

**Town of Thompson's Station  
Municipal Planning Commission  
**REVISED** Meeting Agenda  
May 23, 2017**

**Meeting Called To Order**

**Pledge Of Allegiance**

**Minutes-**

**Consideration Of The Minutes Of The April 25, 2017 Meeting**

Documents:

[04282017 MINUTES.PDF](#)

**Public Comments-**

**Town Planner Report**

**New Business:**

**1. Final Plat For Sections 12A To Create 13 Single Family Lots, 34 Townhome Lots And Three (3) Open Space Lots (FP 2017-005)**

Documents:

[ITEM 1 FC SECTION 12A.PDF](#)

[ITEM 1 FINAL PLAT FC 12A.PDF](#)

**2. Final Plat For Section 8B Of Bridgemore Village To Create 28 Single-Family Lots And Three (3) Open Space Lots (FP 2017-006)**

Documents:

[ITEM 2 BV SECTION 8B.PDF](#)

[ITEM 2 FINAL PLAT BV 8B.PDF](#)

~~**3. Request To Amend The Town's Land Development Ordinance To Permit Golf Courses By A Special Exception Within The D1 Zoning District And To Rezone 1,216 Acres Of Land To D1 And D3 Zoning Districts (Zone Amend 2017-003; Rezone 2017-003)**~~

Documents:

~~[ITEM 3 TWO FARMS STAFF REPORT.PDF](#)~~

~~[TWO FARMS CONCEPT PLAN.PDF](#)~~

~~[TWO FARMS EXISTING PROPERTY MAP.PDF](#)~~

~~[TWO FARMS LDO AMENDMENT REQUEST.PDF](#)~~

~~[TWO FARMS PROPOSED ZONING PLAN.PDF](#)~~

**At The Request Of The Applicant, Item #3 Has Been Postponed Until The June 27th Meeting**

**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**  
**April 25, 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 25<sup>th</sup> day of April, 2017 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Alderman Ben Dilks; Commissioner Sarah Benson; Commissioner Trent Harris; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Commissioner Debra Bender and Town Administrator Joe Cosentini were unable to attend.

**Pledge of Allegiance.**

**Minutes:**

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

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

**Public Comment:**

Drew Hendry – 3809 Robbins Nest – Construction traffic concerns on Robbins Nest and Sporting Hill Bridge Rd. in Bridgemore Village.

**Town Planner Report:**

Mrs. Deats updated the Planning Commission on the project formerly known as Two Farms, and noted that a request has been submitted to amend the Town's Land Development Ordinance to permit recreational uses as a special exception within the D1 and D3 zoning districts. This request will formally be presented to the Planning Commission for a determination on May 23, 2017. There will be an informational session held on May 10<sup>th</sup> at 6:00 pm at the community center.

MBSC now has a contractor under contract for the Tollgate Village light with a completion date sometime in September. MBSC is also working on paving repairs in Section 12, 13 and 14 and anticipate final paving to be completed in mid-May. Engineers are working on a design for secondary access. Once they have a design, they will be working with TDOT to get approvals.

Commissioner Blair has resigned from the Planning Commission. He was the Planning Commission Secretary, so a nomination for a new secretary will need to be made. This position will sign plats and meeting minutes.

**Alderman Dilks then made a motion for Commissioner Benson to be appointed as Planning Commission Secretary. The motion was seconded and carried unanimously.**

The work session that is scheduled for May 1<sup>st</sup>, only four commissioners can attend. All revisions to the sign standards have been made, however, after reviewing with Attorney Moore and Mr. Cosentini, additional issues need to be addressed. With hillside standards needing review and still no direction on

the General Plan, it is recommended to push the work session to a later date. It was agreed to push the work session to a later date and Mrs. Deats will email everyone for availability.

**Unfinished Business:**

**None**

**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).**

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

**Commissioner Harris made a motion to remove the plat suspension in Bridgemore Village. The motion was seconded and carried by all.**

**Commissioner Dilks then made a motion to approve final plat for sections 4B and 7 of Bridgemore Village to create 26 family lots and three open space lots (FP 2017-003) with Staff recommended contingencies and an additional contingency stating "prior to the recordation of the final plat, a surety shall be posted in the amount of \$300,000 for the amenity center site plan approval". The motion was seconded and carried by all.**

**2. Final plat for section 8A of Bridgemore Village to create 8 single-family lots (FP 2017-004).**

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

- 1) Prior to the recordation of the final plat, a surety will be required in the amount of \$4000 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.

**After discussion, Commissioner Harris made a motion to approve final plat for Section 8A of Bridgemore Village to create 8 single-family lots (FP 2017-004) with Staff recommended contingencies. The motion was seconded and carried by all.**

**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 Standards in the Town’s Land Development Ordinance (Zone Amend 2017-004).**

Mrs. Deats reviewed her report and requested that the Planning Commission recommend adoption of these amendments to the Land Development Ordinance to the Board of Mayor and Aldermen.

**After discussion, Commissioner Roberts made a motion to recommend adoption of Item number 3, an amendment to Sections 1.3 – Definition, 3.8.1 – Network of Thoroughfares, 3.9.20 – Sidewalks and Tables 4.10 and 4.11 D1 and D2 Standards in the Town’s Land Development Ordinance (Zone Amend 2017-004) to the Board of Mayor and Aldermen. The motion was seconded and carried by a vote of 4 to 1 with Commissioner Benson casting the dissenting vote.**

**After further discussion, Alderman Dilks made a motion to waive the requirement of a 12 foot driveway width while the LDO moves forward. The motion was seconded and carried by all.**

There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded and the meeting was adjourned at 7:35 p.m.

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Jack Elder, Chairman

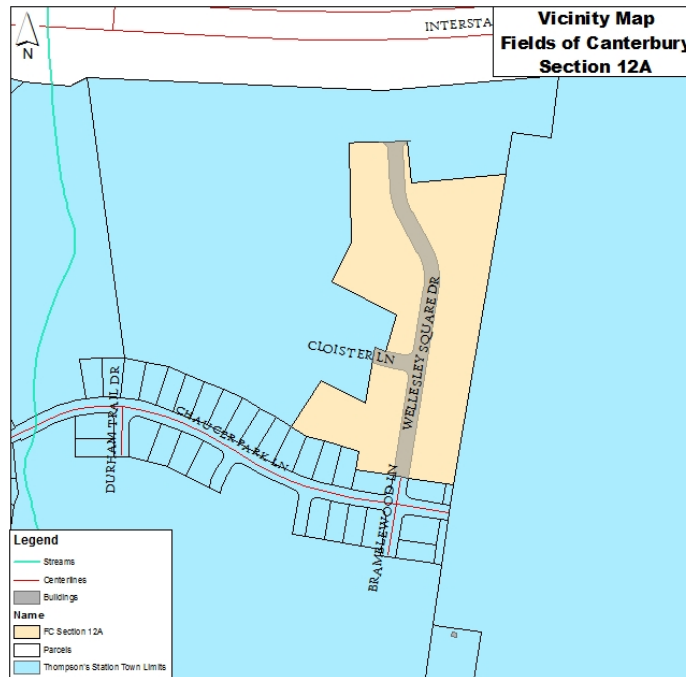
Attest: \_\_\_\_\_  
Sarah Benson, Secretary

**Thompson's Station Planning Commission  
Staff Report - Item 1 (FP 2017-005)  
May 23, 2017**

**Final Plat Request for Fields of Canterbury, Section 12A for the creation of 50 lots.**

**PROJECT DESCRIPTION**

A request for a final plat was submitted by Ragan Smith Associates on behalf of Hood Development, LLC for the creation of 13 single-family lots, 34 townhome lots and three (3) open space lots within section 12A of the Fields of Canterbury.



**BACKGROUND**

On June 28, 2016, the Planning Commission approved the preliminary plat for phase 12 which included 47 single-family residences, 88 townhomes and three (3) open space lots along with the removal of 45 trees. This plat is the first section within the phase.

**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).

Section 12A consists of 13 single-family residential lots and 34 townhome lots which front Cloister Drive and Wellesley Square Drive. Single-family lot setbacks are 20 feet for the front yard, 7.5 for the side yard, and 20 feet for the rear yard. Lot sizes will range from .17 acres to .25 acres and will have widths greater than 50 feet. Townhome lot setbacks are 15 feet for the front yard, 15 feet for the side yard between buildings and 20 feet for the rear yard. Driveway lengths will be 20 feet. Cloister Lane and Wellesley Square Drive are currently under construction and will have roadway widths of 50 feet with a five-foot sidewalk and a five-foot landscape strip on both sides of the road. The rights-of-way, setbacks, lot widths and lot sizes are all consistent with the approved Phase 12 preliminary plat and the LDO.

### *Open Space*

The original development plan was approved with a 25% requirement for open space. The final plat includes three open space lots for a total of 3.78 acres which will result in a total of approximately 70 acres of open space in the development. With the recordation of this plat, approximately 82% of the community will be platted and 93% of the open space requirement. Section 5.4.7 requires that “final plats within subdivisions with common open space must include a proportionate amount of the open space with each section.” Therefore, recorded open space complies with the LDO.

### *Sureties*

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. The Fields of Canterbury Phase 12 construction plans are approved and improvements have been started within this phase. Roadway work is ongoing with the aggregate base and curbs installed. Drainage and utilities are in place and erosion control is installed and is functioning as intended. After an evaluation of this section and the progress of the construction, the Town Engineer recommends that the roads, drainage and erosion control surety should be set at \$150,000.

Sewer is installed with the services are installed, the system has not been tested at this time, which should occur after binder course is installed. After an evaluation of this section and the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$97,000.

