

**Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
April 25, 2017**

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The Minutes Of The March 28, 2017 Meeting

Documents:

[03282017 MINUTES.PDF](#)

Public Comments-

Planner Report

Documents:

[PLANNER REPORT 042517.PDF](#)
[PR - APPLICANT REQUEST.PDF](#)
[PR - PROPOSED ZONING MAP.PDF](#)
[PR- EXISTING PROPERTY MAP.PDF](#)

New Business:

1. Final Plat For Sections 4B And 7 Of Bridgemore Village To Create 26 Single Family Lots And Three Open Space Lots (FP 2017-003)

Documents:

[ITEM 1 STAFF REPORT BV 4B AND 7.PDF](#)
[ITEM 1 FINAL PLAT BV 4B AND 7.PDF](#)

2. Final Plat For Section 8A Of Bridgemore Village To Create 8 Single Family Lots (FP 2017-004)

Documents:

[ITEM 2 STAFF REPORT BV 8A.PDF](#)
[ITEM 2 FINAL PLAT BV 8A.PDF](#)

3. Amendment To Sections 1.3 - Definitions, 3.8.1 - Network Of Thoroughfares, 3.9.20 - Sidewalks And Tables 4.10 And 4.11 D1 And D2 Lot Standards In The Town's Land Development Ordinance (Zone Amend 2017-004)

Documents:

[ITEM 3 LDO AMENDMENT STAFF REPORT.PDF](#)

Adjourn

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

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson 's Station, Tennessee
March 28 , 2017

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 7:00 p.m. on the 28th day of February at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Commissioner Debra Bender; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Trent Harris; Town Planner Wendy Deats; Town Administrator, Joe Cosentini; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Commissioner Don Blair was unable to attend.

Pledge of Allegiance.

Minutes:

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

Commissioner Benson moved for approval of the February 28, 2017 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

None

Town Planner Report:

None

Unfinished Business:

- 1. Preliminary Plat for Phase 16 to create 105 single family lots, six open space lots and the removal of eight trees exceeding 24 inches in diameter (PP 2017-003).**

Mrs. Deats reviewed her staff report and recommends that due to the posting of the sureties as required for Tollgate Village, the Planning Commission lift the plat suspension and approve Item PP 2017-003 with incorporation of the following contingencies:

1. Prior to the approval of construction plans, a development agreement shall be approved and executed between the Town and the Developer
2. Prior to the approval of the construction plans, all sureties for each phase/section in Tollgate Village and for the installation of the traffic signal shall be posted and submitted to the Town in accordance with the requirements with the Land Development Ordinance.
3. All recommendations for traffic mitigation shall be completed in accordance with the phasing/timing set forth within the traffic study dated February 28, 2017.
4. Prior to the submittal of the final plat for Phase 16, all sewer improvements must be completed to the satisfaction of the Town.
5. The construction route adjacent to Tollgate Boulevard, north of Phase 14 shall be utilized by all construction traffic.
6. All tree replacement requirements as approved by the Planning Commission shall be completed to the satisfaction of the Town.

Mr. Brett Smith, with Ragan Smith came forward to speak on behalf of the applicant. Mr. Brian Rowe with MBSC also came forward to answer questions on behalf of the applicant.

After discussion, Commissioner Dilks made a motion to accept Item 1, a Preliminary Plat for Phase 16 to create 105 single family lots, six open space lots with Staff recommended contingencies and a modification to Contingency Number 6 that the tree replacement comply with the Land Development Ordinance caliper of 18 inches and be able to be approved at Staff Level. The motion was seconded and carried by a vote of 5 to 1 with Commissioner Bender casting the dissenting vote.

2. Preliminary Plat for Phase 17 to create 71 single family lots, five open space lots and the removal of seven trees exceeding 24 inches in diameter (PP 2017-004).

Mrs. Deats reviewed her staff report and recommends that that due to the posting of the sureties as required for Tollgate Village the Planning Commission lift the plat suspension and approve Item PP 2017-004 with incorporation of the following contingencies:

1. Prior to the approval of construction plans, a development agreement shall be approved and executed between the Town and the Developer
2. Prior to the approval of the construction plans, all sureties for each phase/section in Tollgate Village and for the installation of the traffic signal shall be posted and submitted to the Town in accordance with the requirements with the Land Development Ordinance.
3. All recommendations for traffic mitigation shall be completed in accordance with the phasing/timing set forth within the traffic study dated February 28, 2017.
4. Prior to the submittal of the final plat for Phase 16, all sewer improvements must be completed to the satisfaction of the Town.
5. The construction route adjacent to Tollgate Boulevard, north of Phase 14 shall be utilized by all construction traffic.
6. All tree replacement requirements as approved by the Planning Commission shall be completed to the satisfaction of the Town.

Mr. Brett Smith, with Ragan Smith came forward to speak on behalf of the applicant. Mr. Brian Rowe with MBSC also came forward to answer questions on behalf of the applicant.

After discussion, Commissioner Dilks made a motion to accept Item 1, a Preliminary Plat for Phase 17 to create 71 single family lots, five open space lots with Staff recommended contingencies and a modification Contingency Number 6 that the tree replacement comply with the Land Development Ordinance caliper of 18 inches and be able to be approved at Staff Level. The motion was seconded and carried by a vote of 5 to 1 with Commissioner Bender casting the dissenting vote.

New Business:

3. Preliminary Plat for Phase 13 to create 57 single family lots, four open space lots and the removal of 39 trees exceeding 24 inches in diameter within The Fields of Canterbury (PP 2017-005)

Mrs. Deats reviewed her staff report and based on the project's compliance with the Land Development Ordinance, recommends that the Planning Commission approve the preliminary plat and tree removals and replacement plan with the contingencies provided. In addition, a reduction of roadway for Sturry

Cove and Weeping Willow will not create an unsafe condition, therefore, Staff recommends the Planning Commission permit the 40-foot right-of-way.

1. Prior to the approval of construction plans, the applicant shall enter into a development agreement for the project.
2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.
4. Prior to the approval of construction plans, the geotechnical report shall be amended to incorporate the entire area for phase 13. During construction, the developer shall comply with all recommendations of the geotechnical report.

Mr. Brett Smith with Ragan Smith and Mr. Bucky Ingram with Hood Development came forward to speak on behalf of the applicant.

After discussion, Commissioner Dilks made a motion to accept Staff's approval of Item 3, preliminary plat for Phase 13 to create 57 single family lots, four open space lots and the removal of 39 trees exceeding 24 inches in diameter within the Fields of Canterbury (PP 2017-005) with Staff recommended contingencies, striking contingency number 4 and waiving the LDO recommended tree caliper of 18 inches due to hardships. The motion was seconded and approved by all.

4. **Request for the Planning Commission to waive the requirements for a 50-foot distance from a driveway to the nearest curvature of the corner as specified in Section 3.7.3 of the Land Development Ordinance.**

Mrs. Deats reviewed her staff report and based on the practical difficulty of applying the standard to lots width requirement of 50 feet, recommends that the Planning Commission waive Section 3.7.3 as it relates to the distance requirement of 50 feet between a residential driveway and the corner of a local roadway and to direct Staff to prepare an amendment to the LDO.

Mr. Bucky Ingram with Willow Branch Partners came forward to speak on his behalf.

After discussion, Commissioner Dilks made a motion to accept Staff's recommendation of waiving Section 3.7.3 as it relates to the distance requirement of 50 feet between a residential driveway and the corner of a local roadway and to direct Staff to prepare an amendment to the LDO. The motion was seconded and carried by all.

5. **Site Plan approval for the amenity center located on Sporting Hill Bridge Road within Bridgemore Village (SP 2017-001).**

Mrs. Deats reviewed her staff report and based on the project's consistency with the Land Development Ordinance, the project be approved as proposed.

Mr. Brian Rowe with MBSC came forward to speak on behalf of the applicant.

After discussion, Commissioner Roberts made a motion to accept Staff's approval and approve the amenity center located on Sporting Hill Bridge Road within Bridgemore Village with a \$300,000 surety. The motion was seconded and carried by all.

Municipal Planning Commission – Minutes of the Meeting

March 28, 2017

Page 4

There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:26 p.m.

Jack Elder, Chairman

Attest:

Don Blair, Secretary

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: April 18, 2017
TO: The Planning Commission
FROM: Wendy Deats, Town Planner
SUBJECT: Planner Report

Two Farms at Thompson's Station:

Annexation: The baker property was annexed by referendum in December 2016. Due to the recent annexation, the Town will need to determine the growth sector for the property along with establish appropriate zoning for the land.

Request: A request from Discovery Land Company was submitted to amend the Town's Land Development Ordinance to permit recreational uses, such as golf courses as a special exception within the D1 and D3 zoning districts. In addition, the proposal will include a restaurant and retail uses that are ancillary to the golf course community proposed. Therefore, these uses would also need to be considered and a permitting process established.

In addition, the applicant is requesting to zone/rezone 1,216.28 acres to D1 and D3 zoning to develop a golf course community. The applicant is requesting these districts to develop a lower density development due to the land characteristics and in response to community concerns (see attached applicant request).

Staff has concerns regarding the request for a zoning amendment to permit commercial uses within a traditional residential district. Typically, developments that propose a mix of uses such as golf, retail and restaurant as proposed with this project are considered a planned unit development (PUD) which incorporate specific standards for approval. A PUD is an option to establish flexibility to allow for multiple uses within a project site, however, the Town does not have provisions for a PUD. Instead, when the Town drafted the LDO, the development of mixed use projects was to be achieved through the option of transect community zoning in the Town's LDO. The TC zone allows for a mix of housing proposed along with permitted recreational uses such as golf courses with other retail and restaurant uses proposed.

