

**Town of Thompson's Station  
Board of Mayor and Aldermen  
Meeting Agenda  
03/08/16**

**Meeting Called To Order**

**Pledge Of Allegiance**

**Minutes-**

**Consideration Of Minutes Of The February 9, 2016 Meeting**

Documents: [02092016 MINUTES.PDF](#)

**Public Comments-**

**Reports-**

**Town Administrator Report**

Documents: [TA REPORT 03082016.PDF](#)

**Finance Report**

Documents: [TW 1 2016 03 CASH REPORT FOR BOMA.PDF](#), [TW 2 2016 03 GENERAL FUND ACTUAL VS BUDGET YTD.PDF](#), [TW 3 2016 03 GENERAL FUND ACTUAL VS BUDGET MONTH TO MONTH.PDF](#), [TW 4 2016 03 WASTEWATER ACTUAL VS BUDGET YEAR TO DATE.PDF](#), [TW 5 2016 03 WASTEWATER ACTUAL VS BUDGET MONTH TO MONTH TREND.PDF](#)

**Unfinished Business:**

**1. Public Hearing And Second Reading Of Ordinance 2016-002:**

AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION,  
TENNESSEE AMENDING ORDINANCE 2015-004 WHICH AMENDS THE  
ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2015  
AND ENDING JUNE 30, 2016

Documents: [2016-002 BUDGET REVISION 1 FOR 2015-16 V2.PDF](#), [2016-002 BUDGET REVISION 1 FOR 2015-16 - GF DETAIL.PDF](#), [2016-002 BUDGET REVISION 1 FOR 2015-16 - WW DETAIL.PDF](#)

**New Business:**

**2. First Reading Of Ordinance 2016-003: Rezone For Holt Property**

Documents: [ORDINANCE 2016-003 HOLT.PDF](#), [BOMA STAFF REPORT HOLT PROPERTY REZONE.PDF](#), [HOLT PROP REZONE SUBMITTAL PACKAGE.PDF](#), [ZONINGMAP\\_24X36\\_EXHIBITBORD16-003.PDF](#)

**3. First Reading Of Ordinance 2016-004: Land Development Ordinance Amendments**

Documents: [BOMA FIRST READING STAFF REPORT LDO AMENDMENTS.PDF](#), [ORDINANCE 2016-004 LDO AMENDMENTS FINAL.PDF](#)

**4. Resolution 2016-004:**

Resolution 2016-004: A Resolution Authorizing the Mayor to Enter into a Contract with the Tennessee Department of Transportation Regarding Improvements to the Lewisburg Pike and Critz Lane Intersection (RSAR – Federal Project No. HSIP-106(33), State Project No. 94014-2235-94)

Documents: [RESOLUTION 2016-004 TDOT LEWISBURG CRITZ PROPOSAL.PDF](#), [TDOT LEWISBURG CRITZ PROPOSAL.PDF](#)

**Adjourn**

*This meeting will be held at 7:00 p.m. at Thompson's Station Community Center  
1555 Thompson's Station Road West*

Town of Thompson's Station  
Board of Mayor and Aldermen  
Minutes of the Meeting  
February 9, 2016

**Call to Order.**

The meeting of the Board of Mayor and Aldermen of the Town of Thompson's Station was called to order at 7:03 p.m. on Tuesday, November 10, 2015 with the required quorum. Members and staff in attendance were: Mayor Corey Napier; Alderman Brinton Davis; Alderman Sarah Benson; Alderman Graham Shepard; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Finance Director Tammy Womack; Town Attorney Todd Moore and Town Clerk Jennifer Jones. Alderman Brandon Bell was unable to attend.

**Pledge of Allegiance.**

**Consideration of Minutes.** The minutes of the January 12, 2016 Regular Meeting were submitted with revisions.

**Alderman Benson moved to accept the revised minutes of the January 12, 2016 Regular Meeting. The motion was seconded and carried unanimously.**

**Public Comments:**

Doug Hale – 1113 Holly Hill Dr. – Attorney of record for Whistle Stop.

David Skidmore – 1529 Thompson's Station Rd. – Voiced traffic concerns, road widening concerns and tree removal concerns on School St.

Pat Springer – Concerned over the Whistle Stop subdivision and the original concept plan. Voiced concerns over traffic, wildlife, and sewer.

Tiffany Borgelt – 3332 Bartram Bridge – Has concerns over proposed school within Bridgemore Village. Voiced issues over traffic, safety, and development within the neighborhood.

Kevin Hanff -2756 Cabin Run Bridge Rd. – Has concerns over school within Bridgemore Village. Topological concerns.

Diana Skidmore – 1529 Thompson's Station Rd. – Concerns about Whistle Stop regarding wildlife, road widening, water pressure, too much growth.

Pat Springer – Voiced concerns about construction running wildlife out.

**BOMA Reports.**

Alderman Shepard wanted to put on public record that he has written a prepared statement, and gave a brief description of the statement. The statement is as follows:

STATEMENT OF  
ALDERMAN GRAHAM SHEPARD

Re:

MBSC TN Homebuilder LLC, petition for writ of certiorari against the Town of Thompson's Station MBSC TN Homebuilder LLC, the developer of Tollgate Village and Bridgemore Village, filed a lawsuit against the Town of Thompson's Station on June 29, 2015. In its lawsuit, the developer accused our Planning Commission members of violating property rights by acting "illegally, arbitrarily and capriciously" when, one week earlier, they unanimously voted to reject a request to build residential townhomes in the front commercial section of Tollgate Village.

I am making this public statement seven months after the fact for three reasons. First, to again voice support of our Planning Commission members who acted in our Town's best interest when they rejected this developer attempt to discard its "commercial in the front ... residential in the back" master site plan that has been in place since 2003.

Second, to point out the hypocrisy of this developer who thinks it is perfectly fine to empower itself to enact and enforce extreme limitations on the property rights of Bridgemore Village and Tollgate Village homeowners; examples are denying people the ability to install window screens or put up temporary clothes lines. At the same time, this developer thinks our Planning Commission acted "illegally, arbitrarily and capriciously" because its members voted against a major deviation from an agreed upon and long standing master site plan.

To its everlasting shame, this developer knows that hundreds of people purchased homes in Tollgate Village based on marketing material that promised commercial property "in the front" where "residents will enjoy upscale retail stores, cafes, restaurants, coffee shops, banks, etc. all within walking distance of their homes." The third reason I am making this statement is to urge residents, Town Staff, the Planning Commission, and my Board Of Mayor and Alderman (BOMA) colleagues, to fight back against this developer and its litigation tactic.

I am convinced the time has come to stop turning the other cheek. MBSC TN Homebuilder LLC, and its Henry & Wallace agents, have been treating our Town and its residents badly for years. This lawsuit is just the latest and most egregious example. We have reached a time in our history when BOMA, the Planning Commission, Town Staff, and residents should unite and use all legal means at our disposal to force MBSC TN Homebuilder LLC to:

- properly maintain "old section" streets in Bridgemore and Tollgate;
- immediately pay for installation of a signal light at the main entrance to Tollgate and construction of a secondary access road to Declaration Way;
- post a bond sufficient for construction of a secondary access road to Tollgate from Columbia Highway; including costs to widen the highway and bridge over the West Harpeth River;
- ensure construction traffic uses construction roads;

- ensure builders and their subcontractors work only during designated work times;
- ensure all private technology easements are changed to public; and keep its promise to build “upscale retail stores, cafes, restaurants, coffee shops, banks, etc.” in the front of Tollgate Village

This developer lawsuit is a blatant attempt to burden us with legal defense costs and thereby intimidate us into abandoning our “growth without regret” principles.

LET'S NOT BE INTIMIDATED!  
(end of statement)

Mr. Shepard requested an update on construction hours violations. Mr. Cosentini responded that we have a separate hearing scheduled for 2/11/16 and plan on filing at that hearing. Alderman Shepard also requested that Mr. Cosentini put in his report any meetings with builders and developers that he has about future endeavors. Mr. Cosentini stated that that would take place. Alderman Shepard also wanted to address the rumor that the apartments might not be building a swimming pool to which Mr. Cosentini stated that he would follow up with the builder.

### **Town Administrator's Report**

Mr. Cosentini updated the Board regarding the Crystal Clear franchise agreement, informing them that the Town has received notice from the TVA that Crystal Clear is seeking a certificate of franchise through the State. Mr. Cosentini also addressed the Fields of Canterbury CCR's. A letter was sent to the developer in January and the developer has responded with a letter stating their intent.

Mr. Cosentini reviewed the Bridgemore Village road issue, and reviewed the process for calling the bonds if necessary; however, the Developer has been working with the Town. Mayor Napier was in agreement of taking aggressive action if needed.

Mr. Cosentini also reviewed the TN Department of Transportation Projects, which includes the State Industrial Access (SIA) Program and Road Safety and Audit (RSAR) report program.

### **Finance Report**

Mrs. Womack reviewed the financial report. The Town continues to build cash, although there has been a slow down due to lack of construction. Mrs. Womack is also currently taking classes to obtain her Certified Municipal Financial Officer designation.

### **Unfinished Business:**

- 1. Public Hearing and Second Reading of Ordinance 2016-001: An ordinance of the Board of Mayor and Alderman of the Town of Thompson's Station, Tennessee to approve a revised concept plan for the Whistle Stop planned neighborhood development (SDP 2015-005) for the development of 163 single family lots and one commercial lot.**

Mr. Cosentini reviewed the staff report and addressed the widening of School Street. Mrs. Deats addressed the addition of a secondary access point. The Planning Commission recommends that the Board approve Ordinance 2016-001.

Mayor Napier then opened the floor for Public Comment.

**Public Comment:**

David Skidmore – 1529 Thompson’s Station Rd. – Wanted to express opposition against secondary access on School Street.

Diane Skidmore – 1529 Thompson’s Station Rd. – Expressed concern regarding lack of stop sign at the end of School St. Construction concerns.

Pat Springer – 1723 Old Thompson’s Station Rd. – Informed the Board that he has trust issues with the developer.

James Brown – 1631 West Thompson’s Station Rd. – Concerned about the widening of the street.

Mattie Nettles – School Street – Voiced concerns over traffic.

Malcom Nettles – 1521/1525 School St. – Voiced traffic concerns and wanted to know if School St. could be one way.

Being no further comments, the Mayor closed the public hearing and opened up to the Board for discussion.

Mr. Jay Franks responded to the secondary access concerns.

Mr. Cosentini and Mayor Napier addressed some of the connectivity and traffic concerns. Both addressed the secondary access concerns and stated that a secondary access is required by the Town.

