

Town of Thompson's Station
Design Review Commission
Meeting Agenda
September 2, 2015

Meeting Called To Order

Minutes-

1. Consideration Of Minutes Of The August 5, 2015 Meeting

Documents: [080515 DRC MINS.PDF](#)

Design Review For The Development Of A Five Unit Townhome Building Within Section 1B Of The Fields Of Canterbury. (File: SP 2015-002 & DR 2015-001).

Documents: [TOWNHOME SITE PLAN PACKET.PDF](#), [DRC STAFF REPORT.PDF](#)

Adjourn

Meetings are held in Thompson's Station Town Hall

Town of Thompson's Station
Design Review Commission
Minutes of the Meeting
August 5, 2015

Call to Order.

The meeting of the Design Review Commission of the Town of Thompson's Station was called to order at 4:04 p.m. on Wednesday, August 5, 2015 with the required quorum. Members and staff in attendance were Commissioners Steve Bennett, Wanda Bradley, Kim Peterson and Mary Khim; Town Planner Wendy Deats and Town Recorder Chandra Boughton. Commissioner Daryl Stevens was unable to attend.

Consideration of Minutes.

The minutes of the June 3, 2015 meeting were previously submitted.

Commissioner Peterson moved for approval of the June 3, 2015 Design Review Commission meeting minutes. The motion was seconded and carried unanimously.

New Business:

1. **Non-Residential Site Plan approval for a 13,150 square foot located at 2604 Thompson's Station Road East. (File DR-2015-004).**

Mrs. Deats reviewed the request. Based on the project's consistency with the existing buildings, Mrs. Deats recommended that the Design Review Commission approve the project as presented, with the following contingencies: Prior to occupancy, the landscaping shall be installed in accordance with the approved plans; Prior to the installation of landscaping a pre-installation meeting shall be required. The Commission expressed concern about the hardiness of the Foster Holly, suggesting a hardier Holly be used instead. They also expressed concern about the lack of foundation planting on the northwest and southeast sides of the building.

After discussion, Commissioner Khim moved for approval of the Design Review and Landscaping Site Plan for a 13,150 square foot located at 2604 Thompson's Station Road East, to include the staff recommended contingencies as well as an additional contingency: Add foundation plantings to the southeast and northwest sides of the building. The motion was seconded and carried unanimously. The Commission also recommends replacing the Foster Holly with a hardier type of Holly.

Adjourn.

There being no further business, the meeting was adjourned at 4:20 p.m.

Steve Bennett, Chairman

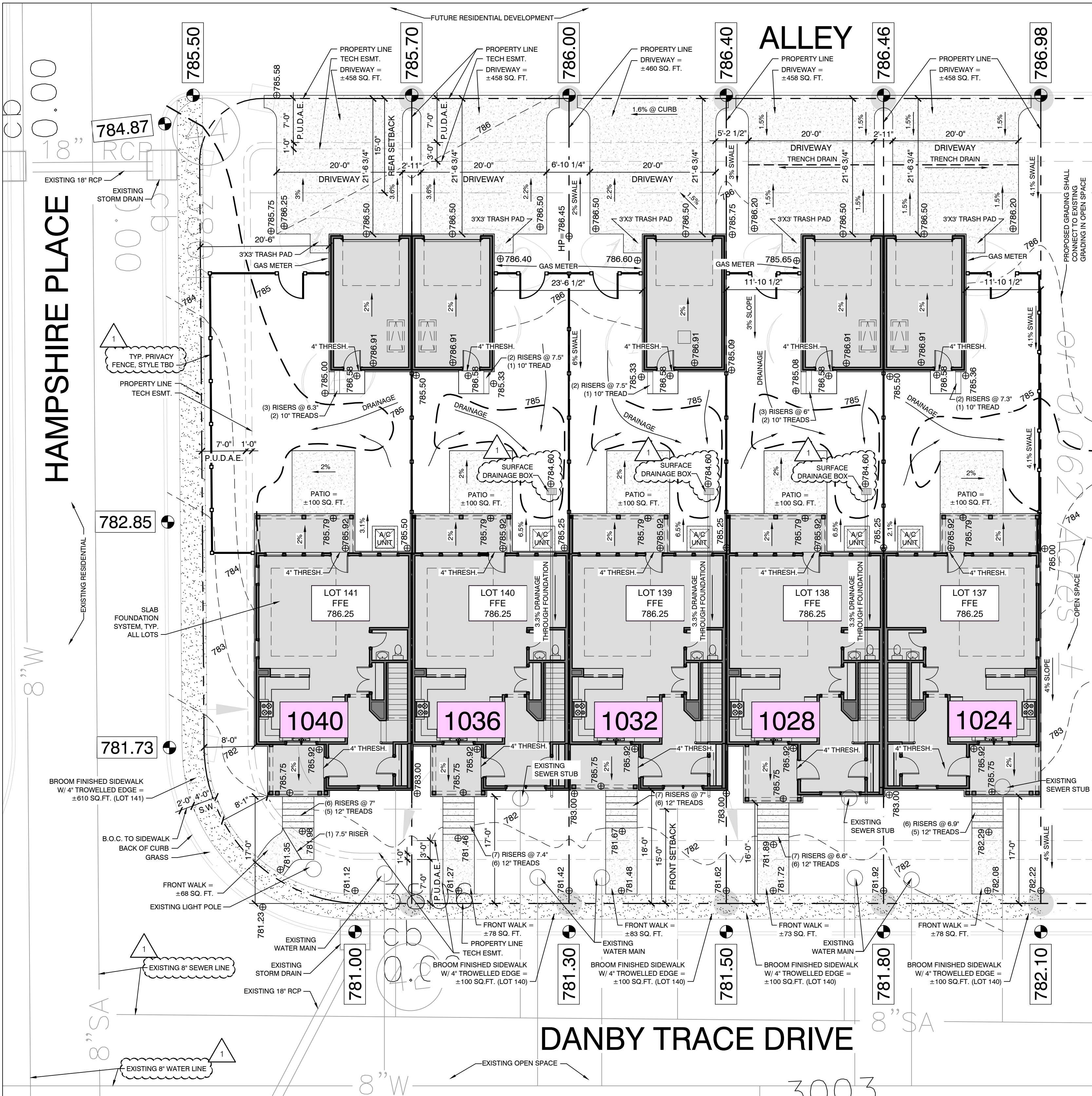
Wanda Bradley, Secretary

NOTES:

- * Builder is responsible for confirmation of architecture, property lines, easements and building setbacks prior to construction. **DO NOT SCALE FROM THIS PLAN.**
- * Builder must confirm all spot elevations prior to construction
- * Builder is responsible for compliance with all applicable codes and ordinances.
- * Builder is responsible for proper grading and adequate drainage (2% minimum slopes away from residence & garage.) No cut or fill may be performed which will result in damage to any adjoining property.
- * Final staking of house must be performed by a licensed land surveyor
- * Any discrepancy found in these plans must be reported to the architect. Should discrepancies be found, continuation of work without review by the architect will be at builder's risk.
- * This plan HAS NOT been prepared in accordance with handicapped guidelines or any other ADA considerations
- * Builder is responsible for the review and approval of plans with prospective purchaser(s)
- * No runoff calculations have been developed or used to size swales and/or inlets and pipes.

