

Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
August 23, 2016

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The Minutes Of The July 26, 2016 Meeting

Documents:

[07262016 MINUTES.PDF](#)

Public Comments-

Town Planner Report

New Business:

1. Board Of Mayor And Aldermen Recommendation To Suspend Plats Within Tollgate Village And Bridgemore Village.

Documents:

[ITEM 1 PC TA REPORT 8232016.PDF](#)
[MEMO SUSPENSION OF PLATS.PDF](#)
[TOLLGATE PHASE PLAN.PDF](#)
[BRIDGEMORE COLOR PHASING PLAN 3-16.PDF](#)

2. Final Plat Request For Fields Of Canterbury, Section 11 For The Creation Of 32 Lots (FP 2016-004).

Documents:

[ITEM 2 PLAT FC SECTION 11.PDF](#)
[ITEM 2 STAFF REPORT FC FINAL PLAT SECTION 11.PDF](#)

3. Final Plat For Section 6B Within Phase 6 Of Bridgemore Village To Create 21 Lots (File: FP 2016-005).

Documents:

[ITEM 3 BV SECTION 6B FINAL PLAT.PDF](#)
[ITEM 3 STAFF REPORT BV FINAL PLAT SECTION 6B.PDF](#)

4. Land Development Ordinance Amendment To Amend Standards For Residential Uses (File Amend 2016-006).

Documents:

[ITEM 4 EXHIBIT A.PDF](#)
[ITEM 4 LDO AMEND ORD 2016-013 RESIDENTIAL USES.PDF](#)
[ITEM 4 STAFF REPORT LDO AMEND RESID USES.PDF](#)

5. Plan Of Services - Approval Of A Plan Of Services For The Annexation By Referendum Of 1,961 Acres Of Land South Of Coleman Road, North Of West Harpeth Road (Map 104 Parcel 40.07 - 205.07 Acres; Map 104 Parcel 39.04 - 155.26 Acres; And Map 119 Parcel 2.00 - 331.82 Acres) (File: Annex 2015-006).

Documents:

[ITEM 5 PLAN OF SERVICES TWO FARMS.PDF](#)
[ITEM 5 POS 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 26,2016

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 26th Day of June, 2016 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 Ben Dilks; Commissioner Sarah Benson; Commissioner Debra Bender; Commissioner Don Blair; Commissioner Darren Burress; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones.

Pledge of Allegiance.

Minutes:

The minutes of the June 28, 2016 meeting were previously submitted.

Commissioner Benson moved for approval of the June 28, 2016 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

Phillip Jones – Attorney at Evans, Jones & Reynolds came forward to speak on behalf of Blueprint Properties – Asked for reconsideration of final plat approval of Phase 6 in Bridgemore.

David Coleman – 2695 Clayton Arnold Rd. – Concerns over the proposed new amenities location in Bridgemore Village. Concerns regarding trees, traffic and trash with the new construction entrance.

Paul Restivo – 2860 Americus Dr. – Concerns about potholes and construction trash within Tollgate Village.

Jimmy Franks – Blueprint Properties - 245 Noah Dr. – Would like consideration of approval of Final Plat for Bridgemore Phase 6.

Trent Harris – 2636 Sporting Hill Bridge Rd. – Bridgemore Community Association – Stated that a recent online poll of residents prefer that the additional amenities center be added to the existing amenities area.

Town Planner Report:

Mrs. Deats updated the Planning Commission on the following items:

- Tollgate Village Traffic Light – Mrs. Deats has met with TDOT.
- Middle Tennessee Electric Company – They are doing an upgrade along Clayton Arnold Rd. In trying to preserve the tree row, they have scaled back tree removal
- Land Development Ordinance Amendment – Placemakers is working on new residential language for the code.
- Two Farms – The concept plan is currently on hold while options are being presented to BOMA related to the annexation. Staff will provide an update next month.

- SIA Project – The bid letting will take place on 8/17/16.
- Preservation Park Trail – Looking at a completion date of October 14th, 2016.

Unfinished Business:

1. Site plan for Bridgemore Village amenities center located at the terminus of Creamery Bridge Road (File: SP 2016-003)

Mrs. Deats reviewed her Staff report and recommended approval based on the project's consistency with the Land Development Ordinance, with the following contingencies:

1. Prior to the recordation of the final plat for 6A, the lot for the amenity center shall be recorded.
2. The landscape plan shall be revised to incorporate the required buffer between the amenity lot and the residential lots.
3. Prior to installation of landscaping, the application shall meet with staff to confirm location of all landscaping in accordance with the landscaping plan.

After discussion, Commissioner Dilks made a motion to defer the approval of the site plan for Bridgemore Village amenity center to the August Planning Commission meeting. The motion was seconded. The motion then failed by a vote of 6 to 1.

After further discussion, Commissioner Burress made a motion to approve Item 1 (SP2016-003) with staff's recommendations and the contingencies listed on Staff report as well as contingency number 4, that the pool amenity that was agreed to in 2013 be added as a contingency of final plat approval in Section 7. The motion was seconded. Commissioner Burress then withdrew his motion.

Commissioner Burress then made a motion to reconsider the final plat for Bridgemore Village section 6A be reinstated and reconsidered this evening. The motion was seconded and carried by a vote of 5 to 2 with Commissioner Dilks and Commissioner Roberts voting against.

Mrs. Deats then reviewed her Staff report for Bridgemore Village, final plat 6A to create 21 single family lots and one open space lot (File: FP 2016-002) and recommended approval with the following contingencies:

1. Prior to the recordation of the final plat, additional open space shall be recorded in order to provide a proportional amount.
2. Prior to the recordation of the final plat, a Development Agreement shall be executed for Phase 6 of Bridgemore Village.
3. Prior to the recordation of the final plat, a letter of credit will be required in the amount of \$102,000 for roads, drainage and erosion control.
4. Prior to the recordation of the final plat, a letter of credit shall be required in the amount of \$78,000 for sewer.

After discussion, Chairman Elder made a motion to approve Bridgemore Village Final Plat for 6A to create 21 single family lots and one open space lot with the recommended Staff Contingencies, plus the contingency that the amenity site plan be removed from Phase 6 and will remain a contingency for final plat on Bridgemore Village Phase 7. The motion was seconded and carried by a vote of 5 to 2.

After discussion, the applicant withdrew the application for file SP2016-003, the site plan for Bridgemore Village amenities center located at the terminus of Creamery Bridge Road.

New Business:

5. Request for approval of sureties roads, drainage, erosion control and sewer within Tollgate Village for sections 1, 2, 3, 4, 5, 6, 7, 10, 11, 12 and 13 and Tollgate Village pump stations 1 and 2.

Mrs. Deats and Mr. Clifton reviewed their reports and recommended that the Planning Commission approve the following:

- Tollgate Village section 1 in the amount of \$18,000 for roads, drainage and erosion control and \$6000 for sewer for a year with the option of automatic renewal.
- Tollgate Village section 2 in the amount of \$29,000 for roads, drainage and erosion control and \$13,500 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 3 in the amount of \$43,000 for roads, drainage and erosion control for a year with the option for automatic renewal.
- Tollgate Village section 4 in the amount of \$22,000 for roads, drainage and erosion control and \$13,500 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 5 in the amount of \$25,000 for roads, drainage and erosion control and \$13,500 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 6 in the amount of \$70,000 for roads, drainage and erosion control and \$4100 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 7 in the amount of \$44,000 for roads, drainage and erosion control and \$4000 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 10 in the amount of \$27,500 for roads, drainage and erosion control and \$14,000 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 11 in the amount of \$52,000 for roads, drainage and erosion control and \$18,500 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 12A in the amount of in the amount of \$25,200 for roads, drainage and erosion control and \$1,500 for sewer for a year with the option for automatic renewal and a surety for section 12B in the amount of \$43,000 for roads, drainage and erosion control and \$8000 for sewer with the option for automatic renewal.
- Tollgate Village section 13A in the amount of \$86,000 for roads, drainage and erosion control and \$12,000 for sewer for a year with the option for automatic renewal.
- Tollgate Village pump station 1 in the amount of \$12,000 and for pump station 2 in the amount of \$12,000 for a year with the option for automatic renewal.

Commissioner Dilks made a motion to approve sureties of roads, drainage, erosion control and sewer within Tollgate Village for sections 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, and 13 and Tollgate Village pump stations 1 and 2. The motion was seconded and carried by all.

6. Request to re-affirm the approval of sureties for roads, drainage and erosion control within Bridgemore Village for sections 1A, 1B and 2A and establish sureties for sewer.

Mrs. Deats and Mr. Clifton reviewed their reports and recommended that the Planning Commission approve a surety for Bridgemore Village section 1A in the amount of \$71,000 for roads, drainage and erosion control and \$9,000 for sewer for a year with the option for automatic renewal. They

recommended that the Planning Commission approve a surety for Bridgemore Village, section 1B in the amount of \$175000 for roads, drainage and erosion control and \$109,000 for sewer for a year with the option for automatic renewal. They recommended that the Planning Commission approve a surety for Bridgemore Village, section 2A in the amount of \$60,000 for roads, drainage and erosion control and \$4400 for sewer for a year with the option for automatic renewal.

Commissioner Dilks made a motion to re-affirm the approval of sureties for roads, drainage and erosion control within Bridgemore Village for sections 1A, 1B and 2A and establish sureties for sewer. The motion was seconded and carried by all.

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 9:11 p.m.

Jack Elder, Chairman

Attest:

Don Blair, Secretary

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

DATE: August 16, 2016
TO: Planning Commission (PC)
FROM: Joe Cosentini, Town Administrator
SUBJECT: Future Plats (Bridgemore/Tollgate)

As you know, the Town has been working to resolve the ongoing matter of roadway maintenance and infrastructure completion related to the Bridgemore and Tollgate subdivisions. The two attached letters were sent to the developer of the respective developments requesting information on the issues concerning their reluctance to perform necessary maintenance or final completion of infrastructure within the older phases. In addition, the letters indicate that permits would not be granted within the sections that do not have adequate surety and that no additional plats would be approved until a resolution was agreed to by the Board of Mayor and Aldermen (BOMA). To date, no information has been received by the Town from MBSC TN Homebuilders or MBSC Bridgemore LLC.

The Thompson's Station Board of Mayor and Aldermen discussed this item briefly at their meeting on August 9, 2016 where it was determined that the Planning Commission is the proper entity to suspend future plats. That said, BOMA unanimously (Note: Mayor Napier was not present) passed a recommended that the Planning Commission suspend all plats in the subdivisions of Bridgemore and Tollgate until a resolution can be reached on fixing the streets. The Town Attorney is providing a legal opinion on what this potential action by the Planning Commission would entail.

Since the BOMA meeting on August 9th, there have been requests for meetings by the principal members of the development group and Town staff, elected officials, appointed officials, and residents. This is certainly viewed by staff as a positive step toward reaching consensus. Hopefully these meetings result in a solution. However, until such time, it is still the recommendation of Staff that the plats be suspended as recommended below.

Recommendation:

It is staff's recommendation that all future plats submitted on behalf of MBSC TN Homebuilders or MBSC Bridgemore LLC be suspended until a resolution can be reached between the developer and the Board of Mayor and Aldermen on the ongoing roadway maintenance and infrastructure completion issues.

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

DATE: August 23, 2016
TO: Planning Commission
FROM: Wendy Deats, Town Planner
SUBJECT: Tollgate and Bridgemore Plat Approvals/Recordation

Recommended Sections for Plat Suspension:

Bridgemore Village Section 4B

Approved by the Planning Commission on January 28, 2014.

Bridgemore Village Sections 7 and 8

Approved by the Planning Commission on May 26, 2015.

Tollgate Village Section 15

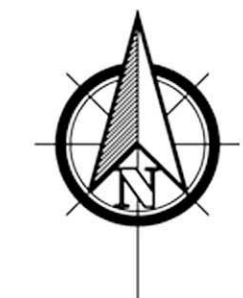
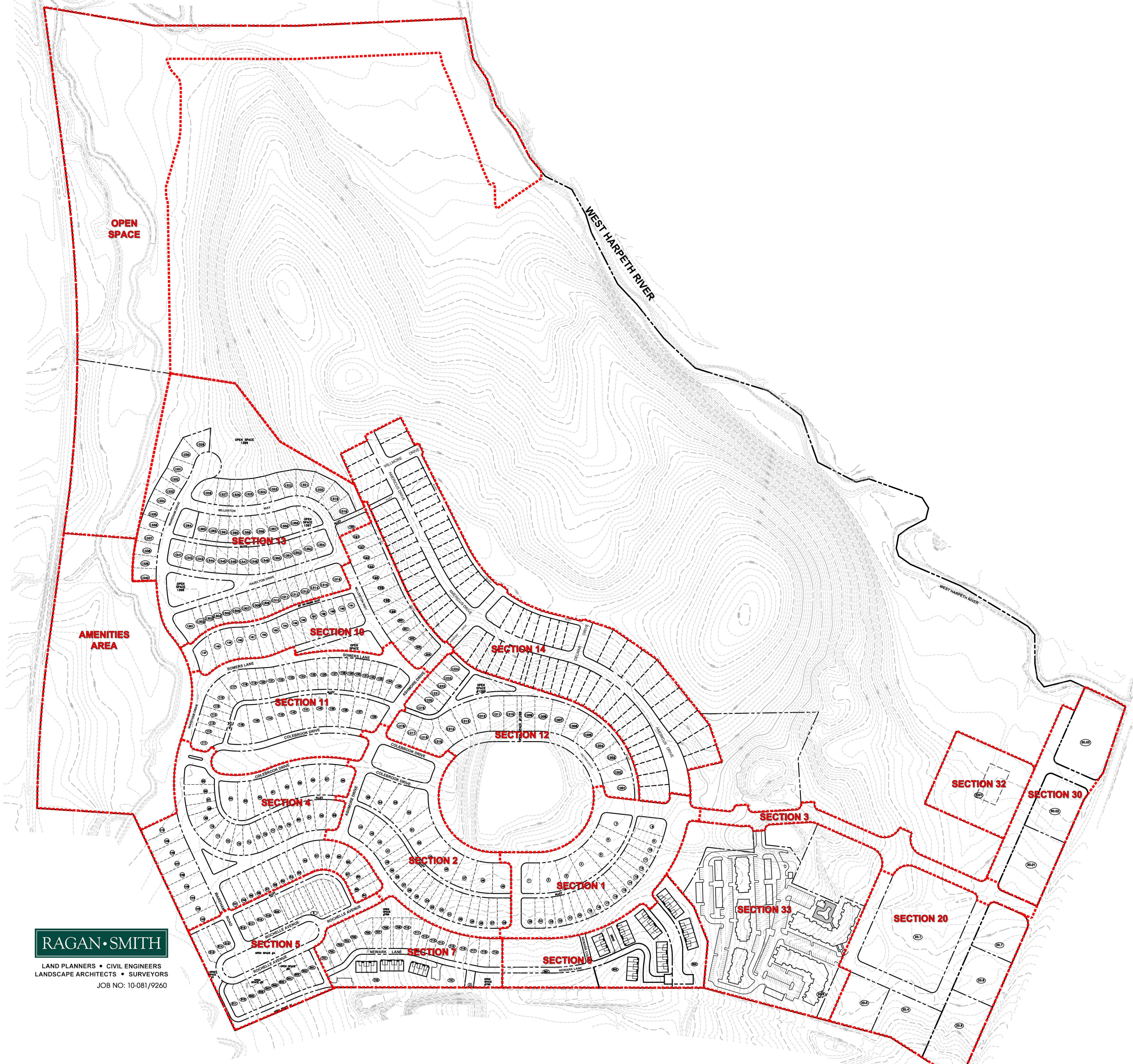
Approved by the Planning Commission on July 28, 2015