Staff is presenting this application to the Planning Commission so that the Commission can begin to review the proposal. However, Staff is evaluating the request to prepare a recommendation for the growth sector and zoning of the property. Therefore, no motion is required at this time and the request will be formally presented to the Planning Commission for a determination on May 23, 2017.

Attachments:
Applicant Request
Proposed Zoning Map
Existing Property Map

Project Description Information:

Subdivision / Project Name: Two Farms at Thompson's Station

Plat Book & Page #: N/A Lot #(s):

Project Description:

Two Farms at Thompson's Station will be both a high-quality destination golf club community and a thriving mixed use residential community. Both concepts will offer delicately placed residential home lots and options; one primarily oriented around a new world-class golf course and the other oriented and planned around an active, engaging and community-oriented open space network.

Justification Statement: State why the application(s) should be approved, based on the required findings (if any). Attach additional pages if necessary.

The Two Farms Project is looking for the ability and a tool that would allow a less dense development throughout the "northern half" of the project - an area that has been the primary focus of public concern and requests to do so.

That said, the applicant is requesting the Town offer a way to lessen density and amend the Land Development Ordinance simply to allow the golf and recreational land use within the D1 and D3 residential zoning districts.

The applicant is requesting this amendment with the primarily goal of lessening density to the north; allowing a scale of development that is more inkeeping with the surrounding context and natural features of the land. This amendment would also allow for a high-quality golf course and open space network to remain the centerpiece (as it always has been) for the northern parcel; allowing larger residential lots that are more rural in character than previously proposed. This request is being made in a context where locally and nationally, golf and recreational uses are very often and very successfully mixed with a residential land use. Again, this amendment will encourage a lower density development while allowing for the development of a world-class golf course.


Signature of Applicant

March 29, 2017

Date

LAND DEVELOPMENT ORDINANCE

ZONING

Town of Thompson's Station

TABLE 4.4 O2, G1, G2 USE ZONES LAND USE

USE	D1	D2	D3	NC	CC	IL	IM
Entertainment facilities, not adult					P	P	
Exhibition center					P	P	
Farmers market	S			P	P		
Heliport / helipad						P	P
Hospital					P	P	
Library				P	P		
Museum				P	P	P	
Park (See Table 3.1.)							
Nature conservancy	P						
Park	P						
Green		P	P	P			
Square		P	P	P			
Plaza				P	P	P	
Playground	P	P	P	P			
Community garden	P	P	P	P	P	P	P
Neighborhood multipurpose field		P	P	P			
Ramble		P	P				
Recreation and sports facility	S		S		P	P	
Parking facilities					P	P	P
Religious institution	S	S	S	S	P	P	P
Theater					P	P	P
Utility substation	P	P	P	P	P	P	P
Sports stadium					P	P	P
Wireless communications facility					P	P	P
AGRICULTURE							
Beekeeping	P	P					
Crop production other than community gardens	P	P					
Dairy							S
Equestrian facility	S	S					
Horticulture					P	P	
Plant and forest nursery	S	S	S			P	P
AUTOMOTIVE							
Automotive sales							P
Auto cleaning and repair					P	P	P
Auto painting							P
Auto towing							P
Auto wash					S	P	P
Boat sales and repair							P
Commercial storage							P
Gasoline sales					P	P	P
INDUSTRIAL							
Light industrial						P	P
Medium industrial							P
Recycling facilities							P
Warehousing						P	P

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

Project Description Information:

Subdivision / Project Name: Two Farms at Thompson's Station

Plat Book & Page #: N/A Lot #(s): _____

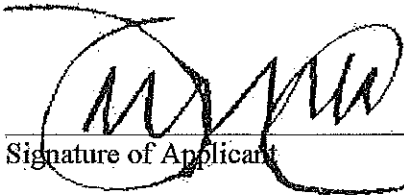
Project Description:

Two Farms at Thompson's Station will be both a high-quality destination golf club community and a thriving mixed use residential community. Both concepts will offer delicately placed residential home lots and options; one primarily oriented around a new world-class golf course and the other oriented and planned around a community-oriented open space network.

Justification Statement: State why the application(s) should be approved, based on the required findings (if any). Attach additional pages if necessary.

The applicant is requesting a mix of both D1 and D3 zoning be applied to the newly annexed and currently unzoned "Baker Parcel". Additionally, this application also requests a slight modification to the current TC zoning designation on the parcel commonly referred to as "Keenan North" (north of West Harpeth).

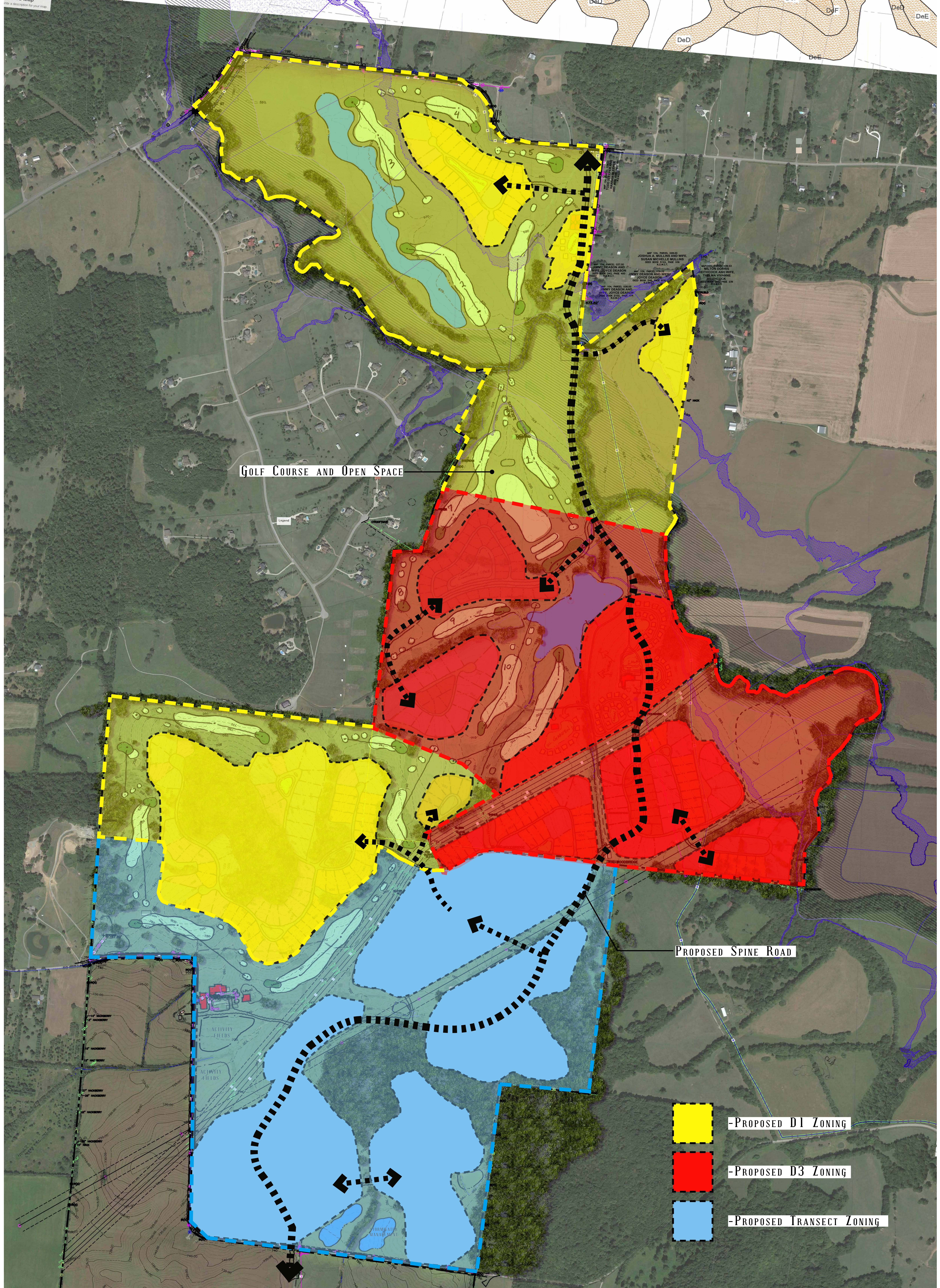
This new zoning application and modification request is a response to a modified Two Farms Conceptual Site Plan, supports many policies written in Thompson's Station Comprehensive Plan (1.1, 2.2, 2.3, 3.6, 4.1, 5.1, etc) and is also a direct response to comments and concerns expressed about density during this multi-year process. In general, the Two Farms project is proposing less density to the north, in and around golf. This reduction in density responds better to both the overall existing land characteristics and is a more appropriate response to the existing properties and home owners that surround the northern limits of Two Farms. The modification then proposes the lessening of density to continue south further than before, within the "view shed" of the proposed golf course, and returning to TC once over the hills to what the higher density layout off West Harpeth. Please refer to the attached proposed zoning plan - a plan that further supports the lessening of density as the primary and most notable change when compared to previous concept plans.