- 1 12 AUG 2015; REVISION 1
ADJUSTED GRADING FOR SURFACE LEVEL
DRAINAGE BOXES; LABELED EXISTING WATER
AND SEWER LINES; DIMENSIONED BETWEEN
BUILDINGS TO ALL PROPERTY LINES.
- 2 21 AUG 2015; REVISION 2
ADJUSTED COURTYARDS & FRONT WALKWAYS
TO MATCH NEW FLOOR PLAN DESIGN.

**NOTE: COORDINATE
FLOOR ELEVATIONS IN
FIELD AND VERIFY
SUITABILITY**



FORD
CUSTOM CLASSIC HOMES
390 MALLORY STATION RD. SUITE 100
FRANKLIN, TN 37067
p. 615.503.9727 f. 615.503.9798

CANTERBURY LOTS 137-141

SITE PLAN

LAST CHECKED:
08.21.2015
EH

S:\Projects\Canterbury\CB137-141\CB137-141-PLAT.dwg kalle.king 08/21/15 - 11:03 A

ISSUE DATE:
21 AUG 2015

REVISIONS:

C2.1

SITE PLAN

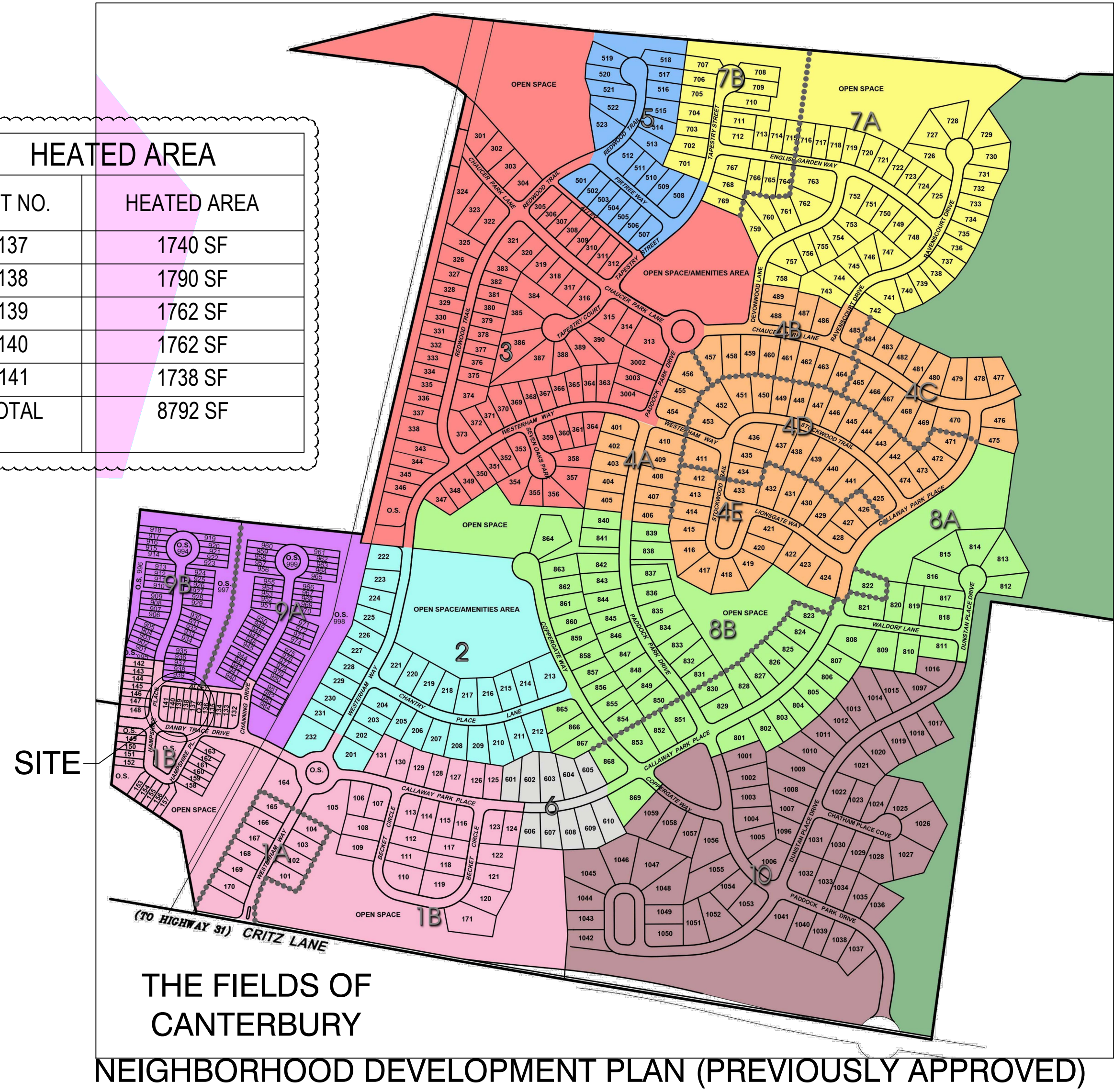
08/21/15 11:03a
CB137-141

ZONING: HIGH INTENSITY

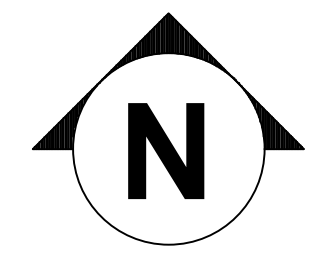
1

AREA / COVERAGE TABLE			
LOT NO.	LOT AREA	BLDG. FOOTPRINT	LOT COVERAGE
137	3200 SF / 0.07 AC.	1346 SF	42%
138	3200 SF / 0.07 AC.	1348 SF	42%
139	3200 SF / 0.07 AC.	1340 SF	42%
140	3200 SF / 0.07 AC.	1325 SF	41%
141	4108 SF / 0.09 AC.	1330 SF	32%
TOTAL	16908 SF / 0.37 AC.	6689 SF	40%

