

**Town of Thompson's Station  
Municipal Planning Commission  
Meeting Agenda  
July 26, 2022**

**Meeting Called To Order - Determination Of Quorum**

**Pledge Of Allegiance**

**Minutes-**

**June 28 2022 Minutes**

Documents:

[JUNE 28 2022 MINUTES.PDF](#)

**Public Comments-**

**Planner Report & Announcements**

**AGENDA ITEMS**

**Planning Commission Regular Meeting Agenda**

Documents:

[JULY 2022 AGENDA 7-26-22.PDF](#)

[JUNE 28 2022 MINUTES.PDF](#)

[ITEM 1- BOND ACTION AGENDA 7-26-22.PDF](#)

[ITEM 2A- TOLLGATE MBSC BOND RELEASE STAFF REPORT 7-26-22.PDF](#)

[ITEM 4- INFORMATIONAL- SEMI ANNUAL REPORT FOR THE 1850  
VENUE.PDF](#)

**BOND ACTIONS/REPORT**

**Item 1 - Bond Actions**

Documents:

[ITEM 1- BOND ACTION AGENDA 7-26-22.PDF](#)

**Item 2a - Tollgate Bonds**

Documents:

[ITEM 2A- TOLLGATE MBSC BOND RELEASE STAFF REPORT 7-26-22.PDF](#)

**PLANNING COMMISSION ANNUAL MEETING**

**Item 4 - Informational**

Documents:

[ITEM 4- INFORMATIONAL- SEMI ANNUAL REPORT FOR THE 1850  
VENUE.PDF](#)

**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**  
**June 28, 2022**

**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. June 28, 2022.

Commissioners and Staff present were Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Tara Rumpler; Commissioner Sheila Shipman; Commissioner Bob Whitmer; Planning Director Micah Wood; Planning Technician Jennifer Banaszak, Town Attorney Andrew Mills, and Town Engineer Will Owen. Commissioner Kreis White was unable to attend.

**Minutes:**

The minutes of the May 24, 2022, regular meeting were presented.

**Commissioner Rumpler made a motion to approve the May 24, 2022, meeting minutes. The motion was seconded and carried by all present.**

**Public Comment:**

None.

**Town Planner Report:**

Urban Growth Boundary Update – This process is on-going. The County has tentatively set the next meeting in September. A draft of the report will be available in the coming months. The budget was approved by BOMA in July, and with that budget approval, all members of the Planning Commission will now be members of TAPA.

**AGENDA ITEMS:**

- 1. A site plan for a two story 5,000 square foot commercial building located at 2197 Portsmouth Drive in the Tollgate Village neighborhood.**

Mr. Wood reviewed his staff report and recommended approval with the following contingencies:

1. A copy of the executed share access easement shall be provided to the Town prior to Certificate of Occupancy.
2. The landscape material shall be installed, per the approved Landscape Plan, prior to Certificate of Occupancy and the Town shall be provided a copy of the 1-year warranty provided by the landscape installer.

Page 2

3. The applicant shall resolve all Town Engineer’s comments related to grading prior to the issuance of the grading permit for this site.
4. After Planning Commission approval, the applicant shall contact staff to set the pre-construction meeting for the issuance of the grading and infrastructure permits for this project.

Tyler Ubelhor with M2 Group came forward to answer any questions on behalf of the applicant.

**After discussion, Commissioner Parra made a motion to approve Item 1, A site plan for a two story 5,000 square foot commercial building located at 2197 Portsmouth Drive in the Tollgate Village neighborhood. The motion was seconded and carried by all present.**

- 2. Temporary Use Permit request for a farmer’s market and a holiday market at 4683 Columbia Pike (Homestead Manor).**

Mr. Wood reviewed his report and if the Planning Commission approves the TUP, Staff recommends the following conditions:

1. This Permit only remains valid for the Farmers Market to occur, as described in the attached proposal, Tuesdays beginning July 5 – October 25, 2022, from 4-7pm and the Holiday Market to occur December 3, 2022, from 10am-3pm.
2. If any aspect of the elements noted in the attached proposal are not strictly adhered to, Town Staff is to be vested with the authority to cancel this permit at any time.
3. All standards and regulations of the LDO and other Town regulations apply.

Daniel Haire with the Thompson’s Station Farmers Market came forward to answer questions from the Planning Commission.

**After discussion, Commissioner Whitmer made a motion to grant a temporary use permit for a farmer’s market and holiday market at 4683 Columbia Pike (Homestead Manor). The motion was seconded and carried by all present.**

- 3. Downtown Thompson’s Station Subdivision, Preliminary Plat. Request of Right-of-Way, easements, and revised lot lines for property in downtown Thompson’s Station.**

Mr. Wood reviewed his staff report and recommends that the Planning Commission approve the plat as presented.

**After discussion, Commissioner Shipman made a motion to approve the Downtown Thompson’s Station Subdivision Preliminary Plat. The motion was seconded and carried by all present.**

- 4. The Enclave at Station Hill Subdivision, Preliminary Plat. Request for approval of 290 single family residential lots and 13 open space lots located at 1824 Sedberry Road, north and south of I-840.**

Mr. Wood reviewed his report and recommended approval of the preliminary, with the following contingencies:

1. The applicant shall set a pre-submittal meeting with Town Staff prior to the submittal of the constructions plans for this development.
2. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
3. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.
4. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
5. Prior to the submittal of the first final plat for this subdivision, a copy of the CCRs shall be submitted for Town review.
6. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance and shall be located within the open space and maintained by the homeowner’s association.
7. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.
8. All recommendations within the traffic study shall be completed.
9. All open space amenities shall require TSPC approval prior to permitting for each amenity.

Mark Merrill with Ragan Smith came forward to answer questions on behalf of the applicant.

**After discussion, Commissioner Whitmer made a motion to approve Item 4, Enclave at Station Hill Subdivision, Preliminary Plat. Request for approval of 290 single family residential lots and 13 open space lots located at 1824 Sedberry Road, north and south of I-840 with the Staff recommended conditions, and the additional conditions that Road improvements to Sedberry must be done by the first section of the final plat and that the amenities will be installed concurrently with the second section of the final plat. The motions was seconded and approved by all present.**

**5. All Aboard Planning Process- update from the Kimley Horn team.**

Kevin Tilbury and Brad Thompson presented an update to the All Aboard Comprehensive Planning Process.

**BOND ACTIONS/REPORT**

**1. Update on Long Held Bonds**

Road improvements in Tollgate will be completed by Friday (July 1, 2022) and attention will be turned to Bridgemore Village.

There being no further business, the meeting was adjourned at 7:33 p.m.

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Trent Harris, Chairman

Attest:

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Micah Wood, Secretary

**Town of Thompson's Station  
Municipal Planning Commission  
Meeting Agenda  
July 26, 2022**

**Meeting Called to Order**

**Minutes –**

- Consideration of the Minutes of the June 28, 2022, meeting

**Public Comment**

**Planner Report**

**AGENDA ITEMS**

**BOND ACTIONS/REPORT**

**1. Bond Action Agenda:**

- a. Canterbury Section 14 RDEC Performance Bond reduction request
- b. Canterbury Section 14 Sewer Performance Bond release request
- c. Canterbury Section 16 RDEC Performance Bond reduction request
- d. Canterbury Section 16 Sewer Performance Bond release request
- e. Canterbury Section 17 RDEC Performance Bond reduction request
- f. Canterbury Section 17 Sewer Performance Bond release request
- g. Extend the following bonds for 1 year:
  - i. Littlebury Section 2 RDEC & Sewer Bonds
  - ii. Canterbury Section 19 RDEC Bond
  - iii. Canterbury Section 18 RDEC & Sewer Bonds
  - iv. Avenue Downs Section 1 RDEC & Sewer Bonds
  - v. Tollgate Section 18B RDEC & Sewer Bonds
  - vi. Whistle Stop Section 1 RDEC & Sewer Bonds
  - vii. Whistle Stop Section 5 Section 5 RDEC & Sewer Bonds

**2. Update on Long-held Bonds**

- a. Tollgate Long-held Bonds
  - i. Full release of long held bonds Tollgate Section 1-13
  - ii. Release Performance Bonds & Establish Maintenance Bonds for Sections 14-17

**INFORMATIONAL/DISCUSSION ITEMS**

- 3. Sedberry Road maintenance and upgrades**
- 4. Report from the Residential Business at 1850 Lewisburg Pike**

**Adjourn**

*This meeting will be held at 6:00 p.m. at the Thompson's Station Community Center with an address of 1555 Thompson's Station Road West.*

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**June 28, 2022**

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**BOND ACTIONS/REPORT**

**1. Update on Long Held Bonds**

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There being no further business, the meeting was adjourned at 7:33 p.m.

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Trent Harris, Chairman

Attest:

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Micah Wood, Secretary



**DATE:** July 26, 2022

**TO:** Planning Commissioners

**FROM:** Micah Wood, AICP  
Planning Director

**SUBJECT: Item 1 – Bond Action Agenda**

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The following bonds are on the Bond Action Agenda. The recommendations are summarized for each item, below.

1. Bond Actions

- a. Canterbury Section 14 RDEC Performance Bond Reduction: Town Staff recommends that Planning Commission reduce the Performance Bond and extend bond for 1 year.
- b. Canterbury Section 14 Sewer Performance Bond Release:  
Town Staff recommends that Planning Commission release the Performance Bond, establish a Maintenance Bond, and recommend that BOMA accept the public improvement.
- c. Canterbury Section 16 RDEC Performance Bond Reduction: Town Staff recommends that Planning Commission reduce the Performance Bond and extend bond for 1 year.
- d. Canterbury Section 16 Sewer Performance Bond Release:  
Town Staff recommends that Planning Commission release the Performance Bond, establish a Maintenance Bond, and recommend that BOMA accept the public improvement.
- e. Canterbury Section 17 RDEC Performance Bond Reduction: Town Staff recommends that Planning Commission reduce the Performance Bond and extend bond for 1 year.
- f. Canterbury Section 17 Sewer Maintenance Bond Release:  
Town Staff recommends that Planning Commission release the Performance Bond, establish a Maintenance Bond, and recommend that BOMA accept the public improvement.



g. Extend bonds for 1-year

As part of the yearly review of bonds, the following projects have been reviewed and are within the 2 year period before each improvement needs to move towards final construction and release into Town's acceptance of dedication. Town Staff recommends that each bond be extended for a 1-year period, after which they will be brought back to a PC Bond Action Agenda for review.

