection a. above. The presence of a city jurisdictional boundary shall be irrelevant for the purposes of calculating and applying the distance requirements of this subsection. An adult-oriented establishment lawfully operating as a conforming use shall not be rendered a nonconforming use by the location, subsequent to the commencement of operations of said establishment, of a use listed in subsection a. above within 500 feet of the adult-oriented establishment.

4.12 Parking Standards

All multi-family and non-residential developments require a parking plan that will be submitted and reviewed with the site plan for development. The parking plan shall identify all parking areas, required landscaping, bicycle parking and loading areas throughout the project site.

4.12.1 Minimum Required Automobile Parking

Use district parking requirements are determined by lot use(s) according to Table 4.16 Use District Parking Requirements. Transect zoning district parking requirements are governed by market demand and have no minimums.

4.12.2 Required parking may be adjusted downward by shared parking according to Table 4.15 Parking Occupancy Rates. Shared parking is determined as follows:

- a. Shared parking is available for two or more uses on one lot or within one block.
- b. Parking facilities may utilize shared parking for uses within 500 feet of the facility.
- c. The adjusted required parking resulting from the shared parking table is the highest daily shared parking requirement determined by completing the shared parking table.
- d. A written agreement shall be drawn to the satisfaction of the Town Attorney and executed by all parties concerned assuring the continued availability of the number of spaces designated for the joint use.
- e. On street parking may be counted toward required parking along subject property frontage(s).

TABLE 4.18 PARKING OCCUPANCY RATES

USES	M - F	M - F	M - F	SAT & SUN	SAT & SUN	SAT & SUN
	8 AM-6 PM	6 PM-12 AM	12 AM-8 AM	8 AM-6 PM	6 PM-12 AM	12 AM-8 AM
RESIDENTIAL	60%	100%	100%	80%	100%	100%
LODGING	70%	100%	100%	70%	100%	100%
OFFICE	100%	20%	5%	5%	5%	5%
RETAIL	90%	80%	5%	100%	70%	5%
RESTAURANT	70%	100%	100%	70%	100%	100%
THEATER	40%	80%	10%	80%	100%	10%
ENTERTAINMENT	40%	100%	10%	80%	100%	50%
INSTITUTIONAL	100%	20%	5%	10%	10%	5%
RELIGIOUS	20%	20%	5%	100%	50%	5%

Planning Staff shall provide a spreadsheet that will perform calculations for specific applications based upon the occupancy rates in this table.

4.12.3 Required parking may be adjusted downwards where the following provisions for cyclists are provided:

- a. 1 automobile parking space may be reduced for every 4 bicycle parking spaces provided in excess of that required up to a 10% reduction.
- b. 1 automobile parking space may be reduced for every shower provided for non-residential uses, not



Staff Response:
On-street parking can be utilized for the businesses, therefore may be appropriate to count to meet parking requirements

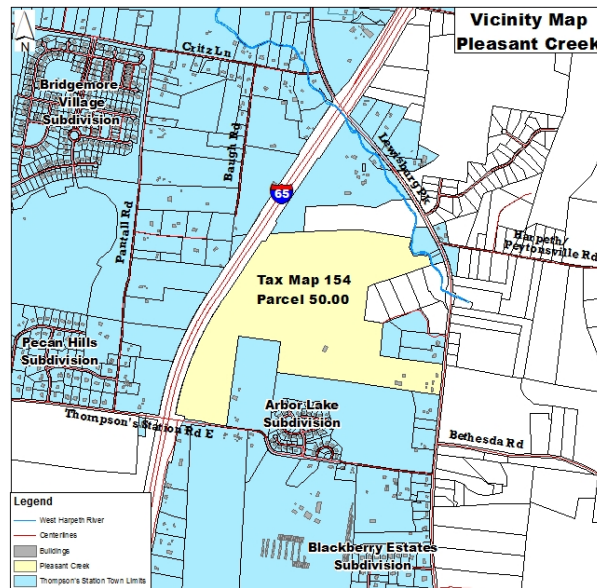
We agree.

**Thompson's Station Planning Commission
Staff Report – Item 2 (Rezone 2018-002)
February 27, 2018**

Rezone for Pleasant Creek (Map 154 50.00) from D1 zoning to Transect Community (TC) zoning.