Signature of Applicant

March 29, 2017

Date

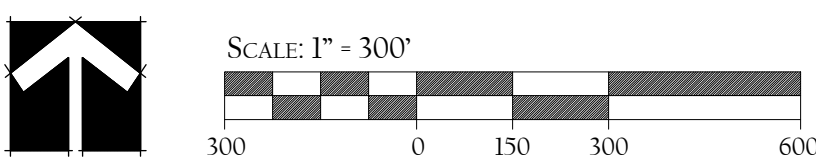


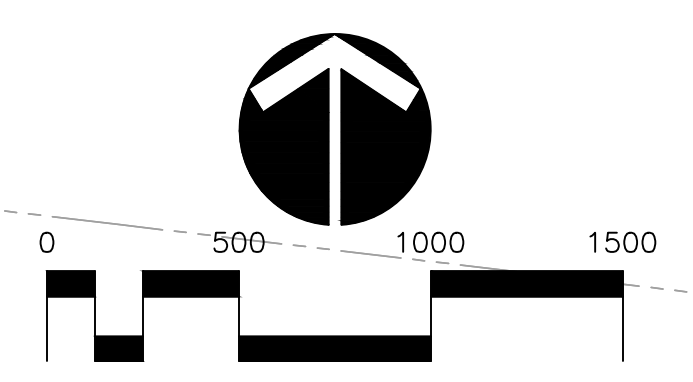
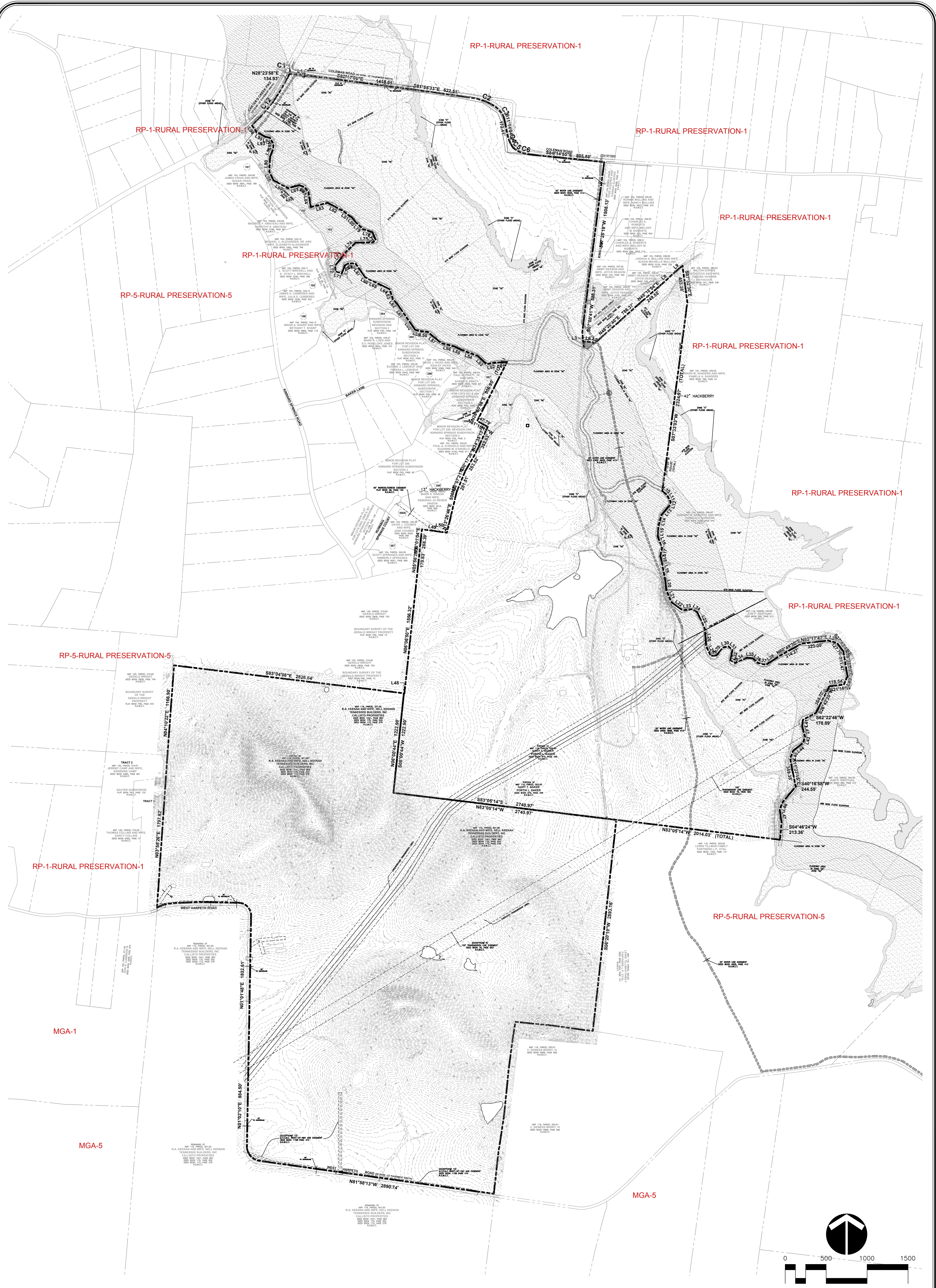
GOLF COURSE AND OPEN SPACE

PROPOSED SPINE ROAD

- PROPOSED D1 ZONING
- PROPOSED D3 ZONING
- PROPOSED TRANSECT ZONING

PROPOSED ZONING PLAN
WORKING DRAFT
 THOMPSON'S STATION, TN
 MARCH 29, 2017





ZONING EXHIBIT	JOB NO.	WK. ORDER	REVISIONS
	14110	0403	
Z1	DESIGNED:	B. SMITH	
	DRAWN:	D. SIEBERG	
	SCALE:	1"=500'	
	DATE:	MARCH 29, 2017	

TWO FARMS

TOWN OF THOMPSON'S STATION, TENNESSEE

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE CHATTANOOGA
 315 WOODLAND STREET 1415 COWART STREET
 P.O. BOX 1007Q SUITE 200
 NASHVILLE, TN 37206 CHATTANOOGA, TN 37616
 (615) 244-8591 (423) 490-9400

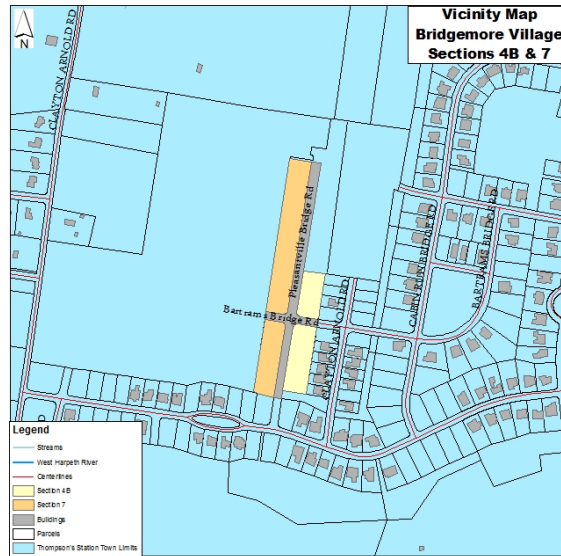
www.ragan-smith.com

Thompson's Station Planning Commission
Staff Report – Item 1 (FP 2017-003)
April 25, 2017

Final Plat for Section 4B and 7 within Bridgemore Village to create 26 single-family lots and three open space lots.

PROJECT DESCRIPTION

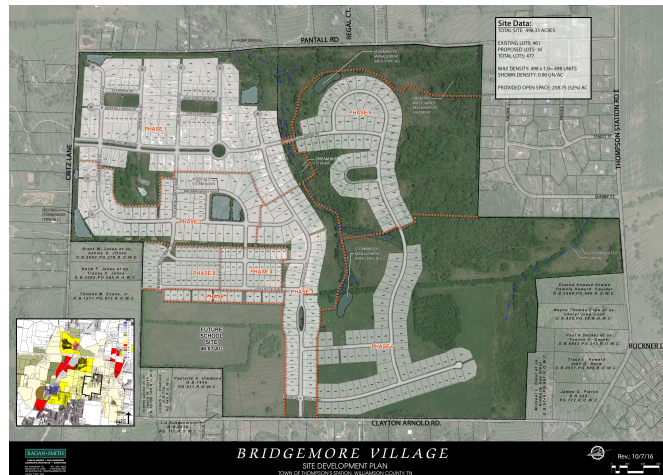
A request to approve a final plat to create 10 single-family lots in Section 4B, and 16 single-family lots and three (3) open space lots in Section 7 within the Bridgemore Village community.



BACKGROUND

On May 26, 2015, a preliminary plat for phases 5 -11 was approved by the Planning Commission. However, due to the sale of 47 acres to the school district, a revision to the development was reviewed and a new phase 7 was created for 16 single-family lots and approved on January 26, 2016. The neighborhood as revised is 498 acres and approved for 477 single-family lots within eight (8) phases.

Phases 1 and 2 are predominantly built out, and phases 3, 4, 5 and 6 are currently under construction, however, a plat suspension is in place for Section 4B and Phases 7 and 8. The remaining phases/sections include 4B (10 lots) and 7 (16 lots) with 107 lots remaining in Sections 5B, and phases 7 and 8.



On September 27, 2016, the Planning Commission suspended all plats within Bridgemore Village due to issues related to infrastructure in phases 1 and 2 of the development which had not been completed by the developer and no sureties in place to ensure completion of the improvements.

The developer has repaired the roads and is working on the repairs to the detention. On April 11, 2017, the Board of Mayor and Aldermen Road accepted the roads in phases 1 and 2 and maintenance sureties are posted. Therefore, Staff recommends that the Planning Commission lift the plat suspension in Bridgemore Village.

ANALYSIS

Final Plat

The purpose of the final plat is to provide a legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted (LDO Section 5.2.7).

