

**Town of Thompson's Station  
Municipal Planning Commission  
Meeting Agenda  
June 22, 2021**

**Meeting Called To Order**

**Minutes-**

**Consideration Of The Minutes Of The May 25, 2021 Meeting**

Documents:

[MAY 25 2021 MINUTES.PDF](#)

**Public Comments-**

**Planner Report & Announcements**

**AGENDA ITEMS**

- 1. Littleberry Subdivision Final Plat – Section 2 For The Creation Of 19 Single Family Lots And 1 Open Space Lots Located Along Sarah Bee Lane And Cherry Jack Lane.**

Documents:

[ITEM 1- LITTLEBURY SECTION 2 FP STAFF REPORT 6-22-21.PDF](#)  
[ITEM 1- LITTLEBURY SECTION 2 FP PC SUBMITTAL 6-22-21.PDF](#)

**BOND ACTIONS/REPORT**

- 2. Bond Actions**
  - a. Update on Long Held Bonds**

**Adjourn**

*This meeting will be held at 6:00 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**  
**May 25, 2021**

**Call to Order:**

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 6:00 p.m. on 25th day of May 2021.

Members and staff present were Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Tara Rumpler; Commissioner Sheila Shipman; Commissioner Bob Whitmer; Commissioner Kreis White; Planning Director Micah Wood; Planning Technician Jennifer Banaszak; IT Coordinator Tyler Rainey and Town Attorney Andrew Mills

**Minutes:**

The minutes of the April 27th, 2021, regular meeting were presented.

**Commissioner Whitmer made a motion to approve the April 27, 2021 meeting minutes. The motion was seconded and carried by all present.**

**Public Comment:**

**Harry King – 3684 Ronstadt Rd** – Glad to have everyone back in person.

**Town Planner Report:**

Mr. Wood gave an update on the following:

- A new version of the LDO (Land Development Ordinance) is online. A new hard copy will be provided for everyone as soon as the next round of amendments are approved by BOMA.
- Training Topics for upcoming training sessions
- Over the next year, the Town will launch a comprehensive the planning process to provide major updates to the Major Thoroughfare Plan (MTP), General Plan, the LDO, and an Economic Development Analysis. More details will be forthcoming after the start of the new fiscal year.

**AGENDA ITEMS:**

- 1. Consideration of Ordinance 2021-010, an amendment to the Land Development Ordinance to revise certain sections in Articles 3, 4 & 5 related to the preservation of trees, the installation of required public improvements, fence, and open spaces.**

Mr. Wood reviewed his Staff report and Staff recommends that the Planning Commission provide a favorable recommendation onto the BOMA for these text amendments.

**After extensive discussion, Commissioner White made a motion to recommend Sections 1, 2 and 4 on to the Board of Mayor and Alderman, omitting section 3 regarding fence permits. The motion was seconded and carried by all present.**

**BOND ACTIONS/REPORT**

**2. Bond Actions**

- a. Bridgemore 6A Sewer Maintenance Bond Release**
- b. Bridgemore 6B Sewer Maintenance Bond Release**
- c. Bridgemore 6C Sewer Performance Bond Release and Creation of Maintenance Bond**
- d. Bridgemore 6D Sewer Performance Bond Release and Creation of Maintenance Bond**

Mr. Wood reviewed his Staff reports for the above bond items and Staff recommends approval.

**After discussion, Commissioner Whitmer made a motion to approve Bond Action items A through D. The motion was seconded and carried by all present.**

**e. Update on Bonds –**

Mr. Wood updated the Commission on outstanding bonds, noting that the Tollgate punch list has been agreed upon and mid-June is the start date for the list of repairs in all sections. There is a 120-day time clock once work has been started for completion.

**3. Discussion Item: Future Sewer Capacity Reservation Process as it relates to Planning Commission Process.**

Planning Director Wood and Town Attorney Mills reviewed the flow chart as it applies to the Sewer Capacity Reservation Process.

**4. Discussion Item: Williamson County Growth Plan Update**

Planning Director Wood reviewed how the growth plan process works, what is happening in Williamson County, and how the process will directly affect Thompson's Station. There will be an open house and public engagement process prior to the Planning Commission meeting in June.