### **RECOMMENDATION**

Based on the project’s compliance with the approved Phase 11 preliminary plat, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$150,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$97,000 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 12A

**GENERAL NOTES**

- THE PURPOSE OF THIS PLAT IS TO CREATE 13 SINGLE FAMILY LOTS, 34 TOWNHOME LOTS AND 3 OPEN SPACE TRACTS.
- BEARINGS SHOWN HEREON ARE BASED ON SURVEYS BY CRAWFORD LAND SURVEYORS, P.C. DATED AUGUST 10, 2004 AND MARCH 25, 2005.
- THE PROPERTY IS ZONED D3 (HIGH DENSITY RESIDENTIAL).  
MAXIMUM LOT COVERAGE (SINGLE FAMILY) - 55%.  
MINIMUM BUILDING SETBACKS:  
(LOTS 1130-1134, 1169-1176):  
FRONT - 20'  
SIDE - 7.5'  
REAR - 20'  
(LOTS 1201-1216, 1271-1288):  
FRONT - 15' (MIN. DRIVEWAY LENGTH - 20')  
(DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK)  
SIDE - MIN. 15' BUILDING SEPARATION  
REAR - 20'
- 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 (EXCLUDING TRANSFORMERS AND THE MTEM FEEDER LINE RUNNING NORTH/SOUTH ALONG THE DISTANCE OF THE TVA TRANSMISSION LINE EASEMENT), GAS, SEWER, TELEPHONE, AND WATERLINES SHALL BE PLACED UNDERGROUND. SEE VARIANCE GRANTED BY THE TOWN OF THOMPSON'S STATION M.P.C. APRIL 16, 2007 FOR THE FIELDS OF CANTERBURY REGARDING M.T.E.M.C. OVERHEAD POWER LINES.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS NO. 47187C0335F AND 47187C0355F, 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. 0335 AND 0355, 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 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.
- DOMESTIC WATER SUPPLY INFORMATION TAKEN FROM PLANS FOR HB&TS BY JAMES C. HAILEY AND CO., DATED JULY 21, 2016.

- HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF STORMWATER INFRASTRUCTURE LOCATED IN DRAINAGE EASEMENTS AND ALL OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION/RETENTION AREAS.
- ALL SIDEWALKS, PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
- LOTS SHOWN THUS (\*) ARE DESIGNATED AS CRITICAL LOTS AND HAVE NATURAL SLOPES IN EXCESS OF 15%. PER SECTION 3-102.104 OF THE SUBDIVISION REGULATIONS, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SITE GRADING PLAN FOR DEVELOPMENT OF THE LOT SHALL BE SUBMITTED ADDRESSING SITE SPECIFIC NATURAL RESOURCE ISSUES TO THE TOWN OF THOMPSON'S STATION FOR REVIEW AND APPROVAL. NO BUILDING PERMIT WILL BE ISSUED ON SAID LOTS UNTIL AND UNLESS THE TOWN ENGINEER HAS RECEIVED AND APPROVED THE SITE PLAN.
- I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:18,845.

BY: *John T. Darnall* DATE: 5-12-17

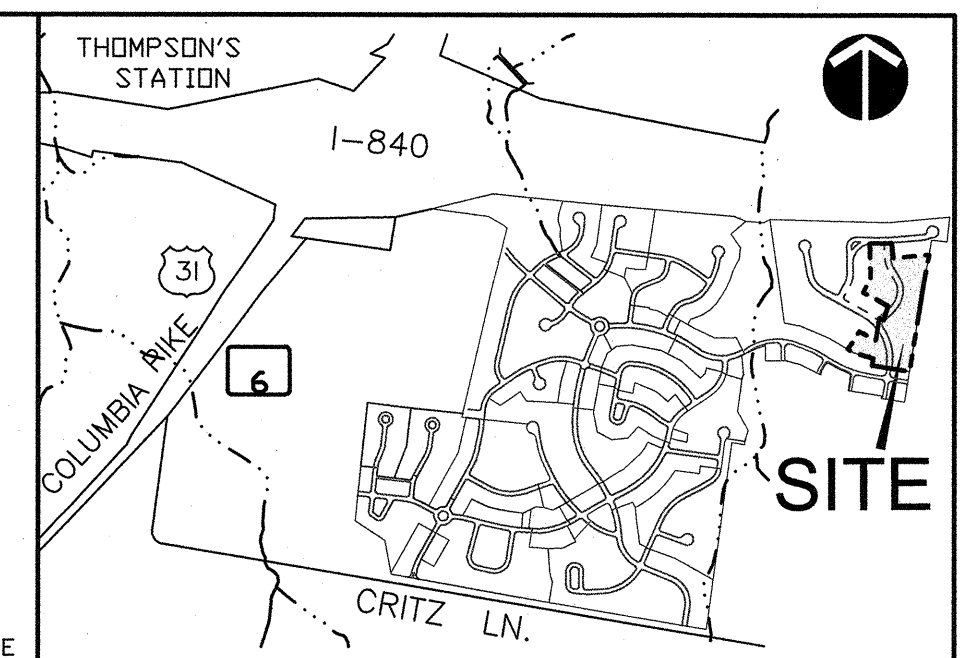
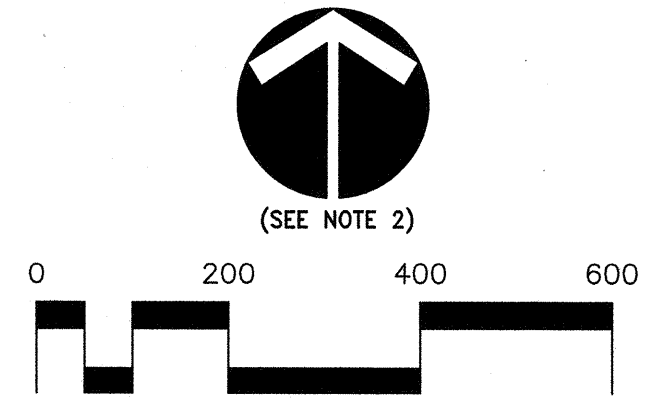
- ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
- A WAIVER/MODIFICATION OF STANDARD IS REQUESTED FOR DRIVEWAY LOCATIONS DISTANCES TO POINT OF CURVATURE (LDO 3.7.3). PROPOSED SITE PLANS WILL REFLECT PREVIOUS SECTIONS ARCHITECTURE, STREETSCAPE, AND DRIVEWAY LOCATIONS FOR CONTINUITY.

**PROPERTY MAP REFERENCE**

BEING A PORTION OF PARCEL NUMBER 40.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 132.

**DEED REFERENCE**

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HOOD DEVELOPMENT, LLC (HOOD SINGLE DEVELOPMENT, LLC HAVING SINCE MERGED INTO HOOD DEVELOPMENT, LLC BY MERGER OF RECORD IN BOOK 5481, PAGE 558) BY DEED OF RECORD IN BOOK 4239, PAGE 639, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.



**OPEN SPACE AREA TABLE**

OPEN SPACE	SQ. FT.±	ACRES±
1296	33,107	0.76
1297	82,531	1.89
1298	49,406	1.13

**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 REGULATIONS FOR THOMPSON'S STATION, TENNESSEE, ROADWAY AND DRAINAGE REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

**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.

**CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION**

I DO 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 MTEM. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFORESAID REQUIREMENTS.

**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, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SURVEYOR'S SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:18,845 AS SHOWN HEREON.

DATE: 5-12-17  
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: 5-12-17, HB&TS UTILITY DISTRICT  
SEWER SYSTEM: DATE: 5-12-17, TOWN ADMINISTRATOR

**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 DEPARTMENT OF EMERGENCY COMMUNICATIONS

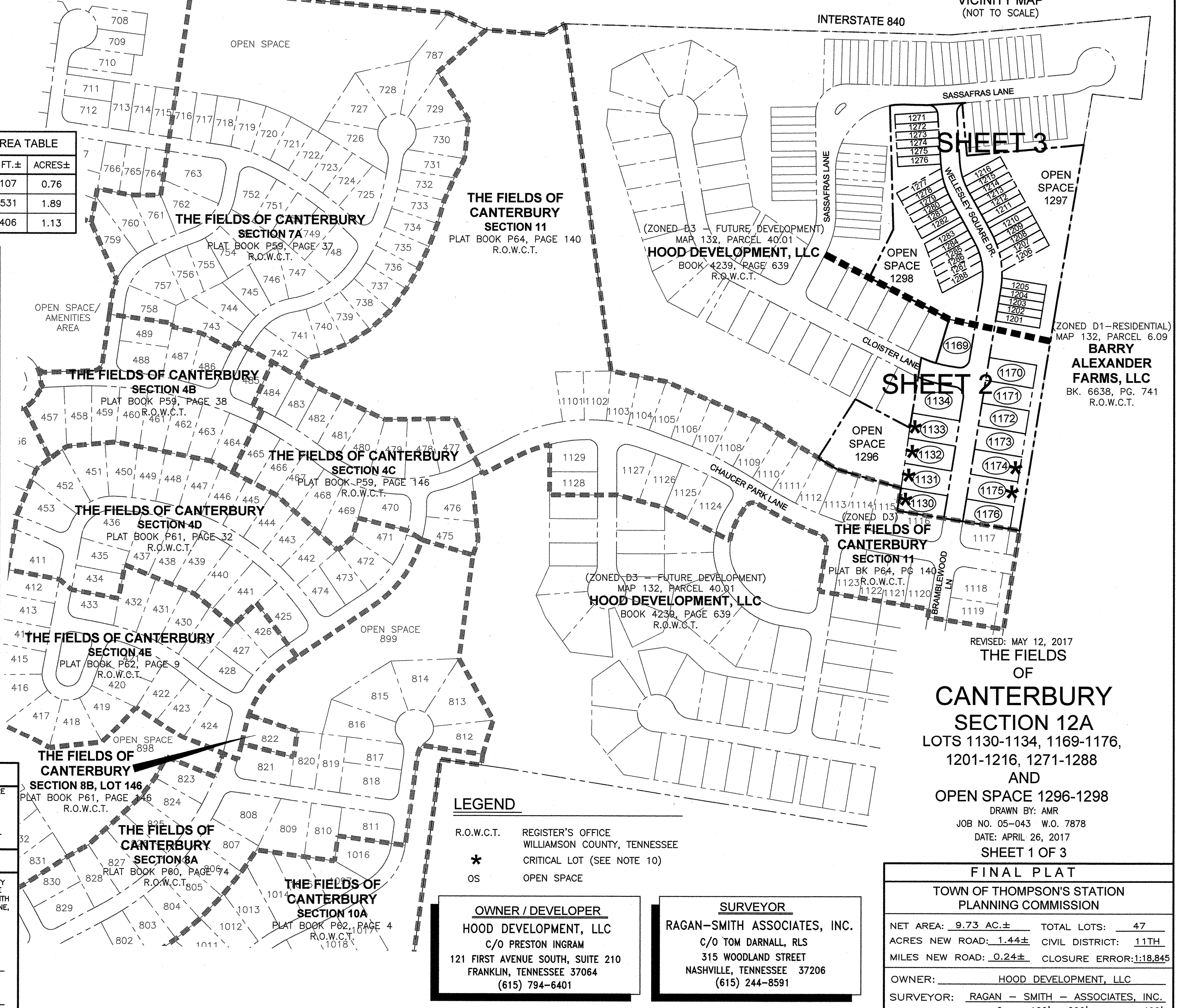
DATE: 5-12-17, WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS

**LOT AREA TABLE**

LOT	SQ. FT.±	ACRES±
1130	7,381	0.17
1131	8,003	0.18
1132	8,069	0.19
1133	8,120	0.19
1134	10,779	0.25
1169	9,300	0.21
1170	7,500	0.17
1171	7,500	0.17
1172	7,500	0.17
1173	7,500	0.17
1174	8,125	0.19
1175	8,125	0.19
1176	7,500	0.17
1201	2,900	0.07
1202	2,472	0.06
1203	2,472	0.06
1204	2,472	0.06
1205	2,915	0.07
1206	3,370	0.08
1207	2,689	0.06
1208	2,572	0.06
1209	2,501	0.06
1210	2,902	0.07
1211	2,900	0.07

**LOT AREA TABLE**

LOT	SQ. FT.±	ACRES±
1212	2,472	0.06
1213	2,472	0.06
1214	2,472	0.06
1215	2,470	0.06
1216	2,851	0.07
1271	2,799	0.06
1272	2,387	0.05
1273	2,387	0.05
1274	2,387	0.05
1275	2,387	0.05
1276	2,800	0.06
1277	3,203	0.07
1278	2,590	0.06
1279	2,511	0.06
1280	2,476	0.06
1281	2,472	0.06
1282	2,900	0.07
1283	2,951	0.07
1284	2,597	0.06
1285	2,671	0.06
1286	2,722	0.06
1287	2,717	0.06
1288	3,100	0.07



**LEGEND**

- R.O.W.C.T. REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
- \* CRITICAL LOT (SEE NOTE 10)
- OS OPEN SPACE

**OWNER / DEVELOPER**  
HOOD DEVELOPMENT, LLC  
C/O PRESTON INGRAM  
121 FIRST AVENUE SOUTH, SUITE 210  
FRANKLIN, TENNESSEE 37064  
(615) 794-6401

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

**FINAL PLAT**

TOWN OF THOMPSON'S STATION PLANNING COMMISSION  
NET AREA: 9.73 AC.± TOTAL LOTS: 47  
ACRES NEW ROAD: 1.44± CIVIL DISTRICT: 11TH  
MILES NEW ROAD: 0.24± CLOSURE ERROR: 1:18,845  
OWNER: HOOD DEVELOPMENT, LLC  
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.  
SCALE: 1" = 200'

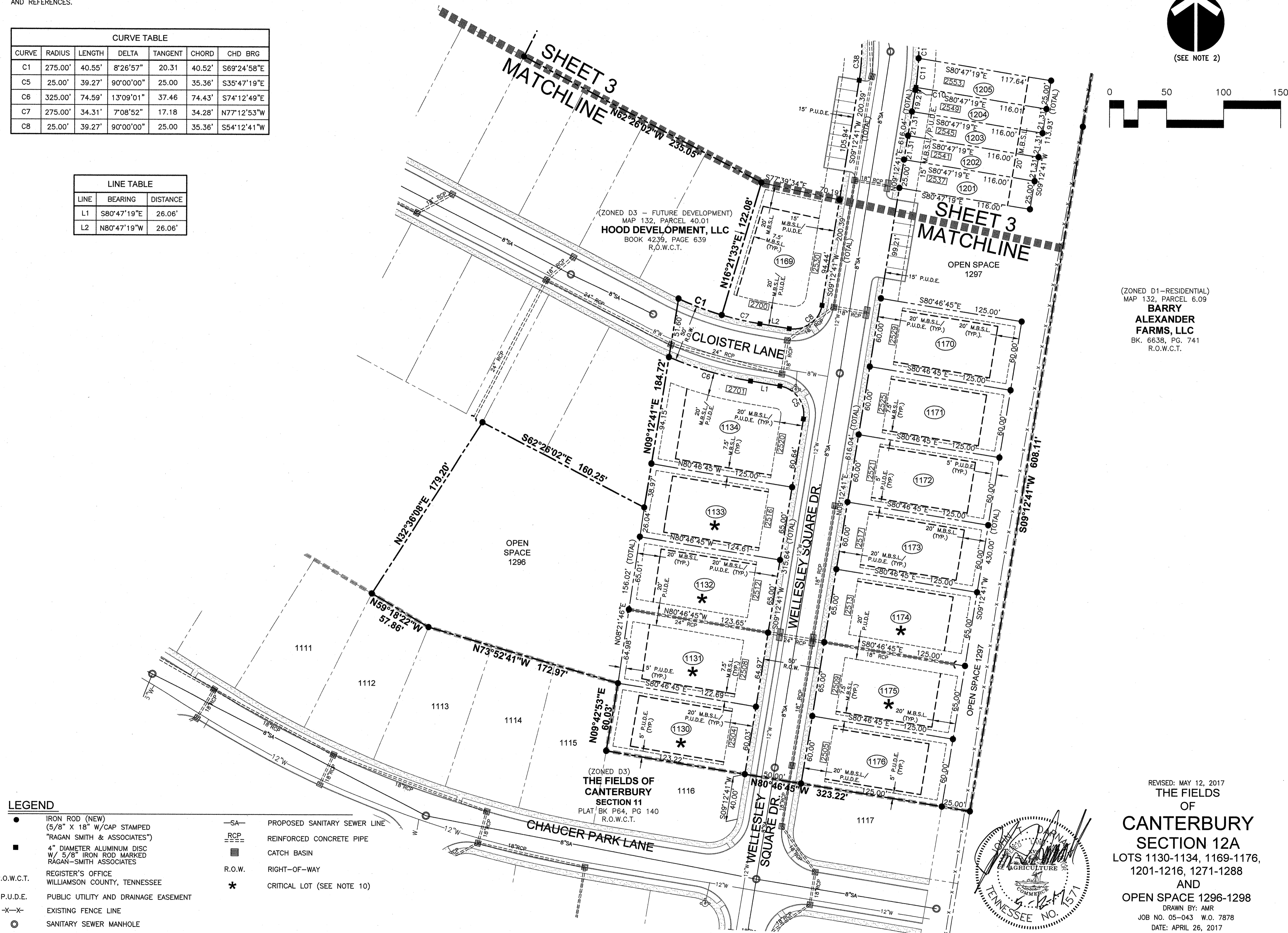
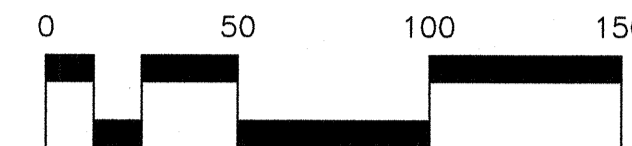
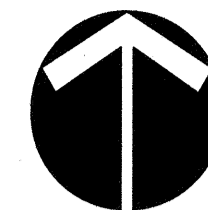
TOTAL AREA = 423,993 SQUARE FEET OR 9.73 ACRES ±

**GENERAL NOTES**

1. SEE SHEET 1 OF 4 FOR GENERAL NOTES, AREA TABLES AND REFERENCES.

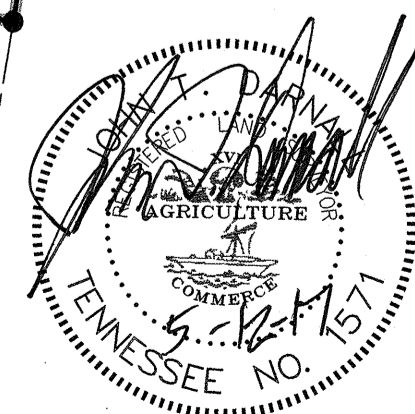
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	275.00'	40.55'	8°26'57"	20.31	40.52'	S69°24'58"E
C5	25.00'	39.27'	90°00'00"	25.00	35.36'	S35°47'19"E
C6	325.00'	74.59'	13°09'01"	37.46	74.43'	S74°12'49"E
C7	275.00'	34.31'	7°08'52"	17.18	34.28'	N77°12'53"W
C8	25.00'	39.27'	90°00'00"	25.00	35.36'	S54°12'41"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S80°47'19"E	26.06'
L2	N80°47'19"W	26.06'



(ZONED D1-RESIDENTIAL)  
 MAP 132, PARCEL 6.09  
**BARRY ALEXANDER FARMS, LLC**  
 BK. 6638, PG. 741  
 R.O.W.C.T.

