

Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
September 26, 2017

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of The Minutes Of The August 22, 2017 Meeting

Documents:

[08222017 MINUTES.PDF](#)

Public Comments-

Unfinished Business:

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

Documents:

[ITEM 1 LDO MEMO ON DEFERRAL.PDF](#)
[ITEM 1 AUGUST STAFF REPORT MEMO ATTACHMENT.PDF](#)

New Business:

2. Rezone 60 Acres From D1 To D3 Zoning Located At Tom Anderson Road For The Expansion Of The Fields Of Canterbury Neighborhood (File: Rezone 2017-004)

Documents:

[ITEM 2 STAFF REPORT.PDF](#)
[ITEM 2 GROWTH SECTOR MAP.PDF](#)
[ITEM 2 PROPOSED ZONING MAP.PDF](#)
[ITEM 2 DRAFT CONCEPT PLAN.PDF](#)

3. Rezone 140.1 Acres From D1 To D2 Zoning Located At 1824 Sedberry Road For The Development Of A Subdivision (File: Rezone 2017-005)

Documents:

[ITEM 3 STAFF REPORT.PDF](#)
[ITEM 3 PROPOSED ZONING MAP.PDF](#)
[ITEM 3 DRAFT CONCEPT PLAN.PDF](#)

4. Land Development Ordinance Amendments To Table 2.1 Community Types Criteria, Table 2.3 Community Types, Areas And Civic Spaces And Table 4.3 Transect Zone Non-Residential Uses (Zone Amend 2017-007)

Documents:

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
August 22, 2017

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 7:00 p.m. on the 22nd day of August, 2017 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Commissioner Shaun Alexander; Commissioner Brinton Davis; Alderman Ben Dilks; Commissioner Trent Harris; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Commissioner Bob Whitmer was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the July 25th, 2017 meeting were previously submitted.

Commissioner Roberts made a motion to approve of the July 25th, 2017 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

None

Election of Planning Commission Secretary:

Alderman Dilks made a motion to nominate Brinton Davis as Planning Commission Secretary. The motion was seconded and carried by all.

Unfinished Business:

None

New Business:

- 1. Site Plan for the addition of an 1,800-square foot building for an expansion of the existing automotive facility located at 4713 Trader's Way (File: SP 2017-003; DR 2017-002).**

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

1. Prior to the 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 the 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 the 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.

Mr. Gerald Bucy, engineer for the applicant, was available to answer questions.

After discussion, Alderman Dilks made a motion to approve Item 1, a Site Plan for the addition of an 1,800 square-foot building for an expansion of the existing automotive facility located at 4713 Trader’s Way (File: SP 2017-003; DR 2017-002). The motion was seconded and carried by all.

2. Surety Reduction for the Roads, Drainage, Erosion Control and Sewer for Phase 11 within the Fields of Canterbury (File: FP 2016-004).

Mrs. Deats reviewed her report, and based on the progress of the improvements within Section 11, recommended that the Planning Commission reduce the surety from \$297,000 to \$152,000 for roads, drainage and erosion control and reduce the surety from \$120,000 to \$103,000 for sewer for a year with the option of automatic renewal.

After discussion, Commissioner Roberts made a motion to approve Item 2, a Surety Reduction for Roads, Drainage, Erosion Control and sewer for Phase 11 within the Fields of Canterbury (File: FP 2016-004). The motion was seconded and carried by all.

3. Land Development Ordinance Amendment as presented by Alderman Shepard (Zone Amend 2017-006).

Mrs. Deats reviewed her report on the amendments proposed by Alderman Shepard and recommends the inclusion of “g” and “h” as they are consistent with the goals and policies of the General Plan, however does not recommend inclusion of “i” as proposed. Mrs. Deats also recommended the inclusion of the word “balanced” within section 1.2.3 e and section 1.2.8 a. Mrs. Deats also reviewed the request for the creation of a new section for “intent” within the code and recommends the section only include the following language: *4.1.1 Intent. The long-term intention of the Land Development Ordinance is to guide development in a balanced manner while preserving the small-town character of Thompson’s Station. The Land Development Ordinance will help the Town create the right balance of housing by:*

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

Mrs. Deats also discussed the request to include a new section to incorporate a minimum number of single-family detached dwelling units however does not recommend this section be included due to its conflict with the Town’s General Plan.

Page 3

Alderman Dilks presented a PowerPoint slideshow to the Commission.

After discussion, Commissioner Alexander made a motion to defer Item 3, Land Development Ordinance Amendment as presented by Alderman Shepard (Zone Amend 2017-006) in order to give Alderman Shepard an opportunity to speak on his behalf. The motion was seconded and carried by a vote of 5 to 1 with Commissioner Harris casting the dissenting vote.

There being no further business, Commissioner Bender made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:16 p.m.

Jack Elder, Chairman

Attest:

Brinton Davis, 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: September 19, 2017
TO: The Planning Commission
FROM: Wendy Deats, Town Planner
SUBJECT: Item 1 - Amendment Request File 2017-006

On August 22, 2017, the Planning Commission reviewed a request submitted by Aldermen Shepard for revisions to the Town's Land Development Ordinance. Upon discussion, the Planning Commission deferred the application to give opportunity for Aldermen Shepard to respond to questions that the Commissioners have regarding some of the content of the changes.

Attachments:
August 22, 2017 staff report

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

PROJECT DESCRIPTION

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

PROPOSED REVISIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Section 4.1.1 Intent (Page 72).