- i. Littlebury Section 2 (RDEC & Sewer Bonds)
- ii. Canterbury Section 19 (RDEC Bond)
- iii. Canterbury Section 18 (RDEC & Sewer Bonds)
- iv. Avenue Downs Section 1 (RDEC & Sewer Bonds)
- v. Tollgate Section 18B (RDEC & Sewer Bonds)
- vi. Whistle Stop Section 1 (RDEC & Sewer Bonds)
- vii. Whistle Stop Section 5 (RDEC & Sewer Bonds)

Items 1(a)-(g) may be considered as 1 action item by Planning Commission with approval of the Bond Action Agenda. If there are questions/concerns on any item, it can be removed from the Bond Action Agenda and any others may be approved as a whole.

Subdivision Section Maps are provided after this memo for reference.

The Town of Thompson's Station, TN

840

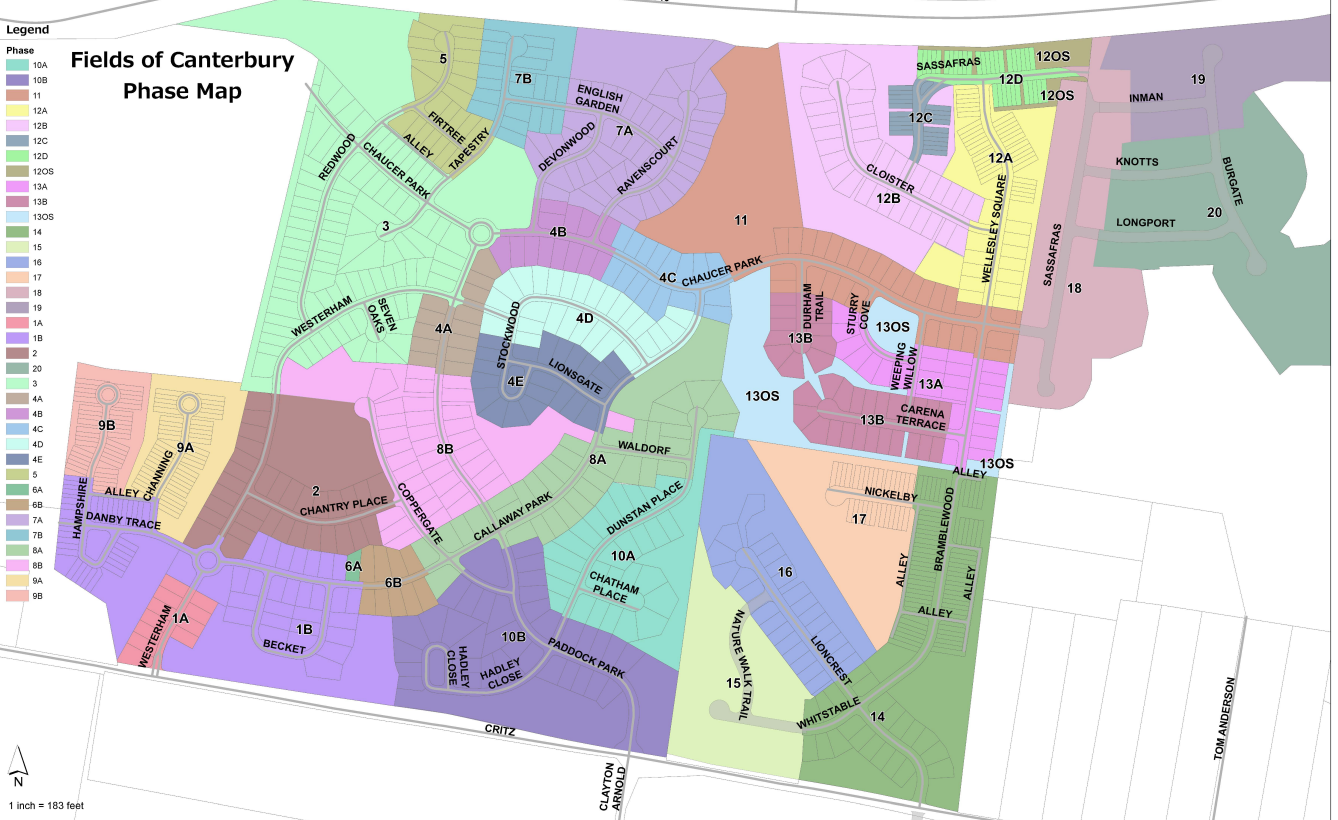
840

840

Legend

- 10A
- 10B
- 11
- 12A
- 12B
- 12C
- 12D
- 12OS
- 13A
- 13B
- 13OS
- 14
- 15
- 16
- 17
- 18
- 19
- 1A
- 1B
- 2
- 20
- 3
- 4A
- 4B
- 4C
- 4D
- 4E
- 5
- 6A
- 6B
- 7A
- 7B
- 8A
- 8B
- 9A
- 9B

