

Town of Thompson's Station
Municipal Planning Commission
REVISED Meeting Agenda
June 27, 2017

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The Minutes Of The May 23, 2017 Meeting

Documents:

[05232017 MINUTES.PDF](#)

Public Comments-

Town Planner Report

New Business:

- ~~1. Request To Amend The Town's Land Development Ordinance To Permit Golf Courses By Special Exception Within The D1 Zoning District; To Zone 572.77 Acres As D1 Zoning And 114.15 Acres As D3 Zoning; And To Rezone 141.74 Acres Of Transect Community (TC) To D1 Zoning (Zone Amend 2017-003; Rezone 2017-003)~~

Documents:

[ITEM 1 TWO FARMS STAFF REPORT.PDF](#)
[ITEM 1 TWO FARMS LDO AMENDMENT REQUEST.PDF](#)
[ITEM 1 TWO FARMS CONCEPT PLAN.PDF](#)
[ITEM 1 TWO FARMS EXISTING PROPERTY MAP.PDF](#)
[ITEM 1 TWO FARMS PROPOSED ZONING PLAN.PDF](#)

2. Request For A Reduction Of Sureties For Section 5A In Bridgemore Village (FP 2016-006)

Documents:

[ITEM 2 BV 5A SURETY REDUCTION.PDF](#)

3. Concept Plan Amendment For Forrest Landscaping To Modify The Concept Plan To Permit The Installation Of A Monument Sign Located At 1748 Lewisburg Pike (CP 2017-003)

Documents:

[ITEM 3 FORREST LANDSCAPING STAFF REPORT.PDF](#)
[ITEM 3 FORREST LANDSCAPING JUSTIFICATION LETTER.PDF](#)
[ITEM 3 FORREST LANDSCAPING SIGN PLAN.PDF](#)
[ITEM 3 FORREST LANDSCAPING SITE PLAN.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
May 23, 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 23rd day of May, 2017 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Vice Chairman Mike Roberts; Commissioner Shaun Alexander; Commissioner Debra Bender; Commissioner Sarah Benson; Alderman Ben Dilks; Commissioner Trent Harris; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Chairman Elder was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the April 25th, 2017 meeting were previously submitted.

Commissioner Benson moved for approval of the April 25th, 2017 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

None.

Town Planner Report:

Mrs. Deats welcomed Shaun Alexander, the newest member to the Planning Commission. She also stated that she would like to schedule a work session for June 20th, 2017 at 6:00 pm to discuss the general plan, sign standards and hillside amendments.

Unfinished Business:

None

New Business:

- 1. Final plat for section 12A to create 13 single family lots, 34 townhome lots and three (3) open space lots (FP 2017-005).**

Mrs. Deats reviewed her report and based on the project's compliance with the approved Phase 12A preliminary plat, recommended that the Planning Commission approve the final plat with the following contingencies:

- Prior to the recordation of the final plat, a surety shall be submitted to the Town in the amount of \$150,00 for roadways, drainage and utilities.
- Prior to the recordation of the final plat, a surety shall be submitted to the Town in the amount of \$97,000 for sewer.
- 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, Alderman Dilks made a motion to approve Item FP 2017-005, final plat for section 12A to create 13 single family lots, 34 townhome lots and three (3) open space lots with the Staff recommended contingencies. The motion was seconded and carried by all.

- 2. Final plat for section 8B of Bridgemore Village to create 28 single-family lots and three (3) open space lots (FP 2017-006).**

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

- 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.
- Prior to the recordation of the final plat, a surety shall be required in the amount of \$80,000 for sewer.
- 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 Bender made a motion to approve Item FP 2017-006, final plat for section 8B of Bridgemore Village to create 28 single-family lots and three (3) open space lots with the three Staff recommended contingencies. The motion was seconded and carried by all.

- 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 1216 acres of land to D1 and D3 zoning districts (Zone Amend 2017-003; Rezone 2017-003).**

Item removed by applicant.

Planning procedures were requested to be added to the work session agenda on June 20, 2017.

There being no further business, Commissioner Benson made a motion to adjourn. The motion was seconded and the meeting was adjourned at 7:23 p.m.

Jack Elder, Chairman

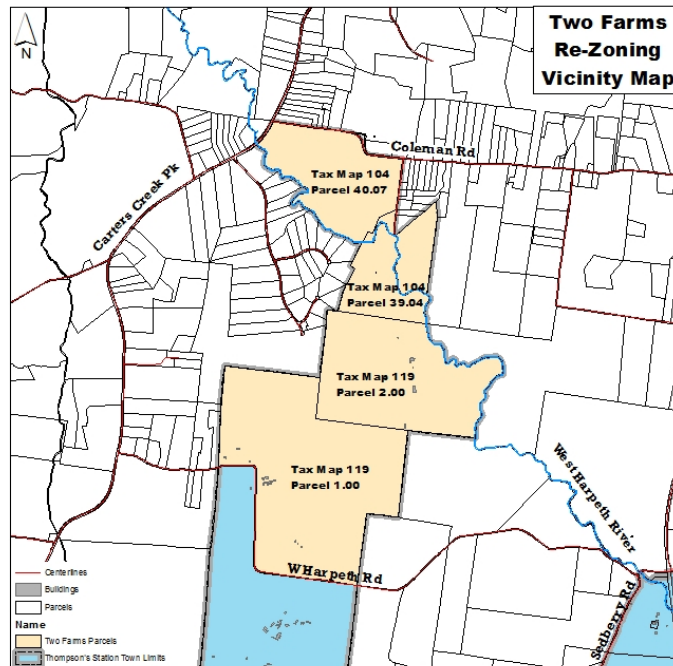
Attest: _____
Sarah Benson, Secretary

Thompson's Station Planning Commission
Staff Report – Item 1 (Zone Amend 2017-003; Rezone 2017-003)
June 27, 2017

Zoning Amendment and Zone/Rezone request for Two Farms at Thompson's Station to: 1. Permit golf courses as a special exception use within the D1 zoning district in the Land Development Ordinance; 2. To zone 686.92 acres to D1 and D3 zoning (Tax Map 104 Parcel 040.07; Tax Map 104 Parcel 039.04; and Tax Map 119 Parcel 002.00); and 3. To rezone 141.74 acres to D1 zoning (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 686.92 acres to D1 and D3 zoning and rezone 141.74 acres to D1 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 project includes approximately 1216 acres of land between Coleman Road and West Harpeth Road. 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

Golf courses are not permitted within the use zoning districts within the Town's Land Development Ordinance (LDO), therefore, the applicant is requesting an amendment to the 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 contain 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 without standards to govern does not provide for a balanced framework in which to approve development. Therefore, Staff would recommend appropriate regulations be developed and incorporated into the Land Development Ordinance for this proposed 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 also recommends the Planning Commission consider the inclusion of the following standards to regulate the development of golf courses:

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 and 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 applied toward the required open space.