PROJECT DESCRIPTION

A request from Pleasant Creek, LLC to rezone 212.2 acres north of Thompson's Station Road East, along the west side of State Route 106/Highway 431 (Lewisburg Pike), east of Interstate 65, along the north side of Thompsons Station Road East to Transect Community (TC) for the Pleasant Creek neighborhood.



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. Zoning to the Transect Community (TC) district is not permitted by right. All proposed map amendments, including amendment to utilize the transect community zoning 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.

ZONING

The subject site is located within the G1 – Controlled Growth sector of the General Plan and is zoned as D1, which is a low intensity residential district that permits the development of single family residential with a density of one unit per acre. The site is bounded by agricultural and residential to the north, residential and vacant land to the east, and residential and commercial (Riverbend Nurseries) to the south.

The transect community is a district that is intended to allow multiple zoning options within a community that will define the physical form and character. Depending on the community type, the zones are determined by the standards within the Land Development Ordinance for the community type, such as a village set forth in Table 2.3.

TABLE 2.3 COMMUNITY TYPES, AREAS AND CIVIC SPACE

STANDARDS	SIZE (ACRES)	TYPE OF MAIN CIVIC SPACE	CIVIC SPACE % OF AREA	ZONING DISTRICTS (PERCENT OF COMMUNITY AREA)			
				T1 OR T2	T3	T4	T5
COMMUNITY TYPES							
VILLAGE	40 – 200	Green, Square or Plaza	10-20%	40% min.	0-30%	30-60%	0-15%

The minimum open space (or T1/T2 zones) is 40% within the village and the remaining land will be allocated into the remaining zones (T3, T4 and T5). The T3 – Neighborhood Low Intensity consists of “low density residential areas, with some mix of use, home occupations and accessory buildings. The T4 – Neighborhood Medium Intensity consists of a “mix of neighborhood commercial and service uses, but is primarily mixed density residential” with a range of building types. The T5 – Neighborhood High Intensity consists of “higher density mixed-use buildings that accommodate retail, offices, townhouses and apartments.” (See Section 1.2.6 for full definitions of each transect zone).

Staff Findings

The subject property is located north of Thompson’s Station Road East, east of Interstate 65 with road frontage on Lewisburg Pike. The site is predominantly vacant with a few barn/outbuildings on site. The subject property is located within the G1 – Controlled Growth Sector of the General Plan which permits the development of land as a Transect Community. The site has access to Lewisburg Pike and Thompson’s Station Road and is in proximity to State Route 840 north along Lewisburg Pike.

A proposed community and transect plan was submitted showing the development of two villages on the subject site. Development of villages requires wastewater service, transportation adjacency and community adjacency. The project site proposes to request approval of a wastewater management system for the development upon approval by TDEC and the Board of Mayor and Aldermen and is within a ¼ mile from an existing residential subdivision and commercial development and has transportation adjacency to Lewisburg Pike and State Route 840. The General Plan further supports the transect zoning to create areas of development that provide a range of housing options along with the potential for nonresidential uses.

Therefore, Staff finds that the TC zoning for the property north of Thompson’s Station Road East is consistent with the General Plan goals and policies and will be developed in accordance with the Town’s Land Development Ordinance so as to not have a negative effect on the surrounding properties. During the concept plan process, technical studies related to traffic, geotechnical, biology, archeology and other natural or cultural resources will be required to evaluate the proposal and be reviewed. No development will or should occur or be approved prior to the evaluation of these necessary studies are reviewed by the Town.

Comments

It was brought to Staff’s attention by the neighboring homeowner’s association and residents that a small portion, approximately five acres of the property within Pleasant Creek is encumbered by

the CCRs. While the Town doesn't have the authority to regulate CCRs, this area of the property regardless of zoning may be limited by the provisions within the CCRs.

RECOMMENDATION

Based on the findings for General Plan consistency, Staff is supportive of a Planning Commission recommendation to the Board of Mayor and Aldermen to zone the land north of Thompson's Station Road East, east of Interstate 65, along the west side of Lewisburg Pike (State Route 106) (Map 154 50.00) for the Pleasant Creek neighborhood as Transect Community (TC).

