

**Town of Thompson's Station
Design Review Commission
Meeting Agenda
September 6, 2017**

Meeting Called To Order

Minutes-

Consideration Of The Minutes Of The April 5, 2017 Meeting

Documents:

[04052017 DRC MINUTES.PDF](#)

New Business:

1. Design Review For The Addition Of An 1,800-Square Foot Building For An Expansion Of An Existing Automotive Facility (Fast Lane Express Lube) (SP 2017-003; DR 2017-002)

Documents:

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

Adjourn

*Meetings are held at 4:00 p.m. in Thompson's Station Town Hall
1550 Thompson's Station Road West*

Town of Thompson's Station
Design Review Commission
Minutes of the Meeting
April 5, 2017

Call to Order.

The meeting of the Design Review Commission of the Town of Thompson's Station was called to order at 4:00 p.m. on Wednesday, April 5, 2017 with the required quorum. Members and staff in attendance were Commissioners Kim Peterson, Wanda Bradley, Huntly Gordon and Town Planner Wendy Deats. Commissioners Darryl Stevens and Steve Bennett were unable to attend.

Consideration of Minutes.

The minutes of the February 1, 2017 meeting were previously submitted.

Commissioner Bradley moved for the approval of the February 1, 2017 minutes. The motion was seconded and carried unanimously.

Unfinished Business:

1. Design Guidelines.

Commissioner Peterson made a motion to accept the Design Guidelines as written. The motion was seconded and carried unanimously.

New Business.

2. Design Review for the development of an amenity center located within Phase 1 of the Bridgemore Village community (SP 2017-001; DR 2017-001).

Commissioner Gordon made a motion to approve design review for the development of an amenity center located within Phase 1 of the Bridgemore community with the contingency that the lighting is installed in accordance with the LDO. The motion was seconded and carried unanimously

Adjourn.

There being no further business, the meeting was adjourned at 4:10 p.m.

Huntly Gordon, Chairman

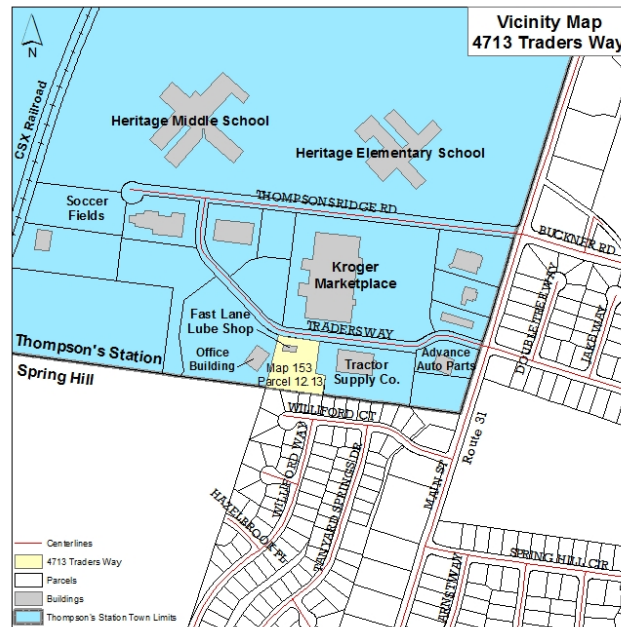
Kim Peterson, Vice Chairman

Thompson's Station Design Review Commission
Staff Report – Item 1 (File: SP 2017-003 & DR 2017-002)
September 6, 2017

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

PROJECT DESCRIPTION

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



BACKGROUND

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

The site plan was previously approved by the Planning Commission on March 29, 2016. However, the Land Development Ordinance states that site plan approval “shall be valid for one (1) year from date of approval. If, in the opinion of the Town Planner substantial construction on the principal structure, including but not limited to foundations, walls, and roofs has not commenced within one (1) year, the site plan approval by the Town Planner shall expire and a new application will be required. The new application will be required to conform to the current code requirements at the time of the new application.” No building permit was issued for this project and construction was never started, therefore, the site plan approval expired and a new application was submitted.