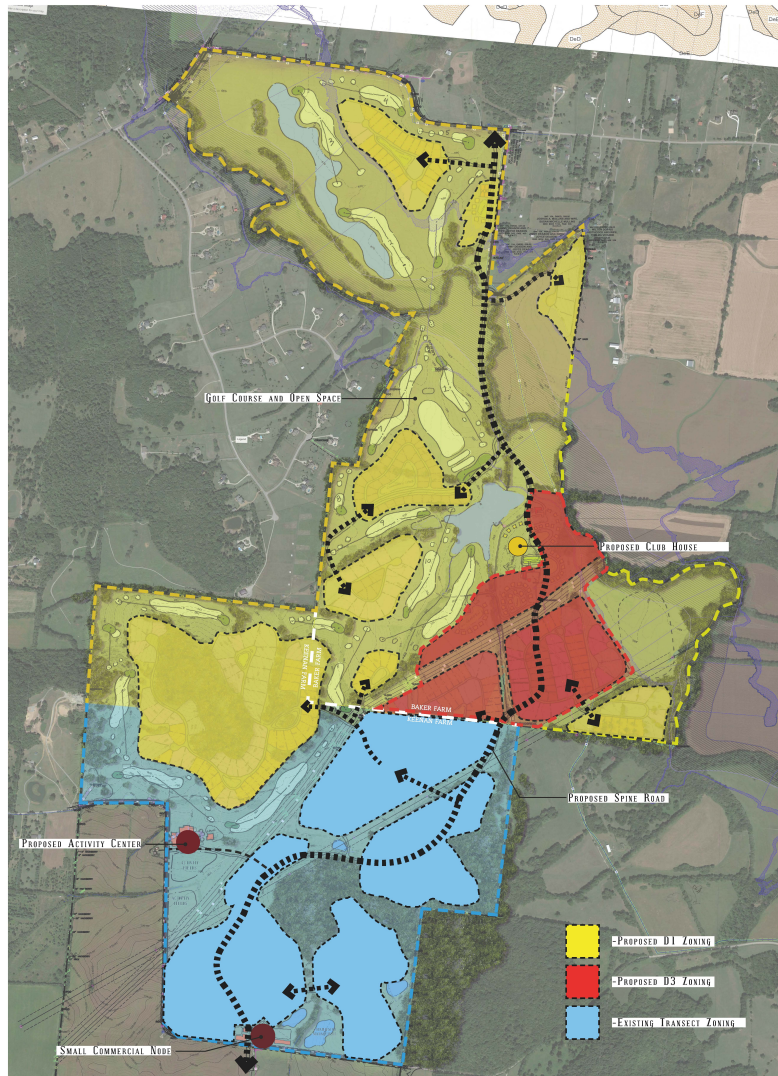
GROWTH SECTOR

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

TWO FARMS
THOMPSON'S STATION, TN
MAY 11, 2017



p

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 following definition and development standards for golf courses:

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 required open space.

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.

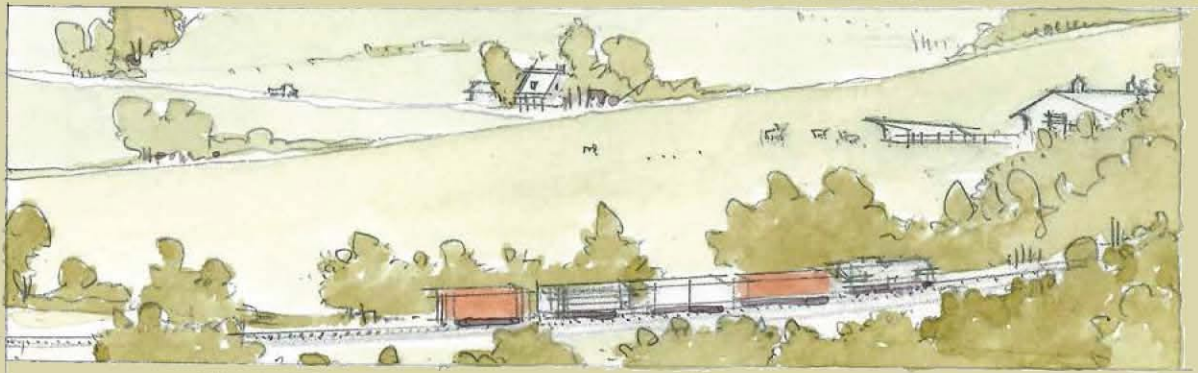
ATTACHMENTS

Applicant LDO Amendment Request

Two Farms Existing Property Map

Two Farms Proposed Zoning Plan

Two Farms Working Draft of the Concept Plan



**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				
LODGING							
Bed & Breakfast (up to 6 rooms)		P		S	P		
Hotel (no room limit)				P	P		
Inn (up to 12 rooms)				S	P		
COMMERCIAL							
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
INSTITUTIONAL							
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

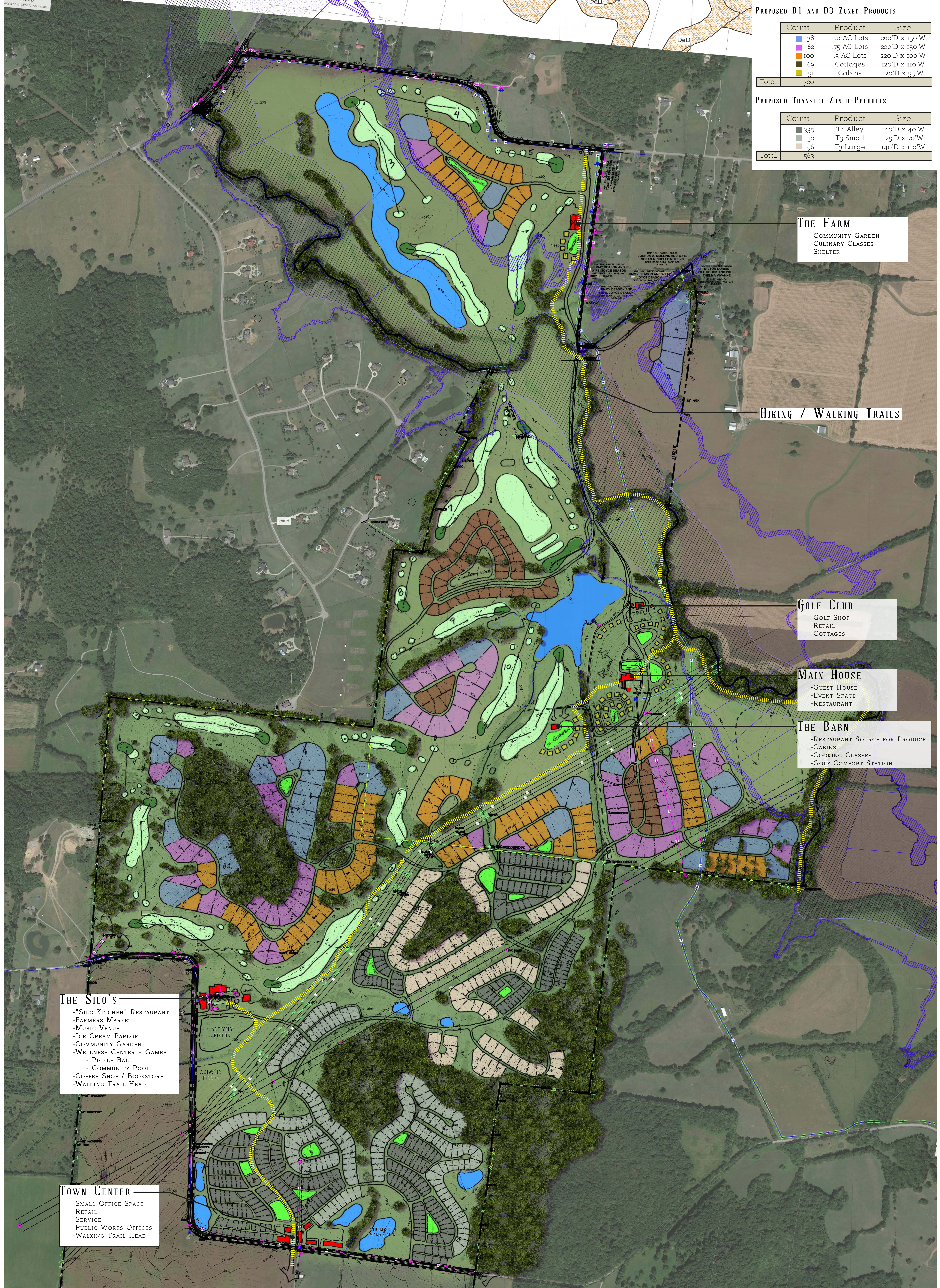
TABLE 4.4 O2, G1, G2 USE ZONES LAND USE

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 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
Total:		320