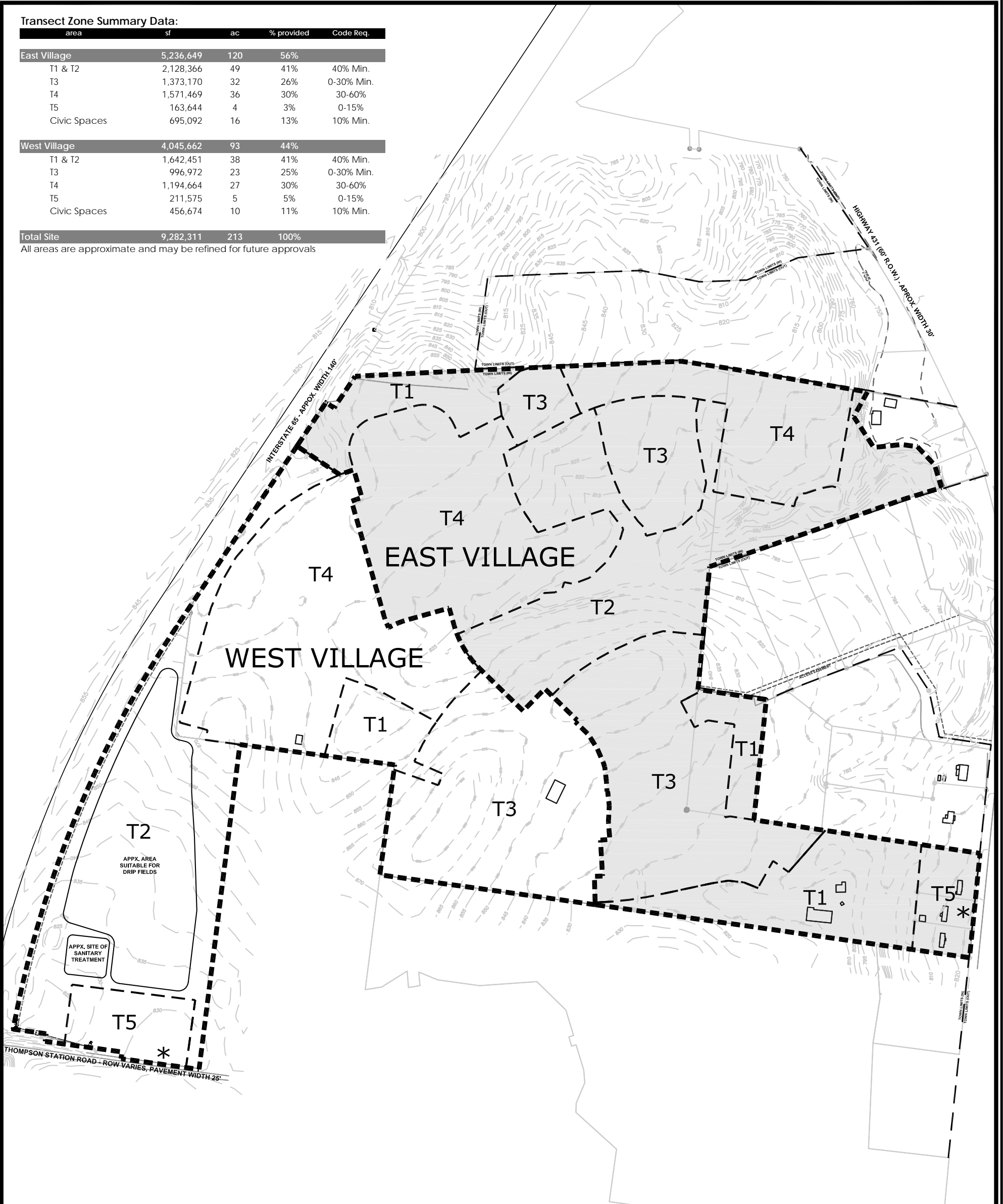
ATTACHMENTS

Rezone Map
Draft Transect Plan

Transect Zone Summary Data:

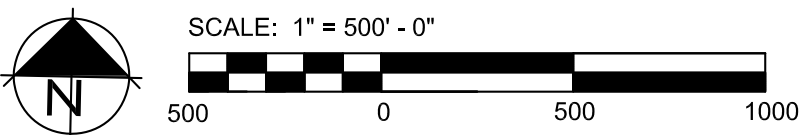
area	sf	ac	% provided	Code Req.
East Village	5,236,649	120	56%	
T1 & T2	2,128,366	49	41%	40% Min.
T3	1,373,170	32	26%	0-30% Min.
T4	1,571,469	36	30%	30-60%
T5	163,644	4	3%	0-15%
Civic Spaces	695,092	16	13%	10% Min.
West Village	4,045,662	93	44%	
T1 & T2	1,642,451	38	41%	40% Min.
T3	996,972	23	25%	0-30% Min.
T4	1,194,664	27	30%	30-60%
T5	211,575	5	5%	0-15%
Civic Spaces	456,674	10	11%	10% Min.