- LEGEND**
- IRON ROD (NEW)  
(5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
  - 4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED RAGAN-SMITH ASSOCIATES
  - R.O.W.C.T. REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
  - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
  - X-X- EXISTING FENCE LINE
  - SANITARY SEWER MANHOLE
  - SA- PROPOSED SANITARY SEWER LINE
  - RCP REINFORCED CONCRETE PIPE
  - CATCH BASIN
  - R.O.W. RIGHT-OF-WAY
  - \* CRITICAL LOT (SEE NOTE 10)



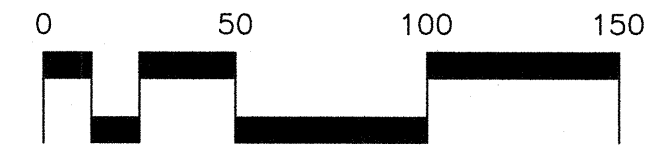
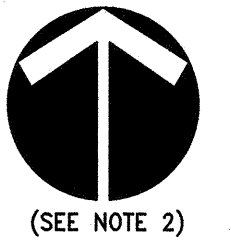
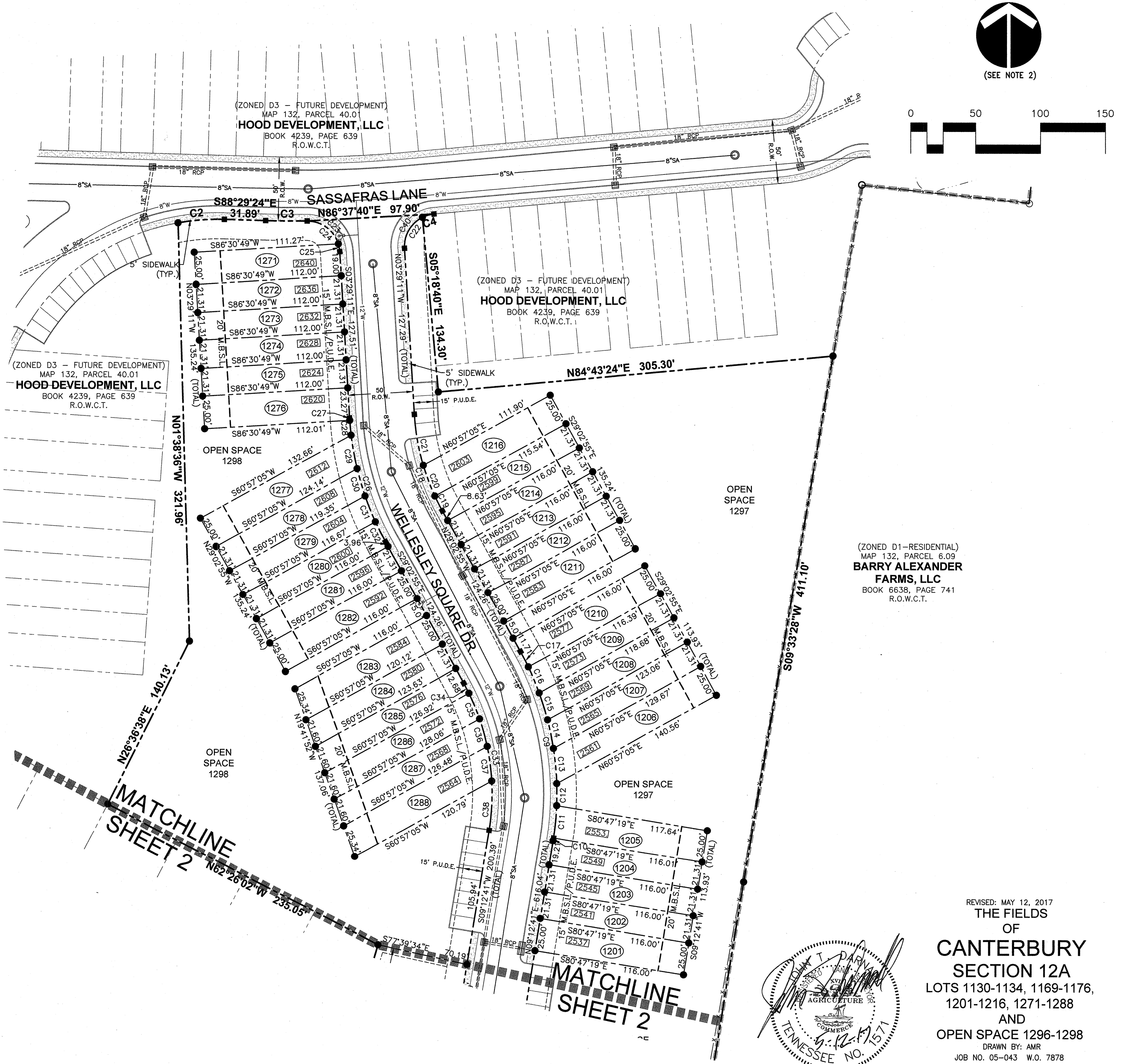
REVISED: MAY 12, 2017  
 THE FIELDS OF CANTERBURY SECTION 12A  
 LOTS 1130-1134, 1169-1176, 1201-1216, 1271-1288 AND OPEN SPACE 1296-1298  
 DRAWN BY: AMR  
 JOB NO. 05-043 W.O. 7878  
 DATE: APRIL 26, 2017  
 SHEET 2 OF 3



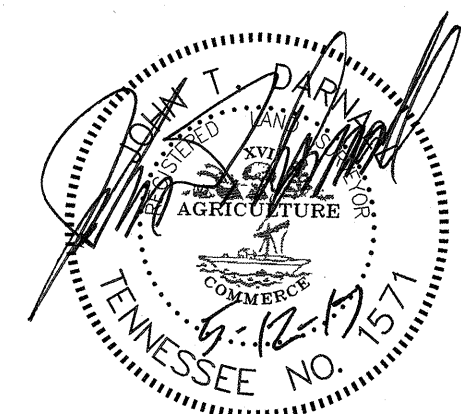
**GENERAL NOTES**

1. SEE SHEET 1 OF 4 FOR GENERAL NOTES, AREA TABLES AND REFERENCES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C2	173.00'	35.81'	11°51'32"	17.97	35.74'	N85°34'50"E
C3	925.00'	31.96'	1°58'46"	15.98	31.96'	S89°28'47"E
C4	25.00'	9.27'	21°15'16"	4.69	9.22'	S74°05'46"W
C9	225.00'	150.25'	38°15'36"	78.05	147.47'	N09°55'07"W
C10	225.00'	2.10'	0°32'06"	1.05	2.10'	S08°56'38"W
C11	225.00'	25.07'	6°22'59"	12.55	25.05'	N05°29'06"E
C12	225.00'	16.97'	4°19'13"	8.49	16.96'	S00°08'00"W
C13	225.00'	27.29'	6°56'55"	13.66	27.27'	N05°30'04"W
C14	225.00'	22.32'	5°41'02"	11.17	22.31'	N11°49'02"W
C15	225.00'	21.76'	5°32'32"	10.89	21.76'	N17°25'49"W
C16	225.00'	21.44'	5°27'35"	10.73	21.43'	N22°55'53"W
C17	225.00'	13.30'	3°23'15"	6.65	13.30'	N27°21'18"W
C18	175.00'	78.08'	25°33'44"	39.70	77.43'	N16°16'03"W
C19	175.00'	12.69'	4°09'20"	6.35	12.69'	S26°58'15"E
C20	175.00'	25.29'	8°16'44"	12.67	25.26'	N20°45'13"W
C21	175.00'	40.10'	13°07'40"	20.14	40.01'	S10°03'01"E
C22	25.00'	29.21'	66°57'19"	16.53	27.58'	N29°59'28"E
C23	25.00'	37.95'	86°58'59"	23.72	34.41'	S46°58'41"E
C24	25.00'	31.89'	73°05'39"	18.53	29.77'	S53°55'20"E
C25	25.00'	6.06'	13°53'20"	3.04	6.05'	S10°25'51"E
C26	225.00'	100.38'	25°33'44"	51.04	99.55'	N16°16'03"W
C27	225.00'	1.73'	0°26'25"	0.86	1.73'	S03°42'23"E
C28	225.00'	11.52'	2°56'04"	5.76	11.52'	S05°23'38"E
C29	225.00'	26.43'	6°43'47"	13.23	26.41'	S10°13'33"E
C30	225.00'	21.85'	5°33'51"	10.93	21.84'	S16°22'22"E
C31	225.00'	21.49'	5°28'17"	10.75	21.48'	S21°53'26"E
C32	225.00'	17.37'	4°25'21"	8.69	17.36'	S26°50'15"E
C33	175.00'	116.86'	38°15'36"	60.70	114.70'	S09°55'07"E
C34	175.00'	8.63'	2°49'32"	4.32	8.63'	S27°38'09"E
C35	175.00'	21.45'	7°01'27"	10.74	21.44'	S22°42'39"E
C36	175.00'	21.92'	7°10'41"	10.98	21.91'	S15°36'35"E
C37	175.00'	26.88'	8°48'06"	13.47	26.86'	S07°37'11"E
C38	175.00'	37.97'	12°25'50"	19.06	37.89'	S02°59'46"W
C40	25.00'	38.49'	88°12'35"	24.23	34.80'	S40°37'06"W



- LEGEND**
- IRON ROD (NEW)  
(5/8" x 18" W/CAP STAMPED  
"RAGAN SMITH & ASSOCIATES")
  - 4" DIAMETER ALUMINUM DISC  
W/ 5/8" IRON ROD MARKED  
RAGAN-SMITH ASSOCIATES
  - R.O.W.C.T. REGISTER'S OFFICE  
WILLIAMSON COUNTY, TENNESSEE
  - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
  - X-X- EXISTING FENCE LINE
  - ⊙ SANITARY SEWER MANHOLE
  - SA- PROPOSED SANITARY SEWER LINE
  - == RCP REINFORCED CONCRETE PIPE
  - ▣ CATCH BASIN
  - R.O.W. RIGHT-OF-WAY
  - \* CRITICAL LOT (SEE NOTE 10)



