#### Town of Thompson's Station Municipal Planning Commission Meeting Agenda July 28, 2020

#### **Meeting Called To Order**

Statement By Chair Relating To Conducting The Planning Commission Meeting By Electronic Means Of Due To COVID-19 State Of Emergency

Consideration Of The Minutes Of The June 23rd, 2020 Meeting

Documents:

JUNE 2020 MINUTES.PDF

#### **Public Comment**

Any citizen desiring to make a comment can submit their written comments to the Town, which will be included in the meeting minutes for public perusal.

Email your comments to Town Hall at INFO@THOMPSONS-STATION.COM with <u>July Planning Commission Public Comments</u> as the Subject Line.

Contact the Town Community Development office with any questions at (615) 794-4333 ext. 12.

#### **Planner Report**

#### **New Business:**

1. Item 1 (FP 2020-005), Tollgate Village Subdivision Final Plat – Section 20 For The Creation Of 1 New Commercial Lot

Documents:

TOLLGATE SECTION 20 FINAL PLAT PC REPORT.PDF TOLLGATE SEC 20 RESUB LOT 20.4 FINAL PLAT.PDF

#### **Adjourn**

This meeting will be held remotely at 6:00 p.m. by electronic means due to the COVID-19 emergency.

# Minutes of the Meeting of the Municipal Planning Commission of the Town of Thompson 's Station, Tennessee June 23, 2020

#### 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 23rd day of June 2020 at the Thompson's Station Community ent ın; d; un

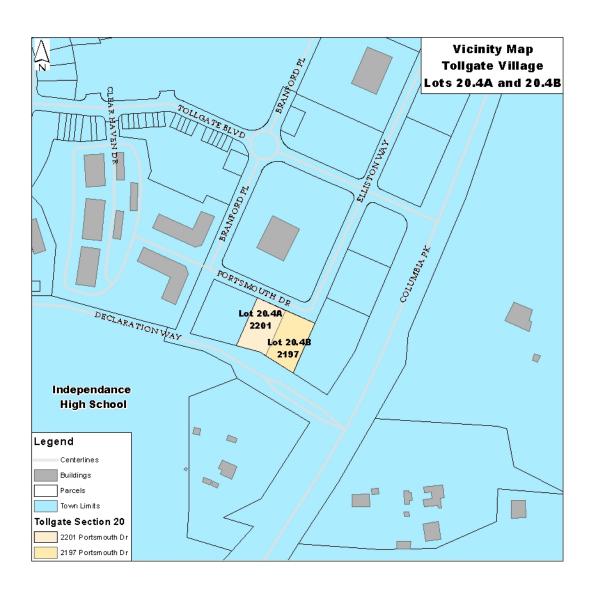
Shaun Alexander, Secretary

#### Thompson's Station Planning Commission Staff Report –Item 1 (FP 2020-005) July 28, 2020

Request to approve a 1-lot subdivision for a final plat in Tollgate Village Section 20 to create one new lot along Portsmouth Drive.

#### **PROJECT DESCRIPTION**

A request to approve the final plat within Section 20 of Tollgate Village to create a new commercial lot.



#### **ANALYSIS**

#### Final Plat & LDO Standards

The purpose of a final plat is to provide a legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted (LDO Section 5.2.7).

Section 20 includes parts of the commercial development within Tollgate Village. The setbacks per the LDO, based on Neighborhood Commercial (NC) are 12 feet for the primary frontage, 10 feet for the secondary frontage, 0 feet for the side lot line and 5 feet for the rear yard. No modifications to the existing roadways will occur with this subdivision. Most site elements (driveway access point, parking, landscaping, utility service lines, etc.) will be determined for compliance with the submittal of site plans for each lot. The lot numbering in this section was not platted in a conventional manner; however, revising the existing lot numbering pattern for this 1-lot subdivision would likely cause more confusion than it would cure. Therefore, the unconventional lot numbering of this section is continued with the creation of lots 20.4A and 20.4B for this 1-lot subdivision.