Lot Standards

The single-family lots in Section 4B are approximately .25 acres with a 25-foot front yard setback, a five and 15-foot side yard setback (aggregate of 20 feet) and a 20-foot rear yard setback with lot widths of 70 feet. The lot widths for this section were approved under the previously adopted zoning ordinance which permits the 70 foot widths. All other standards conform to the Land Development Ordinance.

The single-family lots in Section 7 range from .29 to .34 acres with a 25-foot front yard setback, a five and 15-foot side yard setback (aggregate of 20 feet) and a 20-foot rear yard setback with lot widths exceeding 85 feet. These setbacks and lot widths were approved with the approval of the preliminary plat for this phase under the new Land Development Ordinance.

Open Space

Section 7 has three open space lots for pedestrian access totaling .20 acres. The development currently has approximately 216 acres of the open space recorded which is approximately 80% of the requirement. The remaining open space was identified on the preliminary plat, which will be recorded upon final plat approvals.

Performance Sureties

Performance sureties are required prior to the recordation of any final plat to ensure that all necessary improvements are guaranteed to be installed per approved construction plans. Bridgemore Phase 4 construction plans are approved and improvements have been started within this phase. Section 4B roads are underway with the aggregate base in place, although curbing is not completed. Drainage and sewer infrastructure is under construction. As a result of the progress on site in Section 4B, the roads, drainage and erosion control performance surety shall be set at \$240,000 and the sanitary sewer bond shall be set at \$114,000.

RECOMMENDATION

Based on the project's consistency with the Land Development Ordinance, Staff recommends that the Planning Commission approve the preliminary plat with the following contingencies:

1. Prior to the recordation of the final plat, a development agreement shall be approved and executed between the Town and the Developer for Phase 7.

2. Prior to the recordation of the final plat, a surety will be required in the amount of \$240,000 for roads, drainage and erosion control.
3. Prior to the recordation of the final plat, a surety shall be required in the amount of \$114,000 for sewer.
4. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

ATTACHMENTS

Final Plat for Section 4B and 7

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 26 SINGLE-FAMILY LOTS, THREE OPEN SPACE TRACTS AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE OF EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.

3. THE PROPERTY IS ZONED LOW INTENSITY RESIDENTIAL (D1). MINIMUM BUILDING SETBACKS:

LOTS 4001-4010:
FRONT - 25'
SIDE - 5'/15' (20' BETWEEN STRUCTURES)
REAR - 20'

LOTS 7001-7016:
FRONT - 25'
SIDE - 5'/15' (20' BETWEEN STRUCTURES)
REAR - 30'

4. WITHIN ALL NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL, GAS, SEWER, TELEPHONE, AND WATERLINES SHALL BE PLACED UNDERGROUND.

5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0345F AND 47187C0365F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NOS. 0345 AND 0365, 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."

6. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.

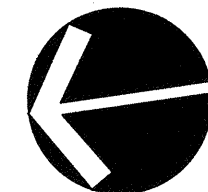
7. HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL SIDEWALKS AND OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION/RETENTION AREAS. ALL ROADWAYS SHALL BE PUBLIC STREETS, CONSTRUCTED TO THE SPECIFICATIONS OF THOMPSON'S STATION AS PUBLIC RIGHT-OF-WAYS.
8. ON A CORNER LOTS, THE ADDRESS WILL BE WHERE THE MAILBOX IS PLACED.

PROPERTY MAP REFERENCE

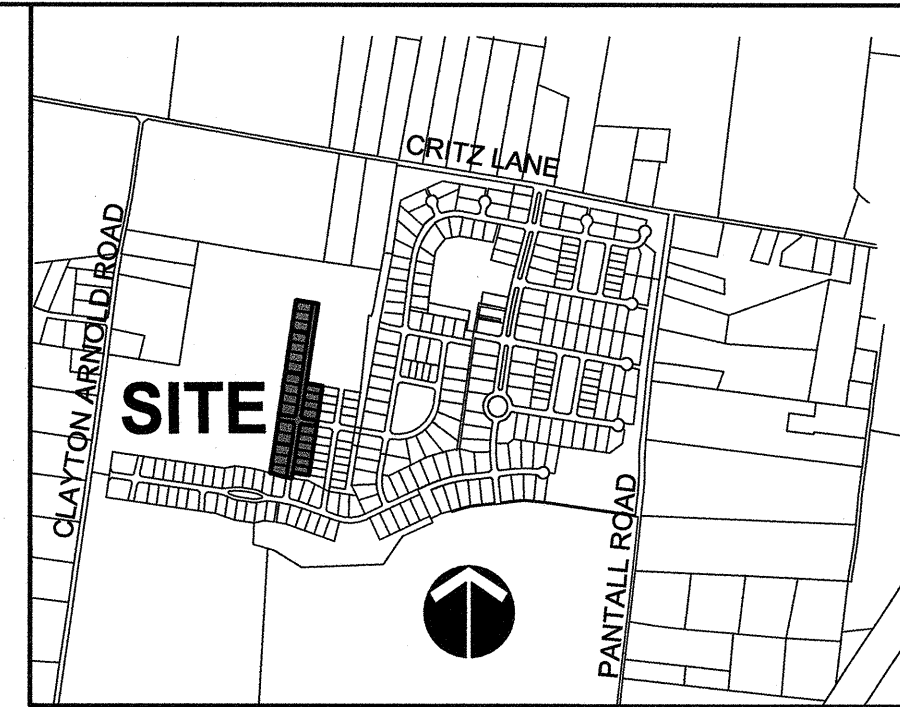
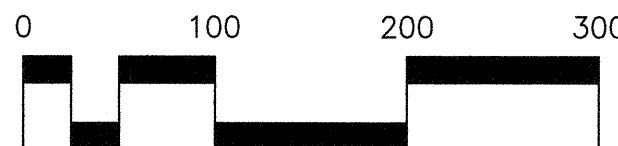
BEING A PART OF PARCEL NUMBER 14.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 145.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MBSC BRIDGEMORE, LLC FROM JAMES E. ADAMS, JR., AND MARY SUSAN ADAMS BY WARRANTY DEED OF RECORD IN BOOK 6038, PAGE 898, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.



(SEE NOTE 2)



SURVEYOR
RAGAN-SMITH ASSOCIATES, INC.
C/O TOM DARNALL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
TDARNALL@RAGANSMITH.COM

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

AREA SUMMARY TABLE

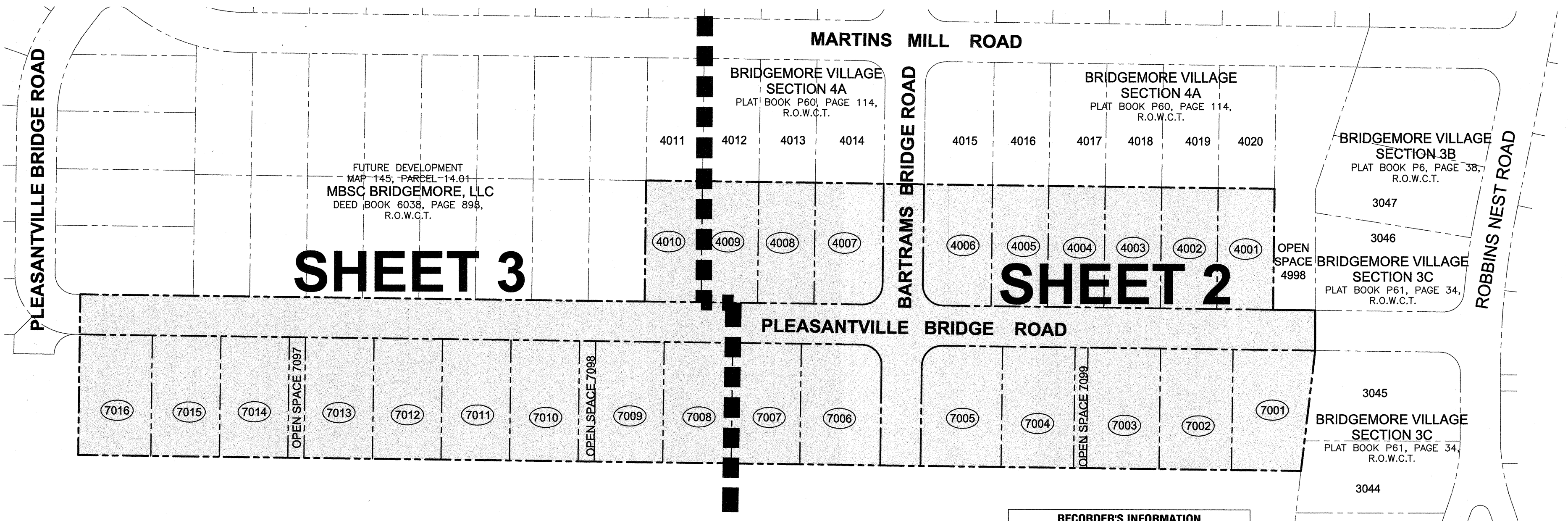
TOTAL LOT AREA	- 7.39 ACRES±
OPEN SPACE AREA	- 0.19 ACRES±
R.O.W. AREA	- 2.12 ACRES±
TOTAL SITE AREA	- 9.70 ACRES±

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
7097	3,000	0.07
7098	3,000	0.07
7099	2,400	0.06

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
4001	10,500	0.24
4002	10,500	0.24
4003	10,500	0.24
4004	10,500	0.24
4005	10,500	0.24
4006	12,616	0.29
4007	12,616	0.29
4008	10,500	0.24
4009	10,500	0.24
4010	10,500	0.24
7001	14,093	0.32
7002	13,500	0.31
7003	13,500	0.31
7004	13,500	0.31
7005	14,866	0.34
7006	14,866	0.34
7007	12,750	0.29
7008	12,750	0.29
7009	12,750	0.29
7010	12,750	0.29
7011	12,750	0.29
7012	12,750	0.29
7013	12,750	0.29
7014	12,750	0.29
7015	12,750	0.29
7016	13,500	0.31



SHEET 3

SHEET 2

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

MAP 145, PARCEL 14.04
WILLIAMSON COUNTY BOARD OF EDUCATION
BOOK 6731, PAGE 809, R.O.W.C.T.