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
Total:		563

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

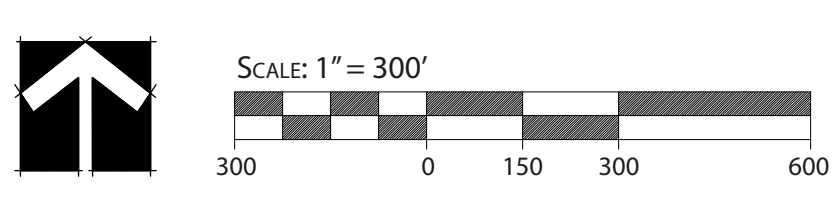
- "SILO KITCHEN" RESTAURANT
- FARMERS MARKET
- MUSIC VENUE
- ICE CREAM PARLOR
- COMMUNITY GARDEN
- WELLNESS CENTER + GAMES
 - PICKLE BALL
 - COMMUNITY POOL
- COFFEE SHOP / BOOKSTORE
- WALKING TRAIL HEAD

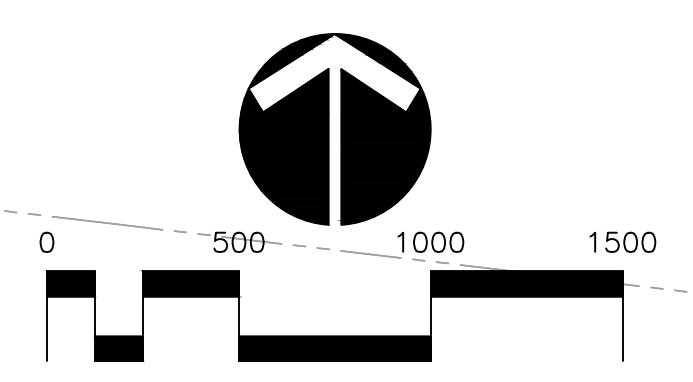
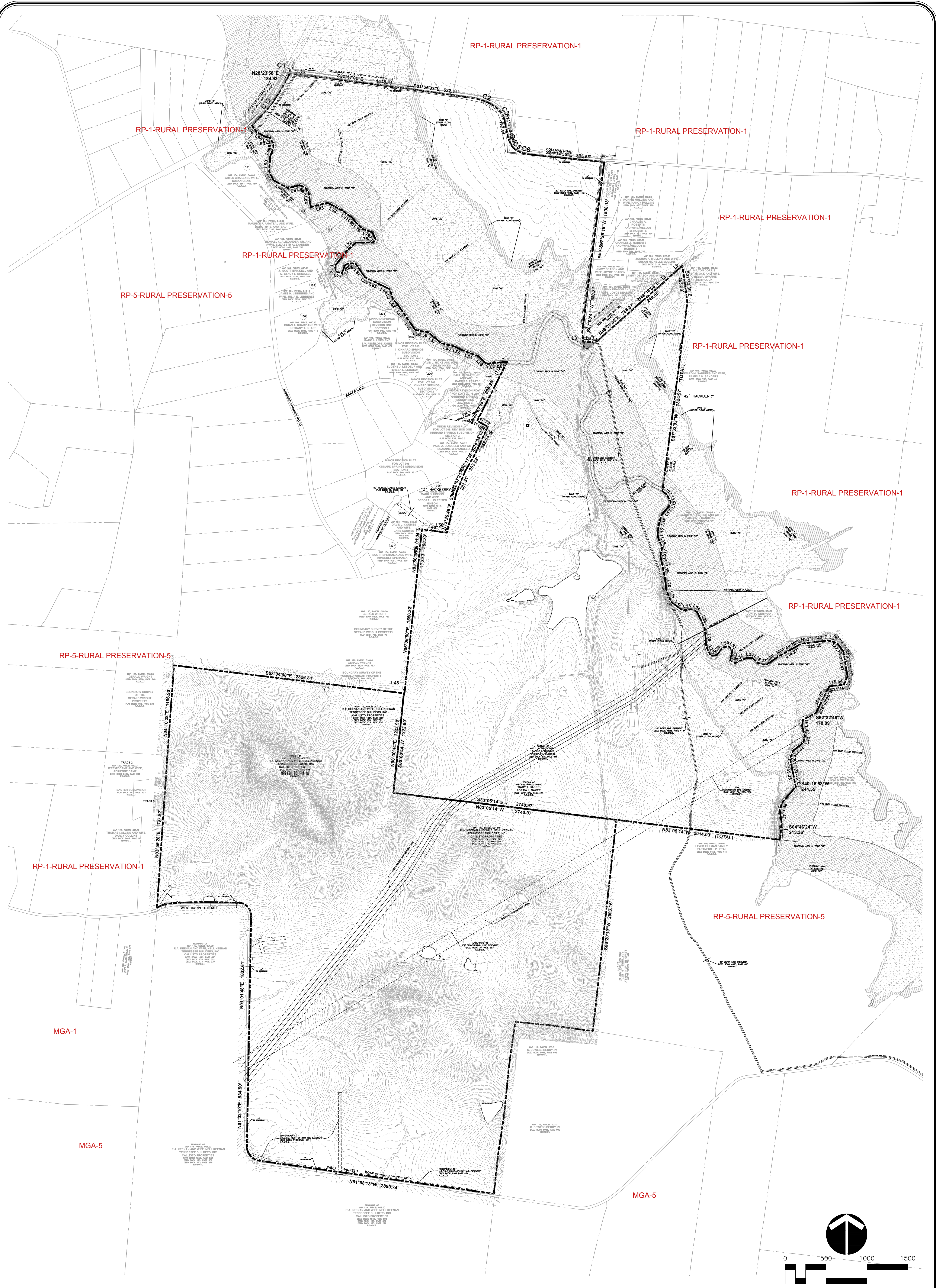
TOWN CENTER