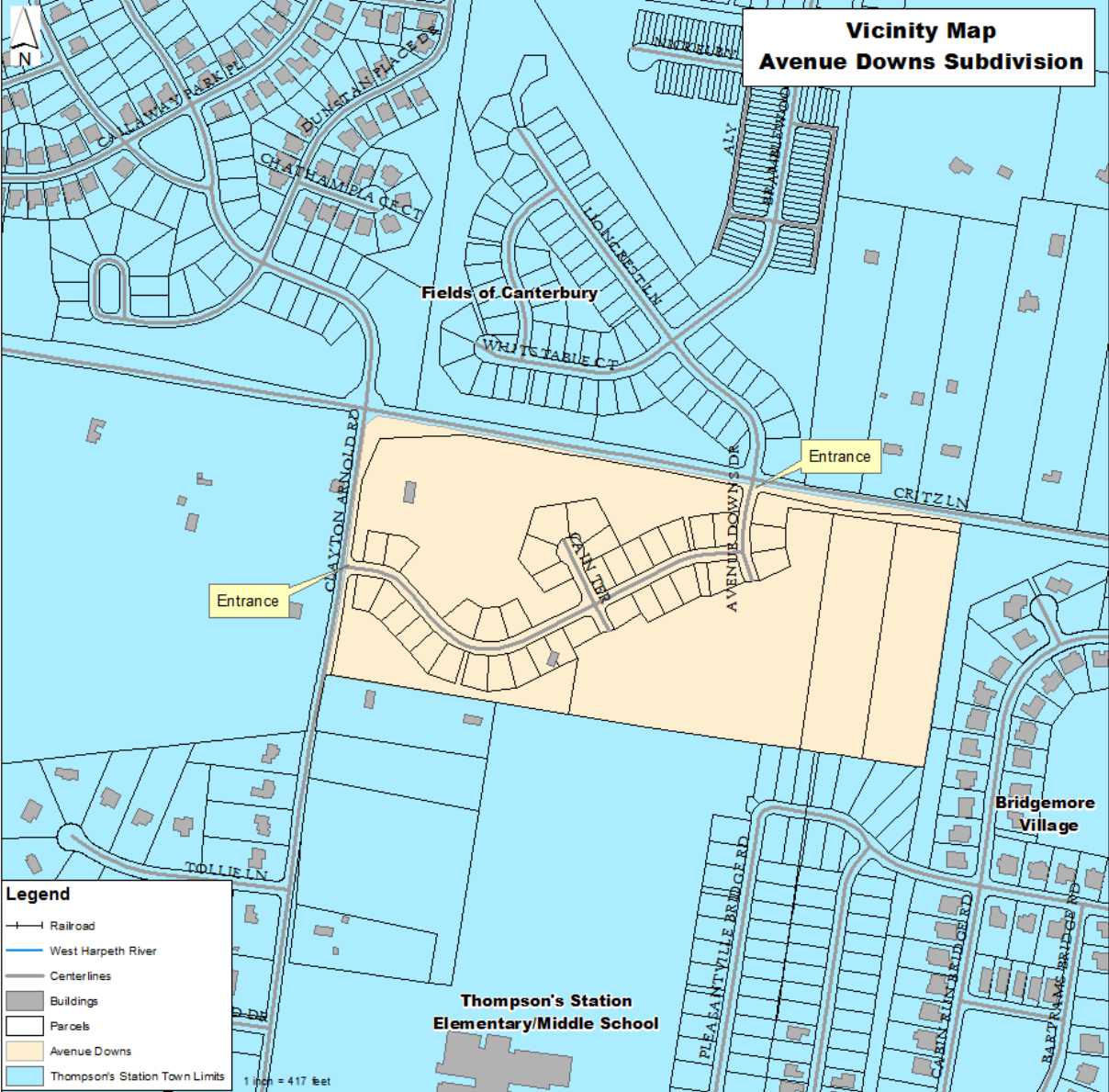
Fields of Canterbury  
Phase Map



1 inch = 183 feet

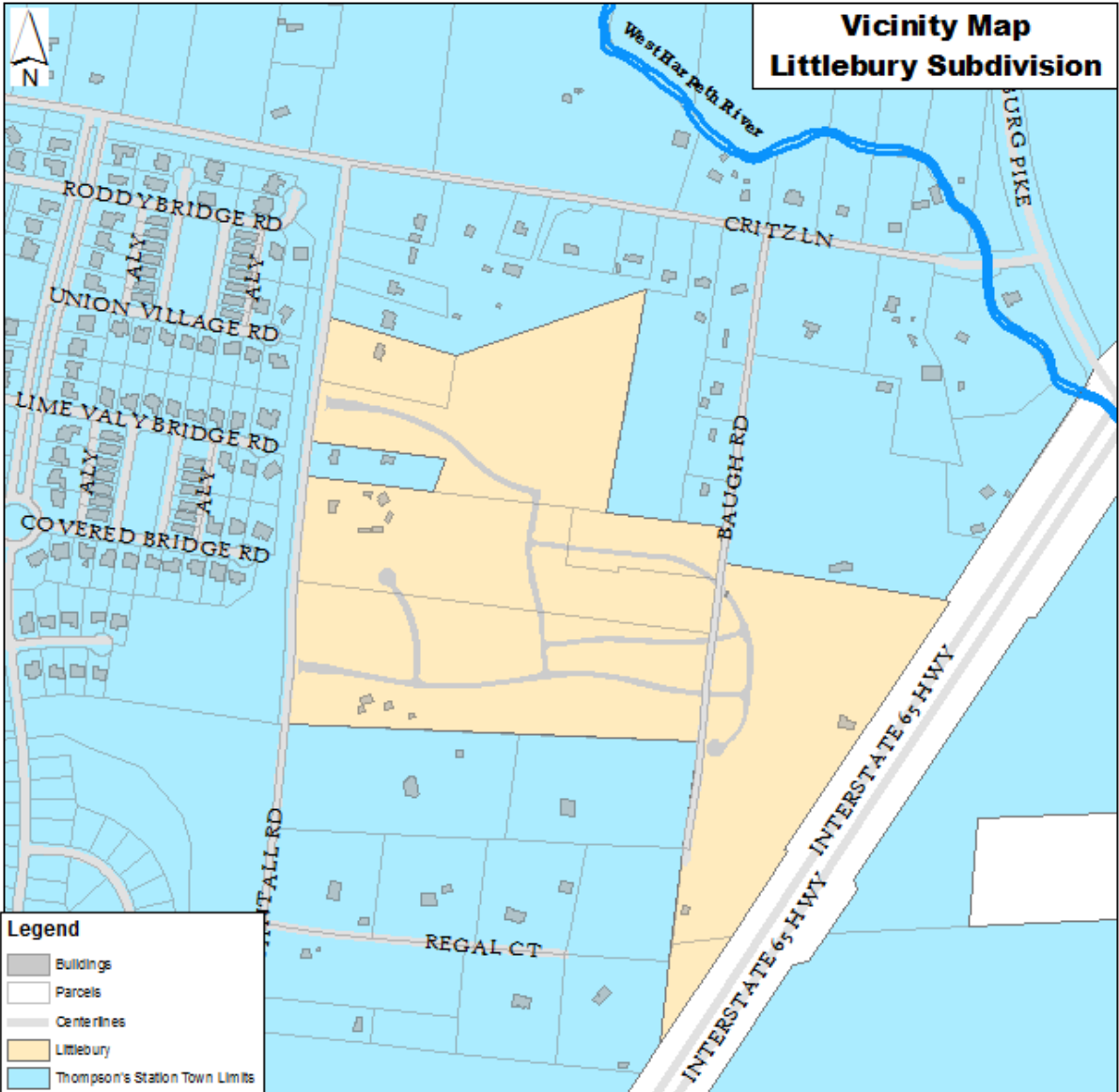


**Vicinity Map  
Avenue Downs Subdivision**



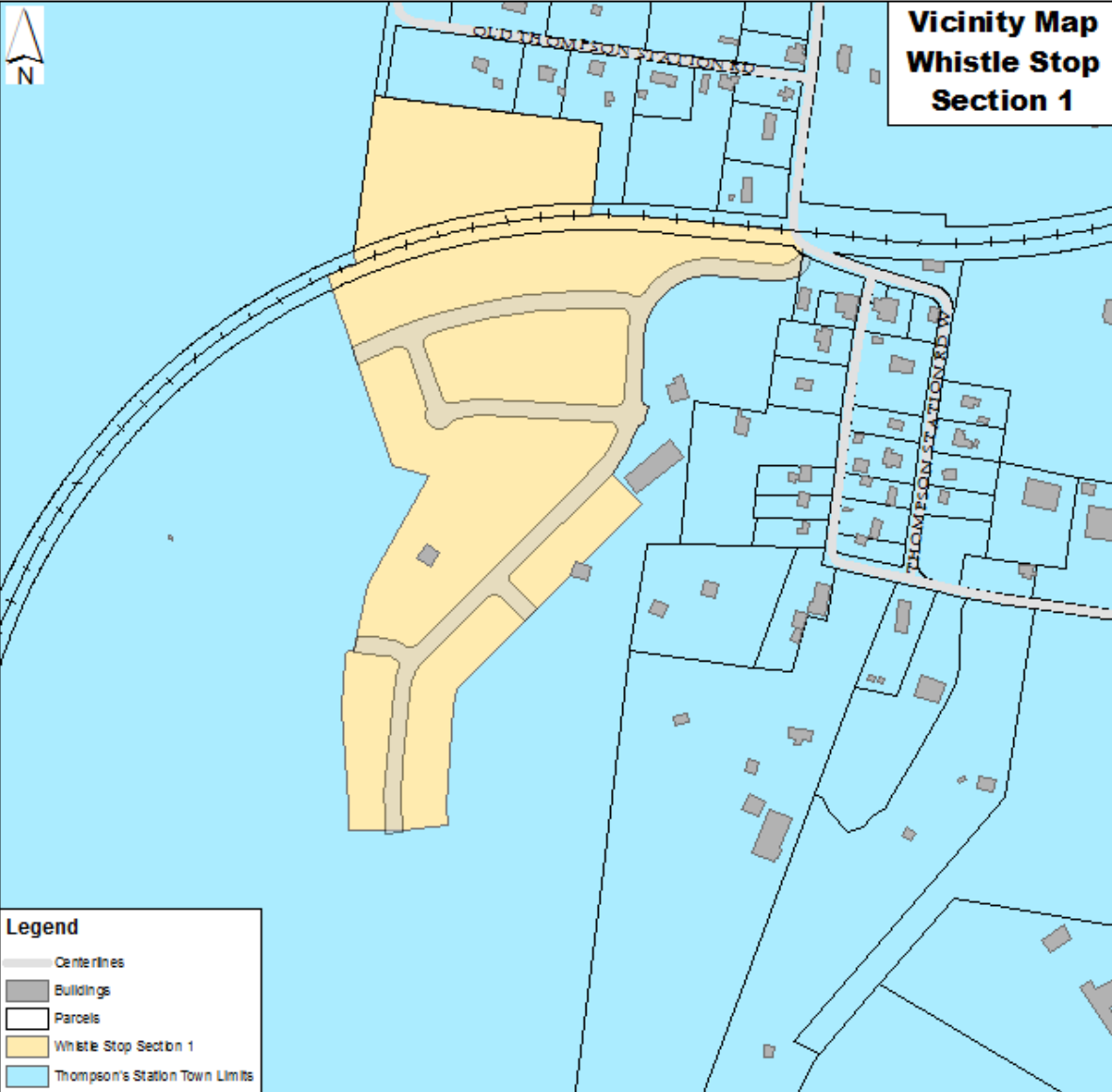


# Vicinity Map Littlebury Subdivision





**Vicinity Map  
Whistle Stop  
Section 1**



**Legend**

- Centerlines
- Buildings
- Parcels
- Whistle Stop Section 1
- Thompson's Station Town Limits

Phone: (615) 794-4333  
 Fax: (615) 794-3313  
 www.thompsons-station.com



1550 Thompson's Station Road W.  
 P.O. Box 100  
 Thompson's Station, TN 37179

## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Canterbury Subdivision, Section 14        Roadway, Drainage, &amp; Erosion Control</b>  <b><u>Original Amount: \$1,045,000</u></b> <b><u>Reduced to: \$400,000</u></b>
<b>ACTION REQUEST</b>	<b>Reduce Performance Bond</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Staff recommends reduction of the performance bond to \$400,00 with review of the bond in 1-year.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On April 28, 2020 Section 14 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$1,045,000.

**Staff recommends reduction of the performance bond to \$400,000, to be reviewed within a 1-year period.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Canterbury Subdivision, Section 14          Sewer</b></p> <p><b><u>Amount:</u> \$550,000</b></p>
<b>ACTION REQUEST</b>	<b>Release Maintenance Bond</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Request to release the Maintenance Bond after the 1-year timeframe &amp; recommend BOMA accept dedication of the public improvement.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Staff recommends release of the Maintenance Bond, subject to contingency of submittal of as-builts &amp; CC TV, &amp; recommendation to BOMA to accept dedication of the public improvement.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On April 28, 2020, Section 14 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for sewer in the amount of \$550,000.

Staff recommends release of the sewer maintenance bond and acceptance of the dedication of the public improvement, subject to the following contingency:

1. The applicant shall provide the Town with as-builts and CC TV of the sewer.

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Canterbury Subdivision, Section 16        Roadway, Drainage, &amp; Erosion Control</b>  <b><u>Original Amount: \$440,000</u></b> <b><u>Reduced to: \$85,000</u></b>
<b>ACTION REQUEST</b>	<b>Reduce Performance Bond</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Staff recommends reduction of the performance bond to \$85,000 with review of the bond in 1-year.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On April 28, 2020, Section 16 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$440,000.

**Staff recommends reduction of the performance bond to \$85,000, to be reviewed within a 1-year period.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Canterbury Subdivision, Section 16          Sewer</b>  <u><b>Amount: \$797,500</b></u>
<b>ACTION REQUEST</b>	<b>Release Maintenance Bond</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Request to release the Maintenance Bond after the 1-year timeframe.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Staff recommends release of the Maintenance Bond, subject to contingency of submittal of as-builts &amp; CC TV, &amp; recommendation to BOMA to accept dedication of the public improvement.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On April 28, 2020, Section 16 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for sewer in the amount of \$797,500.

Staff recommends release of the sewer maintenance bond and acceptance of the dedication of the public improvement, subject to the following contingency:

1. The applicant shall provide the Town with as-builts and CC TV of the sewer.

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Canterbury Subdivision, Section 17        Roadway, Drainage, &amp; Erosion Control</b>  <b><u>Original Amount: \$220,000</u></b> <b><u>Reduced to: \$45,000</u></b>
<b>ACTION REQUEST</b>	<b>Reduce Performance Bond</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Staff recommends reduction of the performance bond to \$45,000 with review of the bond in 1-year</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On April 28, 2020, Section 17 was approved for the creation of residential lots within Canterbury Subdivision. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$220,000.

