

**Town of Thompson's Station  
Municipal Planning Commission  
Meeting Agenda  
August 22, 2017**

**Meeting Called To Order**

**Pledge Of Allegiance**

**Minutes-**

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

Documents:

[07252017 MINUTES.PDF](#)

**Election Of Planning Commission Secretary**

**Public Comments-**

**New Business:**

**1. Site Plan For The Addition Of An 1,800-Square Foot Building For An Expansion Of The Existing Automotive Facility Located At 4713 Trader's Way (File: SP 2017-003; DR 2017-002)**

Documents:

[ITEM 1 STAFF REPORT.PDF](#)  
[ITEM 1 SITE PLAN PACKET.PDF](#)

**2. Surety Reduction For The Roads, Drainage And Erosion Control And Sewer For Phase 11 Within The Fields Of Canterbury (File: FP 2016-004)**

Documents:

[ITEM 2 STAFF REPORT.PDF](#)  
[ITEM 2 APPLICANT LETTER.PDF](#)  
[ITEM 2 ENGINEER MEMO.PDF](#)

**3. Land Development Ordinance Amendment As Presented By Alderman Shepard (Zone Amend 2017-006)**

Documents:

[ITEM 3 STAFF REPORT.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**  
**July 25, 2017**

**Call to Order:**

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 7:00 p.m. on the 25<sup>rd</sup> day of July, 2017 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Commissioner Shaun Alexander; Commissioner Debra Bender; Alderman Ben Dilks; Commissioner Trent Harris; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Commissioner Benson was unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the June 27<sup>th</sup>, 2017 meeting were previously submitted.

**Commissioner Bender approval of the June 27<sup>th</sup>, 2017 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

John Wyckoff – 2060 Callaway Park Place – Concerns about construction debris and overgrown lots within the Canterbury Subdivision.

**Town Planner Report:**

Mrs. Deats has received the secondary access plans for Tollgate Village. They have been sent to a traffic engineer for review and comments were received back today. Mrs. Deats is will coordinate with the Developer to discuss the comments. The stop-light at the Tollgate entrance is further along and Mr. Rowe with MBSC had stated that it should be complete by the end of September, but the Phase 16 and 17 approvals grant until December 31, 2017.

**Unfinished Business:**

**None**

**New Business:**

- 1. Amendments to the Land Development Ordinance – Sign and Hillside Standards (Zone Amend 2017-005).**

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

**After discussion, Alderman Dilks made a motion to recommend adoption of the Sign and Hillside Standards (Zone Amend 2017-005) amendments with changes recommended by Staff to the Board of Mayor and Aldermen. The motion was seconded and carried by all.**

**2. Update to the Planning Commission By-Laws.**

Mrs. Deats reviewed her report and recommended that the Planning Commission adopt the updated by-laws. Discussion ensued about the word “deferral” being appropriate in the bylaws.

After discussion, for clarity, Chairman Elder requested a vote to leave the word “defer” in the bylaws. The vote was 5 to 1, with Commissioner Bender casting the dissenting vote.

**After discussion, Commissioner Roberts made a motion to adopt the updated application submittal process as discussed in the By-Laws. The motion was seconded and carried by all.**

There being no further business, Commissioner Bender made a motion to adjourn. The motion was seconded and the meeting was adjourned at 7:42 p.m.

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Jack Elder, Chairman

Attest:

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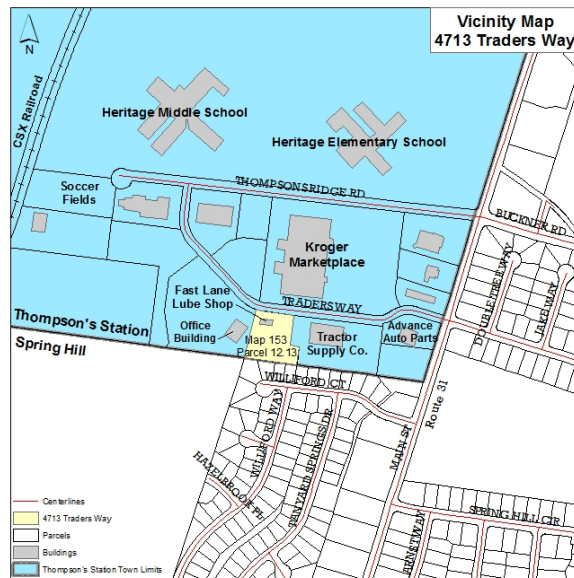
Secretary

**Thompson's Station Planning Commission**  
**Staff Report – Item 1 (File: SP 2017-003 & DR 2017-002)**  
**August 22, 2017**

Site Plan for the addition of an 1,800-square foot building as an expansion of the existing automotive facility.

**PROJECT DESCRIPTION**

The applicant, Gerald Bucy has submitted a site plan application on behalf of Fast Lane Express Lube Shop, Inc. for the addition of an 1,800-square foot building for automotive repair facility located at 4713 Traders Way.



**BACKGROUND**

The project site is 1.61 acres, located within Heritage Commons, zoned Commercial and currently developed with an automotive facility. The site is bounded by commercial land (Kroger Marketplace and Tractor Supply) to the north and east, offices to the west and a residential neighborhood in the City of Spring Hill to the south.

The site plan was previously approved by the Planning Commission on March 29, 2016 with the following contingencies:

1. *Prior to issuance of grading or building permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.*
2. *Prior to issuance of grading or building permits, the landscape plan shall be revised to incorporate a buffer along the east property line and incorporate additional shrubs consistent with the existing planting along the project frontage.*
3. *Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.*
4. *Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.*

However, the Land Development Ordinance states that site plan approval “shall be valid for one (1) year from date of approval. If, in the opinion of the Town Planner substantial construction on the principal structure, including but not limited to foundations, walls, and roofs has not commenced



*within one (1) year, the site plan approval by the Town Planner shall expire and a new application will be required. The new application will be required to conform to the current code requirements at the time of the new application.”* No building permit was issued for this project and construction was never started, therefore, the site plan approval has expired and a new application submitted for review and approval.

## **ANALYSIS**

### **Site Plan**

Site plan review by the Planning Commission is required for all non-residential developments to ensure “compliance with the development and design standards” (Section 5.2.5) of the Land Development Ordinance. No grading or building permits will be issued until the site plan has received Planning Commission approval. In addition, the project will be reviewed by the Design Review Commission on September 6, 2017.

### ***Zoning/Land Use***

The Commercial zone permits automotive repair facilities. The proposed project is an expansion to an existing automotive facility, the Fast Lube Shop. The existing building is a drive through facility and is setback approximately 49 feet to the roadway, Traders Way. The front yard is predominantly landscaped and the proposed building will match the setback with similar landscaping. Other buildings within Heritage Commons have setbacks with landscaped front yard areas similar to this site. Access is along Traders Way with a 26-foot-wide two-way driveway entrance. All parking is located within the rear of the site along with a pedestrian access from the parking area to the office. Total building square footage with the development of the proposed addition is 3,623 square feet for a total lot coverage of 5%. Total impervious surface with the proposed addition is 32%.

The building will have a maximum height of 20 feet with the front façade oriented toward Traders Way. All automotive bays for the additional building will be rear facing and will have a landscaped front yard. The proposed building is designed to match the architectural style, materials and colors of the existing building.



*Existing Building*

### ***Parking***

One parking space is required for every 375 square feet of service bays plus one space for each 100 square feet of waiting area, thereby requiring 12 parking spaces. The existing parking contains 12, 9-

foot-long x 18-foot-wide parking spaces which are located in the rear of the site behind the existing building. Therefore, the parking conforms to the requirements of the Land Development Ordinance.

### ***Lighting***

The project site has lighting within the parking and on the existing building and the proposed building will have wall lighting. The photometric study demonstrates that the lighting on site will not present a significant impact on adjacent properties.

### ***Landscaping***

The project site is partially developed and landscaped in accordance with previous plan approval. The proposed facility will be set back with landscaping fronting the building to the roadway. The landscaping materials include grass along with the installation of two Yoshino Cherry trees. The proposed landscaping is compatible with the existing landscaping; however, the improvements should incorporate additional shrub material as this side of the lot is developed to match the existing project frontage. The Land Development Ordinance requires that a buffer be installed between commercial uses that includes a broken screen (buffer type 1) along the east property line. Therefore, Staff recommends a contingency to incorporate additional shrubs along the project frontage and to provide the required buffer along the east property line.

## **RECOMMENDATION**

Based on the project's consistency with the Land Development Ordinance, Staff recommends that the project be approved with the following contingencies:

1. Prior to issuance of grading or building permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.
2. Prior to issuance of grading or building permits, the landscape plan shall be revised to incorporate a buffer along the east property line and incorporate additional shrubs consistent with the existing planting along the project frontage.
3. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.
4. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

## **ATTACHMENTS**

Site Plan Packet



# A New Auto Repair Building For Fast Lane Express Lube Shop, Inc.

4713 Traders Way

Thompson's Station Tennessee 37179

## GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
- THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES, AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE RECOMMENDED AND BEST PRACTICES OF THE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.
- EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES FOLLOWING THEM.
- CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
- ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
- ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS/HER WORK.
- CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEEPED CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
- DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.
- ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY THE BUILDING OWNER.
- TO INSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR CABINET WORK WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR.
- UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH THE ARCHITECT AND COMPLETE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS.

## COPYRIGHT NOTICE

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## SITE DATA

SITE SIZE:	1.61 AC (69,918 SF)
ZONE:	CC
USE:	ROAD SERVICE (VEHICLE REPAIR & MAINTENANCE)
SETBACKS	
FRONT:	10 FT.
SIDE:	8 FT.
REAR:	15 FT.
LOT COVERAGE:	
ALLOWABLE:	0.70
PROVIDED:	0.05
BUILDING SIZE:	1,823 SF : EXISTING 1,800 SF : PROPOSED 3,623 SF : TOTAL
PARKING REQUIREMENT:	1 SP/375 SF
PARKING SPACE:	REQUIRED: 10 PROVIDED: 12 EXISTING
SIDE YARD BUFFER REQUIREMENT:	TYPE "I"
PAVED & CONCRETE AREA:	EXISTING - 14,890 S.F. PROPOSED - 3,889 S.F. TOTAL - 18,779 S.F.
TOTAL IMPERVIOUS AREA:	EXISTING - 16,713 S.F. PROPOSED - 5,689 S.F. TOTAL - 22,402 S.F. 32% TOTAL PROPOSED IMPERVIOUS SURFACE= 32%
BUILDING HEIGHT:	20' (1 STORY)
SQL TYPE:	Mbc2
NOTE:	THIS TRACT IS LOT #12 OF HERITAGE COMMONS SUBDIVISION (REVISION 2) PLAT BOOK 43, PAGE 13, R.O.W.C. MAP 153 PARCEL 12.13 : IITH CIVIL DISTRICT, DEED Bk. 3856 PAGE 648, R.O.W.C.

## THOMPSON STATION, TN. ADOPTED BUILDING CODES

The town has adopted the following Codes effective January 1, 2015:

- 2009 International Building Code including Appendices D and G
- 2009 International Plumbing Code
- 2009 International Mechanical Code
- 2009 International Fire Code including Appendices B, C, and D
- 2009 International Fuel Gas Code

## PROJECT DIRECTORY

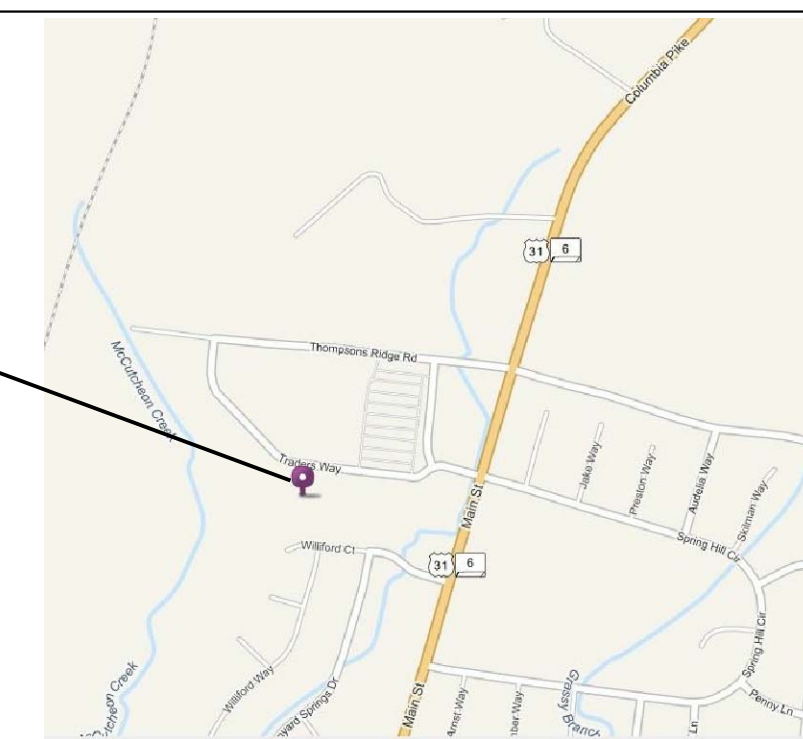
OWNER/DEVELOPER:	David Cianfaglione 2636 Platt Road Thompson's Station, Tennessee (615) 595-0141 rep. David Cianfaglione
LEAD ENGINEER/APPLICANT:	GERALD G. BUCY, CONSULTING ENGINEER. P.O. BOX 1521 FRANKLIN, TN, 37065 REPRESENTATIVE - GERALD G. BUCY, P.E. 615/794-0323 615/791-6090 (FAX) email: bucycorp@bellsouth.net
Landscape Architect:	Greenspace Design 411 Maplegrove Dr. Franklin, TN 37064 REPRESENTATIVE- JOSHUA B. HENRICK Ph: (615) 591-9606 Fax:(615) 591-1323 email: info@greenspace-design.com

## SHEET INDEX

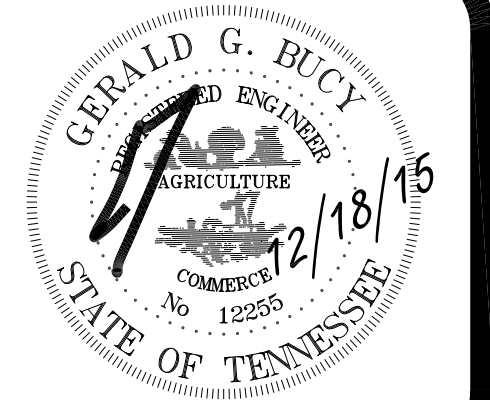
CVR	COVER SHEET
<b>CIVIL</b>	
C-0	EXISTING CONDITIONS SITE PLAN
C-1	SITE PLAN
C-2	GRADING AND DRAINAGE PLAN
C-3	SITE DETAIL SHEET
L-1	LANDSCAPE PLAN
E-1	PHOTOMETRICS (SITE LIGHTING) PLAN
<b>ARCHITECTURE</b>	
A-1	FLOOR PLAN / FOUNDATION PLAN
A-2	EXTERIOR ELEVATION
A-3	BUILDING SECTIONS

## SITE LOCATION

SITE



**GERALD G. BUCY, P.E.**  
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P.O. Box 1521  
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REVISIONS  
2/25/16 PER TOWN COMMENTS

COVER SHEET

A New Auto Repair Building For  
Fast Lane Express Lube Shop, Inc.