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

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

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

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

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

RECOMMENDATION

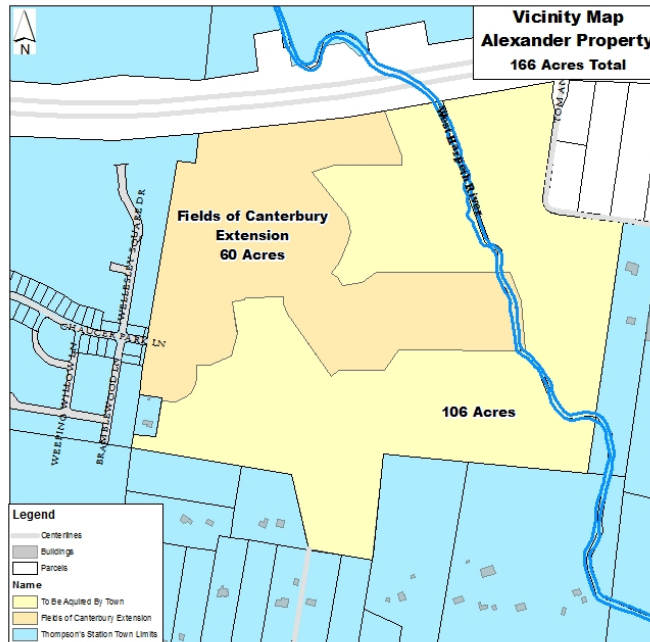
Staff is requesting the Planning Commission provide a recommendation to the Board of Mayor and Aldermen related to these amendments to the Land Development Ordinance.

**Thompson's Station Planning Commission
Staff Report – Item 2
September 26, 2017**

Rezone to amend the Town’s zoning map from D1 to D3 for 60 acres located southwest of Tom Anderson Road (portion of Map 132, Parcel 006.09), adjacent to The Fields of Canterbury subdivision.

PROJECT DESCRIPTION

A request from Hood Development, LLC was submitted to amend the Town’s Zoning Map from D1 zoning to D3 zoning for 60 acres located on Tom Anderson Road, adjacent to The Fields of Canterbury.



REZONE PROCESS

Amendments to the ordinance or the zoning map are considered on a case by case basis upon request or petition to the Planning Commission. Proposed map amendments, as in this case, must be “predicated by a finding that the proposed amendment is consistent with the intent of the Town’s General Plan and the proposed amendment will not have a deleterious effect on surrounding properties or the Town as a whole” (LDO 5.3.3).

“No change or departure from the text or maps of this ordinance shall be made, unless the amendment be first submitted to the Planning Commission for review and recommendation. The Town Administrator shall ensure no amendment proposal takes longer than forty (40) days between the time it is submitted to the Town and the time it is reviewed by the Planning Commission. After Planning Commission review and regardless of recommendation (approve, disapprove, or no recommendation), the Town Administrator shall ensure the first public hearing of the amendment proposal takes place during the next Town Board of Mayor and Aldermen meeting” (LDO 5.3.1).

ZONING MAP AMENDMENT

The request is to rezone a portion of a 166-acre tract of land located on Tom Anderson Road (Map 132 Parcel 006.09) from D1 – Low Intensity zoning to D3 – High Intensity zoning. The

project site, which is 60 acres is bounded to the north by State Route 840, to the east and south by D1 zoning and to the west by D3 zoning (existing neighborhood). The D1 zone is “intended for low density residential development. This district will consist of single-family detached dwellings and their accessory structures” (LDO 1.2.7) with a density of one unit per acre, minimum lot widths of 85 feet and 45% open space. The D3 zone is “intended for higher density residential development where urban services and facilities, including public sewer, are provided or where the extension of such services and facilities will be available prior to development” (LDO 1.2.7). The zone permits a density of three units per acre with minimum lot widths of 50 feet for single-family and 20 feet for townhomes and 45% open space.

General Plan Consistency

The land immediately west lies within the D3 zone is developed as The Fields of Canterbury neighborhood. The intent of the rezone is to permit a density and development standards that are consistent with the neighborhood thereby allowing two additional phases to be constructed. The proposed rezoning of this land to D3 is consistent with the existing zoning within this neighborhood. Residential subdivisions as proposed within the D3 zone would permit single family, duplex and townhome housing which is consistent with Land Use Element Goal 2, Policy 2.2 of the Town’s General Plan which states to “provide opportunities for a mix of housing” and Housing Element Goal 1 to “provide opportunities for a range of housing units that meet a wide variety of income levels.”

However, the sector map identifies this property within the O2 Rural Open Space sector which “consists of lands of rural character, including hamlets, in which development should be limited to that which will not overburden resources or natural systems” (LDO Section 1.2.5). The growth sector for the neighboring subdivision is G2 – Intended Growth. The area proposed for rezoning has similar characteristics to the neighborhood with similar topography and the modification to the growth sector would create consistency in the growth sector map for the neighborhood. Therefore, Staff recommends a modification of the growth sector to G2. The remaining 106 acres of the tract will remain in the O2 – Rural Open Space sector.

Therefore, Staff finds that rezoning the land to D3 is consistent with General Plan goals and policies related to land use and housing and that changing the zone to D3 is not expected to have a deleterious effect on the community.

DRAFT CONCEPT PLAN

A draft of the concept plan was submitted for review. The plan illustrates an extension of Chaucer Park Lane and Sassafras Lane into two new phases of The Fields of Canterbury. These phases will consist of a mix of townhomes and single-family lots for a total of 150 new residential units. In addition, 27 acres or 45% of the additional land will be platted as open space. The formal concept plan will be reviewed along with any necessary technical studies prior to preliminary plat and the development will be subject to the applicable development standards within the LDO.