**Staff recommends reduction of the performance bond to \$45,000, to be reviewed within a 1-year period.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Canterbury Subdivision, Section 17          Sewer</b>  <u><b>Amount: \$110,000</b></u>
<b>ACTION REQUEST</b>	<b>Release Maintenance Bond</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Request to release the Maintenance Bond after the 1-year timeframe &amp; recommend BOMA accept dedication of the public improvement.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Staff recommends release of the Maintenance Bond, subject to contingency of submittal of as-builts &amp; CC TV, &amp; recommendation to BOMA to accept dedication of the public improvement.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On April 28, 2020, Section 17 was approved for the creation of residential lots within Canterbury Subdivision. The plat was approved with a surety for sewer in the amount of \$110,000.

Staff recommends release of the sewer maintenance bond and acceptance of the dedication of the public improvement, subject to the following contingency:

1. The applicant shall provide the Town with as-builts and CC TV of the sewer.



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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Littlebury Subdivision, Section 2          Roadway, Drainage, &amp; Erosion Control</b></p> <p><b><u>Amount:</u> \$700,000</b></p>
<b>ACTION REQUEST</b>	<b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Planning Commission Approved the creation of the performance bond at the 6/23/21 TSPC meeting.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On June 23, 2021, Section 2 was approved for the creation of single-family lots within this subdivision. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$700,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Littlebury Subdivision, Section 2          Sewer</b></p> <p><b><u>Amount:</u> \$247,000</b></p>
<b>ACTION REQUEST</b>	<b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Planning Commission Approved the creation of the performance bond at the 6/23/21 TSPC meeting.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On June 23, 2021, Section 2 was approved for the creation of single-family lots within this subdivision. The plat was approved with a surety for sewer in the amount of \$247,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Canterbury Subdivision, Section 19          Roadway, Drainage, &amp; Erosion Control</b></p> <p><b><u>Amount:</u> \$450,000</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 7/27/21 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On July 27, 2021, Section 19 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$450,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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 P.O. Box 100  
 Thompson's Station, TN 37179

## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Canterbury Subdivision, Section 18          Roadway, Drainage, &amp; Erosion Control</b></p> <p><b><u>Amount:</u> \$1,106,000</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 7/27/21 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On July 27, 2021, Section 18 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$1,106,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Canterbury Subdivision, Section 18          Sewer</b></p> <p><b><u>Amount:</u> \$1,650,000</b></p>
<b>ACTION REQUEST</b>	<b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Planning Commission Approved the creation of the performance bond at the 7/27/21 TSPC meeting.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On July 27, 2021, Section 18 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for sewer in the amount of \$1,650,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Avenue Downs Subdivision, Section 1        Roadway, Drainage, &amp; Erosion Control</b>  <b><u>Amount:</u> \$690,000</b>
<b>ACTION REQUEST</b>	<b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Planning Commission Approved the creation of the performance bond at the 3/23/21 TSPC meeting.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On March 23, 2021, Section 1 was approved for the creation of single-family lots within this subdivision. The plat was approved with a surety for roadways drainage and erosion control in the amount of \$690,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Avenue Downs Subdivision, Section 1          Sewer</b></p> <p><b><u>Amount:</u> \$482,000</b></p>
<b>ACTION REQUEST</b>	<b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b>
<b>PLANNING COMMISSON ACTION</b>	<b>Planning Commission Approved the creation of the performance bond at the 3/24/21 TSPC meeting.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On March 24, 2021, Section 1 was approved for the creation of single-family lots within this subdivision. The plat was approved with a surety for sewer in the amount of \$482,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Tollgate Subdivision, Section 18B          Roadway, Drainage, &amp; Erosion Control</b></p> <p><b><u>Amount:</u> \$146,000</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 2/24/21 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On February 24, 2021, Section 18B was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$146,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**



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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Tollgate Subdivision, Section 18B          Sewer</b></p> <p><b><u>Amount:</u> \$53,000</b></p>
<b>ACTION REQUEST</b>	<b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Planning Commission Approved the creation of the performance bond at the 2/24/21 TSPC meeting.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On February 24, 2021, Section 18B was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for sewer in the amount of \$53,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Whistle Stop Subdivision, Section 1          Sewer</b></p> <p><b><u>Amount:</u> \$485,000</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point. This is the second extension requested. The first was approved in May 26, 2020.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 5/26/20 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On May 26, 2020, Section 1 was approved for the creation of single-family lots within Whistle Stop. The plat was approved with a surety for sewer in the amount of \$485,000.

**2-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Whistle Stop Subdivision, Section 1        Roadway, Drainage, &amp; Erosion Control</b>  <u><b>Amount: \$560,000</b></u>
<b>ACTION REQUEST</b>	<b>Automatic 1-year extension. The Developer may request a reduction/release at any point. This is the second extension requested. The first was approved 5/26/2020.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Planning Commission Approved the creation of the performance bond at the 5/26/20 TSPC meeting.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On May 26, 2020, Section 1 was approved for the creation of single-family lots within Whistle Stop. The plat was approved with a surety for roads, drainage and erosion control in the amount of \$560,000.

**2-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Whistle Stop Subdivision, Section 5          Roadway, Drainage, &amp; Erosion Control</b></p> <p><b><u>Amount:</u> \$66,000</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 4/27/21 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On April 27, 2021, Section 5 was approved for the creation of single-family lots within this subdivision. The plat was approved with a surety for roads, drainage and erosion control in the amount of \$66,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Whistle Stop Subdivision, Section 5          Sewer</b></p> <p><b><u>Amount:</u> \$47,175</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 4/27/21 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On April 27, 2021, Section 5 was approved for the creation of single-family lots within this subdivision. The plat was approved with a surety for sewer in the amount of \$47,175.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**



**DATE:** July 26, 2022  
**TO:** Planning Commission  
**FROM:** Micah Wood, Planning Director  
Andrew Mills, Town Attorney  
Will Owen, Town Engineer  
**SUBJECT:** **Item 2a- Release of MBSC TN Homebuilder, LLC / Tollgate Village Subdivision Sureties**

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This memorandum provides an overview of the release of long-held bonds in Tollgate held by MBSC TN Homebuilder, LLC ("MBSC") for Sections 1 through 17 in the Tollgate Village Subdivision.

Background

In late 2019, Town Staff began a review of the long-held bonds and sureties within the Town. These were identified as bonds and sureties in existing subdivisions that have not achieved the final dedication approval for meeting the Town's specifications for construction on the required public improvements. As part this analysis process, Town Staff focused efforts on the longest held sections, which were all located in the Tollgate Subdivision. A Tollgate section map is provided on page 2 of this memorandum, and a section-by-section breakdown follows on pages 3-6.

The developer has completed the items identified in the Tollgate Punchlist and has satisfied the requirements of the Forbearance Agreement. In addition, the Engineer of Record has certified all public improvements have been installed according to approved plans and per Town standards. Town Staff and the Town Engineer have reviewed the work on the public improvements and agree with the Engineer of Record's certifications. Therefore, these bonds may be released and/or new Maintenance Bonds established, as is described per Section in this memo. The Planning Commission, in lieu of a section by section action can group the action into full release for Sections 1-13 (this includes north access, Section 30 (Elliston Way) and Main Entrance Improvement per the Ragan Smith request memo) and release from Performance to Maintenance for Sections 14-17.

Staff Recommendation:

The Planning Commission should review each section individually and then provide a recommendation on to the Board of Mayor and Aldermen to:

- Release the Maintenance Bonds for Sections 1-13 with a contingency that As-builts be provided to the Town and recommend that BOMA accept dedication of these public improvements.
- Establish Maintenance Bonds for 1-year for the following:
  - Tollgate Section 14A RDEC Maintenance Bond in the amount of \$90,000
  - Tollgate Section 14B RDEC Maintenance Bond in the amount of \$80,000
  - Tollgate Section 15 RDEC Maintenance Bond in the amount of \$60,000
  - Tollgate Section 16 RDEC Maintenance Bond in the amount of \$70,000
  - Tollgate Section 17 RDEC Maintenance Bond in the amount of \$70,000





### **Tollgate Section 1**

Section 1 (to be differentiated from 1A, which is owned by Regents) is located along the southern portion of Americus Drive and Natoma Circle, both south of Tollgate Boulevard. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 2**

Section 2 (to be differentiated from 2A or 2B, which is owned by Regents) is located along the southern portion of Americus Drive and Natoma Circle, both south of Lake Jackson. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 3**

Section 3 includes Tollgate Boulevard from Columbia Pike to the intersection with Americus Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 4**

Section 4 is located in the southwestern section of Tollgate along Rochelle Drive and Americus Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 5**

Section 5 is located in the southwestern corner of Tollgate along Rochelle Avenue. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.





**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 6**

Section 6 is located along the southern edge of Tollgate along Newark Lane. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 7**

Section 7 is located along the southern edge of Tollgate along Newark Lane. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 10**

Section 10 is located along Millerton Way and Somers Lane. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 11**

Section 11 is located along Wareham Drive, Colebrook Drive, and Somers Lane. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 12**

Section 12 (includes sections 12A and 12B) is located along Natoma Circle north of Lake Jackson, and



along Ashmore Drive and Colebrook Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 13A**

Section 13A is located along the south side of Hazelton Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 13B**

Section 13B is located along the north side Hazelton Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 13C**

Section 13C is located along Millerton Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 14A**

Section 14A is located along Americus Drive north of Tollgate Boulevard. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed. The new paving in this section requires establishment of a Maintenance Bond for 1-year.

**Staff recommendation:** Release the Performance Bond, establish a Maintenance Bond in the amount of \$90,000 and recommend BOMA accept this public improvement.



### **Tollgate Section 14B**

Section 14B is located along Americus Drive north of Tollgate Boulevard. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed. The new paving in this section requires establishment of a Maintenance Bond for 1-year.