4713 Traders Way  
Thompson's Station, Tennessee 37179

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ISSUE DATE: 12-18-15

PROJECT: --

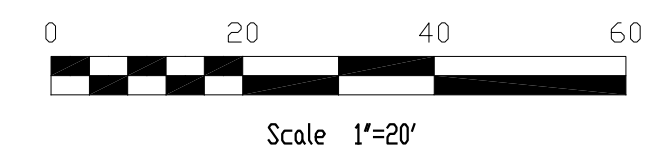
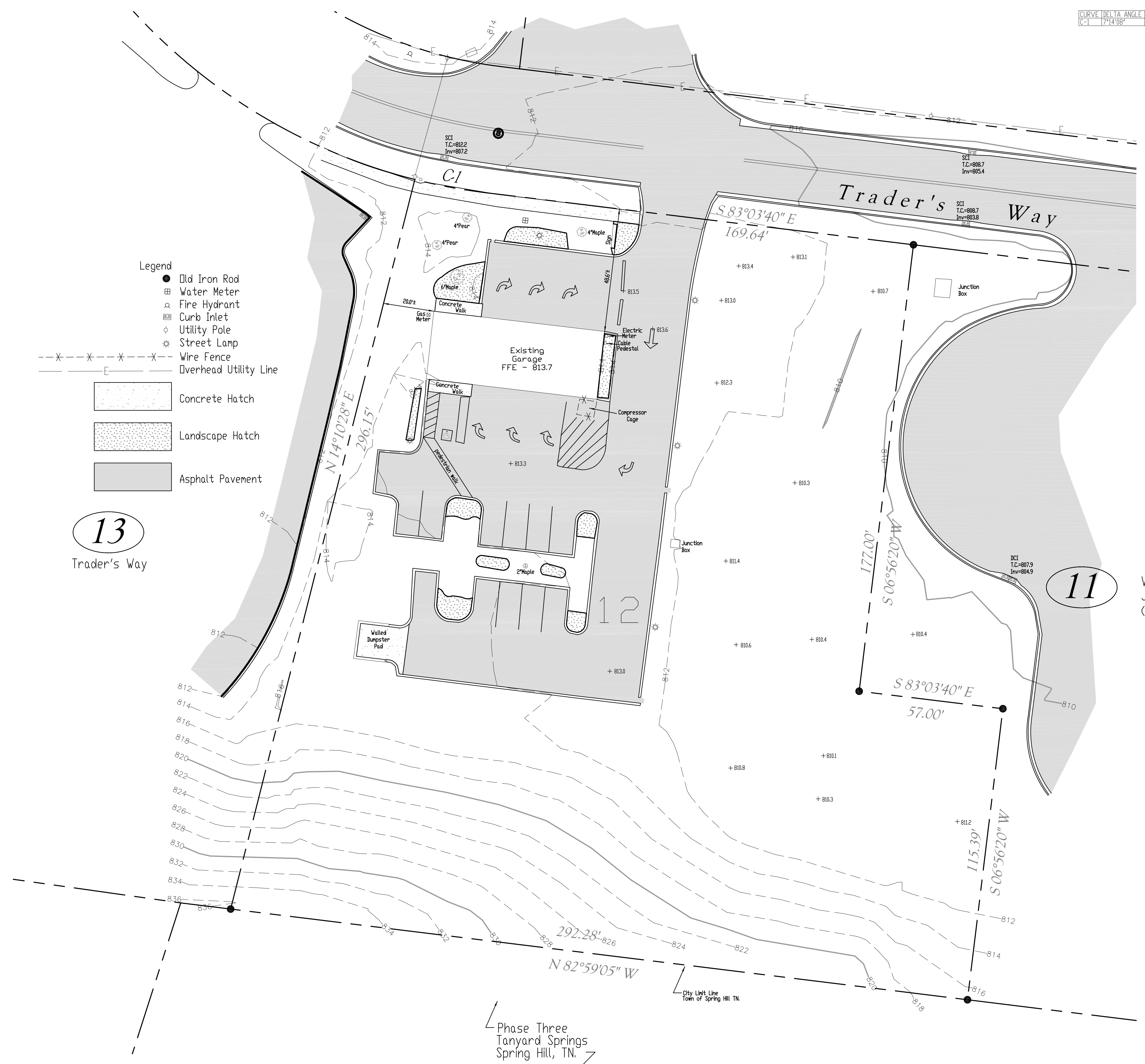
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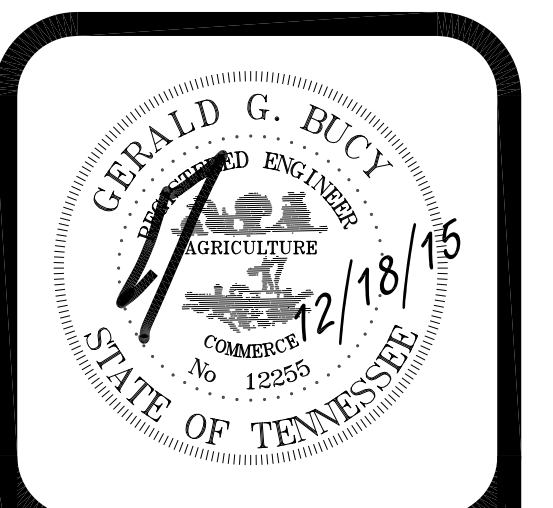
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C-1	171°4'08"	225.00'	28.41'	28.39'	N 79°26'36" W

- Legend**
- Old Iron Rod
  - ⊕ Water Meter
  - ⊕ Fire Hydrant
  - ⊕ Curb Inlet
  - ⊕ Utility Pole
  - ⊕ Street Lamp
  - - - - - Wire Fence
  - - - - - Overhead Utility Line
  - ▨ Concrete Hatch
  - ▨ Landscape Hatch
  - ▨ Asphalt Pavement

**13**  
Trader's Way



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REVISIONS	PER TOWN	COMMENTS
2/25/16		

*Existing Conditions*

**A New Auto Repair Building For  
Fast Lane Express Lube Shop, Inc.**  
4713 Traders Way  
Thompson's Station, Tennessee 37179

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ISSUE DATE: 12-18-15
PROJECT: --
CAD NAME: --

C0

Phase Three  
Tanyard Springs  
Spring Hill, TN.

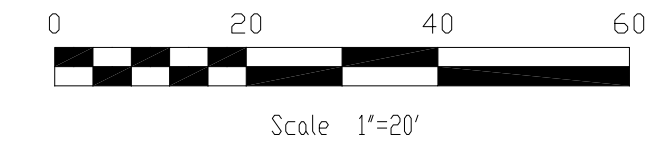
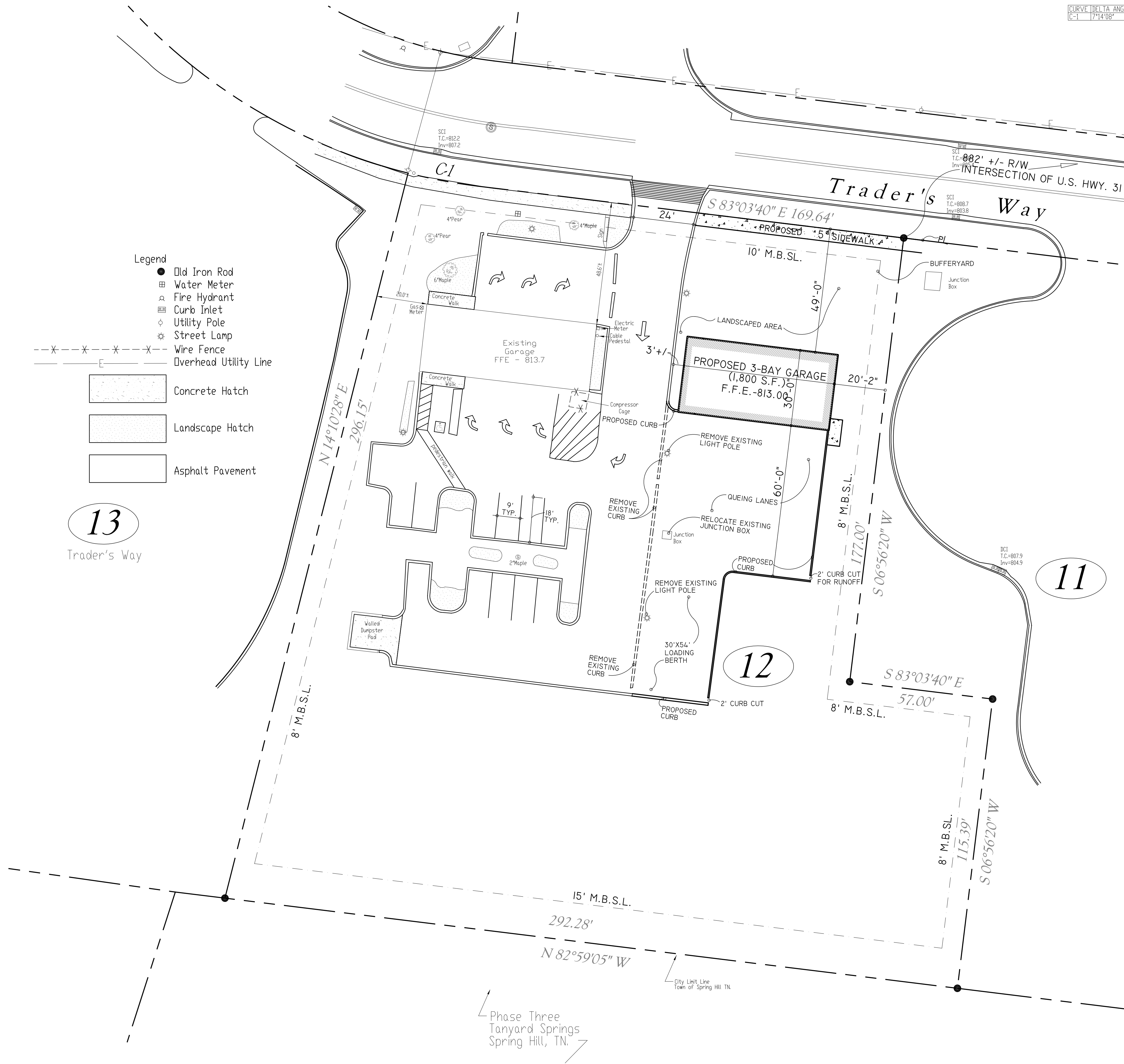
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Town of Spring Hill TN



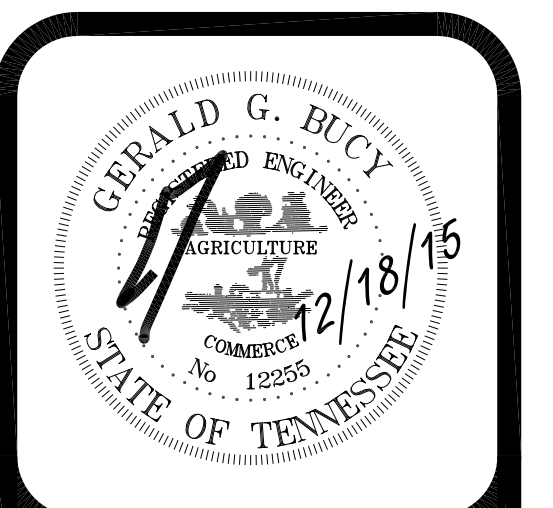
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C-1	17°14'08"	225.00'	28.41'	28.39'	N 79°26'36" W

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  - ⊕ Utility Pole
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  - - - Wire Fence
  - - - Overhead Utility Line
  - [Concrete Hatch] Concrete Hatch
  - [Landscape Hatch] Landscape Hatch
  - [Asphalt Pavement] Asphalt Pavement

**13**  
Trader's Way



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REVISIONS

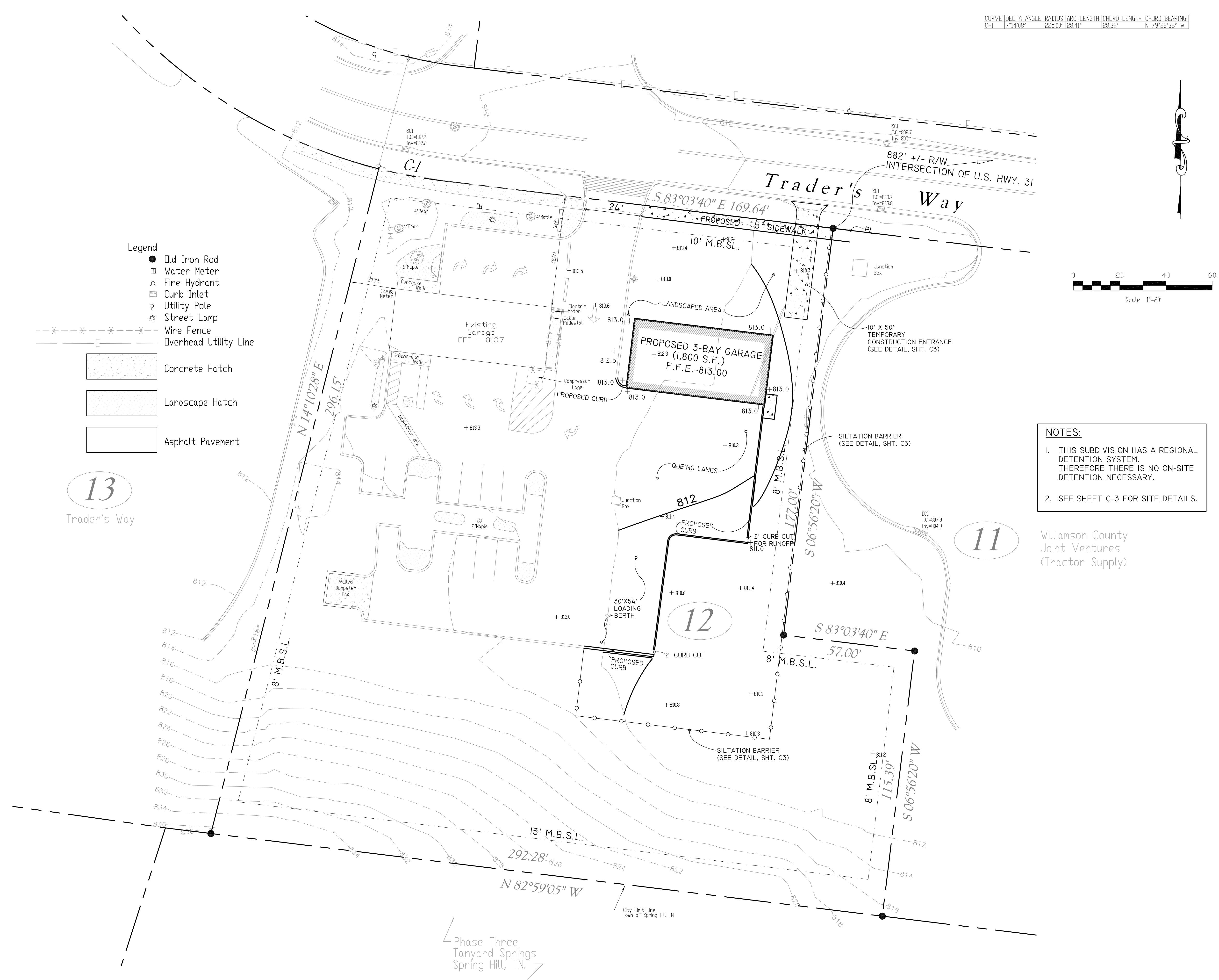
DATE	PER TOWN	COMMENTS
2/25/16		

**Site Layout Plan**  
A New Auto Repair Building For  
Fast Lane Express Lube Shop, Inc.  
4713 Traders Way  
Thompson's Station, Tennessee 37179

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ISSUE DATE: 12-18-15
PROJECT: --
CAD NAME: --
<b>C1</b>

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	17°14'08"	225.00'	28.41'	28.39'	N 79°26'36" W



- Legend**
- Old Iron Rod
  - ⊕ Water Meter
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  - ⊕ Street Lamp
  - Wire Fence
  - Overhead Utility Line

- Concrete Hatch
- Landscape Hatch
- Asphalt Pavement

**13**  
Trader's Way

**11**

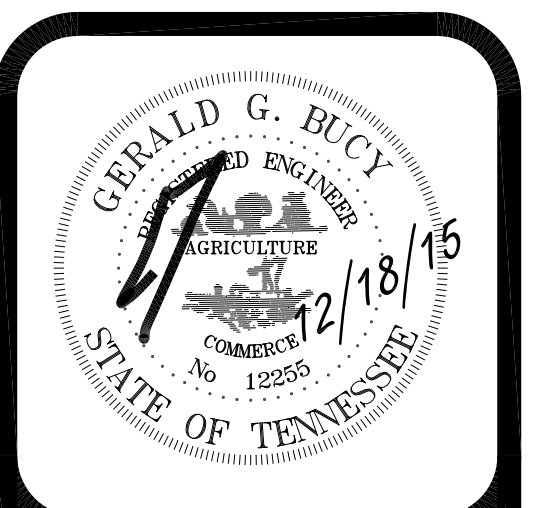
**12**

**NOTES:**

1. THIS SUBDIVISION HAS A REGIONAL DETENTION SYSTEM. THEREFORE THERE IS NO ON-SITE DETENTION NECESSARY.
2. SEE SHEET C-3 FOR SITE DETAILS.