The project was reviewed and approved by the Planning Commission on August 22, 2017 with the following contingencies:

1. Prior to issuance of grading or building permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.

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

ANALYSIS

Site Plan

The applicant is proposing the addition of an 1,800-square foot building to expand the existing automotive business on site.

Architecture

The site is developed with an existing one-story, red brick building with an aluminum cap along the roofline, wall lighting and three glass bay doors that front Traders Way. The proposed building is one-story, will have a maximum height of 20 feet with the front façade oriented toward Traders Way. The automotive bays for the proposed building are rear facing. The proposed building is designed to match the red brick, flat roof and aluminum cap of the existing building. The front façade will have four storefront windows. A location for a sign is proposed with a maximum height of two feet, however, no information regarding the sign is provided. The sign will be required to conform to the Land Development Ordinance.



Existing Building

RECOMMENDATION

Staff recommends that the Design Review Commission approve the architecture of the proposed addition as submitted without signage.

ATTACHMENTS

Site Plan Packet

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

4713 Traders Way
Thompson's Station Tennessee 37179

GENERAL NOTES

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

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SITE DATA

SITE SIZE: 1.61 AC (69,918 SF)
 ZONE: CC
 USE: ROAD SERVICE (VEHICLE REPAIR & MAINTENANCE)

SETBACKS
 FRONT: 10 FT.
 SIDE: 8 FT.
 REAR: 15 FT.

LOT COVERAGE:
 ALLOWABLE: 0.70
 PROVIDED: 0.05

BUILDING SIZE: 1,823 SF : EXISTING
 1,800 SF : PROPOSED
 3,623 SF : TOTAL

PARKING REQUIREMENT: 1 SP/375 SF

PARKING SPACE:
 REQUIRED: 10
 PROVIDED: 12 EXISTING

SIDE YARD BUFFER REQUIREMENT: TYPE "I"

PAVED & CONCRETE AREA:
 EXISTING - 14,890 S.F.
 PROPOSED - 3,889 S.F.
 TOTAL - 18,779 S.F.

TOTAL IMPERVIOUS AREA:
 EXISTING - 16,713 S.F.
 PROPOSED - 5,689 S.F.
 TOTAL - 22,402 S.F. 32%
 TOTAL PROPOSED IMPERVIOUS SURFACE= 32%

BUILDING HEIGHT: 20' (1 STORY)
 SOL TYPE: Mcc2

NOTE:
 THIS TRACT IS LOT #12 OF HERITAGE COMMONS SUBDIVISION (REVISION 2)
 PLAT BOOK 43, PAGE 15, R.O.W.C.
 MAP 157 PARCEL 12.13 : 11TH CIVIL DISTRICT, DEED Bk. 3856 PAGE 648, R.O.W.C.

THOMPSON STATION, TN. ADOPTED BUILDING CODES

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

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

PROJECT DIRECTORY

OWNER/DEVELOPER: David Cianfaglione
 2636 Platt Road
 Thompson's Station, Tennessee
 (615) 595-0141
 rep. David Cianfaglione

LEAD ENGINEER/APPLICANT: GERALD G. BUCY, CONSULTING ENGINEER.
 P.O. BOX 1521
 FRANKLIN, TN, 37065
 REPRESENTATIVE - GERALD G. BUCY, P.E.
 615/794-0323
 615/791-6000 (FAX)
 email: bucycorp@bellsouth.net

Landscape Architect: Greenspace Design
 411 Maplegrove Dr.
 Franklin, TN 37064
 REPRESENTATIVE- JOSHUS B. HENRICK
 Ph: (615) 951-8896
 Fax:(615) 591-1323
 email: info@greenspace-design.com