Future Sections of Tollgate Village

Attachments

Tollgate Village Phasing Plan

Bridgemore Village Phasing Plan



SCALE: 1"=200
June 17, 2014

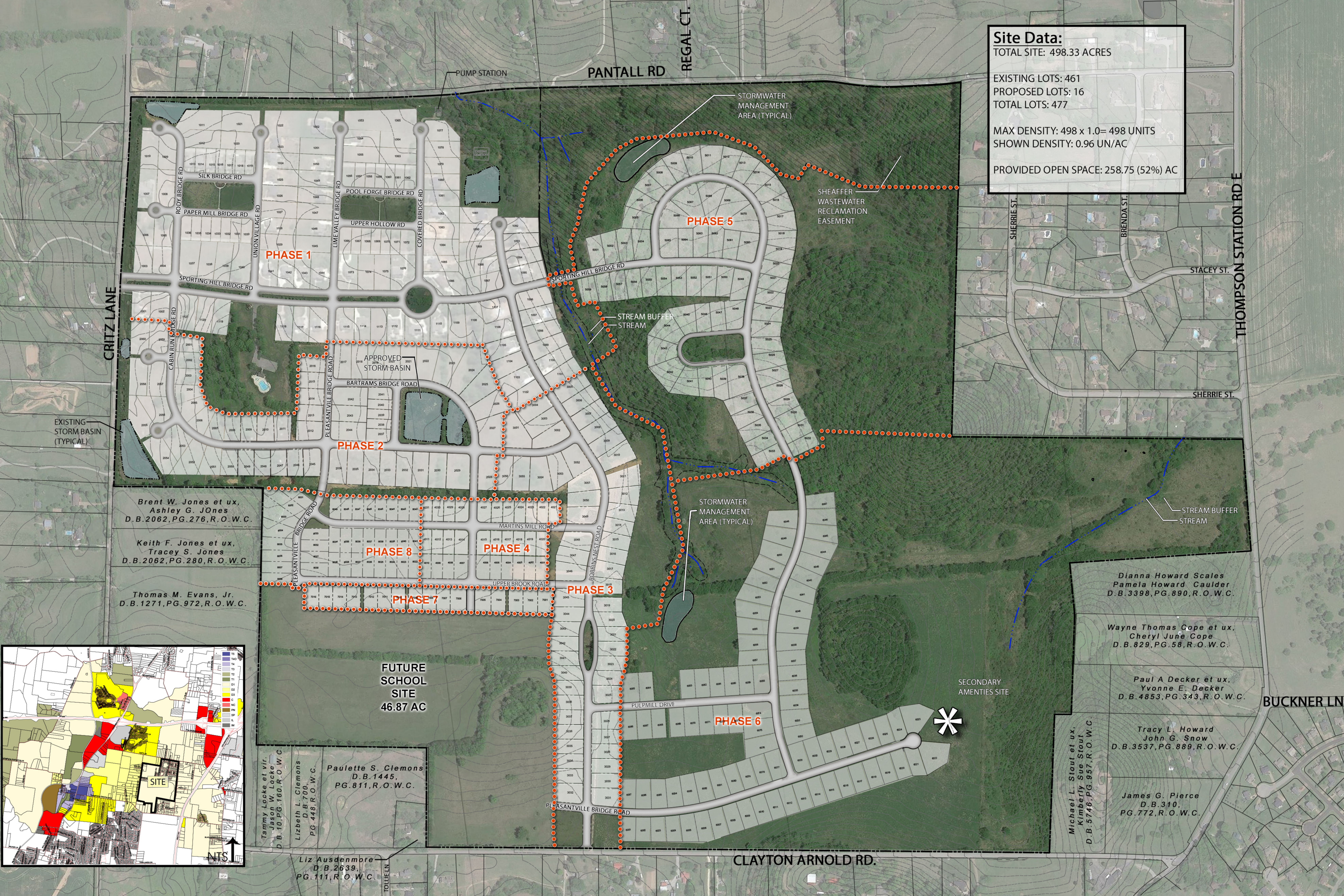
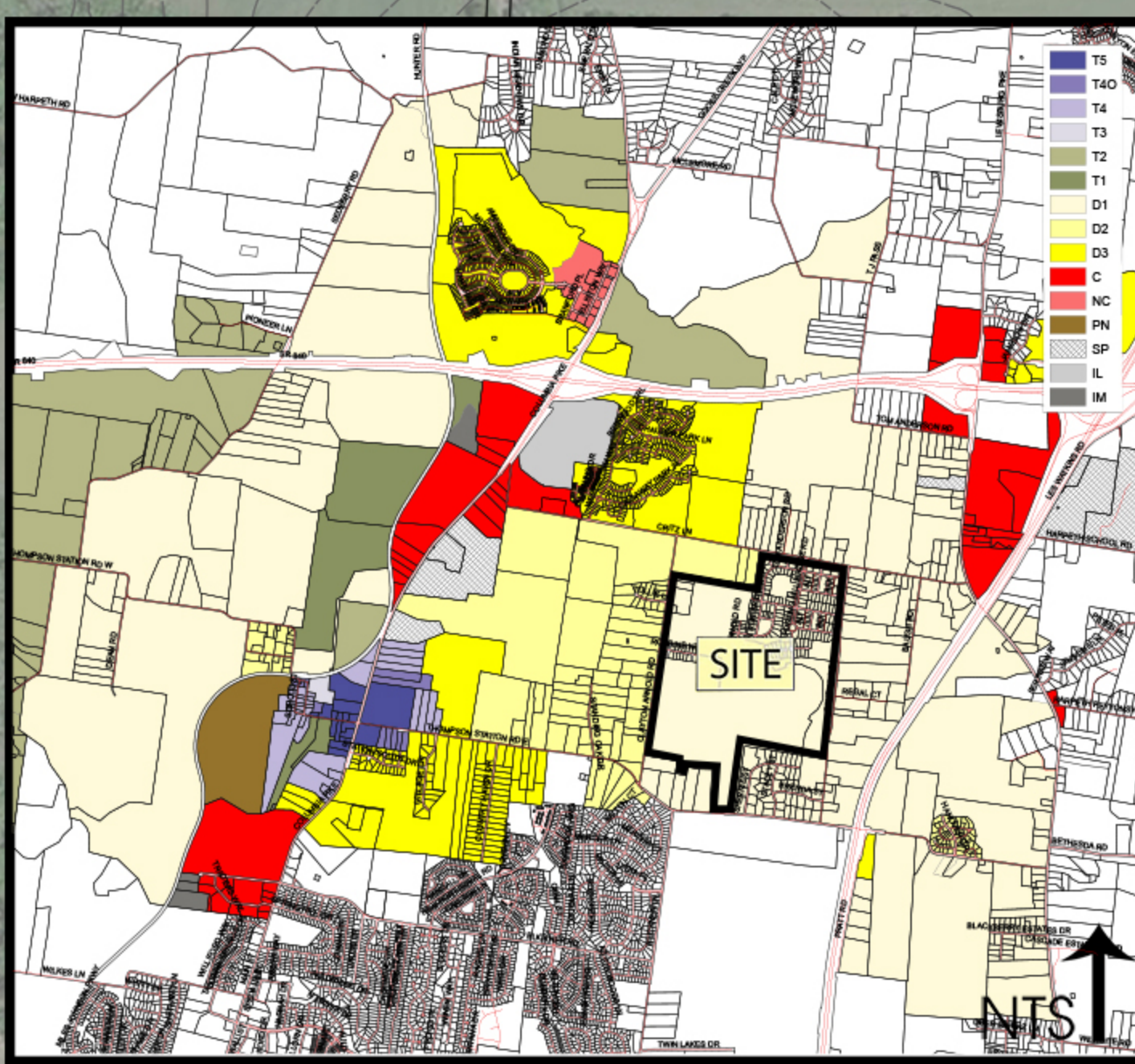
Phasing Plan

RAGAN • SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
JOB NO: 10-081/9260

TOLLGATE
Village

Town of Thompson's Station,
Williamson County, Tennessee

Site Data:
 TOTAL SITE: 498.33 ACRES
 EXISTING LOTS: 461
 PROPOSED LOTS: 16
 TOTAL LOTS: 477
 MAX DENSITY: 498 x 1.0= 498 UNITS
 SHOWN DENSITY: 0.96 UN/AC
 PROVIDED OPEN SPACE: 258.75 (52%) AC



GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 29 SINGLE FAMILY LOTS AND 3 OPEN SPACE TRACTS.
- BEARINGS SHOWN HEREON ARE BASED ON SURVEYS BY CRAWFORD LAND SURVEYORS, P.C. DATED AUGUST 10, 2004 AND MARCH 25, 2005.
- THE PROPERTY IS ZONED D3 (HIGH DENSITY RESIDENTIAL).
MAXIMUM LOT COVERAGE (SINGLE FAMILY) - 55%.
MINIMUM BUILDING SETBACKS:
FRONT - 20'
SIDE - 7.5'
REAR - 20'
- WITHIN ALL NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS AND THE MTEC FEEDER LINE RUNNING NORTH/SOUTH ALONG THE DISTANCE OF THE TVA TRANSMISSION LINE EASEMENT), GAS, SEWER, TELEPHONE, AND WATERLINES SHALL BE PLACED UNDERGROUND. SEE VARIANCE GRANTED BY THE TOWN OF THOMPSON'S STATION M.P.C. APRIL 16, 2007 FOR THE FIELDS OF CANTERBURY REGARDING M.T.E.M.C. OVERHEAD POWER LINES.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS NO. 47187C0335F AND 47187C0355F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NOS. 0335 AND 0336, 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 CHANCE FLOODPLAIN."
- 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.
- DOMESTIC WATER SUPPLY INFORMATION TAKEN FROM PLANS FOR HB&TS BY JAMES C. HAILEY AND CO., DATED AUGUST 12, 2015.
- ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
- OPEN SPACE AREAS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS, INCLUDING DRAINAGE AND DETENTION STRUCTURES, WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

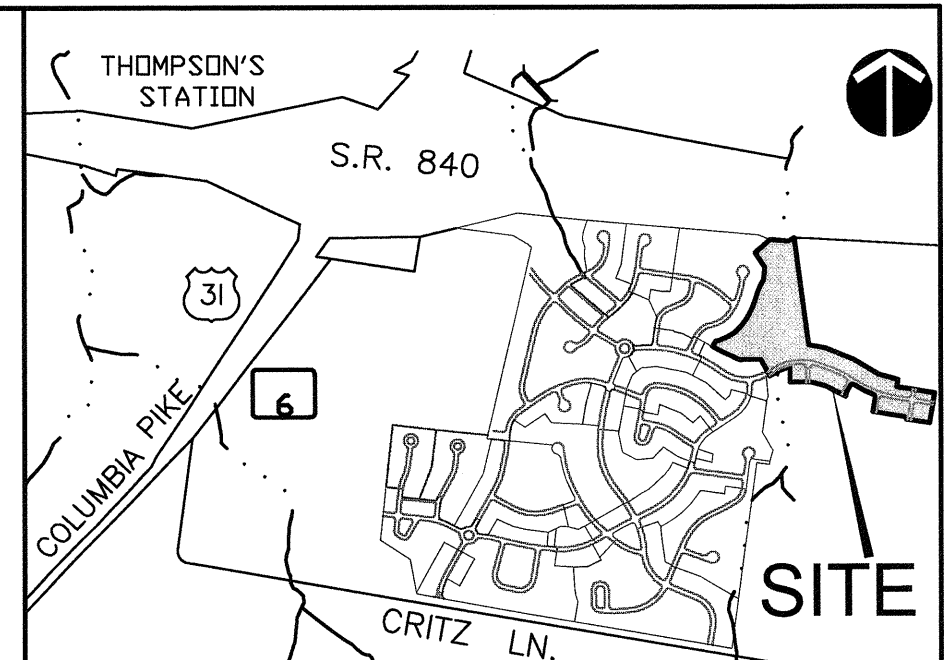
- LOTS SHOWN THUS (*) ARE DESIGNATED AS CRITICAL LOTS AND HAVE NATURAL SLOPES IN EXCESS OF 15%. PER SECTION 3-102.104 OF THE SUBDIVISION REGULATIONS, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SITE GRADING PLAN FOR DEVELOPMENT OF THE LOT SHALL BE SUBMITTED ADDRESSING SITE SPECIFIC NATURAL RESOURCE ISSUES TO THE TOWN OF THOMPSON'S STATION FOR REVIEW AND APPROVAL. NO BUILDING PERMIT WILL BE ISSUED ON SAID LOTS UNTIL AND UNLESS THE TOWN ENGINEER HAS RECEIVED AND APPROVED THE SITE PLAN.
- 100 YEAR DETENTION WATER SURFACE ELEVATION BASED ON DETENTION STUDY PREPARED BY RAGAN-SMITH ASSOCIATES, INC. DATED APRIL 27, 2012.