There being no further business, the meeting was adjourned at 7:27 p.m.

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Trent Harris, Chairman

Attest:

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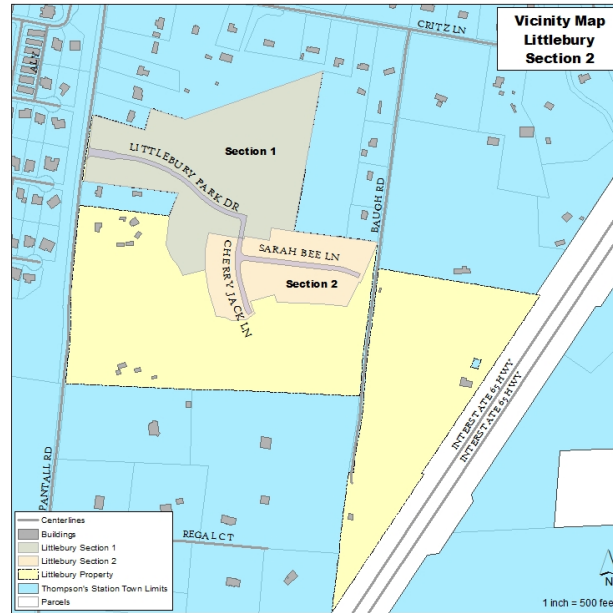
Micah Wood, Secretary

**Thompson's Station Planning Commission  
Staff Report –Item 1 (FP 2021-008)  
June 22, 2021**

**Request to approve the final plat for Littlebury Section 2 to create 19 single family lots and 1 open space lot.**

**PROJECT DESCRIPTION**

A request to approve the second final plat for Section 2 of Littlebury to create single family lots and open space lots located along Cherry Jack Lane and Sarah Bee Lane.



**ANALYSIS**

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 2 consists of 19 single family lots and associated open space. The preliminary plat approval consisted of 91 single family lots and 13 open space lots. The setbacks within the D1 district are a maximum of 25 feet for the front yard, 20 feet total (5 foot minimum) for the side yard, and 30 feet for the rear yard. The lots comply with the LDO minimum standards.

*Development Agreement*

The Development Agreement for the phase was approved and executed on October 21, 2019.

*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.

Improvement to roadways and drainage are required. 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 \$TBD.

Improvements to the sewer are required. After an evaluation of the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$TBD.

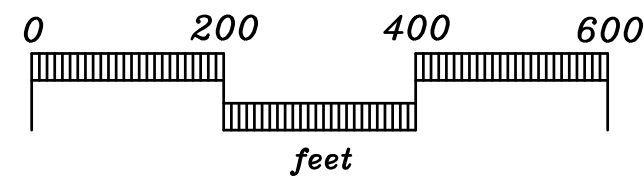
**Recommendation**

Staff recommends approval with the following contingencies:

1. The applicant shall revise the subdivision name, as follows: Littlebury Section 2.
2. The applicant shall add the following note: "All mailbox types and locations shall meet the requirements and standards of the United States Postal Service."
3. Prior to issuance of building permits or occupancy, all necessary sewer connections to the system shall be completed and shall pass any necessary testing.
4. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$TBD for roadways, drainage and erosion control with automatic renewal.
5. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$TBD for sanitary sewer with automatic renewal.
6. 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



OWNER/DEVELOPER:  
LITTLEBURY DEVELOPMENT CO. LLC  
C/O: MR. TONY CAVENDER  
P.O. BOX 764  
FAIRVIEW, TN 37062

FLOODPLAIN NOTE:  
NO PORTION OF THIS SITE LIES WITHIN A 100 YEAR  
FLOOD HAZARD AREA PER F.E.M.A. MAP NO.  
47187C0365 F, DATED SEPT. 29, 2006.

LAND DATA:

- 19 RESIDENTIAL LOTS ON 7.95 ACRES±
- RIGHT-OF-WAY AREA ON 140 ACRES±
- 1 OPEN SPACE LOT ON 0.07 ACRES±

TOTAL LAND AREA: 9.42 ACRES±

ZONED: DI - LOW INTENSITY RESIDENTIAL

LOT SETBACKS:

- FRONT: 25'
- SIDE: 10'
- REAR: 30'

DEED REFERENCE:

TAX MAP 145, A PORTION OF PARCEL 34.11  
DEED BOOK 7524, PAGE 482;  
WILLIAMSON COUNTY REGISTER OF DEEDS.