**After discussion, Alderman Benson made a motion to approve the Second Reading of Ordinance 2016-001 – An ordinance of the Board of Mayor and Aldermen of the Town of Thompson’s Station, Tennessee to approve a revised concept plan for the Whistle Stop planned neighborhood development (SDP-2015-005) for the development of 163 single family lots and once commercial lot.**

**The motion was seconded and carried by a vote of three to one with Alderman Davis casting the opposing vote.**

**New Business:**

**2. Resolution 2016-001: Adoption of an Interlocal Agreement between the Town of Thompson’s Station and HB&TS Water Utility District.**

Mr. Cosentini reviewed the staff report and Staff recommends approval of the resolution and interlocal agreement as presented.

**After discussion, Alderman Shepard made a motion to approve Resolution 2016-001, adoption of an Interlocal Agreement between the Town of Thompson's Station and HB&TS Water Utility District.**

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

**3. Presentation – RPM Transportation Consultants: Thompson's Station Traffic Impact Study Comprehensive Update.**

Jeff Hammond came forward to present on behalf of RPM. This is an update to a study that was started in 2007.

**4. Resolution 2016-003: Wastewater Request – MBSC/Williamson County School - A resolution of the Board of Mayor and Alderman of the Town of Thompson's Station, Tennessee to approve the transfer of wastewater taps from MBSC Homebuilders, LLC to Williamson County Schools and to approve additional wastewater taps for Bridgemore Village and Williamson County Schools.**

Mr. Cosentini reviewed the Staff report and Staff recommends approval contingent of site plan approval by the Town's Planning Commission that includes verification of school square footage and student capacity, wastewater access location and all offsite transportation improvements OR defer the request until the site plan contingencies are met.

Mr. Brian Rowe, came forward to speak on behalf of MBSC, the developer in Bridgemore Village stating that they are willing to do everything that needs to be done. He would like the Board to go ahead and accept with conditions.

Mr. Kevin Fortney came forward to speak representing Williamson County Schools to give a brief description of what the school would entail, when it would open and where entrances/exits would be.

**After discussion, Alderman Davis made a motion to approve Resolution 2016-003 - Wastewater Request – MBSC/Williamson County School – A resolution of the Board of Mayor and Alderman of the Town of Thompson's Station, TN, the transfer of wastewater taps form MBSC Homebuilders, LLC to Williamson County Schools and additional wastewater taps for Bridgemore Village and Williamson County Schools, with conditions.**

**The motion was seconded, and carried by a vote of 3 to 1 with Alderman Shepard casting the opposing vote.**

**5. First Reading of Ordinance 2016-002: An ordinance of the Town of Thompson's Station, Tennessee amending Ordinance 2015-004 which amends the annual budget for the fiscal year beginning July 1, 2015 and ending June 30, 2016.**

**After discussion, Alderman Shepard made a motion to approve First Reading of Ordinance 2016-002: An ordinance of the Town of Thompson's Station, TN amending**

**Ordinance 2015-004 which amends the annual budget for the fiscal year beginning July 1, 2015 and ending June 30, 2016.**

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

**Adjourn**

There being no further business, the meeting was adjourned at 9:28 p.m.

---

Corey Napier, Mayor

---

Jennifer Jones, Town Recorder



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



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

**DATE:** March 2, 2016  
**TO:** The Board of Mayor and Aldermen (BOMA)  
**FROM:** Joe Cosentini, Town Administrator  
**SUBJECT:** TA Report 3/08/2016

---

### **Non-Agenda Updates:**

#### TN Department of Transportation Projects:

*State Industrial Access Program (SIA)* – Town Staff met with TDOT representatives on the final field review of the proposed SIA project prior to bidding. The improvements will consist of an extended 5-lane cross-section on Rt. 31 to just south of a realigned Critz Lane intersection. This new intersection is being designed roughly 500 ft. south of the current location and will be signalized. TDOT is planning on awarding the construction contract in May, 2016. The Town will be coordinating the realignment of Critz Lane in conjunction with this project and have begun meeting with affected property owners. We are in the process of ordering appraisals for the necessary ROW acquisition.

(Note: During our meeting with TDOT we did learn that they are planning on repaving Rt. 31 from Buckner Road north to the SIA project site. Staff will keep BOMA updated as details are available.)

FY2017 Budget: Budget season is upon us and I would like to schedule a budget workshop with the Board members prior to the first reading of our new budget. First reading is likely to happen on April 12 and I will forward potential meeting dates in the coming days.

Trail Project: The bid opening for the Greenway Trail project was held on March 1 and bids were substantially higher than the engineering estimates. Our project engineer is working on the comparison and attempting to revise the scope to see where money can be saved. We will have to discuss the allocation of more capital dollars during our FY2017 budget workshop.

Roderick Place Workshop: The proposed Roderick Place development has requested a workshop with the Town Planning Commission to go over their proposed changes to the development. This has been scheduled for Tuesday, March 15 @ 6PM. BOMA members are encouraged to attend as this item will eventually be decided by the Board.

Equipment Purchases: The Town's truck fleet and equipment inventory is in need of expansion. In April, I'll be presenting a proposal using the Statewide contract for vehicle and equipment purchases. The proposal will include one new 4-wheel drive work truck for wastewater, one new light duty dump truck for the maintenance crew, one track hoe, and one skid steer. These purchases will total in the neighborhood of \$200,000 and will be paid from the unencumbered capital balances of the wastewater and general funds.

Development Agreements: Beginning in April, the Board will start seeing the first development agreements to be approved by BOMA. In the subdivision that have already begun, these agreements will be by phase and with new subdivision they will be done for the entire development. I've attached to this report the template for development agreements for both by phase and for entire developments. Please let me know if there are any questions or comments.



Town of Thompson's Station  
Cash Balance Report  
As of February 29, 2016

	Dec-15	Jan-16	Feb-16
<b>General Fund:</b>			
Checking Account	\$ 452,074	\$ 509,573	\$ 829,883
Money Market Investment Accounts	5,663,532	5,664,719	5,665,184
Total General Fund Cash	\$ 6,115,606	\$ 6,174,292	\$ 6,495,067
Less: Developer Cash Bonds Held	(474,800)	(474,800)	(474,800)
Less: County Privilege Tax Held	(131,632)	(58,028)	(116,022)
Less: County Mixed Drink Tax Payable	(907)	(1,326)	(461)
Less: FY16 Capital Projects			
Greenway Trail	(831,193)	(829,421)	(829,078)
Mars PetCare SIA (State Industrial Access)	(280,000)	(280,000)	(280,000)
Parks	(100,000)	(100,000)	(100,000)
Community Center Design	(22,000)	(22,000)	(18,500)
Town Center	(350,000)	(350,000)	(350,000)
Critz Lane Design	(50,000)	(48,850)	(48,850)
Miscellaneous	(23,210)	(22,587)	(22,587)
Cash Available - General Fund	\$ 3,851,865	\$ 3,987,280	\$ 4,254,769
<b>Wastewater Fund:</b>			
Checking Account	\$ 163,040	\$ 201,799	\$ 236,558
Money Market Investment Accounts	1,142,945	1,143,055	1,143,163
Total Wastewater Fund Cash	\$ 1,305,985	\$ 1,344,854	\$ 1,379,722
Cash Available - Wastewater Fund	\$ 1,305,985	\$ 1,344,854	\$ 1,379,722
<b>Total Cash Available</b>	<b>\$ 5,157,850</b>	<b>\$ 5,332,134</b>	<b>\$ 5,634,490</b>



**Town of Thompson's Station  
General Fund Income and Expense Analysis  
As of February 29, 2016**

**Year to Date  
Actual versus Budget**

<b>Year to Date (67%)</b>					
	<b>Jan-16</b>	<b>Feb-16</b>	<b>Budget</b>	<b>% of Budget</b>	<b>Comment</b>
<b>Income</b>					
31111 · Real Property Tax Revenue	98,499	104,343	125,000	83%	
31310 · Interest & Penalty Revenue	94	119	-	100%	
31610 · Local Sales Tax - Trustee	423,414	486,236	600,000	81%	
31710 · Wholesale Beer Tax	62,058	68,654	95,000	72%	
31810 · City Portion of County Priv Tax	26,405	29,198	30,000	97%	
31900 · CATV Franchise Fee Income	6,734	10,317	12,000	86%	
32000 · Beer Permits	500	600	500	120%	
32200 · Building Permits	335,363	374,827	325,000	115%	
32230 · Submittal & Review Fees	29,437	31,932	30,000	106%	
32245 · Miscellaneous Fees	60	70	500	14%	
32260 · Business Tax Revenue	11,226	11,716	81,000	14%	
32300 · Impact Fees	502,034	560,045	500,000	112%	
33320 · TVA Payments in Lieu of Taxes	15,731	15,731	29,000	54%	
33510 · Local Sales Tax - State	123,587	143,566	170,000	84%	
33520 · State Income Tax	-	-	100,000	0%	
33530 · State Beer Tax	698	698	1,100	63%	
33535 · Mixed Drink Tax	3,653	4,114	1,500	274%	
33552 · State Streets & Trans. Revenue	3,183	3,638	5,500	66%	
33553 · SSA - Motor Fuel Tax	30,079	34,056	48,000	71%	
33554 · SSA - 1989 Gas Tax	4,856	5,461	7,700	71%	
33555 · SSA - 3 Cent Gas Tax	9,012	10,136	14,300	71%	
33725 · Greenways & Trails Grant	-	-	599,000	0%	
36120 · Interest Earned - Invest. Accts	5,144	5,942	4,500	132%	
36130 · Interest Income-Interfund Loan	11,667	11,667	12,000	97%	Loan paid off December 2015
37746 · Pavilion & Comm. Ctr. Rental	8,027	8,777	4,000	219%	
37747 · Pavilion Comm. Ctr Dep Refund	(4,100)	(4,400)	-	100%	
37990 · Other Revenue	1,386	2,186	-	100%	
37999 · Loan Repayment From W/W Fund	388,889	388,889	56,000	694%	Loan paid off December 2015
39999 · Budgeted Fund Balance - GF	-	-	741,000	0%	
<b>Total Income</b>	<b>2,097,636</b>	<b>2,308,518</b>	<b>3,592,600</b>		
<b>Expense</b>					
41110 · Payroll Expense	292,600	330,107	578,000	57%	
41141 · Payroll Taxes - FICA	17,473	19,709	29,000	68%	
41142 · Payroll Taxes - Medicare	4,086	4,609	8,000	58%	
41147 · Payroll Taxes - SUTA	2,042	2,928	3,500	84%	
41161 · Board Member Expenses	491	651	500	130%	
41211 · Postage, Freight & Express Chgs	2,893	3,484	4,000	87%	
41221 · Printing, Forms & Photocopy Exp	3,201	3,614	5,000	72%	
41230 · Recording & Filing Fees	152	152	1,000	15%	
41231 · Publication of Legal Notices	1,222	1,691	3,000	56%	
41235 · Memberships & Subscriptions	3,225	3,274	6,000	55%	
41241 · Utilities - Electricity	7,002	8,086	10,000	81%	
41242 · Utilities - Water	1,058	1,215	2,300	53%	
41244 · Utilities - Gas	662	882	2,000	44%	
41245 · Telecommunications Expense	2,137	2,428	4,500	54%	
41252 · Prof. Fees - Legal Fees	69,327	82,562	80,000	103%	
41253 · Prof. Fees - Auditor	13,000	13,000	4,000	325%	Audit performed Nov - Dec
41254 · Prof. Fees-Consulting Engineers	15,534	15,534	40,000	39%	
41259 · Prof. Fees - Other	11,724	11,724	60,000	20%	
41264 · Repairs & Maint - Vehicles	4,511	5,213	5,000	104%	
41265 · Parks & Rec. Expense	7,277	7,777	20,000	39%	
41266 · Repairs & Maint - Bldg	6,980	8,775	50,000	18%	
41268 · Repairs & Maint-Roads, Drainage	50,859	78,395	418,100	19%	
41269 · SSA - Street Repair Expense	0	0	70,000	0%	
41270 · Vehicle Fuel & Oil Expense	6,089	6,681	15,000	45%	
41280 · Travel Expense	549	580	2,000	29%	
41285 · Continuing Education Expense	2,453	2,807	7,000	40%	
41289 · Employee Retirement Expense	1,825	2,736	53,000	5%	
41291 · Animal Control Services	3,133	3,133	3,200	98%	Paid annually
41300 · Economic Development Expense	654	654	10,000	7%	
41311 · Office Expense	10,718	11,509	10,000	115%	
41511 · Insurance - Property	2,701	2,701	2,500	108%	Paid annually
41512 · Insurance - Workers Comp.	14,510	14,510	12,500	116%	Paid annually
41513 · Insurance - Liability	4,357	4,357	4,500	97%	Paid annually
41514 · Insurance - Employee Medical	49,403	55,825	100,000	56%	
41515 · Insurance - Auto	2,257	2,257	2,000	113%	Paid annually
41516 · Insurance - E & O	10,695	10,695	12,000	89%	Paid annually
41551 · Trustee Commission	960	506	3,000	17%	
41691 · Bank Charges	0	0	2,000	0%	
41720 · Donations	800	800	100,000	1%	
41899 · Other Expenses	174	174	10,000	2%	
41940 · Capital Projects	25,369	29,213	1,680,000	2%	
41943 · Acquisition of Public Use Prop.	26,938	26,938	-	-	
49030 · Capital Outlay Note Payment	130,087	130,087	160,000	81%	Paid annually
<b>Total Expense</b>	<b>811,128</b>	<b>911,974</b>	<b>3,592,600</b>		
<b>Net Income</b>	<b>1,286,508</b>	<b>1,396,544</b>	<b>0</b>		