PROPERTY MAP REFERENCE

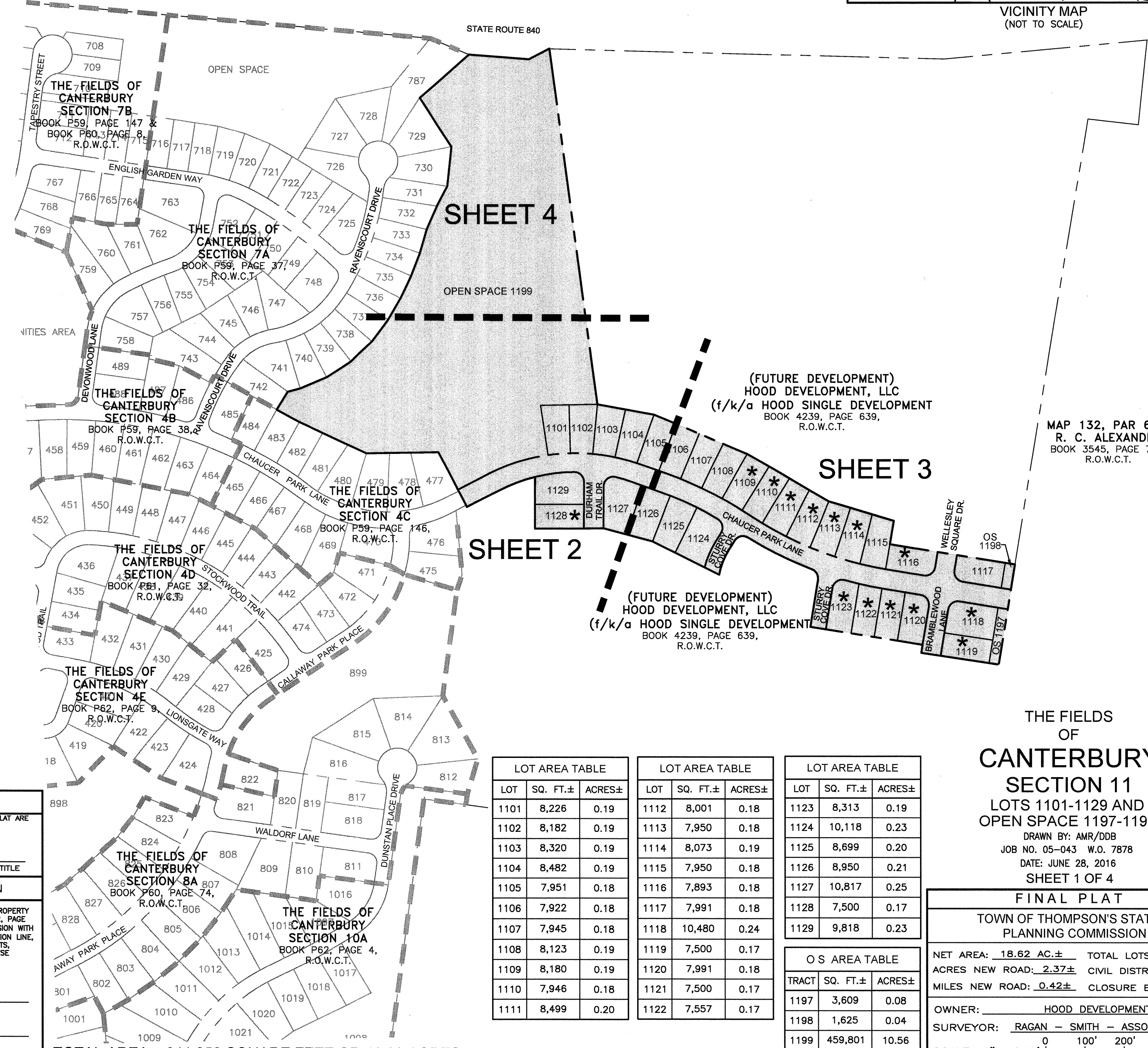
BEING A PORTION OF PARCEL NUMBER 40.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 132.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HOOD DEVELOPMENT, LLC (HOOD SINGLE DEVELOPMENT, LLC HAVING SINCE MERGED INTO HOOD DEVELOPMENT, LLC BY MERGER OF RECORD IN BOOK 5481, PAGE 558) BY DEED OF RECORD IN BOOK 4239, PAGE 639, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.



VICINITY MAP (NOT TO SCALE)



AREA SUMMARY TABLE

TOTAL LOT AREA	- 5.57 AC.±
TOTAL R.O.W. AREA	- 2.37 AC.±
OPEN SPACE AREA	- 10.68 AC.±
TOTAL SITE AREA	- 18.62 AC.±

OWNER / DEVELOPER
HOOD DEVELOPMENT, LLC
 C/O PRESTON INGRAM
 121 FIRST AVENUE SOUTH, SUITE 210
 FRANKLIN, TENNESSEE 37064
 (615) 794-6401

SURVEYOR
RAGAN-SMITH ASSOCIATES, INC.
 C/O CHRIS MABERY, RLS
 315 WOODLAND STREET
 NASHVILLE, TENNESSEE 37206
 (615) 244-8591

LEGEND

R.O.W.C.T.	REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
*	CRITICAL LOT (SEE NOTE 10)
OS	OPEN SPACE

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 REGULATIONS FOR THOMPSON'S STATION, TENNESSEE, ROADWAY AND DRAINAGE REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 06/28/16 TOWN ENGINEER: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THOMPSON'S STATION SUBDIVISION REGULATIONS 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.

DATE: 06/28/16 SECRETARY OF PLANNING COMMISSION: _____

CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

I DO 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 MTEC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

DATE: 06/28/16 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: _____

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, TENNESSEE REGIONAL 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 OR PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

RAGAN-SMITH-ASSOCIATES, INC.
 06/28/16
 REGISTERED LAND SURVEYOR

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: _____ DATE: 06/28/16 HB&TS UTILITY DISTRICT: _____

SEWER SYSTEM: _____ DATE: 06/28/16 TOWN ADMINISTRATOR: _____

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 DEPARTMENT OF EMERGENCY COMMUNICATIONS

DATE: 06/28/16 WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS: _____

CERTIFICATE FOR ADDRESSES

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

DATE: 06/28/16 IT DEPT. TITLE: _____

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 BOOK NUMBER 3852, PAGE 705, R.O.W.C., 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.

DATE: 06/28/16 OWNER: _____ TITLE: _____

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
1101	8,226	0.19
1102	8,182	0.19
1103	8,320	0.19
1104	8,482	0.19
1105	7,951	0.18
1106	7,922	0.18
1107	7,945	0.18
1108	8,123	0.19
1109	8,180	0.19
1110	7,946	0.18
1111	8,499	0.20

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
1112	8,001	0.18
1113	7,950	0.18
1114	8,073	0.19
1115	7,950	0.18
1116	7,893	0.18
1117	7,991	0.18
1118	10,480	0.24
1119	7,500	0.17
1120	7,991	0.18
1121	7,500	0.17
1122	7,557	0.17

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
1123	8,313	0.19
1124	10,118	0.23
1125	8,699	0.20
1126	8,950	0.21
1127	10,817	0.25
1128	7,500	0.17
1129	9,818	0.23

O S AREA TABLE

TRACT	SQ. FT.±	ACRES±
1197	3,609	0.08
1198	1,625	0.04
1199	459,801	10.56

TOTAL AREA = 811,256 SQUARE FEET OR 18.62 ACRES ±

MAP 132, PAR 6.09
 R. C. ALEXANDER
 BOOK 3545, PAGE 719,
 R.O.W.C.T.

THE FIELDS OF CANTERBURY SECTION 11
 LOTS 1101-1129 AND OPEN SPACE 1197-1199
 DRAWN BY: AMR/DOB
 JOB NO. 05-043 W.O. 7878
 DATE: JUNE 28, 2016
 SHEET 1 OF 4

FINAL PLAT
 TOWN OF THOMPSON'S STATION
 PLANNING COMMISSION

NET AREA: 18.62 AC.± TOTAL LOTS: 29
 ACRES NEW ROAD: 2.37± CIVIL DISTRICT: 11TH
 MILES NEW ROAD: 0.42± CLOSURE ERROR: 1:15000

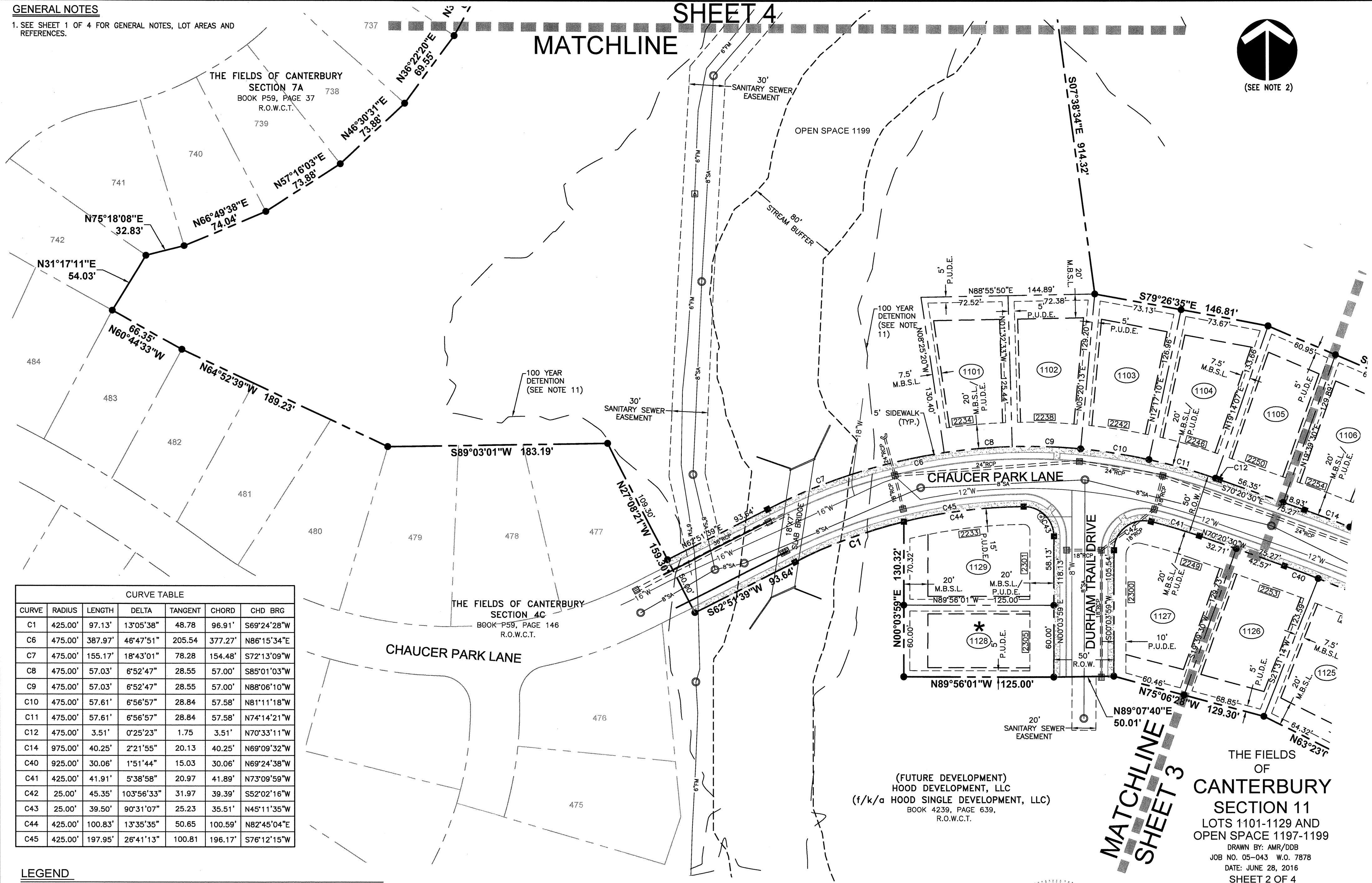
OWNER: HOOD DEVELOPMENT, LLC
 SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.
 SCALE: 1" = 200'

GENERAL NOTES

1. SEE SHEET 1 OF 4 FOR GENERAL NOTES, LOT AREAS AND REFERENCES.

SHEET 4

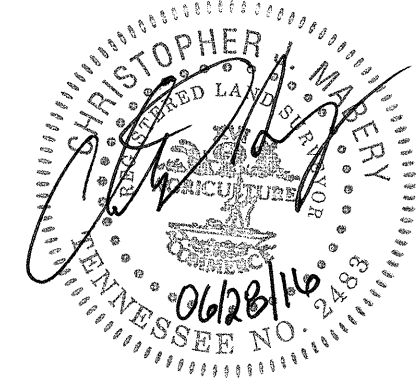
MATCHLINE



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	425.00'	97.13'	13°05'38"	48.78	96.91'	S69°24'28"W
C6	475.00'	387.97'	46°47'51"	205.54	377.27'	N86°15'34"E
C7	475.00'	155.17'	18°43'01"	78.28	154.48'	S72°13'09"W
C8	475.00'	57.03'	6°52'47"	28.55	57.00'	S85°01'03"W
C9	475.00'	57.03'	6°52'47"	28.55	57.00'	N88°06'10"W
C10	475.00'	57.61'	6°56'57"	28.84	57.58'	N81°11'18"W
C11	475.00'	57.61'	6°56'57"	28.84	57.58'	N74°14'21"W
C12	475.00'	3.51'	0°25'23"	1.75	3.51'	N70°33'11"W
C14	975.00'	40.25'	2°21'55"	20.13	40.25'	N69°09'32"W
C40	925.00'	30.06'	1°51'44"	15.03	30.06'	N69°24'38"W
C41	425.00'	41.91'	5°38'58"	20.97	41.89'	N73°09'59"W
C42	25.00'	45.35'	103°56'33"	31.97	39.39'	S52°02'16"W
C43	25.00'	39.50'	90°31'07"	25.23	35.51'	N45°11'35"W
C44	425.00'	100.83'	13°35'35"	50.65	100.59'	N82°45'04"E
C45	425.00'	197.95'	26°41'13"	100.81	196.17'	S76°12'15"W

LEGEND	
● IRON ROD (NEW) (5/8" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	—SA— PROPOSED SANITARY SEWER LINE
■ 4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED RAGAN-SMITH ASSOCIATES	RCP REINFORCED CONCRETE PIPE
R.O.W.C.T. REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE	▣ CATCH BASIN
P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT	R.O.W. RIGHT-OF-WAY
—FM— EXISTING FORCE MAIN	* CRITICAL LOT (SEE NOTE 10)
○ SANITARY SEWER MANHOLE	M.B.S.L. MINIMUM BUILDING SETBACK LINE

(FUTURE DEVELOPMENT)
HOOD DEVELOPMENT, LLC
(f/k/a HOOD SINGLE DEVELOPMENT, LLC)
BOOK 4239, PAGE 639,
R.O.W.C.T.