CONTACTS:

MIDDLE TENNESSEE ELEC. MEMBER. CORP.:  
2156 EDWARD CURD LANE  
FRANKLIN, TN 37067  
PHONE: (615) 794-3561  
CONTACT: JACOB CAIN / ROGER HIGGENBOTTOM

ENGINEER/SURVEYOR:  
SITE ENGINEERING CONSULTANTS, INC.  
890 MIDDLE TENNESSEE BLVD.  
MURFREESBORO, TN 37129  
PHONE: (615) 890-7901  
CONTACT: JAMIE REED

H. B. & T. S. UTILITY DISTRICT  
(HILLSBORO, BURWOOD & THOMPSON'S STATION)  
505 DOWNS BLVD.  
FRANKLIN, TN 37064  
PHONE: (615) 794-7796  
CONTACT: CODY LOVETT

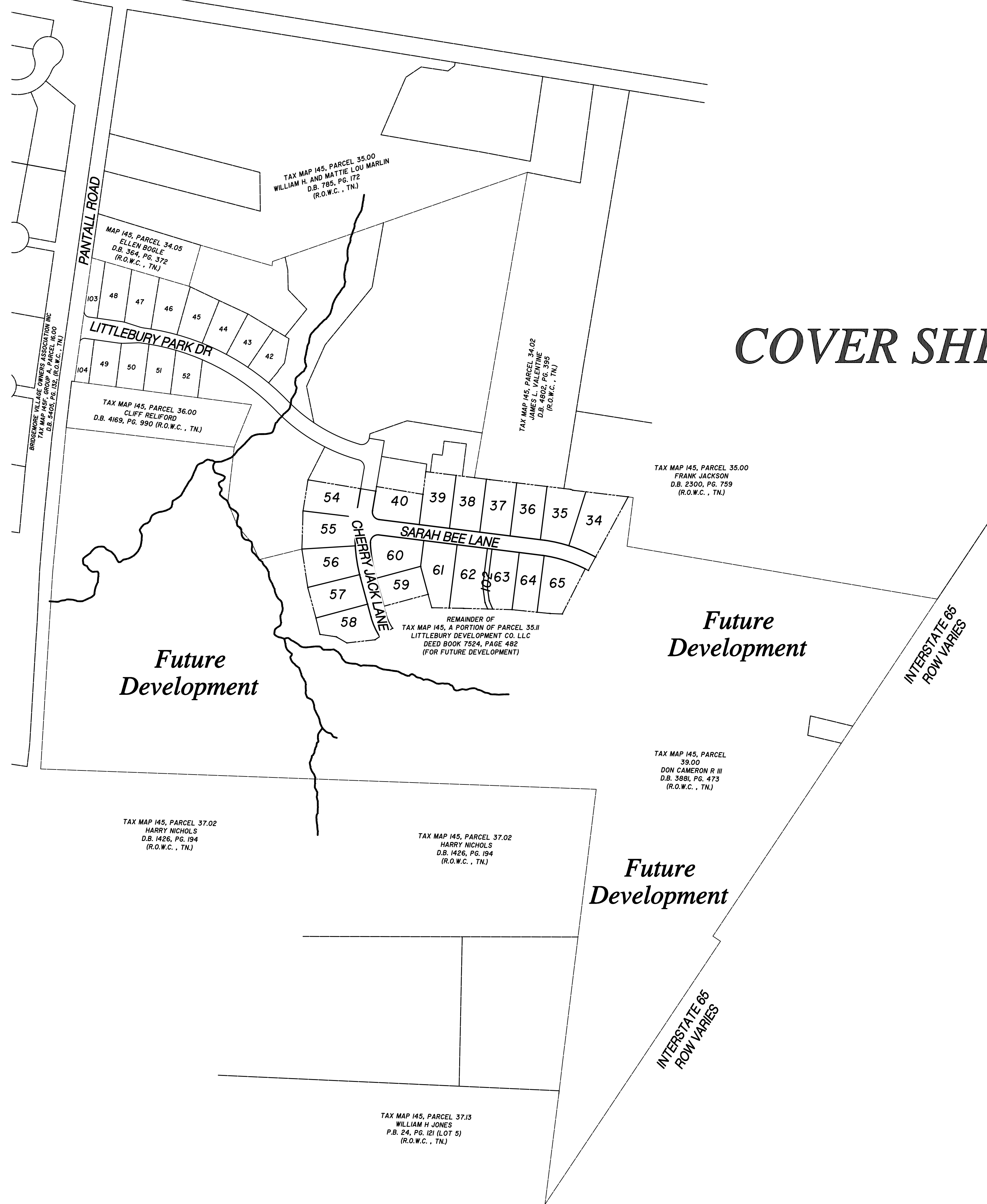
ATMOS 6AS  
810 CRESCENT CENTRE DR. #600  
FRANKLIN, TN 37067  
PHONE: (615) 771-8300  
CONTACT: TIM BROWN