**Town of Thompson's Station**  
**General Fund Income and Expense Analysis**  
**As of February 29, 2016**

**Month to Month  
Trend Analysis**

	<b>Month to Month Trend Analysis</b>			<b>Comment</b>
	<b>Jan-16</b>	<b>Feb-16</b>	<b>Current Change</b>	
<b>Income</b>				
31111 · Real Property Tax Revenue	79,150	5,844	(73,306)	Property tax proceeds
31310 · Interest & Penalty Revenue	-	25	25	
31610 · Local Sales Tax - Trustee	57,287	62,822	5,535	
31710 · Wholesale Beer Tax	1,649	6,596	4,947	Timing
31810 · City Portion of County Priv Tax	2,743	2,793	50	
31900 · CATV Franchise Fee Income	-	3,583	3,583	
32000 · Beer Permits	100	100	-	
32200 · Building Permits	23,111	39,464	16,353	
32230 · Submittal & Review Fees	1,500	2,495	995	
32245 · Miscellaneous Fees	10	10	-	
32260 · Business Tax Revenue	223	490	267	
32300 · Impact Fees	29,014	58,011	28,997	
33320 · TVA Payments in Lieu of Taxes	7,866	-	(7,866)	Paid quarterly
33510 · Local Sales Tax - State	17,108	19,979	2,871	
33520 · State Income Tax	-	-	-	
33530 · State Beer Tax	-	-	-	
33535 · Mixed Drink Tax	419	461	42	
33552 · State Streets & Trans. Revenue	454	455	1	
33553 · SSA - Motor Fuel Tax	4,192	3,977	(215)	
33554 · SSA - 1989 Gas Tax	676	605	(71)	
33555 · SSA - 3 Cent Gas Tax	1,254	1,124	(130)	
33725 · Greenways & Trails Grant	-	-	-	
36120 · Interest Earned - Invest. Accts	1,187	798	(389)	
36130 · Interest Income-Interfund Loan	-	-	-	Loan paid off December 2015
37746 · Pavilion & Comm. Ctr. Rental	1,700	750	(950)	
37747 · Pavilion Comm. Ctr Dep Refund	(1,300)	(300)	1,000	
37990 · Other Revenue	120	800	680	
37999 · Loan Repayment From W/W Fund	-	-	-	Loan paid off December 2015
39999 · Budgeted Fund Balance - GF	-	-	-	
<b>Total Income</b>	<b>228,463</b>	<b>210,882</b>	<b>(17,581)</b>	
<b>Expense</b>				
41110 · Payroll Expense	34,370	37,508	3,138	Increase 02/01/16; timing
41141 · Payroll Taxes - FICA	2,172	2,236	64	
41142 · Payroll Taxes - Medicare	507	523	16	
41147 · Payroll Taxes - SUTA	1,139	886	(253)	
41161 · Board Member Expenses	313	160	(153)	
41211 · Postage, Freight & Express Chgs	612	591	(21)	
41221 · Printing, Forms & Photocopy Exp	378	413	35	
41230 · Recording & Filing Fees	-	-	-	
41231 · Publication of Legal Notices	177	469	292	
41235 · Memberships & Subscriptions	14	49	35	
41241 · Utilities - Electricity	1,147	1,084	(63)	
41242 · Utilities - Water	139	157	18	
41244 · Utilities - Gas	150	220	70	
41245 · Telecommunications Expense	291	291	-	
41252 · Prof. Fees - Legal Fees	12,237	13,235	998	
41253 · Prof. Fees - Auditor	-	-	-	
41254 · Prof. Fees-Consulting Engineers	2,034	-	(2,034)	Timing
41259 · Prof. Fees - Other	-	-	-	
41264 · Repairs & Maint - Vehicles	134	702	568	
41265 · Parks & Rec. Expense	610	500	(110)	
41266 · Repairs & Maint - Bldg	461	1,795	1,334	
41268 · Repairs & Maint-Roads, Drainage	6,203	27,536	21,333	Snow plow, snow removal, signs
41269 · SSA - Street Repair Expense	-	-	-	
41270 · Vehicle Fuel & Oil Expense	540	592	52	
41280 · Travel Expense	165	31	(134)	
41285 · Continuing Education Expense	35	354	319	
41289 · Employee Retirement Expense	-	911	911	Retirement plan contract signed
41291 · Animal Control Services	-	-	-	
41300 · Economic Development Expense	250	-	(250)	
41311 · Office Expense	1,286	791	(495)	
41511 · Insurance - Property	-	-	-	
41512 · Insurance - Workers Comp.	-	-	-	
41513 · Insurance - Liability	-	-	-	
41514 · Insurance - Employee Medical	9,362	6,422	(2,940)	Normal run rate this month
41515 · Insurance - Auto	-	-	-	
41516 · Insurance - E & O	-	-	-	
41551 · Trustee Commission	-	(454)	(454)	Prorata adjustment from Trustee
41691 · Bank Charges	-	-	-	
41720 · Donations	-	-	-	
41899 · Other Expenses	-	-	-	
41940 · Capital Projects	1,772	3,844	2,072	Greenway design, Community Center
41943 · Acquisition of Public Use Prop.	-	-	-	
49030 · Capital Outlay Note Payment	-	-	-	
<b>Total Expense</b>	<b>76,498</b>	<b>100,845</b>	<b>24,348</b>	
<b>Net Income</b>	<b>151,965</b>	<b>110,037</b>	<b>88,093</b>	



**Town of Thompson's Station**  
**Wastewater Fund Income and Expense Analysis**  
**As of February 29, 2016**

Year to Date  
 Actual versus Budget

	<b>Year to Date (67%)</b>				
	<b>Jan-16</b>	<b>Feb-16</b>	<b>Budget</b>	<b>% of Budget</b>	<b>Comment</b>
<b>Income</b>					
3100 · Wastewater Treatment Fees	328,958	376,984	400,000	94%	
3101 · Septage Disposal Fees	65,190	66,140	150,000	44%	
3105 · Late Payment Penalty	5,119	6,508		100%	
3109 · Uncollectible Accounts	0	0	(5,000)	0%	
3300 · Tap Fees	455,183	502,810	475,000	106%	
3902 · Interest Income - Invest Accts	1,021	1,129	300	376%	
4009 · Returned Check Charges	115	115		100%	
<b>Total Income</b>	<b>855,586</b>	<b>953,686</b>	<b>1,020,300</b>		
<b>Expense</b>					
4010 · Payroll Expense	57,661	65,477	110,000	60%	
4100 · Capital Expenditures	0	0	20,000	0%	
4150 · WW Infrastructure Installed	0	541	75,000	1%	
4210 · Permits & Fees Expense	6,534	9,654	10,000	97%	
4220 · Laboratory Water Testing	5,938	6,088	9,000	68%	
4230 · Supplies Expense	1,084	1,259	7,500	17%	
4240 · Repairs & Maint. Expense	31,354	31,987	81,200	39%	
4310 · Utilities - Electric	54,329	60,211	100,000	60%	
4320 · Utilities - Water	1,009	1,578	1,500	105%	
4390 · Insurance Expense	16,748	16,748	20,000	84%	Paid annually
4400 · Prof. Fees-Consulting Engineers	57,029	60,583	75,000	81%	Evaluations
4420 · Prof. Fees - Auditor	0	0	1,800	0%	
4490 · Prof. Fees - Other	0	0	10,000	0%	
4710 · Payroll Taxes - FICA	3,457	4,132	7,000	59%	
4720 · Payroll Taxes - Medicare	809	1,028	1,500	69%	
4730 · Payroll Taxes - SUTA	0	0	500	0%	
4789 · Employee Retirement Expense	0	390	12,000	3%	
4800 · Bank Charges	45	45	300	15%	
4900 · Other Expense	400	400	1,000	40%	
4990 · Depreciation Expense	160,419	183,336	275,000	67%	
4994 · Interest Expense	12,391	14,106	22,000	64%	
4995 · Interest Expense-Interfund Loan	11,667	11,667	12,000	97%	Loan paid off December 2015
<b>Total Expense</b>	<b>420,874</b>	<b>469,231</b>	<b>852,300</b>		
<b>Net Income - Operating</b>	<b>434,712</b>	<b>484,455</b>	<b>168,000</b>		
<b>Financing Activities</b>					
4993 · Loan Repayment-Franklin Synergy	64,815	74,074	112,000	66%	
4999 · Loan Repayment to General Fund	388,889	388,889	56,000	694%	Loan paid off December 2015
<b>Net Income</b>	<b>(18,992)</b>	<b>21,492</b>	<b>0</b>		