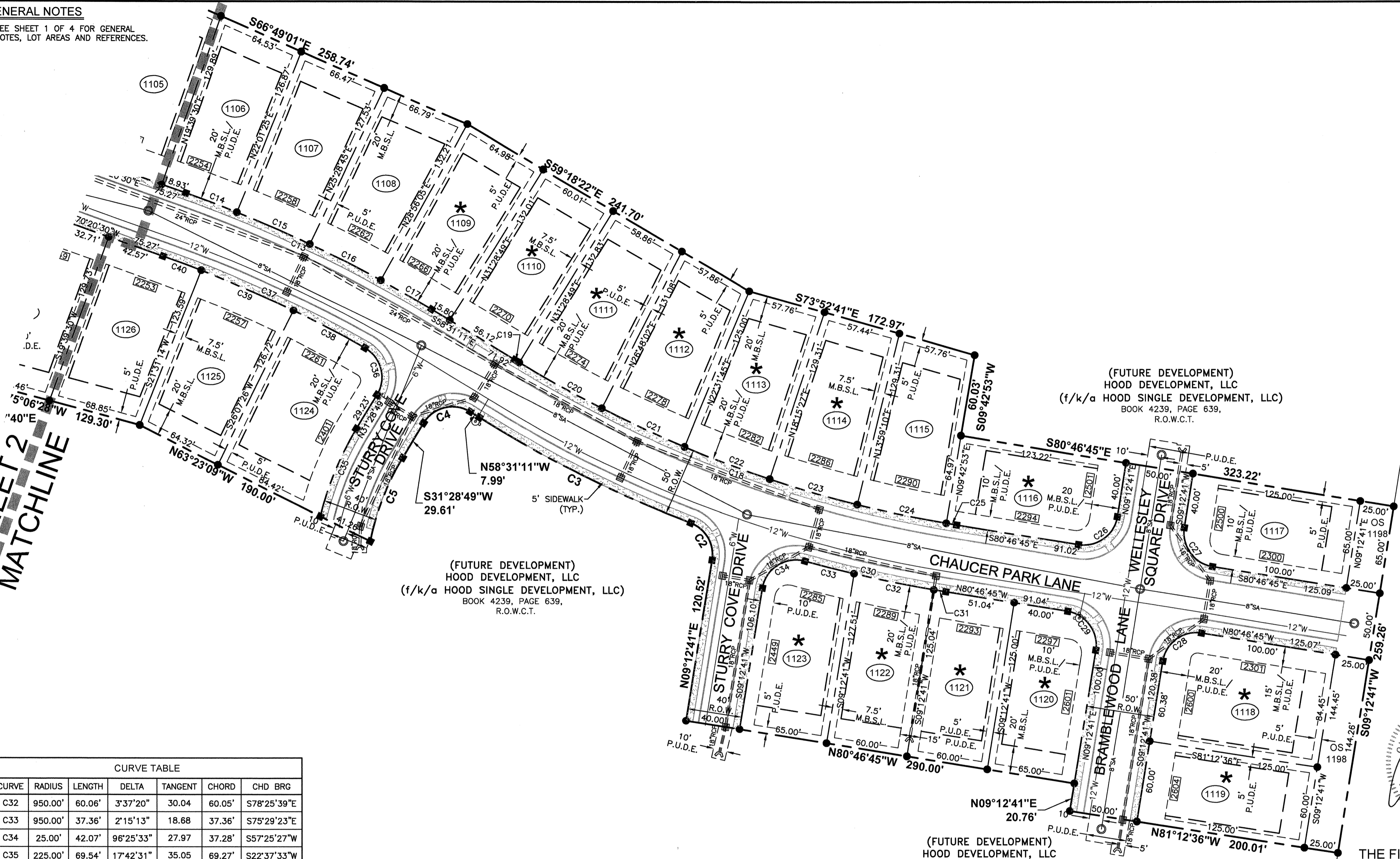
FINAL PLAT	
TOWN OF THOMPSON'S STATION PLANNING COMMISSION	
NET AREA: 18.62 AC.±	TOTAL LOTS: 29
ACRES NEW ROAD: 2.37±	CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.42±	CLOSURE ERROR: 1:15000
OWNER: HOOD DEVELOPMENT, LLC	
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.	
SCALE: 1" = 50'	

GENERAL NOTES

1. SEE SHEET 1 OF 4 FOR GENERAL NOTES, LOT AREAS AND REFERENCES.



SHEET 2 MATCHLINE



(FUTURE DEVELOPMENT)
HOOD DEVELOPMENT, LLC
(f/k/a HOOD SINGLE DEVELOPMENT, LLC)
BOOK 4239, PAGE 639,
R.O.W.C.T.

(FUTURE DEVELOPMENT)
HOOD DEVELOPMENT, LLC
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(FUTURE DEVELOPMENT)
HOOD DEVELOPMENT, LLC
(f/k/a HOOD SINGLE DEVELOPMENT, LLC)
BOOK 4239, PAGE 639,
R.O.W.C.T.

MAP 132, PAR 6.09
R. C. ALEXANDER
BOOK 3545, PAGE 719,
R.O.W.C.T.



THE FIELDS OF
CANTERBURY
SECTION 11
LOTS 1101-1129 AND
OPEN SPACE 1197-1199

DRAWN BY: AMR/DOB
JOB NO. 05-043 W.O. 7878
DATE: JUNE 28, 2016
SHEET 3 OF 4

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C32	950.00'	60.06'	3°37'20"	30.04	60.05'	S78°25'39"E
C33	950.00'	37.36'	2°15'13"	18.68	37.36'	S75°29'23"E
C34	25.00'	42.07'	96°25'33"	27.97	37.28'	S57°25'27"W
C35	225.00'	69.54'	17°42'31"	35.05	69.27'	S22°37'33"W
C36	25.00'	39.99'	91°39'34"	25.73	35.86'	N14°20'58"W
C37	925.00'	164.06'	10°09'44"	82.25	163.85'	N65°15'38"W
C38	925.00'	59.68'	3°41'49"	29.85	59.67'	S62°01'40"E
C39	925.00'	74.31'	4°36'11"	37.18	74.29'	S66°10'40"E
C40	925.00'	30.06'	1°51'44"	15.03	30.06'	N69°24'38"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C2	25.00'	34.13'	78°12'58"	20.32	31.54'	N29°53'48"W
C3	950.00'	173.84'	10°29'05"	87.17	173.60'	N63°45'44"W
C4	25.00'	39.27'	90°00'00"	25.00	35.36'	S78°28'49"W
C5	185.00'	66.35'	20°33'00"	33.54	66.00'	S21°12'19"W
C12	475.00'	3.51'	0°25'23"	1.75	3.51'	N70°33'11"W
C13	975.00'	201.17'	11°49'19"	100.94	200.82'	N64°25'51"W
C14	975.00'	40.25'	2°21'55"	20.13	40.25'	N69°09'32"W
C15	975.00'	58.80'	3°27'20"	29.41	58.79'	N66°14'55"W
C16	975.00'	58.80'	3°27'20"	29.41	58.79'	N62°47'35"W
C17	975.00'	43.31'	2°32'43"	21.66	43.31'	N59°47'33"W
C18	900.00'	349.65'	22°15'34"	177.06	347.46'	S69°38'58"E
C19	900.00'	3.88'	0°14'49"	1.94	3.88'	N58°38'36"W

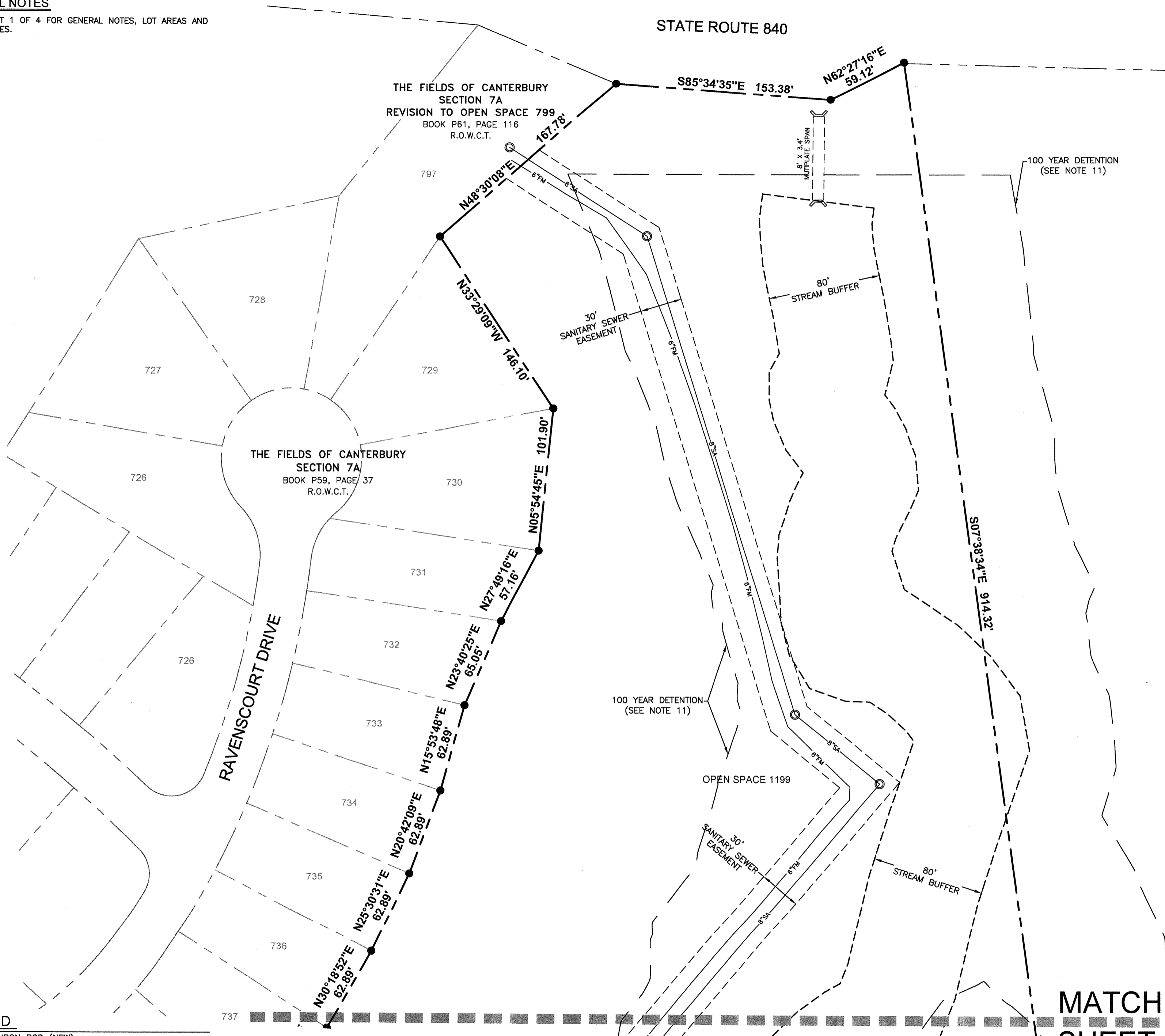
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C20	900.00'	69.63'	4°25'58"	34.83	69.61'	N60°58'59"W
C21	900.00'	67.10'	4°16'17"	33.56	67.08'	N65°20'07"W
C22	900.00'	67.10'	4°16'17"	33.56	67.08'	N69°36'24"W
C23	900.00'	67.10'	4°16'17"	33.56	67.08'	N73°52'41"W
C24	900.00'	67.10'	4°16'17"	33.56	67.08'	N78°08'59"W
C25	900.00'	7.76'	0°29'38"	3.88	7.76'	N80°31'56"W
C26	25.00'	39.27'	90°00'33"	25.00	35.36'	N54°12'58"E
C27	25.00'	39.27'	89°59'27"	25.00	35.35'	S35°47'02"E
C28	25.00'	39.27'	90°00'33"	25.00	35.36'	S54°12'58"W
C29	25.00'	39.27'	89°59'27"	25.00	35.35'	N35°47'02"W
C30	950.00'	106.39'	6°24'59"	53.25	106.33'	N77°34'16"W
C31	950.00'	8.96'	0°32'26"	4.48	8.96'	S80°30'32"E

- LEGEND**
- IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
 - 4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED RAGAN-SMITH ASSOCIATES
 - R.O.W.C.T. REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
 - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
 - FM— EXISTING FORCE MAIN
 - SANITARY SEWER MANHOLE
 - SA— PROPOSED SANITARY SEWER LINE
 - RCP REINFORCED CONCRETE PIPE
 - CATCH BASIN
 - R.O.W. RIGHT-OF-WAY
 - * CRITICAL LOT (SEE NOTE 10)
 - M.B.S.L. MINIMUM BUILDING SETBACK LINE

FINAL PLAT	
TOWN OF THOMPSON'S STATION PLANNING COMMISSION	
NET AREA: 18.62 AC.±	TOTAL LOTS: 29
ACRES NEW ROAD: 2.37±	CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.42±	CLOSURE ERROR: 1:15000
OWNER: HOOD DEVELOPMENT, LLC	
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.	
SCALE: 1" = 50'	

GENERAL NOTES

1. SEE SHEET 1 OF 4 FOR GENERAL NOTES, LOT AREAS AND REFERENCES.



- LEGEND**
- IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
 - R.O.W.C.T. REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE
 - FM— EXISTING FORCE MAIN
 - ⊙ SANITARY SEWER MANHOLE
 - SA— PROPOSED SANITARY SEWER LINE



THE FIELDS OF
CANTERBURY
SECTION 11
LOTS 1101-1129 AND
OPEN SPACE 1197-1199
DRAWN BY: AMR/DDB
JOB NO. 05-043 W.O. 7878
DATE: JUNE 28, 2016
SHEET 4 OF 4

**MATCHLINE
SHEET 2**

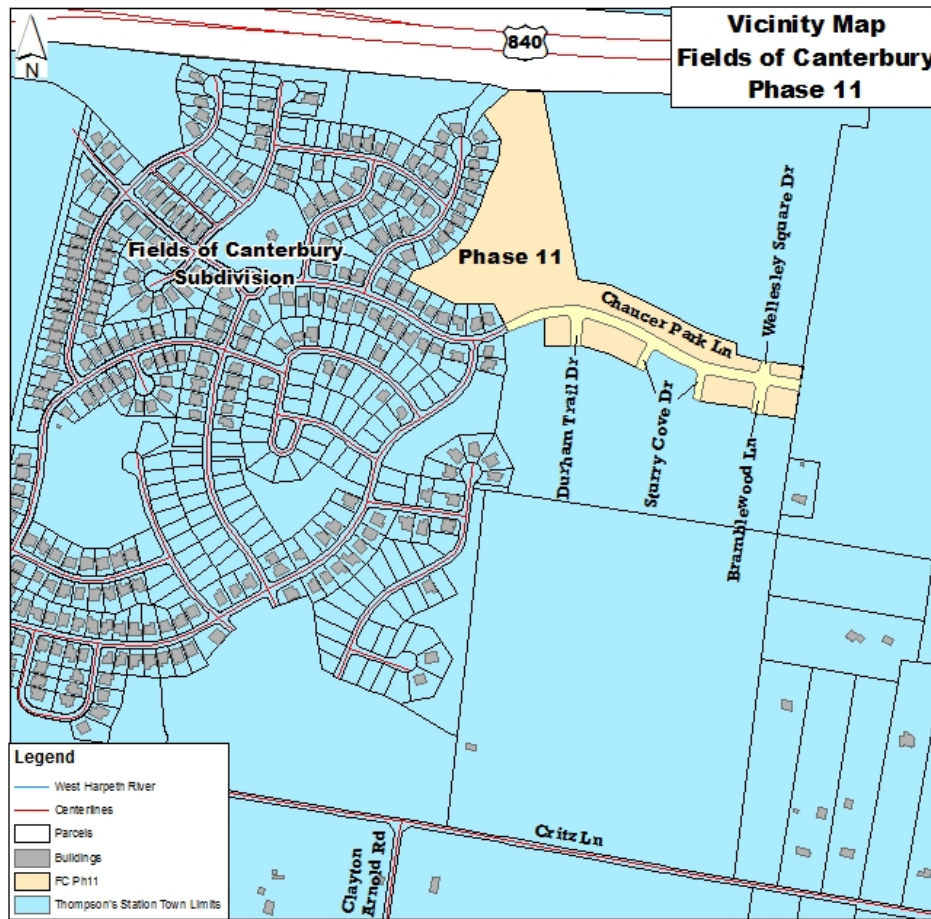
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SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.	
SCALE: 1" = 50'	

**Thompson's Station Planning Commission
Staff Report - Item 2 (FP 2016-004)
August 23, 2016**

Final Plat Request for Fields of Canterbury, Section 11 for the creation of 32 lots.