**Staff recommendation:** Release the Performance Bond, establish a Maintenance Bond in the amount of \$80,000 and recommend BOMA accept this public improvement.

### **Tollgate Section 15**

Section 15 is located along Vinemont Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed. The new paving in this section requires establishment of a Maintenance Bond for 1-year.

**Staff recommendation:** Release the Performance Bond, establish a Maintenance Bond in the amount of \$60,000 and recommend BOMA accept this public improvement.

### **Tollgate Section 16A**

Section 16A is located along Delmar Drive and Milford Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed. The new paving in this section requires establishment of a Maintenance Bond for 1-year.

**Staff recommendation:** Release the Performance Bond, establish a Maintenance Bond in the amount of \$70,000 and recommend BOMA accept this public improvement.

### **Tollgate Section 17**

Section 17 is located along Maytown Circle, Rockhurst Drive, and Ridgeland Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed. The new paving in this section requires establishment of a Maintenance Bond for 1-year.

**Staff recommendation:** Release the Performance Bond, establish a Maintenance Bond in the amount of \$70,000 and recommend BOMA accept this public improvement.

**From:** [Katie Kozlowski](mailto:Katie.Kozlowski@thompsons-station.com)  
**To:** [mwood@thompsons-station.com](mailto:mwood@thompsons-station.com)  
**Cc:** [jjohnston@kjbssecurity.com](mailto:jjohnston@kjbssecurity.com)  
**Subject:** Semi Annual Report for The 1850 Venue  
**Date:** Wednesday, June 29, 2022 10:44:22 AM

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Hello Micah,

Please confirm receipt of this report for The 1850 Venue located at 1850 Lewisburg Pike Franklin TN 37064.

At the October 26, 2021, Planning Commission meeting, this project was approved as a temporary

permit with the following contingencies:

1. The temporary permit expires December 31, 2023.  
2. The applicant shall provide semi-annual updates on the number of events to include details on the following:

a. Total number of events - 0

b. Total number of events with alcohol - 0

c. Total number of events with a traffic officer present - 0

d. The Planning Commission has the ability to review/revoke the temporary permit at any time, with notice.

e. The applicant has the ability to resubmit this permit applicant at any time for Planning Commission to consider extending the expiration date.

3. The temporary permit is approved subject to the applicant's October 2021 Planning Commission submittal package, including the responses and details included therein.

Regards,  
The 1850 Venue  
[the1850venue@gmail.com](mailto:the1850venue@gmail.com)  
[The 1850 Venue Website](#)



**DATE:** July 26, 2022

**TO:** Planning Commissioners

**FROM:** Micah Wood, AICP  
Planning Director

**SUBJECT: Item 1 – Bond Action Agenda**

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The following bonds are on the Bond Action Agenda. The recommendations are summarized for each item, below.

1. Bond Actions

- a. Canterbury Section 14 RDEC Performance Bond Reduction: Town Staff recommends that Planning Commission reduce the Performance Bond and extend bond for 1 year.
- b. Canterbury Section 14 Sewer Performance Bond Release:  
Town Staff recommends that Planning Commission release the Performance Bond, establish a Maintenance Bond, and recommend that BOMA accept the public improvement.
- c. Canterbury Section 16 RDEC Performance Bond Reduction: Town Staff recommends that Planning Commission reduce the Performance Bond and extend bond for 1 year.
- d. Canterbury Section 16 Sewer Performance Bond Release:  
Town Staff recommends that Planning Commission release the Performance Bond, establish a Maintenance Bond, and recommend that BOMA accept the public improvement.
- e. Canterbury Section 17 RDEC Performance Bond Reduction: Town Staff recommends that Planning Commission reduce the Performance Bond and extend bond for 1 year.
- f. Canterbury Section 17 Sewer Maintenance Bond Release:  
Town Staff recommends that Planning Commission release the Performance Bond, establish a Maintenance Bond, and recommend that BOMA accept the public improvement.



g. Extend bonds for 1-year

As part of the yearly review of bonds, the following projects have been reviewed and are within the 2 year period before each improvement needs to move towards final construction and release into Town's acceptance of dedication. Town Staff recommends that each bond be extended for a 1-year period, after which they will be brought back to a PC Bond Action Agenda for review.

- i. Littlebury Section 2 (RDEC & Sewer Bonds)
- ii. Canterbury Section 19 (RDEC Bond)
- iii. Canterbury Section 18 (RDEC & Sewer Bonds)
- iv. Avenue Downs Section 1 (RDEC & Sewer Bonds)
- v. Tollgate Section 18B (RDEC & Sewer Bonds)
- vi. Whistle Stop Section 1 (RDEC & Sewer Bonds)
- vii. Whistle Stop Section 5 (RDEC & Sewer Bonds)

Items 1(a)-(g) may be considered as 1 action item by Planning Commission with approval of the Bond Action Agenda. If there are questions/concerns on any item, it can be removed from the Bond Action Agenda and any others may be approved as a whole.

Subdivision Section Maps are provided after this memo for reference.

The Town of Thompson's Station, TN

840

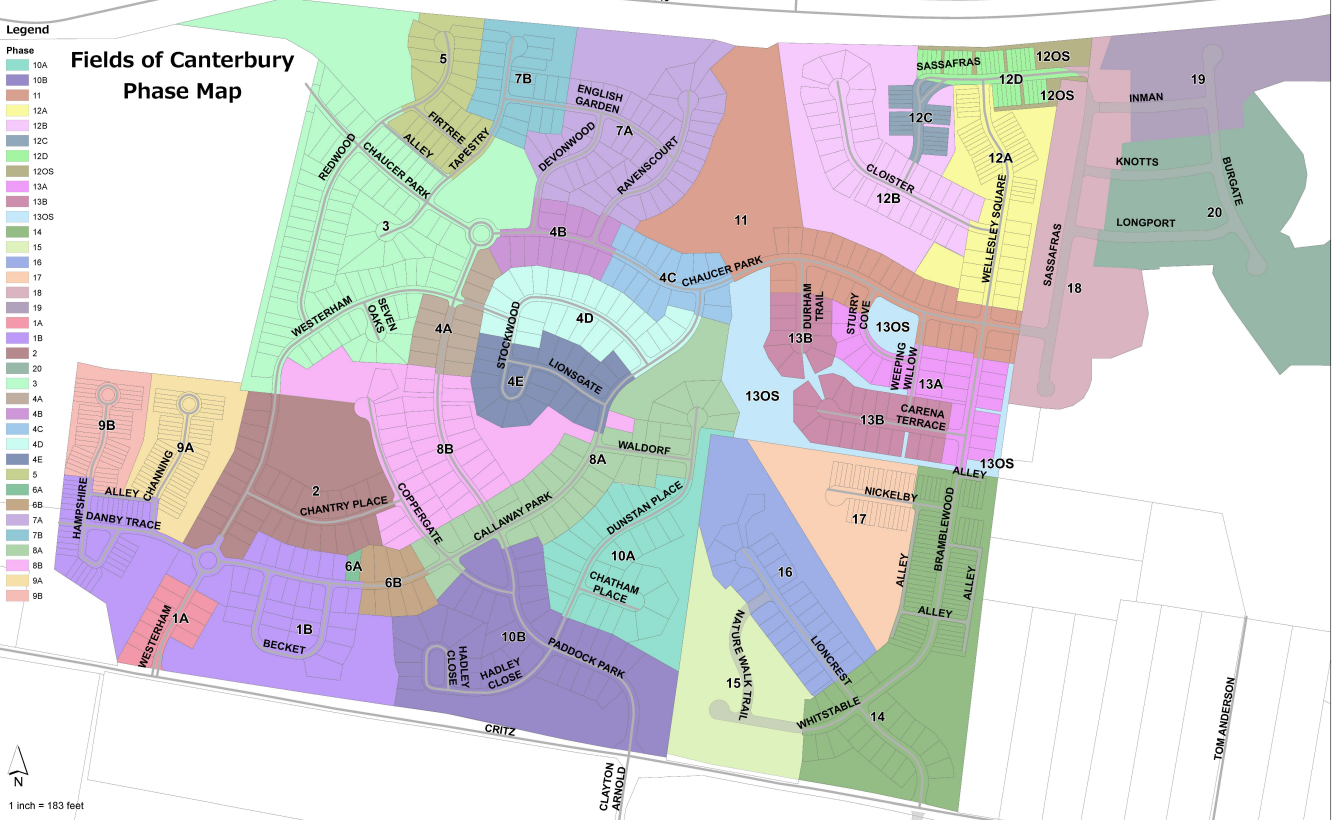
840

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Legend

- 10A
- 10B
- 11
- 12A
- 12B
- 12C
- 12D
- 12OS
- 13A
- 13B
- 13OS
- 14
- 15
- 16
- 17
- 18
- 19
- 1A
- 1B
- 2
- 20
- 3
- 4A
- 4B
- 4C
- 4D
- 4E
- 5
- 6A
- 6B
- 7A
- 7B
- 8A
- 8B
- 9A
- 9B

