

**Town of Thompson's Station
Board of Zoning Appeals
Special Called Meeting Agenda
May 16, 2017**

Meeting Called To Order

Consideration Of The Minutes Of The October 18, 2016 Meeting

Documents:

[BZA MINS_10182016.PDF](#)

1. Special Exception Request To Construct An Equipment Sales, Rental And Maintenance Facility For Thompson's Machinery At 4545 Columbia Pike Within The Community Commercial (CC) Zoning District

A. Public Hearing as advertised on the Town Website, postings around Town, and in the April 30, 2017 edition of the *Williamson AM* newspaper

Documents:

[STAFF REPORT.PDF](#)

[THOMPSONS MACHINERY DRAFT CONCEPT PLAN.PDF](#)

Adjourn

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

Town of Thompson's Station
Board of Zoning Appeals
Minutes of the Meeting
October 18, 2016

Call to Order.

The meeting of the Board of Zoning Appeals of the Town of Thompson's Station was called to order at 6:00 p.m. on Tuesday, October 18, 2016 with the required quorum. Members and staff in attendance were: Archie Buttrey, Chairman; Martha Irwin, board member; Roger Nixon, board member; Mary Herring, board member; Bob Whitmer, board member; Wendy Deats, Town Planner; Joe Cosentini, Town Administrator; Jennifer Jones, Town Recorder.

Consideration of Minutes. The minutes of the August 23, 2016 meeting were previously submitted.

Board Member Irwin moved for approval. The motion was seconded and carried unanimously.

Appeal of Staff Determination that the term "election" is defined as the election day (File: BZA 2016-003).

Mrs. Deats reviewed her report and recommends that the Board of Zoning Appeals review the code (SIGN CODE, Section 4.17.4 which states campaign signs shall not exceed 32 square feet and shall not be displayed prior to 45 days prior to the election) and the interpretations (Staff has consistently applied the interpretation of the term "election" as the election day) and render a determination.

Mr. Buttrey opened the Public Hearing.

Mr. Ben Dilks, applicant, came forward to speak on his behalf, providing his interpretation of the CODE and definition of "election" as when early voting begins.

After discussion, Board Member Herring made a motion to uphold Staff's interpretation of "election" as the actual election day. The motion was seconded and carried by all.

There being no further business, the meeting was adjourned at 6:34 p.m.

Archie Buttrey, Chairman

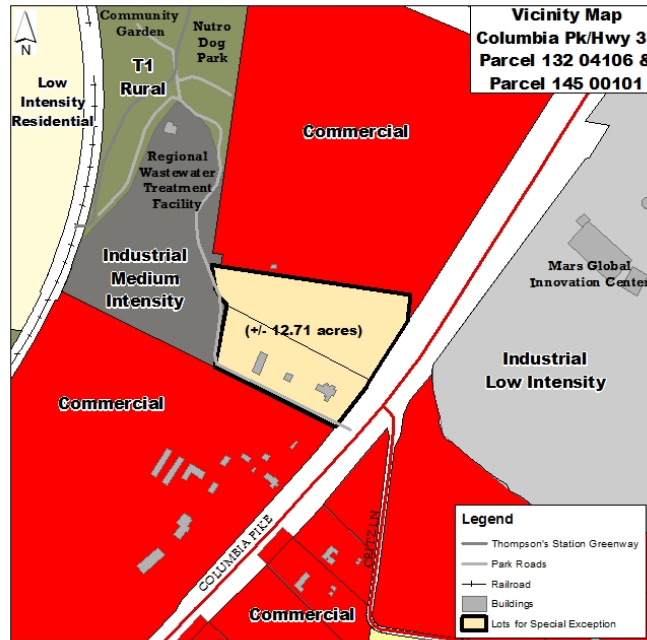
Jennifer Jones, Town Recorder

**Thompson's Station Board of Zoning Appeals
Staff Report - Item 1 (BZA 2017-002)
May 16, 2017**

Request for a special exception permit for equipment rental for Thompson's Machinery located at 4545 Columbia Pike.

REQUEST

The applicant, Kiser Vogrin on behalf of Thompson's Machinery is requesting approval of a special exception to construct an equipment sales, rental and maintenance facility for Thompson's Machinery at 4545 Columbia Pike within the Community Commercial (CC) zoning district.



ANALYSIS

Special Exception Permit

Special exceptions are uses that may be permitted on a case by case basis if the proposed use is not “potentially noxious, dangerous or offensive” (Section 5.5.4 (j)). The Board of Zoning Appeals shall hold a hearing to decide whether the proposed use “can be operated without detriment to the property or surrounding land uses” (Section 5.5.4 (j)(ii)). Special exceptions must also conform to the applicable provisions of the zoning district in which the proposed use is located. The Board may approve, deny or approve with conditions as necessary in “furtherance of the general purposes of this ordinance” (Section 5.5.4 (j)(iii)).

Applicant Statement:

“This request to allow equipment maintenance and rental uses as a special exception, as is permitted by the Town of Thompson's Station LDO, is consistent with the Town of Thompson's Station's General Plan and will achieve several of the Land Use Goals of the Town. The uses proposed on the subject parcels, which are located in the G2 “Intended Growth” sector of Thompson's Station, are permitted by right in adjacent IL policies to the east and the more intense IM policy to the west of the property. This request for special exception will permit commercial use in a location that makes sense, with ready access to Interstate 840 and residential communities and with residential community entry points over half-a-mile to Canterbury and

over ¾-of-a-mile to Tollgate Village. The uses granted by special exception will be located to the rear of the property and screened from view by the retail uses at the front and will not be create a sound or odor nuisance. The uses permitted by special exception are not inherently noxious, dangerous, or offensive and do not create challenges above and beyond the uses already permitted in the existing zoning. This special exception will, furthermore, provide job opportunities and will help to address the jobs: housing balance concerns in Thompson’s Station. The proposed use will also capitalize on traffic improvements already in process or already planned in Thompson’s Station and will, thereby, maximize the efficiency of investments already made in the community.”