**Town of Thompson's Station**  
**Wastewater Fund Income and Expense Analysis**  
**As of February 29, 2016**

Month to Month  
Trend Analysis

	Month to Month Trend Analysis			Comment
	Jan-16	Feb-16	Current Change	
<b>Income</b>				
3100 · Wastewater Treatment Fees	49,262	48,026	(1,236)	
3101 · Septage Disposal Fees	700	950	250	
3105 · Late Payment Penalty	841	1,389	548	
3109 · Uncollectible Accounts	0	0	0	
3300 · Tap Fees	25,126	47,627	22,501	
3902 · Interest Income - Invest Accts	116	108	(8)	
4009 · Returned Check Charges	35	0	(35)	
<b>Total Income</b>	<b>76,080</b>	<b>98,100</b>	<b>22,020</b>	
<b>Expense</b>				
4010 · Payroll Expense	6,837	7,816	979	Increase 02/01/16; timing
4100 · Capital Expenditures	0	0	0	
4150 · WW Infrastructure Installed	0	541	541	
4210 · Permits & Fees Expense	518	3,120	2,602	TDEC Annual Fees
4220 · Laboratory Water Testing	48	150	102	
4230 · Supplies Expense	126	175	49	
4240 · Repairs & Maint. Expense	2,037	633	(1,404)	
4310 · Utilities - Electric	7,560	5,882	(1,678)	
4320 · Utilities - Water	0	569	569	
4390 · Insurance Expense	0	0	0	
4400 · Prof. Fees-Consulting Engineers	0	3,554	3,554	Timing
4420 · Prof. Fees - Auditor	0	0	0	
4490 · Prof. Fees - Other	0	0	0	
4710 · Payroll Taxes - FICA	470	675	205	
4720 · Payroll Taxes - Medicare	110	219	109	
4730 · Payroll Taxes - SUTA	0	0	0	
4789 · Employee Retirement Expense	0	390	390	Benefit started 02/01/16
4800 · Bank Charges	20	0	(20)	
4900 · Other Expense	0	0	0	
4990 · Depreciation Expense	22,917	22,917	0	
4994 · Interest Expense	1,736	1,715	(21)	
4995 · Interest Expense-Interfund Loan	0	0	0	
<b>Total Expense</b>	<b>42,379</b>	<b>48,357</b>	<b>5,977</b>	
<b>Net Income - Operating</b>	<b>33,701</b>	<b>49,743</b>	<b>16,043</b>	
<b>Financing Activities</b>				
4993 · Loan Repayment-Franklin Synergy	9,260	9,259	0	
4999 · Loan Repayment to General Fund	0	0	0	
<b>Net Income</b>	<b>24,441</b>	<b>40,484</b>	<b>16,043</b>	

**ORDINANCE 2016-002**

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE  
AMENDING ORDINANCE 2015-004 WHICH AMENDS THE ANNUAL BUDGET FOR  
THE FISCAL YEAR BEGINNING JULY 1, 2015 AND ENDING JUNE 30, 2016.**

WHEREAS, *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Board of Mayor and Aldermen may amend the annual budget as deemed necessary.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE AS FOLLOWS:

SECTION 1: Amendments to the General Fund budget line items are as follows:

- a. Building Permits Revenue is increased from \$325,000 to \$450,000.
- b. Impact Fees Revenue is increased from \$500,000 to \$650,000.
- c. Mixed Drink Tax Revenue is increased from \$1,500 to \$4,000.
- d. Interest Earned-Invest. Accts Revenue is increased from \$4,500 to \$7,500.
- e. Pavilion & Comm. Ctr. Rental Revenue is increased from \$4,000 to \$9,000.
- f. Loan Repayment From W/W Fund Revenue is increased from \$56,000 to \$385,000.
- g. Budgeted Fund Balance-GF is decreased from \$741,000 to \$193,200.
- h. Board Member Expenses is increased from \$500 to \$1,000.
- i. Postage, Freight & Express Chgs Expense is increased from \$4,000 to \$5,500.
- j. Printing, Forms & Photocopy Exp. is increased from \$5,000 to \$6,000.
- k. Utilities-Electricity Expense is increased from \$10,000 to \$12,000.
- l. Prof. Fees-Legal Expense is increased from \$80,000 to \$120,000.
- m. Prof. Fees-Auditor Expense is increased from \$4,000 to \$13,000.
- n. Repairs & Maint-Vehicles Expense is increased from \$5,000 to \$10,000.
- o. Office Expense is increased from \$10,000 to \$15,000.
- p. Insurance-Property Expense is increased from \$2,500 to \$2,800.
- q. Insurance-Workers Comp. Expense is increased from \$12,500 to \$14,600
- r. Insurance-Auto Expense is increased from \$2,000 to \$2,300

- SECTION 2: Amendments to the Wastewater Fund budget line items are as follows:
- a. Wastewater Treatment Fees Revenue is increased from \$400,000 to \$550,000.
  - b. Septage Disposal Fees Revenue is decreased from \$150,000 to \$70,000.
  - c. Tap Fees Revenue is increased from \$475,000 to \$650,000.
  - d. WW Infrastructure Installed Expense is decreased from \$75,000 to \$25,000.
  - e. Laboratory Water Testing Expense is increased from \$9,000 to \$12,000.
  - f. Prof. Fees-Consulting Engineers is increased from \$75,000 to \$100,000.
  - g. Loan Repayment to General Fund is increased from \$56,000 to \$390,000.

SECTION 3: The amended budget is detailed in the attached Budget Worksheet.

SECTION 4: No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 T.C.A. Section 6-56-208. In addition, no appropriation may be made in excess of available funds except for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Section 6-56-205 of the *Tennessee Code Annotated*.

SECTION 5: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 6: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 7: If any section, clause, provision of this ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, such holdings shall not affect any other section, clause, provision of this ordinance.

SECTION 8: This ordinance shall take effect July 1, 2015, the public welfare requiring it.

---

Corey Napier, Mayor

ATTEST:

---

Jennifer Jones, Town Recorder

Submitted to Public Hearing on February 9, 2016 at 7:00 p.m. after publication of notice of public hearing by advertisement in the \_\_\_\_\_ newspaper on \_\_\_\_\_, 2016.