- 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

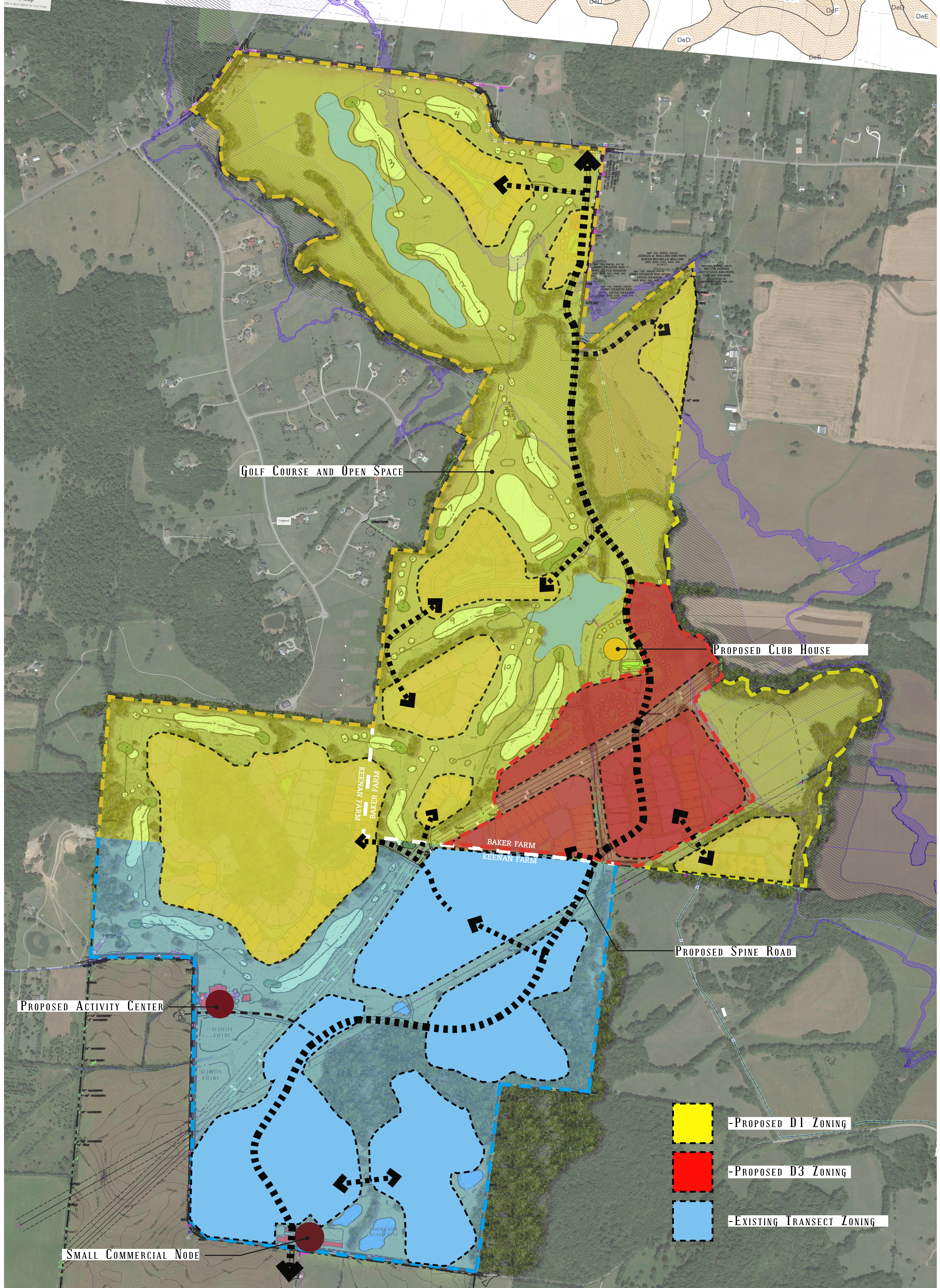
TOWN OF THOMPSON'S STATION, TENNESSEE

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS

NASHVILLE CHATTANOOGA
 315 WOODLAND STREET 1415 COWART STREET
 P.O. BOX 1007Q SUITE 200
 NASHVILLE, TN 37206 CHATTANOOGA, TN 37608
 (615) 244-8591 (423) 490-9400

www.ragan-smith.com



GOLF COURSE AND OPEN SPACE

PROPOSED CLUB HOUSE

BAKER FARM
KEENAN FARM

BAKER FARM
KEENAN FARM

PROPOSED SPINE ROAD

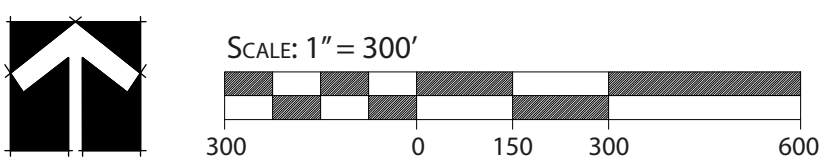
PROPOSED ACTIVITY CENTER

ACTIVITY FIELDS
ACTIVITY FIELDS

SMALL COMMERCIAL NODE

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

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

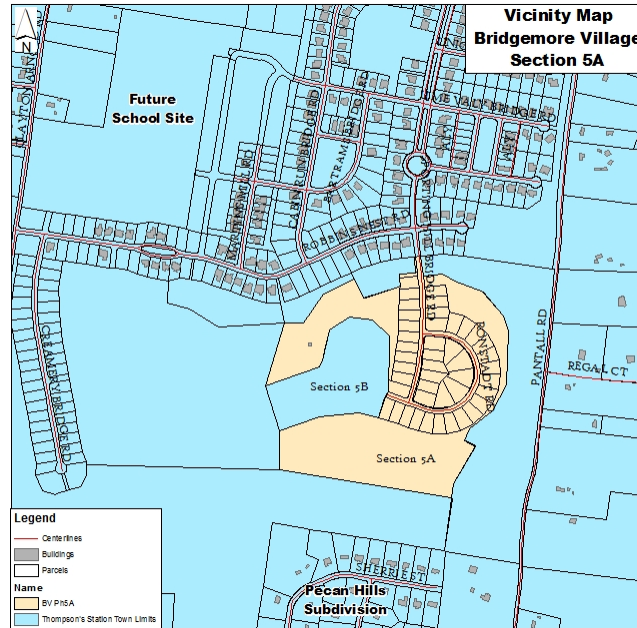


**Thompson's Station Planning Commission
Staff Report – Item 2 (File: FP 2016-006)
June 27, 2017**

Surety Reduction for Final Plat, Section 5A within Bridgemore Village

PROJECT DESCRIPTION

A request to reduce the sureties for Section 5A within Bridgemore Village.



BACKGROUND

Bridgemore Village section 5A final plat was approved October 25, 2016 for the creation of 44 single family residential lots and two (2) open space lots. The plat was approved a surety in the amount of \$245,000 for roads, drainage and erosion control and \$196,000 for sewer.

ANALYSIS

The Land Development Ordinance requires sureties to ensure that improvements are completed in accordance with the approved construction plans. The Planning Commission can review a request for a reduction in the surety one time after base asphalt is completed. The bond may be reduced to “the ratio that the cost of public improvements dedicated bears to the total cost of public improvements included in said plat” (LDO Section 5.2.13) and may not be reduced below 15% of the total estimated cost.

The Town Engineer has completed an observation of the work that has occurred and the roadway is complete to binder course, curbs and drainage infrastructure is installed and erosion control will continue to be maintained by the developer. Sewer infrastructure is in place and has passed testing, however flow has not been added to the system. Based on the progress of the infrastructure improvements, the Town Engineer recommends reducing the roads, drainage and erosion control surety from \$245,000 to \$175,000 and the sewer surety from \$196,000 to \$149,000.

RECOMMENDATION

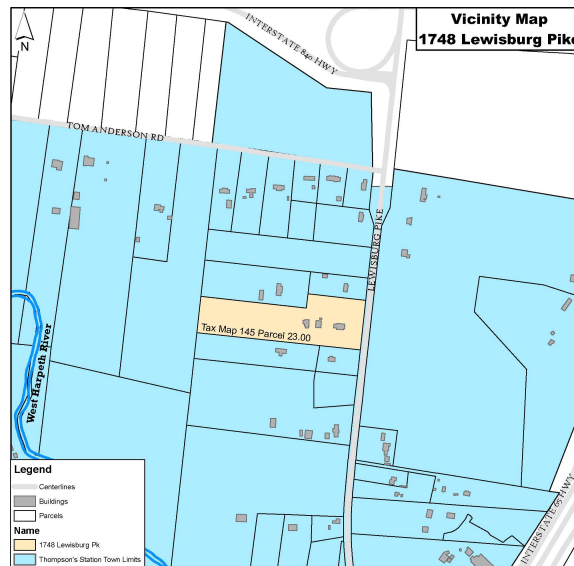
Staff recommends that the Planning Commission reduce surety for roads, drainage and erosion control from \$245,000 to \$175,000 and reduce the sewer surety from \$196,000 to \$149,000 which shall include automatic renewal annually.