Williamson County  
Joint Ventures  
(Tractor Supply)

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REVISIONS	PER TOWN	COMMENTS
2/25/16		

**Grading & Drainage Plan**

**A New Auto Repair Building For  
Fast Lane Express Lube Shop, Inc.**

4713 Traders Way  
Thompson's Station, Tennessee 37179

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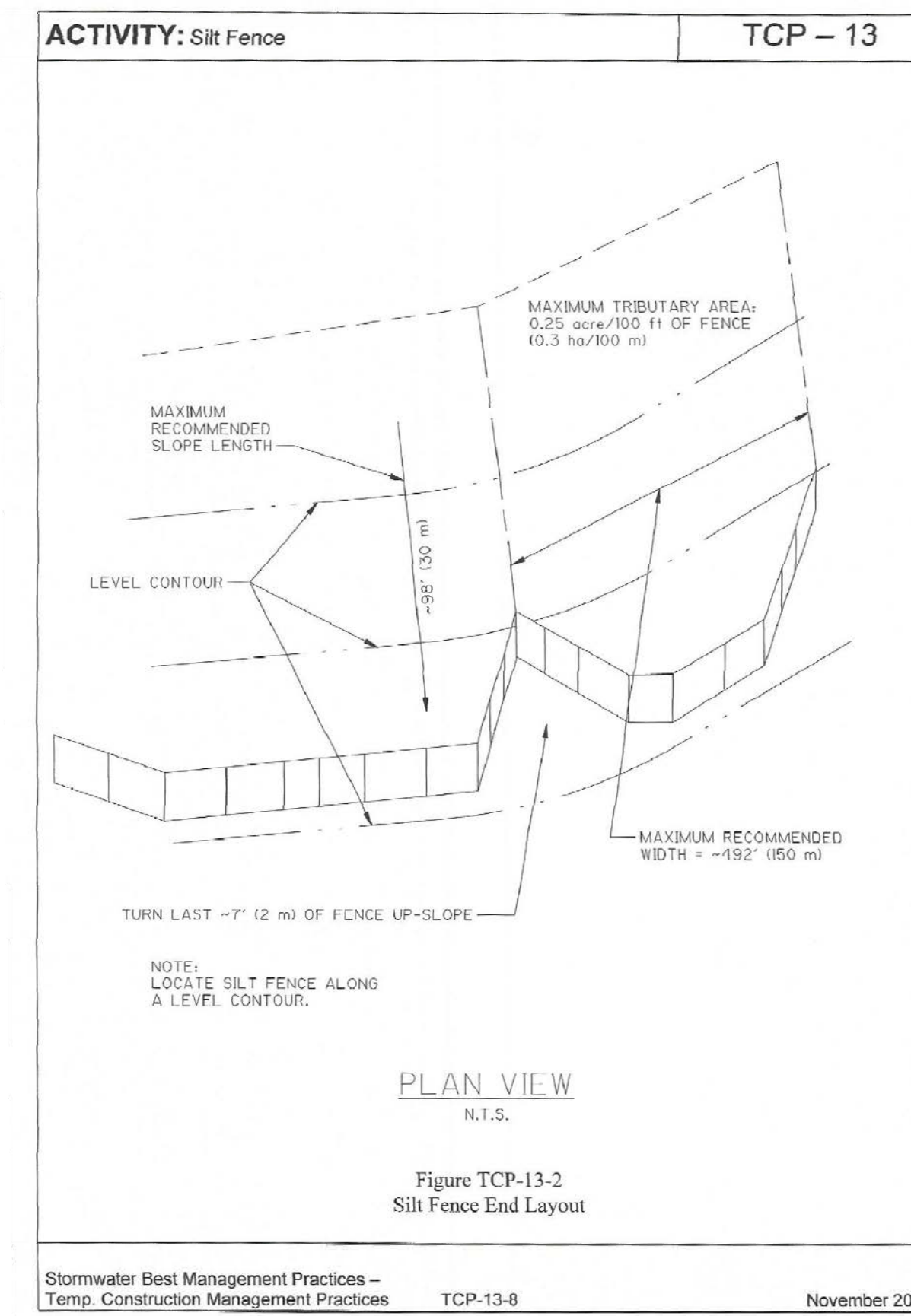
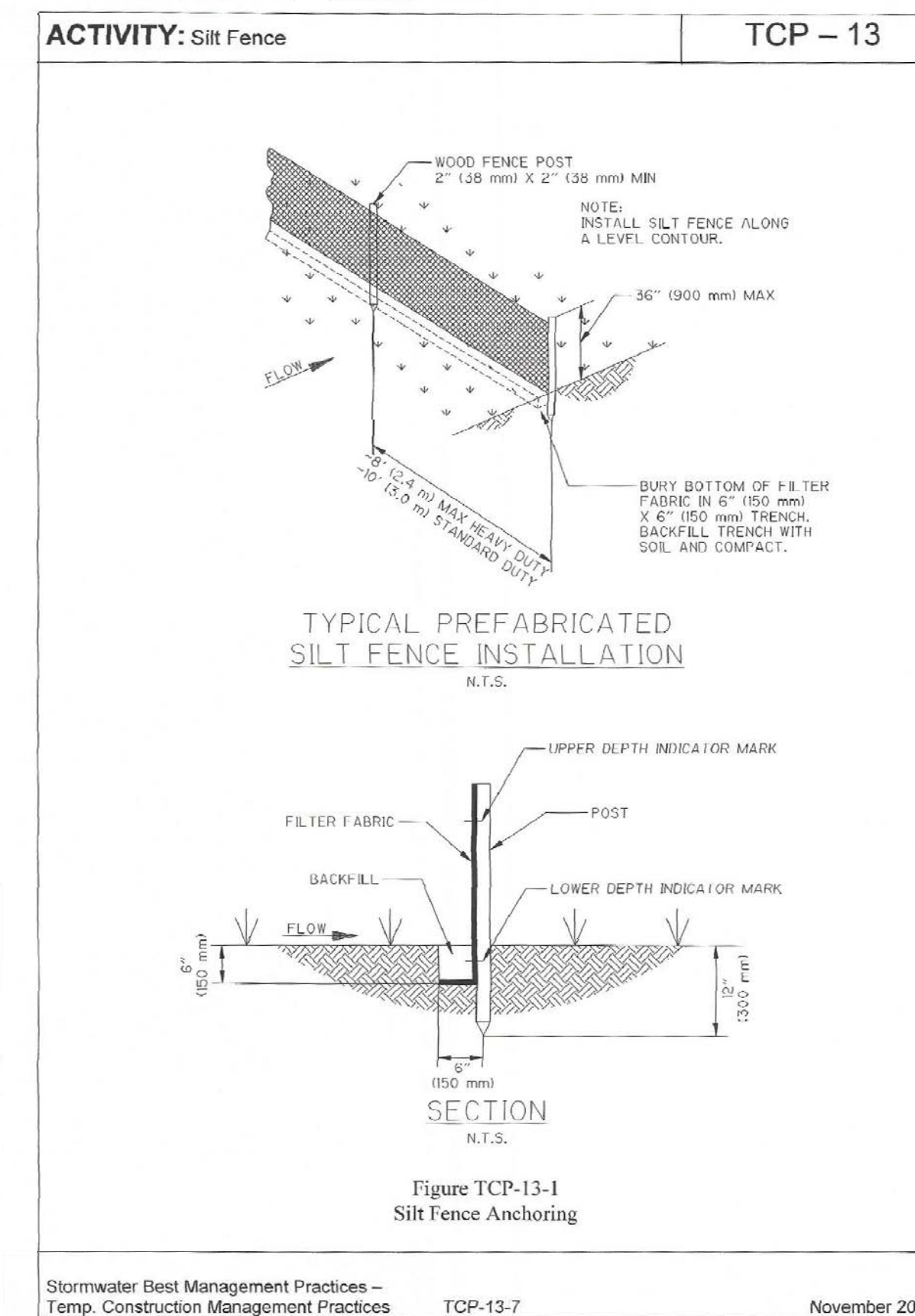
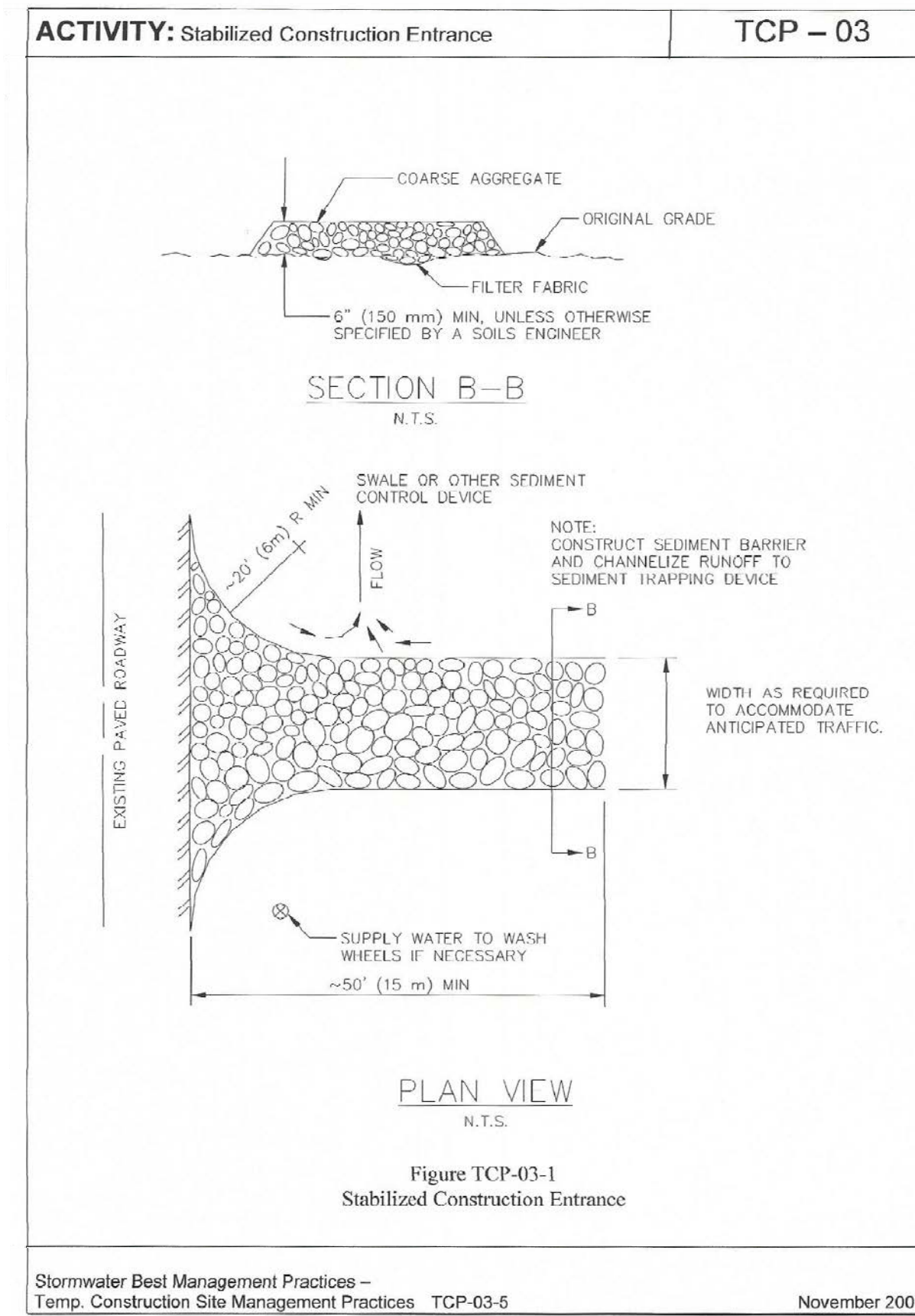
ISSUE DATE: 12-18-15  
PROJECT: --  
CAD NAME: --

**C2**

Phase Three  
Tanyard Springs  
Spring Hill, TN.