RECORDER'S INFORMATION

REVISED: APRIL 11, 2017
BRIDGEMORE VILLAGE
SECTIONS 4B AND 7
LOTS 4001- 4006 & 7001-7016
AND OPEN SPACE 7097-7099
ELEVENTH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE
DRAWN BY: SLL/AMR DATE: MARCH 29, 2017
JOB NO. 11052 W.O. 9396

CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR MTEMC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE FOREMENTIONED REQUIREMENTS.
DATE: 20__
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATIONS AGENCY.
DATE: 20__
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS

CERTIFICATE FOR ADDRESSES
I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY DEPARTMENT OF INFORMATION TECHNOLOGY (IT).
DATE: 20__
IT DEPT. E-911 ADDRESSING COORDINATOR

CERTIFICATE OF OWNERSHIP & DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 6038, PAGE 898, R.O.W.C.T., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.
DATE: 20__
MBSC BRIDGEMORE, LLC
TITLE: _____

CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:7000 AS SHOWN HEREON.
DATE: 20__
RAGAN - SMITH - ASSOCIATES, INC.
REGISTERED LAND SURVEYOR

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE PLAN SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ALSO, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 3-106 OF THE THOMPSON'S STATION SUBDIVISION REGULATIONS HAVE BEEN MET.
WATER SYSTEM DATE: 20__ HB&S UTILITY DISTRICT GENERAL MANAGER
SEWER SYSTEM DATE: 20__ NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

CERTIFICATION OF THE APPROVAL OF STREETS
I HEREBY CERTIFY: (1) THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THOMPSON'S STATION'S SUBDIVISION REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE: 20__
TOWN ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THOMPSON'S STATION SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.
DATE: 20__
SECRETARY OF PLANNING COMMISSION

FINAL PLAT
TOWN OF THOMPSON'S STATION PLANNING COMMISSION
NET AREA: 9.70 ACRES± TOTAL LOTS: 26
ACRES NEW ROAD: 2.12 ACRES± CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.36 CLOSURE ERROR: 1:10000±
OWNER: MBSC BRIDGEMORE, LLC
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.
SCALE: 1" = 100'
0 50' 100' 200'

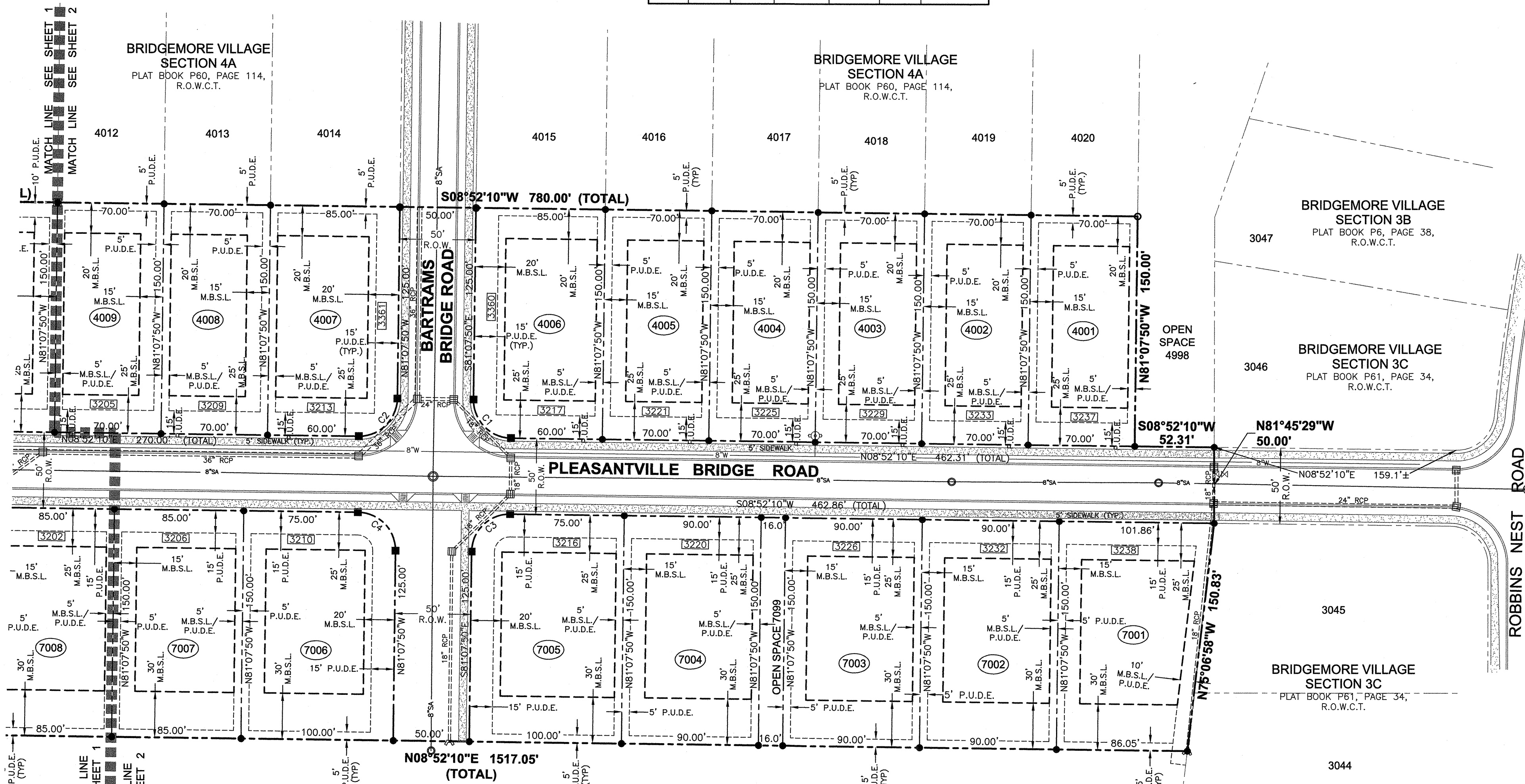
GENERAL NOTES

1. SEE SHEET 1 OF 3 FOR GENERAL NOTES AND REFERENCES.



(SEE NOTE 2)

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	25.00'	39.27'	90°00'00"	25.00'	35.36'	S53°52'10"W
C2	25.00'	39.27'	90°00'00"	25.00'	35.36'	S36°07'50"E
C3	25.00'	39.27'	90°00'00"	25.00'	35.36'	S36°07'50"E
C4	25.00'	39.27'	90°00'00"	25.00'	35.36'	S53°52'10"W



MAP 145, PARCEL 14.04
WILLIAMSON COUNTY BOARD OF EDUCATION
 BOOK 6731, PAGE 809,
 R.O.W.C.T.

REVISED: APRIL 11, 2017
BRIDGEMORE VILLAGE
SECTIONS 4B AND 7
LOTS 4001- 4006 & 7001-7016
AND OPEN SPACE 7097-7099
 ELEVENTH CIVIL DISTRICT OF WILLIAMSON COUNTY,
 TOWN OF THOMPSON'S STATION, TENNESSEE

DRAWN BY: SLL/AMR DATE: MARCH 29, 2017
 JOB NO. 11052 W.O. 9396

LEGEND	
●	IRON ROD (NEW) (5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
○	IRON ROD (OLD)
—RCP—	REINFORCED CONCRETE PIPE
■	CATCH BASIN
⊙	SANITARY SEWER MANHOLE
—SA—	SANITARY SEWER LINE
—W—	WATER LINE
⊕	FIRE HYDRANT
—	HEADWALL
⊕	WATER VALVE
—	R.O.W. RIGHT-OF-WAY
—	M.B.S.L. MINIMUM BUILDING SETBACK LINE
[1234]	ADDRESS
—	P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
—	R.O.W.C.T. REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE

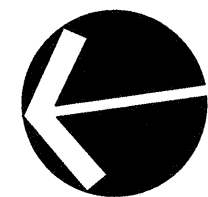
RECORDER'S INFORMATION



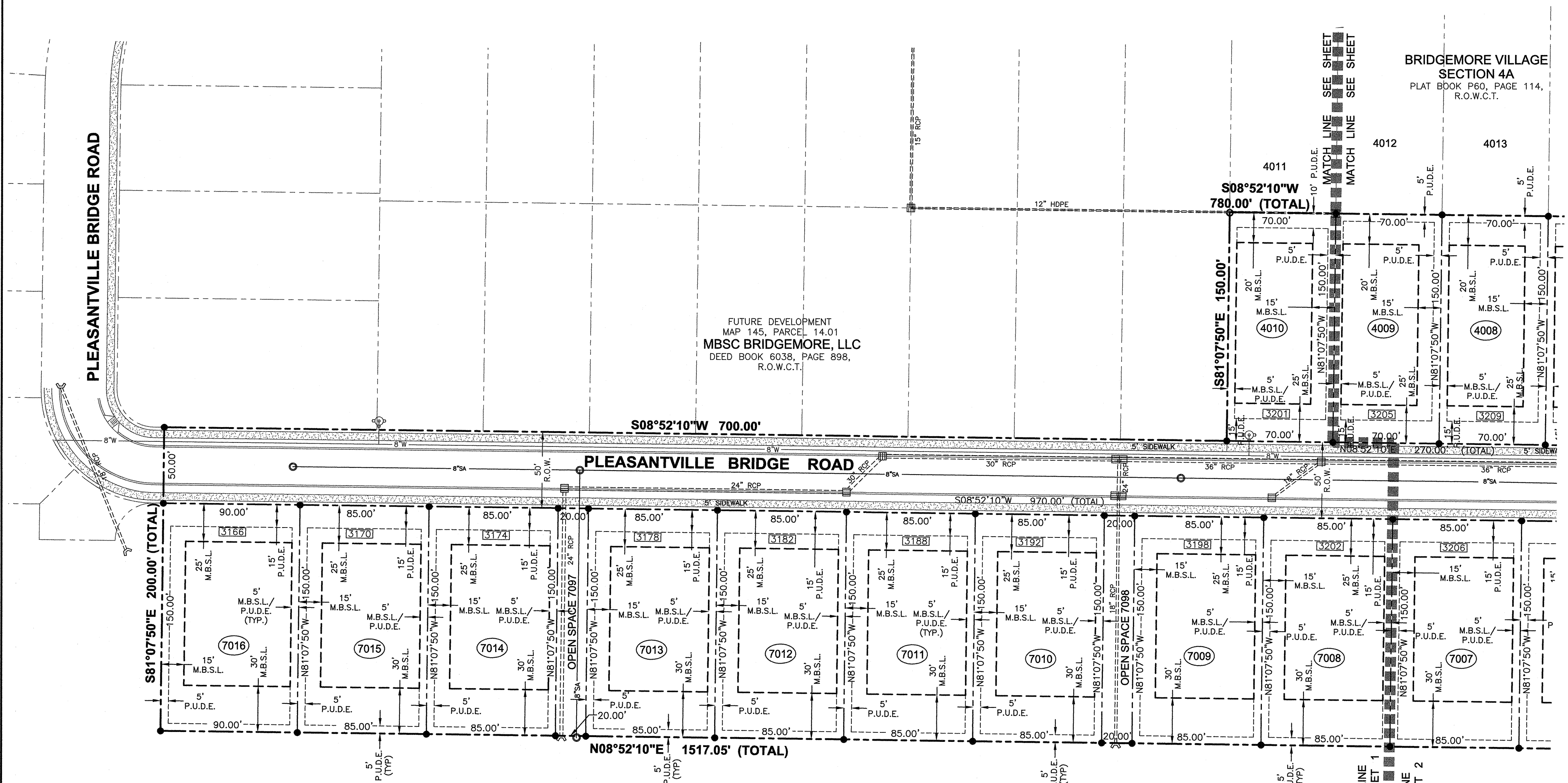
FINAL PLAT	
TOWN OF THOMPSON'S STATION PLANNING COMMISSION	
NET AREA: 9.70 ACRES±	TOTAL LOTS: 26
ACRES NEW ROAD: 2.12 ACRES±	CIVIL DISTRICT: 1.11TH
MILES NEW ROAD: 0.36	CLOSURE ERROR: 1:10000+
OWNER: MBSC BRIDGEMORE, LLC	
SURVEYOR: RAGAN — SMITH — ASSOCIATES, INC.	
SCALE: 1" = 50'	

GENERAL NOTES

1. SEE SHEET 1 OF 3 FOR GENERAL NOTES AND REFERENCES.



(SEE NOTE 2)



FUTURE DEVELOPMENT
MAP 145, PARCEL 14.01
MBSC BRIDGEMORE, LLC
DEED BOOK 6038, PAGE 898,
R.O.W.C.T.

MAP 145, PARCEL 14.04
**WILLIAMSON COUNTY BOARD OF
EDUCATION**
BOOK 6731, PAGE 809,
R.O.W.C.T.

**BRIDGEMORE VILLAGE
SECTION 4A**
PLAT BOOK P60, PAGE 114,
R.O.W.C.T.

MATCH LINE
SEE SHEET 1
MATCH LINE
SEE SHEET 2

LEGEND

- IRON ROD (NEW)
(5/8" x 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
- IRON ROD (OLD)
- RCP REINFORCED CONCRETE PIPE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SA- SANITARY SEWER LINE
- W- WATER LINE
- ⊕ FIRE HYDRANT
- ▭ HEADWALL
- ⊕ WATER VALVE
- R.O.W. RIGHT-OF-WAY
- M.B.S.L. MINIMUM BUILDING
SETBACK LINE
- [1234] ADDRESS
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C.T. REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE

RECORDER'S INFORMATION



REVISED: APRIL 11, 2017
**BRIDGEMORE VILLAGE
SECTIONS 4B AND 7**
**LOTS 4001- 4006 & 7001-7016
AND OPEN SPACE 7097-7099**
ELEVENTH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE

DRAWN BY: SLL/AMR DATE: MARCH 29, 2017
JOB NO. 11052 W.O. 9396

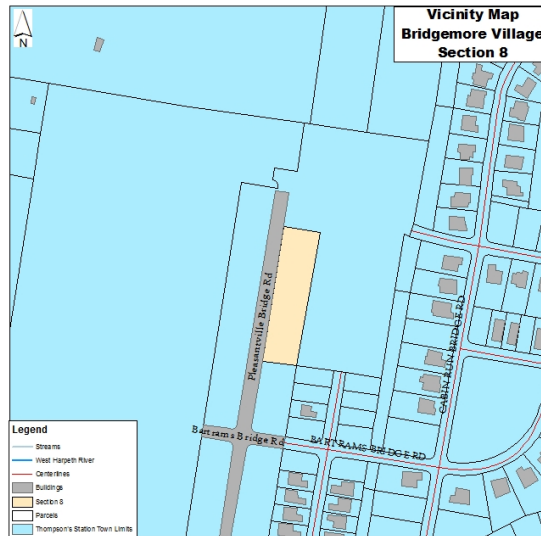
FINAL PLAT	
TOWN OF THOMPSON'S STATION PLANNING COMMISSION	
NET AREA: 9.70 ACRES±	TOTAL LOTS: 26
ACRES NEW ROAD: 2.12 ACRES±	CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.36	CLOSURE ERROR: 1:10000±
OWNER: MBSC BRIDGEMORE, LLC	
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.	
SCALE: 1" = 50'	

**Thompson's Station Planning Commission
Staff Report – Item 2 (FP 2015-004)
April 25, 2017**

Final Plat for Section 8A within Bridgemore Village to create eight (8) single-family lots.

PROJECT DESCRIPTION

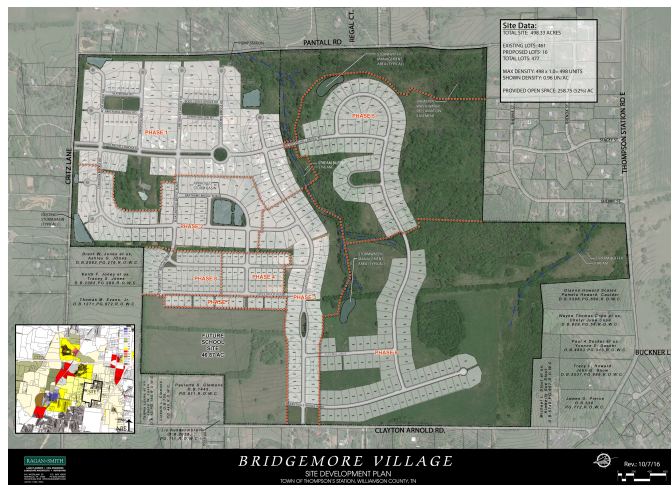
A request to approve a final plat for Section 8A for the creation of eight single-family lots within phase 8 of the Bridgemore Village community.



BACKGROUND

On May 26, 2015, a preliminary plat for phases 5 -11 was approved by the Planning Commission. However, due to the sale of 47 acres to the school district, a revision to the development was reviewed and a new phase 7 was created for 16 single-family lots and approved on January 26, 2016. The neighborhood as revised is 498 acres and approved for 477 single-family lots within eight (8) phases.

Phases 1 and 2 are predominantly built out, and phases 3, 4, 5 and 6 are currently under construction, however, a plat suspension is in place for Section 4B and Phases 7 and 8. The remaining phases/sections include 4B (10 lots), 7 (16 lots) and 8A (eight lots) with 99 lots remaining in Sections 5B and 8B, and phase 7.



On September 27, 2016, the Planning Commission suspended all plats within Bridgemore Village due to issues related to infrastructure in phases 1 and 2 of the development which had not been completed by the developer and no sureties in place to ensure completion of the improvements.

The developer has repaired the roads and is working on the detention. On April 11, 2017, the Board of Mayor and Aldermen Road accepted the roads in phases 1 and 2 and maintenance sureties are posted. Therefore, Staff recommends that the Planning Commission lift the plat suspension in Bridgemore Village.

ANALYSIS

Final Plat

The purpose of the final plat is to provide a legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted (LDO Section 5.2.7).

The single-family lots are approximately .25 acres with a 25-foot front yard setback, a five and 15-foot side yard setback (aggregate of 20 feet) and a 20-foot rear yard setback with lot widths of 70 feet. The lot widths for this section were approved under the previously adopted zoning ordinance which permits the 70 foot widths. All other standards conform to the Land Development Ordinance.

Open Space

Section 8A does not include any open space. The development currently has approximately 216 acres of the open space recorded which is approximately 80% of the requirement. The remaining open space was identified on the preliminary plat, which will be recorded upon final plat approvals.