Passed 1st Reading: \_\_\_\_\_

Passed 2nd Reading: \_\_\_\_\_





**Town of Thompson's Station**  
**General Fund Income and Expense Analysis**  
**As of January 31, 2016**

Year to Date  
 Budget Revision

	Year to Date (58%)					
	Jan-16	Current Budget	Current % of Budget	Proposed Budget	Adjusted % of Budget	Proposed Change
<b>Income</b>						
31111 · Real Property Tax Revenue	98,499	125,000	79%	125,000	79%	-
31310 · Interest & Penalty Revenue	94	-	100%	-	100%	-
31610 · Local Sales Tax - Trustee	423,414	600,000	71%	600,000	71%	-
31710 · Wholesale Beer Tax	62,058	95,000	65%	95,000	65%	-
31810 · City Portion of County Priv Tax	26,405	30,000	88%	30,000	88%	-
31900 · CATV Franchise Fee Income	6,734	12,000	56%	12,000	56%	-
32000 · Beer Permits	500	500	100%	500	100%	-
32200 · Building Permits	335,363	325,000	103%	450,000	75%	125,000
32230 · Submittal & Review Fees	29,437	30,000	98%	30,000	98%	-
32245 · Miscellaneous Fees	60	500	12%	500	12%	-
32260 · Business Tax Revenue	11,226	81,000	14%	81,000	14%	-
32300 · Impact Fees	502,034	500,000	100%	650,000	77%	150,000
33320 · TVA Payments in Lieu of Taxes	15,731	29,000	54%	29,000	54%	-
33510 · Local Sales Tax - State	123,587	170,000	73%	170,000	73%	-
33520 · State Income Tax	-	100,000	0%	100,000	0%	-
33530 · State Beer Tax	698	1,100	63%	1,100	63%	-
33535 · Mixed Drink Tax	3,653	1,500	244%	4,000	91%	2,500
33552 · State Streets & Trans. Revenue	3,183	5,500	58%	5,500	58%	-
33553 · SSA - Motor Fuel Tax	30,079	48,000	63%	48,000	63%	-
33554 · SSA - 1989 Gas Tax	4,856	7,700	63%	7,700	63%	-
33555 · SSA - 3 Cent Gas Tax	9,012	14,300	63%	14,300	63%	-
33725 · Greenways & Trails Grant	-	599,000	0%	599,000	0%	-
36120 · Interest Earned - Invest. Accts	5,144	4,500	114%	7,500	69%	3,000
36130 · Interest Income-Interfund Loan	11,667	12,000	97%	12,000	97%	-
37746 · Pavilion & Comm. Ctr. Rental	8,027	4,000	201%	9,000	89%	5,000
37747 · Pavilion Comm. Ctr Dep Refund	(4,100)	-	100%	-	100%	-
37990 · Other Revenue	1,386	-	100%	-	100%	-
37999 · Loan Repayment From W/W Fund	388,889	56,000	694%	385,000	101%	329,000
39999 · Budgeted Fund Balance - GF	-	741,000	0%	193,200	0%	(547,800)
<b>Total Income</b>	<b>2,097,636</b>	<b>3,592,600</b>		<b>3,659,300</b>		<b>66,700</b>
<b>Expense</b>						
41110 · Payroll Expense	292,600	578,000	51%	578,000	51%	-
41141 · Payroll Taxes - FICA	17,473	29,000	60%	29,000	60%	-
41142 · Payroll Taxes - Medicare	4,086	8,000	51%	8,000	51%	-
41147 · Payroll Taxes - SUTA	2,042	3,500	58%	3,500	58%	-
41161 · Board Member Expenses	491	500	98%	1,000	49%	500
41211 · Postage, Freight & Express Chgs	2,893	4,000	72%	5,500	53%	1,500
41221 · Printing, Forms & Photocopy Exp	3,201	5,000	64%	6,000	53%	1,000
41230 · Recording & Filing Fees	152	1,000	15%	1,000	15%	-
41231 · Publication of Legal Notices	1,222	3,000	41%	3,000	41%	-
41235 · Memberships & Subscriptions	3,225	6,000	54%	6,000	54%	-
41241 · Utilities - Electricity	7,002	10,000	70%	12,000	58%	2,000
41242 · Utilities - Water	1,058	2,300	46%	2,300	46%	-
41244 · Utilities - Gas	662	2,000	33%	2,000	33%	-
41245 · Telecommunications Expense	2,137	4,500	47%	4,500	47%	-
41252 · Prof. Fees - Legal Fees	69,327	80,000	87%	120,000	58%	40,000
41253 · Prof. Fees - Auditor	13,000	4,000	325%	13,000	100%	9,000
41254 · Prof. Fees-Consulting Engineers	15,534	40,000	39%	40,000	39%	-
41259 · Prof. Fees - Other	11,724	60,000	20%	60,000	20%	-
41264 · Repairs & Maint - Vehicles	4,511	5,000	90%	10,000	45%	5,000
41265 · Parks & Rec. Expense	7,277	20,000	36%	20,000	36%	-
41266 · Repairs & Maint - Bldg	6,980	50,000	14%	50,000	14%	-
41268 · Repairs & Maint-Roads, Drainage	50,859	418,100	12%	418,100	12%	-
41269 · SSA - Street Repair Expense	0	70,000	0%	70,000	0%	-
41270 · Vehicle Fuel & Oil Expense	6,089	15,000	41%	15,000	41%	-
41280 · Travel Expense	549	2,000	27%	2,000	27%	-
41285 · Continuing Education Expense	2,453	7,000	35%	7,000	35%	-
41289 · Employee Retirement Expense	1,825	53,000	3%	53,000	3%	-
41291 · Animal Control Services	3,133	3,200	98%	3,200	98%	-
41300 · Economic Development Expense	654	10,000	7%	10,000	7%	-
41311 · Office Expense	10,718	10,000	107%	15,000	71%	5,000
41511 · Insurance - Property	2,701	2,500	108%	2,800	96%	300
41512 · Insurance - Workers Comp.	14,510	12,500	116%	14,600	99%	2,100
41513 · Insurance - Liability	4,357	4,500	97%	4,500	97%	-
41514 · Insurance - Employee Medical	49,403	100,000	49%	100,000	49%	-
41515 · Insurance - Auto	2,257	2,000	113%	2,300	98%	300
41516 · Insurance - E & O	10,695	12,000	89%	12,000	89%	-
41551 · Trustee Commission	960	3,000	32%	3,000	32%	-
41691 · Bank Charges	0	2,000	0%	2,000	0%	-
41720 · Donations	800	100,000	1%	100,000	1%	-
41899 · Other Expenses	174	10,000	2%	10,000	2%	-
41940 · Capital Projects	25,369	1,680,000	2%	1,680,000	2%	-
41943 · Acquisition of Public Use Prop.	26,938	-	100%	-	100%	-
49030 · Capital Outlay Note Payment	130,087	160,000	81%	160,000	81%	-
<b>Total Expense</b>	<b>811,128</b>	<b>3,592,600</b>		<b>3,659,300</b>		<b>66,700</b>
<b>Net Income</b>	<b>1,286,508</b>	<b>-</b>		<b>-</b>		<b>-</b>



**Town of Thompson's Station**  
**Wastewater Fund Income and Expense Analysis**  
**As of January 31, 2016**

Year to Date  
 Budget Revision

	<b>Year to Date (58%)</b>					
	<b>Jan-16</b>	<b>Current Budget</b>	<b>Current % of Budget</b>	<b>Proposed Budget</b>	<b>Adjusted % of Budget</b>	<b>Proposed Change</b>
<b>Income</b>						
3100 · Wastewater Treatment Fees	328,958	400,000	82%	550,000	60%	150,000
3101 · Septage Disposal Fees	66,665	150,000	44%	70,000	95%	(80,000)
3105 · Late Payment Penalty	5,119		100%		100%	0
3109 · Uncollectible Accounts	0	(5,000)	0%	(5,000)	0%	0
3300 · Tap Fees	455,183	475,000	96%	650,000	70%	175,000
3902 · Interest Income - Invest Accts	1,021	300	340%	300	340%	0
4009 · Returned Check Charges	115		100%		100%	0
<b>Total Income</b>	<b>857,061</b>	<b>1,020,300</b>		<b>1,265,300</b>		<b>245,000</b>
<b>Expense</b>						
4010 · Payroll Expense	57,661	110,000	52%	110,000	52%	0
4100 · Capital Expenditures	0	20,000	0%	20,000	0%	0
4150 · WW Infrastructure Installed	0	75,000	0%	25,000	0%	(50,000)
4210 · Permits & Fees Expense	6,534	10,000	65%	10,000	65%	0
4220 · Laboratory Water Testing	5,938	9,000	66%	12,000	49%	3,000
4230 · Supplies Expense	1,084	7,500	14%	7,500	14%	0
4240 · Repairs & Maint. Expense	31,354	81,200	39%	81,200	39%	0
4310 · Utilities - Electric	54,329	100,000	54%	100,000	54%	0
4320 · Utilities - Water	1,009	1,500	67%	1,500	67%	0
4390 · Insurance Expense	16,748	20,000	84%	20,000	84%	0
4400 · Prof. Fees-Consulting Engineers	57,029	75,000	76%	100,000	57%	25,000
4420 · Prof. Fees - Auditor	0	1,800	0%	1,800	0%	0
4490 · Prof. Fees - Other	0	10,000	0%	10,000	0%	0
4710 · Payroll Taxes - FICA	3,457	7,000	49%	7,000	49%	0
4720 · Payroll Taxes - Medicare	809	1,500	54%	1,500	54%	0
4730 · Payroll Taxes - SUTA	0	500	0%	500	0%	0
4789 · Employee Retirement Expense	0	12,000	0%	12,000	0%	0
4800 · Bank Charges	45	300	15%	300	15%	0
4900 · Other Expense	400	1,000	40%	1,000	40%	0
4990 · Depreciation Expense	160,419	275,000	58%	275,000	58%	0
4994 · Interest Expense	12,391	22,000	56%	22,000	56%	0
4995 · Interest Expense-Interfund Loan	11,667	12,000	97%	12,000	97%	0
<b>Total Expense</b>	<b>420,874</b>	<b>852,300</b>		<b>830,300</b>		<b>(22,000)</b>
<b>Net Income - Operating</b>	<b>436,187</b>	<b>168,000</b>		<b>435,000</b>		<b>267,000</b>
<b>Financing Activities</b>						
4993 · Loan Repayment-Franklin Synergy	64,815	112,000	58%	112,000		0
4999 · Loan Repayment to General Fund	388,889	56,000	694%	390,000		334,000
<b>Net Income</b>	<b>(17,517)</b>	<b>0</b>		<b>(67,000)</b>		<b>(67,000)</b>

**ORDINANCE NO. 2016-003**

**AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE TOWN'S ZONING MAP BY REZONING APPROXIMATELY 20 ACRES LOCATED AT 4658 COLUMBIA PIKE (COUNTY TAX MAP 146, PARCEL 016.07) AND OWNED BY MBSC COLUMBIA PIKE, LLC FROM SPECIFIC PLAN (SP) TO D-3 (HIGH INTENSITY RESIDENTIAL)**

WHEREAS, the property owner has requested that the property located at 4658 Columbia Pike, LLC, be rezoned from Specific Plan (SP) to D-3 (High Intensity Residential); and

WHEREAS, the Town's Planning Commission has recommended this amendment to the Town's Zoning Map; and

WHEREAS, the Board of Mayor and Aldermen of the Town of Thompson's Station has determined that the proposed amendment to the Zoning Map is consistent with the General Plan and will not have a deleterious effect on surrounding properties or the Town as a whole.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, as follows:

**Section 1.** That the Zoning Map of the Town of Thompson's Station, Tennessee is hereby amended by rezoning approximately 20 acres of land located at 4658 Columbia Pike from Specific Plan (SP) to D-3 (High Intensity Residential) as specifically shown on the map attached hereto as Exhibit A. The new amended Zoning Map of the Town is attached hereto as Exhibit B.

**Section 2.** This ordinance shall take effect immediately upon the publication of its caption in a newspaper of general circulation after final reading by the Board of Mayor and Aldermen, the public welfare requiring it. This ordinance repeals all prior conflicting ordinances.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Corey Napier, Mayor

ATTEST:

\_\_\_\_\_  
Jennifer Jones, Town Recorder

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

Submitted to Public Hearing on the \_\_\_\_ day of \_\_\_\_\_, 2016, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the \_\_\_\_ day of \_\_\_\_\_, 2016.

Recommended for approval by the Planning Commission on the 23<sup>rd</sup> day of February, 2016.

APPROVED AS TO FORM AND LEGALITY:

---

Todd Moore, Town Attorney

**Thompson's Station Board of Mayor and Aldermen  
Staff Report – (Zone Amend 2015-008)  
March 8, 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 evaluated the request based on the General Plan and made a formal recommendation to the Board of Mayor and Aldermen.

**THE REQUEST BEFORE THE BOARD OF MAYOR AND ALDERMEN**

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, 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 through the Planning Commission including providing an updated traffic impact analysis.

## **RECOMMENDATION**

Based on the findings for General Plan consistency and the elimination of a Specific Plan zone, the Planning Commission recommends to the Board of Mayor and Aldermen for the rezoning of the subject property from the Specific Plan zone to the D3 zone with the following contingencies:

1. A 100 foot buffer be maintained along the project frontage adjacent to State Route 6 (Columbia Pike).
2. Access is not approved with the rezone, any access point shall be reviewed and approved by the Planning Commission during the planning process.