NOTE:  
USE WOVEN WIRE  
BACKED FENCING



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REVISIONS  
2/25/16 PER TOWN COMMENTS

**SITE DETAILS**  
A New Auto Repair Building For  
Fast Lane Express Lube Shop, Inc.  
4713 Traders Way  
Thompson's Station, Tennessee 37179

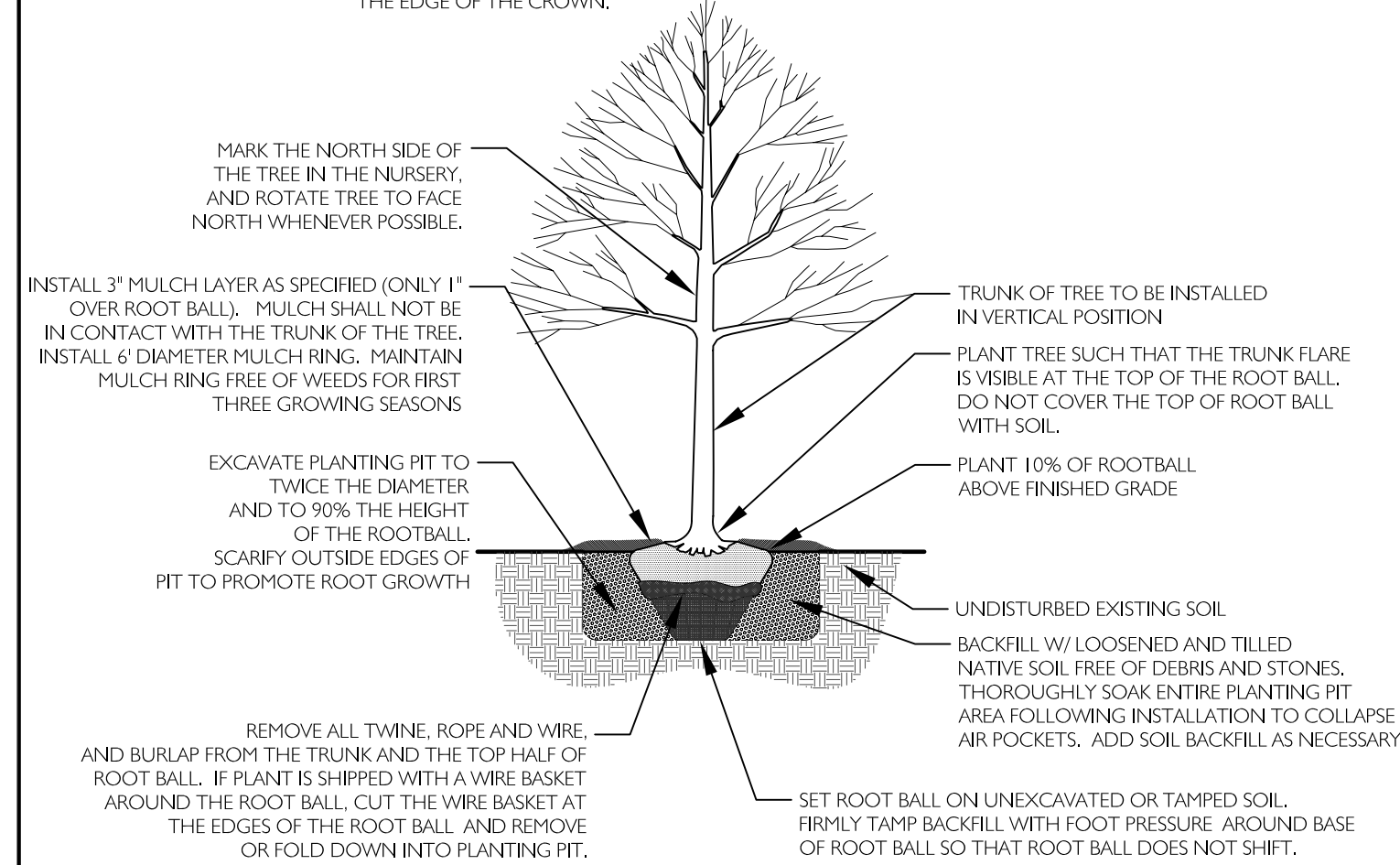
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ISSUE DATE: 12-18-15  
PROJECT#: --  
CAD NAME: --

**C3**



DO NOT HEAVILY PRUNE TREE AT PLANTING AND DO NOT SHEAR TREE CROWN. PRUNE ONLY CROSSOVER LIMBS AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



**TREE PLANTING DETAIL**  
NOT TO SCALE

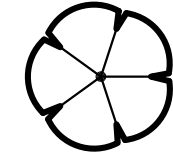
**NOTE:**  
In the event proposed Canopy Trees are in conflict (within 15') with proposed lightpole locations, the Landscape Architect shall contact the Landscape Architect immediately for coordination of field adjustment.

**Tree Quality Notes:**

- Unless specifically noted, all trees shall be of specimen quality, exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous well branched, and densely foliated when in leaf; free of disease and insects; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.
- Trees with co-dominant leaders and/or included bark shall be rejected. Trees with a damaged or crooked leader, girdled trunk, bark abrasions, sunscald, disfiguring knots, insect damage, sheared crown, cuts of limbs over 3/4" diameter that are not completely dosed shall be rejected.

**PLANT SCHEDULE**

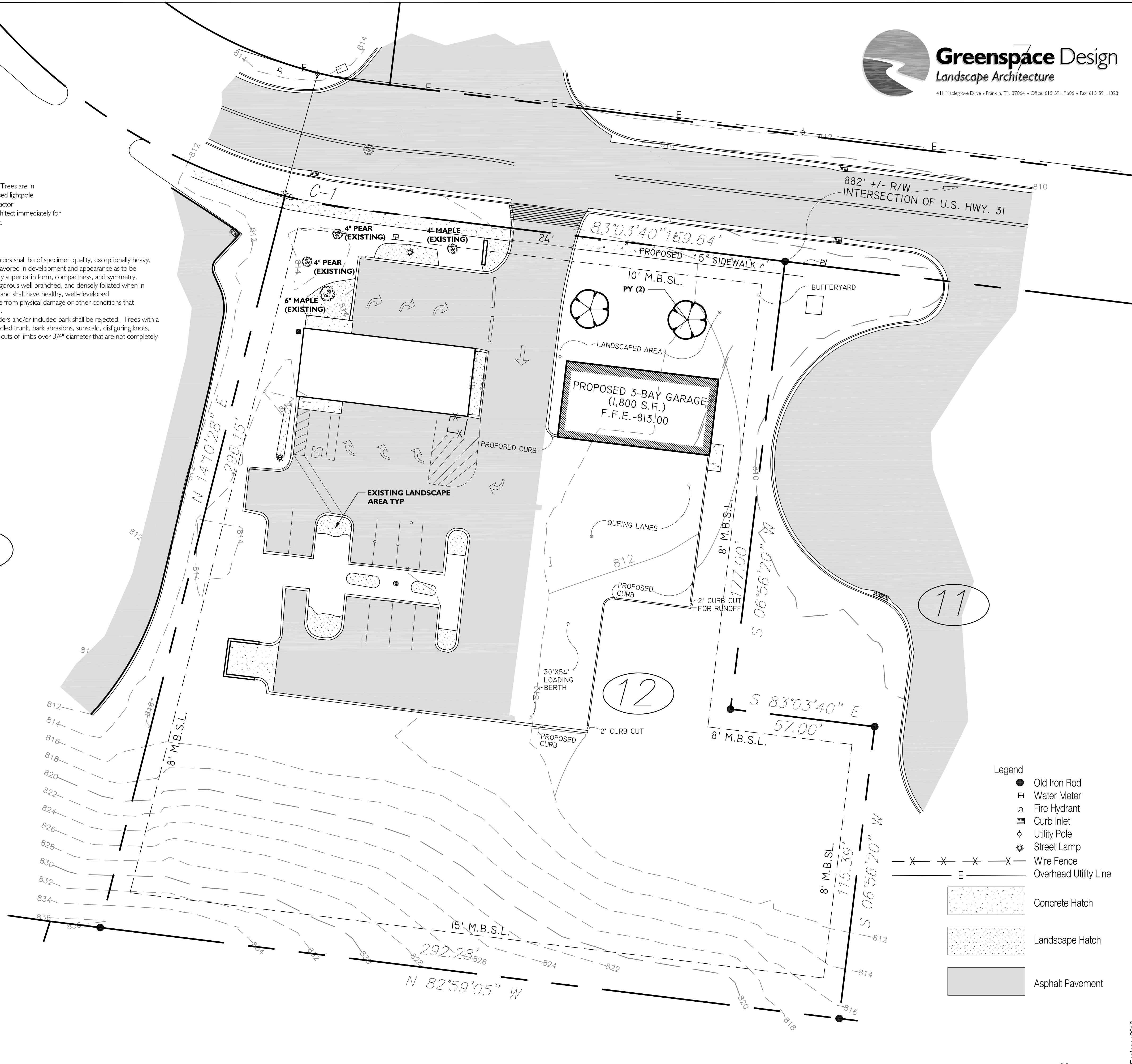
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
	PY	2	Prunus x yedoensis	Yoshino Cherry	8'-10'	4'-5'	2"	4" Clear Trunk



13

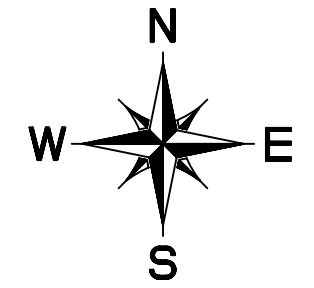
**Landscape Notes:**

- All work shall be performed by fully qualified Plantsmen. Use good Horticultural practices to keep all plants and plant material installed in a living, healthy condition up to the date of termination of the contractor's responsibility for care.
- The Landscape Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
- The Landscape Contractor is responsible for locating all underground utilities and shall avoid damage to utilities during the course of the work. The Landscape Contractor is responsible for repairing any damage to utilities, site structures, etc., resulting from landscape construction.
- The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth on this plan set and the specifications.
- The Landscape Contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- No material shall be planted before finish grading has been completed.
- The plants delivered to the project site shall be planted as soon as site conditions permit. Take care in scheduling plant deliveries and the size of the deliveries so that long periods of storage are avoided. Adequately protect plants placed in temporary storage from the sun and wind; water plants so as to maintain their appearance and health. Plants that have not been properly maintained during temporary storage may be rejected by the Landscape Architect.
- Should the Contractor encounter unsatisfactory surface or other subsurface drainage conditions, soil depth, latent soils, hard pan, stem of utility lines or other conditions that will jeopardize the health and vigor of the plants, he must advise the Owner's Representative in writing of the conditions prior to installing the plants. Otherwise the Contractor warrants that the planting areas are suitable for proper growth and development of the plant material to be installed and contractor shall take responsibility for the cost of any revision.
- It is the responsibility of the Contractor to verify that each excavated tree or shrub pit will percolate (drain) prior to adding topsoil of planting mix and installing trees or shrubs. The Contractor shall fill the bottom of selected holes with six inches of water. This water should percolate out within a 24-hour period. If the soil at a given area does not drain properly, a PVC drain or gravel sump shall be installed or the planting relocated to an area approved by the Owner's Representative.
- Prior to installation of plant materials, the width and length of all parking lot landscape island and median areas are to be excavated to a depth of 24 inches below the proposed top of pavement elevation. Excavated material is to be removed from the landscape areas and disposed of off site or in an area approved by the Project Engineer. No asphaltic construction trash and/or materials are to be left in the topsoil and planting mix backfill and/or subgrade of any proposed parking area islands and/or planting medians and strips. Parking lot islands and medians are to be backfilled with sifted topsoil as per project specifications and to the elevations indicated on the grading plans.
- All shrub and ground cover beds not in parking lot islands or median strips are to be excavated to a depth of 12 inches and disposed of off site or in an area approved by the Project Engineer. Trees in these bed areas shall be installed per the tree planting detail. The bed area is to be backfilled with sifted topsoil to the elevations indicated on the grading plans as per the specifications.
- The optimum time for planting is from October 1 to April 1. Scheduling for planting at other times must be approved in writing by the Landscape Architect.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- New tree plantings are to be staked per planting details. Trees that are not staked according to detail will be rejected.
- All deciduous trees, existing and proposed shall be pruned to provide 4" minimum clear trunk unless otherwise noted.
- The Landscape Contractor shall stake or mark all plant material locations prior to installation. The Landscape Contractor shall have the Owner's Representative approve all staking prior to installation.
- All plant material which dies, turns brown, or defoliates (prior to total acceptance of the work) shall be promptly removed from the site and replaced with material of the same species quantity and size and meeting all plant list specifications.
- The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- Chemical Weed Control (pre-emergent, i.e. Treflan) shall be applied to all landscape areas prior to any plant installation.
- All planting areas shall receive a 3" layer of the mulch as specified in the materials schedule, which is to be watered-in after installation.
- All plants shall be vigorous, healthy material, free of pests and disease.
- All plants and trees must meet all requirements specified in the plant list, details, and specifications.
- The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- Existing sod shall be removed as necessary to accommodate new plantings.
- Any existing sod areas that are unnecessarily disturbed during the landscape installation shall be resodded to match existing.
- The Landscape Contractor is responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, of all planting areas and lawns per project specifications until total acceptance of the work by the owner.
- The Landscape Contractor shall completely guarantee all work for a period of one year beginning at the date of total acceptance.
- The Landscape Contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- ATTENTION OWNER/INSTALLER:**  
This landscape plan has been designed to meet the minimum requirements of the City of Thompson Station zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements. Thus problems may arise with releasing the performance/maintenance bond for landscaping. Deviation from the approved landscape plan shall not be made without first consulting Greenspace Design and then obtaining approval from either the planning commission or the planning department.



TOWN OF SPRING HILL

Proposed Site Layout Plan  
SCALE: 1" = 20'



Revisions	Description	Date	City Comments
No.		03/02/2016	

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Project Number:  
Designed By: JBH  
Drawn By:  
Checked By: JBH

SHEET: Site Landscape Plan  
PROJECT: Fast Lane Express Lube Shop, Inc.  
4713 Traders Way  
Thompson's Station, Tennessee 37179

CLIENT:  
**David Cianfaglione**  
2636 Pratt Road  
Thompson's Station, TN 37179  
(615) 595-0141

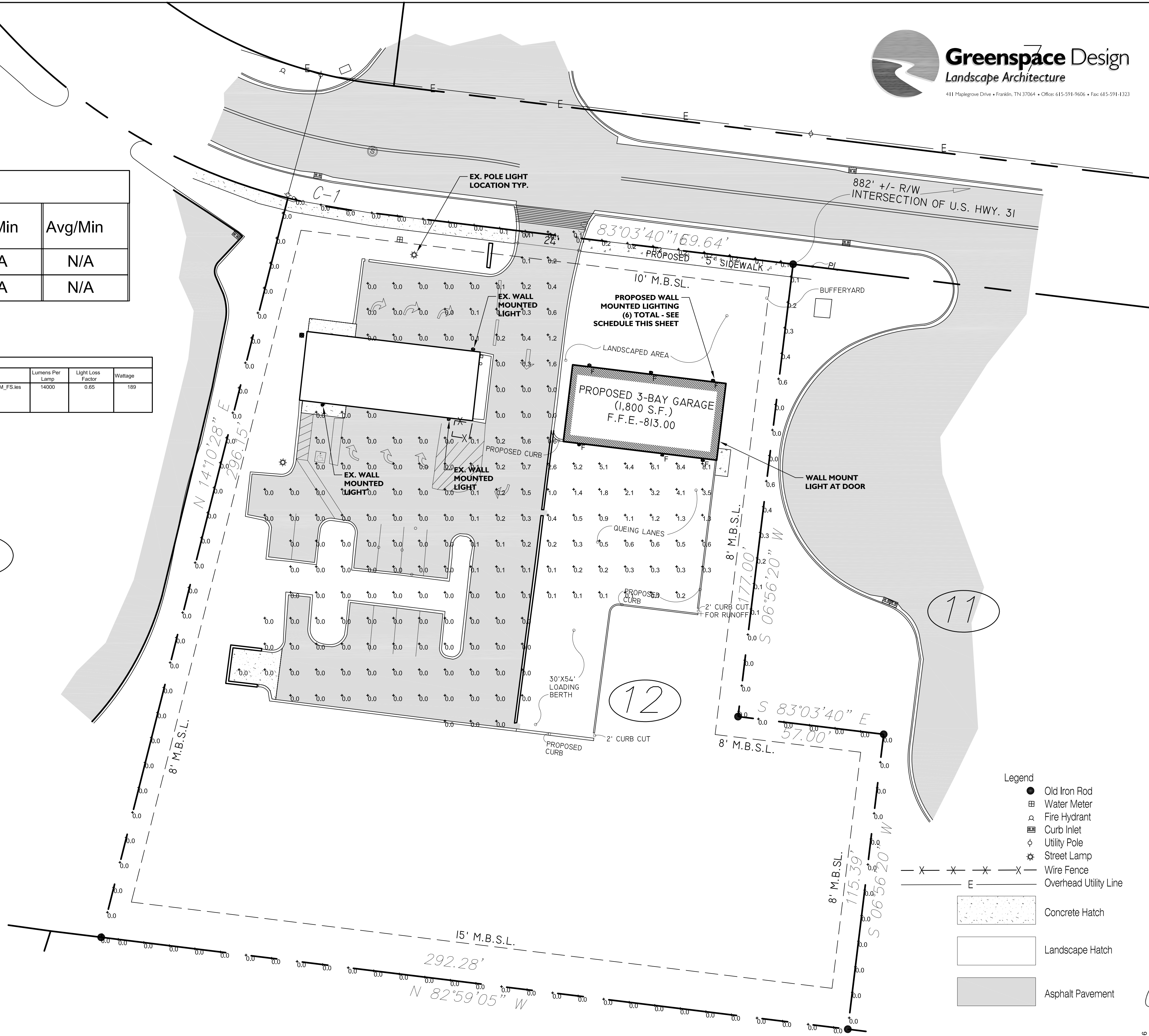
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**GERALD G. BUCKY, P.E.**  
Consulting Engineer  
105 Southeast Parkway / Suite 107  
Franklin, Tennessee 37064-3932  
Email: ggbucky@gspace.com  
Phone: 615-591-9606  
Fax: 615-591-1167