PROJECT DESCRIPTION

A request for a final plat was submitted by Ragan Smith Associates on behalf of Hood Development, LLC for the creation of 29 single-family lots and three (3) open space lots on 18.62 acres within Phase 11 of the Fields of Canterbury.



BACKGROUND

The Fields of Canterbury received approval for the Phase 11 preliminary plat would allow the construction of 29 single family residences on 18.62 acres.

ANALYSIS

Final Plat

Section 11 consists of 29 single-family residential lots which front Chaucer Park Lane. Front yard setbacks will be 20 feet with 10 feet for the secondary frontage, side yard setbacks will be 7.5 feet, and rear yard setbacks will be 20 feet. Lot sizes will range from .17 acres (or 7,500 square feet) to .25 acres (10,817 square feet) and will have widths exceed 50 feet. Chaucer Park Lane will be extended and will have a right-of-way width of 50 feet. The rights-of-way,

setbacks, lot widths and lot sizes are all consistent with the approved Phase 11 preliminary plat and the Land Development Ordinance.

Open Space

The original development plan was approved with a 25% requirement for open space. The final plat has three open space lots for a total of 10.68 acres. With the recordation of this plat, approximately 72% of the community will be platted and 69% of the open space requirement. With the recordation of this section approximately 72% of the open space will be platted. This represents a proportional amount of open space at this time. Section 5.4.7 requires that “final plats within subdivisions with common open space must include a proportionate amount of the open space with each section.” Therefore, recorded open space complies with the LDO.

Trees

Tree removal was considered with the approval of the preliminary plat, however, a replacement plan was not submitted and therefore, a contingency place on the approval of the Phase 11. The replacement plan, including the planting of 114 trees for a total of 289 inches was submitted and approved prior to the issuance of a grading permit for the project. The replacement plan consists of 29 lot trees, 61 street trees and the remaining 24 trees will be planted within the open space. All replacement trees are located within Phase 11.

Construction Route

On March 24, 2015, the Planning Commission approved the construction route which provided access predominantly from an entry point along Critz Lane to Callaway Park Place to access all other necessary roads into the different phases, including phases 11 and 12. The entry on Critz Lane was a temporary access until the secondary entrance, Paddock Park Place was completed. Upon approval of the Phase 12 preliminary plat, the Planning Commission placed a contingency that the secondary entrance shall be complete and open prior to the submittal of a final plat for phase 12.

Development Agreement

The development agreement was reviewed and approved by the Board of Mayor and Aldermen on August 9, 2016.

Performance Bonds

Performance bonds are required prior to the recordation of any final plat to ensure that all necessary improvements are guaranteed to be installed per approved construction plans. The Fields of Canterbury Phase 11 construction plans are approved and improvements have been started within this phase. Drainage and curbs are installed and the grading is complete and the base is partially installed, however no pavement construction has started. This section also contains a bridge that was installed a year ago. Erosion control is installed and is functioning as intended. After an evaluation of this section and the progress of the construction, the Town Engineer recommends that the roads, drainage and erosion control bond should be set at \$297,000.

Sewer is installed with the services are installed, the system is not in use at this time. After an evaluation of this section and the progress of the sewer, the Town Engineer recommends that the sewer bond be set at \$120,000.

RECOMMENDATION

Based on the project's compliance with the approved Phase 11 preliminary plat, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

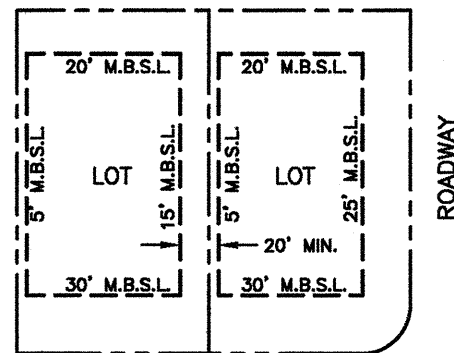
1. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$297,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$120,000 for sewer.
3. As builts shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

ATTACHMENTS

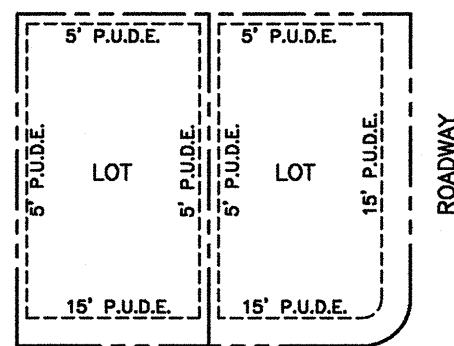
Final Plat

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 21 SINGLE-FAMILY LOTS, ONE OPEN SPACE TRACT AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE OF EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. THE PROPERTY IS ZONED LOW INTENSITY RESIDENTIAL (D1).
MINIMUM BUILDING SETBACKS: FRONT - 30'
SIDE - 5'/15' (20' BETWEEN STRUCTURES)
REAR - 20'
4. WITHIN ALL NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL, GAS, SEWER, TELEPHONE, AND WATERLINES SHALL BE PLACED UNDERGROUND.
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0345F AND 47187C0365F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NOS. 0345 AND 0365, 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 CHANCE FLOODPLAIN."
6. 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.
7. HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL SIDEWALKS AND OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION/RETENTION AREAS. ALL ROADWAYS SHALL BE PUBLIC STREETS, CONSTRUCTED TO THE SPECIFICATIONS OF THOMPSON'S STATION AS PUBLIC RIGHT-OF-WAYS.



TYPICAL LOT SETBACK LINES (NOT TO SCALE)



TYPICAL LOT EASEMENT LINES (NOT TO SCALE)

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
6098	3,035	0.07

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
6012	16,200	0.37
6013	16,200	0.37
6014	16,200	0.37
6015	16,200	0.37
6016	16,200	0.37
6017	16,200	0.37
6018	16,200	0.37
6019	16,200	0.37
6020	16,200	0.37
6021	16,017	0.37
6022	37,086	0.85
6023	34,891	0.80
6024	16,783	0.39
6025	16,200	0.37
6026	16,200	0.37
6027	16,200	0.37
6028	16,200	0.37
6029	16,200	0.37
6030	16,200	0.37
6031	17,866	0.41
6077	17,866	0.41

PROPERTY MAP REFERENCE

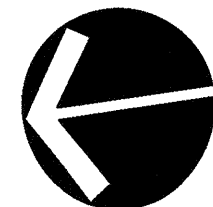
BEING A PORTION OF PARCEL NUMBER 14.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 145.

DEED REFERENCE

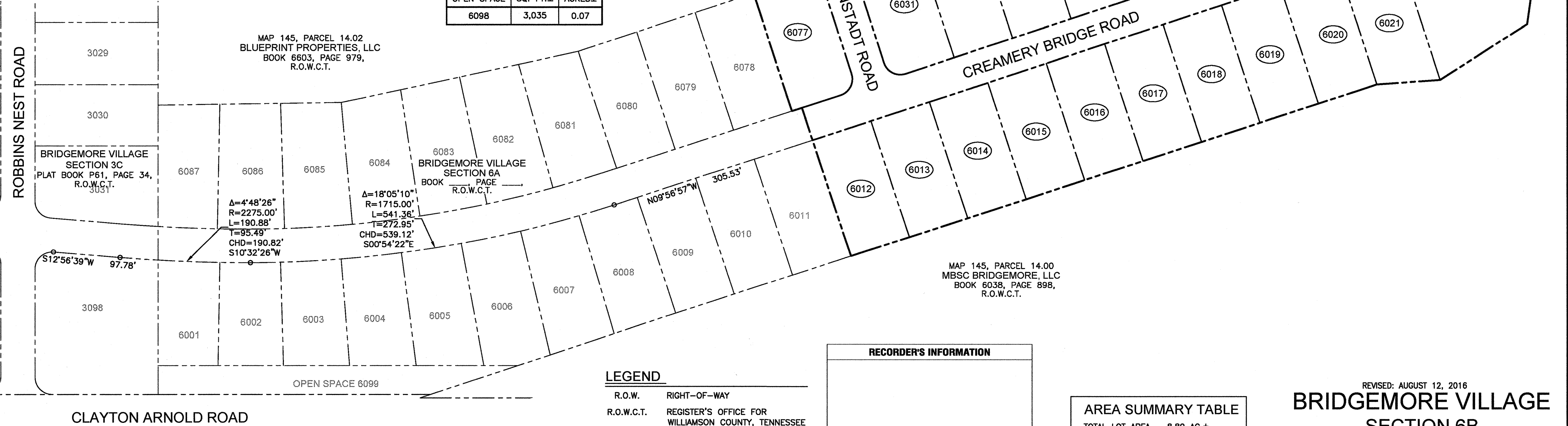
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BLUEPRINT PROPERTIES, LLC FROM MBSC BRIDGEMORE, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 6603, PAGE 979, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

OWNER / DEVELOPER
BLUEPRINT PROPERTIES, LLC
 C/O JIMMY FRANKS
 245 NOAH DRIVE
 FRANKLIN, TENNESSEE 37067
 (615) 794-7415
 JIMMY@TENNESSEEVALLEYHOMES.COM

SURVEYOR
RAGAN-SMITH ASSOCIATES, INC.
 C/O KEVIN L. BIRDWELL, RLS
 315 WOODLAND STREET
 NASHVILLE, TENNESSEE 37206
 (615) 244-8591
 KBIRDWELL@RAGANSMITH.COM



VICINITY MAP (NOT TO SCALE)



LEGEND

R.O.W.	RIGHT-OF-WAY
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

RECORDER'S INFORMATION

AREA SUMMARY TABLE

TOTAL LOT AREA - 8.80 AC.±
OPEN SPACE AREA - 0.07 AC.±
R.O.W. AREA - 1.36 AC.±
TOTAL SITE AREA - 10.23 AC.±

REVISED: AUGUST 12, 2016
BRIDGEMORE VILLAGE SECTION 6B
LOTS 6012 - 6031 & 6077 AND OPEN SPACE 6098

ELEVENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE
 DRAWN BY: AMR/DBB/CJM DATE: JULY 27, 2016
 JOB NO. 11-052 W.O. 0329 SHEET 1 OF 2

<p>CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION</p> <p>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 ITEM C. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE FOREMENTIONED REQUIREMENTS.</p> <p>DATE: 20__ MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION</p>	<p>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES</p> <p>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.</p> <p>DATE: 20__ WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS</p>	<p>CERTIFICATE FOR ADDRESSES</p> <p>I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY DEPARTMENT OF INFORMATION TECHNOLOGY (IT).</p> <p>DATE: 20__ IT DEPT. E-911 ADDRESSING COORDINATOR</p>
<p>CERTIFICATE OF OWNERSHIP & DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK 6603, PAGE 979, R.O.W.C., 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.</p> <p>DATE: 20__ BLUEPRINT PROPERTIES, LLC</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON. THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS, AS APPROVED BY THE PLANNING COMMISSION, THIS IS A CATEGORY 1 SURVEY AND THE GRADE OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:16000 AS SHOWN HEREON.</p> <p>DATE: 8/12/16 RAGAN - SMITH ASSOCIATES, INC. REGISTERED LAND SURVEYOR</p>	<p>CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS</p> <p>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.</p> <p>WATER SYSTEM DATE: 20__ HB&S UTILITY DISTRICT GENERAL MANAGER</p> <p>SEWER SYSTEM DATE: 20__ NAME, TITLE, AND AGENCY OF AUTHORIZED APPROVING AGENT</p>

<p>CERTIFICATION OF THE APPROVAL OF STREETS</p> <p>I HEREBY CERTIFY: (1) THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THOMPSON'S STATION'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 DEFAULT.</p> <p>DATE: 20__ TOWN ENGINEER</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THOMPSON'S STATION SUBDIVISION REGULATIONS 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.</p> <p>DATE: 20__ SECRETARY OF PLANNING COMMISSION</p>
--	---

FINAL PLAT

TOWN OF THOMPSON'S STATION PLANNING COMMISSION

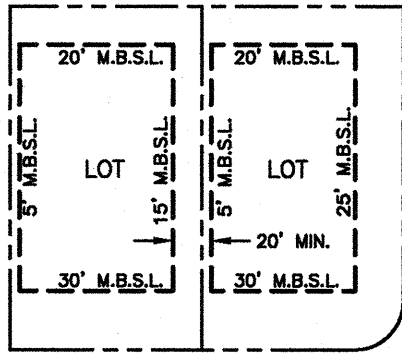
NET AREA: 10.23 AC.± TOTAL LOTS: 21
 ACRES NEW ROAD: 1.36 AC.± CIVIL DISTRICT: 11TH
 MILES NEW ROAD: 0.21± CLOSURE ERROR: 1:15000

OWNER: BLUEPRINT PROPERTIES, LLC
 SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

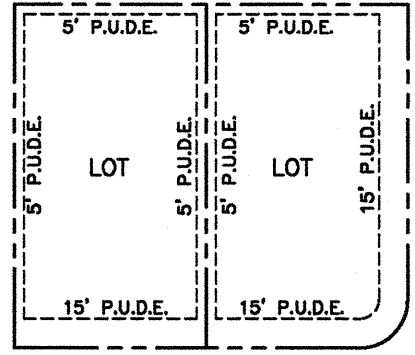
SCALE: 1" = 100'

GENERAL NOTES

1. SEE SHEET 1 OF 2 FOR GENERAL NOTES AND REFERENCES.

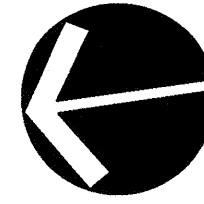


ROADWAY (STREET LOADED)
TYPICAL LOT SETBACK LINES
(NOT TO SCALE)