RECOMMENDATION

Staff recommends that the Planning Commission amend the General Plan sector for 60 acres (portion of Map 132 Parcel 006.09) as shown on the proposed growth sector map.

Based on the findings of consistency with the Town’s General Plan and that the proposed amendment to the zoning will not have a deleterious effect on the community, Staff recommends

that the Planning Commission recommend the request for the rezoning of 60 acres of land from the D1 zone to the D3 zone to the Board of Mayor and Aldermen.

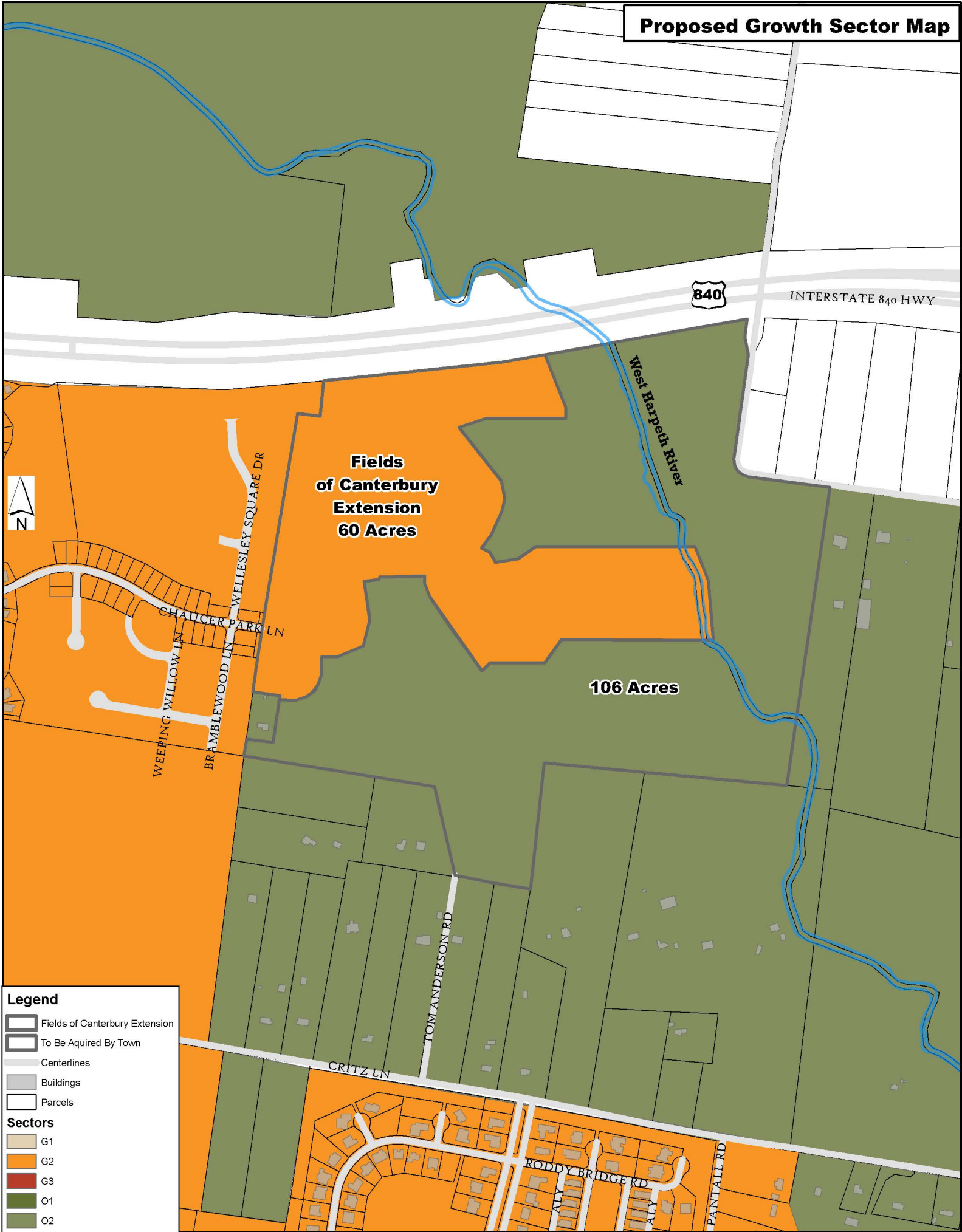
ATTACHMENTS

Proposed Growth Sector Map

Proposed zoning map

Draft Concept Plan

Proposed Growth Sector Map

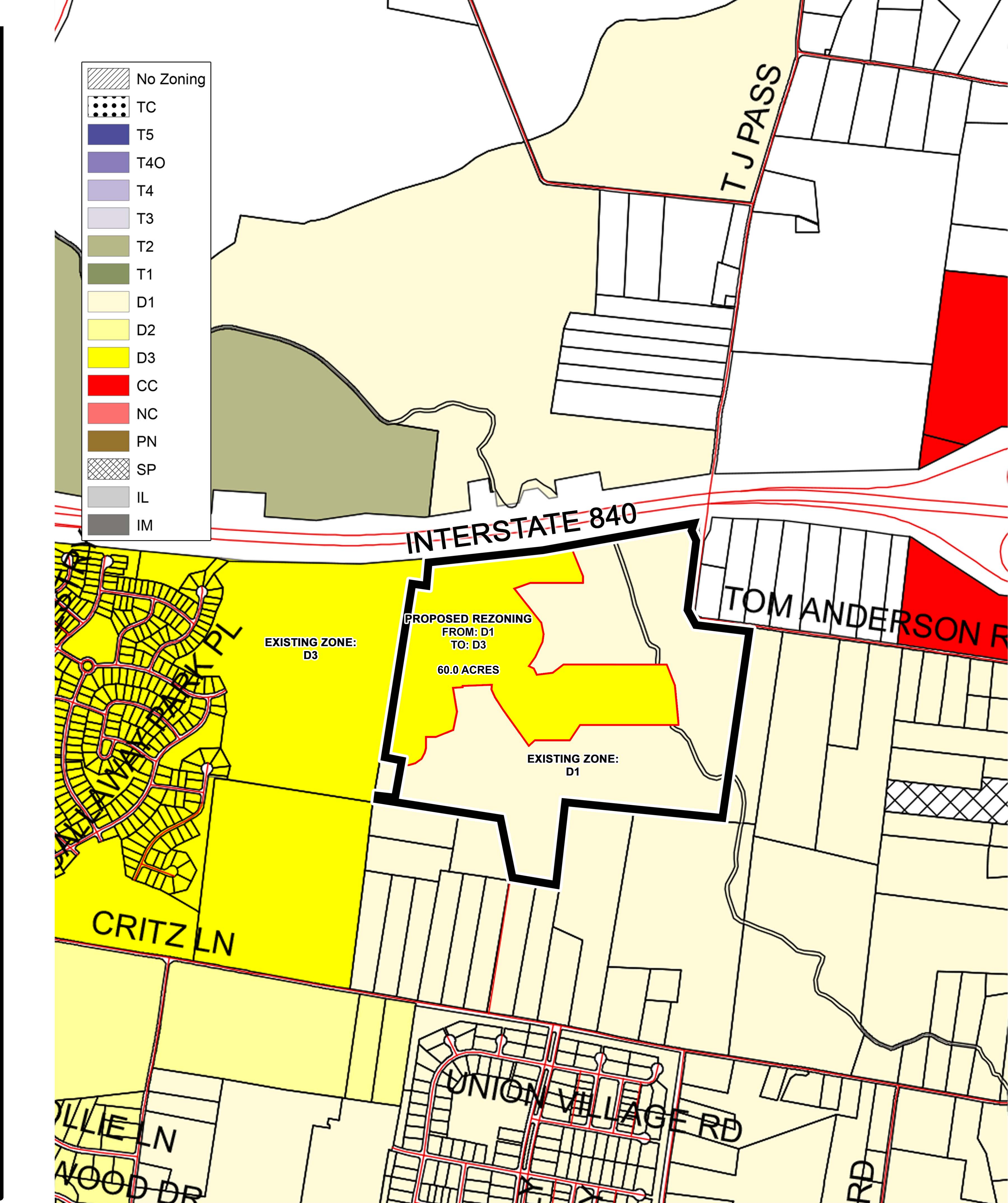
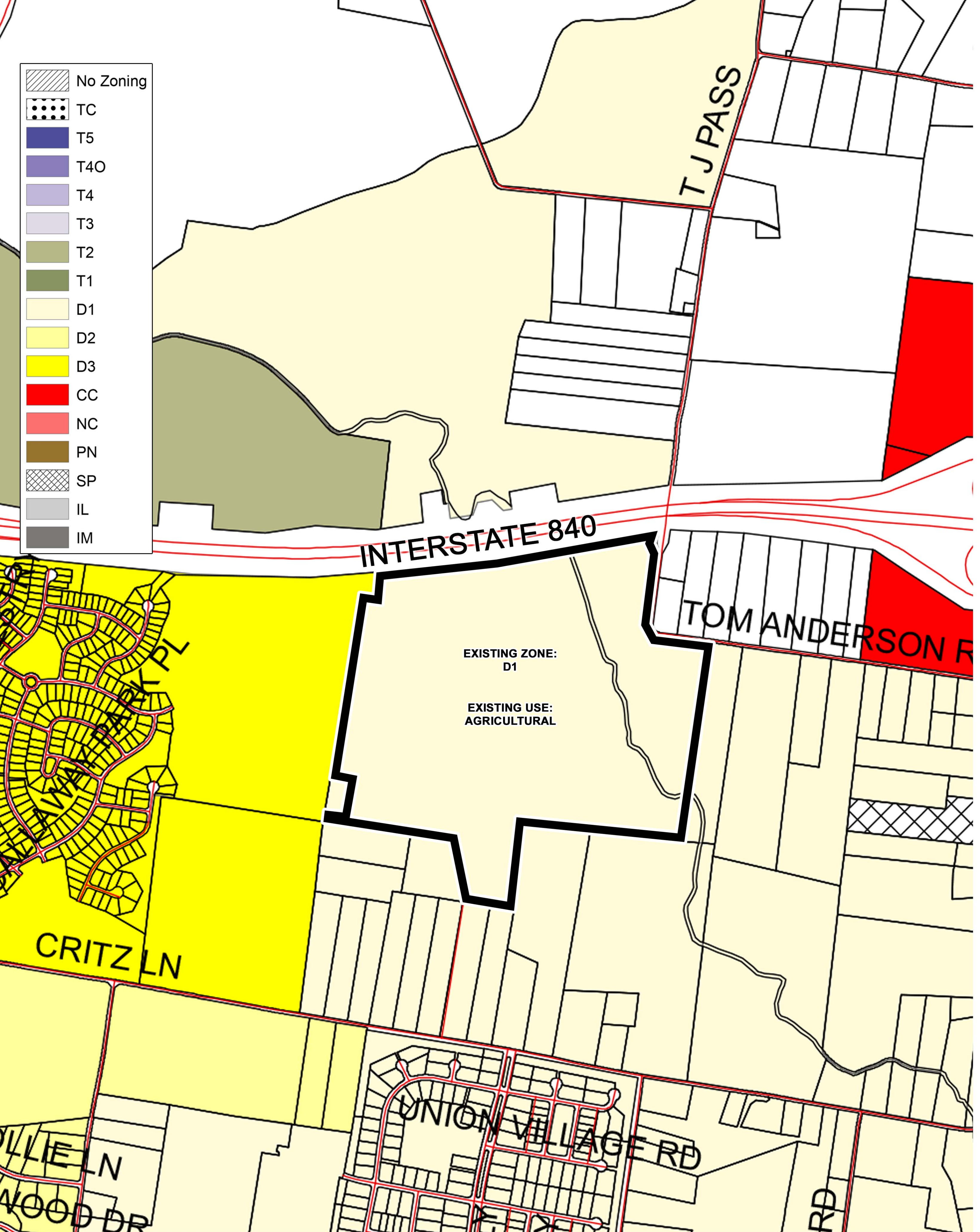