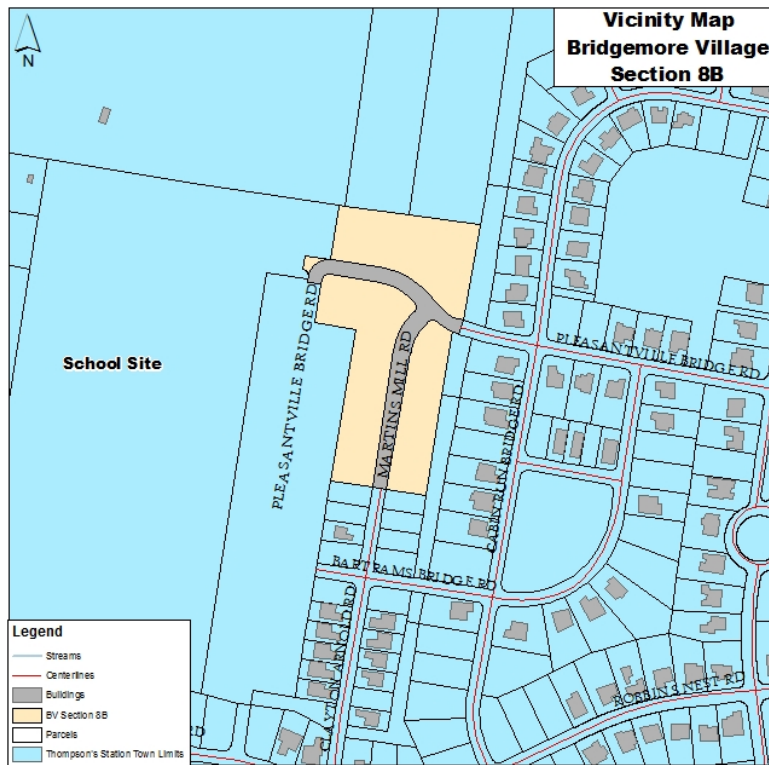
REVISED: MAY 12, 2017  
THE FIELDS  
OF  
**CANTERBURY**  
SECTION 12A  
LOTS 1130-1134, 1169-1176,  
1201-1216, 1271-1288  
AND  
OPEN SPACE 1296-1298  
DRAWN BY: AMR  
JOB NO. 05-043 W.O. 7878  
DATE: APRIL 26, 2017  
SHEET 3 OF 3

**Thompson's Station Planning Commission  
Staff Report – Item 2 (FP 2015-004)  
May 23, 2017**

**Final Plat for Section 8B within Bridgemore Village to create 31 lots.**

**PROJECT DESCRIPTION**

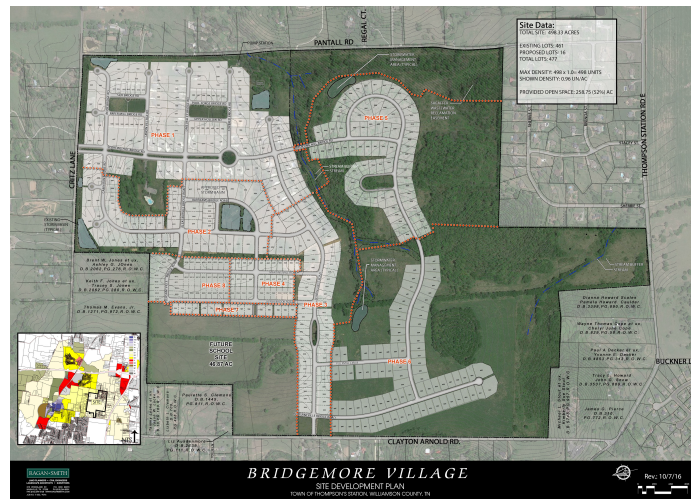
A request for a final plat was submitted by Ragan Smith on behalf of MBSC, LLC for the creation of 28 single-family lots and three (3) open space lots within section 8B of Bridgemore Village.



**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. Sections 4B (10 lots), 7 (16 lots) and 8A (eight lots) were recently approved with 99 lots remaining in Sections 5B and 8B, and phase 7. This plat represents the remaining lots within phase 8.



**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).

Section 8B consists of 28 single-family lots which front Pleasantville Bridge Road. The single-family lots are approximately .25 acres to .55 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 8B includes three (3) open space lots totaling .41 acres, which will result in approximately 217 acres of open space within the development. With the recordation of this plat, approximately 85% of the community will be platted and 80% of the open space. The remaining open space is located within phases 5 and 6 and will be recorded upon final plat approvals. Section 5.4.7 requires that “final plats within subdivisions with common open space must include a proportionate amount of the open space with each section.” All the open space within phase 8 will be recorded as part of this plat. Therefore, recorded open space complies with the LDO.

*Sureties*

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 construction of the roadway is ongoing with the aggregate base being installed. Curbing is not installed; however, drainage and utilities are in place and the erosion control is installed and functioning as intended. Therefore, given the progress, the Town Engineer recommends that the roads, drainage and erosion control surety should be set at \$182,000.

Sewer infrastructure is in place however has not been tested at this time. Therefore, given the progress, the Town Engineer recommends that the sewer surety shall be set at \$80,000.

**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 \$182,000 for roads, drainage and erosion control.
2. Prior to the recordation of the final plat, a surety shall be required in the amount of \$80,000 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 8B



**GENERAL NOTES**

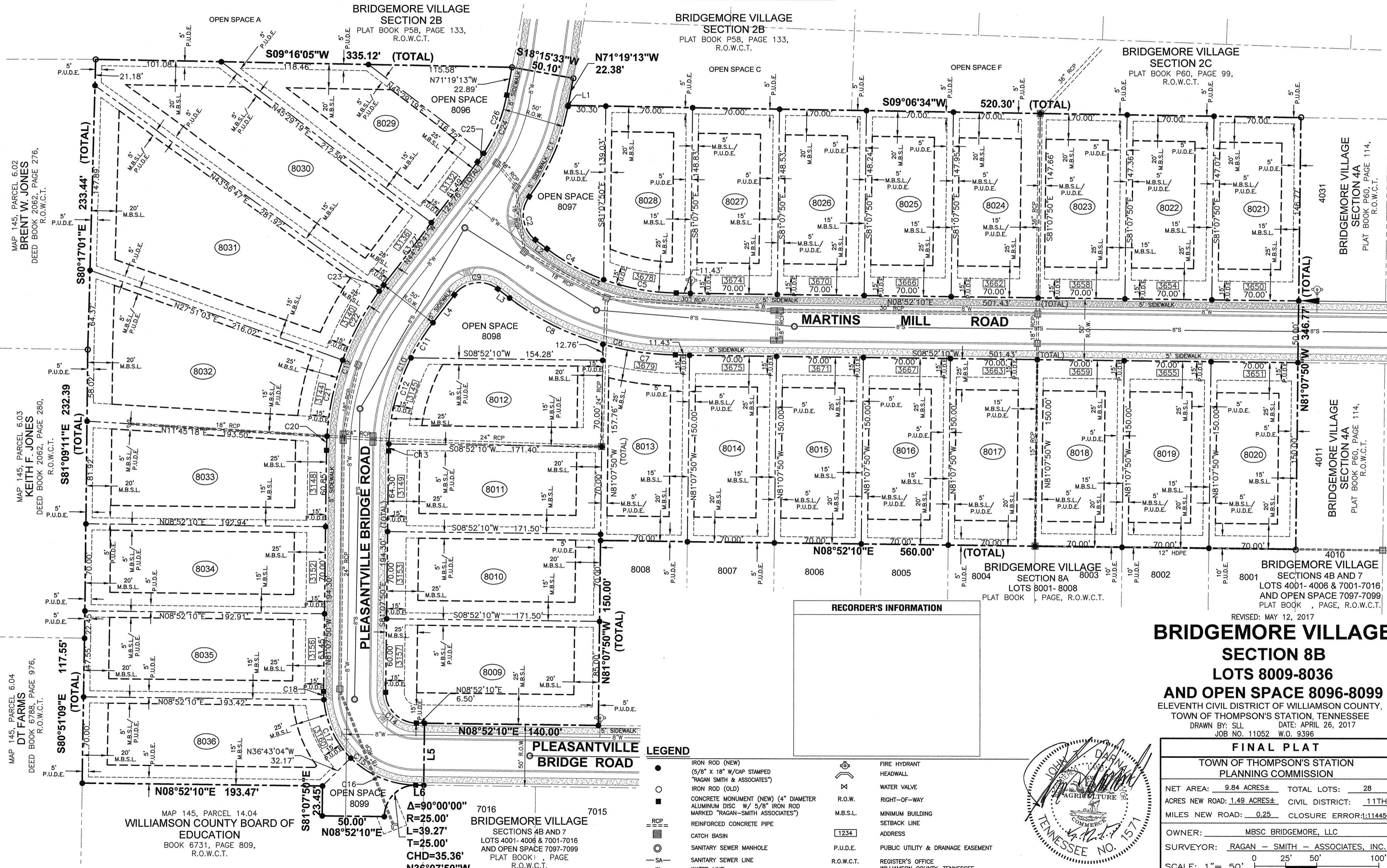
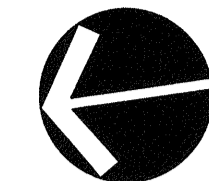
1. SEE SHEET 1 OF 2 FOR GENERAL NOTES, REFERENCES, LOT AND OPEN SPACE AREA TABLES.