LEGEND

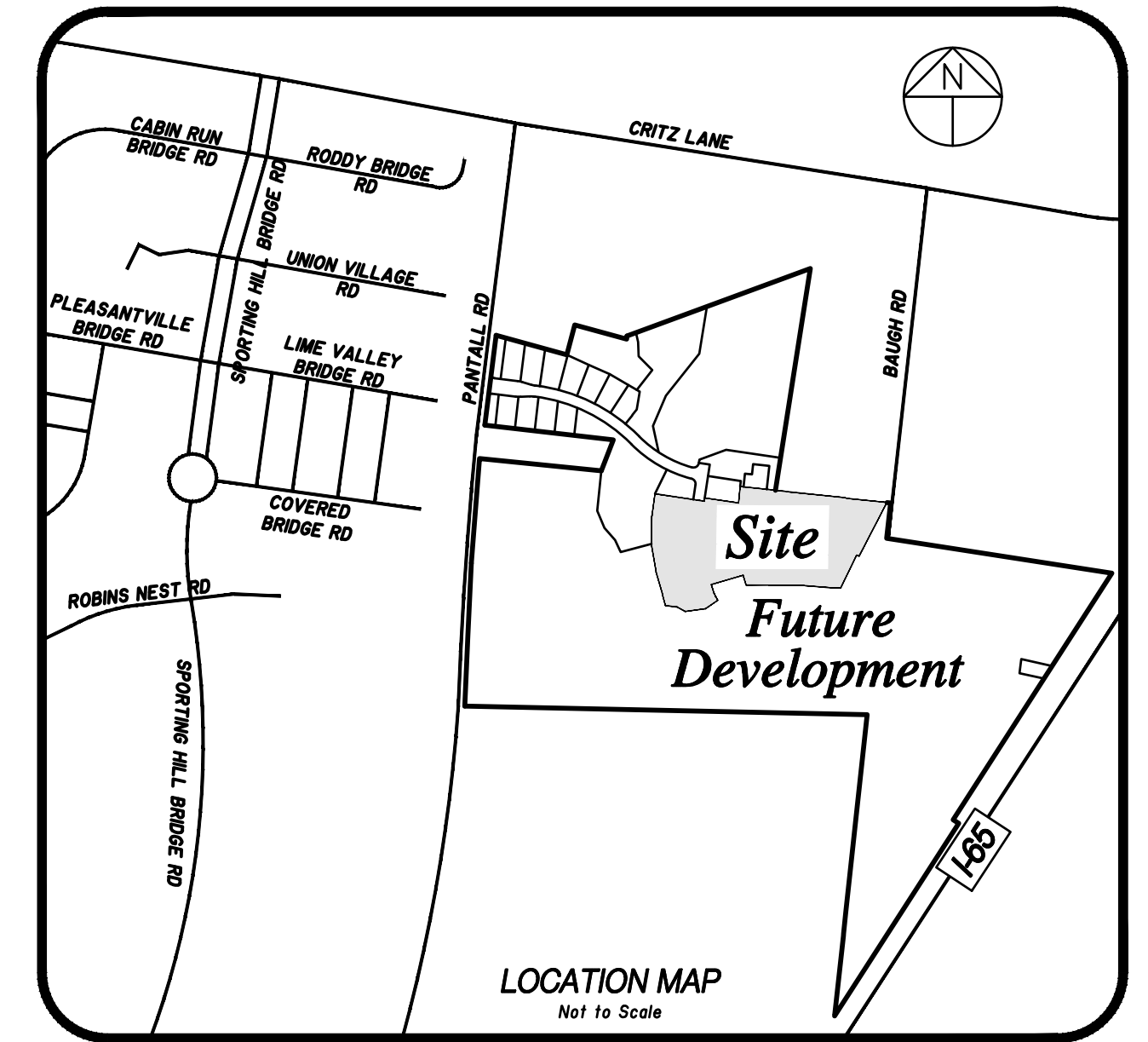
- EXISTING IRON PIN
- SET IRON PIN
- ∩ WATER METER
- ⊗ WATER VALVE
- 3"FM—2"FM— FORCEMAIN SEWER LINE
- CH— WATER LINE w/FIRE HYD.
- 500 STREET ADDRESS