Total Site 9,282,311 213 100%
 All areas are approximate and may be refined for future approvals



* Approximate location of proposed connection to off-site thoroughfare.

CONCEPTUAL DRAFT OF TRANSECT ZONES SUBJECT TO ANY FUTURE APPROVALS AS REQUIRED BY THE LAND DEVELOPMENT ORDINANCE



SHEET
 EXHIBIT 1

GAMBLE DESIGN COLLABORATIVE
 144 SOUTHEAST PARKWAY
 SUITE 200
 FRANKLIN, TENNESSEE 37064
 GREG GAMBLE
 greggambledesign@gmail.com
 615.975.5765
 SUBMITTAL DATE:
 Date: JANUARY 19, 2018

Pleasant Creek PUD Subdivision
 Conceptual Draft of Transect Zones to Accompany Rezoning Request
 MAP 154, Parcel 50
 Town of Thompson's Station, Williamson County, Tennessee



Thompson's Station Planning Commission
Staff Report – Item 3 (Files: 1-D-14-009; 1-D-14-014)
February 27, 2018

SURETY REDUCTION REQUEST

Tollgate Village, Section 14A, 14B

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt and again upon completion, dedication and acceptance of such improvements and then only to the ratio that the cost of the public improvements dedicated bears to the total cost of public improvements included in said plat” (LDO Section 5.2.13). Sureties may not be reduced below 15% of the cost for said improvements.

On August 26, 2014, Section 14A was approved for the creation of single-family lots within Tollgate Village. The plat was approved with a \$550,000 surety for roads, drainage and erosion control and a \$94,000 surety for the sewer. On September 23, 2014, the roads, drainage and erosion control surety was reduced to \$165,000 and the sewer surety was reduced to \$74,000. Therefore, another reduction is not permitted for these sureties.

On November 18, 2014, Section 14B was approved for the creation of single-family lots within Tollgate Village. The plat was approved with a \$175,000 roads, drainage and erosion control surety and a \$120,000 surety for sewer. Upon review of the section, the Town Engineer noted that the section consists of roadways and alleys and the roadway is complete to binder and in the construction route for future sections. Drainage and utilities are in place. Staff recommends a reduction from \$175,000 for roads, drainage and erosion control to \$126,000. The sewer is installed and operational. Staff recommends a reduction of the sewer surety from \$120,000 to \$44,000.

Recommendation

Based on the recommendation from the Town Engineer, Staff recommends that the Planning Commission

1. Reduce the roads, drainage and erosion control surety in Section 14B from \$175,000 to \$126,000 and the sewer surety from \$120,000 to \$44,000 for an additional year with automatic renewal each year thereafter.

Attachments

Engineer Memo

STEVEN CLIFTON, PE
LAND DEVELOPMENT CONSULTING

PO BOX 433
Thompson's Station, TN 37179
(615) 207-9339

February 13, 2018

Tollgate 14B

RE: Bond Reduction

Roads, Grading, Drainage, & Erosion Control

This section consists of roadway and alley sections. Roadway is complete to subgrade, portions may be used as future construction access. Erosion control is in place. Infrastructure is in place and operational.

RGDE - \$126,000

Sewer has been installed and the system is operational.

SA – \$44,000

Steven M. Clifton

Thompson's Station Planning Commission
Staff Report – Item 4 (Files: FP 2017-004)
February 27, 2018

SURETY REDUCTION REQUEST

Tollgate Village, Section 15

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt and again upon completion, dedication and acceptance of such improvements and then only to the ratio that the cost of the public improvements dedicated bears to the total cost of public improvements included in said plat” (LDO Section 5.2.13). Sureties may not be reduced below 15% of the cost for said improvements.