Staff Response:

The project site is located along the west side of Columbia Pike, just south of State Route 840 within the CC zoning district. The CC zoning district permits the establishment of equipment rental as a special exception. Equipment rental is a “retail establishment selling or renting machinery or tools for construction or farming such as augers, cranes, earth movement equipment, tractors, backhoes or any other similar equipment.”

The site is surrounded by vacant land to the north, east (across Columbia Pike) and south zoned CC, the Mars Nutro research and development campus to the east (across Columbia Pike) zoned Industrial Low (IL) and the Town’s wastewater facility to the west zoned Industrial Medium (IM). As an equipment sales and rental facility, it is likely that large farming and construction equipment will enter and exit the site and access is currently available in two locations, one along the south property line and one approximately 385 feet to the north. However, given the volume of traffic on Columbia Pike and entry to the roadway without traffic control, staff has concerns about maintaining both accesses. The south driveway also provides access to the wastewater facility, the community gardens and the dog park. Connectivity through the area is important to consider and planning for a future connection parallel to Columbia Pike could alleviate potential traffic conflicts along Columbia Pike as this and neighboring properties develop commercially. Therefore, staff recommends the south access be improved to public roadway standards to provide access to the site and the north access be closed. Therefore, staff recommends the following contingency:

1. Access shall be improved to public roadway standards and limited to one access along the southern property line.

The proposal includes a single building with parking to the north of the building and two display areas along the roadway on both sides of the building. While the site is located along an arterial and in proximity to State Route 840, the site is also in an area that should be given special consideration to site layout and design as vacant land is developed into commercial land. The area is an entrance into Thompson’s Station from the north and the aesthetics of the area is important along this corridor. Therefore, special care should be taken with the quality of the built environment.

The development of the site will be subject approval before the Planning Commission for the site plan and approval before the Design Review Commission for the architectural design. The Land Development Ordinance will require compliance with standards set forth for commercial development, including outdoor storage. Requirements for landscaping, parking area screening, and location of the outdoor storage are among the standards that are applicable to this project. The Design Guidelines seek to promote design excellence in character and compatibility of development to its surroundings. The guidelines are applicable to all non-residential developments and recommend “to locate all outside service and storage areas behind buildings screened with the use of architecturally compatible walls or

fencing and the incorporation of landscaping treatments” (Design Guidelines 6.1). The guidelines further state that areas used for storage should be “located preferably on the rear half of the site.” Therefore, as a requirement to the development of this site, Staff recommends the following contingencies:

1. All storage of equipment shall be located behind the primary retail building.
2. All maintenance activities shall be conducted within an enclosed building located in the rear of the site.
3. The subject site shall be developed in accordance with all development standards identified within the Land Development Ordinance and the Design Guidelines.

With the incorporation of recommended contingencies to limit access along Columbia Pike and to protect the view along the arterial, the proposed use can be operated without having “a deleterious effect on surrounding properties.”

RECOMMENDATION

Based upon finding that the proposed equipment sales, rental and maintenance facility (Thompson’s Machinery) will not adversely affect the property or surrounding land uses, Staff recommends that the Board of Zoning Appeals approve the special exception with the following contingencies:

1. All storage of equipment shall be located behind the primary retail building and screened.
2. All maintenance activities shall be conducted within an enclosed building located in the rear of the site.
3. The subject site shall be developed in accordance with all development standards identified within the Land Development Ordinance and the Design Guidelines.
4. Access shall be improved to public roadway standards and limited to one access along the south property line.

ATTACHMENTS

Justification Statement

Concept Plan

Zoning Class: T1

I-840

SITE DATA

TOTAL SITE ACREAGE: +/- 12.71 AC

CURRENT ZONING: CC
PROPOSED REQUEST TO ALLOW
SPECIAL EXCEPTION FOR SALES,
RENTAL, AND MAINTENANCE OF
EQUIPMENT

BUILDING SQ. FT.: 16,500 SQ. FT.
PARKING REQUIRED (1/1,000 SF):
17 SPACES
PARKING PROVIDED: 17 SPACES

Zoning Class: CC
Owner: Sharon Lynn Bryant
Owner Address: 12721 Comblan
Rd. Knoxville, TN 37922

Owner: Town of
Thompson Station
Owner Address: PO Box 100
Thompson Station, TN 37179

Zoning Class: IM
WATER TREATMENT
FACILITY

CSX RAILROAD

COLUMBIA PIKE

MARS RD



Zoning Class: IL
Owner: Industrial DEV Board of
Williamson County
Owner Address: 1320 W Main St.
STE 120 Franklin, TN 37064

Zoning Class: CC
Owner: FIELDS PAUL EDWARD
Owner Address: 303 ELLINGTON
Dr. Franklin, TN 37064

FUTURE 50'
R.O.W. DEDICATION
+/- 0.84 AC

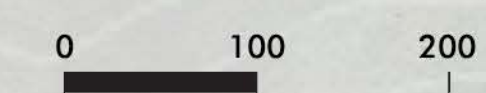
TDOT R.O.W.
ACQUISITION
0.06 AC

**CONCEPT
PLAN**
THOMPSON MACHINERY

THOMPSON'S STATION
WILLIAMSON COUNTY, TENNESSEE



APRIL 25, 2017
Project #17001



SCALE: 1"=100'