PHASE 1, SECTION 2 STREET DATA:

CHERRY JACK LANE = 480.2' L.F. / 0.09 MI.  
SARAH BEE LANE = 763.8' L.F. / 0.145 MI.  
TOTAL = 1,244 L.F. / 0.235 MI.



COVER SHEET



SURVEYOR'S NOTES

1. THE PURPOSE OF THIS FINAL PLAT IS TO CREATE SINGLE FAMILY LOTS, 1 OPEN SPACE AREAS, DEDICATE PUBLIC RIGHT-OF-WAY AND ESTABLISH UTILITY AND DRAINAGE EASEMENTS.
2. BEARING SYSTEM IS BASED ON TENNESSEE STATE PLANE COORDINATES.
3. THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED FROM ELEVATIONS SHOWN ON FIRM MAPS FOR WILLIAMSON COUNTY, TENNESSEE. MAP NUMBER 47187C0365 F, EFFECTIVE DATE SEPTEMBER 29, 2006.
4. MINIMUM BUILDING SETBACK LINES:  
FRONT 25', SIDE 10', REAR 30'
5. PROPERTY IS CURRENTLY ZONED DI - (LOW INTENSITY RESIDENTIAL).
6. SITE IS LOCATED ON PROPERTY MAP 145, PARCEL 34.11
7. THIS FINAL PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE SEARCH. PROPERTY IS SUBJECT TO ANY OF ALL RESTRICTIONS OR EASEMENTS, OF RECORD OR BY PRESCRIPTION, THAT A COMPLETE TITLE SEARCH MAY REVEAL.
8. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING ON THE LOT OR UNDER THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
9. THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS. STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION OF THE THOMPSON STATION STORM WATER MANAGEMENT REGULATIONS, HAVE BEEN LOCATED AS SHOWN.
10. WITHIN THE WATERWAY BUFFER AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THOMPSON STATION ENGINEERING DEPARTMENT.
11. THE LINEAR ERROR OF CLOSURE IS LESS THAN 1/10,000.

FINAL PLAT

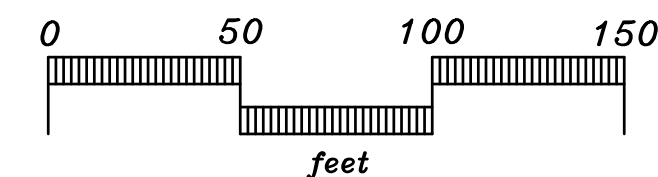
PHASE 1, SECTION 2  
LITTLEBURY SUBDIVISION

MAP 145, A PORTION OF PARCEL 34.11  
1<sup>st</sup> CIVIL DISTRICT, THOMPSON'S STATION, TENNESSEE

**SEC, Inc.** SITE ENGINEERING CONSULTANTS  
ENGINEERING • SURVEYING • LAND PLANNING  
LANDSCAPE ARCHITECTURE  
850 MIDDLE TENNESSEE BLVD • MURFREESBORO, TENNESSEE 37129  
PHONE (615) 890-7901 • FAX (615) 895-2567  
WWW.SEC-CIVIL.COM