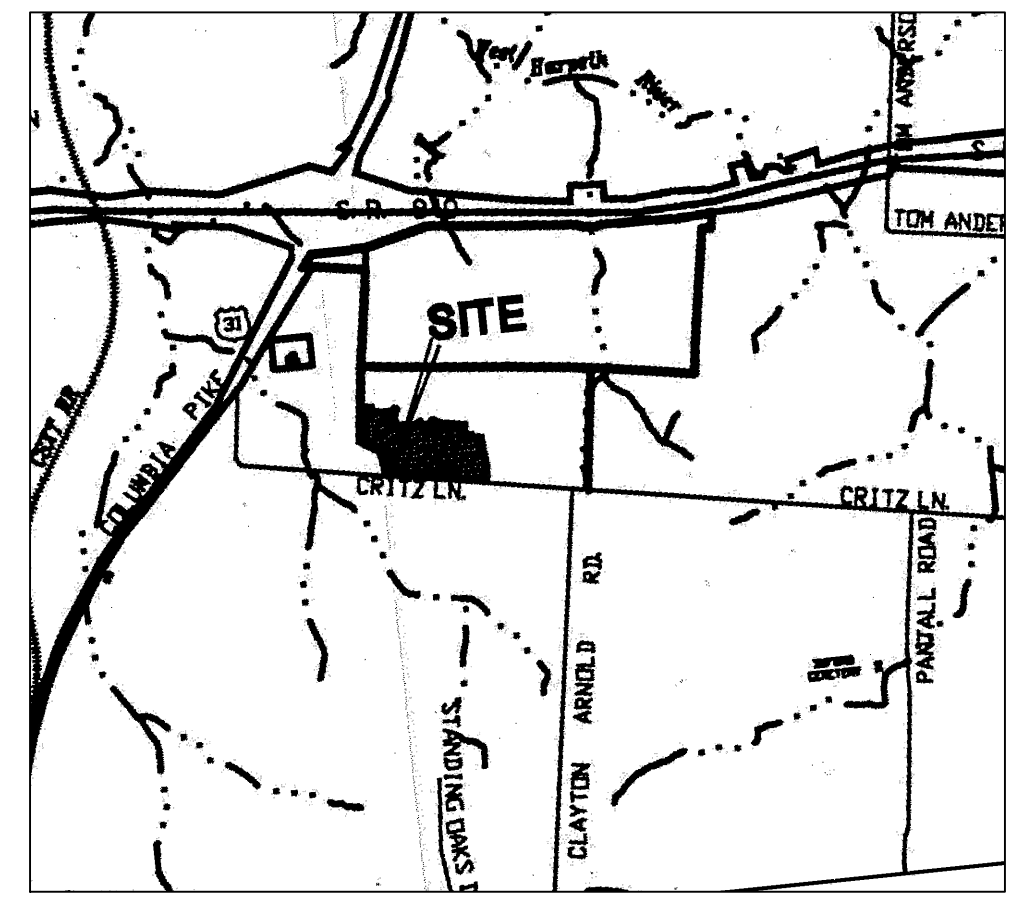
HEATED AREA	
LOT NO.	HEATED AREA
137	1740 SF
138	1790 SF
139	1762 SF
140	1762 SF
141	1738 SF
TOTAL	8792 SF



THE FIELDS OF CANTERBURY
NEIGHBORHOOD DEVELOPMENT PLAN (PREVIOUSLY APPROVED)



- NOTES:**
- * Builder is responsible for confirmation of architecture, property lines, easements and building setbacks prior to construction.
 - DO NOT SCALE FROM THIS PLAN.**
 - * Builder must confirm all spot elevations prior to construction
 - * Builder is responsible for compliance with all applicable codes and ordinances.
 - * Builder is responsible for proper grading and adequate drainage (2% minimum slopes away from residence & garage.) No cut or fill may be performed which will result in damage to any adjoining property.
 - * Final staking of house must be performed by a licensed land surveyor
 - * Any discrepancy found in these plans must be reported to the architect. Should discrepancies be found, continuation of work without review by the architect will be at builder's risk.
 - * This plan HAS NOT been prepared in accordance with handicapped guidelines or any other ADA considerations
 - * Builder is responsible for the review and approval of plans with prospective purchaser(s)
 - * No runoff calculations have been developed or used to size swales and/or inlets and pipes.



AREA MAP

FORD
CUSTOM CLASSIC HOMES
390 MALLORY STATION RD. SUITE 100
FRANKLIN, TN 37067
P. 615.503.9727 F. 615.503.9798

CANTERBURY LOTS 137-141

SITE PLAN

LAST CHECKED:
08.21.2015
KJK

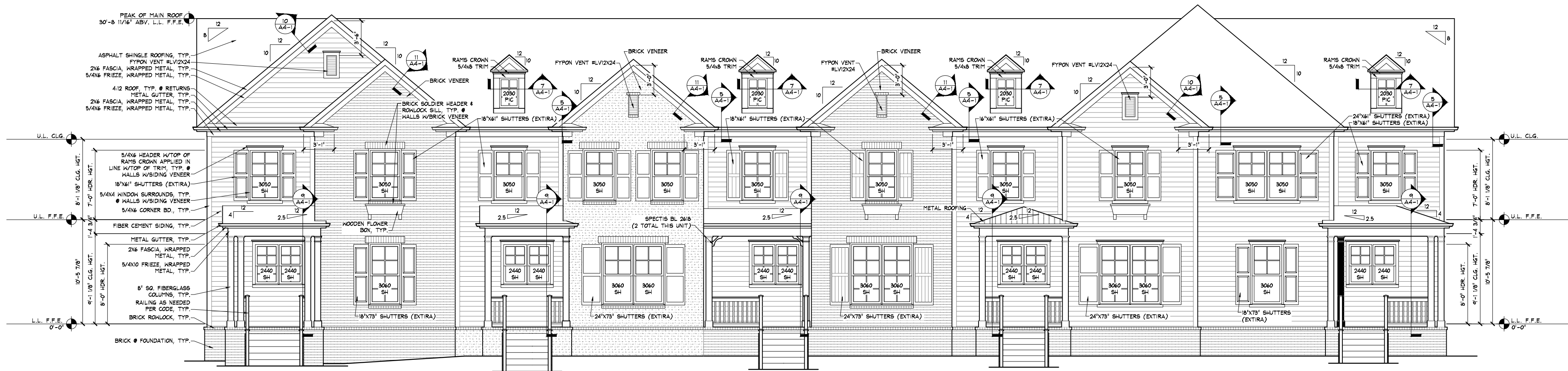
S:\Projects\Canterbury\CB137-141\CB137-141-PLAT-C2.2.dwg katie.king 08/21/15 - 11:35 A