Issue Date: 12/14/2015  
Sheet Number:  
**L1**



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
parking lot	+	0.4 fc	8.4 fc	0.0 fc	N/A	N/A
property line	+	0.0 fc	0.6 fc	0.0 fc	N/A </tr	

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
+	F	6	Lithonia Lighting	TWH 150M FS	DIE-CAST GENERAL PURPOSE WALLPACK WITH GLASS REFRACTOR AND FULL SHIELD	ONE 150-WATT CLEAR ED-28 PULSE START METAL HALIDE, HORIZONTAL POSITION.	1	TWH_150M_FS.lvs	14000	0.65	189



13

12

11

- Legend**
- Old Iron Rod
  - ⊕ Water Meter
  - ⊗ Fire Hydrant
  - ⊕ Curb Inlet
  - ◇ Utility Pole
  - ★ Street Lamp
  - X — X — X — X — Wire Fence
  - — — — — Overhead Utility Line
  - ▨ Concrete Hatch
  - Landscape Hatch
  - Asphalt Pavement

Revisions No.	Date	Description
03/02/2016		City Comments

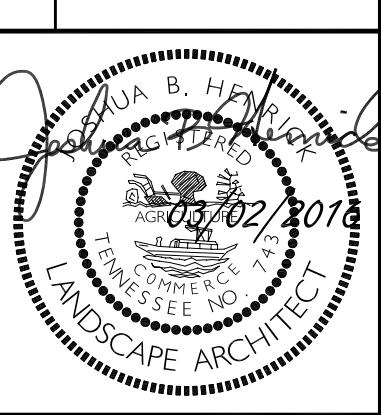
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Project Number:  
Designed By: JBH  
Drawn By:  
Checked By: JBH

**Site Photometric Plan**  
PROJECT:  
**Fast Lane Express Lube Shop, Inc.**  
4713 Traders Way  
Thompson's Station, Tennessee 37179

**CLIENT:**  
**David Cianfaglione**  
2636 Pratt Road  
Thompson's Station, Tn 37179  
(615) 595-0141

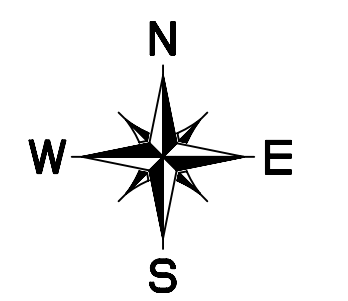
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**GERALD G. BUCY, P.E.**  
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Issue Date: 02/10/2016  
Sheet Number:  
**E1**

TOWN OF SPRING HILL

Proposed Site Layout Plan  
SCALE: 1" = 20'



GENERAL MATERIAL DESCRIPTION KEY	
MK	DESCRIPTION
P-1	PAINT - TO BE SELECTED
P-2	PAINT - TO BE SELECTED
P-3	PAINTED BLOCK
FL-1	FLOORING - VINYL COMP. TILE
FL-2	FLOORING - SEALED CONCRETE
FL-3	FLOORING - EXPOSED CONCRETE
RCB	4" RUBBER COVE BASE - TO BE SELECTED
LI	LAMINATE COUNTERTOP - TO BE SELECTED
2x4	2x4 SUSPENDED GRID WITH STANDARD LAY-IN ACOUSTICAL TILE
ES	EXPOSED STRUCTURE
GB	5/8" GYP. BOARD

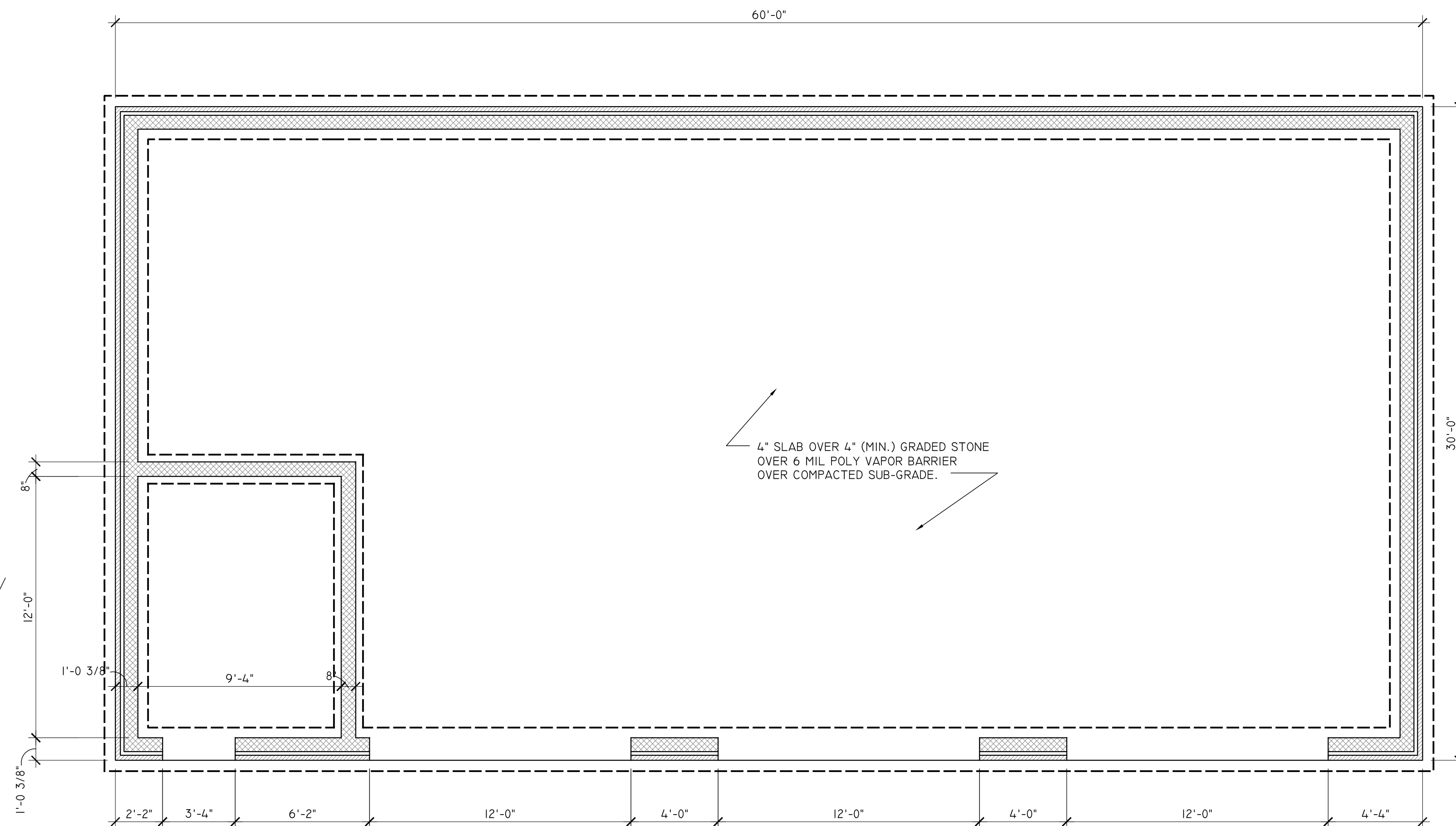
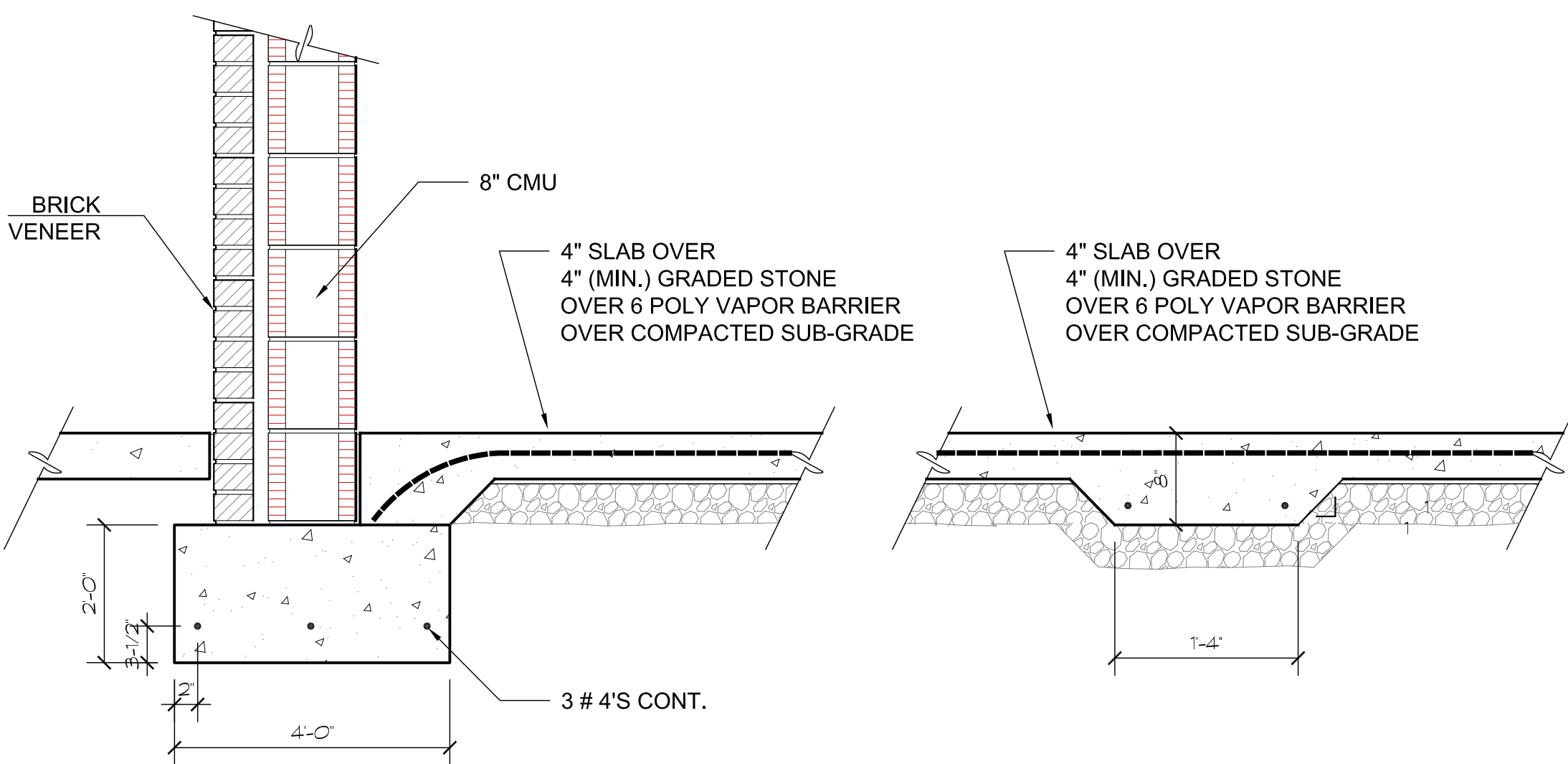
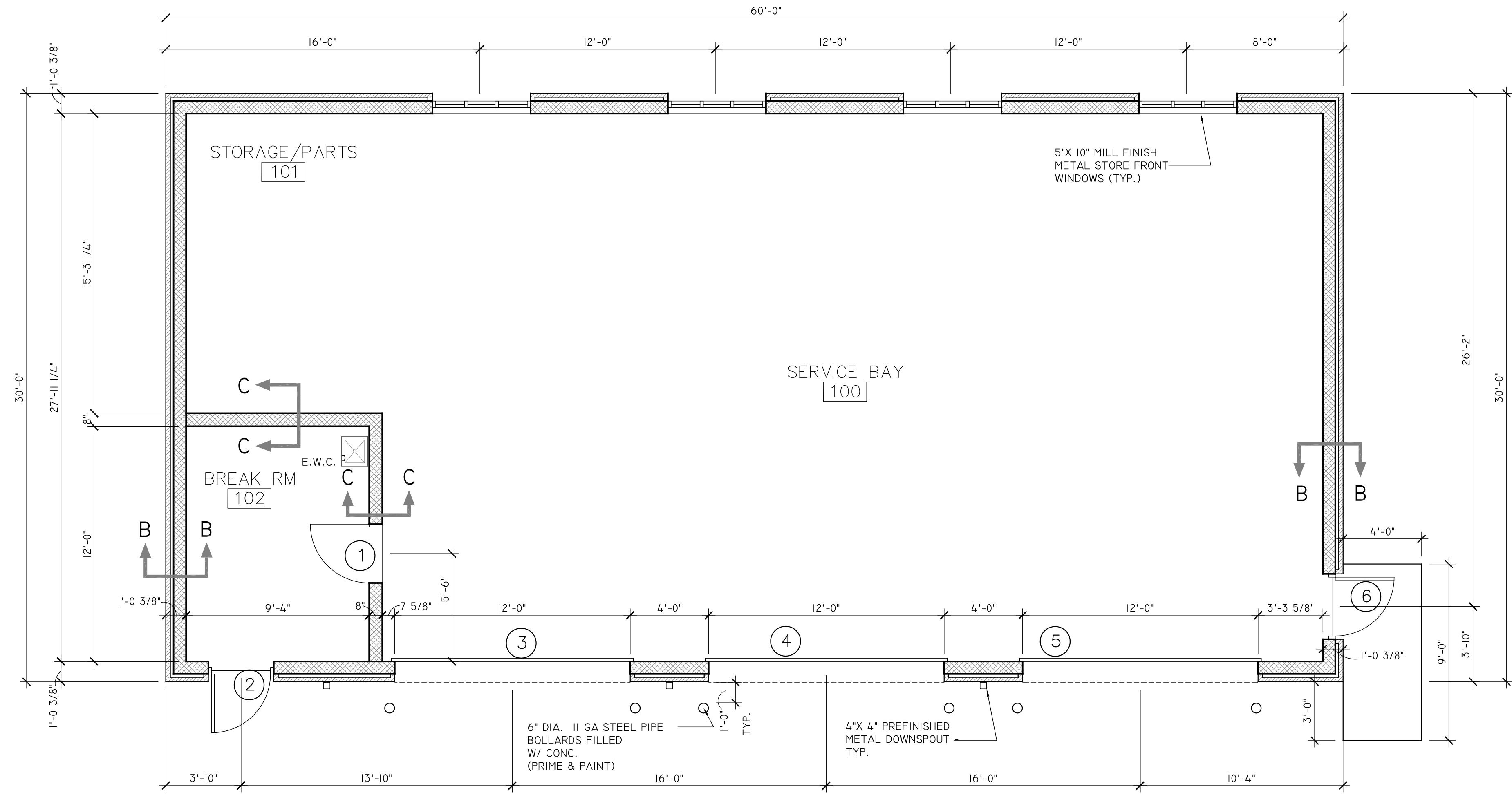
NOTE:

ROOM FINISH SCHEDULE									
ROOM NO.	ROOM NAME	WALLS				FLOOR	BASE	CEILING	COMMENTS
		NORTH	SOUTH	EAST	WEST				
100	SERVICE BAYS	P-1	P-1	P-1	P-1	FL-2	-	ES	
101	STORAGE/PARTS	P-3	P-1	P-1	P-1	FL-2	-	ES	
104	BREAK ROOM	P-1	P-1	P-1	P-1	FL-2	RCB	2x4 (OPT.)	