Legend

- Fields of Canterbury Extension
- To Be Aquired By Town
- Centerlines
- Buildings
- Parcels

Sectors

- G1
- G2
- G3
- O1
- O2



The Fields of Canterbury

Proposed Rezoning



SITE DEVELOPMENT NOTES

- Stormwater management facilities will be located as shown on the plan adjacent to the westerly margin of the West Harpeth River. A detailed hydrologic analysis will be prepared during the design phase of the project to determine if stormwater detention measures are warranted for the project. Water quality measures will be implemented as per standard best management practices. An estimate of the total impervious area for the site is 22.5 acres. This area was determined by taking the proposed 30 acres occupied by proposed roadways and lots/townhomes and applying a runoff coefficient of 0.75.
- Water service to the project will be provided by the HB&TS Utility District via an extension of the existing 8" lines in Canterbury Sections 11 and 12C. Existing water system volumes and pressures are adequate to serve the proposed 164 dwelling units. Sanitary sewer service to the project will be provided by the Town of Thompson's Station via a new pumping station located at the northeast corner of the site. A detailed hydraulic analysis of the existing sewer system will be prepared during the design phase of the project to determine the routing and discharge point of the new force main resulting in the least overall impact to the project.
- Technical studies addressing endangered species, natural and cultural resources, traffic impacts and geotechnical conditions will be prepared as applicable pending evaluation of the zoning request and concept plan by Thompson's Station.
- A proposed phasing plan has been shown based upon the most logical sequence of construction for the project.

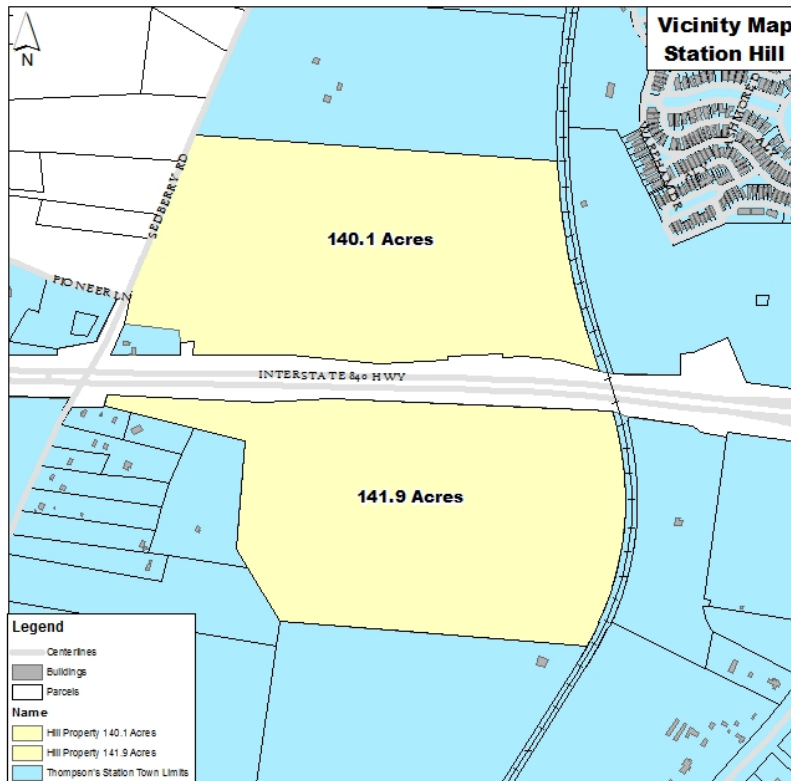
	EXISTING CANTERBURY	PROPOSED EAST SIDE
OPEN SPACE:	85.76 ACRES (31.7%)	27.0 ACRES (45.0%)
DWELLING UNITS:	816 UNITS 612 SINGLE FAMILY 204 TOWNHOMES	164 UNITS 79 SINGLE FAMILY 85 TOWNHOMES
SITE AREA:	270.5 ACRES	60.0 ACRES
DWELLING UNITS PER ACRE:	3.0 D.U./ACRE	2.7 D.U./ACRE

**Thompson's Station Planning Commission
Staff Report – Item 3
September 26, 2017**

Rezone to amend the Town’s zoning map from D1 to D2 for 140.1 acres located 1824 Sedberry Road (portion of Map 131, Parcel 007.01).