Fields of Canterbury  
Phase Map



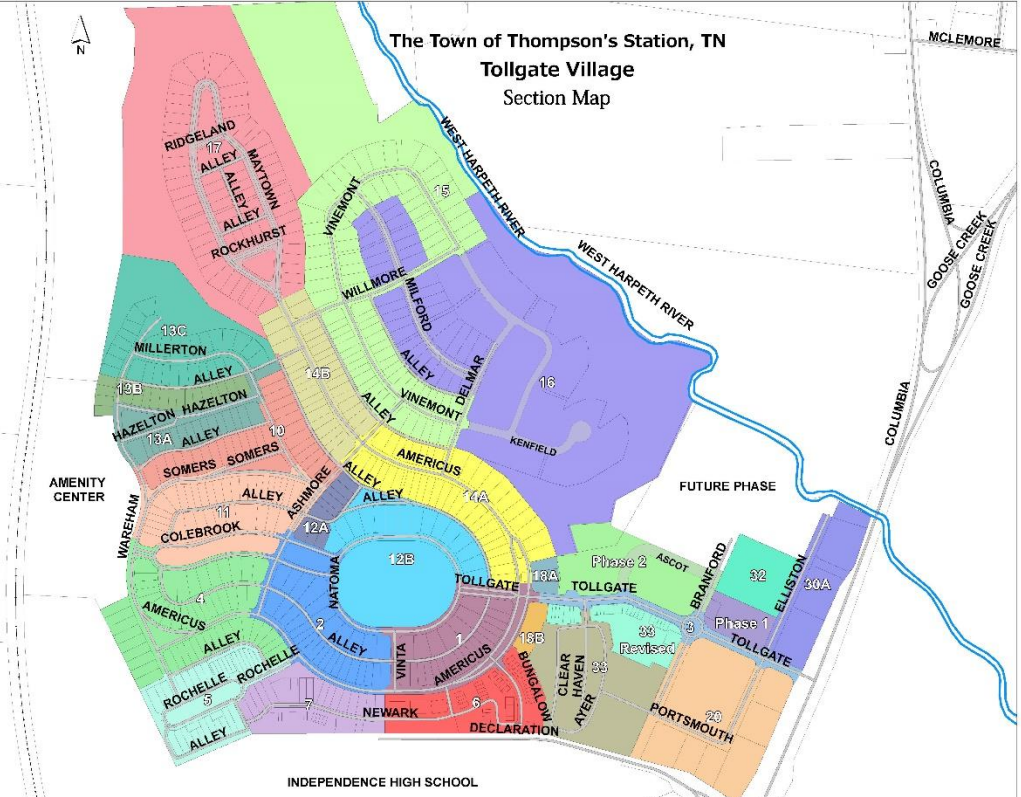
1 inch = 183 feet

**Legend**

- W. Harpeth River

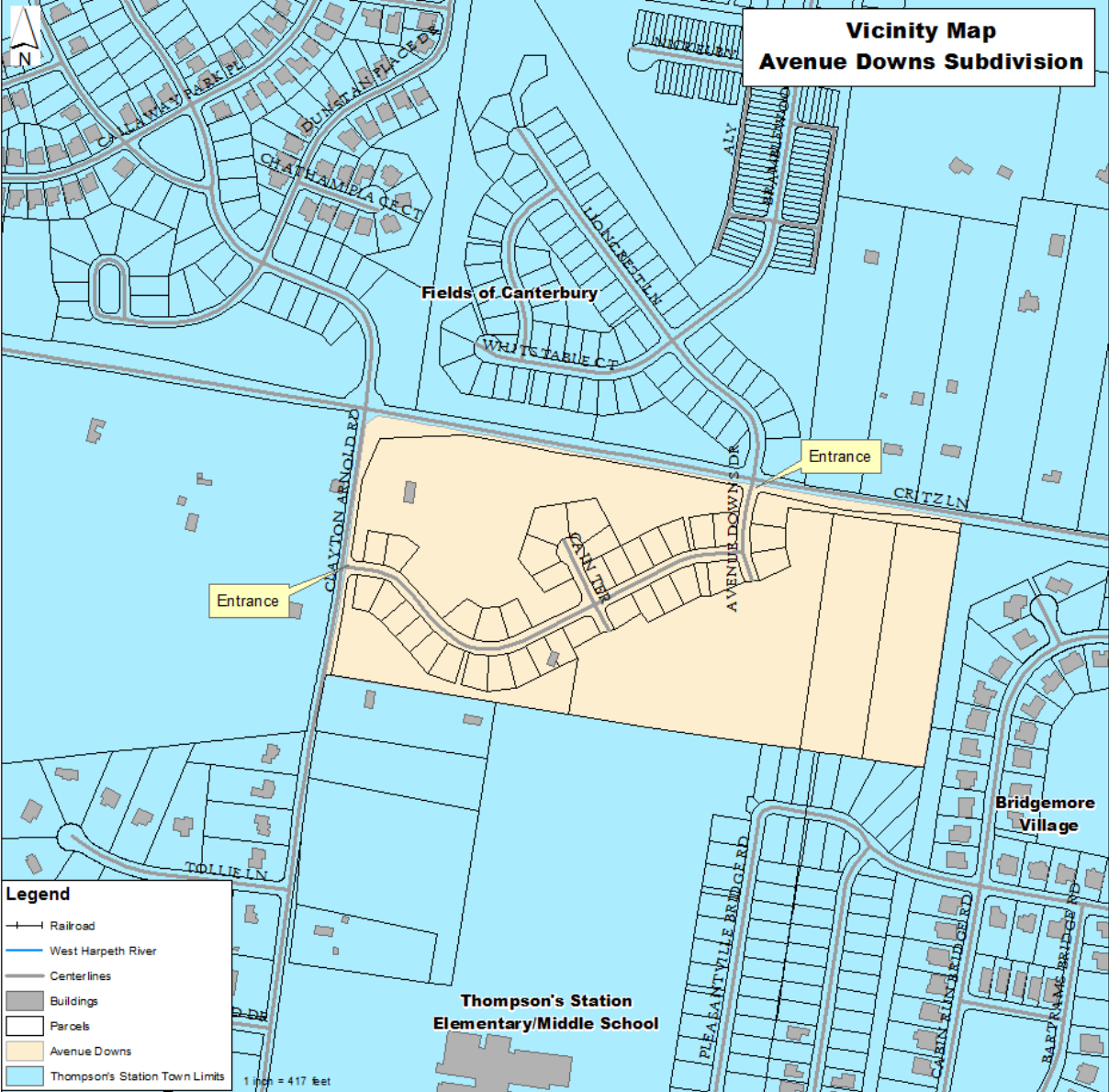
**Section**

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 10
- 11
- 12A
- 12B
- 13A
- 13B
- 13C
- 14A
- 14B
- 15
- 16
- 17
- 18A
- 18B
- 20
- 30A
- 32
- 33
- 33 Revised
- Phase 1 Commercial
- Phase 2 Commercial