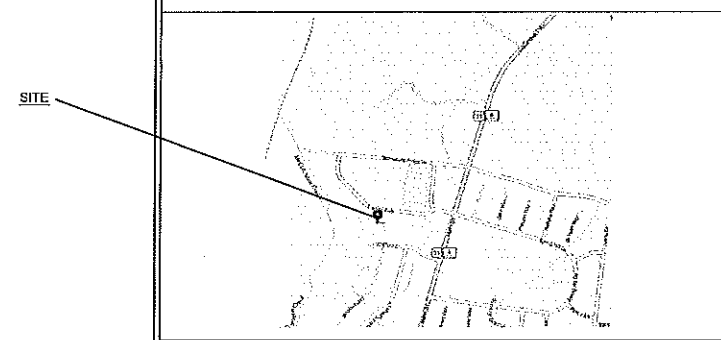
SHEET INDEX

CVR COVER SHEET

CIVIL
 C-0 EXISTING CONDITIONS SITE PLAN
 C-1 SITE PLAN
 C-2 GRADING AND DRAINAGE PLAN
 C-3 SITE DETAIL SHEET
 L-1 LANDSCAPE PLAN
 E-1 PHOTOMETRICS (SITE LIGHTING) PLAN

ARCHITECTURE
 A-1 FLOOR PLAN / FOUNDATION PLAN
 A-2 EXTERIOR ELEVATION
 A-3 BUILDING SECTIONS

SITE LOCATION



GERALD G. BUCY, P.E.
 Consulting Engineer
 887 Cherry Grove Rd.
 Franklin, Tennessee 37069
 mailing address:
 P.O. Box 1521
 Franklin, Tennessee 37065
 Email: bucycorp@bellsouth.net
 Phone: 615-794-0323
 Fax: 615-791-6000



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REVISIONS
 2/25/16 PER TOWN
 COMMENTS

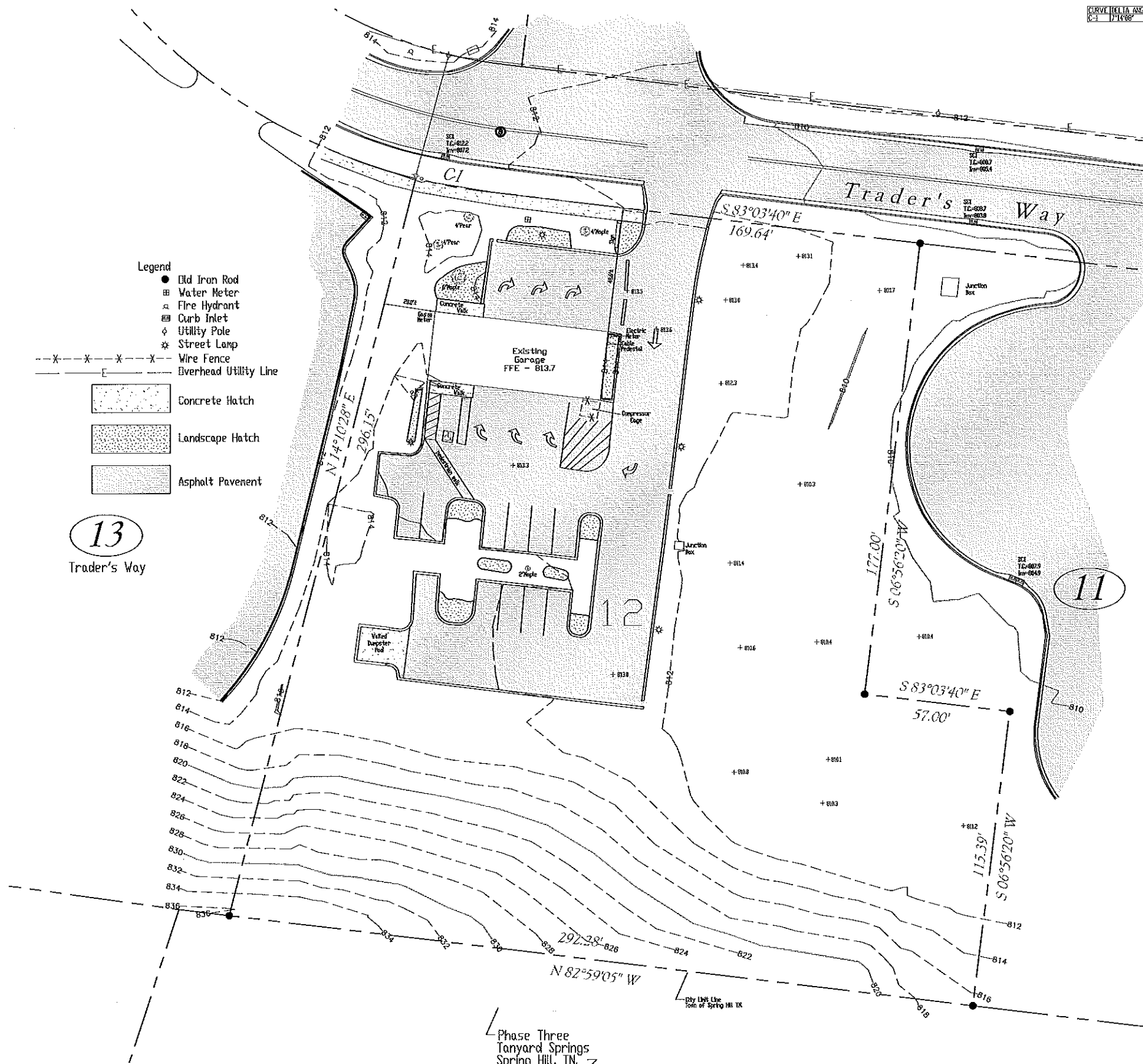
COVER SHEET
 A New Auto Repair Building For
 Fast Lane Express Lube Shop, Inc.
 4713 Traders Way
 Thompson's Station, Tennessee 37179