Thompson's Station Planning Commission
Staff Report – Item 3 (CP 2017-003)
June 27, 2017

Revision to approved site plan within a Specific Plan zoning district for Forrest Landscaping located at 1748 Lewisburg Pike.

PROJECT DESCRIPTION

The applicant is requesting approval to revise an approved site plan in the Specific Plan zoning district for Forrest Landscaping located at 1748 Lewisburg Pike to permit the installation of a monument sign.



BACKGROUND

The site was rezoned in 2007 to Specific Plan and a site plan approved for the development of Forrest Landscaping. A revised site plan was approved in 2012 and another revision in June 2014, however the site plan did not include any signage. To advertise the businesses on site the applicant is now requesting a monument sign with a height of 10 feet.

The Specific Plan zone was a planned zoning district permitted within the Town's previous Zoning Ordinance and therefore, has the zoning rights under the former code, including the right to request a modification until the property is rezoned. In addition, as required for planned districts, modifications to site plans within this planned zone are subject to a recommendation by the Planning Commission to the Board of Mayor and Aldermen. The recommendation is discretionary and the Planning Commission can recommend approval with or without conditions or denial of the request.

ANALYSIS

The applicant is requesting approval to modify the site plan to permit the installation of a monument sign to advertise the businesses on site and to permit an increased height to 10 feet for the monument sign.

Project site

The project site is 9.7 acres and located along the west side of Lewisburg Pike within the Specific Plan zoning district. The site is surrounded by the D1 (Low Intensity residential) zoning district to the north, south and west and Commercial zoning to the east (across Lewisburg Pike) in an area that is predominantly developed with single-family residences. The subject property contains a landscaping business and along with other non-residential uses, including an alternative health

facility, realtor and offices. Access is provided from an improved shared driveway along the northern property line and provides access to the site and the residence to the west.

Signage

Signs are permitted within nonresidential districts to provide “property owners and occupants an opportunity for effective identification . . . of goods sold or provided or services rendered” (LDO Section 1.2.10). This section of the LDO also states that signs are to “reflect the character of their zoning districts” and “maintain or improve the aesthetic character of their context and that they are not to distract motorists or demand excessive attention.” Given the location of businesses along Lewisburg Pike, it is a reasonable to amend the site plan approval to permit a sign that would conform to the standards set forth within the LDO for nonresidential signs. The sign standards permit monument signs for businesses within commercial areas with a minimum of a 100 feet of roadway frontage to have a maximum height of eight (8) feet and 80 square feet of sign area, including the base.

The applicant is requesting additional height for the monument sign, which may be permitted up to 10 feet with approval of a master sign plan and has provided the following statement as the justification for the request:

“The reason we need an additional height on the sign. Is to allow the eight (8) business residents in the building to have sign big enough for people looking for their business to be able to read from the highway and will not cause a safety issue to others while drivers are searching for the businesses.”
(Letter attached)

The property has over 400 linear feet of roadway frontage along Lewisburg Pike. Therefore, if the site were located within a commercial or industrial districts, a monument sign would be permitted with a height of eight feet and a maximum sign area of 80 square feet. The proposed sign complies the requirements for placement of a monument sign, including location a minimum of 10 feet from the property line, setback outside the site distance triangle and located within a landscaped area. However, the request includes increased height to 10 feet. This increase for height is not supported by the LDO goals for achieving appropriate signage given the characteristics of the area. While Lewisburg Pike is an arterial, the site is located within a predominantly D1 zoning where commercial activity is typically limited to residential businesses and monument signs are not permitted. Furthermore, compliance with the typical standards of the LDO for height could be achieved if the proposed sign was designed to provide two columns of sign copy instead of the single column proposed. This modification would provide ample area for the identification of the businesses within the permissible height and square footage, be proportional and would be consistent with the intent of the LDO.

RECOMMENDATION

Based on previous Planning Commission approvals for nonresidential land uses, Staff recommends that the Planning Commission make a recommendation to the Board of Mayor and Aldermen to approve the installation of a monument sign with a maximum height of eight feet and 80 square feet of sign area including sign base.

ATTACHMENTS

Justification Letter
Site Plan Packet



929 MYATT INDUSTRIAL DRIVE, MADISON, TN 37115
OFF: (615) 860-8680 FAX: (615) 860-8677

June 9, 2017

City of Thompson Station
Thompson Station, TN

RE: Forrest Glen Office Building
1748 Lewisburg Pike
Franklin, TN 37064

Subject: Sign Height Justification

To Whom It May Concern:

The reason we need an additional height on the sign. Is to allow the eight (8) business residents in the building to have sign big enough for people looking for their business to be able to read from the highway and will not cause a safety issue to others while drivers are searching for the businesses.