On March 1, 2017, Section 15 was approved for the creation of single-family lots within Tollgate Village. The plat was approved with a \$380,000 surety for roads, drainage and erosion control and a \$285,000 surety for the sewer. Upon review of the section, the Town Engineer noted that the roads are installed to binder and infrastructure, including drainage and sewer is installed. Based on the progress of the section, Staff is recommending a reduction from \$380,000 for roads, drainage and erosion control to \$356,000. Sewer is in place and services are installed with some flow to the system. This section includes the pump station that is not operating at capacity at this time. Staff recommends a reduction of the sewer surety from \$285,000 to \$252,000 for sewer.

Recommendation

Based on the recommendation from the Town Engineer, Staff recommends that the Planning Commission

1. Reduce the roads, drainage and erosion control surety in Section 15 from \$380,000 to \$356,000 and the sewer surety from \$285,000 to \$252,000 for an additional year with automatic renewal each year thereafter.

Attachments

Engineer Memo

2-13-2018

Tollgate
Section 15
83 Lots & 0.97 mi Road (5121 ft)

Section 15 is homes are under construction. Roads is installed to binder, surface has yet to be installed. Infrastructure has been installed. This section includes a stormwater detention facility that is constructed to finish grade with control structure installed.

Bond for Roads, grading, drainage, and erosion control: \$346,000

Sanitary sewer is in place and services are installed some flow has been applied to the system. This section also includes a that is not operated at capacity pump station that is not operating at capacity.

Bonds for sanitary sewer main and services: \$252,000

Thompson's Station Planning Commission
Staff Report – Item 5 (Files: 1-D-14-001b; 1-D-14-007; and 1-D-14-017)
February 27, 2018

SURETY REDUCTION REQUEST

Bridgemore Village, Sections 3A, 3B and 3C

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt and again upon completion, dedication and acceptance of such improvements and then only to the ratio that the cost of the public improvements dedicated bears to the total cost of public improvements included in said plat” (LDO Section 5.2.13). Sureties may not be reduced below 15% of the cost for said improvements.

On April 10, 2014, Section 3A was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a \$97,000 surety for roads, drainage and erosion control and a \$24,500 surety for the sewer. The roads, drainage and erosion control surety was reduced to \$78,000 on September 23, 2014. Therefore, another reduction is not permitted for roads, drainage and erosion control for Section 3A. Upon review of the sewer surety, the Town Engineer noted that construction of the homes within this section is complete, however, Robbins Nest is part of the construction route and there is some potential for damage to the manhole castings. Staff recommends a reduction from \$24,500 to \$17,000.

On June 24, 2014, Section 3B was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a \$155,000 surety for roads, drainage and erosion control and a \$49,600 surety for the sewer. The roads, drainage and erosion control surety was reduced to \$56,000 on September 23, 2014. Therefore, another reduction is not permitted for roads, drainage and erosion control for Section 3B. Upon review of the sewer surety, the Town Engineer noted that construction is nearly complete and Robbins Nest is part of the construction route and there is some potential for damage to the manhole castings since the surface is not complete. Staff recommends a reduction for the sewer surety from \$49,600 to \$20,000.

On November 18, 2014, Section 3C was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a \$380,000 roads, drainage and erosion control surety and a \$264,000 sewer surety. This section was approved with a new road, Kidder Hill, that was partially constructed. However, when a portion of the master planned area was purchased by the school district, the roadway became unnecessary. The stub out is complete to the binder and curbing, which is broken in places. In addition, the drainage system collects stormwater which was originally intended to flow to a headwall on the property and connect to a system that was in future sections of the development. However, the area is no longer a part of the development and the original stormwater design is no longer valid resulting in an erosion condition requiring engineering to provide a revised design and calculations for the drainage conditions at the terminus of Kidder Hill. In addition, the roadway is no longer necessary and should be removed. Upon review of the sewer surety, the Town Engineer noted that the potential for damage to the manhole castings exist and the roadway is a construction route to other sections. Therefore, Staff is recommending a reduction for the sewer surety from 264,000 to \$36,000.

Recommendation

Based on the recommendation from the Town Engineer, Staff recommends that the Planning Commission:

1. Reduce the sewer surety in Section 3A from \$24,500 to \$17,000 for an additional year with automatic renewal each year thereafter.
2. Reduce the sewer surety in Section 3B from \$49,600 to \$20,000 for an additional year with automatic renewal each year thereafter.
3. Reduce the sewer surety in Section 3C from \$264,000 to \$36,000 for an additional year with automatic renewal each year thereafter.