## **ATTACHMENTS**

Map Submittal packet

Applicant Letter

Justification Statement

Ordinance 2016-003

Exhibit A - Property Map

Exhibit B - Zoning Map (Amended)

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.**



Brett Smith, RLA, AICP  
Vice President

BAS:cmm

Attachments

c: Brian Rowe  
George Dean

---

---

# MEMORANDUM

---

---



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

---

---

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

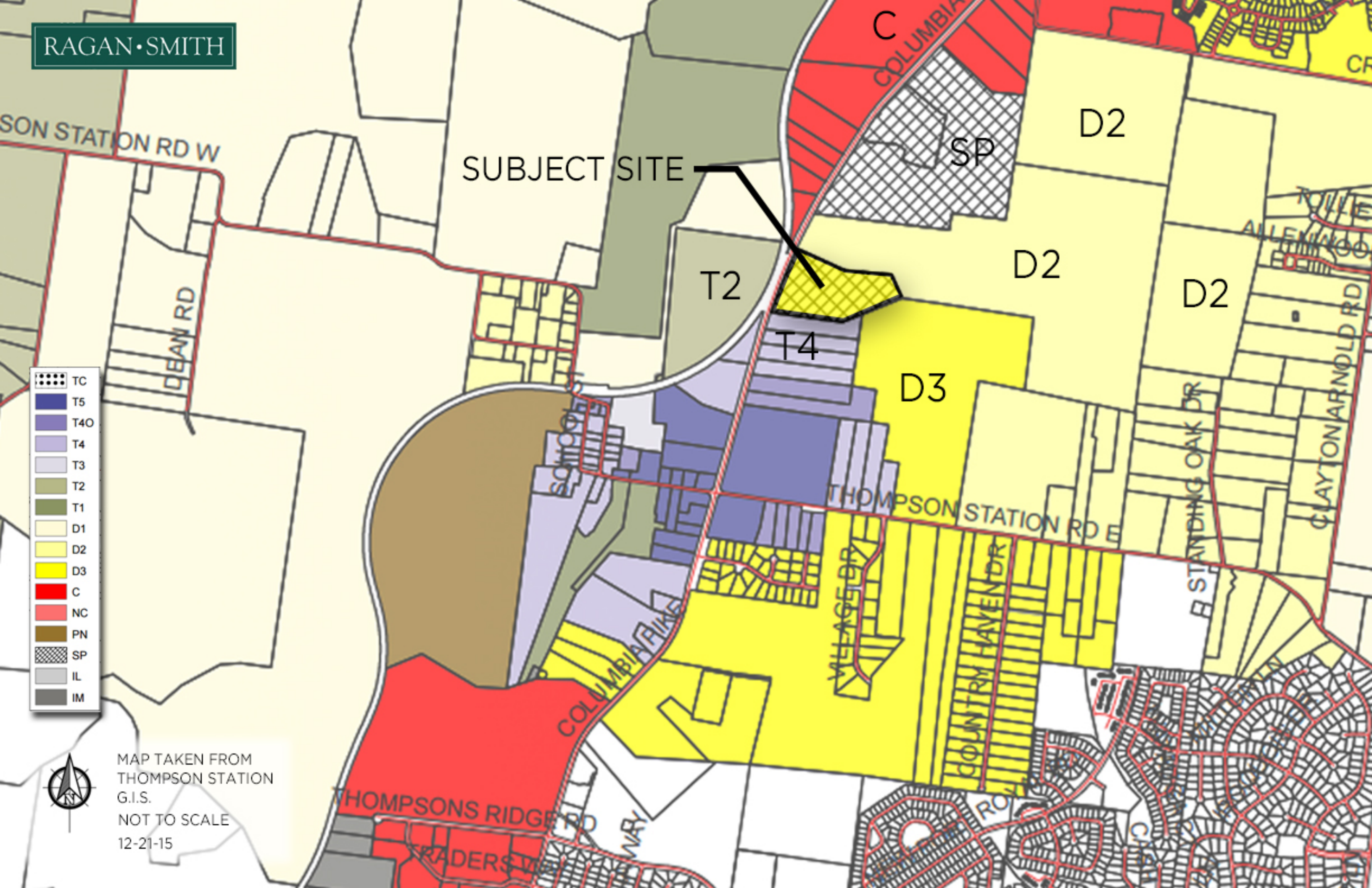
The proposed access and associated infrastructure are in keeping with the following:

"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





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



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



LOCATION MAP  
(NOT TO SCALE)

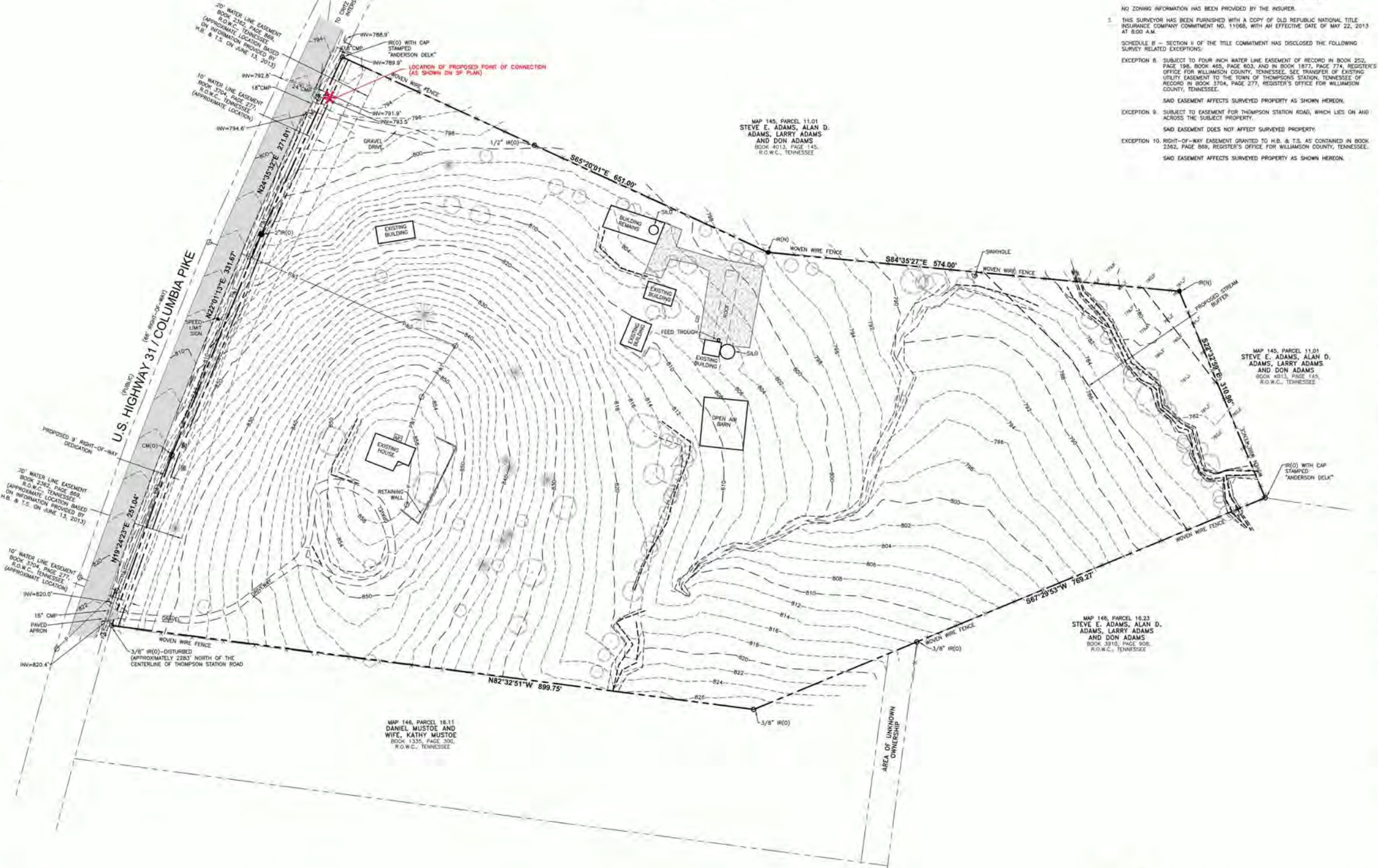


**PROPERTY MAP REFERENCE**  
BEING PARCEL NUMBER 16.07 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 146.

**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 SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
  - ELEVATIONS SHOWN HEREON ARE BASED ON NAD 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)	—O—	OVERHEAD ELECTRIC POWER LINE
IR(N)	IRON ROD (NEW)	—P—	OVERHEAD POWER AND TELEPHONE LINES
IR(N)	IRON ROD (NEW) (5/8" x 1/4" W/CP STAMPED "RAGAN SMITH & ASSOCIATES")	—ANC—	OVERHEAD ANCHOR WIRE
IR(O)	IRON PIPE (OLD)	—X—	FENCE
ACU	AIR CONDITIONING UNIT	—C—	CONCRETE SURFACE
R.O.W.C.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY	—A—	ASPHALT SURFACE
DT	DECIDUOUS TREE		
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**

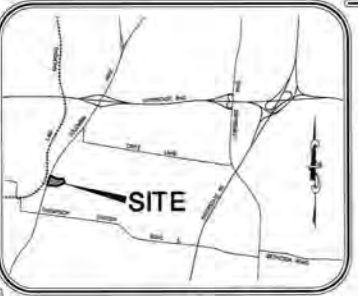
11th CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE

**RAGAN SMITH**  
LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
NASHVILLE  
215 WOODLAND STREET  
NASHVILLE, TN 37203  
TEL: 615-259-1111  
WWW.RAGANSMITH.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



**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 TO THE NAD83 DATUM.
- 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 PART 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 0.2% 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 374, 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.