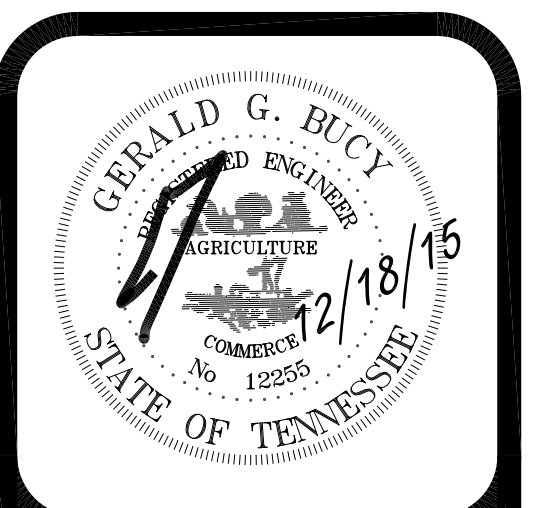
NOTE:

DOOR SCHEDULE								
NO.	SIZE WIDTH x HEIGHT x THICK.	MTL.	TYPE	FRAME	HARDWARE			COMMENTS
					LOCK SET	PASSAGE	CLOSER	
1	3'-0" x 7'-0" x 1 3/4"	HM	I	HM	x		x	A
2	3'-0" x 7'-0" x 1 3/4"	HM	I	HM	x		x	A
3	10'-0" x 14'-0"	-	-	-				
4	10'-0" x 14'-0"	-	-	-				
5	10'-0" x 14'-0"	-	-	-				
6	3'-0" x 7'-0" x 1 3/4"	HM	I	HM	x		x	A

NOTE: A. PROVIDE LEVER HARDWARE



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REVISIONS	PER TOWN	COMMENTS
2/25/16		

**FLOOR PLANS**

**A New Auto Repair Building For  
Fast Lane Express Lube Shop, Inc.**

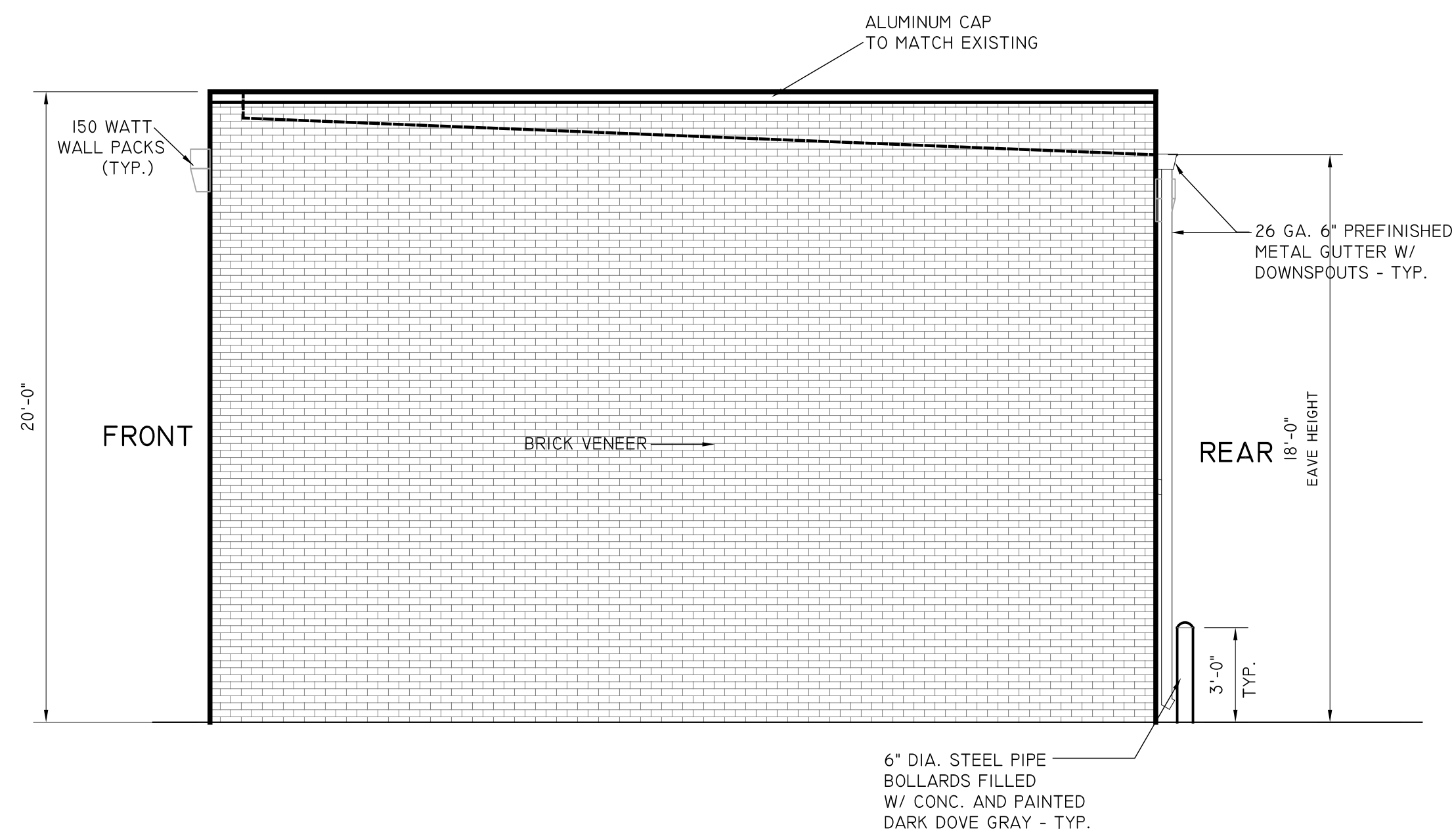
4713 Traders Way  
Thompson's Station, Tennessee 37179

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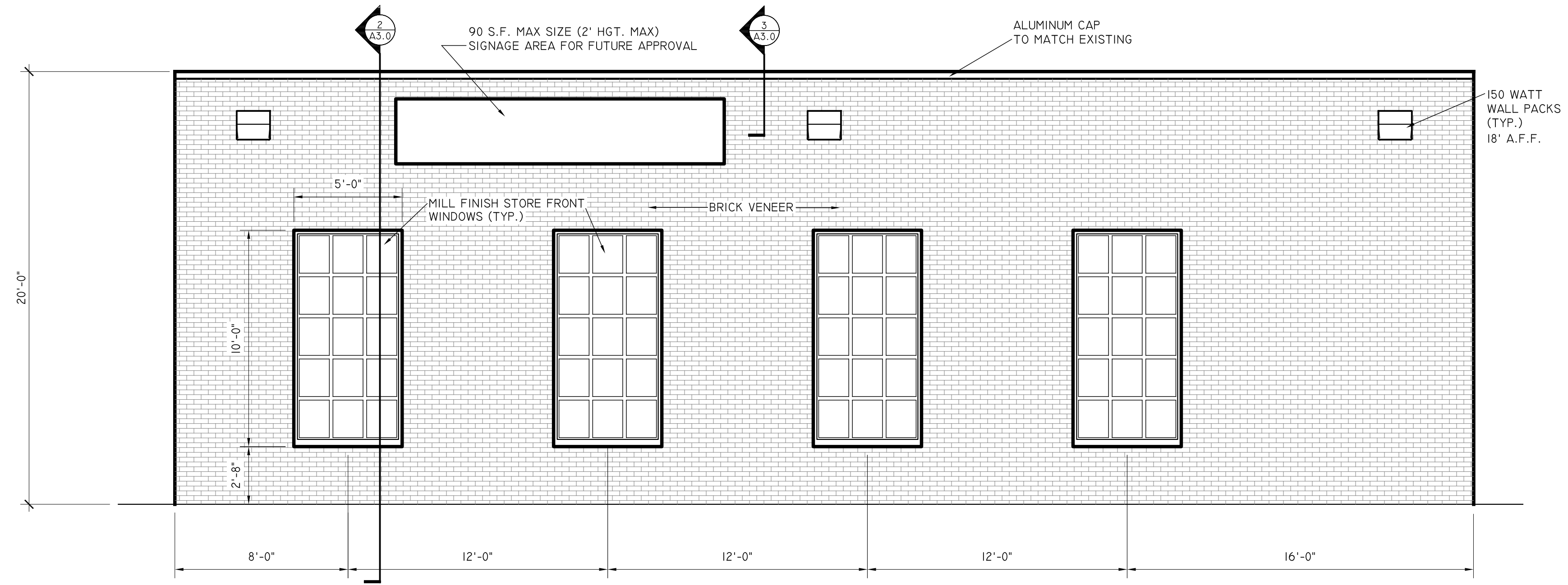
ISSUE DATE: 12-18-15  
PROJECT: --  
CAD NAME: --

**A-1**

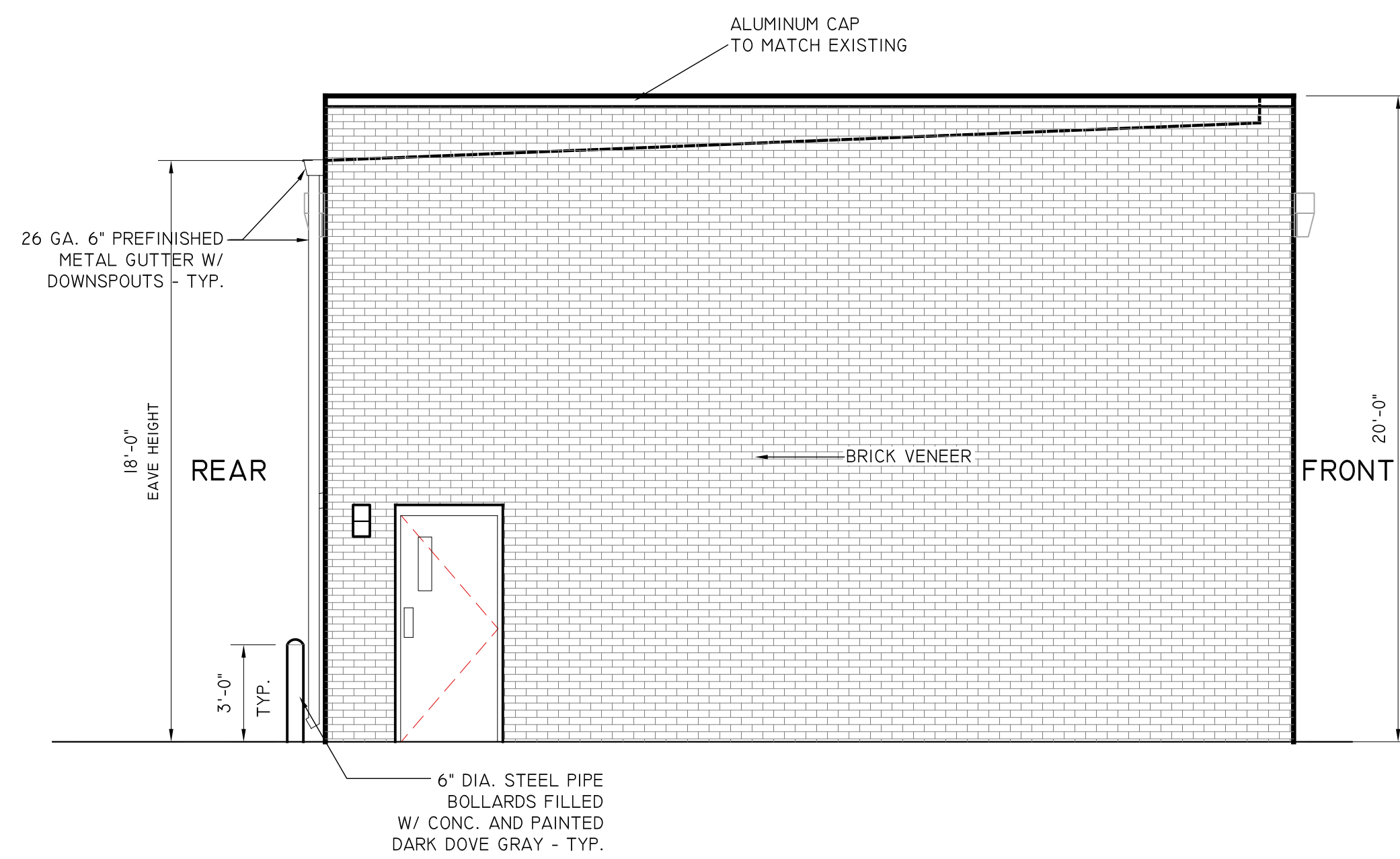




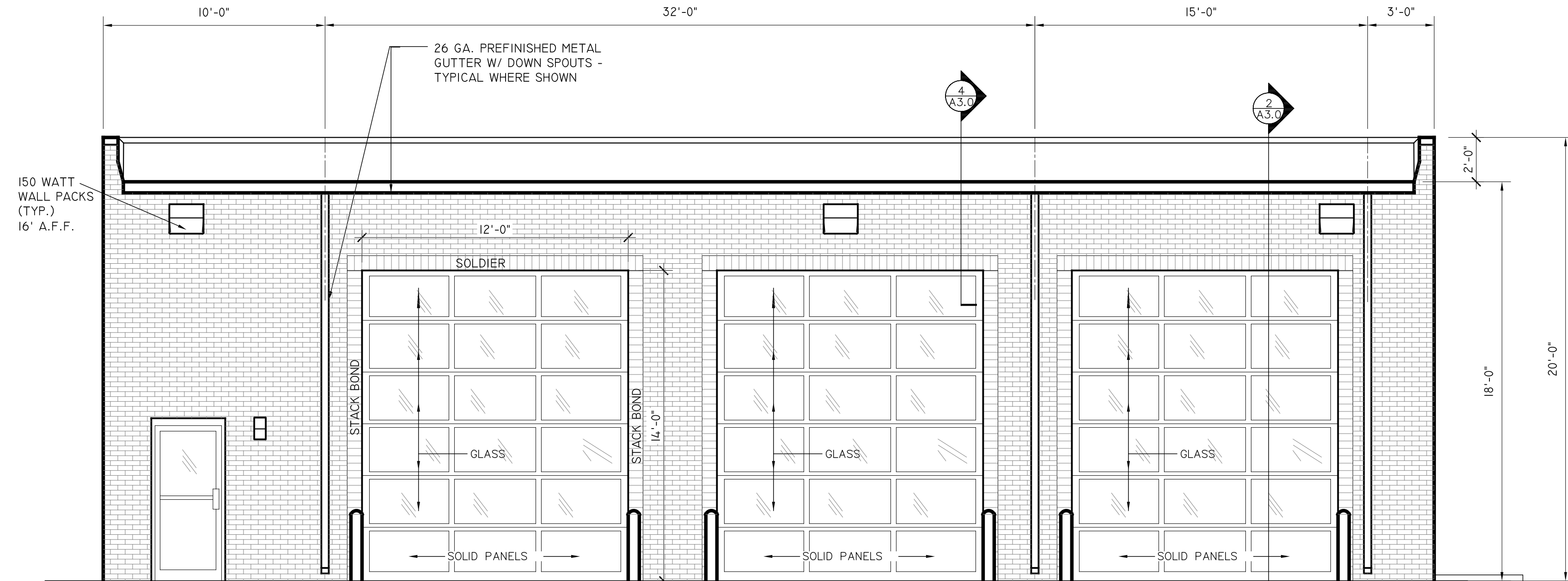
4 **RIGHT ELEVATION**  
A-2 SCALE: 1/4"=1'-0"