PROJECT DESCRIPTION

A request from Hood Development, LLC was submitted to amend the Town’s Zoning Map from D1 zoning to D2 zoning for 140.1 acres located at 1824 Sedberry Road.



REZONE

Amendments to the ordinance or the zoning map are considered on a case by case basis upon request or petition to the Planning Commission. Proposed map amendments, as in this case, must be “predicated by a finding that the proposed amendment is consistent with the intent of the Town’s General Plan and the proposed amendment will not have a deleterious effect on surrounding properties or the Town as a whole” (LDO 5.3.3).

“No change or departure from the text or maps of this ordinance shall be made, unless the amendment be first submitted to the Planning Commission for review and recommendation. The Town Administrator shall ensure no amendment proposal takes longer than forty (40) days between the time it is submitted to the Town and the time it is reviewed by the Planning Commission. After Planning Commission review and regardless of recommendation (approve, disapprove, or no recommendation), the Town Administrator shall ensure the first public hearing of the amendment proposal takes place during the next Town Board of Mayor and Aldermen meeting” (LDO 5.3.1).

ZONING MAP AMENDMENT

The overall project site is approximately 282 acres, which was split by the construction of State Route 840 to create two parcels (Map 131, Parcel 007 and 007.01). The applicant is requesting to rezone the 140.1 acres (portion of Map 131, Parcel 007.01) on the north side of State Route 840 currently zoned D1 – Low Intensity to D2 – Medium Intensity. The land to be rezoned is bounded by D1 to the north, CSX to the east, State Route 840 to the south and T2 and Williamson County to the west (across Sedberry). The D1 zone is “intended for low density residential development. This district will consist of single-family detached dwellings and their accessory structures” (LDO 1.2.7) with a density of one unit per acre, minimum lot widths of 85 feet and 45% open space. The D2 zone is “intended for low density residential development where urban service and facilities, including public sewer, are provided or where the extension of such services and facilities will be physically and economically facilitated” (LDO 1.2.7). The D2 zone permits a density of one and a half units per acre with minimum lot widths of 65 feet and 45% open space.

The land is located within the O2 Rural Open Space sector which “consists of lands of rural character, including hamlets, in which development should be limited to that which will not overburden resources or natural systems” (LDO Section 1.2.5). The D2 zone would permit single family housing which is consistent with Land Use Element Goal 2, Policy 2.2 of the Town’s General Plan which states to “provide opportunities for a mix of housing” and Housing Element Goal 1 to “provide opportunities for a range of housing units that meet a wide variety of income levels.” The west side of town is predominantly developed with single-family housing on larger lots. This zone would permit single-family or duplexes with smaller lot sizes to meet a different range of needs on the west side of town. Therefore, Staff finds that rezoning the land to D2 is consistent with General Plan goals and policies related to land use and housing. In addition, the development of the land will follow the regulations and standards set forth within the LDO and therefore, is not expected to have a negative impact on the community.

DRAFT CONCEPT PLAN

A draft of the concept plan was submitted for review. The concept plan shows all development of the proposed neighborhood on the north side of State Route 840. The plan illustrates 285 single-family units, access from Sedberry Road and amenities throughout the site with the preservation of the south side of State Route 840. The formal concept plan will be reviewed along with any necessary technical studies prior to preliminary plat and the development will be subject to the applicable development standards within the LDO.