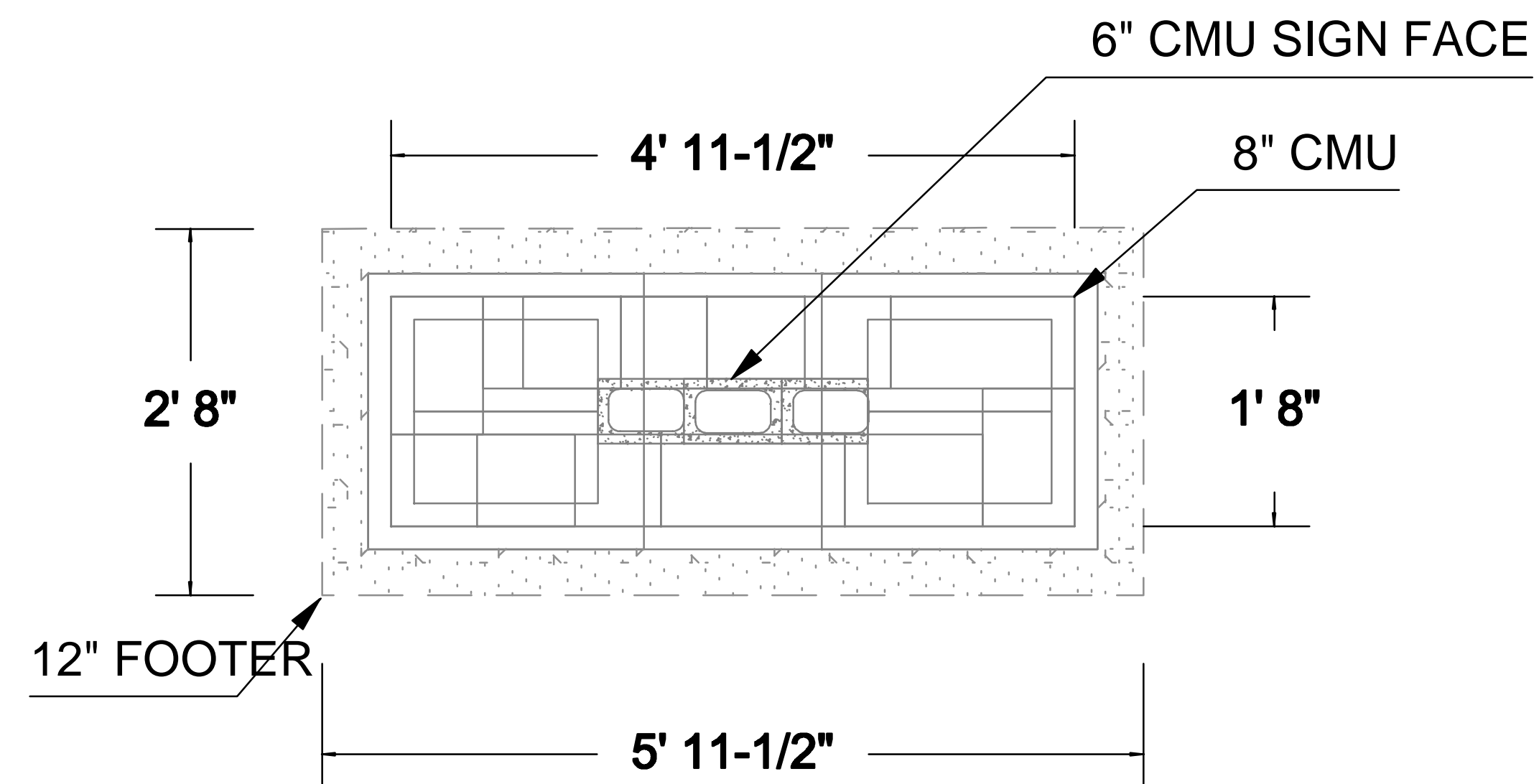
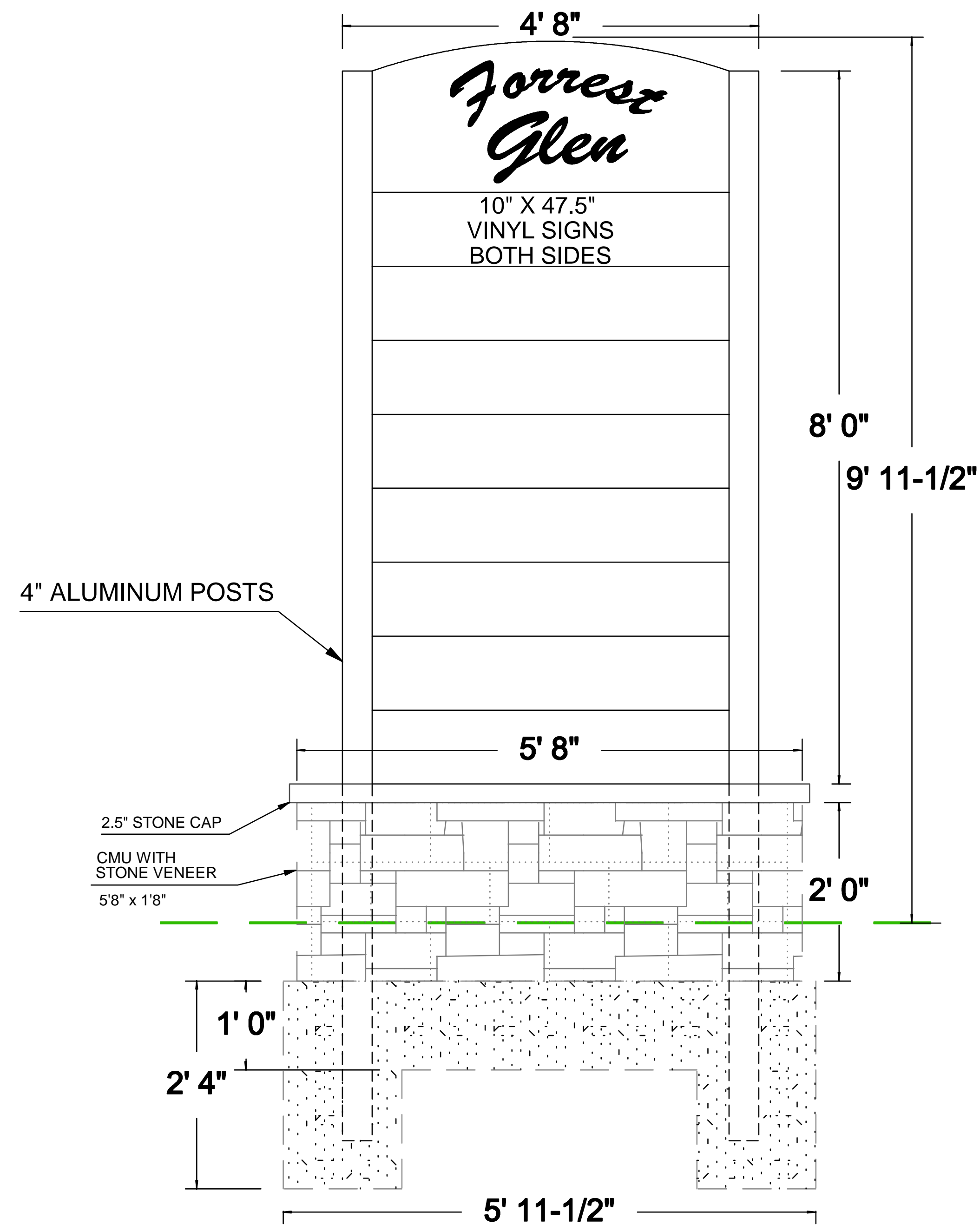
We believe that we meet the requirements listed in Land Development Ordinance section 4.17.6. paragraph "a".

We want to thank you in advance for consideration with the sign variance.

Regards,

A handwritten signature in blue ink that reads "Jim Dilts". The signature is written in a cursive, flowing style.

Jim Dilts



1. REQUEST SIGN HEIGHT OF 10' FOR "FIVE OR MORE BUSINESSES" AS STATED IN LAND DEV. ORDINANCE 4.17.6.a.i para 3
ADDITIONAL SIGN HEIGHT NEEDED FOR 8 BUSINESS SIGNS
2. LOWER PORTION OF SIGN STRUCTURE WILL BE CMU WITH STONE VENEER.
3. SIGN STRUCTURE WILL BE CONSTRUCTED IN ACCORDANCE WITH ALL CODES AND RESTRICTIONS.

OWNER:
FORREST LANDSCAPE AND IRRIGATION
925 MYATT INDUSTRIAL DR.
MADISON, TN 37122
ED DILTS: 615-394-3126

DEVELOPER:
FORREST LANDSCAPE AND IRRIGATION
925 MYATT INDUSTRIAL DR.
MADISON, TN 37122
ED DILTS: 615-394-3126

DEED REFERENCE:
DB 4573, PAGE 349
MAP 145, PARCEL 23.00
11TH CIVIL DISTRICT

PARKING REQUIREMENTS:
REQUIRED PARKING
1 PER 300 SF: OFFICE SPACE
2,824/300 = 10 STALLS
PROVIDED PARKING
PROPOSED PARKING = 32 INCLUDING 2 H.C.

ELECTRIC NOTE:
NEW SERVICE NOT REQUIRED FOR THIS SITE.

WATER NOTE:
NEW SERVICE NOT REQUIRED FOR THIS SITE.

GAS NOTE:
NEW SERVICE NOT REQUIRED FOR THIS SITE.

PROPERTY INFORMATION:
ZONING: SP-SPECIFIC PLAN
AREA: 422,502.6 S.F. = 9.7 ACRES
BUILDING COVERAGE: 7,344 S.F. = 1.74%
EXISTING IMPERVIOUS SURFACE: 19,688 S.F. = 4.66%
PROPOSED IMPERVIOUS SURFACE: 24,924 S.F. = 5.90%
PROPOSED PERVIOUS SURFACE: 104,143 S.F. = 24.65%
PROPOSED OPEN SPACE: 266,403 S.F. = 63.05%
PARKING: 17 SPACES
BLDG 1 OFFICE 2,824 S.F.
BLDG 2 GARAGE 2,000 S.F.
BLDG 3 STORAGE 2,520 S.F.

SIGN NOTE:
ALL PROPOSED SIGNS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THOMPSON'S STATION ZONING ORDINANCE, SECTION 5500.