ISSUE DATE:
06 AUG 2015

REVISIONS:

C2.2

SITE PLAN



1 FRONT ELEVATION
1/8" = 1'-0"

EXTERIOR COLOR SELECTIONS

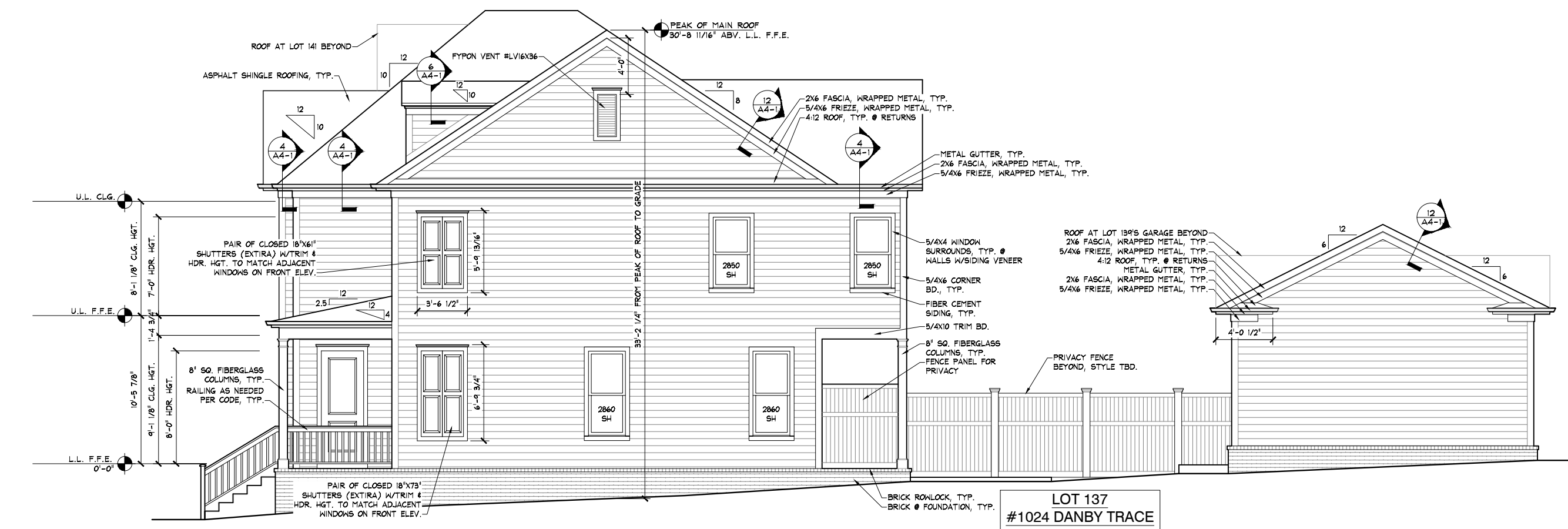
LOT 141:
 ROOF: TAMKO HEATHERED WOOD
 BRICK & MORTAR: AC JENKINS SOUTHWICK
 W/IVORY MORTAR
 SIDING COLOR: HC-88 CHELSEA GRAY
 TRIM COLOR: SW7566 WESTHIGHLAND WHITE
 WINDOWS: WHITE VINYL
 SHUTTERS: SW1048 URBANE BRONZE
 FRONT DOOR: PAINT TO MATCH UNIT
 SHUTTERS OR STAIN DARK WALNUT
 GUTTER COLOR: LINEN (SERVICE PARTNERS)
 GARAGE COLOR: WHITE

LOT 140:
 ROOF: TAMKO HEATHERED WOOD
 METAL ROOF: BURNISHED SLATE
 BRICK & MORTAR: AC JENKINS SOUTHWICK
 W/IVORY MORTAR
 SIDING COLOR: PPG0-15 QUEST
 TRIM COLOR: SW7566 WESTHIGHLAND WHITE
 WINDOWS: WHITE VINYL
 SHUTTERS: SW1047 PORPOISE
 FRONT DOOR: PAINT TO MATCH UNIT
 SHUTTERS OR STAIN DARK WALNUT
 GUTTER COLOR: LINEN (SERVICE PARTNERS)
 GARAGE COLOR: WHITE

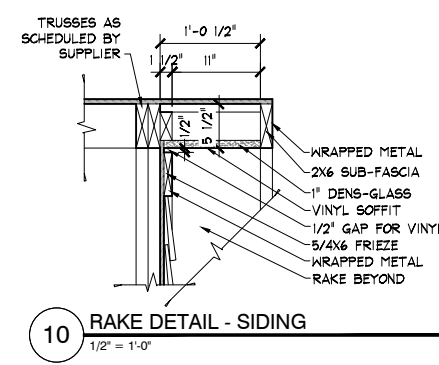
LOT 139:
 ROOF: TAMKO HEATHERED WOOD
 BRICK & MORTAR: AC JENKINS SOUTHWICK
 W/IVORY MORTAR
 SIDING COLOR: SW7566 WESTHIGHLAND WHITE
 TRIM COLOR: SW7566 WESTHIGHLAND WHITE
 WINDOWS: WHITE VINYL
 SHUTTERS: SW1047 PORPOISE
 FRONT DOOR: PAINT TO MATCH UNIT
 SHUTTERS OR STAIN DARK WALNUT
 GUTTER COLOR: LINEN (SERVICE PARTNERS)
 GARAGE COLOR: WHITE

LOT 138:
 ROOF: TAMKO HEATHERED WOOD
 BRICK & MORTAR: PAINTED BRICK SW7641
 COLLONADE GRAY
 SIDING COLOR: SW7641 COLLONADE GRAY
 TRIM COLOR: SW7566 WESTHIGHLAND WHITE
 WINDOWS: WHITE VINYL
 SHUTTERS: SW1047 PORPOISE
 FRONT DOOR: PAINT TO MATCH UNIT
 SHUTTERS OR STAIN DARK WALNUT
 GUTTER COLOR: LINEN (SERVICE PARTNERS)
 GARAGE COLOR: WHITE