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ISSUE DATE: 12-18-15
 PROJECT: --
 CADNAME: --

CVR

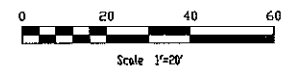
CURVE DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	1714.68'	223.67'	224.41'	117.92°53' W



- Legend**
- Old Iron Rod
 - ⊠ Water Meter
 - ⊠ Fire Hydrant
 - ⊠ Curb Inlet
 - ⊠ Utility Pole
 - ⊠ Street Lamp
 - Wire Fence
 - Overhead Utility Line

- Concrete Hatch
- Landscape Hatch
- Asphalt Pavement

13
Trader's Way



GERALD G. BUCY, P.E.
 Consulting Engineer
 887 Cherry Grove Rd.
 Franklin, Tennessee 37009
 mailing address:
 P.O. Box 1521
 Franklin, Tennessee 37005
 Phone: 615-792-2933
 Fax: 615-792-2890



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REVISIONS PER TOWN COMMENTS

2/25/16	
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Existing Conditions
 A New Auto Repair Building For
 Fast Lane Express Lube Shop, Inc.
 4713 Traders Way
 Thompson's Station, Tennessee 37179

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ISSUE DATE: 12-14-15
 PROJECT: ---
 CAD NAME: ---

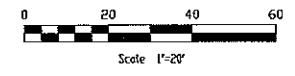
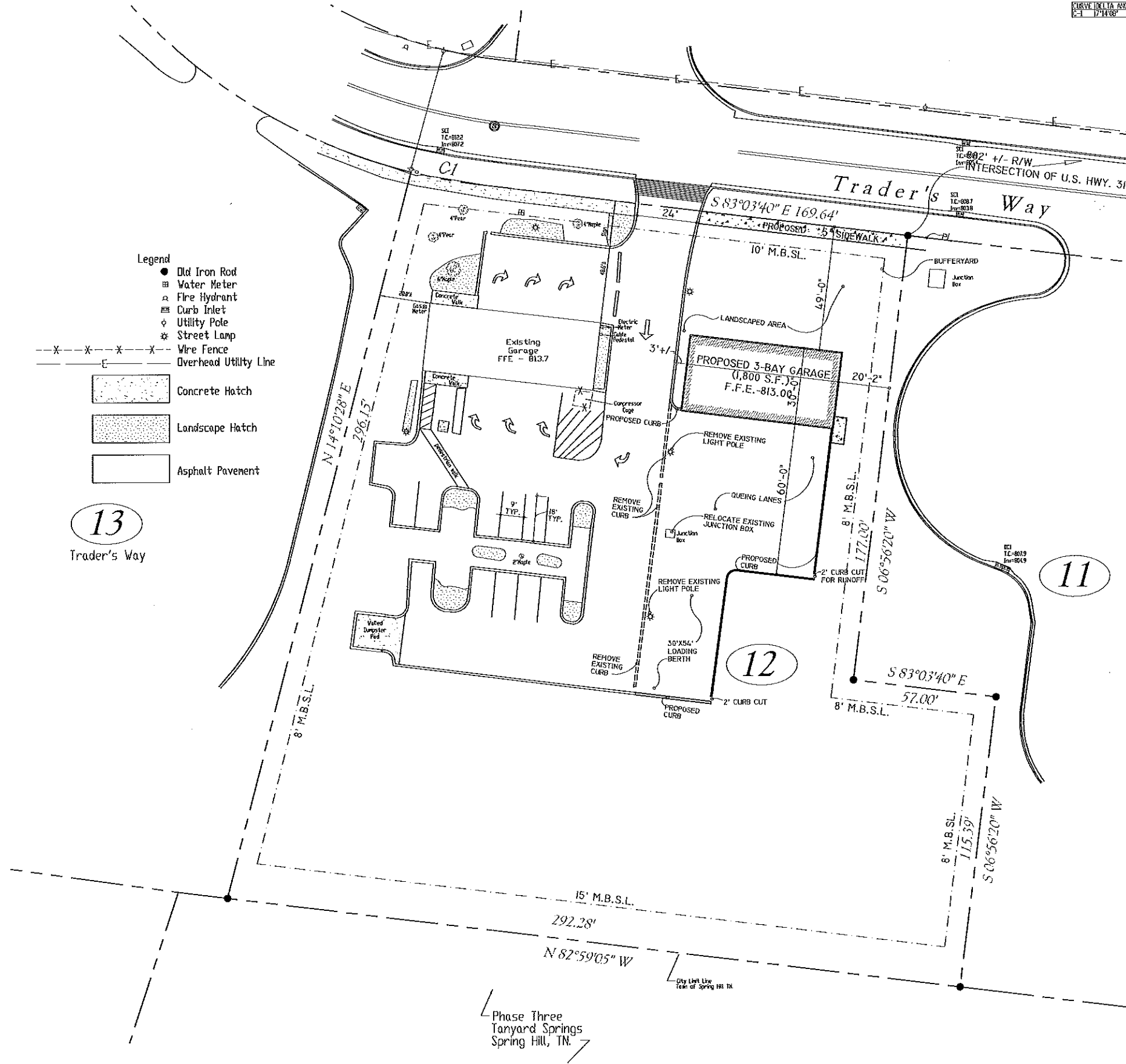
C0

Phase Three
 Tanyard Springs
 Spring Hill, TN.

CURVE DATA	ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	171.40°	120.00'	120.00'	120.00'	N 79.25.52° W

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

13
Trader's Way



Phase Three
Tanyard Springs
Spring Hill, TN.

GERALD G. BUCY, P.E.
Consulting Engineer
897 Cherry Grove Rd.
Franklin, Tennessee 37069
mailing address:
P.O. Box 1521
Franklin, Tennessee 37069
Phone: 615.791.4996
Fax: 615.791.4996



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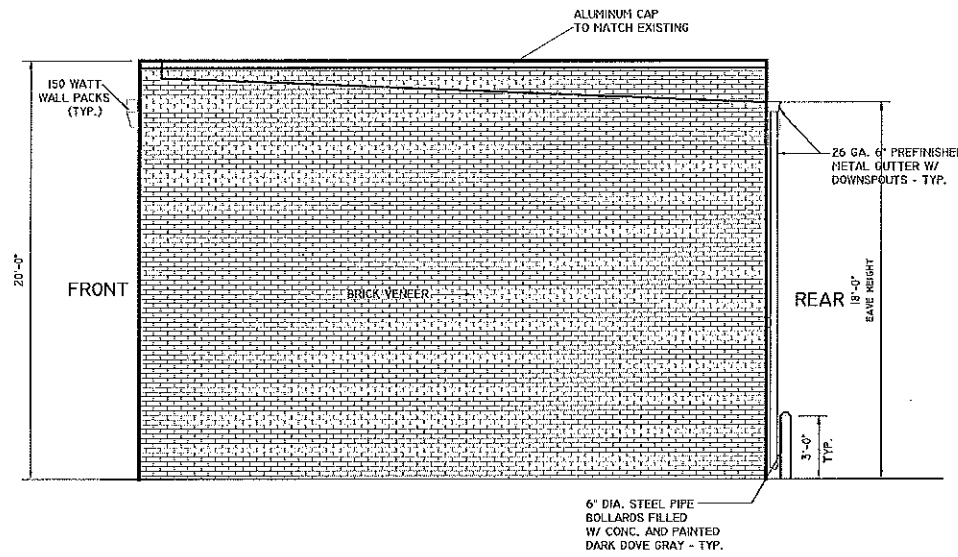
REVISIONS
2/25/16 PER TOWN COMMENTS