|   |   |   |  |   |   |  |
|---|---|---|--|---|---|--|
| <p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN DEED BOOK 7524, PAGE 482, R.O.W.C., TN, 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 ALL PUBLIC STREETS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.</p> <p>DATE: _____ OWNER: _____<br/>LITTLEBURY DEVELOPMENT CO. LLC<br/>TONY CAVENDER, MEMBER</p> | <p><b>CERTIFICATE OF ACCURACY</b></p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON STATION, TENNESSEE 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 COUNTY ENGINEER. THE LINEAR ERROR OF CLOSURE IS LESS THAN 1/10,000.</p> <p>DATE: _____ BY: _____<br/>SEC INC.<br/>850 MIDDLE TENNESSEE BLVD.<br/>MURFREESBORO, TN 37129<br/>(615) 890-7901 REGISTERED LAND SURVEYOR<br/>TENNESSEE R.L.S. # _____</p> | <p><b>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME &amp; STREET NAMES</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.</p> <p>Date: _____ EMA DEPARTMENT TITLE _____</p> <p><b>CERTIFICATE OF APPROVAL FOR ADDRESSES</b></p> <p>I HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE DEPARTMENT OF INFORMATION TECHNOLOGY (IT).</p> <p>DATE: _____ IT DEPARTMENT TITLE _____</p> | <p><b>CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS</b></p> <p>I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "LITTLEBURY SUBDIVISION, PHASE 1, SECTION 2" 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.</p> <p>WATER SYSTEM: H. B. &amp; T. S. UTILITY DISTRICT</p> <p>DATE: _____ AUTHORIZED APPROVING AGENT _____</p> | <p><b>UTILITY CERTIFICATION OF THE APPROVAL OF SEWER SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE SEWAGE TREATMENT AND COLLECTION SYSTEM PROPOSED FOR INSTALLATION, ALONG WITH ACCESS TO MAINTAIN THE COLLECTION SYSTEM AND ALL SYSTEM COMPONENTS, AND REQUIRING ALL HOMES ON THIS PLAT TO CONNECT TO THE CARTWRIGHT CREEK, LLC SYSTEM, FULLY MEETS THE REQUIREMENTS OF CARTWRIGHT CREEK, LLC AND IS HEREBY APPROVED AS SHOWN.</p> <p>DATE: _____ 20____</p> <p>CARTWRIGHT CREEK, LLC</p> <p>TITLE _____</p> | <p><b>CERTIFICATE OF THE APPROVAL OF STREETS</b></p> <p>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 ROADWAY AND DRAINAGE REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE THOMPSON'S STATION PLANNING COMMISSION TO ASSURE COMPLETION OF ALL STREET IMPROVEMENTS IN CASE OF DEFAULT.</p> <p>DATE: _____ ENGINEER-THOMPSON'S STATION _____</p> | <p><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THOMPSON STATION, TENNESSEE, 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 THE RECORDING IN THE OFFICE OF THE COUNTY REGISTER.</p> <p>DATE: _____ SECRETARY - PLANNING COMMISSION _____</p> <p>THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY _____ DATE _____</p> |
|---|---|---|--|---|---|--|

|                  |                              |                                  |                  |                     |                 |
|------------------|------------------------------|----------------------------------|------------------|---------------------|-----------------|
| PROJ. #<br>17224 | DATE: 04-26-2021<br>REVISED: | FILE:<br>17224<br>LITTLEBURY-PH2 | DRAWN BY:<br>ATS | SCALE:<br>1" = 200' | SHEET<br>1 OF 2 |
|------------------|------------------------------|----------------------------------|------------------|---------------------|-----------------|