PURPOSE:
1. OFFICE SPACE
2. FORREST LANDSCAPE OFFICE AND YARD

GENERAL NOTES:

- PRIOR TO BEGINNING CONSTRUCTION ON THIS SITE THE LOCATION OF UTILITIES MUST BE IDENTIFIED BY CALLING THE TOLL-FREE TENNESSEE ONE CALL REFERENCE NUMBER 1-800-351-1111.
- ALL CONSTRUCTION ON THIS SITE SHALL COMPLY WITH APPLICABLE REGULATIONS AS SPECIFIED BY THOMPSON'S STATION AND THE STATE OF TENNESSEE.
- TOPSOIL SHALL BE PLACED ON EXCAVATED AREAS WHICH REQUIRE NEW VEGETATION. GROUND COVER SHALL BE REESTABLISHED WITH KENTUCKY 31 FESCUE SEEDS AT A MINIMUM OF 250 LBS. PER ACRE WITHIN 72 HOURS OF FINAL GRADING. SLOPES 3:1 SHALL BE LINED WITH NORTH AMERICAN GREEN C-125 GRASS MATTING OR EQUAL.
- SILT FENCE SHALL BE INSTALLED IN ALL EROSION AREAS WHICH COULD ALLOW UNTREATED STORMWATER RUNOFF TO BE DISCHARGED FROM THE PROPERTY. ALL EROSION CONTROL MEASURES SHALL BE CONSISTENT WITH THE PROVISIONS DESCRIBED IN THE MOST CURRENT EDITION OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK.
- THE STORMWATER RUNOFF CALCULATIONS ON THIS SITE HAVE BEEN PERFORMED USING THE TR-55 METHOD. RAINFALL DATA WAS OBTAINED FROM THE STORMWATER MANAGEMENT MANUAL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY. STORMWATER STRUCTURES HAVE BEEN SIZED TO HANDLE A 25 AND 100 YEAR STORM EVENT.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS TAKEN FROM K&A LAND SURVEYING.
- THIS PROJECT DOES NOT LIE WITHIN A FLOODWAY OR FLOODPLAIN BOUNDARY.
- CONSTRUCTION WILL BEGIN FOLLOWING PLAN APPROVAL BY THOMPSON'S STATION.

EARTHWORK QUANTITIES:
AREA IN CUT : 10,700 S.F. (TOP SOIL FOR PAVED AREAS)
AVERAGE CUT DEPTH: 0.50'
CUT VOLUME: 5,350 C.F., 198 C.Y.

BUFFER NOTE:
THE BUFFERS SHOWN ON THE NORTH AND SOUTH SIDES WILL BE CONSTRUCTED WITH MAPLE, CHERRY, JUNIPER, TULIP POPLAR, OAKS, AND ARBORVITAE TREES WITH VARIOUS SHRUBS. MINIMUM SIZES ARE INDICATED ON THE PLAN.

CONSTRUCTION NOTES:

- EXISTING SEPTIC CONFORMS TO WILLIAMSON COUNTY STANDARDS.
- TREES AND SHRUBS WILL BE IRRIGATED WITH DRIP IRRIGATION.