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

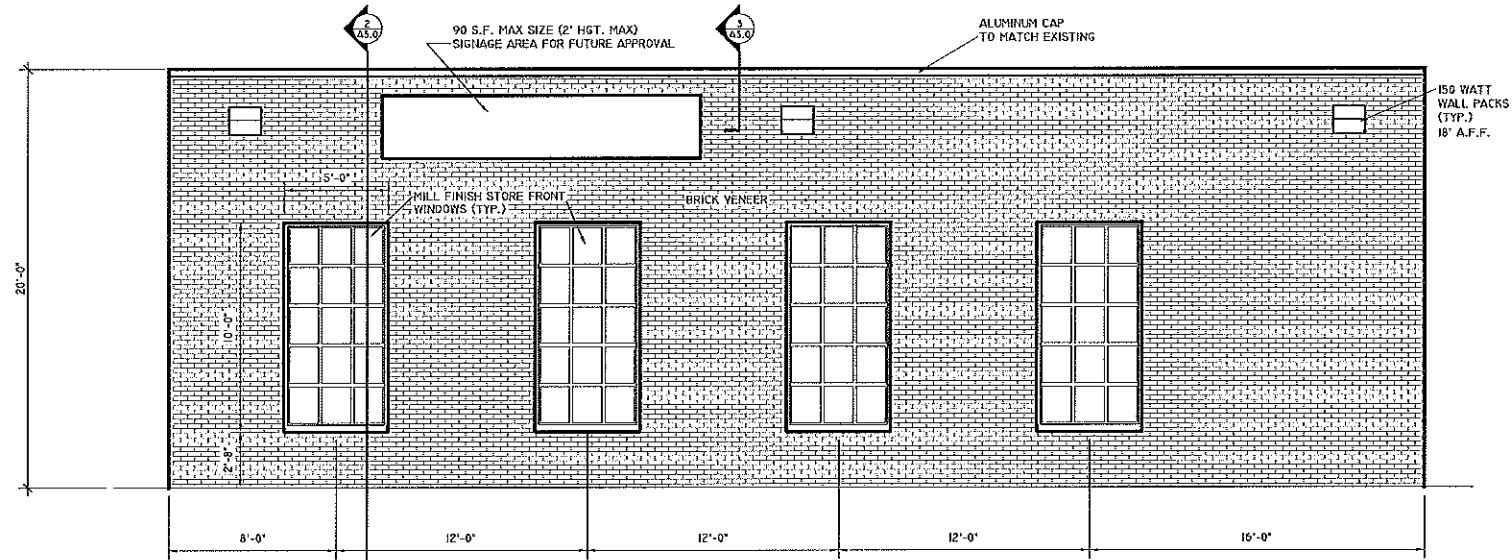
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ISSUE DATE: 12-16-15
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CAD NAME: --