**Vicinity Map  
Avenue Downs Subdivision**

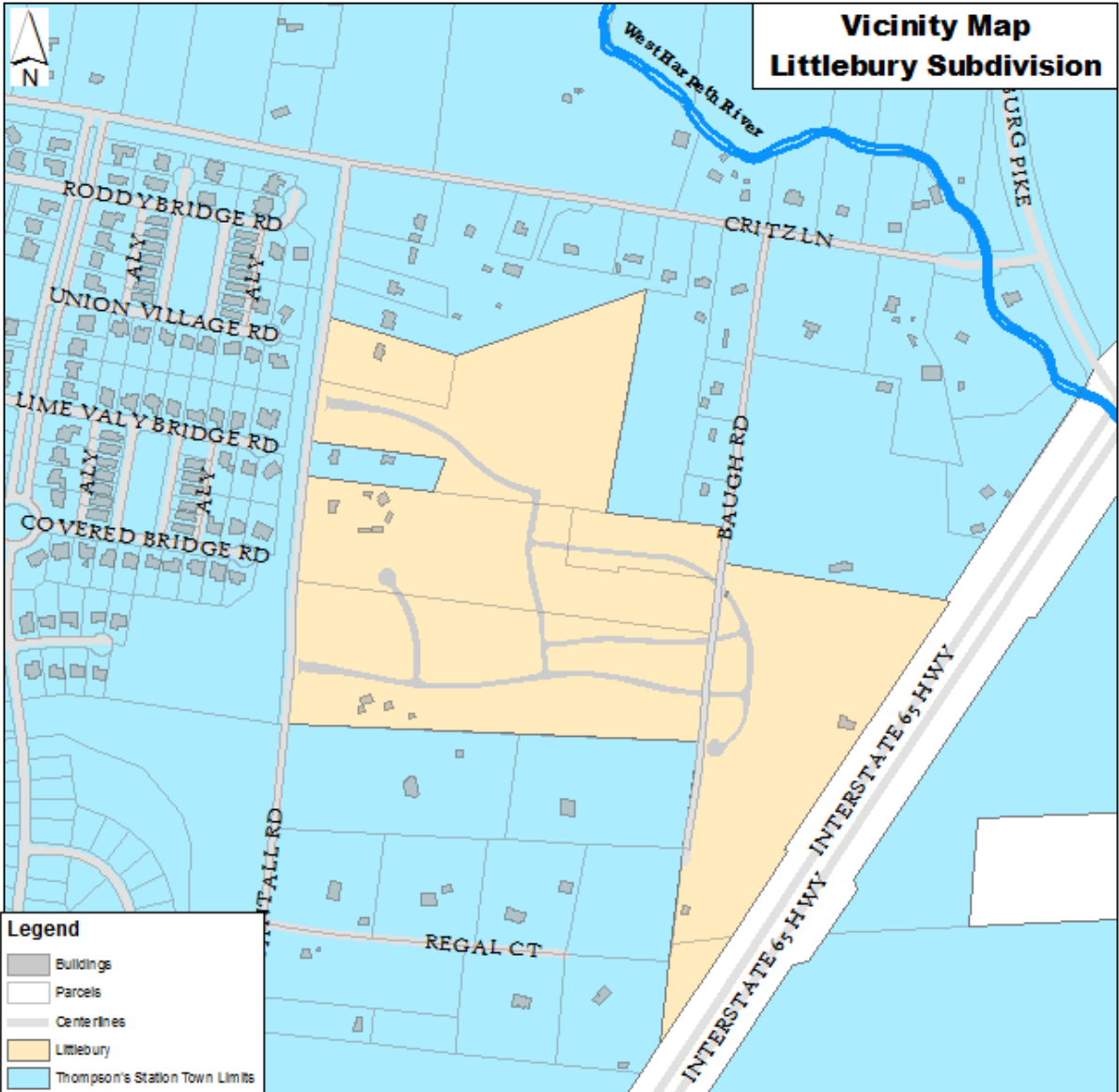


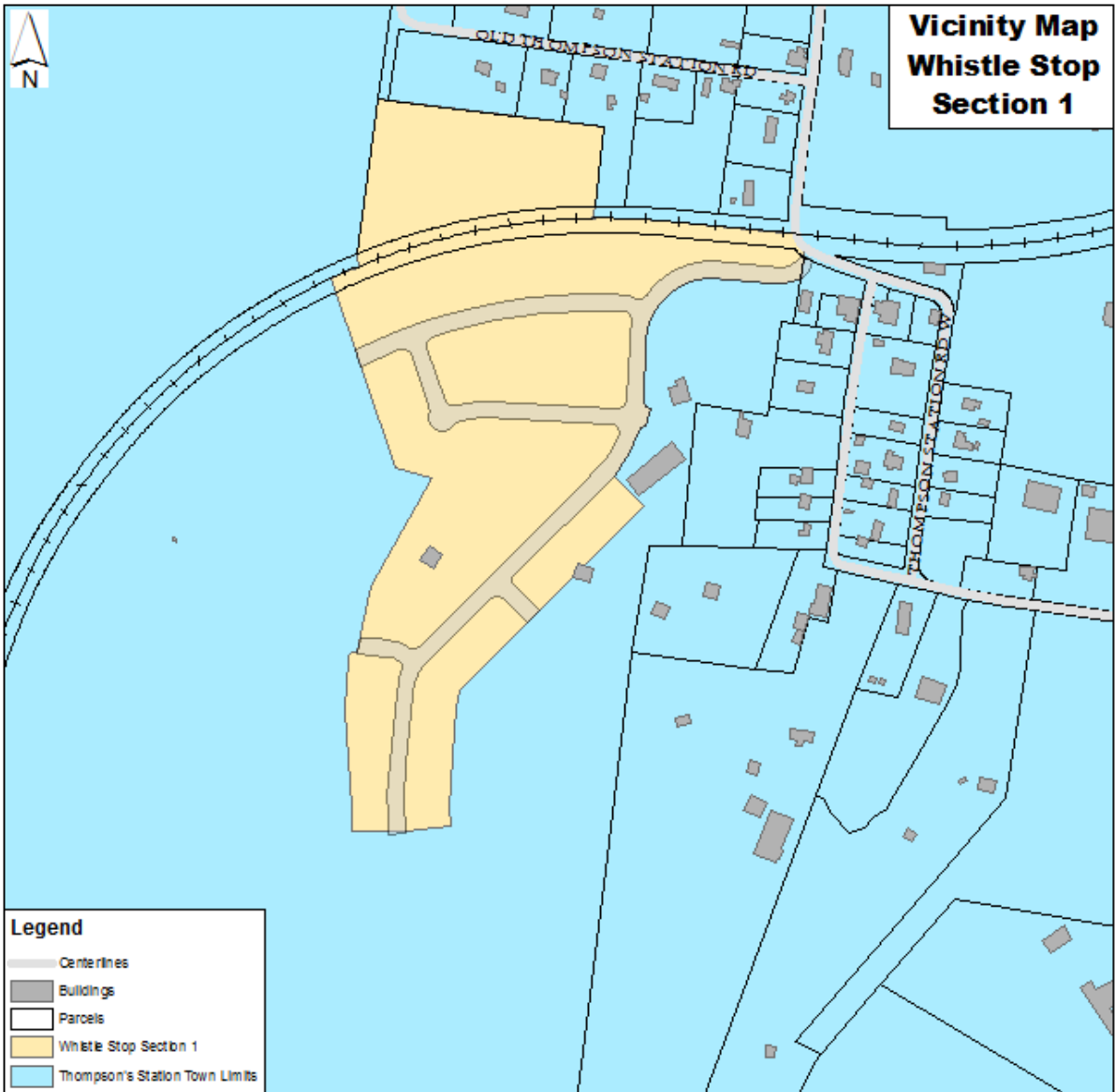
**Legend**

- Railroad
- West Harpeth River
- Centerlines
- Buildings
- Parcels
- Avenue Downs
- Thompson's Station Town Limits

1 inch = 417 feet

# Vicinity Map Littlebury Subdivision





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1550 Thompson's Station Road W.  
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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Canterbury Subdivision, Section 14        Roadway, Drainage, &amp; Erosion Control</b>  <b><u>Original Amount: \$1,045,000</u></b> <b><u>Reduced to: \$400,000</u></b>
<b>ACTION REQUEST</b>	<b>Reduce Performance Bond</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Staff recommends reduction of the performance bond to \$400,00 with review of the bond in 1-year.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On April 28, 2020 Section 14 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$1,045,000.

**Staff recommends reduction of the performance bond to \$400,000, to be reviewed within a 1-year period.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p>Canterbury Subdivision, Section 14          Sewer</p> <p><b><u>Amount:</u> \$550,000</b></p>
<b>ACTION REQUEST</b>	<b>Release Maintenance Bond</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Request to release the Maintenance Bond after the 1-year timeframe &amp; recommend BOMA accept dedication of the public improvement.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Staff recommends release of the Maintenance Bond, subject to contingency of submittal of as-builts &amp; CC TV, &amp; recommendation to BOMA to accept dedication of the public improvement.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On April 28, 2020, Section 14 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for sewer in the amount of \$550,000.

Staff recommends release of the sewer maintenance bond and acceptance of the dedication of the public improvement, subject to the following contingency:

1. The applicant shall provide the Town with as-builts and CC TV of the sewer.

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Canterbury Subdivision, Section 16          Roadway, Drainage, &amp; Erosion Control</b>  <b>Original Amount: \$440,000</b> <b><u>Reduced to: \$85,000</u></b>
<b>ACTION REQUEST</b>	<b>Reduce Performance Bond</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Staff recommends reduction of the performance bond to \$85,000 with review of the bond in 1-year.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On April 28, 2020, Section 16 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$440,000.

**Staff recommends reduction of the performance bond to \$85,000, to be reviewed within a 1-year period.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Canterbury Subdivision, Section 16          Sewer</b></p> <p><b><u>Amount:</u> \$797,500</b></p>
<b>ACTION REQUEST</b>	<b>Release Maintenance Bond</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Request to release the Maintenance Bond after the 1-year timeframe.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Staff recommends release of the Maintenance Bond, subject to contingency of submittal of as-builts &amp; CC TV, &amp; recommendation to BOMA to accept dedication of the public improvement.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On April 28, 2020, Section 16 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for sewer in the amount of \$797,500.

Staff recommends release of the sewer maintenance bond and acceptance of the dedication of the public improvement, subject to the following contingency:

1. The applicant shall provide the Town with as-builts and CC TV of the sewer.

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Canterbury Subdivision, Section 17        Roadway, Drainage, &amp; Erosion Control</b>  <b><u>Original Amount: \$220,000</u></b> <b><u>Reduced to: \$45,000</u></b>
<b>ACTION REQUEST</b>	<b>Reduce Performance Bond</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Staff recommends reduction of the performance bond to \$45,000 with review of the bond in 1-year</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On April 28, 2020, Section 17 was approved for the creation of residential lots within Canterbury Subdivision. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$220,000.

**Staff recommends reduction of the performance bond to \$45,000, to be reviewed within a 1-year period.**



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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Canterbury Subdivision, Section 17          Sewer</b>  <b><u>Amount:</u> \$110,000</b>
<b>ACTION REQUEST</b>	<b>Release Maintenance Bond</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Request to release the Maintenance Bond after the 1-year timeframe &amp; recommend BOMA accept dedication of the public improvement.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Staff recommends release of the Maintenance Bond, subject to contingency of submittal of as-builts &amp; CC TV, &amp; recommendation to BOMA to accept dedication of the public improvement.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On April 28, 2020, Section 17 was approved for the creation of residential lots within Canterbury Subdivision. The plat was approved with a surety for sewer in the amount of \$110,000.

Staff recommends release of the sewer maintenance bond and acceptance of the dedication of the public improvement, subject to the following contingency:

1. The applicant shall provide the Town with as-builts and CC TV of the sewer.

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Littlebury Subdivision, Section 2          Roadway, Drainage, &amp; Erosion Control</b></p> <p><b><u>Amount:</u> \$700,000</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 6/23/21 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On June 23, 2021, Section 2 was approved for the creation of single-family lots within this subdivision. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$700,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Littlebury Subdivision, Section 2          Sewer</b></p> <p><b><u>Amount:</u> \$247,000</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 6/23/21 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On June 23, 2021, Section 2 was approved for the creation of single-family lots within this subdivision. The plat was approved with a surety for sewer in the amount of \$247,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Canterbury Subdivision, Section 19          Roadway, Drainage, &amp; Erosion Control</b></p> <p><b><u>Amount:</u> \$450,000</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 7/27/21 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On July 27, 2021, Section 19 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$450,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Canterbury Subdivision, Section 18          Roadway, Drainage, &amp; Erosion Control</b></p> <p><b><u>Amount:</u> \$1,106,000</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 7/27/21 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On July 27, 2021, Section 18 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$1,106,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Canterbury Subdivision, Section 18          Sewer</b></p> <p><b><u>Amount:</u> \$1,650,000</b></p>
<b>ACTION REQUEST</b>	<b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Planning Commission Approved the creation of the performance bond at the 7/27/21 TSPC meeting.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On July 27, 2021, Section 18 was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for sewer in the amount of \$1,650,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Avenue Downs Subdivision, Section 1          Roadway, Drainage, &amp; Erosion Control</b></p> <p><b><u>Amount:</u> \$690,000</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 3/23/21 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On March 23, 2021, Section 1 was approved for the creation of single-family lots within this subdivision. The plat was approved with a surety for roadways drainage and erosion control in the amount of \$690,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Avenue Downs Subdivision, Section 1          Sewer</b></p> <p><b><u>Amount:</u> \$482,000</b></p>
<b>ACTION REQUEST</b>	<b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Planning Commission Approved the creation of the performance bond at the 3/24/21 TSPC meeting.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On March 24, 2021, Section 1 was approved for the creation of single-family lots within this subdivision. The plat was approved with a surety for sewer in the amount of \$482,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**



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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Tollgate Subdivision, Section 18B        Roadway, Drainage, &amp; Erosion Control</b>  <b><u>Amount:</u> \$146,000</b>
<b>ACTION REQUEST</b>	<b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Planning Commission Approved the creation of the performance bond at the 2/24/21 TSPC meeting.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On February 24, 2021, Section 18B was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for roadways, drainage and erosion control in the amount of \$146,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Tollgate Subdivision, Section 18B          Sewer</b></p> <p><b><u>Amount:</u> \$53,000</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 2/24/21 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On February 24, 2021, Section 18B was approved for the creation of single-family lots within Canterbury. The plat was approved with a surety for sewer in the amount of \$53,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Whistle Stop Subdivision, Section 1 Sewer</b>  <b><u>Amount:</u> \$485,000</b>
<b>ACTION REQUEST</b>	<b>Automatic 1-year extension. The Developer may request a reduction/release at any point. This is the second extension requested. The first was approved in May 26, 2020.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Planning Commission Approved the creation of the performance bond at the 5/26/20 TSPC meeting.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On May 26, 2020, Section 1 was approved for the creation of single-family lots within Whistle Stop. The plat was approved with a surety for sewer in the amount of \$485,000.