Attachments

Engineer Memo

February 14, 2018

Bridgemore Village
Sections 3A, 3B, 3C

Sanitary Sewer Bond

Section 3A is fully built out with flow to the system for some time, any damage may occur to manholes during final surface.

Recommend reduction to \$17,000

Section 3B is nearly 100 percent built out with most houses occupied. Sewer system is operating with additional flow expected as upstream areas come on line. This is the construction route for remaining sections. Pavement surface course is yet to be completed and manhole castings are a few inches above the pavement grade resulting in the possibility of damage to castings.

Recommend reduce the Sanitary Sewer bond to \$20,000

Section 3C has ongoing home construction and nearly built out. The road is complete to binder with manhole castings extending approx. 1.5 inches above binder. This is the construction route for subsequent sections of the subdivision.

Recommend reduction to \$36,000

Regarding roads and drainage for section 3, there are erosion / drainage issues at the stub road at the school site. The drainage system as design collected runoff for the upper sections of Kidder Hill and Robins Nest into the Bridgemore system. With the revised site plan – sections omitted due to school site, and stub road terminus; the original stormwater design is no longer valid and an erosion condition now exists. A revised design and drainage calculations should be provided that accounts for the street system as constructed and the revised Bridgemore drainage. Additionally, the stub road has no purpose, why is the town ask to accept the road into the town road system and maintain it into the future. This road should be removed.

Steven Clifton PE

Thompson's Station Planning Commission
Staff Report – Item 6 (Files: 1-D-14-009; FP 2017-003)
February 27, 2018

SURETY REDUCTION REQUEST

Bridgemore Village, Sections 4A, 4B/7

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt and again upon completion, dedication and acceptance of such improvements and then only to the ratio that the cost of the public improvements dedicated bears to the total cost of public improvements included in said plat” (LDO Section 5.2.13). Sureties may not be reduced below 15% of the cost for said improvements.

On August 26, 2014, Section 4A was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a \$248,000 surety for roads, drainage and erosion control and a \$74,000 surety for the sewer. The roads, drainage and erosion control surety was reduced to \$78,000 on November 18, 2014 and the sewer was reduced to \$24,500. Therefore, another reduction is not permitted for roads, drainage and erosion control or sewer for Section 4A.

On April 25, 2014, Section 4B/7 was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a \$240,000 surety for roads, drainage and erosion control and a \$114,000 surety for the sewer. Upon review of the section, the Town Engineer noted that the roadway is complete to binder and curbs are installed. Drainage and utilities are in place and erosion control is installed and functioning as intended. Therefore, Staff is recommending a reduction from \$240,000 for roads, drainage and erosion control to \$119,000. The sewer is installed, however additional flow will be applied to the system as future homes are constructed. Staff recommends a reduction of the sewer surety from \$114,000 to \$46,000.

Recommendation

Based on the recommendation from the Town Engineer, Staff recommends that the Planning Commission

1. Reduce the roads, drainage and erosion control surety in Section 4B/7 from \$240,000 to \$119,000 and the sewer surety from \$114,000 to \$46,000 for an additional year with automatic renewal each year thereafter.

Attachments

Engineer Memo

February 14, 2018

BRIDGEMORE 4B & 7
26 Lots & 0.36 mi Road (1900.8 ft)

Bond

Roadway work is complete to binder and curbs installed. Drainage and utilities are in place. EC has been installed.

Bond for Roads, grading, drainage, and erosion control: \$119,000

Sanitary sewer is in place and services are installed. Some flow has not been applied to the system.

Bonds for sanitary sewer main and services: \$46,000

Thompson's Station Planning Commission
Staff Report – Item 7 (Files: FP 2017-004; FP 2017-003)
February 27, 2018

SURETY REDUCTION REQUEST

Bridgemore Village, Sections 8A, 8B

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt and again upon completion, dedication and acceptance of such improvements and then only to the ratio that the cost of the public improvements dedicated bears to the total cost of public improvements included in said plat” (LDO Section 5.2.13). Sureties may not be reduced below 15% of the cost for said improvements.