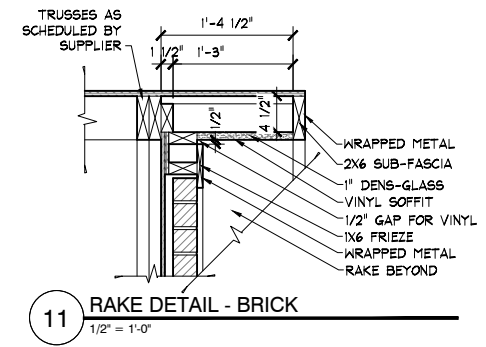
LOT 137:
 ROOF: TAMKO HEATHERED WOOD
 BRICK & MORTAR: AC JENKINS SOUTHWICK
 W/IVORY MORTAR
 SIDING COLOR: HC-88 BOUTH-BAY GRAY
 TRIM COLOR: SW7566 WESTHIGHLAND WHITE
 WINDOWS: WHITE VINYL
 SHUTTERS: SW1048 URBANE BRONZE
 FRONT DOOR: PAINT TO MATCH UNIT
 SHUTTERS OR STAIN DARK WALNUT
 GUTTER COLOR: LINEN (SERVICE PARTNERS)
 GARAGE COLOR: WHITE



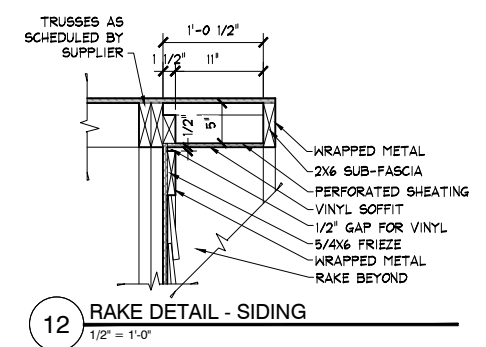
2 RIGHT ELEVATION
1/8" = 1'-0"



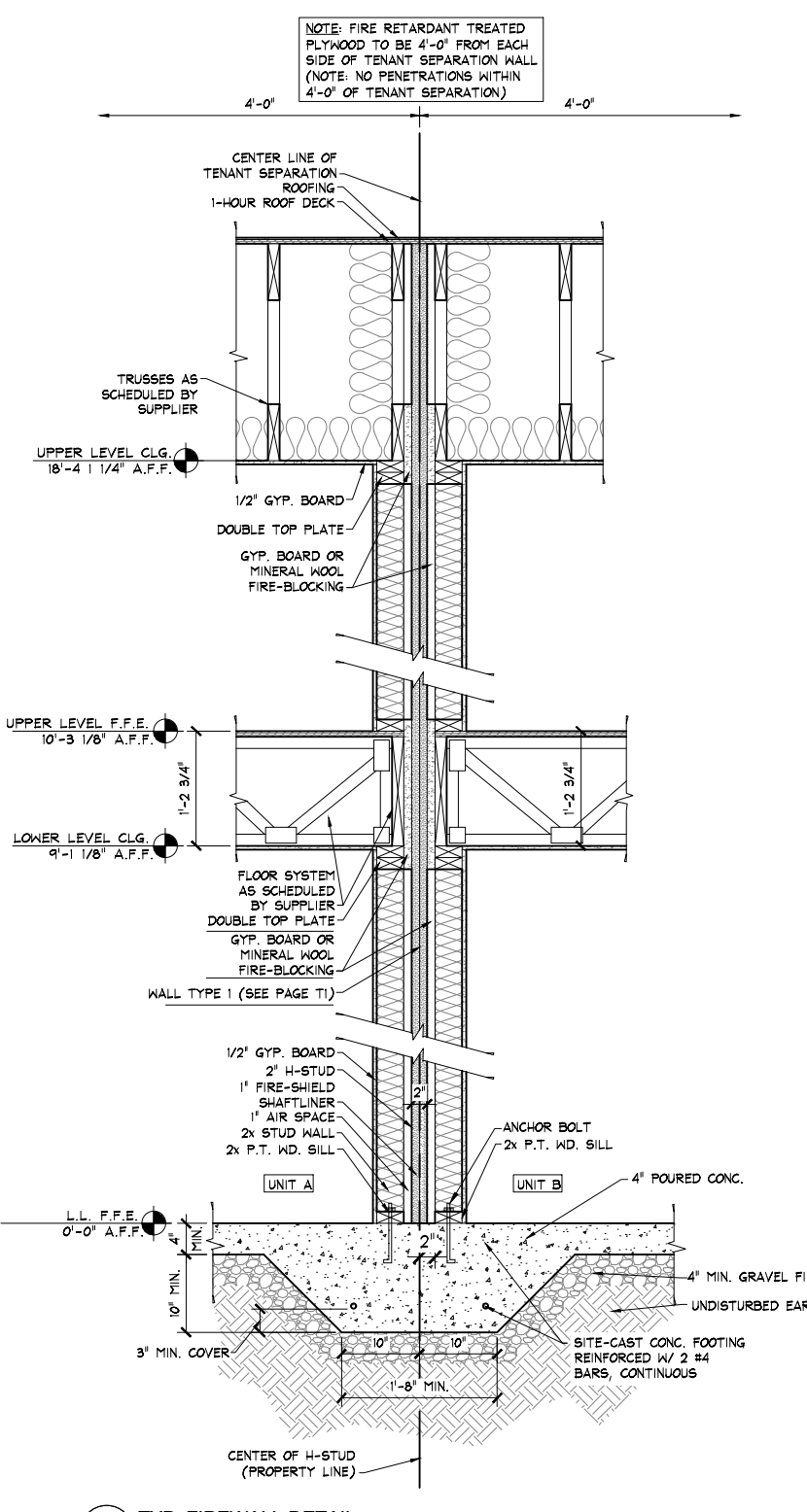
10 RAKE DETAIL - SIDING
1/2" = 1'-0"