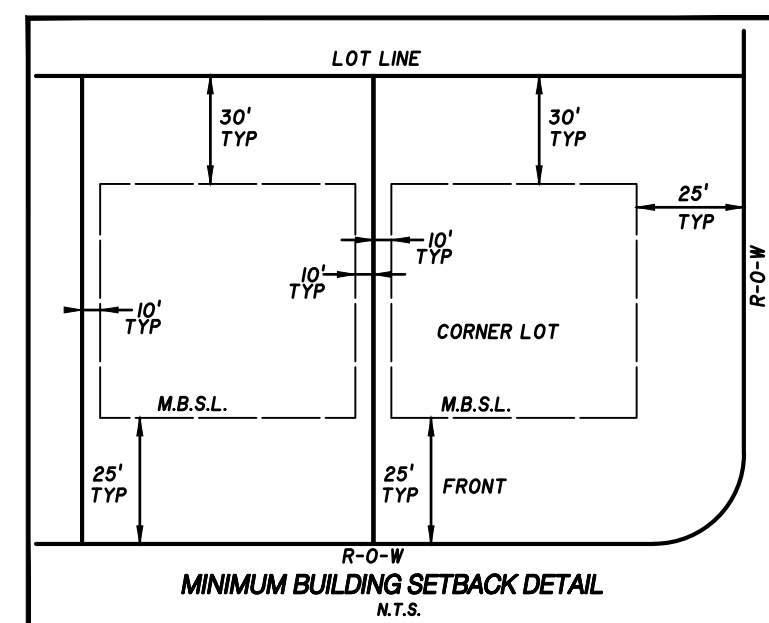


LINE DATA TABLE

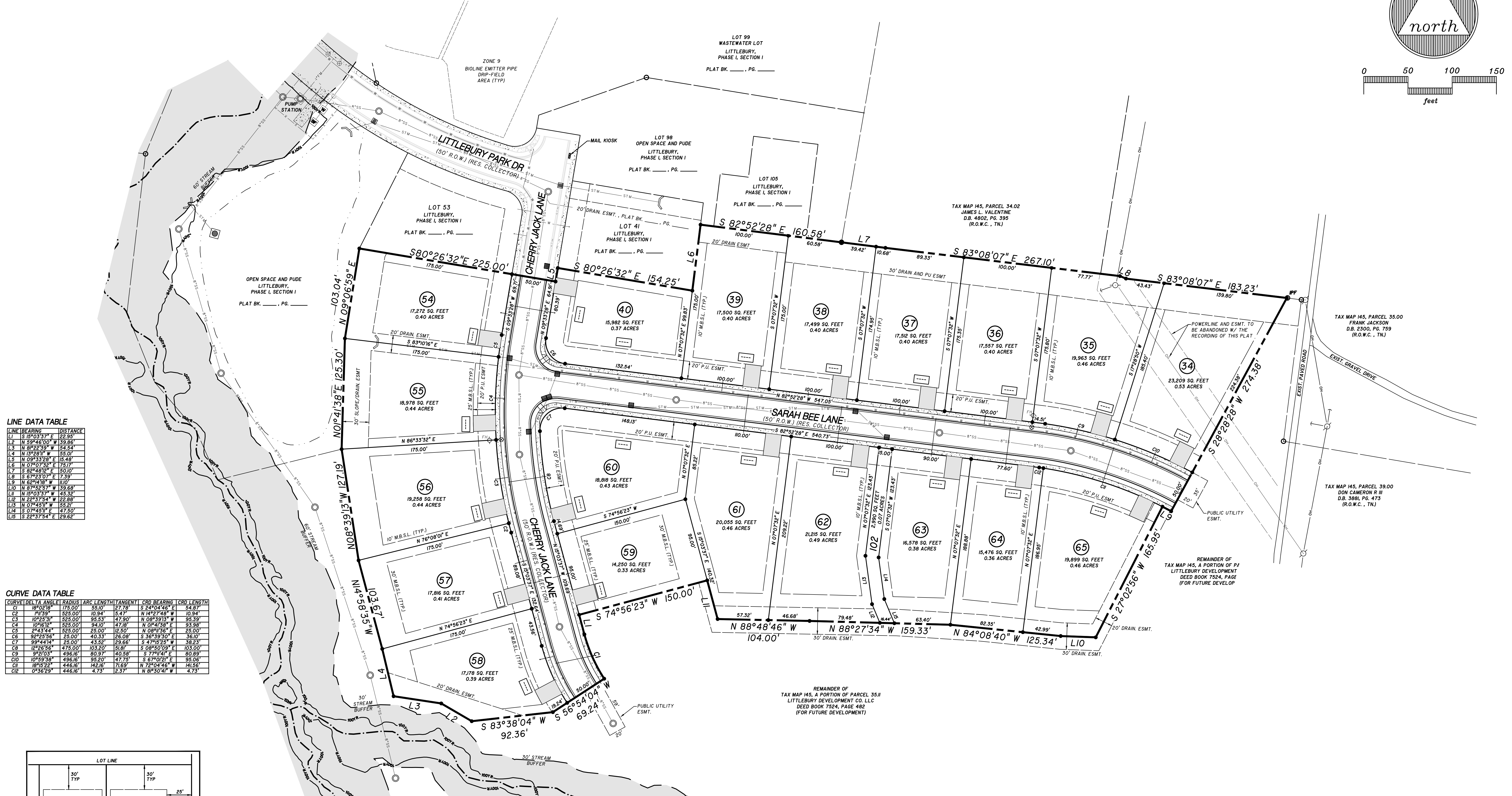
| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 16°03'37" E | 22.95'   |
| L2   | N 5°46'00" W  | 59.85'   |
| L3   | N 8°22'39" W  | 54.54'   |
| L4   | N 13°28'11" W | 55.00'   |
| L5   | N 09°33'28" E | 15.48'   |
| L6   | N 07°07'32" E | 75.17'   |
| L7   | S 82°48'12" E | 50.10'   |
| L8   | S 67°23'07" E | 17.39'   |
| L9   | N 62°44'15" W | 10.00'   |
| L10  | N 87°52'57" W | 39.68'   |
| L11  | N 15°03'37" W | 45.32'   |
| L12  | N 22°37'44" W | 22.89'   |
| L13  | N 07°45'11" W | 55.21'   |
| L14  | S 07°45'11" E | 47.50'   |
| L15  | S 22°37'44" E | 29.62'   |