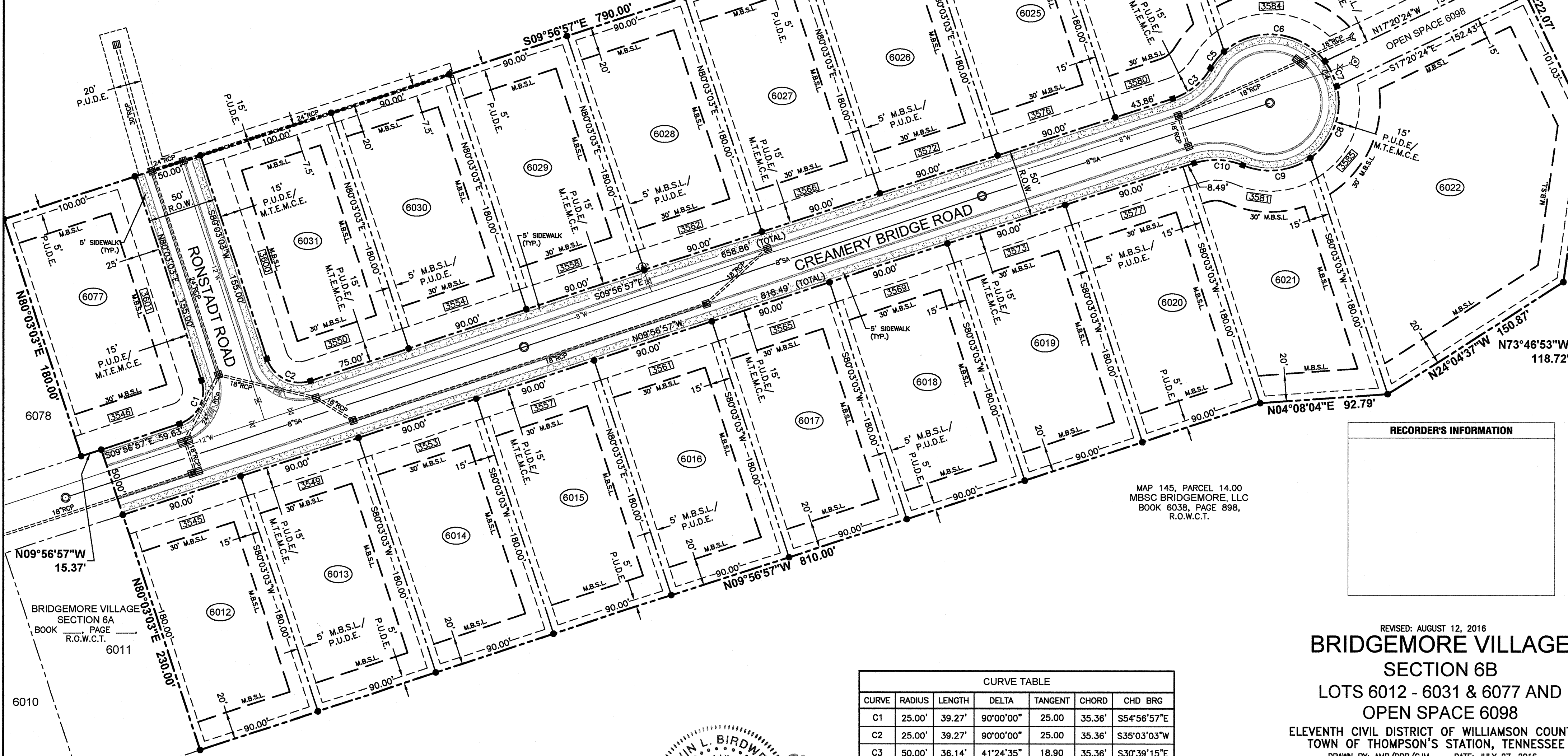
ROADWAY (STREET LOADED)
TYPICAL LOT EASEMENT LINES
(NOT TO SCALE)

MAP 145, p/o PARCEL 14.02
BLUEPRINT PROPERTIES, LLC
BOOK 6603, PAGE 979,
R.O.W.C.T.



(SEE NOTE 2)

MAP 145, PARCEL 14.00
MBSC BRIDGEMORE, LLC
BOOK 6038, PAGE 898,
R.O.W.C.T.



MAP 145, PARCEL 14.00
MBSC BRIDGEMORE, LLC
BOOK 6038, PAGE 898,
R.O.W.C.T.

RECORDER'S INFORMATION

REVISED: AUGUST 12, 2016

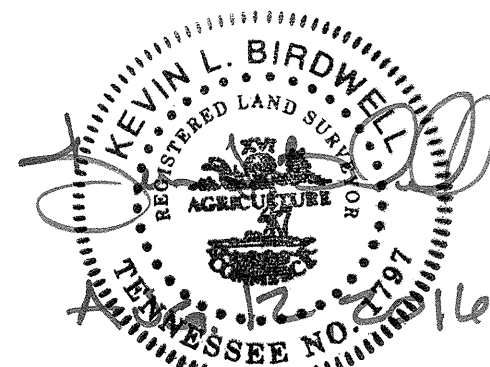
**BRIDGEMORE VILLAGE
SECTION 6B
LOTS 6012 - 6031 & 6077 AND
OPEN SPACE 6098**

ELEVENTH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE
DRAWN BY: AMR/DBB/CJM DATE: JULY 27, 2016
JOB NO. 11-052 W.O. 0329 SHEET 2 OF 2

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	25.00'	39.27'	90°00'00"	25.00	35.36'	S54°56'57"E
C2	25.00'	39.27'	90°00'00"	25.00	35.36'	S35°03'03"W
C3	50.00'	36.14'	41°24'35"	18.90	35.36'	S30°39'15"E
C4	50.00'	229.35'	262°49'09"	56.69	75.00'	S80°03'03"W
C5	50.00'	15.56'	17°49'53"	7.84	15.50'	S42°26'35"E
C6	50.00'	82.60'	94°39'02"	54.23	73.52'	S13°47'52"W
C7	50.00'	20.14'	23°04'26"	10.21	20.00'	S72°39'36"W
C8	50.00'	59.30'	67°57'03"	33.69	55.88'	N61°49'39"W
C9	50.00'	51.76'	59°18'44"	28.47	49.48'	N01°48'15"E
C10	50.00'	36.14'	41°24'35"	18.90	35.36'	N10°45'20"E

LEGEND

- IRON ROD (NEW)
- MONUMENT (NEW)
- RCP REINFORCED CONCRETE PIPE
- ▣ CATCH BASIN
- SANITARY SEWER MANHOLE
- SA- SANITARY SEWER LINE
- W- WATER LINE
- R.O.W. RIGHT-OF-WAY
- R.O.W.C.T. REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- [1234] ADDRESS
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- P.U.D.E./M.T.E.M.C.E. PUBLIC UTILITY & DRAINAGE EASEMENT MIDDLE TENN ELECTRIC MEMBERSHIP CORP ESMT



FINAL PLAT

TOWN OF THOMPSON'S STATION
PLANNING COMMISSION

NET AREA: 10.23 AC.± TOTAL LOTS: 21
ACRES NEW ROAD: 1.36 AC.± CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.21± CLOSURE ERROR: 1:15000

OWNER: BLUEPRINT PROPERTIES, LLC
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

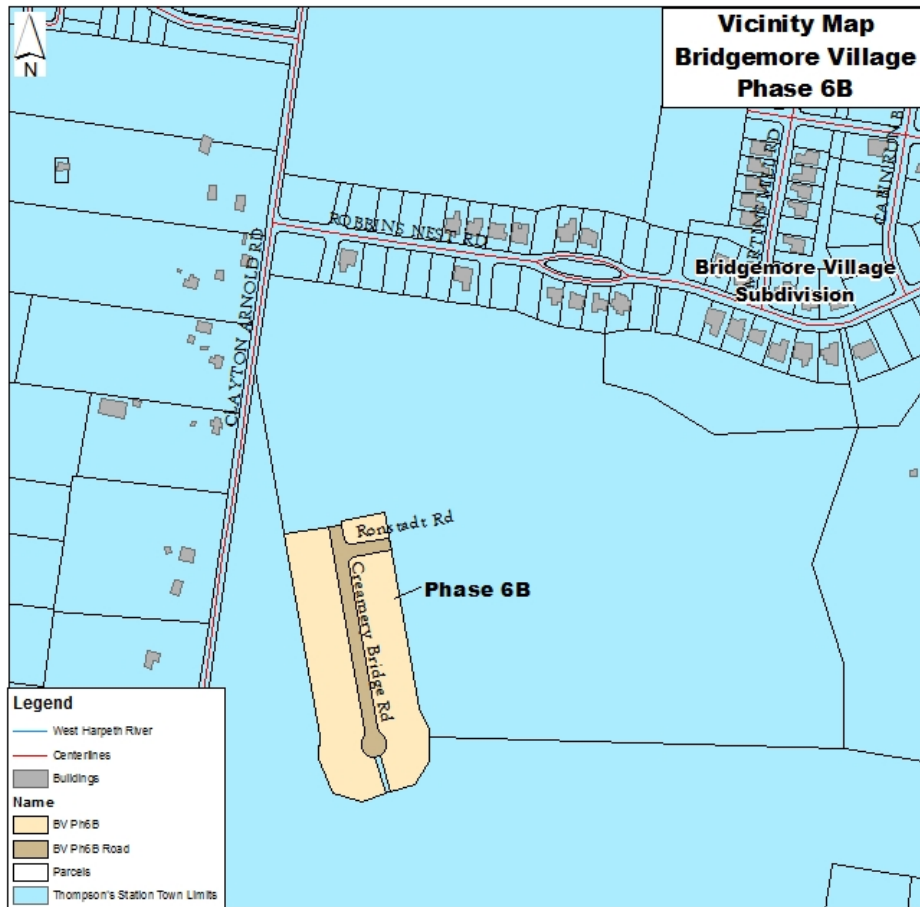
SCALE: 1" = 50'

**Thompson's Station Planning Commission
Staff Report – Item 3 (File: FP 2016-005)
August 23, 2016**

Final Plat, Section 6B for the creation of 21 lots located within Bridgemore Village

PROJECT DESCRIPTION

A request to approve a final plat for Section 6B of Bridgemore Village to create 21 single-family lots on 10.16 acres.



BACKGROUND

Bridgemore Village is a 498-acre master planned community that is approved consisting of 477 single-family residential units. The site is currently under construction and has access from Critz Lane and Clayton Arnold Road. The overall density is less than one unit an acre and will preserve 258 acres which will be platted as open space. A preliminary plat for the area identified as Phase 6 of Bridgemore Village was approved by the Planning Commission on May 26, 2015 to create 86 single-family lots. Section 6A containing 21 residential lots and one open space lot was approved by the Planning Commission on July 26, 2016.

ANALYSIS

Final Plat

The final plat for Section 6B includes 21 single family residential lots. The single family lots will vary in size from .37 acres to .85 acres with a 30-foot front yard setback, a five and 15-foot side

yard setbacks and a 20-foot rear yard setback with lot widths approximately 90 feet, excluding the cul de sac lots which have a minimum of 35 feet as required by the LDO. All lots have roadway frontage along the creation of a new road, Creamery Bridge Road providing access to all the proposed lots.

Open Space

The final plat does not include any open space. With the recordation of this plat, approximately 55% of the community will be platted. There are approximately 181 acres of recorded open space within the overall master plan. This represents 67% of the open space for Bridgemore Village. Section 5.4.7 requires that “final plats within subdivisions with common open space must include a proportionate amount of the open space with each section.” Therefore, recorded open space complies with the LDO.

Development Agreement

The development agreement approved by the Board of Mayor and Alderman on August 9, 2016.

Performance Bonds

Performance bonds are required prior to the recordation of any final plat to ensure that all necessary improvements are guaranteed to be installed per approved construction plans. Bridgemore Phase 6 construction plans are approved and improvements are underway within this phase. Roadway work is underway with the aggregate base in place. Curbs are not installed and binder is not complete. Drainage and utilities are in place along with erosion control which is functioning as intended. As a result of the progress on site, the roads, drainage and erosion control performance bond shall be set at \$125,000 and the sanitary sewer bond shall be set at \$71,000.

RECOMMENDATION

With the incorporation of the recommended contingencies, the project will be consistent with the Land Development Ordinance therefore; Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to the recordation of the final plat, a letter of credit will be required in the amount of \$125,000 for roads, drainage and erosion control.
2. Prior to the recordation of the final plat, a letter of credit shall be required in the amount of \$71,000 for sewer.
3. As built shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

ATTACHMENT

Final Plat Map

Residential Use: characterizing premises available for long-term human dwelling. Residential uses have definitions applicable to ownership and definitions applicable to building type as follows:

Residential Ownership:

Apartment: Any residential building containing four or more residential units for occupancy of four separate families living independent of one another with the individual units leased to occupants.

Condominium: A form of ownership of less than the whole of a building or system of buildings under the provisions of Title 66, Chapter 27, Tennessee Code, which provides the mechanics and facilities for formal filing and recordation of divided interests in real property, whether the division is vertical or horizontal.

Fee Simple: A form of absolute ownership that is free of any other claims against the title such as a single family detached property.

Residential Building Types:

Duplex: Two (2) dwelling units sharing a detached building, each dwelling unit provides a residence for a single family.

Garden Apartment: A cluster of low-rise buildings, usually no more than two or three stories high, on single piece of property. Open lawns, landscaping, and pathways are considered common areas for garden apartment rentals, and some garden apartment complexes have amenities such as pools, clubhouses, playgrounds, and gyms on the property as well.

Live-Work: a mixed-use unit consisting of a commercial and residential function. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the commercial activity or industry.

Manufactured home: a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term "Manufactured Home" does not include a "Recreational Vehicle".

Mixed Use Building: Residential use combined with commercial use within the same building through superimposition or adjacency. This building type is urban in character and frequently is a multi-story building with residential uses above commercial uses.

Mobile home: a structure used for a residential dwelling unit which is able to be transported to a site.

Modular housing: a dwelling unit that is factory built and designed to be placed on a permanent perimeter foundation.

Multifamily Dwelling: A dwelling or group of dwellings on one lot containing separate living units for four or more families including apartments or condominiums.

Single-family: A detached building used as a residence for a single family. This is a general term and may apply to a house or a townhouse with fee simple ownership.

Senior housing: dwellings, either single-family or multi-family, specifically designed for and occupied by persons 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

Townhouse: a single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line.

Triplex: Three (3) dwelling units sharing a detached building, each dwelling unit provides a residence for a single family.

nonconforming use.

- 4.2.2 Any legal nonconforming lot, use, sign, or structure may be continued so long as it remains otherwise lawful, except as otherwise provided in this article. All nonconforming uses shall be encouraged to convert to conformity wherever possible and shall be required to convert to conforming status as required by this Section.
- 4.2.3 The burden of establishing that any nonconforming use is a legal nonconforming use, as defined by this Section, shall, in all cases, be upon the owner of the nonconforming use and not upon the Town.
- 4.2.4 A nonconforming structure which is damaged may be restored, provided the restoration is started within six months of the damage and does not exceed the original footprint or volume.
- 4.2.5 A structure or parcel which has been nonconforming, and which hereafter becomes vacant and remains vacant or is not used for a continuous period of 30 months or more is not to be occupied thereafter except by a conforming use and form as specified in the regulations of the zone in which such structure is located.