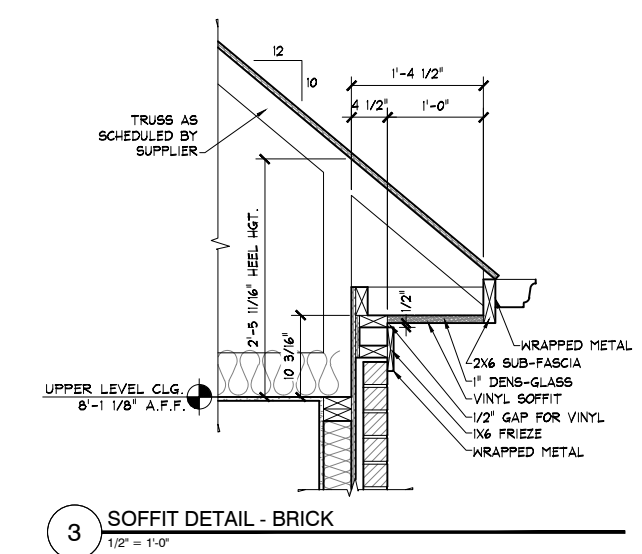
11 RAKE DETAIL - BRICK
1/2" = 1'-0"



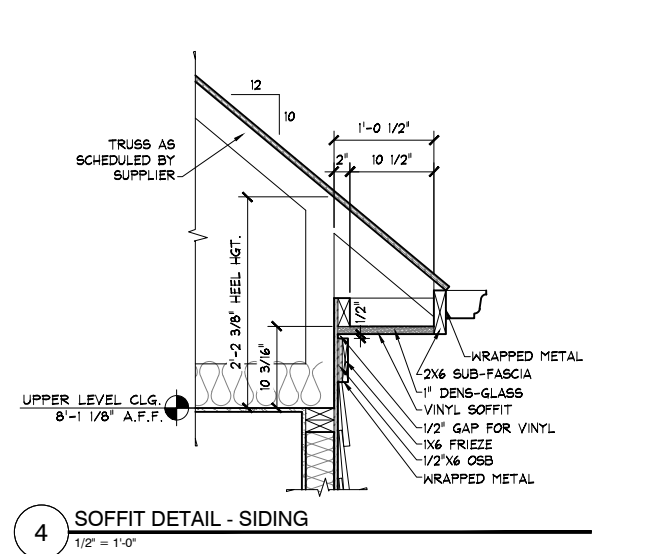
12 RAKE DETAIL - SIDING
1/2" = 1'-0"



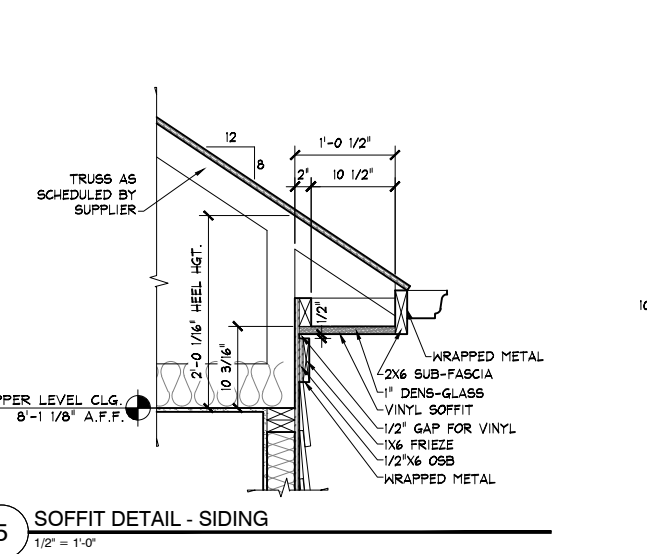
13 TYP. FIREWALL DETAIL
1/2" = 1'-0"



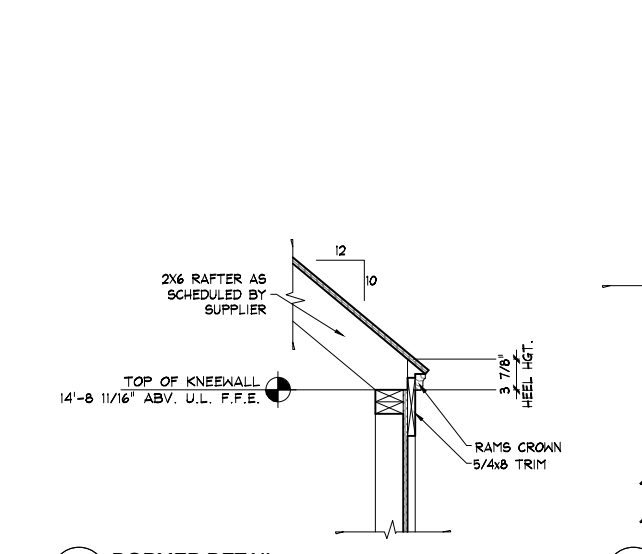
3 SOFFIT DETAIL - BRICK
1/2" = 1'-0"



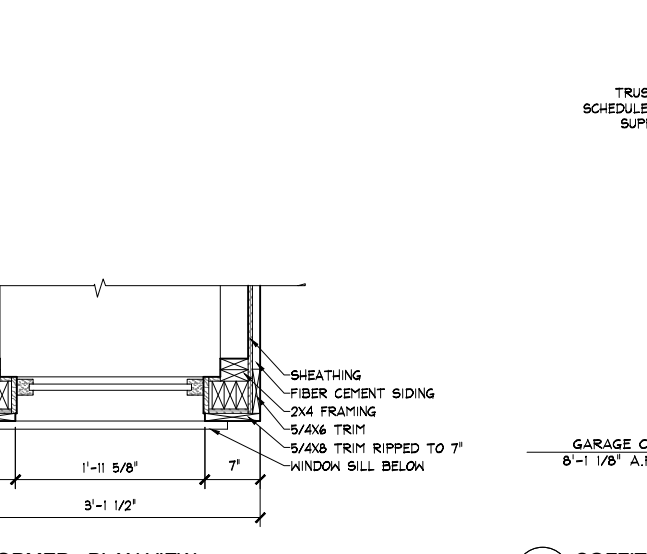
4 SOFFIT DETAIL - SIDING
1/2" = 1'-0"