Performance Sureties

Performance sureties are required prior to the recordation of any final plat to ensure that all necessary improvements are guaranteed to be installed per approved construction plans. Bridgemore Phase 8 construction plans are approved and improvements have been started within this phase. The roadway and sewer infrastructure for these eight lots within section 8A is under construction as part of sections 4B and 7. Therefore, the roads, drainage and erosion control performance surety shall be set at \$4,000 and the sanitary sewer bond shall be set at \$10,000.

RECOMMENDATION

Based on the project's consistency with the Land Development Ordinance, Staff recommends that the Planning Commission approve the preliminary plat with the following contingencies:

1. Prior to the recordation of the final plat, a surety will be required in the amount of \$4,000 for roads, drainage and erosion control.
2. Prior to the recordation of the final plat, a surety shall be required in the amount of \$10,000 for sewer.
3. As built drawings shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

ATTACHMENTS

Final Plat for Section 8A

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 8 SINGLE-FAMILY LOTS AND TO DEDICATE EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE OF EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. THE PROPERTY IS ZONED LOW INTENSITY RESIDENTIAL (D1). MINIMUM BUILDING SETBACKS:
FRONT - 25'
SIDE - 5'/15' (20' BETWEEN STRUCTURES)
REAR - 20'
4. WITHIN ALL NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL, GAS, SEWER, TELEPHONE, AND WATERLINES SHALL BE PLACED UNDERGROUND.
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0345F AND 47187C0365F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NOS. 0345 AND 0365, 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."

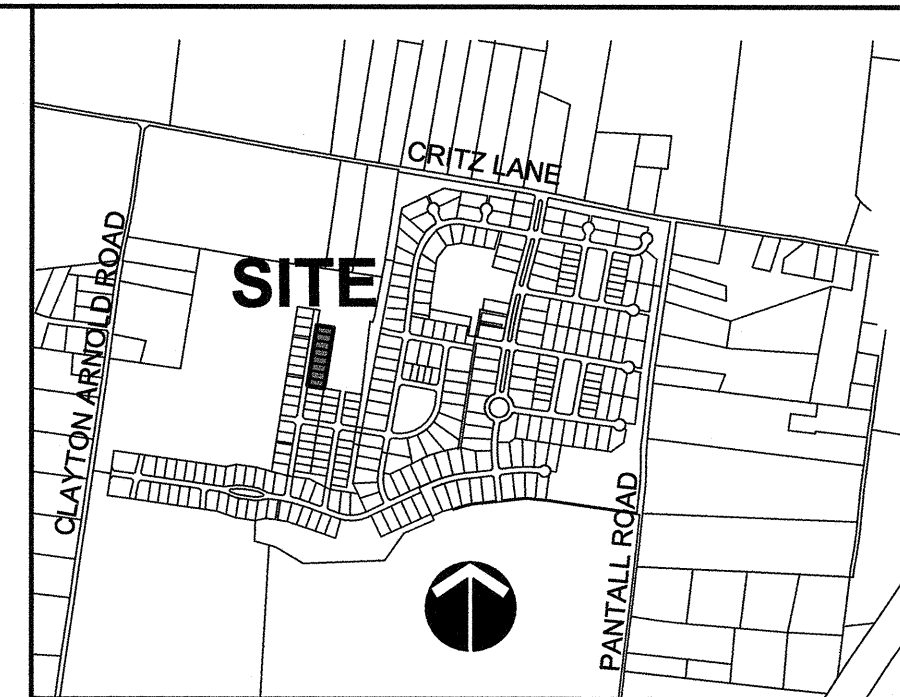
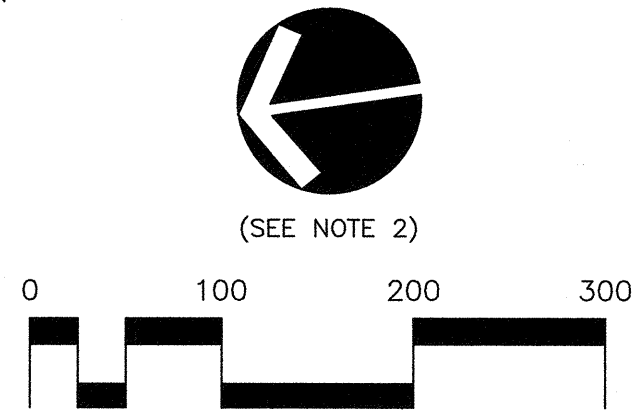
6. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERE TO. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.
7. HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL SIDEWALKS AND OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION/RETENTION AREAS. ALL ROADWAYS SHALL BE PUBLIC STREETS, CONSTRUCTED TO THE SPECIFICATIONS OF THOMPSON'S STATION AS PUBLIC RIGHT-OF-WAYS.

PROPERTY MAP REFERENCE

BEING A PART OF PARCEL NUMBER 14.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 145.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MBSC BRIDGEMORE, LLC FROM JAMES E. ADAMS, JR., AND MARY SUSAN ADAMS BY WARRANTY DEED OF RECORD IN BOOK 6038, PAGE 898, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.



VICINITY MAP (NOT TO SCALE)

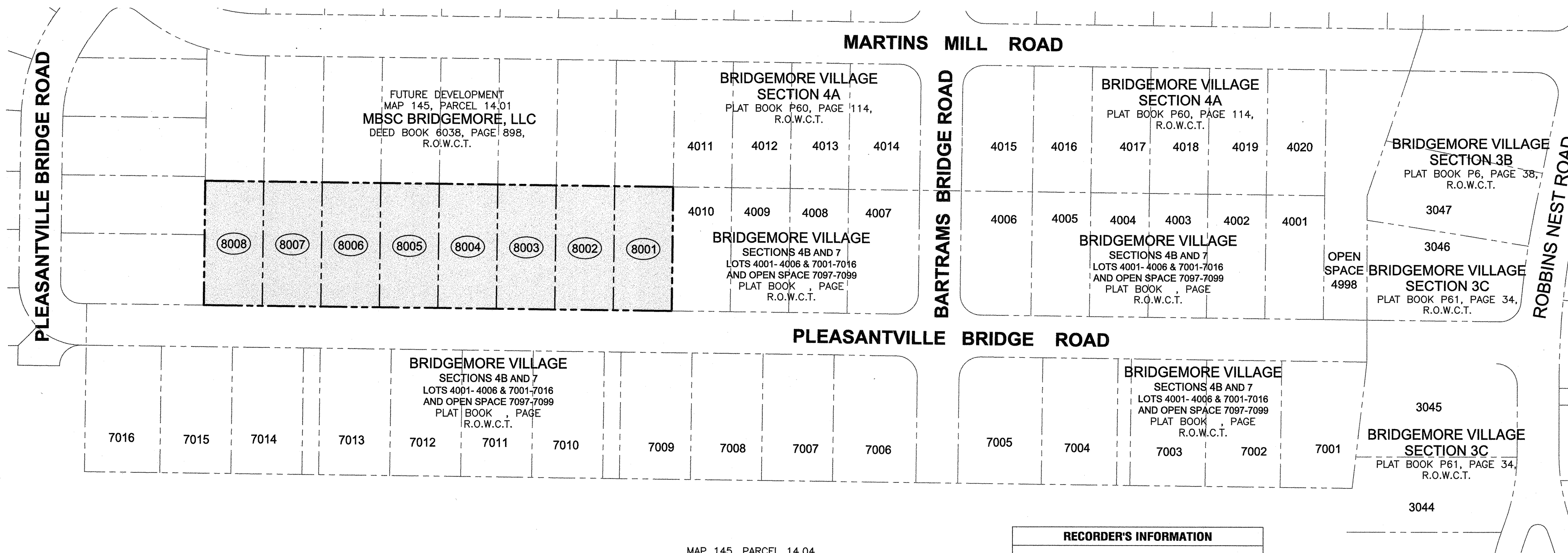
LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
8001	10,500	0.24
8002	10,500	0.24
8003	10,500	0.24
8004	10,500	0.24
8005	10,500	0.24
8006	10,500	0.24
8007	10,500	0.24
8008	10,500	0.24

SURVEYOR

RAGAN-SMITH ASSOCIATES, INC.
C/O TOM DARNALL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
TDARNALL@RAGANSMITH.COM

OWNER/DEVELOPER

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



MAP 145, PARCEL 14.04
WILLIAMSON COUNTY BOARD OF EDUCATION
BOOK 6731, PAGE 809, R.O.W.C.T.