4.3 Special Requirements

- 4.3.1 A concept plan may designate any of the following special requirements to be applied according to the standards of this article. These restrictions are applied to the plat by the applicant, and shall be applied as follows:
- A differentiation of the thoroughfares as a-grid and b-grid. Frontages located more than 100' from the a-grid can be considered for private frontage exceptions by the Town Planner. The frontages assigned to the b-grid shall not exceed 30% of the total length of frontages within a pedestrian shed.
 - Mandatory and/or recommended retail frontage, requiring or advising that a building provide a shopfront at sidewalk level along the entire length of its private frontage. The shopfront shall be no less than 50% glazed in clear glass as generally described in Table 4.17 and specified in §4.8 Transect Zoning District Frontage Requirements.
 - Build-to line, requiring the placement of the building facade along the line.
 - Mandatory and/or recommended terminated vista locations, requiring or advising that the building be provided with architectural articulation of a type and character that responds visually to the location.
 - Cross block passages, requiring that a minimum 8-foot-wide pedestrian access be reserved between buildings.

4.4 Lot Standards

- 4.4.1 Lot size is limited for newly platted lots, lot assemblies and lot subdivisions according to Table 4.6 – Table 4.16. Lot width is measured along the primary frontage. See Table 3.2 Facades, Elevations, and Lot Lines Illustrated.
- a. Lot widths on curves may be reduced to 35 feet minimum in T3, D1, D2, and D3.

4.4.2 New Transect Communities require a mix of lot sizes as follows:

- Applicable to T3.
 - Pedestrian sheds shall have no less than three lot sizes varying by a minimum of five feet in width.
 - Blocks shall be composed of a minimum of two different lots sizes varying by a minimum of five feet in width.
 - No single lot width may represent more than 60 percent of the total number of lots within a pedestrian shed.
- Applicable to T4.

Town of Thompson’s Station

- i. Pedestrian sheds shall have no less than two lot sizes varying by a minimum of five feet in width.
- ii. Blocks shall be composed of a minimum of two different lot sizes varying by a minimum of five feet in width.
- iii. No single lot width may represent more than 60 percent of the total number of lots within a pedestrian shed.

4.4.3 Utilities and Telecommunication Easements

- a. Easements shall be provided for all proposed utilities and technology (public and private), including but not limited to water, electric, sewer, fiber optic, cable, telecommunications, etc. to the satisfaction of the utility provider and the Town Planning Commission.
- b. Except as otherwise specifically provided herein, all building or building areas on lots within the Town shall have permanent and direct access to a public easement for utilities and/or telecommunication.
- c. No building may be constructed within the Town without such access. Access shall be suitable to provide ingress and egress to the buildings and other structures for water, sewer, telephone, cable, internet or any other similar telecommunication service, whether such service is offered through public and/or private entities. Any obstruction or encumbrance on such access, including any private easement that purports to prohibit or restrict access, shall be deemed a nuisance and in violation of this ordinance.
- d. Easements a minimum of five (5) feet in width shall be provided for dry utilities, and easements a minimum of ten (10) feet in width shall be provided for wet utilities. The subdivider shall take such actions as necessary to ensure the coordination and continuation of utility easements established on adjacent properties. All easements, including but not limited to water, sewer, electric, cable, telecommunications, etc. shall be indicated on the plat.

4.5 Lot Use Restrictions

4.5.1 General to all zones:

- a. Lot use and building type is limited according to Table 4.1, Table 4.2, Table 4.3 and Table 4.4. Any use not listed may be considered a permitted use under the broad categories of residential, lodging, office, retail, service, institutional, agriculture, automotive, civil support, education, and industrial by the Planning Commission.
- b. Home occupations in compliance with Table 4.1, Table 4.2, and Table 4.4 shall be permitted in all zoning districts pursuant to the restrictions of Table 4.5 Building Intensity.
- c. Uses permitted by Table 4.1, Table 4.2, Table 4.3 and Table 4.4 may be limited further by the restrictions of Table 4.5 Building Intensity.
- d. Coexistence of Uses. All of the uses permitted by Table 4.1, Table 4.2, Table 4.3 and Table 4.4 shall be permitted to coexist on a lot simultaneously.

4.5.2 General Transect Zone Restrictions

- a. Accessory Buildings in T4 and T5 are limited to housing related to the principal dwelling, rental housing, home office, office and lodging uses.

4.5.3 Transect Zone Restrictions for Residential Use

- a. Accessory dwelling units in T3 and T4 are limited to housing related to the principal dwelling, rental housing and home office uses, not exceeding 900 square feet.
- b. G3 Sector Residential Use:
 - i. Apartments in any building type are permitted by right in the G3 sector.

- c. **O2, G1, G2 Sectors Residential Use:**
 - i. No residential building type on the list below may represent more than 60 percent of the total number of residential buildings within a pedestrian shed.
 - a) Apartment building
 - b) Condominium building
 - c) Townhouse
 - ii. Apartment buildings may be permitted pursuant to the requirements of the Village of Thompson's Station Design Guidelines.
 - iii. Apartments in mixed use buildings are permitted by right in all sectors.

TABLE 4.1 G3 SECTOR TRANSECT ZONE RESIDENTIAL USES

USE	T1	T2	T3	T4	T4O	T5
RESIDENTIAL						
Accessory dwelling unit			P	P	P	P
Assisted living				S	P	P
Convalescent care					S	P
Day care in home (adult, child, group)		S	S	S	P	P
Duplex				P	P	
Garden apartment						
Group home			P	P	P	P
Live-work unit				P	P	P
Mixed use building					P	P
Single family			P	P	P	
Multi Family Dwelling				P	P	P
Senior housing			P	P	P	P
Triplex				P	P	
Townhouse				P	P	P

KEY: "P" = Permitted by Right; "S" = Special Exception (BZA Approval required); " " = Prohibited

TABLE 4.2 O2, G1, G2 SECTORS TRANSECT ZONE RESIDENTIAL USES

USE	T1	T2	T3	T4	T4O	T5
RESIDENTIAL						
Accessory dwelling unit			P	P	P	P
Assisted living				S	P	P
Convalescent care					S	P
Day care in home (adult, child, group)		S	S	S	P	P
Duplex				P	P	P
Garden apartment						
Group home			P	P	P	P
Live-work unit				P	P	P
Multi Family Dwelling				P	P	
Mixed use building					P	P
Single family			P	P	P	P
Senior housing			P	P	P	P
Triplex				P	P	P
Townhouse				P	P	P

KEY: "P" = Permitted by Right; "S" = Special Exception (BZA Approval required); " " = Prohibited

TABLE 4.3 TRANSECT ZONE NON-RESIDENTIAL USES

USE	T1	T2	T3	T4	T4O	T5
LODGING						
Bed & Breakfast (up to 6 rooms)		P	P	P	P	P
Hotel (no room limit)					P	P
Inn (up to 12 rooms)				P	P	P

KEY: "P" = Permitted by Right; "S" = Special Exception (BZA Approval required); " " = Prohibited

LAND DEVELOPMENT ORDINANCE

ZONING

Town of Thompson’s Station

TABLE 4.3 TRANSECT ZONE NON-RESIDENTIAL USES

USE	T1	T2	T3	T4	T4O	T5
COMMERCIAL						
Adult business						
Animal services						
Breeding		P	S	S		
Day care		P	P	P	P	
Grooming		P			P	P
Kennels		P			P	P
Riding and livery stables		P	S	S	S	S
Veterinarian hospital/clinic		P			P	P
Commercial laundries					P	P
Day care						P
Drive through facility						S
Equipment rental						
Financial service					P	P
Food truck				P	P	P
Funeral homes and crematory services						
Gallery					P	P
Kiosk					P	P
Large format retail, over 50,000 sq. ft.						
Live-work unit				P	P	P
Medical clinic					P	P
Microbrewery					P	P
Microdistillery					P	P
Mixed use building					P	P
Non-banking financial services						
Office building					P	P
Open market building		P		P	P	P
Personal service				P	P	P
Recording studios					P	P
Retail building				P	P	P
Restaurant			P	P	P	P
Self-storage						
INSTITUTIONAL						
Cemetery		S	P			
Clubs – public or private						P
Community buildings, public or private			P	P	P	P
Convention or exhibition halls						
Correction and detention institutions						
Cultural centers					P	P
Education						
College						
Elementary, middle school			P	P	P	
High school						
Entertainment facilities, not adult					P	P
Exhibition center						P
Farmers market		S	S	S	P	P
Heliport / helipad						
Hospital						
Library				P	P	P
Museum					P	P
Park (See Table 3.1.)						
Nature conservancy	P	P	P	P		
Park		P	P	P		

KEY: "P" = Permitted by Right; "S" = Special Exception (BZA Approval required); " " = Prohibited

ZONING

LAND DEVELOPMENT ORDINANCE

Town of Thompson's Station

TABLE 4.3 TRANSECT ZONE NON-RESIDENTIAL USES

USE	T1	T2	T3	T4	T4O	T5
Green			P	P	P	P
Square			P	P	P	P
Plaza					P	P
Playground		P	P	P	P	P
Community garden		P	P	P	P	P
Neighborhood multipurpose field			P	P	P	
Ramble			P	P		
Recreation and sports facility		P				
Parking facilities						P
Religious institution		S	S	P	S	S
Theater					P	P
Utility substation		P	P	P	P	P
Sports stadium						
Wireless communications facility						
AGRICULTURE						
Beekeeping		P	P	P		
Crop production other than community gardens		P	P	P		
Dairy		S				
Equestrian facility		P	S	S		
Horticulture		P			P	P
Plant and forest nursery		P			P	
AUTOMOTIVE						
Automotive sales						
Auto cleaning and repair						
Auto painting						
Auto towing						
Auto wash						
Boat sales and repair						
Commercial storage						
Gasoline sales						
INDUSTRIAL						
Light industrial						
Medium industrial						
Recycling facilities						
Warehousing						

KEY: "P" = Permitted by Right; "S" = Special Exception (BZA Approval required); " " = Prohibited

TABLE 4.4 O2, G1, G2 USE ZONES LAND USE

USE	D1	D2	D3	NC	CC	IL	IM
RESIDENTIAL							
Accessory dwelling unit	P	P	P				
Assisted living		S	S	S	P		
Convalescent care		S	S	S	P	P	
Day care in home (adult, child, group)	S	S	S	S			
Duplex		P	P				
Garden apartment							
Group home	P	P	P	P			
Live-work unit			P				
Multi Family Dwelling							
Mixed use building				P	P	P	
Single family residential	P	P	P				
Senior housing	P	P	P				
Townhouse			P				

KEY: "P" = Permitted by Right; "S" = Special Exception (BZA Approval required); " " = Prohibited

LAND DEVELOPMENT ORDINANCE

ZONING

Town of Thompson's Station

TABLE 4.4 O2, G1, G2 USE ZONES LAND USE

USE	D1	D2	D3	NC	CC	IL	IM
LODGING							
Bed & Breakfast (up to 6 rooms)		P		S	P		
Hotel (no room limit)				P	P		
Inn (up to 12 rooms)				S	P		
COMMERCIAL							
Adult business							S
Animal services							
Breeding	S	S					
Day care	P	P				P	
Grooming				P	P		
Kennels						P	
Riding and livery stables	S	S					
Veterinarian hospital/clinic				P	P	P	
Commercial laundries				P	P	P	
Coin operated laundromat					P	P	
Dry cleaner				P	P	P	
Day care				P	P	P	
Drive through facility					P	P	P
Equipment rental						P	P
Financial service				P	P	P	
Food truck				P	P		
Funeral homes and crematory services					P	P	P
Gallery				P	P		
Kiosk					P		
Large format retail					P	P	
Live-work unit							
Medical clinic				P	P	P	P
Microbrewery					P		
Microdistillery					P		
Mixed use building				P	P	P	
Non-banking financial services					P	P	
Office building				P	P	P	P
Open market building						P	P
Personal service				P	P	P	
Recording studios				P	P	P	P
Retail building				P	P	P	P
Restaurant				P	P	P	P
Self-storage						S	S
INSTITUTIONAL							
Cemetery						P	P
Clubs – public or private					P	P	
Community buildings, public or private	P	P	P	P	P		
Convention or exhibition halls					P	P	
Correction and detention institutions							P
Cultural centers				P	P		
Education							
College						P	
Elementary, middle school	P	P	P		P	P	
High school					P	P	
Entertainment facilities, not adult					P	P	
Exhibition center					P	P	
Farmers market	S			P	P		
Helipoint / helipad						P	P

KEY: "P" = Permitted by Right; "S" = Special Exception (BZA Approval required); " " = Prohibited

ZONING

LAND DEVELOPMENT ORDINANCE

Town of Thompson's Station

TABLE 4.4 O2, G1, G2 USE ZONES LAND USE

USE	D1	D2	D3	NC	CC	IL	IM
Hospital					P	P	
Library				P	P		
Museum				P	P	P	
Park (See Table 3.1.)							
Nature conservancy	P						
Park	P						
Green		P	P	P			
Square		P	P	P			
Plaza				P	P	P	
Playground	P	P	P	P			
Community garden		P	P	P			
Neighborhood multipurpose field		P	P	P			
Ramble		P	P				
Recreation and sports facility					P	P	
Parking facilities					P	P	P
Religious institution	S	S	S	S	P	P	P
Theater					P	P	P
Utility substation	P	P	P	P	P	P	P
Sports stadium					P	P	P
Wireless communications facility					P	P	P
AGRICULTURE							
Beekeeping	P	P					
Crop production	P	P					
Dairy							S
Equestrian facility	S	S					
Horticulture					P	P	
Plant and forest nursery	S	S	S			P	P
AUTOMOTIVE							
Automotive sales							P
Auto cleaning and repair					P	P	P
Auto painting							P
Auto towing							P
Auto wash					S	P	P
Boat sales and repair							P
Commercial storage							P
Gasoline sales					P	P	P
INDUSTRIAL							
Light industrial						P	P
Medium industrial							P
Recycling facilities							P
Warehousing						P	P

KEY: "P" = Permitted by Right; "S" = Special Exception (BZA Approval required); " " = Prohibited

Town of Thompson’s Station

TABLE 4.5 BUILDING INTENSITY

USE	RESTRICTED	LIMITED	OPEN	
RESIDENTIAL	The number of dwellings on each lot is restricted to one principle residence and one accessory residence. Both dwellings shall be under single ownership. The habitable area of the accessory unit shall not exceed 900 sq. ft. of living area.	T2	The number of dwellings on each lots is only restricted by the bulk standards of this Article.	T4
		T3		T40
		D1		T5
		D2		
		D3		
LODGING	The number of bedrooms available for lodging per lot is limited to six. The lodging shall be owner occupied. Food service may be provided in the morning. The maximum length of stay shall not exceed ten days.	T2	The number of bedrooms available for lodging per lot is limited to six. Food service may be provided in the morning. The maximum length of stay shall not exceed fourteen days.	T4
		T3		T40
				T5
				NC CC
OFFICE	The building area available for office use on each lot is restricted to 600 sq. ft. within the principal building or to the accessory building.	T2	The office area within a building or a lot is only restricted by the bulk standards of this Article.	T40
		T3		T5
		D1		NC
				CC
RETAIL	The building area available for retail use may not exceed 1,500 square feet. Food service is limited to no more than 600 square feet of seating area.	T3	Food service is limited to no more than 1,800 square feet of seating area.	T4
				T40
				T5
				NC CC

4.6 Building Placement Standards

- 4.6.1 Buildings shall be setback from the boundaries of the lot as specified in Table 4.6 through Table 4.16.
- 4.6.2 For lots with more than one frontage, front setback requirements pertain to the primary frontage and secondary front setback requirements pertain to the secondary frontages. See Table 3.2 Facades, Elevations, and Lot Lines Illustrated.
- 4.6.3 Lot coverage by buildings shall not exceed the percentage of net lot area specified in Table 4.6 through Table 4.16.
- 4.6.4 Building facades shall occupy a minimum percentage of the primary frontage as specified in Table 4.6 through Table 4.16 as minimum frontage buildout.
- 4.6.5 Setbacks for principal buildings shall be as shown in Table 4.6 through Table 4.16. Setbacks may be adjusted by up to 10% by administrative waiver to accommodate specific site conditions. The Town

ORDINANCE NO. 2016-013

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO AMEND THE LAND DEVELOPMENT ORDINANCE TO PROVIDE CLARIFICATION RELATED TO RESIDENTIAL USES.