1 **FRONT ELEVATION rev-2**  
A-2 SCALE: 1/4"=1'-0"

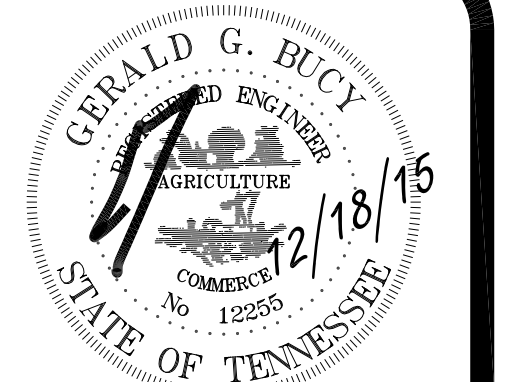


3 **LEFT ELEVATION**  
A-2 SCALE: 1/4"=1'-0"



2 **REAR ELEVATION**  
A-2 SCALE: 1/4"=1'-0"

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REVISIONS  
2/25/16 PER TOWN COMMENTS

ELEVATIONS

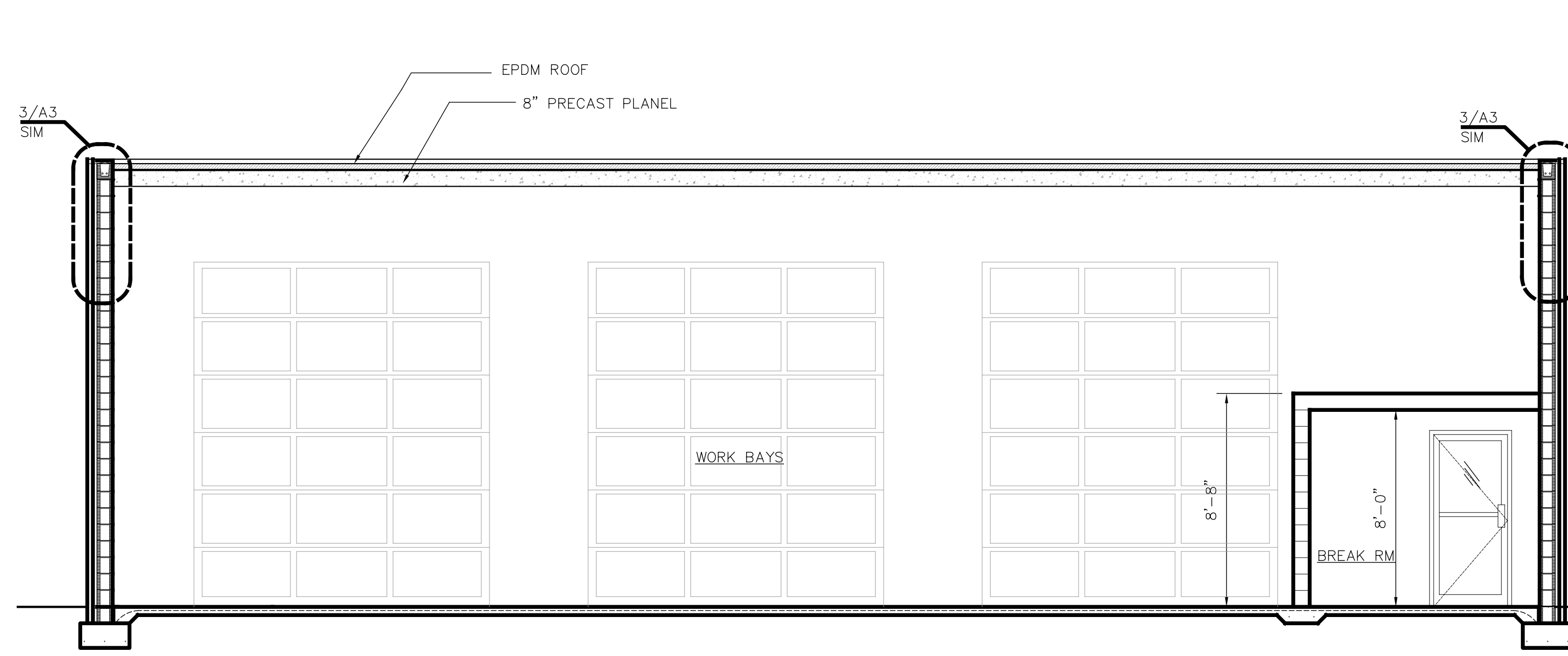
A New Auto Repair Building For  
Fast Lane Express Lube Shop, Inc.

4713 Traders Way  
Thompson's Station, Tennessee 37179

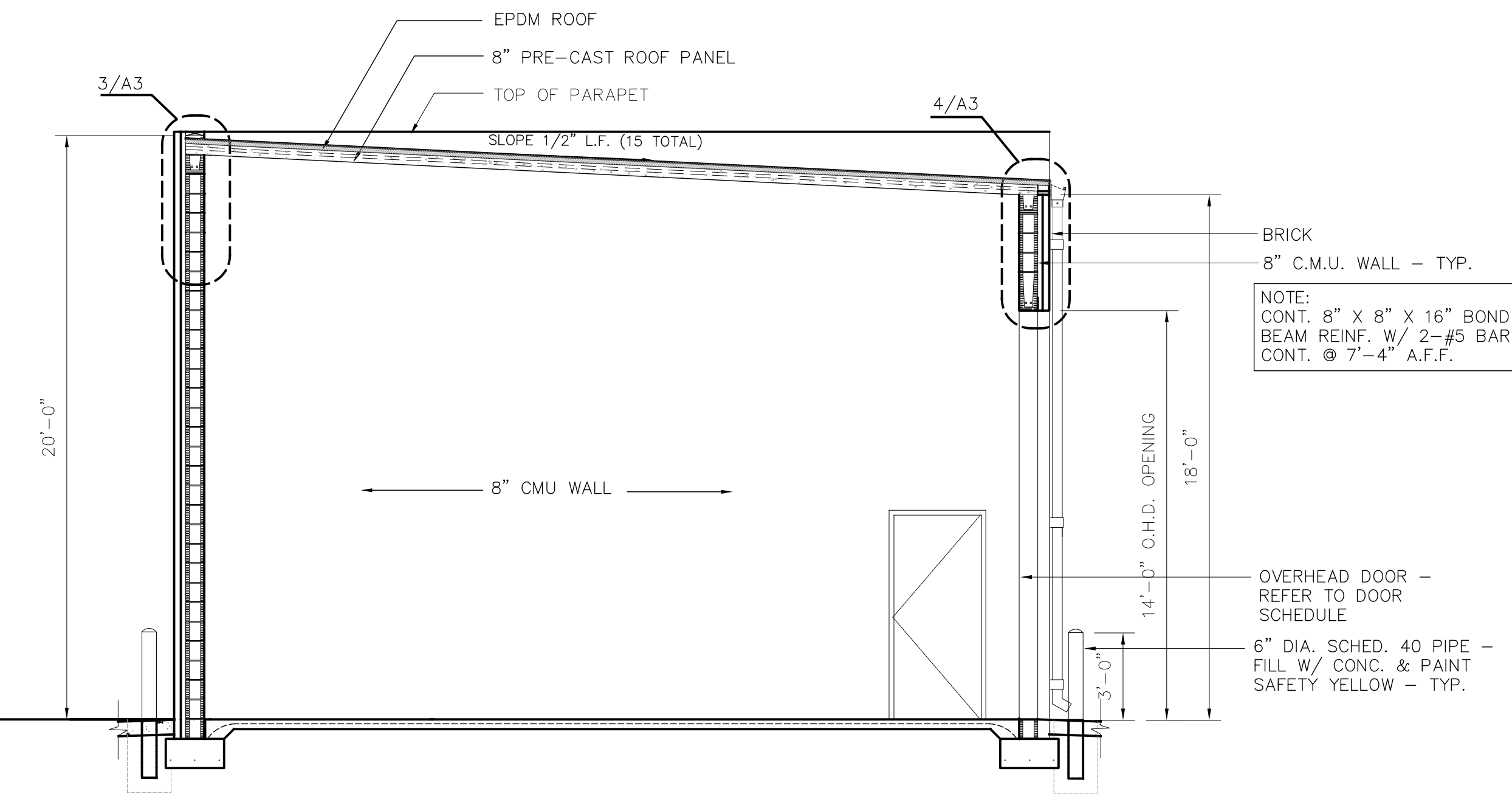
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ISSUE DATE: 12-18-15  
PROJECT: --  
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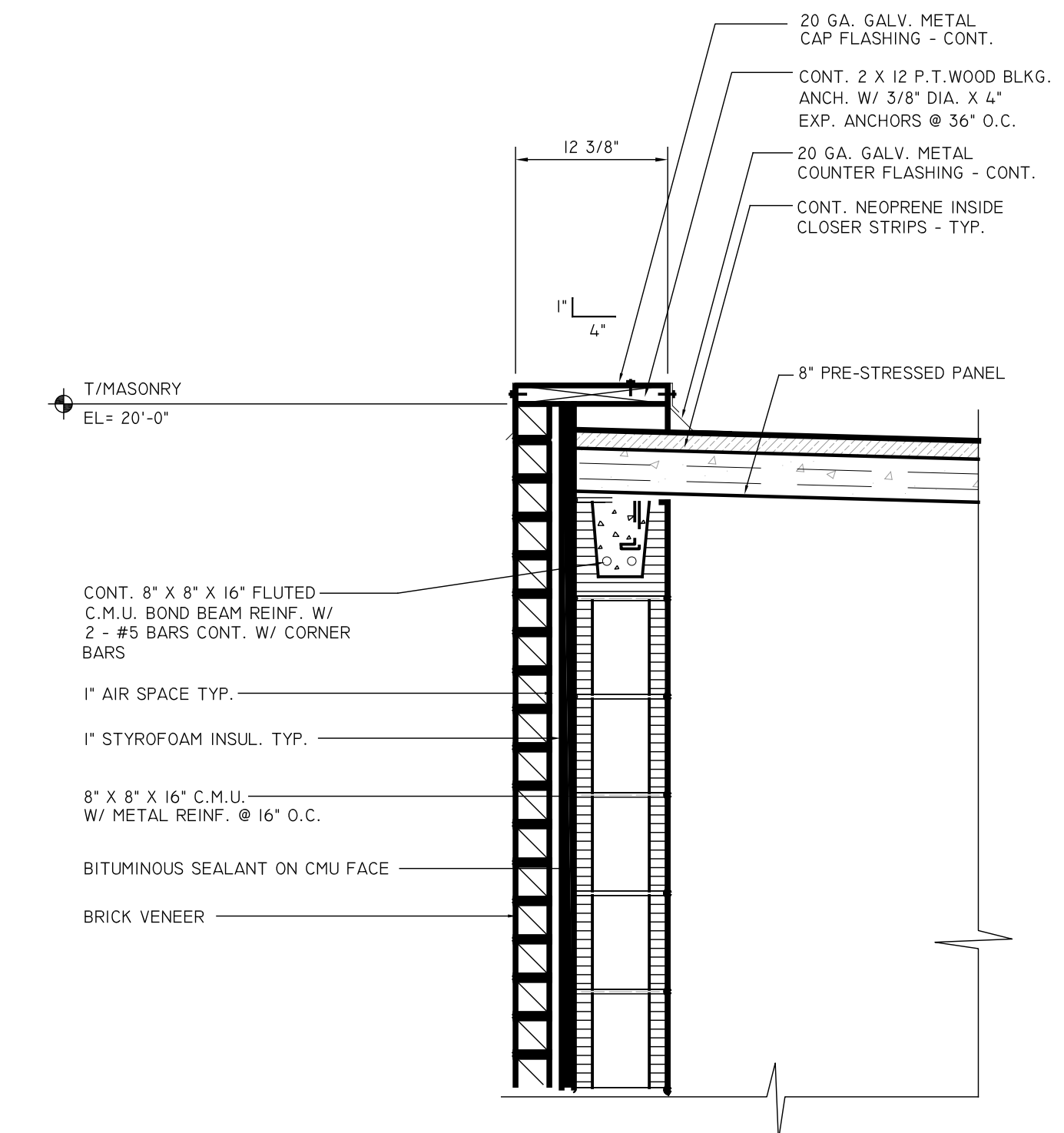
A-2



