

Town of Thompson's Station  
Municipal Planning Commission  
Meeting Agenda  
September 27, 2016

**Meeting Called To Order**

**Pledge Of Allegiance**

**Minutes-**

**Consideration Of The Minutes Of The August 23, 2016 Meeting.**

Documents:

[08232016 MINUTES.PDF](#)

**Public Comments-**

**Town Planner Report**

**New Business:**

**1. Suspension Of Plats Within Tollgate Village And Bridgemore Village.**

Documents:

[ITEM 1 LTR MBSC BRIDGEMORE TEMP PLAT SUSPENSION.PDF](#)  
[ITEM 1 LTR MBSC TOLLGATE TEMP PLAT SUSPENSION.PDF](#)  
[ITEM 1 NOA TO MBSC BV 1A 1B 2A SURETY REAPPROVAL.PDF](#)  
[ITEM 1 NOA TO MBSC SURETY APPROVAL.PDF](#)  
[ITEM 1 TA MEMO TO MBSC RE FUTURE PLATS.PDF](#)  
[ITEM 1 TOM WHITE RESPONSE LETTER.PDF](#)

**2. Residential Business For The Operation Of A Hot Rod Shop Located At 1881 Evergreen Road (RB 2016-002)**

Documents:

[ITEM 2 RING RODS RESIDENTIAL BUSINESS.PDF](#)

**3. Tollgate Village Section 16 For The Creation Of 111 Lots On 48.25 Acres (File: PP 2016-006).**

Documents:

[ITEM 3 - PRELIMINARY PLAT.PDF](#)  
[ITEM 3 STAFF REPORT TV PHASE 16 PRELIM PLAT.PDF](#)  
[ITEM 3 AND 4 TV SITE DEVELOPMENT PLAN.PDF](#)

**4. Tollgate Village Section 17 For The Creation Of 76 Lots On 34.29 Acres (File: PP 2016-007).**

Documents:

[ITEM 4 PRELIMINARY PLAT.PDF](#)  
[ITEM 4 STAFF REPORT TV PHASE 17 PRELIM PLAT.PDF](#)

ITEM 3 AND 4 TV SITE DEVELOPMENT PLAN.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**  
**August 23, 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 23<sup>rd</sup> day of August, 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 Don Blair; Commissioner Darren Burress; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones. Commissioner Debra Bender was unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the July 26, 2016 meeting were previously submitted.

**Commissioner Roberts moved for approval of the July 26, 2016 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

**Greg Sassman – 3003 Blossom Trail Ln, Franklin TN** – Voiced concerns that the annexation by resolution process is flawed.

**Anne Goetze – 4080 Carter's Creek Pk.** – Asked the question for an update on the process for annexation. Chairman Elder directed her to speak to Staff outside of a public meeting.

**Town Planner Report:**

Mrs. Deats updated the Commission on the following items:

- SIA – Bids were submitted to TDOT and the contract should be awarded within the next couple of weeks. Project completion date per the bid is 9/30/2017.
- Traffic Signal at Tollgate – Ragan Smith is continuing to reach out to TDOT. No meeting has been set at this time.

**New Business:**

**1. Board of Mayor and Aldermen Recommendation to suspend all plats within Tollgate Village and Bridgemore Village.**

Mr. Cosentini reviewed his memo and recommended 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.

The Commission then was called into an Executive Recess by Chairman Elder with Town Attorney Todd Moore at 7:09 pm. Chairman Elder called the Commission back into the regular meeting at 7:19 pm.

Chairman Elder noted that a letter regarding the suspension of plats was received from Attorney Thomas V. White, who represents MSBC.

**After discussion, Commissioner Dilks made a motion to temporarily suspend all plats in Bridgemore Village, Section 4B, Bridgemore Village Section 7 & 8, Tollgate Village, Section 15 and any future sections of Tollgate Village until our next Planning Commission meeting in September on the basis that the bonds are not in place and the infrastructure maintenance is not being performed to the Town's standards per the development agreement and also that notice be given by Town Staff to MBSC that we will hold a hearing at our next Planning Commission meeting. The motion was seconded and carried unanimously.**

**2. Final Plat Request for Fields of Canterbury, Section 11 for the creation of 32 lots (FP: 2016-004).**

Mrs. Deats reviewed her Staff report and recommended approval based on the project's compliance with the approve Phase 11 preliminary plat and 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.

Bucky Ingram with Hood Development came forward to speak on behalf of the applicant.

**After discussion, Commissioner Dilks made a motion to approve the Final Plat Request for Fields of Canterbury, Section 11 for the creation of 32 lots (FP: 2016-004) with the Staff recommended contingencies. The motion was seconded and carried unanimously.**

**3. Final Plat for Section 6B within phase 6 of Bridgemore Village to create 21 lots (File: FP 2016-005).**

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

Phillip Jones, attorney for BluePrint properties, Jim Franks, owner of BluePrint Properties, and Brett Smith with Ragan Smith all came forward to speak and answer questions on behalf of the applicant.