LEGEND

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

RECORDER'S INFORMATION

REVISED: APRIL 11, 2017
BRIDGEMORE VILLAGE SECTION 8A LOTS 8001-8008

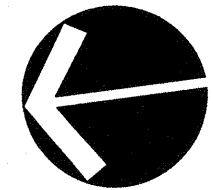
ELEVENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE

DRAWN BY: SLL DATE: MARCH 30, 2017
JOB NO. 11052 W.O. 9396

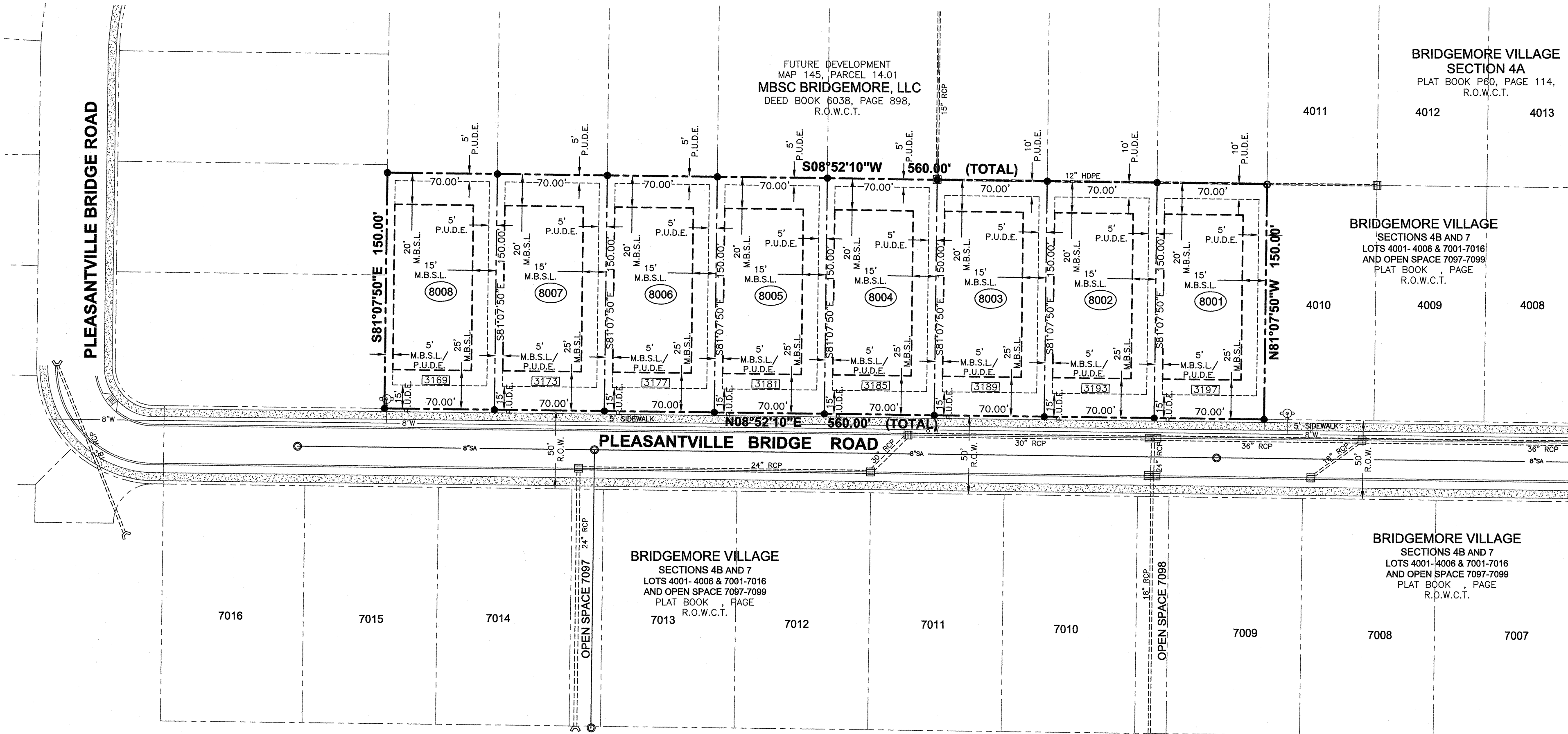
CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR MTEMC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS. DATE: 20__ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION		CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATIONS AGENCY. DATE: 20__ WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS		CERTIFICATE FOR ADDRESSES I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY DEPARTMENT OF INFORMATION TECHNOLOGY (IT). DATE: 20__ IT DEPT. E-911 ADDRESSING COORDINATOR					
CERTIFICATE OF OWNERSHIP & DEDICATION I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 6038, PAGE 898, R.O.W.C.T., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS. DATE: 20__ MBSC BRIDGEMORE, LLC TITLE:		CERTIFICATE OF ACCURACY I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON. RAGAN - SMITH ASSOCIATES, INC. DATE: 20__ REGISTERED LAND SURVEYOR		CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE PLAN SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ALSO, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 3-106 OF THE THOMPSON'S STATION SUBDIVISION REGULATIONS HAVE BEEN MET. WATER SYSTEM: DATE: 20__ HB&TS UTILITY DISTRICT GENERAL MANAGER SEWER SYSTEM: DATE: 20__ NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT		CERTIFICATION OF THE APPROVAL OF STREETS I HEREBY CERTIFY: (1) THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THOMPSON'S STATION'S SUBDIVISION REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. DATE: 20__ TOWN ENGINEER		CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THOMPSON'S STATION SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER. DATE: 20__ SECRETARY OF PLANNING COMMISSION	
FINAL PLAT TOWN OF THOMPSON'S STATION PLANNING COMMISSION NET AREA: 1.92 ACRES± TOTAL LOTS: 8 ACRES NEW ROAD: 0 CIVIL DISTRICT: 11TH MILES NEW ROAD: 0 CLOSURE ERROR: 1:10000± OWNER: MBSC BRIDGEMORE, LLC SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC. SCALE: 1" = 100'									

GENERAL NOTES

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



(SEE NOTE 2)



MAP 145, PARCEL 14.04
WILLIAMSON COUNTY BOARD OF EDUCATION
 BOOK 6731, PAGE 809,
 R.O.W.C.T.

BRIDGEMORE VILLAGE SECTION 4A
 PLAT BOOK P60, PAGE 114,
 R.O.W.C.T.

BRIDGEMORE VILLAGE SECTIONS 4B AND 7
 LOTS 4001-4006 & 7001-7016
 AND OPEN SPACE 7097-7099
 PLAT BOOK , PAGE
 R.O.W.C.T.

BRIDGEMORE VILLAGE SECTIONS 4B AND 7
 LOTS 4001-4006 & 7001-7016
 AND OPEN SPACE 7097-7099
 PLAT BOOK , PAGE
 R.O.W.C.T.

LEGEND

- | | | | |
|------|--|------------|---|
| ● | IRON ROD (NEW)
(5/8" x 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES") | ⌘ | HEADWALL |
| ○ | IRON ROD (OLD) | ⌘ | WATER VALVE |
| RCP | REINFORCED CONCRETE PIPE | R.O.W. | RIGHT-OF-WAY |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE | M.B.S.L. | MINIMUM BUILDING
SETBACK LINE |
| ■ | CATCH BASIN | 1234 | ADDRESS |
| ⊙ | SANITARY SEWER MANHOLE | P.U.D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT |
| -SA- | SANITARY SEWER LINE | R.O.W.C.T. | REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE |
| -W- | WATER LINE | | |
| ⊕ | FIRE HYDRANT | | |

RECORDER'S INFORMATION

REVISED: APRIL 11, 2017

BRIDGEMORE VILLAGE SECTION 8A
LOTS 8001-8008

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

DRAWN BY: SLL DATE: MARCH 30, 2017
 JOB NO. 11052 W.O. 9396

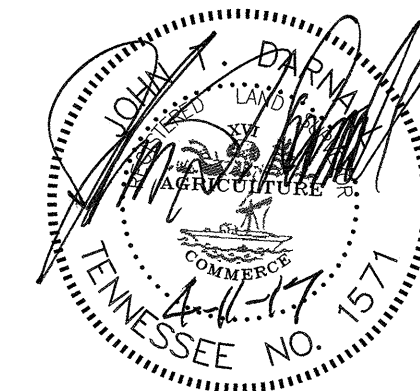
FINAL PLAT

TOWN OF THOMPSON'S STATION
 PLANNING COMMISSION

NET AREA: 1.92 ACRES± TOTAL LOTS: 8
 ACRES NEW ROAD: 0 CIVIL DISTRICT: 11TH
 MILES NEW ROAD: 0 CLOSURE ERROR: 1:10000+

OWNER: MBSC BRIDGEMORE, LLC
 SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

SCALE: 1" = 50' 0 25' 50' 100'



Thompson's Station Planning Commission
Staff Report – Item 3 (File: Zone Amend 2017-004)
April 25, 2017
Land Development Ordinance Amendments

PROJECT DESCRIPTION

Amendments of the Land Development Ordinance.

PROPOSED REVISIONS

Section 1.3 Definitions - Signs, Temporary Signs (Page 19). Currently the definition of a temporary sign is a “sign intended to be displayed for a limited period of time.” Staff recommends expanding the definition to “any sign, banner, valance or advertising display constructed of cloth, canvas, fabric, cardboard, plywood or other light material with or without a frame, and designed or intended to be displayed for a short period of time.”

Section 3.8.1 Network of Thoroughfares (page 52). This section provides standards for both public and private thoroughfares. No standards are included for the traffic signal design necessary to provide traffic control. Staff recommends the addition of a standard to require all signal comply with MUTCD to provide safe and efficient traffic operation and include mast arms. The recommended addition is as follows:

g. When a traffic signal is required, the signal shall be designed for safe and efficient traffic operation. Signal design shall comply with the standards incorporated within the MUTCD. All signals shall include the use of mast arms, illuminated street name signs and shall contain the latest technology for traffic control.

Section 3.9.20 Sidewalks (Page 66). The LDO requires sidewalks to be maintained by the Property Owner’s Association, Homeowner Association or adjacent property owners. However, the Board of Mayor and Aldermen have accepted sidewalks as public infrastructure and recommends a revision to the LDO for sidewalks to be maintained by the Town upon acceptance of roadways. Therefore, the recommended text revision is as follows:

c. Sidewalks shall be maintained by the Town upon acceptance of infrastructure by the Board of Mayor and Aldermen.

Table 4.10 and Table 4.11 D1 and D2 Lot Standards (page 86 and 87). Driveways have a maximum driveway width of 12 feet to the setback, however on secondary frontages, the setback is reduced and entrance to the garage is typically at the setback. Therefore, to provide the option for garage access from the secondary frontage, staff recommends a maximum width of 24 feet for the driveway on secondary frontages.

RECOMMENDATION

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