LINE	BEARING	DISTANCE
L1	S71°19'13"E	0.68'
L2	N45°29'19"E	11.88'
L3	S45°29'19"W	11.86'
L4	S44°30'41"E	28.21'
L5	N81°07'50"W	50.00'
L6	N08°52'10"E	6.50'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	175.00'	79.06'	25°53'08"	40.22	78.39'	S58°22'39"E
C2	25.00'	38.87'	89°04'36"	24.60	35.07'	S89°58'23"E
C3	175.00'	111.85'	36°37'08"	57.91	109.95'	N27°10'45"E
C4	175.00'	52.12'	17°03'50"	26.25	51.93'	N36°57'24"E
C5	175.00'	59.73'	19°33'18"	30.16	59.44'	N18°38'49"E
C6	225.00'	143.80'	36°37'08"	74.45	141.37'	S27°10'45"W
C7	225.00'	59.26'	15°05'23"	29.80	59.09'	S16°24'52"W
C8	225.00'	84.55'	21°31'45"	42.78	84.05'	S34°43'26"W
C9	25.00'	39.27'	90°00'00"	25.00	35.36'	S00°29'19"W

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C10	175.00'	111.85'	36°37'08"	57.91	109.95'	S62°49'15"E
C11	175.00'	33.57'	10°59'22"	16.83	33.51'	S50°00'22"E
C12	175.00'	72.58'	23°45'51"	36.82	72.06'	S67°22'58"E
C13	175.00'	5.70'	1°51'56"	2.85	5.70'	S80°11'52"E
C14	25.00'	39.27'	90°00'00"	25.00	35.36'	N53°52'10"E
C15	75.00'	117.81'	90°00'00"	75.00	106.07'	S53°52'10"W
C16	75.00'	58.14'	44°24'46"	30.62	56.69'	S31°04'33"W
C17	75.00'	53.11'	40°34'28"	27.72	52.01'	N73°34'10"E
C18	75.00'	6.56'	5°00'46"	3.28	6.56'	N83°38'13"W

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C19	225.00'	143.80'	36°37'08"	74.45	141.37'	N62°49'15"W
C20	225.00'	11.33'	2°53'08"	5.67	11.33'	N79°41'16"W
C21	225.00'	63.21'	16°05'44"	31.81	63.00'	N70°11'50"W
C22	225.00'	63.21'	16°05'44"	31.81	63.00'	N54°06'05"W
C23	225.00'	6.06'	1°32'32"	3.03	6.06'	N45°16'57"W
C24	125.00'	58.49'	26°48'32"	29.79	57.96'	N57°54'57"W
C25	125.00'	8.52'	3°54'15"	4.26	8.52'	N46°27'48"W
C26	125.00'	49.97'	22°54'17"	25.32	49.64'	N59°52'04"W

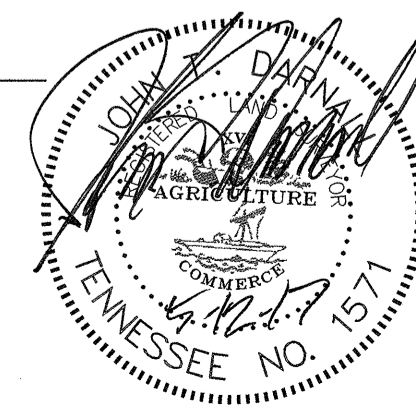


**RECORDER'S INFORMATION**

BRIDGEMORE VILLAGE SECTION 8B  
 LOTS 8001-8008  
 PLAT BOOK PAGE, R.O.W.C.T.

**LEGEND**

●	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	⊕	FIRE HYDRANT
○	IRON ROD (OLD)	—	HEADWALL
■	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	⊗	WATER VALVE
—	REINFORCED CONCRETE PIPE	—	RIGHT-OF-WAY
—	CATCH BASIN	—	MINIMUM BUILDING SETBACK LINE
—	SANITARY SEWER MANHOLE	—	ADDRESS
—	SANITARY SEWER LINE	—	P.U.D.E.
—	WATER LINE	—	PUBLIC UTILITY & DRAINAGE EASEMENT
		—	REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE



**BRIDGEMORE VILLAGE**  
**SECTION 8B**  
**LOTS 8009-8036**  
**AND OPEN SPACE 8096-8099**  
 ELEVENTH CIVIL DISTRICT OF WILLIAMSON COUNTY,  
 TOWN OF THOMPSON'S STATION, TENNESSEE  
 DRAWN BY: SLL DATE: APRIL 26, 2017  
 JOB NO. 11052 W.O. 9396

**FINAL PLAT**

TOWN OF THOMPSON'S STATION  
 PLANNING COMMISSION

NET AREA: 9.84 ACRES±	TOTAL LOTS: 28
ACRES NEW ROAD: 1.49 ACRES±	CIVIL DISTRICT: 11TH
MILES NEW ROAD: .025	CLOSURE ERROR: 1:114450+

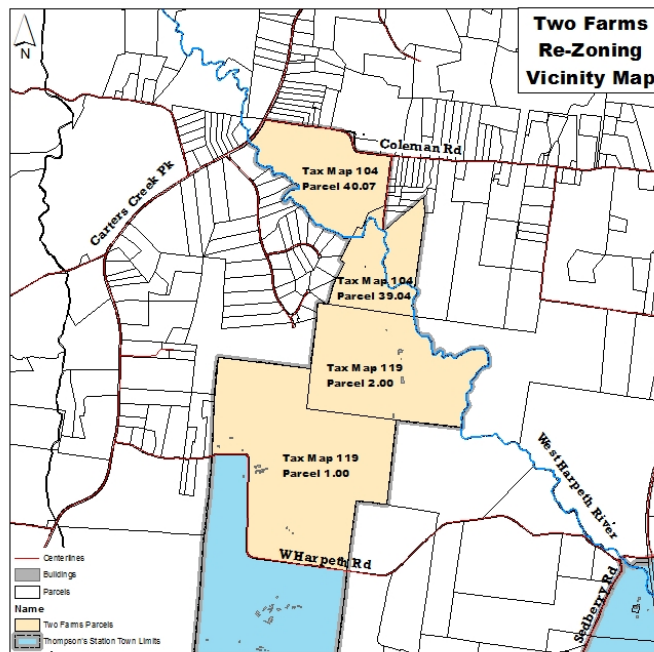
OWNER: MBSC BRIDGEMORE, LLC  
 SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.  
 SCALE: 1" = 50'

**Thompson's Station Planning Commission  
Staff Report – Item 3  
May 23, 2017**

**Zoning Amendment and Rezone request for Two Farms at Thompson's Station to permit golf courses as a special exception use within the D1 zoning district within the Land Development Ordinance and to zone/rezone 828.66 acres to D1 and D3 zoning located at 1350 King Lane (104 040.07; 104 039.04; and 119 002.00) and 1770 West Harpeth Road (a portion of Tax Map 119 Parcel 001.00) to develop a residential community with a golf course and ancillary uses.**

**PROJECT DESCRIPTION**

A request from Discovery Land Company was submitted to amend the Town's Land Development Ordinance to permit golf courses as a special exception within the D1 zoning district. The applicant also requests to zone/rezone 828.66 acres to D1 and D3 zoning to develop a golf course community. The project site is located between Coleman Road and West Harpeth Road, east of Carter's Creek Pike.



**BACKGROUND**

The property was recently annexed to develop a mixed-use project that would offer a variety of housing options along with a golf course and other retail and restaurant uses. The property is surrounded by a mix of agriculture/vacant land and single-family housing. The land south of Coleman Road (Tax Map 104 Parcel 40.07, Tax Map 104 Parcel 39.04 and Tax Map 119 Parcel 002.00) totaling 686.92 acres was recently annexed by referendum and is not zoned. The remaining 529.36 acres of land north of West Harpeth Road (Tax Map 119 Parcel 1.00) is zoned Transect Community (TC). Under the TC zoning, 60% of the subject site would have been set aside as open space and golf course and the remaining 40% of the property would be a mix of residential and non-residential land uses.

## **ZONING AMENDMENT**

The applicant is requesting an amendment to the Town's Land Development Ordinance (LDO) to permit golf courses as a special exception within the D1 zoning district. In addition, the proposal includes ancillary uses to support the golf course, such as practice areas, comfort stations, retail and food and beverage. 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 incorporates 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.

Permitting additional uses as special exceptions with no standards to govern does not provide for a balanced framework in which to approve development. Therefore, Staff would recommend appropriate regulations be incorporated into the Land Development Ordinance for the land use. Staff recommends the following definition: "golf course: an area of land for playing golf with at least nine holes that may include a driving range, putting green and other ancillary uses to support the golf course, such as beverage and food concessions, comfort stations, restaurant and related retail establishments not intended to serve the needs of the general public." Staff would also recommend the inclusion of standards for the golf course use to include the following:

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

## **GROWTH SECTOR**

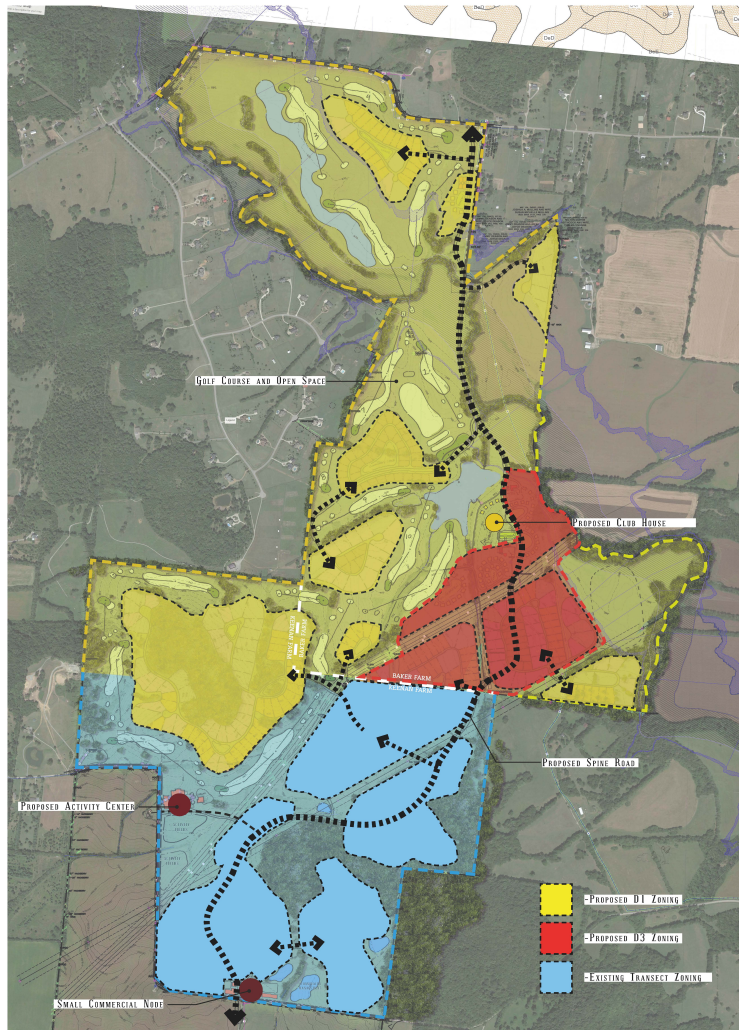
Upon annexation of land, a growth sector must be identified for the annexed territory by the Planning Commission. This growth sector is intended to identify growth patterns throughout the Town. The land south of West Harpeth Road, north of SR840 is designated as the O2 Growth Sector, which "should consist of lands of rural character, including hamlets and villages in which development should be limited to that which will not overburden resources or natural systems" (LDO Section 1.2.5c). The land north of West Harpeth is designated as G1- Controlled Growth, which "should consist of lands of primarily rural character, including hamlets and villages" (LDO Section 1.2.5.d) as allowed in the transect community zoning. Therefore, it is appropriate to designate the remaining land as G1- Controlled Growth.