On April 25, 2017, Section 8A was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a \$4,000 surety for roads, drainage and erosion control and a \$10,000 surety for the sewer. Upon review of the sureties, the Town Engineer noted that the infrastructure for roads, drainage and sewer is constructed as part of Section 4B/7 and the sureties in place are for erosion control which should remain in its current amount of \$4,000 and sewer services which can be reduced from \$10,000 to \$2,600.

On May 23, 2017, Section 8B was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a \$182,000 surety for roads, drainage and erosion control and a \$80,000 surety for the sewer. Upon review of the section, the Town Engineer noted that the roadway is complete to the binder and curbs are installed. Drainage and utilities are in place and erosion control is installed. Staff is recommending a reduction from \$182,000 for roads, drainage and erosion control to \$94,000. The sewer is in place and services are installed with additional flow will be applied to the system as future homes are constructed. Staff is recommending a reduction of the sewer surety from \$80,000 to \$35,000.

Recommendation

Based on the recommendation from the Town Engineer, Staff recommends that the Planning Commission

1. Reduce the sewer surety from \$10,000 to \$2,600 for an additional year with automatic renewal each year thereafter.
2. Reduce the roads, drainage and erosion control surety in Section 8B from \$182,000 to \$94,000 and the sewer surety from \$80,000 to \$35,000 for an additional year with automatic renewal each year thereafter.

Attachments

Engineer Memo 8A
Engineer Memo 8B

2-14-2018

BRIDGEMORE 8A

8 Lots & 0.0 mi Road

Bond

Infrastructure for these 8 lots is constructed as part of 4B & 7. The small bond amount is for erosion control.

Bond for Roads, grading, drainage, and erosion control: \$4,000

Sanitary sewer for these lots is constructed as part of 4B & 7; this bond amount is for services to the lots in section 8.

Bonds for sanitary sewer services: \$2,600

2-14-2018

BRIDGEMORE 8B

28 Lots & 0.25 mi Road (1,320 ft)

Bond

Bonds

Roadway in complete to binder, and curbs installed, some homes are under construction . Drainage and utilities are in place. EC has been installed. and is functioning as intended.

Bond for Roads, grading, drainage, and erosion control: \$94,000

Sanitary sewer is in place and services are installed. Some flow has not been applied to the system.

Bonds for sanitary sewer main and services: \$35,000

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MEMO

DATE: February 16, 2018
TO: Planning Commission
FROM: Wendy Deats, Town Planner
SUBJECT: Item 8 - Hillside and Steep Slope Development

On February 12, 2018, the Planning Commission held a work session to discuss LDO amendments. During the meeting, a local builder/property owner presented his concerns about the hillside and steep slope standards that were adopted in fall 2017. The standards permit a maximum of one story, excluding the basement with a maximum height of 25 feet. After discussion, the Commission requested the section be included on the February meeting agenda. See standards below for review and discussion.

3.3.7 Hillside or Steep Slope Development

The resource inventory map must include a slope analysis that identifies all natural slopes in excess of 15% on the project site and all ridgelines. Disturbance, grading and development of natural slopes exceeding 15% shall be governed by this section and any lot that exceeds 15% slope shall be designated as a critical lot. In addition, any development that will result in more than 5% critical lots shall require additional preconstruction evaluation including a mass grading plan to be submitted during the preliminary plat phase. Design features such as larger lots may be required to reduce disruption and encourage lots to utilize existing contours reducing overall impacts. All proposed construction on slopes in excess of 15% shall submit engineered foundation and grading plans and an engineering report to address all site specific issues for review and approval by the Town's Engineer or Engineering consultant prior to issuance of a building permit. Development on slopes exceeding 25% is prohibited. Slopes exceeding 25% may be counted toward meeting open space requirements.

In order to protect, preserve and minimize impacts on natural ridgelines and hilltops within the Town, the Town has identified these areas on the Ridgeline and Hilltop Protection Area (RHPA) map as shown (Appendix D). Development within the areas shown on this map shall be prohibited except by special exception approval by the BZA pursuant to Section 5.5.4(j). In addition to the criteria set out in 5.5.4(j), any development that is proposed within the RHPA shall also meet the following conditions: (i) have a minimum lot size of five (5) acres; and (ii) no structures within the RHPA may exceed one story, excluding a basement and may not exceed 25 feet at its highest point. Any land outside of residential lots within the RHPA may be counted toward meeting open space requirements.