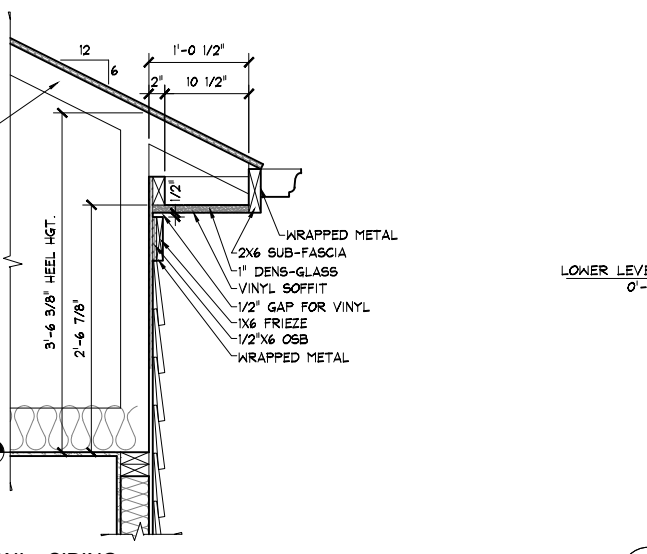
5 SOFFIT DETAIL - SIDING
1/2" = 1'-0"



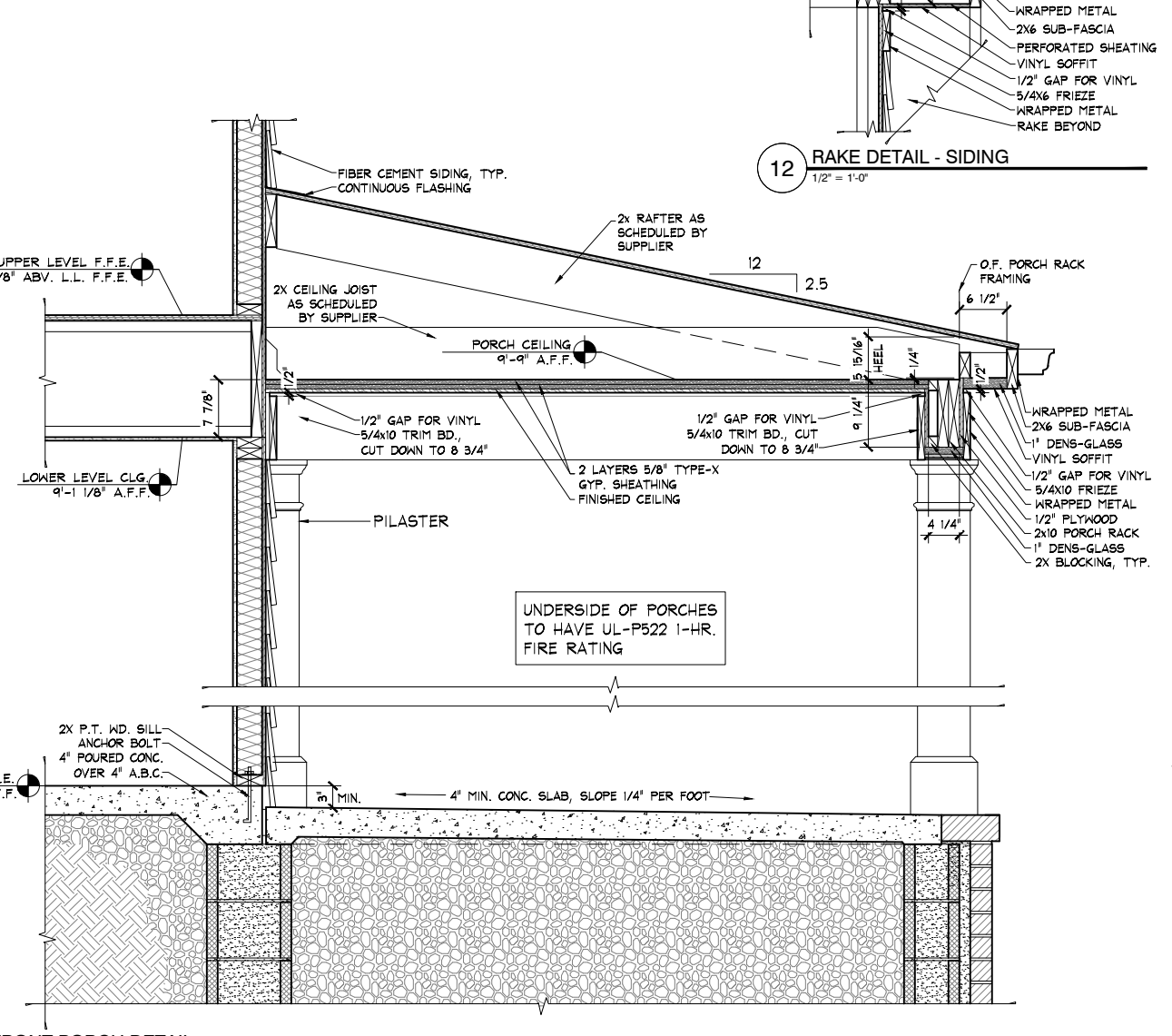
6 DORMER DETAIL
1/2" = 1'-0"



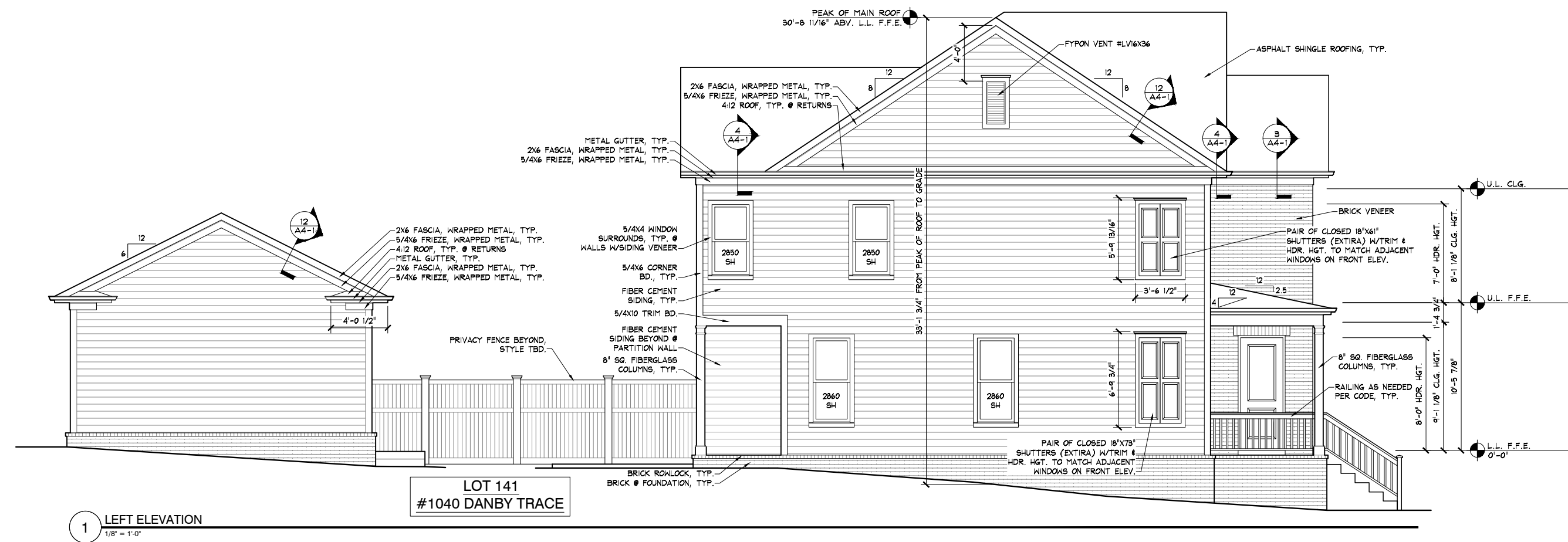
7 DORMER - PLAN VIEW
1/2" = 1'-0"