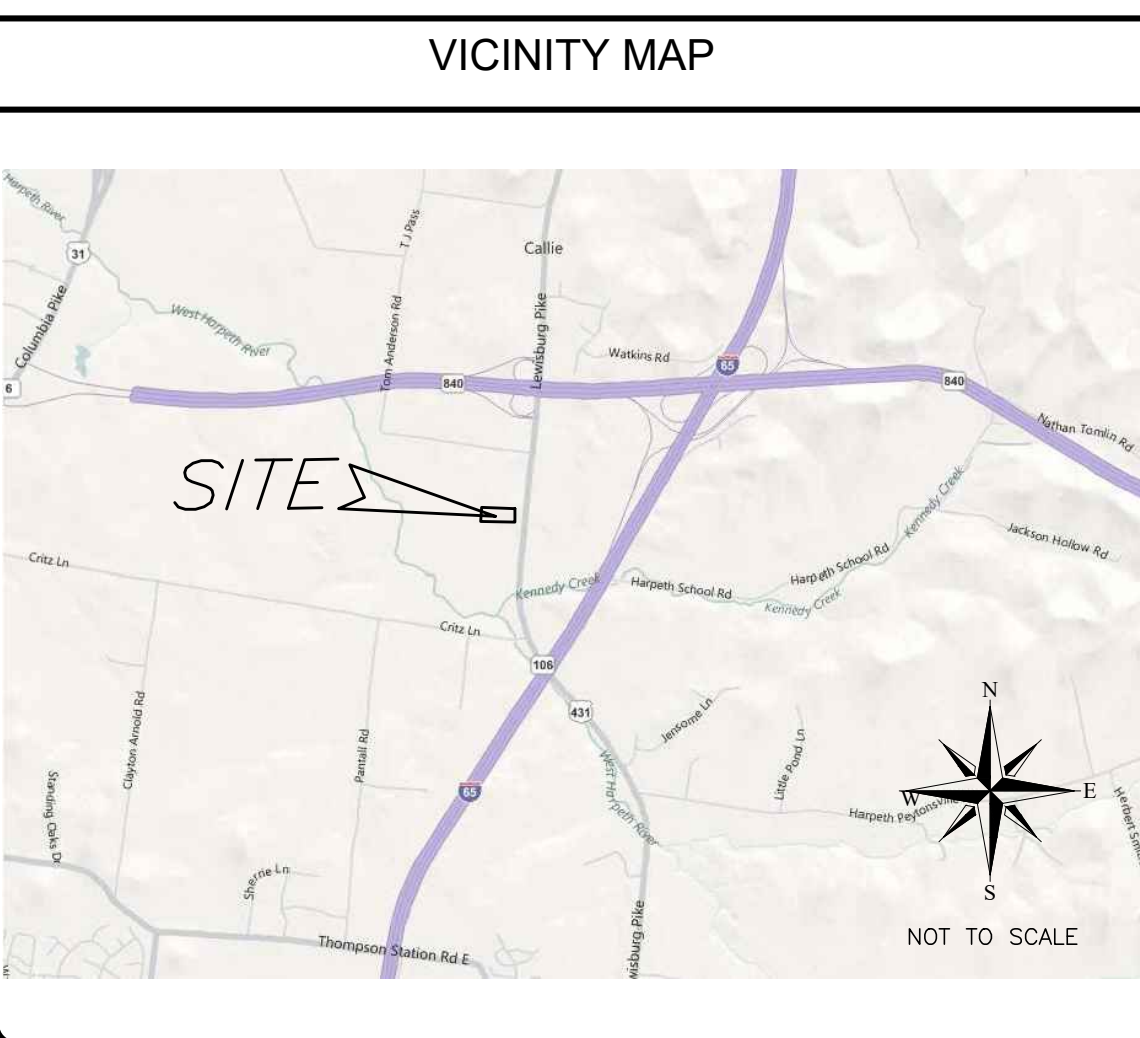
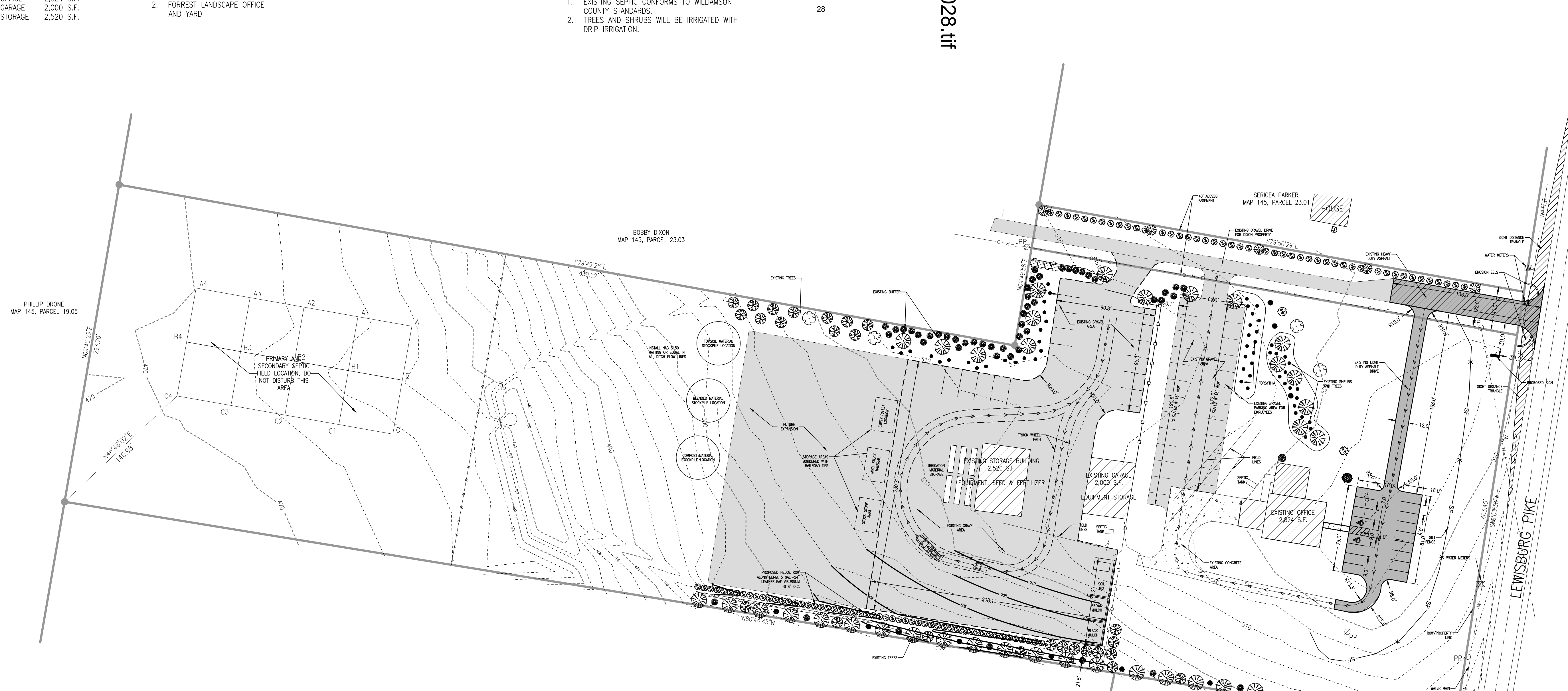
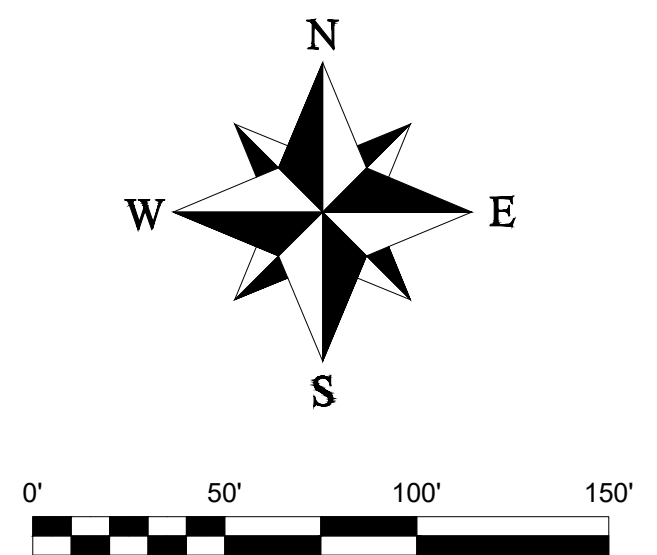
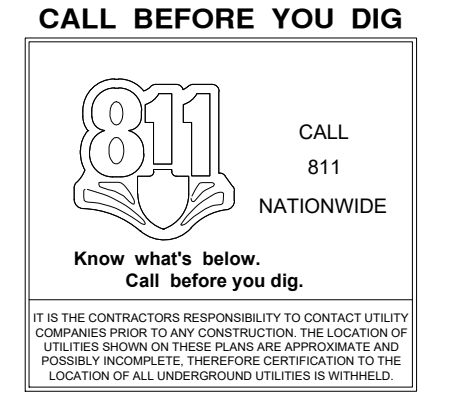
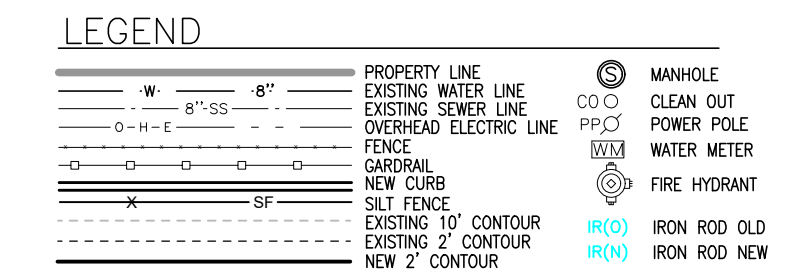
I HEREBY CERTIFY THAT THE DISTURBED AREA FOR THIS PROJECT IS LESS THAN ONE ACRE AND DOES NOT REQUIRE COVERAGE UNDER A TENNESSEE GENERAL STORM WATER PERMIT.

Josh Lyon
JOSHUA M. LYON, P.E.
PROJECT MANAGER

7/22/14
DATE

JOSH LYON
CERTIFIED EROSION CONTROL SPECIALIST HAVE REVIEWED THE PLAN FOR SUFFICIENT ONSITE TEMPORARY EROSION AND SEDIMENT CONTROL PROVISIONS.

Josh Lyon
SIGNATURE

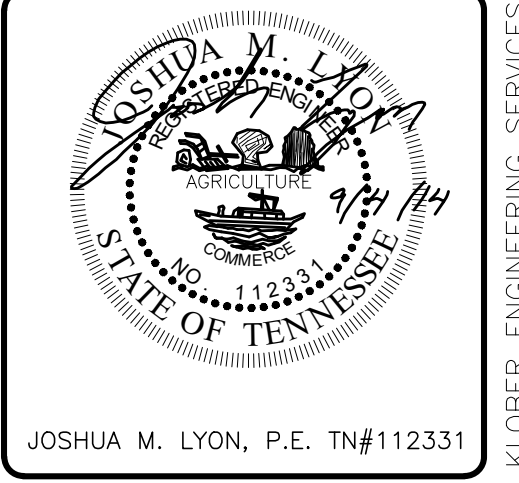


KLOBER ENGINEERING SERVICES

SERVING CLIENTS WITH CIVIL AND ENVIRONMENTAL ENGINEERING SERVICES
3556 TOMAUSTIN HWY SUITE 27 SPRINGFIELD, TN 37172
PHONE: (615) 394-4465
www.klobereing.com

REVISIONS

NO.	BY	DATE	DESCRIPTION



FORREST LANDSCAPE AND IRRIGATION INC.

1748 LEWISBURG PIKE
THOMPSON STATION, TN
WILLIAMSON COUNTY

DRAWN BY: JML
CHECKED BY: JML
DATE: 2/10/11
PROJECT NO.: C01411

EROSION CONTROL LANDSCAPE PLAN

SHEET NUMBER
C1

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