WHEREAS, the Board of Mayor and Aldermen of the Town of Thompson's Station adopted a new comprehensive Land Development Ordinance ("LDO") in September 2015 (Ordinance No. 2015-007) pursuant to its zoning authority as set forth in Tenn. Code Ann. § 13-7-201 et seq. and other applicable law; and

WHEREAS, after a thorough review of the LDO, Town Staff is recommending changes to clarify the residential land uses within the ordinance; and

WHEREAS, the Planning Commission will review these proposed changes on August 23, 2016 and provide a recommendation to the Board of Mayor and Aldermen; and

WHEREAS, the Board of Mayor and Aldermen has reviewed the Land Development Ordinance and has determined, based upon the recommendations of staff, and the record as a whole, that the proposed amendments are consistent with the General Plan, will not have a deleterious effect on the Town, are to clarify and make improvements to the LDO and are in the best interest of the Town.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, as follows:

Section 1. That the Town of Thompson's Station's Land Development Ordinance is hereby amended by adopting the changes as set out in Exhibit A and Exhibit B attached hereto and incorporated herein by reference. After final passage, Town Staff is directed to incorporate these changes into an updated, codified Land Development Ordinance document and such document shall constitute the zoning ordinance of the Town.

Section 2. If any section or part of the Land Development Ordinance, including any amendments thereto, is determined to be invalid for any reason, such section or part shall be deemed to be a separate and independent provision. All other sections or parts shall remain in full force and effect. If any section or part of the Land Development Ordinance is invalid in one or more of its applications, that section or part shall remain in effect for all other valid applications.

Section 3. This ordinance shall take effect immediately upon the publication of its caption in a newspaper of general circulation after final reading by the Board of Mayor and Aldermen, the public welfare requiring it.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the _____ day of _____, 2016.

Corey Napier, Mayor

ATTEST:

Jennifer Jones, Town Recorder

Passed First Reading: August 9, 2016

Passed Second Reading: _____

Submitted to Public Hearing on the ____ day of _____, 2016, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the ____ day of July, 2016.

Recommended for approval by the Planning Commission on the ____ day of _____, 2016.

APPROVED AS TO FORM AND LEGALITY:

Todd Moore, Town Attorney

Thompson's Station Planning Commission
Staff Report – Item 4 (File: Zone Amend 2016-006)
August 23, 2016
Land Development Ordinance Amendments – Residential Uses

PROJECT DESCRIPTION

Amendments to the Land Development Ordinance are attached as Exhibit A. All amended sections are highlighted.

BACKGROUND

The Planning Commission recommended to the Board of Mayor and Aldermen the removal of multi-family uses within the T5 zone. Staff recommended that Place Makers review the residential land uses and develop an amendment that would substantially meet the intent of the zoning while protecting the quality of development within the town center.

The Board of Mayor and Aldermen reviewed the proposed amendment and passed it on first reading with the understanding that the Planning Commission will review the amendment and provide a recommendation to the Board prior to second reading in September.

PROPOSED REVISIONS

Section 1.3. The definitions for different residential use types will be consolidated under “Residential Uses” in the definition section. See Exhibit A for new residential uses section.

Section 4.4.2. Inserted a new 4.4.2 that requires a mix of lot sizes in a pedestrian shed which is intended to encourage different product type.

Section 4.5. This section was reorganized to add specific lot use restrictions within the transect districts. In addition, limitations were placed on uses outside of the Targeted Growth Sector (G3) which is our Town Center area.

Table 4.1 Land Use and Building Type. We’ve separated the use table for transect and use districts by sector. The intent here is to allow for maximum density in the Town Center area (G3 Targeted Growth Sector) and protect areas where significant density may not be appropriate.

Table 4.5 Building Intensity. D2 and D3 are added to the restricted residential table to clarify the allowance of secondary units within these zones.

RECOMMENDATION

Staff recommends that the Planning Commission recommend to the Board of Mayor and Alderman adoption of the amendments to the Land Development Ordinance.

ATTACHMENTS

Ordinance 2016-013
Exhibit A

**THE TOWN OF THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION
REPORT ON THE PLAN OF SERVICES FOR OF CERTAIN PROPERTIES (Map 104
Parcel 40.07 – 205.07 acres; Map 104 Parcel 39.04 – 155.26 acres; Map 119 Parcel 2.00 –
331.82 acres), SOUTH OF COLEMAN ROAD, NORTH OF WEST HARPETH ROAD.**

WHEREAS, the Town has received a petition for annexation for the above described properties by the property owner(s); and

WHEREAS, these properties are agricultural and largely undeveloped tracts; and

WHEREAS, the property owners have requested this annexation into the Town of Thompson's Station to allow for the development of a portion of the properties; and

WHEREAS, the plan of services described herein has been prepared in response to the petition/request for annexation into the corporate limits of the Town of the above-referenced properties; and

WHEREAS, notwithstanding that this annexation will be considered by the Board of Mayor and Aldermen through two separate annexation resolutions, since the tracts to be annexed are contiguous to each other and to the existing corporate limits of the Town, and the proposed plan of services is the same for properties to be identified in both resolutions, collectively referred to herein as the "annexed area," this report is intended as recommendation for adoption of the plan of services referenced herein both annexation resolutions.

NOW, THEREFORE, after notice and a public hearing, and pursuant to the provisions of T.C.A. Section 6-51-102(4), the Thompson's Station Planning Commission, as its report, recommends that the Board of Mayor and Aldermen adopt the following plan of service for the annexed area:

A. Police

1. The same regular police protection service now provided within the Town will be extended to the annexed area on the effective date of annexation. The Town has entered an interlocal agreement with the Williamson County Sheriff's Department for the provision of law enforcement services, including ordinance enforcement within the Town. Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation. In addition, the property owner/developer has offered to dedicate land to the Town within the annexed area suitable for a public safety building to assist in the provision of police protection.
2. Traffic signs, traffic signals and other street (road) traffic control markings and devices will be installed as the need therefore is established by appropriate study and traffic standards.

B. Fire

The same regular fire protection service now provided within the Town will be extended to the annexed area on the effective date of annexation. The Town currently does not provide fire protection service but will assist the property

owner/developer in working with the Williamson County Fire and Rescue Squad to coordinate the provision of fire protection service. In addition, the property owner/developer has offered to dedicate land to the Town within the annexed area suitable for a public safety building to assist in the provision of fire protection.

C. Water

The Town does not provide water. Water will be provided by HB&TS from existing service lines upon annexation and thereafter from new lines as extended or provided by the developer as development occurs, in accordance with current policies of the HB&TS.

D. Sewers

The property to be annexed is not currently served by sanitary sewers. The property owner/developer is required to provide infrastructure necessary to serve subsequent developments. All proposed sewer systems must be approved by the Town and State of Tennessee and the property owner/developer will complete construction of sanitary sewers in the area and upon completion dedicate such sewers to the Town. In addition, the property owner/developer has agreed to construct sewer infrastructure larger than what may be required for its development and to provide land suitable to accept reuse water from the Town. It is anticipated that the Town and the property owner/developer will enter into a cost recovery agreement for the larger system.

E. Power (Electric)

1. The Town does not provide electricity. The Middle Tennessee Electric Membership Corporation will be the service provider of electricity within the annexed area.
2. The Town will assume responsibility for any existing streetlights within the public right-of-way within the annexed area. The developer/property owner shall be responsible for the installation of future streetlights under the standards currently prevailing in the Town.

Natural Gas

The Town does not provide natural gas. Atmos Energy will be the service provider for natural gas within the annexed area in accordance with its franchise agreement with the Town.

Refuse Collection/Recycling

The Town does not currently provide refuse collection or recycling services. All ordinances regarding refuse collection and disposal shall be effective within the annexed area.

Streets

1. Emergency maintenance of streets (repair of chuckholes, measures necessary for traffic flow, etc.) within the annexed area will begin after the effective date of annexation.
2. Routine maintenance of existing roads and rights-of-way within the annexed area will begin after the effective date of annexation in accordance with the scheduling

policy for paving. Due to the proposed development and anticipated construction traffic, paving of existing roads may be delayed. The developer/property owner shall be responsible for the construction and dedication of streets in accordance with Town regulations and ordinances.

2. Street name signs and traffic control signs and devices on existing streets within the annexed area will be installed in accordance with the current policies of the Town. The developer/property owner shall be responsible for the initial installation of such signs and devices on newly constructed streets.
3. The Town will add existing and future streets to the Town's transportation plan.

Planning & Codes Services

1. All codes inspection services now provided by the Town will begin in the annexed area and apply to new construction and improvements after the effective date of annexation.
2. All planning services and the zoning jurisdiction of the Town will extend to the annexed area on the effective date of annexation.

Recreation/Trails

1. Residents of the annexed area and all future residents may utilize all existing municipal recreational facilities on the effective date of annexation under the same policies and guidelines governing current Town residents. The developer/property owner has offered to dedicate land to the Town suitable for a public park within the annexed area.
2. The Town will incorporate the annexed area into the Town's master plan for trails. The developer/property owner has agreed to dedicate land within the annexed area to allow for the future connection and extension of the Town's trail system to the developments.

Schools

The Town does not operate a public school system. Williamson County Schools will provide schools to the annexed area and written notice of the proposed annexation is being provided pursuant to Tenn. Code Ann. § 6-51-102. The developer/property owner has offered to dedicate land to the Town suitable for a public school that the Town may convey or lease to the Williamson County Schools.

Section 2.

Studied and endorsed by this body, the Thompson's Station Municipal Planning Commission, to the Thompson's Station Board of Mayor and Aldermen for adoption.

THOMPSON'S STATION MUNICIPAL
PLANNING COMMISSION

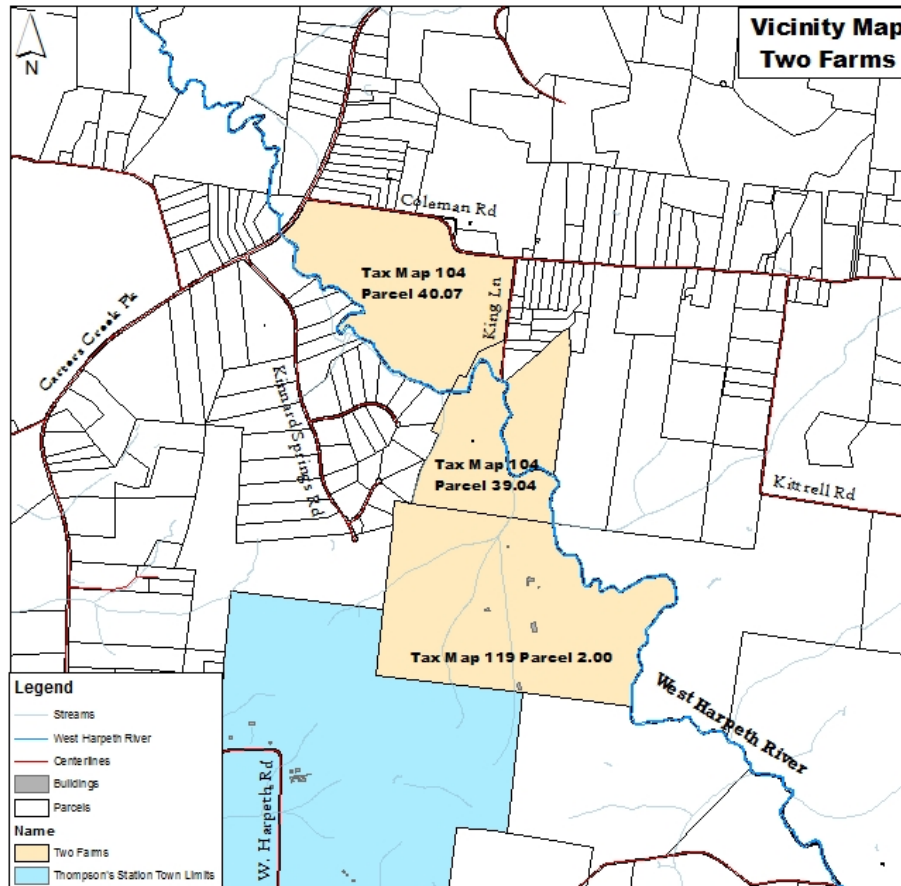
Jack Elder

**Thompson's Station Planning Commission
Staff Report – Item 5
August 23, 2016**

Plan of Services for properties located outside the Urban Growth Boundary (Map 104, Parcel 07; Map 104, Parcel 39.04; and Map 119, Parcel 2.0)

PROJECT DESCRIPTION

A request to annex land outside the Urban Growth Boundary north of West Harpeth Road, south of Coleman Road.



BACKGROUND

The subject property was previously annexed by resolution in 2015. However, the Board has received a request by the property owner to annex the land by referendum. Therefore, Staff is requesting that the Planning Commission re-consider the plan of services for the properties and provide a recommendation to the Board of Mayor and Aldermen.

ANALYSIS

Property owners, Gary and Portia Baker have requested that the Town annex their property into the Town. The property is approximately 692 acres of agricultural land with an existing residence surrounded by a mix of agricultural/vacant land and single-family housing. The subject parcel is adjacent to the Town's municipal boundaries.

A plan of services is necessary for the annexation of the property. Services that the Town currently provides will be extended to the annexed property or provided onsite. Police services will be provided by Williamson County through an existing inter-local agreement between the Town and the County. Any project that moves forward on the property will be required to build the necessary infrastructure for utilities and coordinate with the utility companies for expansion onto the site.

The plan of services should include a commitment by the applicant to install all necessary traffic improvements in coordination with the Town and Williamson County. In addition, the inclusion of a potential fire station and school site will be coordinated with Williamson County and incorporated into the plan of services and specified future development agreement.

RECOMMENDATION

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen approval of plan of services for the land north of West Harpeth Road, south of Coleman Road (Map 104, Parcel 07; Map 104, Parcel 39.04; and Map 119, Parcel 2.0).

ATTACHMENTS

Plan of Services