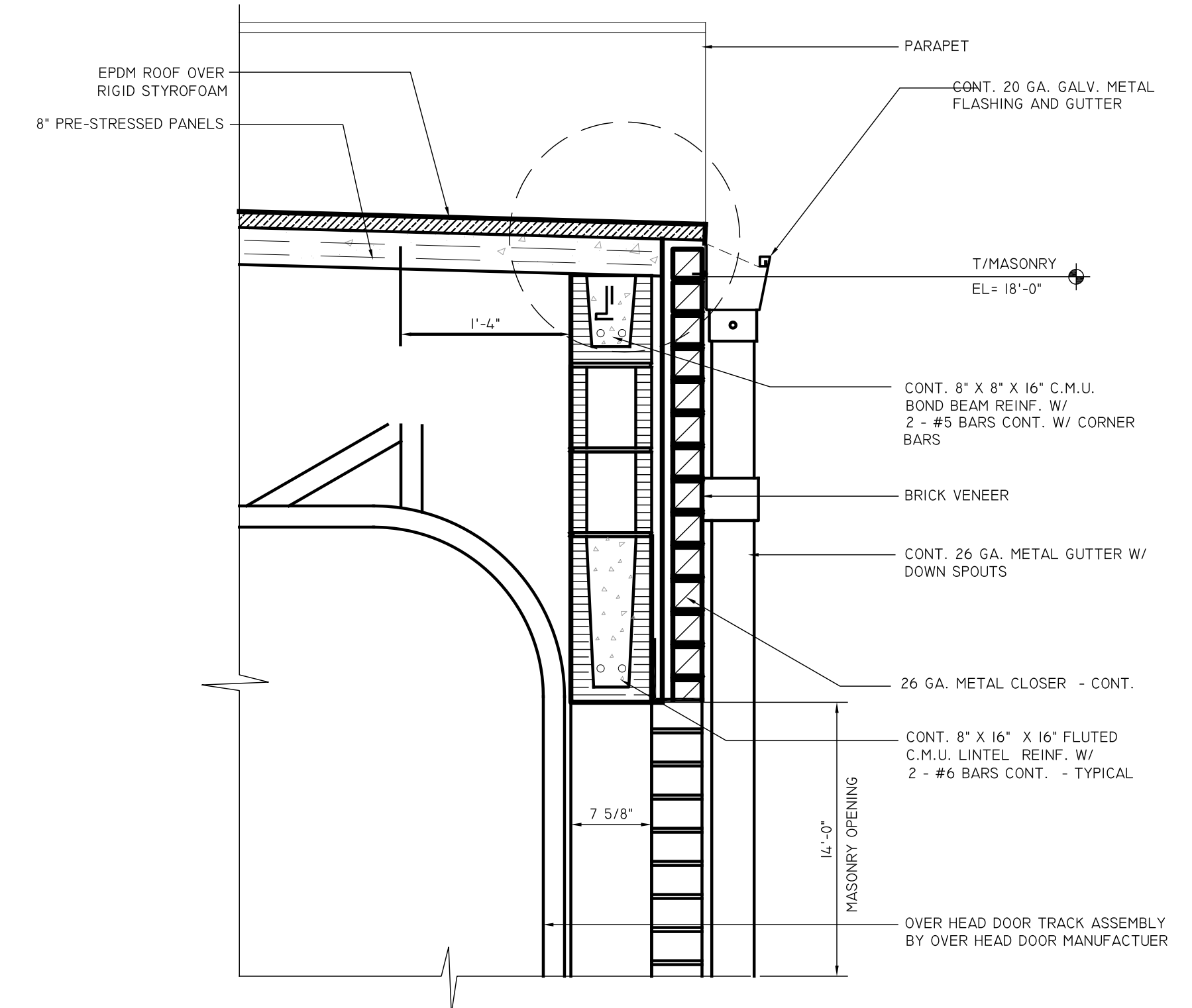
**1 BUILDING CROSS SECTION**  
A-3 SCALE: 1/4"=1'-0"



**2 BUILDING SECTION**  
A-3 SCALE: 1/4"=1'-0"

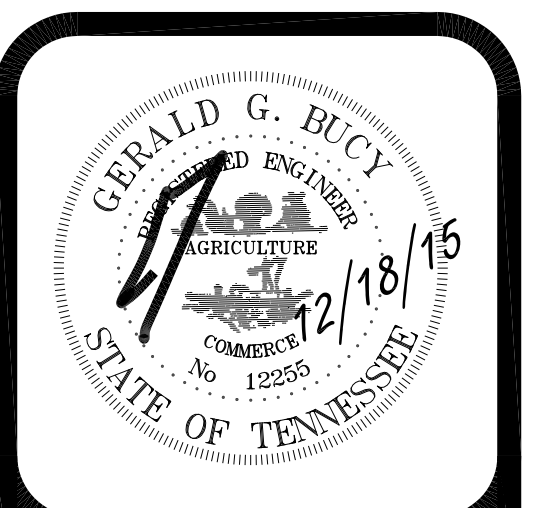


**3 DETAIL @ FRONT WALL**  
A-3 SCALE: 1"=1'-0"



**4 DETAIL @ REAR WALL**  
A-3 SCALE: 1"=1'-0"

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REVISIONS

NO.	DATE	PER TOWN	COMMENTS
1	2/25/16		

**SECTIONS**

A New Auto Repair Building For  
Fast Lane Express Lube Shop, Inc.  
4713 Traders Way  
Thompson's Station, Tennessee 37179

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ISSUE DATE: 12-18-15
PROJECT: --
CAD NAME: --

**A-3**

**Thompson's Station Planning Commission**  
**Staff Report – Item 2 (File: FP 2016-004)**  
**August 22, 2017**

**LETTER OF CREDIT REQUEST FOR REDUCTION**

**Fields of Canterbury, Section 11– \$297,000 for Roads, Drainage and Erosion Control and \$120,000 for Sewer.**

On August 23, 2016, Section 10B was approved for the creation of 29 single-family lots within The Fields of Canterbury along Chaucer Park Lane. The plat was approved with a \$297,000 surety for roads, drainage and erosion control and a \$120,000 surety for the sewer. A request for a surety reduction for this section was submitted on July 26, 2017.

“The surety instruments guaranteeing installation of improvements may be reduced upon completion of the base asphalt” (LDO Section 5.2.13) upon approval by the Planning Commission. However, sureties may not be reduced below 15% of the cost for said improvements.

The Town Engineer has completed a review of this section and determined that roadway and drainage infrastructure, including a slab bridge, is complete and the housing construction is underway. Erosion control is in place and operational. Therefore, Staff recommends the surety be reduced from \$297,000 to \$152,000.

The Town Engineer has also noted that the sewer is installed and has a minor amount of flow applied to the system. Therefore, Staff recommends the surety be reduced from \$120,000 to \$103,000.

**Recommendation**

Based on the progress of the improvements within Section 10B, Staff recommends that the Planning Commission reduce the surety from \$297,000 to \$152,000 for roads, drainage and erosion control and reduce the surety from \$120,000 to \$103,000 for sewer for a year with the option for automatic renewal.

**Attachments**

Applicant Letter  
FOC 10B Bond Review Memo

## Request for Reduction of Bonds Fields of Canterbury Phase 11

Town of Thompson's Station Planning Commission and Staff,

Hood Development is requesting a reduction for the bond amount pertaining to The Fields of Canterbury Phase 11. The phase has been developed and was approved for Final Plat July of 2016. The roads, storm drainage, and erosion controls measures are installed and performing. The sewer is installed and performing. The site contains 29 individual single family lots and construction is progressing rapidly with completion of 13 homes by the end of August 2017. Those completed lots are receiving final stabilization upon completion. The remaining lots currently unoccupied are stabilized with regular maintenance to Erosion Control measures. Erosion Control measures are also in place on lots during time of construction. The remaining item to complete for development construction scope of work including final topping of asphalt. This area is part of the construction route to access future phases and final topping will occur once that traffic has minimized. The total amount left to complete remaining work is \$76,000.00. We appreciate your consideration in this matter.

<b>Phase 11 Development Construction Budget</b>			
<b>Item</b>	<b>Ln Ft. Rd</b>	<b>Lots</b>	<b>Item Total</b>
Rough Grading	1980	29	\$190,000.00
Storm Drainage	1980	29	\$185,000.00
Sewer	1980	29	\$275,000.00
Paving	1980	29	\$213,000.00
Erosion Control	1980	29	\$16,500.00
CO Stone- Curbs	1980	29	\$22,698.00
<b>Construction Total</b>	<b>1980</b>	<b>29</b>	<b>\$902,198.00</b>

<b>Phase 11 Development Construction Completed To Date</b>			
<b>Item</b>	<b>Ln Ft. Rd</b>	<b>Lots</b>	<b>Item Total</b>
Rough Grading	1980	29	\$190,000.00
Storm Drainage	1980	29	\$185,000.00
Sewer	1980	29	\$275,000.00
Paving	1980	29	\$140,000.00
Erosion Control	1980	29	\$13,500.00
CO Stone- Curbs	1980	29	\$22,698.00
<b>Construction Total</b>	<b>1980</b>	<b>29</b>	<b>\$826,198.00</b>
<b>Cost to Complete</b>			<b>\$76,000.00</b>

8/11/2017

Fields of Canterbury  
Section 11  
29 Lots & 0.42 mi Road (4435 ft)

RE: BOND REDUCTION

Section 11 is under infrastructure in complete and house construction is underway. This section also has a slab bridge which was construction approximately three years ago. EC has been installed

Bond for Roads, grading, drainage, and erosion control: \$152,000

Sanitary sewer is in place and services are installed minor flow has been applied to the system.

Bonds for sanitary sewer main and services: \$103,000



**Thompson's Station Planning Commission**  
**Staff Report – Item 3 (File: Zone Amend 2017-006)**  
**August 22, 2017**  
**Land Development Ordinance Amendments**

**PROJECT DESCRIPTION**

A request from Alderman Shepard to amend the Land Development Ordinance.

**PROPOSED REVISIONS**

**Section 1.2.2 The Town (page 2).** This section states some goals and policies for the intent of future development within the Town. The section includes the following statements:

- a. The Town should retain its natural infrastructure and visual character derived from topography, woodlands, farmlands, and riparian corridors.
- b. Development contiguous to urban areas should be structured in the pattern of villages or hamlets and be integrated with the existing community pattern.
- c. Development non-contiguous to urban areas should be organized in the pattern of hamlet, village, workplace or commercial center, depending upon adjacency to thoroughfares and sewer capacity.
- d. Transportation corridors should be planned and reserved in coordination with land use.
- e. Trails and green corridors should be used to define and connect the urbanized areas.
- f. The region should include a framework of pedestrian, and bicycle systems that provide alternatives to the automobile.

The following statements are requested to be added into this section of the LDO:

- g. Development should occur with a balanced mix of residential and commercial products.
- h. Residential development should include both a balanced and diverse mix of housing products.
- i. It is the Town's desire that non-modular single-family detached units remain the primary dwelling type.

These recommended additions to the Land Development Ordinance are conflicting statements. The first two statements (g and h) encourage a balanced and diverse mix of land uses along with housing products. These statements for balance and diversity of land uses and housing lend to ensuring consideration of good proportion or fair distribution and range of different types uses and products. These two statements are appropriate and consistent with the Town's General Plan. However, the last statement (i) expresses a "town's desire" that non-modular single-family detached be the primary type of unit. Expressing "desire" to maintain one primary housing type does not provide for balance or diversity in housing products. This statement is followed in a proposed amendment labeled section 4.2.1 that the minimum for single-family units is 75% (excluding the G3 sector). Specifying a desire for primarily one type of housing (single-family) and requiring a minimum of  $\frac{3}{4}$  of the units in Town to be single-family would not create balance or diversity for the Town's housing options and would conflict with General Plan goals and policies to strive for diversity in housing.

Therefore, Staff recommends the inclusion of g and h as they are consistent with the goals and policies of the General Plan, however does not recommend inclusion of i as proposed.

**Section 1.2.3 The Community (page 2).** Clarification to add "balanced" range of housing options as follows:

e. Within neighborhoods, a **balanced** range of housing types should be provided to accommodate diverse ages and incomes.

This statement is appropriate and consistent with the goals and policies within the Town's General Plan, therefore, Staff recommends the clarification.

**Section 1.2.8 Subdivision Regulations (page 4).** Clarification to add "balanced" in reference to future growth as follows:

a. That future growth and development in the Town should be performed in an orderly, **balanced**, incremental and predictable manner, in accordance with the General Plan, as adopted and amended.

This statement is appropriate and consistent with the goals and policies within the Town's General Plan, therefore, Staff recommends the clarification.

**Section 4.1.1 Intent (Page 72).** This is a new section proposed to express intent within the Article 4 – Zoning of the Land Development Ordinance.

The long-term intention of the Land Development Ordinance is to guide new commercial and residential development in a balanced manner while preserving the small-town character of Thompson's Station.

The Land Development Ordinance will help the Town create the right balance of housing by:

- Ensuring new development preserves the distinctive, historical, and small town character of Thompson's Station for future generations.
- Encouraging home ownership as a means to foster long term commitment to neighborhoods, promote pride and stability within a neighborhood, and create a higher rate of maintenance.
- Raising the quality standard of new and replacement construction in the Town.
- Encouraging a mix of housing options and lot sizes to provide opportunities to accommodate a diverse population and wide variety of income levels.

Social and economic factors will change over time, as will the size and composition of the Town's population. These changes may alter housing preferences and influence the size, quality, and type of homes in demand at any point in time. This Land Development Ordinance is designed to help the Town ensure land use decisions are made in alignment with its long-term development goals.

Short-term market forces should not override the long-term development goals of the Town of Thompson's Station. It is the Town's desire that Single-Family Detached units remain the primary dwelling type in Thompson's Station while simultaneously providing a significant amount of diverse and affordable housing in the form of small detached single-family homes, townhouses, apartments, and condominiums.

The LDO provide regulation that governs all development within Town. It is important to ensure that the development considers the rural character of the community in addition to areas suitable to

more growth and this is accomplished with the establishment of zoning districts. The zoning districts provide for a different density or intensity of development. The function of zoning is not to establish or encourage home ownership, but rather to govern development for particular areas setting standards including density limitations, setback requirements, lot sizes, etc. required during the development process.

The following statements are consistent with the Town's General Plan goals and policies and therefore Staff recommends that the Planning Commission include the following section be included into the LDO:

**Section 4.1.1 Intent (Page 72).**

The long-term intention of the Land Development Ordinance is to guide development in a balanced manner while preserving the small-town character of Thompson's Station. The Land Development Ordinance will help the Town create the right balance of housing by:

- Ensuring new development preserves the distinctive, historical, and small town character of Thompson's Station for future generations.
- Encouraging a mix of housing options and lot sizes to provide opportunities to accommodate a diverse population and wide variety of income levels.
- Raising the quality standard of new and replacement construction in the Town.

**Section 4.1.2 Minimum Number Of Single-Family Detached Dwelling Units (Page 72).** This is a proposed new section which would include the addition of language to specify a set percentage requirement for single family housing throughout the Town (excluding the G3 sector) as follows:

The total minimum number of non-modular single-family detached units in all zoning districts throughout the Town of Thompson's Station, excluding the "Town Center" G3 Targeted Growth Sector, shall not be less than 75% of the total number of dwelling units within the Town of Thompson's Station.

Recommending a minimum percentage of a single type of housing throughout the Town (excluding the G3 sector) does not meet goals and policies in the General Plan to provide for "a mix of housing and commercial throughout the Town to accommodate a range of needs" (General Plan Goal 2, Policy 2.1). Instead, the Town's zoning districts are in place to regulate the type and density of housing. Zoning identifies permitted housing types within each designation and also contains a set of standards, which include lot sizes and other standards which consider what is appropriate for each zone. The variety of zoning districts promotes a mix of housing while preserving and protecting rural areas of the Town and permitting more density and housing types in certain areas. Therefore, it is appropriate for the types of housing be specified by zoning and developed in accordance with allowable standards without establishing a percentage minimum for one housing type.

**RECOMMENDATION**

Staff is requesting the Planning Commission provide a recommendation to the Board of Mayor and Aldermen related to these amendments to the Land Development Ordinance.