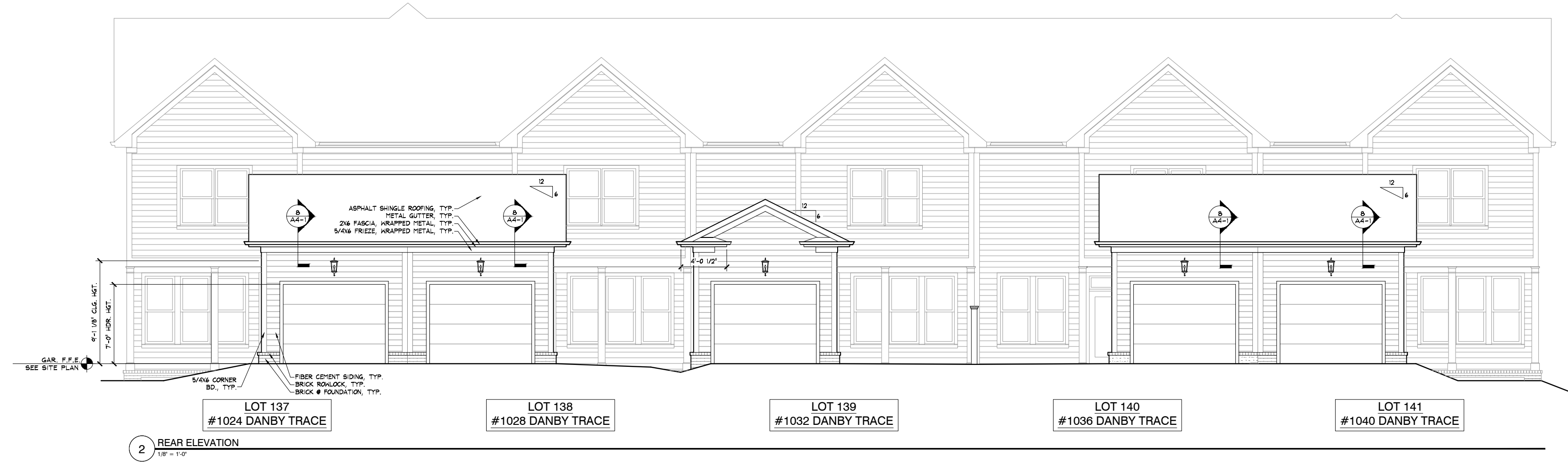
8 SOFFIT DETAIL - SIDING
1/2" = 1'-0"



9 FRONT PORCH DETAIL
1/2" = 1'-0"



1 LEFT ELEVATION
 1/8" = 1'-0"



2 REAR ELEVATION
 1/8" = 1'-0"



3 REAR ELEVATION - VIEW THRU COURTYARD
 1/8" = 1'-0"

**Thompson's Station Design Review Commission
Staff Report – (File: SP 2015-002 & DR 2015-001)
September 2, 2015**

Design Review for the development of a five unit townhome building within Section 1B of the Fields of Canterbury.

PROJECT DESCRIPTION

Ford Homes submitted a request for approval of a site plan for the development of a five-unit townhome building on Danby Trace Drive within the Fields of Canterbury community.

ANALYSIS

Site plan

The applicant is proposing the development of one five-unit townhome building with detached garages to be located on Lots 137 – 141 with frontage along Danby Trace Drive. These units are surrounded by residential development to the north, east and west and open space to the south. The townhomes will have access from an alley that will extend between Channing Drive and Hampshire Place.

Land Use/Density

The development is located within the High Intensity zoning district which permits three units an acre and permits housing options that include single-family and townhomes. The overall project site is 270.5 acres and consists of 204 townhomes and 612 single-family dwellings for a total of 816 residential units for a total density of three units per acre. This section of townhomes was approved as part of Phase 1B within the master planned area and is consistent with the previously approved layout of the development. Therefore, the project conforms to the Zoning Ordinance for land use and density.

Setbacks/Height

The proposed townhomes have a 15 foot front yard setback which conforms to the required setbacks. Each unit will have a detached one car garage in the rear portion of the site with access from the alley. All driveways are a minimum of 20 feet in length and provide an additional parking space. The maximum allowable height is 35 feet. The townhomes maximum height is no greater than 30 feet. Therefore, the project meets setback and height requirements within the Zoning Ordinance.

Architecture

The architecture consists of a mixture of brick veneer, turned brick accents, fiber cement, planter boxes under windows and shutters. The Design Guidelines state to “keep the design consistent with the positive character of the surrounding area in terms of both existing character and desired future character.” The proposed design is substantially consistent with the Fields of Canterbury community which consists of a mixture of brick and fiber cement or hardiplank siding. The DRC is scheduled to review the architecture on September 2, 2015.

Landscaping

Most units will have one front yard tree consisting of a Gold maple, Dogwood, Holly or Crape Myrtle. The remaining landscaping consists of shrubs and grasses with groundcover. The landscaping is consistent with the existing landscaping for the other townhomes within the neighborhood.

RECOMMENDATION

Based on the project’s consistency with Town’s Zoning Ordinance, Staff recommends that the Design Review Commission approve the project subject to the following contingency:

ATTACHMENTS

Site Plan packet