**2-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<b>Whistle Stop Subdivision, Section 1        Roadway, Drainage, &amp; Erosion Control</b>  <u><b>Amount: \$560,000</b></u>
<b>ACTION REQUEST</b>	<b>Automatic 1-year extension. The Developer may request a reduction/release at any point. This is the second extension requested. The first was approved 5/26/2020.</b>
<b>PLANNING COMMISSION ACTION</b>	<b>Planning Commission Approved the creation of the performance bond at the 5/26/20 TSPC meeting.</b>
<b>PUBLIC IMPROVEMENT ACTION</b>	<b>Currently in performance.</b>
<b>BOMA ACTION</b>	

### **Bond History**

On May 26, 2020, Section 1 was approved for the creation of single-family lots within Whistle Stop. The plat was approved with a surety for roads, drainage and erosion control in the amount of \$560,000.

**2-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Whistle Stop Subdivision, Section 5          Roadway, Drainage, &amp; Erosion Control</b></p> <p><b><u>Amount:</u> \$66,000</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 4/27/21 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On April 27, 2021, Section 5 was approved for the creation of single-family lots within this subdivision. The plat was approved with a surety for roads, drainage and erosion control in the amount of \$66,000.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**

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## THOMPSON'S STATION BOND ACTION FORM

<b>BOND</b>	<p><b>Whistle Stop Subdivision, Section 5          Sewer</b></p> <p><b><u>Amount:</u> \$47,175</b></p>
<b>ACTION REQUEST</b>	<p><b>Automatic 1-year extension. The Developer may request a reduction/release at any point.</b></p>
<b>PLANNING COMMISSION ACTION</b>	<p><b>Planning Commission Approved the creation of the performance bond at the 4/27/21 TSPC meeting.</b></p>
<b>PUBLIC IMPROVEMENT ACTION</b>	<p><b>Currently in performance.</b></p>
<b>BOMA ACTION</b>	

### **Bond History**

On April 27, 2021, Section 5 was approved for the creation of single-family lots within this subdivision. The plat was approved with a surety for sewer in the amount of \$47,175.

**1-Year Status Update: Automatic 1-year extension. The Developer may request a reduction/release at any point.**



**DATE:** July 26, 2022  
**TO:** Planning Commission  
**FROM:** Micah Wood, Planning Director  
Andrew Mills, Town Attorney  
Will Owen, Town Engineer  
**SUBJECT:** **Item 2a- Release of MBSC TN Homebuilder, LLC / Tollgate Village Subdivision Sureties**

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This memorandum provides an overview of the release of long-held bonds in Tollgate held by MBSC TN Homebuilder, LLC ("MBSC") for Sections 1 through 17 in the Tollgate Village Subdivision.

Background

In late 2019, Town Staff began a review of the long-held bonds and sureties within the Town. These were identified as bonds and sureties in existing subdivisions that have not achieved the final dedication approval for meeting the Town's specifications for construction on the required public improvements. As part this analysis process, Town Staff focused efforts on the longest held sections, which were all located in the Tollgate Subdivision. A Tollgate section map is provided on page 2 of this memorandum, and a section-by-section breakdown follows on pages 3-6.

The developer has completed the items identified in the Tollgate Punchlist and has satisfied the requirements of the Forbearance Agreement. In addition, the Engineer of Record has certified all public improvements have been installed according to approved plans and per Town standards. Town Staff and the Town Engineer have reviewed the work on the public improvements and agree with the Engineer of Record's certifications. Therefore, these bonds may be released and/or new Maintenance Bonds established, as is described per Section in this memo. The Planning Commission, in lieu of a section by section action can group the action into full release for Sections 1-13 (this includes north access, Section 30 (Elliston Way) and Main Entrance Improvement per the Ragan Smith request memo) and release from Performance to Maintenance for Sections 14-17.

Staff Recommendation:

The Planning Commission should review each section individually and then provide a recommendation on to the Board of Mayor and Aldermen to:

- Release the Maintenance Bonds for Sections 1-13 with a contingency that As-builts be provided to the Town and recommend that BOMA accept dedication of these public improvements.
- Establish Maintenance Bonds for 1-year for the following:
  - Tollgate Section 14A RDEC Maintenance Bond in the amount of \$90,000
  - Tollgate Section 14B RDEC Maintenance Bond in the amount of \$80,000
  - Tollgate Section 15 RDEC Maintenance Bond in the amount of \$60,000
  - Tollgate Section 16 RDEC Maintenance Bond in the amount of \$70,000
  - Tollgate Section 17 RDEC Maintenance Bond in the amount of \$70,000







### **Tollgate Section 1**

Section 1 (to be differentiated from 1A, which is owned by Regents) is located along the southern portion of Americus Drive and Natoma Circle, both south of Tollgate Boulevard. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 2**

Section 2 (to be differentiated from 2A or 2B, which is owned by Regents) is located along the southern portion of Americus Drive and Natoma Circle, both south of Lake Jackson. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 3**

Section 3 includes Tollgate Boulevard from Columbia Pike to the intersection with Americus Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 4**

Section 4 is located in the southwestern section of Tollgate along Rochelle Drive and Americus Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 5**

Section 5 is located in the southwestern corner of Tollgate along Rochelle Avenue. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.



**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 6**

Section 6 is located along the southern edge of Tollgate along Newark Lane. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 7**

Section 7 is located along the southern edge of Tollgate along Newark Lane. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 10**

Section 10 is located along Millerton Way and Somers Lane. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 11**

Section 11 is located along Wareham Drive, Colebrook Drive, and Somers Lane. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 12**

Section 12 (includes sections 12A and 12B) is located along Natoma Circle north of Lake Jackson, and



along Ashmore Drive and Colebrook Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 13A**

Section 13A is located along the south side of Hazelton Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 13B**

Section 13B is located along the north side Hazelton Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 13C**

Section 13C is located along Millerton Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed.

**Staff recommendation:** Release the Maintenance Bond and recommend BOMA accept dedication of this public improvement.

### **Tollgate Section 14A**

Section 14A is located along Americus Drive north of Tollgate Boulevard. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed. The new paving in this section requires establishment of a Maintenance Bond for 1-year.

**Staff recommendation:** Release the Performance Bond, establish a Maintenance Bond in the amount of \$90,000 and recommend BOMA accept this public improvement.



### **Tollgate Section 14B**

Section 14B is located along Americus Drive north of Tollgate Boulevard. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed. The new paving in this section requires establishment of a Maintenance Bond for 1-year.

**Staff recommendation:** Release the Performance Bond, establish a Maintenance Bond in the amount of \$80,000 and recommend BOMA accept this public improvement.

### **Tollgate Section 15**

Section 15 is located along Vinemont Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed. The new paving in this section requires establishment of a Maintenance Bond for 1-year.

**Staff recommendation:** Release the Performance Bond, establish a Maintenance Bond in the amount of \$60,000 and recommend BOMA accept this public improvement.

### **Tollgate Section 16A**

Section 16A is located along Delmar Drive and Milford Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed. The new paving in this section requires establishment of a Maintenance Bond for 1-year.

**Staff recommendation:** Release the Performance Bond, establish a Maintenance Bond in the amount of \$70,000 and recommend BOMA accept this public improvement.

### **Tollgate Section 17**

Section 17 is located along Maytown Circle, Rockhurst Drive, and Ridgeland Drive. Per the Engineer of Record & the Town Engineer, all public improvements in the section have been completed. The new paving in this section requires establishment of a Maintenance Bond for 1-year.

**Staff recommendation:** Release the Performance Bond, establish a Maintenance Bond in the amount of \$70,000 and recommend BOMA accept this public improvement.

**From:** [Katie Kozlowski](mailto:Katie.Kozlowski@thompsons-station.com)  
**To:** [mwood@thompsons-station.com](mailto:mwood@thompsons-station.com)  
**Cc:** [jjohnston@kjbssecurity.com](mailto:jjohnston@kjbssecurity.com)  
**Subject:** Semi Annual Report for The 1850 Venue  
**Date:** Wednesday, June 29, 2022 10:44:22 AM

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Hello Micah,

Please confirm receipt of this report for The 1850 Venue located at 1850 Lewisburg Pike Franklin TN 37064.

At the October 26, 2021, Planning Commission meeting, this project was approved as a temporary

permit with the following contingencies:

1. The temporary permit expires December 31, 2023.  
2. The applicant shall provide semi-annual updates on the number of events to include details on the following:

a. Total number of events - 0

b. Total number of events with alcohol - 0

c. Total number of events with a traffic officer present- 0

d. The Planning Commission has the ability to review/revoke the temporary permit at any time, with notice.

e. The applicant has the ability to resubmit this permit applicant at any time for Planning Commission to consider extending the expiration date.

3. The temporary permit is approved subject to the applicant's October 2021 Planning Commission submittal package, including the responses and details included therein.

Regards,  
The 1850 Venue  
[the1850venue@gmail.com](mailto:the1850venue@gmail.com)  
[The 1850 Venue Website](#)