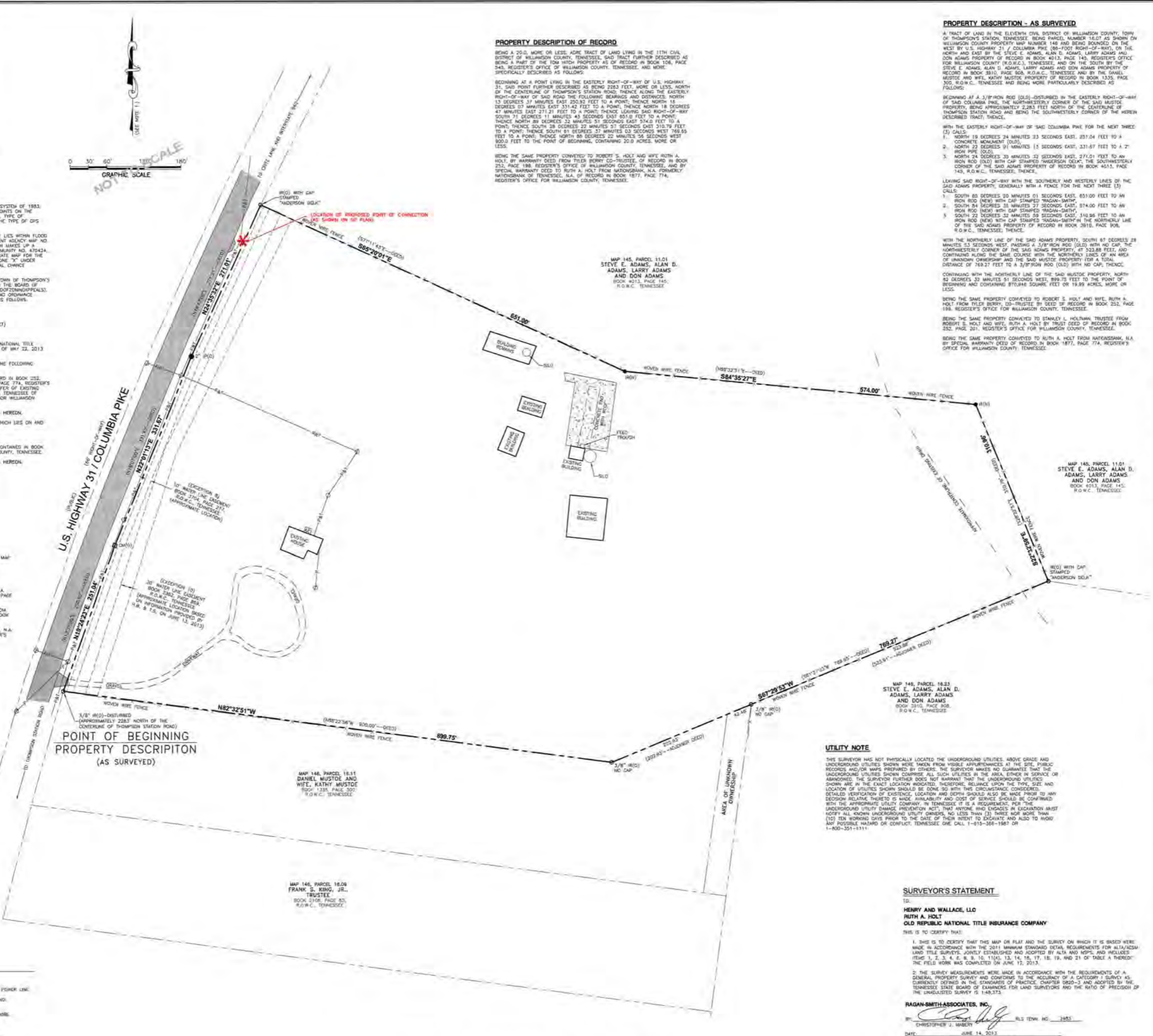
**PROPERTY MAP REFERENCE**  
BOND PARCEL NUMBER 18.07 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 148.

**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.

**LEGEND**

(C.M.)	CONCRETE MONUMENT (OLD)	(P)	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.F.)	IRON PIPE (OLD)	---	FENCE
(R.C.)	IRON PIPE (OLD)	---	CONCRETE SURFACE
(R.W.)	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.

**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, 88-700' 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:  
1. NORTH 19 DEGREES 24 MINUTES 23 SECONDS EAST, 251.04 FEET TO A CONCRETE MONUMENT (OLD)  
2. NORTH 22 DEGREES 01 MINUTES 15 SECONDS EAST, 331.67 FEET TO A 2" IRON PIPE (OLD)  
3. NORTH 24 DEGREES 30 MINUTES 32 SECONDS EAST, 271.01 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "ANDERSON DCA"  
THE SOUTHWESTERLY CORNER OF THE SAID ADAMS PROPERTY OF RECORD IN BOOK 4512, PAGE 145, R.O.W.C., TENNESSEE, THENCE:  
1. SOUTH 80 DEGREES 20 MINUTES 01 SECONDS EAST, 851.00 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH"  
2. SOUTH 24 DEGREES 38 MINUTES 27 SECONDS EAST, 874.00 FEET TO AN IRON ROD (NEW) WITH CAP STAMPED "RAGAN-SMITH"  
3. 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 UNDISCLOSED OWNERSHIP 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 870.94 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:  
1. 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.  
2. 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

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**

**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



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

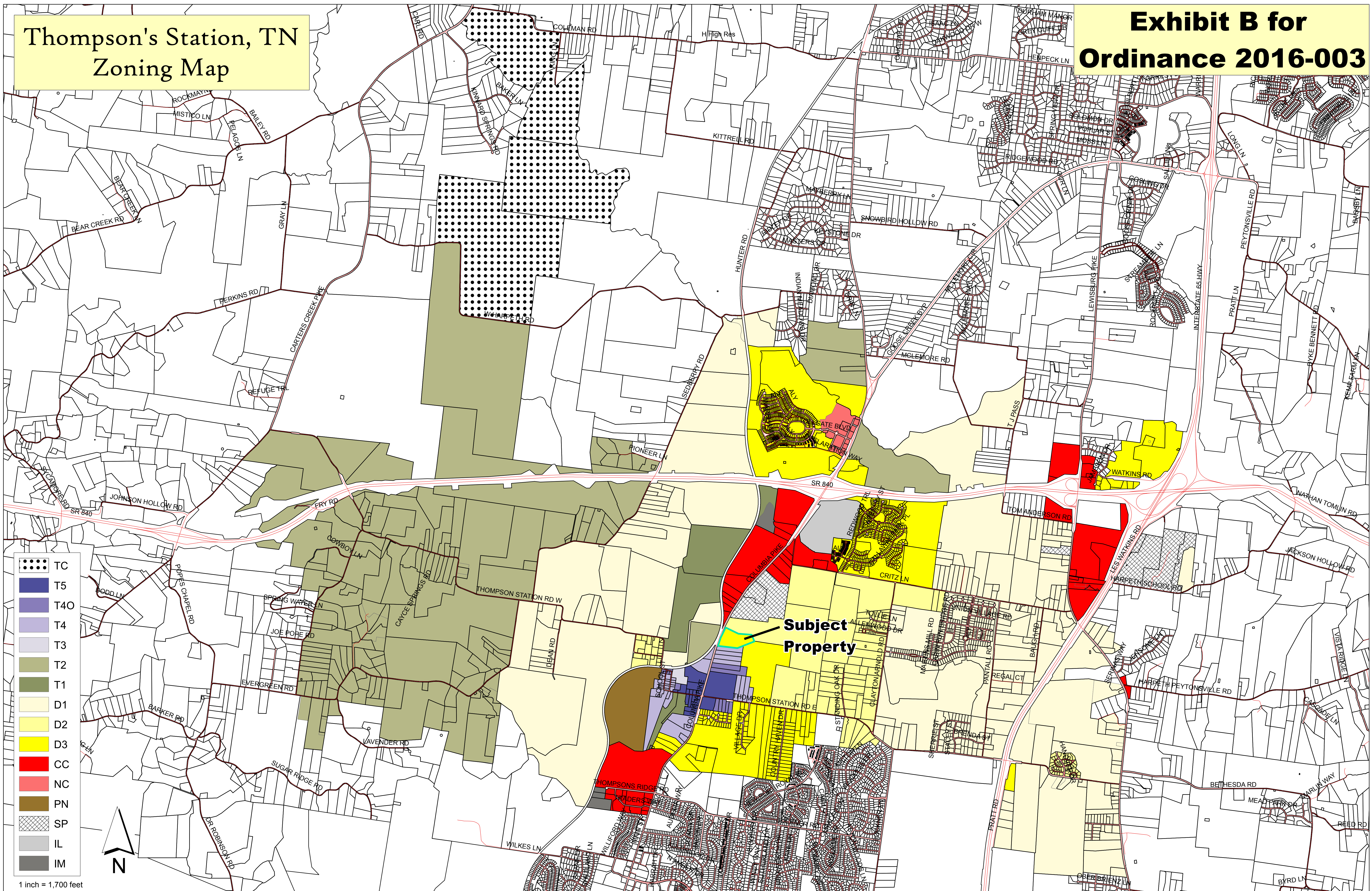
DATE:	JUNE 14, 2013
APPROVED BY:	C. MABERY
DRAWN BY:	C. MABERY
SCALE:	1" = 80'
JOB NO.:	10-081
REV. ORDER:	9297
REVISIONS:	

**ALTA/ACSM LAND TITLE SURVEY**

**1 OF 1**

# Thompson's Station, TN Zoning Map

# Exhibit B for Ordinance 2016-003



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



1 inch = 1,700 feet

**Thompson's Station Board of Mayor and Aldermen  
Staff Report – (File: Zone Amend 2016-001)  
March 8, 2016  
Land Development Ordinance Amendments**

**PROJECT DESCRIPTION**

Amendments to 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 and density is not listed within the other zoning descriptions and is identified in the corresponding zoning tables for each district. Therefore, the following change is recommended:

“The D2 Medium Intensity zoning is intended for low density residential development ~~up to one and a half units per acre~~ where urban services and facilities, including public sewer, are provided or where the extension of such services and facilities will be physically or economically facilitated.”

**Section 1.3 Definitions (page 6).** Modify the definition of apartment building as follows:

“Apartment building; a building containing four or more residential units for occupancy of four separate families living independent of one another **and 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.” In addition, tree removal is currently regulated by the Planning

Commission during concept plan review; however concept plans are not approved by the Planning Commission. Therefore, the following change is recommended;

“The resource inventory map must identify all non-invasive trees of 24 inches in caliper and greater measured at 4½ feet above natural grade of the tree. All clusters of trees and tree rows must also be identified on the inventory map. Removal of mature, indigenous trees in healthy condition is discouraged. During the ~~concept plan~~ preliminary plat process, trees that are proposed for removal shall require tree removal approval from the Planning Commission for all trees exceeding 24 inches in caliper and greater and replacement trees shall be required at a 1.5:1 ratio for each inch removed. Replacement or relocated trees must be planted on site or Planning Commission approval is required for an off-site location.”

**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 C, 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.

**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 recommended corrections. First an excess of parking is permitted in exchange for using low impact

design standards. Second, parking lot layouts are prepared as part of site plans which are already reviewed by the Planning Commission. Therefore, the following change is recommended:

~~“Parking areas shall not be permitted to exceed the allowable parking spaces pursuant to Table 4.16 use District Parking Requirements in excess of 10%. Any parking area exceeding the allowable parking shall be subject to site plan review and approval by the Planning Commission shall incorporate low impact design (LID). For up to a 5% increase in parking, 25% of the parking area shall be low impact design (LID). An increase between 5 – 10% shall require 35% of the parking area be LID. Any increase in parking over 10% shall require 50% of the parking area LID.~~

**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. Therefore, the following change is recommended:

“One (1) on-site sign may be permitted up to one (1) year. Two additional one (1) year extensions may be granted by the Town **Planner**. Any other time extensions shall be reviewed by the Planning Commission. Signs may not be installed until an approved ~~concept plan~~ **final plat** is recorded and shall be removed at 85% buildout.”