RECOMMENDATION

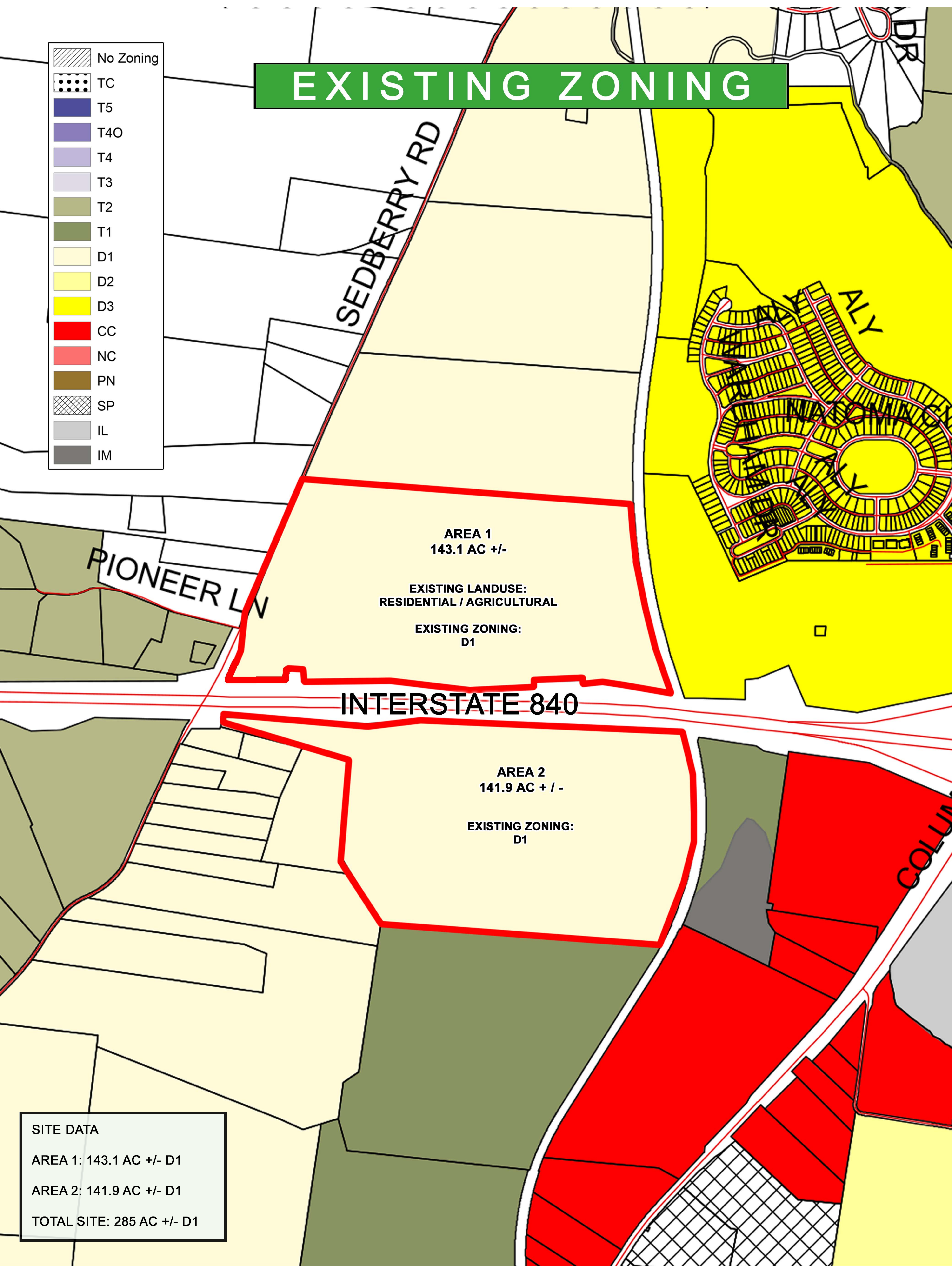
Based on the findings of consistency with the Town’s General Plan, Staff recommends that the Planning Commission recommend the request for the rezoning of 140.1 acres of land (Map 131, Parcel 007.01) from the D1 zone to the D2 zone.