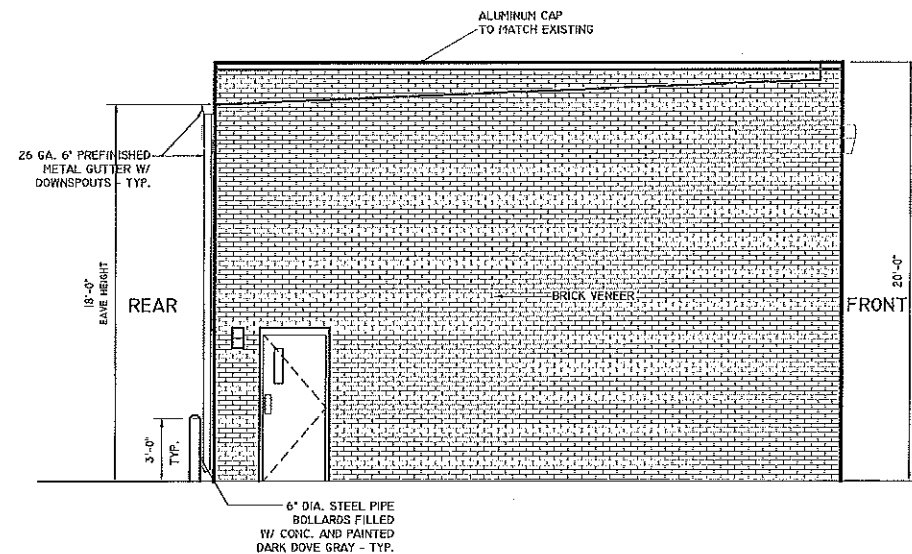
C1



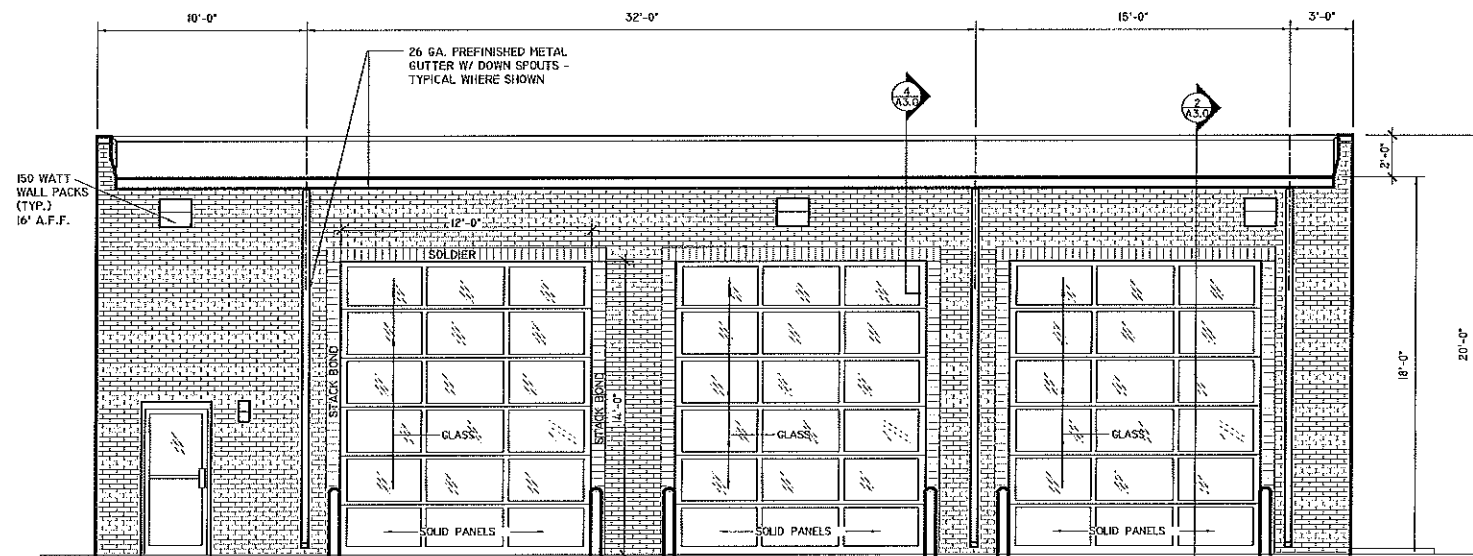
4 RIGHT ELEVATION
A-2 SCALE: 1/4"=1'-0"



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



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



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

GERALD G. BUCY, P.E.
Consulting Engineer
887 Cherry Grove Rd.
Franklin, Tennessee 37069
mailing address:
P.O. Box 521
Franklin, Tennessee 37065
Phone: 615.794.0222
Fax: 615.791.6090



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REVISIONS	PER TOWN COMMENTS
2/25/16	

ELEVATIONS
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Thompson's Station, Tennessee 37179

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ISSUE DATE: 11-14-15
PROJECT: --
CAD NAME: --

A-2