**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.” Therefore, the following change is recommended:

“Construction plans shall be prepared and submitted by a Tennessee Licensed Engineer engaged in the practice of civil engineering. At a minimum, such plans shall conform to Article 3 Subdivision Regulations. Because each development is different, the Town Planner and Town Engineer may require additional information to be included in the construction plans. All ~~multi-phase~~ developments shall be required to submit phasing and construction traffic plans for the entire development ~~before any final~~ **at the time that preliminary** plats are approved.”

#### **RECOMMENDATION**

The Planning Commission recommends that the Board of Mayor and Aldermen adopt the amendments to the Land Development Ordinance.

#### **ATTACHMENTS**

Ordinance 2016-004

**ORDINANCE NO. 2016-004**

**AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE LAND DEVELOPMENT ORDINANCE**

WHEREAS, the Board of Mayor and Aldermen of the Town of Thompson's Station adopted a new comprehensive Land Development Ordinance ("LDO") in September 2015 (Ordinance No. 2015-007) pursuant to its zoning authority as set forth in Tenn. Code Ann. § 13-7-201 et seq. and other applicable law; and

WHEREAS, after a thorough review of the LDO, Town Staff is recommending several changes to the text of the ordinance; and

WHEREAS, the Planning Commission has reviewed these proposed changes and has recommended that the Board of Mayor and Aldermen adopt the amendments to LDO as proposed herein; and

WHEREAS, the Board of Mayor and Aldermen has reviewed the Land Development Ordinance and has determined, based upon the recommendations of staff, the Planning Commission and the record as a whole, that the proposed amendments are consistent with the General Plan, will not have a deleterious effect on the Town, are to correct inconsistencies and make improvements to the LDO and are in the best interest of the Town.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, as follows:

**Section 1.** That the Town of Thompson's Station's Land Development Ordinance is hereby amended by adopting the changes as set out in Exhibit A attached hereto and incorporated herein by reference. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Land Development Ordinance document and such document shall constitute the zoning ordinance of the Town.

**Section 2.** If any section or part of the Land Development Ordinance, including any amendments thereto, is determined to be invalid for any reason, such section or part shall be deemed to be a separate and independent provision. All other sections or parts shall remain in full force and effect. If any section or part of the Land Development Ordinance is invalid in one or more of its applications, that section or part shall remain in effect for all other valid applications.

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

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the \_\_\_\_ day of \_\_\_\_\_, 2016.



---

**Corey Napier, Mayor**

ATTEST:

---

Jennifer Jones, Town Recorder

Passed First Reading: \_\_\_\_\_

Passed Second Reading: \_\_\_\_\_

Submitted to Public Hearing on the \_\_\_\_ day of \_\_\_\_\_, 2016, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the \_\_\_\_ day of \_\_\_\_\_, 2016.

Recommended for approval by the Planning Commission on the 23rd day of February, 2016.

APPROVED AS TO FORM AND LEGALITY:

---

Todd Moore, Town Attorney

**RESOLUTION NO. 2016-004**

**A RESOLUTION OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE THE PROPOSAL OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION RELATED TO THE INTERSECTION PROJECT AT LEWISBURG PIKE AND CRITZ LANE AND TO AUTHORIZE THE MAYOR TO EXECUTE SAID PROPOSAL.**

WHEREAS, the Tennessee Department of Transportation ("TDOT") proposes to construct a new intersection at Lewisburg Pike and Critz Lane within the Town ("the Project"); and

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town to approve the attached proposal with TDOT to allow for the construction of the Project.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the Town of Thompson's Station as follows:

That the Proposal of the State of Tennessee Department of Transportation attached hereto as Exhibit A and incorporated herein by reference, is approved, and the Mayor is hereby authorized to execute said Proposal on behalf of the Town.

RESOLVED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
**Corey Napier, Mayor**

ATTEST:

\_\_\_\_\_  
Jennifer Jones, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

\_\_\_\_\_  
Todd Moore, Town Attorney

# PROPOSAL

## OF THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF TENNESSEE TO THE CITY OF THOMPSON STATION, TENNESSEE:

The DEPARTMENT OF TRANSPORTATION of the State of Tennessee, hereinafter "DEPARTMENT", proposes to construct a project in the City of Thompson Station, Tennessee, hereinafter "CITY", designated as Federal Project No. HSIP-106(33), State Project No. 94014-2235-94, that is described as "SR-106 Intersection at Critz Lane (RSAR)", provided the CITY agrees to cooperate with the DEPARTMENT as set forth in this proposal, so that the general highway program may be carried out in accordance with the intent of the General Assembly of the State.

Accordingly, the parties agree as follows:

1. That in the event any civil actions in inverse condemnation or for damages are instituted by reason of the DEPARTMENT, or its contractor, going upon the highway right-of-way and easements, and constructing said project in accordance with the plans and as necessary to make the completed project functional, it will notify in writing the Attorney General of the State, whose address is 425 Fifth Avenue North, Nashville, Tennessee, 37243, of the institution of each civil action, the complaint and all subsequent pleadings, within ten (10) days after the service of each of the same, under penalty of defending such actions and paying any judgments which result therefrom at its own expense.

2. The CITY will close or otherwise modify any of its roads, or other public ways if indicated on the project plans, as provided by law.

3. The CITY will transfer or cause to be transferred to the DEPARTMENT without cost to it, all land owned by the CITY or by any of its instrumentalities as required for right-of-way or easement purposes, provided such land is being used or dedicated for road or other public way purposes.

4. Where privately, publicly or cooperatively owned utility lines, facilities and systems for producing, transmitting or distributing communications, power, electricity, light, heat, gas, oil, crude products, water, steam, waste, storm water, not connected with highway drainage, and other similar commodities, including publicly owned facilities such as fire and police signal systems and street lighting systems are located within the right-of-way of any road or other public way owned by the CITY, or any of its instrumentalities, the CITY agrees that it will take any action necessary to require the removal or adjustment of any of the above-described facilities as would conflict with the construction of the project. But the foregoing may not be a duty of the CITY since it shall become operative only after the DEPARTMENT has been unsuccessful in its efforts to provide for said removals or adjustments for the benefit of the CITY.

The foregoing does not apply to those utility facilities which are owned by the CITY or one of its instrumentalities, it being understood that the CITY has the duty to relocate or adjust such facilities, if required, provided the CITY is notified to do so by the DEPARTMENT with detailed advice as to this duty of the CITY.

5. The CITY will maintain any frontage road to be constructed as part of the project.

6. After the project is completed and open to traffic, the CITY will accept jurisdiction and maintenance such parts of any existing DEPARTMENT highway to be replaced by the project, as shown on the attached map.

7. The CITY will make no changes or alter any segment of a road on its road system that

lies within the limits of the right-of-way acquired for any interchange to be constructed as part of the project and will not permit the installation or relocation of any utility facilities within the right-of-way of any such a segment of one of its roads without first obtaining the approval of the DEPARTMENT.

8. No provision hereof shall be construed as changing the maintenance responsibility of the CITY for such part of the project as may presently be on its highway, street, road or bridge system.

9. It is understood and agreed between the DEPARTMENT and the CITY that all traffic control signs for the control of traffic on a street under the jurisdiction of the CITY and located within the DEPARTMENT's right-of-way shall be maintained and replaced by the CITY.

10. When traffic control devices for the direction or warning of traffic, lighting of roadways or signing, or any of them, which are operated or function by the use of electric current are constructed or installed as part of the project, they will be furnished with electricity and maintained by the CITY.

11. If, as a result of acquisition and use of right-of-way for the project, any building and/or structure improvements become in violation of a CITY setback line or building and/or structure requirement, including, but not limited to, on-premise signs, the CITY agrees to waive enforcement of the CITY setback line or building and/or structure requirement and take other proper governmental action as necessary to accomplish such waiver.

12. If, as a result of acquisition and use of right-of-way for the project, any real property retained by any property owner shall become in violation of a CITY zoning regulation or requirement, the CITY agrees to waive enforcement of the CITY zoning regulation or requirement and take other proper governmental action as necessary to accomplish such waiver.

13. The CITY will prohibit encroachments of any kind upon the right-of-way and

easements for the project.

14. The CITY will prohibit the servicing of motor vehicles within the right-of-way and easements for the project.

15. The CITY will obtain the approval of the DEPARTMENT before authorizing parking on the right-of-way and easements for the project and before installing any device for the purpose of regulating the movement of traffic.

16. The CITY will not install or maintain any device for the purpose of regulating the movement of traffic on the roadway except as warranted and in conformity with the Manual on Uniform Traffic Control Devices.

17. The DEPARTMENT will maintain the completed project if it is classified as full access control (i.e. a project which has no intersecting streets at grade), and it will maintain the pavement from curb to curb where curbs exist or the full width of the roadway where no curbs exist on non-access control projects. The CITY agrees to maintain other parts of non-access control projects.

18. If a sidewalk is constructed as a component of this project, the CITY shall be responsible for maintenance of the sidewalk and shall assume all liability for third-party claims for damages arising from its use of the sidewalk or premises beyond the DEPARTMENT'S maintenance responsibilities as set forth in section 15 of this Proposal.

19. When said project is completed, the CITY thereafter will not permit any additional median crossovers, the cutting of the pavement, curbs, gutters and sidewalks, by any person, firm, corporation, or governmental agency, without first obtaining the approval of the DEPARTMENT.

20. The DEPARTMENT will acquire the right-of-way and easements, construct the project and defend any inverse condemnation for damage or civil actions of which the Attorney

General has received the notice and pleadings provided for herein.

21. The project plans hereinbefore identified by number and description are incorporated herein by reference and shall be considered a part of this proposal, including any revisions or amendments thereto, provided a copy of each is furnished the CITY.

22. The acceptance of this proposal shall be evidenced by the passage of a resolution, or by other proper governmental action, which shall incorporate this proposal verbatim, or by reference thereto.

IN WITNESS WHEREOF, the DEPARTMENT has caused this proposal to be executed by its duly authorized official on this the \_\_\_\_ day of \_\_\_\_\_, 2013.

THE CITY OF \_\_\_\_\_, TENNESSEE

BY: \_\_\_\_\_  
MAYOR

DATE: \_\_\_\_\_

STATE OF TENNESSEE  
DEPARTMENT OF TRANSPORTATION

BY: \_\_\_\_\_  
JOHN SCHROER  
COMMISSIONER

DATE: \_\_\_\_\_

APPROVED AS TO FORM AND LEGALITY:

BY: \_\_\_\_\_  
JOHN REINBOLD  
GENERAL COUNSEL

DATE: \_\_\_\_\_