CURVE DATA TABLE

| CURVE | DELTA ANGLE | RADIUS  | ARC LENGTH | TANGENT | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------|---------------|--------------|
| C1    | 180°00'     | 175.00' | 45.00'     | 12.78'  | S 24°04'45" E | 34.47'       |
| C2    | 71°39'      | 525.00' | 10.94'     | 5.47'   | N 14°27'48" W | 10.94'       |
| C3    | 10°25'31"   | 525.00' | 95.53'     | 47.90'  | N 09°39'13" W | 95.39'       |
| C4    | 10°16'21"   | 525.00' | 94.10'     | 47.19'  | N 09°41'59" E | 93.98'       |
| C5    | 2°43'44"    | 525.00' | 23.00'     | 12.50'  | N 08°11'36" E | 23.00'       |
| C6    | 92°25'56"   | 25.00'  | 40.33'     | 26.08'  | S 36°39'30" E | 36.10'       |
| C7    | 99°44'14"   | 25.00'  | 43.32'     | 29.66'  | S 47°19'25" W | 38.23'       |
| C8    | 12°26'56"   | 475.00' | 103.20'    | 51.81'  | S 08°50'09" E | 103.00'      |
| C9    | 97°21'03"   | 496.16' | 80.97'     | 40.58'  | S 77°11'41" E | 80.89'       |
| C10   | 10°59'36"   | 496.16' | 96.20'     | 47.73'  | S 67°01'21" E | 95.06'       |
| C11   | 18°19'22"   | 446.16' | 102.61'    | 71.69'  | N 72°04'46" W | 101.56'      |
| C12   | 0°36'29"    | 446.16' | 4.73'      | 2.37'   | N 8°30'41" W  | 4.73'        |



MINIMUM BUILDING SETBACK DETAIL  
N.T.S.



**LEGEND**

- IRON PIN (FOUND)
- IRON PIN SET (NEW)
- CONC. MONUMENT (FOUND)
- △ P.K. NAIL SET FOR BENCHMARK
- IRON ROD W/ALUMINUM CAP
- 8" W WATER LINE W/FIRE HYD.
- 3" W SEWER FORCE MAIN
- STREET ADDRESS
- ▭ BUILDING ENVELOPE

**FINAL PLAT**  
**PHASE I, SECTION 2**  
**LITTLEBURY SUBDIVISION**  
 MAP 145, A PORTION OF PARCEL 37.11  
 1<sup>st</sup> CIVIL DISTRICT, THOMPSON'S STATION, TENNESSEE

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|                  |                              |                         |                  |                    |                 |
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|------------------|------------------------------|-------------------------|------------------|--------------------|-----------------|