ATTACHMENTS

Proposed zoning map
Draft Concept Plan

- No Zoning
- TC
- T5
- T40
- T4
- T3
- T2
- T1
- D1
- D2
- D3
- CC
- NC
- PN
- SP
- IL
- IM

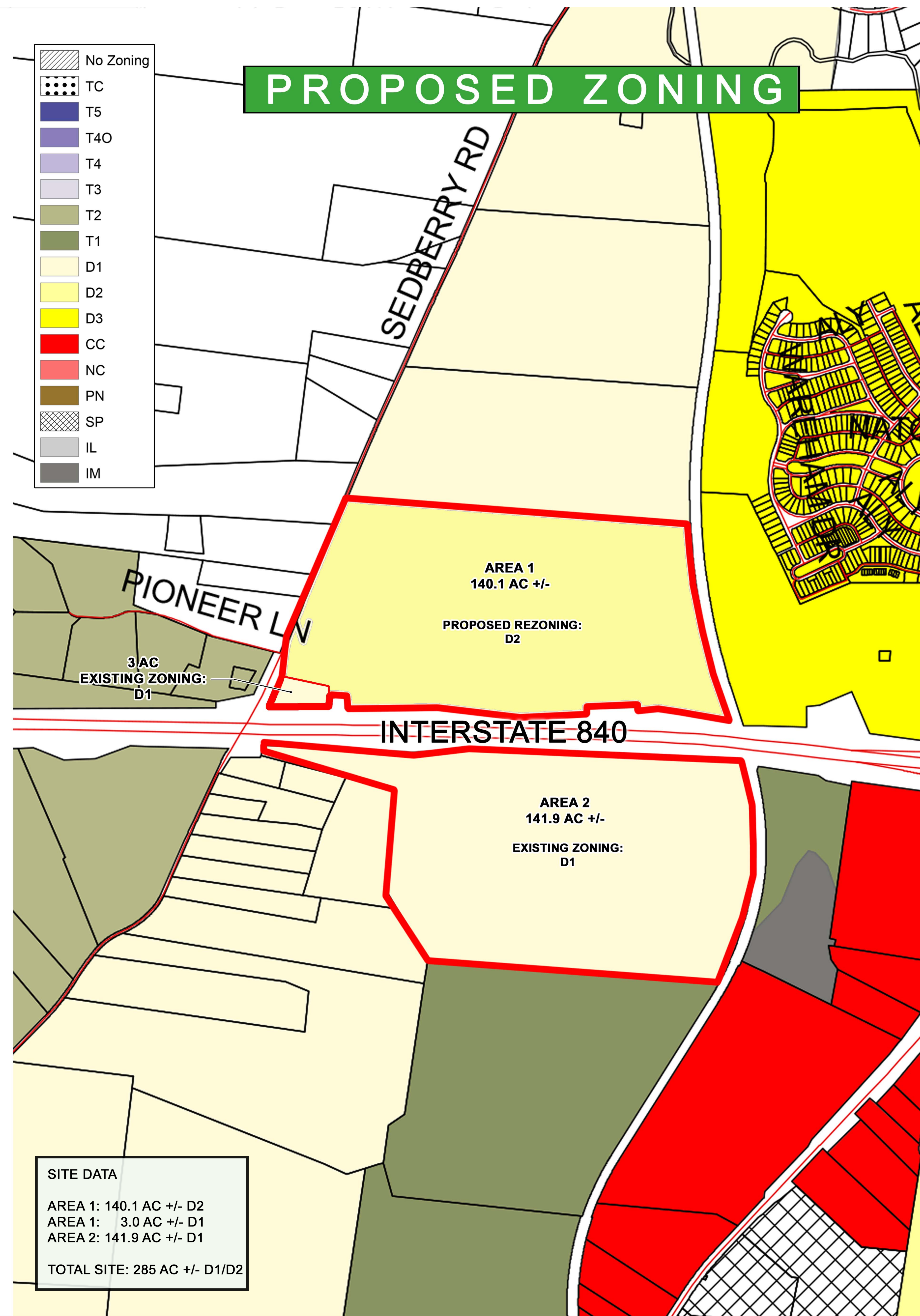
EXISTING ZONING



SITE DATA
 AREA 1: 143.1 AC +/- D1
 AREA 2: 141.9 AC +/- D1
 TOTAL SITE: 285 AC +/- D1

- No Zoning
- TC
- T5
- T40
- T4
- T3
- T2
- T1
- D1
- D2
- D3
- CC
- NC
- PN
- SP
- IL
- IM

PROPOSED ZONING



SITE DATA
 AREA 1: 140.1 AC +/- D2
 AREA 1: 3.0 AC +/- D1
 AREA 2: 141.9 AC +/- D1
 TOTAL SITE: 285 AC +/- D1/D2



AREA 1:
CONCEPTUAL SITE PLAN
 140.1 AC +/-
 285 UNITS
 45% OPEN SPACE
 MIN. LOT SIZE 65' X 110'
 ZONED D2



SITE DATA			
	ACREAGE	ZONING	POTENTIAL HOMES
AREA 1:	140.1 AC +/-	D2	210.15
AREA 2:	141.9 AC +/-	D1	141.9
TOTAL SITE:	282.0 AC +/-	D1/D2	352.0

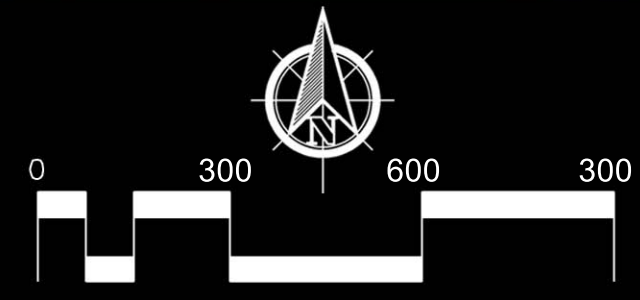
RAGAN·SMITH

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 LANDSCAPE ARCHITECTS • SURVEYORS

315 WOODLAND ST. P.O. BOX 60070
 NASHVILLE, TN 37206 PH (615) 244-8591
 FAX (615) 244-6739 WWW.RAGANSMITH.COM
 JOB NO: 17-130 / 0960

Station Hill

Conceptual Site Plan



REV: 09-19-2017

**Thompson's Station Planning Commission
Staff Report – Item 4 (File: Zone Amend 2017-007)
September 26, 2017
Land Development Ordinance Amendments**

PROJECT DESCRIPTION

Amendments of the Land Development Ordinance.

PROPOSED REVISIONS

Section 1.2.7 Use districts (page 4). The D3 use table was recently modified to remove the allowance for multi-family units, therefore, the use district definition requires an amendment as follows:

iii. The D3 High Intensity Residential (D3) zoning district is intended for higher, density residential development where urban services and facilities, including public sewer, are provided or where the extension of such services and facilities will be available prior to development. ~~This district may permit for the development of multi-family units.~~

Table 2.2 Community Types Criteria (page 25). Villages are permitted in the G1 and G2 growth sectors and residential subdivisions are permitted within the O2, G1 and G2 growth sectors. However, the table that accompanies the community types specifies that these communities must be located “within ½ mile of junctions between principal arterials.” There are two arterials within Town limits: Columbia Pike and Lewisburg Pike. Therefore, the development of villages and residential subdivisions may not be permitted in many areas with appropriate zoning. Therefore, after evaluating the transportation adjacency section in the code, Staff recommends to replace the language within the column for transportation adjacency for village and residential subdivision with the following:

Table 2.2 (Transportation Adjacency Column)

Village - should be located along a principal arterial and within 2 miles of junctions between a principal arterial or freeway.

Residential Subdivision – should be within ½ mile of a collector road, arterial or freeway.

Table 2.3 Community Types, Areas and Civic Space (page 25). Residential subdivisions require 45% minimum within the T1 or T2 zone. The intent of this requirement was to ensure that open space would be platted within traditional residential neighborhoods. Therefore, to clarify the requirement, Staff recommends the inclusion of a note under the table which will state the following:

(4) Residential subdivisions shall have 45% of the land permanently preserved and platted as open space. A zone change to T1 is not required for the platting of the open space.

Table 4.3 Transect Zone Non-Residential Uses (page 77). The T1 zone does not currently permit playgrounds or community gardens as accessory uses within parkland and open space. The T1 zone is appropriate for parkland and the accessory uses that may occur in parkland such as playgrounds and community gardens, therefore Staff recommends allowing playgrounds and community gardens within the T1 zone.

RECOMMENDATION

Staff is requesting the Planning Commission recommend adoption of these amendments to the Land Development Ordinance to the Board of Mayor and Aldermen.