## **ZONING**

The applicant is requesting to zone/rezone approximately 828.66 acres of the overall project site as the D1 and D3 use districts. Three parcels (Tax Map 104 Parcel 40.07, Tax Map 104 Parcel



39.04 and Tax Map 119 Parcel 002.00) for a total of 686.92 acres were annexed by referendum in December 2016 and are not zoned. The applicant is requesting that 572.77 acres of the 686.92-acre area be zoned D1 and the remaining 114.15 acres be zoned D3. In addition, the applicant is requesting the 141.74 acres of the land located to the south (portion of Tax Map 119 Parcel 001.00) within the transect community (TC) zoning be rezoned to D1. The D1 district permits a density of one unit an acre with lot widths of 85 feet while the D3 district permits a higher density of three units per acre with lots widths of 50 feet. Both zones require 45% open space and the TC zone requires 60% open space. The D3 zone is requested in order to allow for smaller lots with a width of 55 feet identified as the “cabin” product on the concept plan. The Town does not have any land zoned D3 on the east side of the CSX and Staff has some concern with increasing density, reducing lots sizes and reducing open space requirements on the west side of the Town. In addition, the land surrounding the subject property to the north, east and west is predominantly zoned Rural Preservation RP-1 which is one unit an acre with land to the south and east zoned Rural Preservation (RP)- 5 which is one unit per five acres. Therefore, Staff recommends that the amount of land zoned D3 should be limited to the location of the “cabin” product around the golf clubhouse south of lake.



PROPOSED ZONING PLAN

WORKING DRAFT  
 TOWN OF FARMER  
 THOMPSON'S STATION, TN  
 MAY 11, 2017



## **RECOMMENDATION**

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen approval of the zoning amendment to permit golf courses as a special exception within the D1 zoning district with the recommended definition along with development standards as follows:

### *Section 1.3*

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

### *Section 4.11.14 Golf Course Standards*

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

Staff recommends that the Planning Commission designate the Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00 as G1- Controlled Growth on the Town's Sector Map.

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen approval of the D1 and D3 zoning districts with the contingency that the D3 zoning district be limited to the area designated on the concept plan for the "cabin" product.

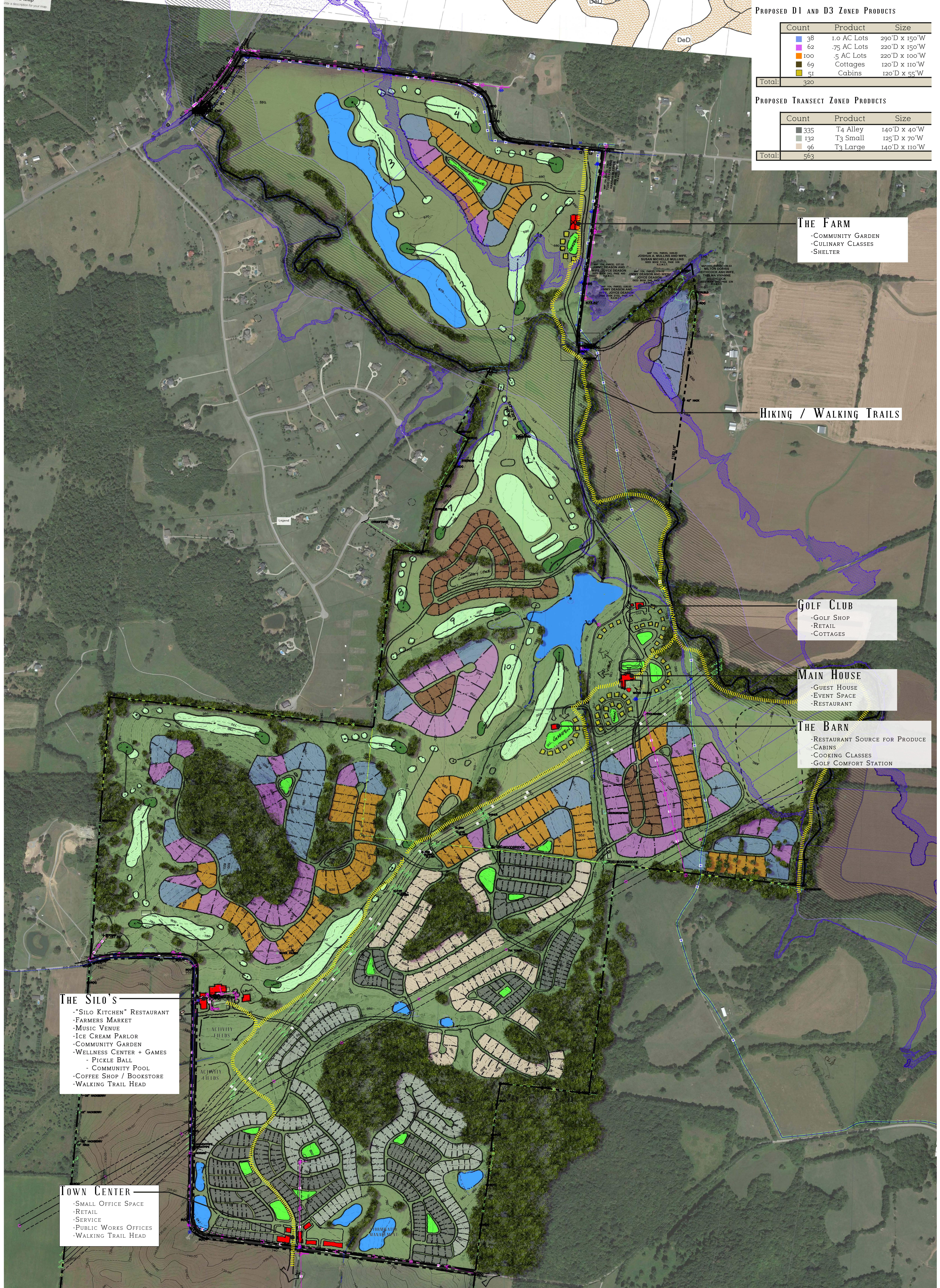
## **ATTACHMENTS**

Applicant LDO Amendment Request

Two Farms Existing Property Map

Two Farms Proposed Zoning Plan

Two Farms Working Draft of the Concept Plan



**PROPOSED D1 AND D3 ZONED PRODUCTS**

Count	Product	Size
38	1.0 AC Lots	290'D x 150'W
62	.75 AC Lots	220'D x 150'W
100	.5 AC Lots	220'D x 100'W
69	Cottages	120'D x 110'W
51	Cabins	120'D x 55'W
<b>Total:</b>	<b>320</b>	

**PROPOSED TRANSECT ZONED PRODUCTS**

Count	Product	Size
335	T4 Alley	140'D x 40'W
132	T3 Small	125'D x 70'W
96	T3 Large	140'D x 110'W
<b>Total:</b>	<b>563</b>	

**THE FARM**  
 -COMMUNITY GARDEN  
 -CULINARY CLASSES  
 -SHELTER

**HIKING / WALKING TRAILS**

**GOLF CLUB**  
 -GOLF SHOP  
 -RETAIL  
 -COTTAGES

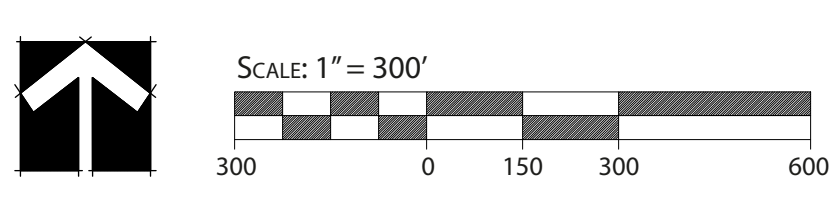
**MAIN HOUSE**  
 -GUEST HOUSE  
 -EVENT SPACE  
 -RESTAURANT