#### Open Space

This 1-lot subdivision will not impact the previously approved open space required for the Tollgate Village subdivision.

#### Sewer

Prior to the submittal of any site plans for either of these newly created lots, the owner/applicant shall confirm with the Town that the building square footage and uses match with the sewer taps allocated for these lots and this section of Tollgate.

#### Sureties

In consultation with the Town's Engineer, no sureties are warranted for this 1-lot subdivision, as public improvements are already covered by development that this proposal will not alter.

#### Recommendation

Staff recommends the Planning Commission approve the final plat, with the following contingency:

1. Along with the submittal of any site plans for each lot, the owner/applicant shall confirm with the Town that the building square footage and proposed uses match with the sewer taps allocated for this section of Tollgate.

#### **Attachments**

Final Plat

#### **GENERAL NOTES**

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 20.4 INTO 2 LOTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. TYPE OF EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. CONTROL POINTS FOR BEARING BASE FOR PROJECT AND ROAD LOCATION
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.
- 4. THIS PROPERTY IS CURRENTLY ZONED NC (NEIGHBORHOOD COMMERCIAL).

NC SETBACK REQUIREMENTS: PRIMARY FRONTAGE - 12' MAXIMUM SECONDARY FRONTAGE - 10' MAXIMUM SIDE LOT LINE O' MINIMUM REAR LOT LINE 5' MINIMUM

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0335F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0335, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL

- 6. ALL STREETS ARE DESIGNATED PUBLIC AND AS SUCH ARE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS.
- ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
- THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES LOT 20.4 ON THE FINAL PLAT ENTITLED "TOLLGATE VILLAGE, REVISION TO FINAL PLAT — SECTION 20", OF RECORD IN PLAT BOOK P48, PAGE 94, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE
- 9. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:20,500.

JOHN T. DARNALL, TN RLS #1571

6/18/20

SITE DATA TABLE OT 20.4A AREA - 0.603 ACRES± LOT 20.4B AREA - 0.633 ACRES± TOTAL SITE AREA 1.24 ACRES±

Building Zone (shaded)

Street or civic space (residential only) MAIN BUILDING SETBACKS

Α	Primary Frontage	12 ft. max.
В	Secondary Frontage	10 ft. max.
C	Side Lot Line	0 ft. min.
D	Rear Lot Line	5 ft min

NC ZONE SETBACK DETAIL

PROPERTY MAP REFERENCE

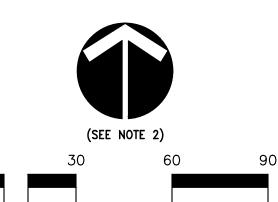
BEING PARCEL 6.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132J, GROUP "A".

#### **DEED REFERENCE**

BEING THE SAME PROPERTY CONVEYED TO TOLL CREEK REAL ESTATE, LLC, FROM MBSC TN HOMEBUILDER, LLC, BY SPECIAL WARRANTY DEED OF RECORD IN DEED BOOK 7514, PAGE 481, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

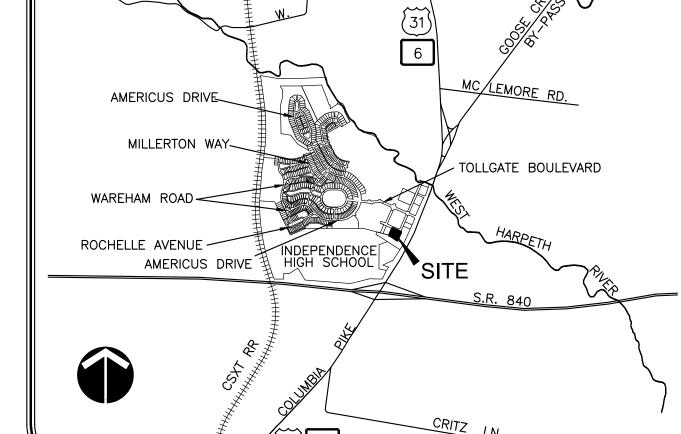
### PLAT REFERENCE

BEING LOT 20.4 AS SHOWN ON THE FINAL PLAT ENTITLED "TOLLGATE VILLAGE, REVISION TO FINAL PLAT - SECTION 20", OF RECORD IN PLAT BOOK P48, PAGE 94, REGISTER'S OFFICE OF WILLIAMSON COUNTY,



**CENTER SECTION 20** PLAT BOOK P48, PAGE 94

R.O.W.C.T



**LOCATION MAP** NOT TO SCALE

MICHAEL N. SUMNER AND WIFE, IVONNE SUMNER DEED BOOK 4350, PAGE 343 R.O.W.C.T 20.5 (ZONED NC)
TOLLGATE COMMERCIAL CENTER SECTION 20 PLAT BOOK P48, PAGE 38 20.4A R.O.W.C.T 26,272 SQ.FT.± 3' P.T.E. 0.60 AC.± HAROLD E. CRYE, TR DEED BOOK 4394, PAGE 230 R.O.W.C.T 27,593 SQ.FT.± 0.63 AC.± <u>"M</u>OŔAN" 20.9 (ZONED NC) **REVISION TO MINOR PLAT** TOLLGATE COMMERCIAL

RECORDER'S INFORMATION

## **LEGEND**

O<sup>IR(O)</sup> IRON ROD (OLD) CATCH BASIN/CURB INLET IRON ROD (NEW) STORM MANHOLE (1/2" X 18" W/CAP STAMPED "RAGAI SMITH & ASSOCIATES") FIBER OPTIC BOX

SANITARY SEWER LINE ──W── WATER LINE SEWER VALVE P.T.E. PRIVATE TELECOMMUNICATIONS

EASEMENT

REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN SANITARY SEWER MANHOLE R.O.W.C.T.

REINFORCED CONCRETE PIPE

STREET ADDRESS

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN DEED BOOK 7514. PAGE 481. REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

TOLL CREEK REAL ESTATE, LLC,

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:20,500 AS SHOWN HEREON.

RAGAN - SMITH - ASSOCIATES, INC.

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE PLAN SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT
REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE
PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED
IMPROVEMENTS IN CASE OF DEFAULT. ALSO, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 3-106 OF THE THOMPSON'S STATION SUBDIVISION REGULATIONS HAVE BEEN MET.

WATER SYSTEM

SEWER SYSTEM

HB&TS UTILITY DISTRICT GENERAL MANAGER

NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THOMPSON'S STATION'S SUBDIVISION REGULATIONS, OR (2)
THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF

TOWN ENGINEER

CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR MITEMC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

CERTIFICATE OF APPROVAL FOR RECORDING I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

SECRETARY OF PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATIONS AGENCY.

WILLIAMSON COUNTY PUBLIC SAFET

CERTIFICATE FOR ADDRESSES DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

IT DEPT. E-911 ADDRESSING COORDINATOR

FINAL PLAT

**TOLLGATE COMMERCIAL CENTER** 

## RESUBDIVISION OF LOT 20.4

4TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE

**SECTION 20** 

DRAWN BY: C. KILGORE/A. REED

DATE: JUNE 18, 2020 JOB NO. 10-081 SCALE: 1"= 30' W.O. 1715

<u>OWNER</u>

TOLL CREEK REAL ESTATE, LLC, 406 BLOSSOM TRAIL LANE FRANKLIN, TENNESSEE 37064 (615) 472-4000

## **RAGAN•SMITH**

LAND PLANNERS • CIVIL ENGINEERS LANDSCAPE ARCHITECTS • SURVEYORS 315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206 (615) 244-8591 FAX (615)244-6739 tdarnall@ragansmith.com

CONTACT: TOM DARNALL, RLS

SHEET 1 OF 1

TOTAL AREA = 53,865 SQUARE FEET OR 1.24 ACRES ±