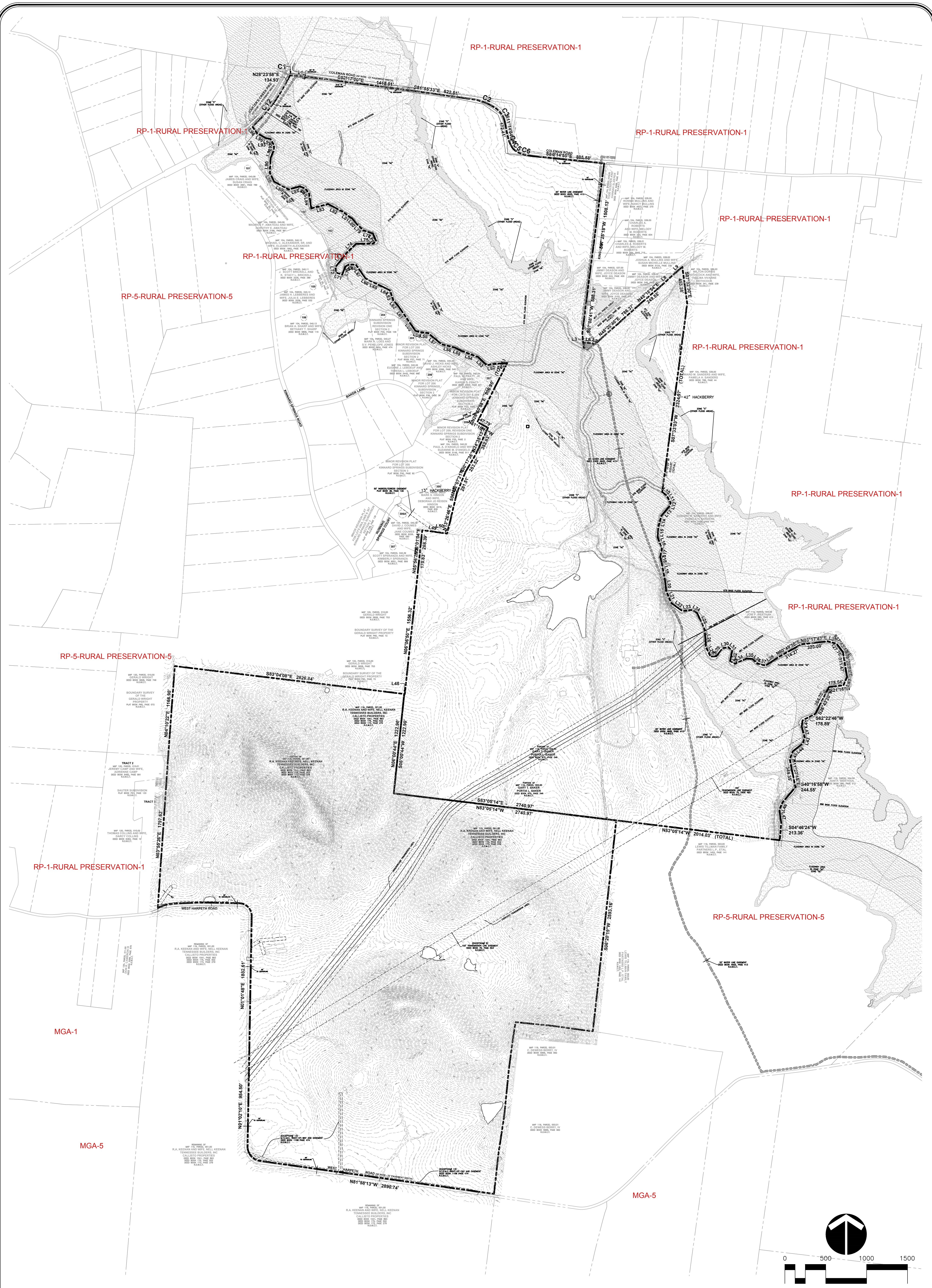
**THE BARN**  
 -RESTAURANT SOURCE FOR PRODUCE  
 -CABINS  
 -COOKING CLASSES  
 -GOLF COMFORT STATION

**THE SILO'S**  
 -"SILO KITCHEN" RESTAURANT  
 -FARMERS MARKET  
 -MUSIC VENUE  
 -ICE CREAM PARLOR  
 -COMMUNITY GARDEN  
 -WELLNESS CENTER + GAMES  
 - PICKLE BALL  
 - COMMUNITY POOL  
 -COFFEE SHOP / BOOKSTORE  
 -WALKING TRAIL HEAD

**TOWN CENTER**  
 -SMALL OFFICE SPACE  
 -RETAIL  
 -SERVICE  
 -PUBLIC WORKS OFFICES  
 -WALKING TRAIL HEAD

**CONCEPT PLAN**  
**WORKING DRAFT**  
 TWO FARMS  
 THOMPSON'S STATION, TN  
 APRIL 26, 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

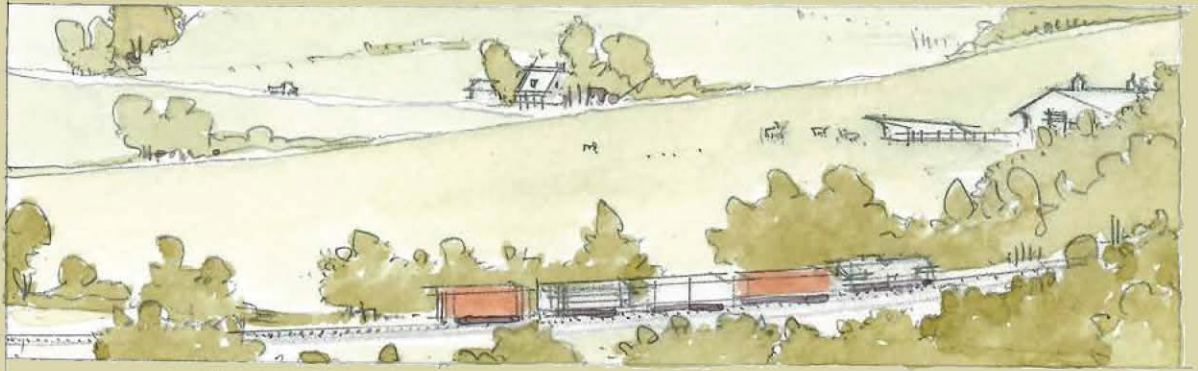
TOWN OF THOMPSON'S STATION, TENNESSEE

**RAGAN SMITH**

LAND PLANNERS • CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE      CHATTANOOGA  
 315 WOODLAND STREET      1410 COWART STREET  
 P.O. BOX 1007Q      SUITE 200  
 NASHVILLE, TN 37206      CHATTANOOGA, TN 37608  
 (615) 244-8591      (423) 490-9400

[www.ragan-smith.com](http://www.ragan-smith.com)



**AMENDMENT  
REQUESTED  
by Applicant**

**Thompson's Station, Tennessee  
Land Development Ordinance  
10 SEP 2015  
Amendments 14 MAR 2017**

# ZONING

# LAND DEVELOPMENT ORDINANCE

Town of Thompson's Station

**TABLE 4.4 O2, G1, G2 USE ZONES LAND USE**

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

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

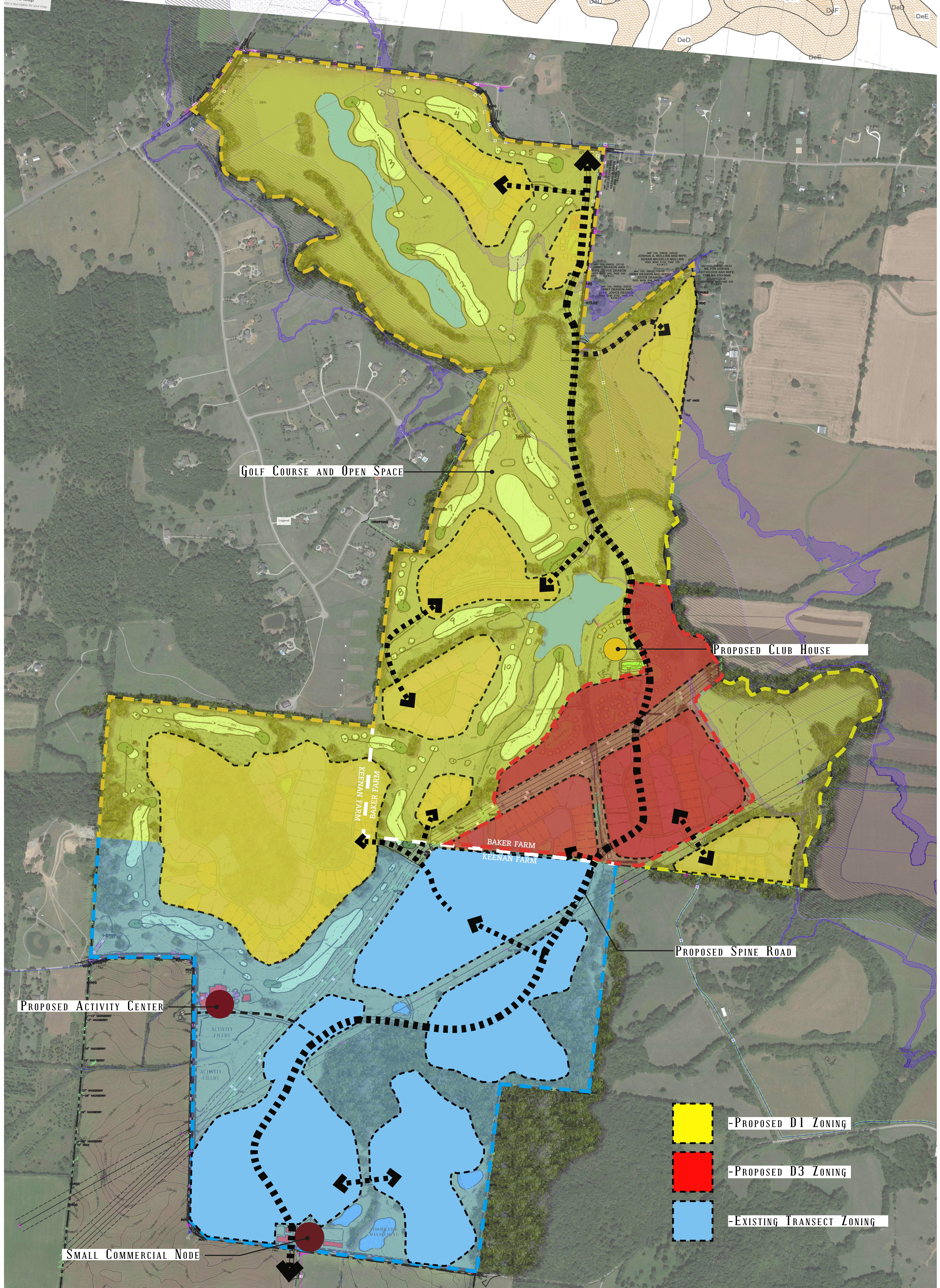
Town of Thompson’s Station

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		
Helicopter / 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					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

Golf Course & Ancillary Uses	S						



**PROPOSED ZONING PLAN**  
**WORKING DRAFT**  
TWO FARMS  
THOMPSON'S STATION, TN  
MAY 11, 2017