**After discussion, Commissioner Dilks made a motion to approve the Final Plat for Section 6B within phase 6 of Bridgemore Village to create 21 lots (File: FP 2016-005) with the Staff recommended contingencies. The motion was seconded and carried unanimously.**

**4. Land Development Ordinance Amendment to amend standards for residential uses (File: Amend2016-006).**

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

**After discussion, Commissioner Roberts made a motion to approve Item 4, Land Development Ordinance Amendment to amend standards to residential uses (File: Amend 2016-006), but removing “mixed use” from the Live-Work definition. The motion was seconded, and carried unanimously.**

**5. Plan of Services – Approval of a plan of services for the annexation by referendum of approximately 692 acres of land south of Coleman Road, north of West Harpeth Rd; Map 104, Parcel 39.04; Map 119, Parcel 2.00. (File: Annex 2016-006)**

Mrs. Deats reviewed her Staff report and 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).

**After discussion, Chairman Elder made a motion to approve Item 5, a Plan of Services - Approval of a plan of services for the annexation by referendum of approximately 692 acres of land south of Coleman Road, north of West Harpeth Rd; Map 104, Parcel 39.04; Map 119, Parcel 2.00. (File: Annex 2016-006). The motion was seconded and carried unanimously.**

There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:06 p.m.

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Jack Elder, Chairman

Attest:

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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

August 29, 2016

MBSC Bridgemore LLC  
Henry and Wallace  
Attn: Brian Rowe  
312 S. Gay St., Suite 200  
Knoxville, TN 37902

Re: Planning Commission Action – Plat Suspension

Mr. Rowe,

The Thompson's Station Planning Commission voted on August 23, 2016 to temporarily suspend all future plat approvals for Bridgemore Village. The suspension is due to insufficient surety in place for several phases of the subdivision and for the lack of regular maintenance on installed infrastructure. The Commission set a hearing for its next regularly scheduled meeting on September 27, 2016. MBSC Bridgemore LLC may appear at such hearing and contest the extension of the suspension of future plat approvals at this hearing.

This action does not prevent MBSC Bridgemore from doing regular maintenance, completing infrastructure, or posting necessary surety prior to the hearing.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Cosentini". The signature is stylized with a long horizontal stroke extending to the right.

Joe Cosentini  
Town Administrator

Attachment – Notice of action letter Re: surety amounts by phase

Phone: (615) 794-4333  
Fax: (615) 794-3313  
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1550 Thompson's Station Road W.  
P.O. Box 100  
Thompson's Station, TN 37179

August 29, 2016

MBSC Tennessee Homebuilders LLC  
Henry and Wallace  
Attn: Brian Rowe  
312 S. Gay St., Suite 200  
Knoxville, TN 37902

Re: Planning Commission Action – Plat Suspension

Mr. Rowe,

The Thompson's Station Planning Commission voted on August 23, 2016 to temporarily suspend all future plat approvals for Tollgate Village. The suspension is due to insufficient surety in place for several phases of the subdivision and for the lack of regular maintenance on installed infrastructure. The Commission set a hearing for its next regularly scheduled meeting on September 27, 2016. MBSC Tennessee Homebuilders LLC may appear at such hearing and contest the extension of the suspension of future plat approvals at this hearing.

This action does not prevent MBSC Tennessee Homebuilders from doing regular maintenance, completing infrastructure, or posting necessary surety prior to the hearing.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Cosentini", with a long horizontal flourish extending to the right.

Joe Cosentini  
Town Administrator

Attachment – Notice of action letter Re: surety amounts by phase

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## PLANNING COMMISSION ACTION FORM

July 27, 2016

Henry & Wallace  
Attn.: Brian Rowe  
312 Gay Street  
Knoxville, TN 37902

RE: Planning Commission Meeting of July 26, 2016

Subdivision/Project: **Bridgemore Village Sureties**

At referenced meeting the following action took place:

### **Sureties**

- 1. The letter of credit for the roads, drainage, erosion control and sewer shall be:  
Section 1A - \$71,000;  
Section 1B - \$175,000; and  
Section 2A - \$60,000.**
- 2. The letter of credit for sewer shall be:  
Section 1A - \$9,000;  
Section 1B - \$109,000; and  
Section 2A - \$4,400.**

*\*The Town of Thompson's Station will require the sureties to be submitted in compliance with the Town's Land Development Ordinance. The LOCs shall be for a term of one (1) year and shall include an automatic renewal clause for each year.*

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Fax: (615) 794-3313  
www.thompsons-station.com



1550 Thompson's Station Road W.  
P.O. Box 100  
Thompson's Station, TN 37179

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## PLANNING COMMISSION ACTION FORM

July 27, 2016

Henry & Wallace  
Attn.: Brian Rowe  
312 Gay Street  
Knoxville, TN 37902

RE: Planning Commission Meeting of July 26, 2016

Subdivision/Project: **Tollgate Village Sureties**

At referenced meeting the following action took place:

### **Tollgate Village Sureties**

**1. The letter of credit for the roads, drainage, erosion control and sewer shall be:**

**Section 1 - \$18,000;**

**Section 2 - \$29,000;**

**Section 3 - \$43,000;**

**Section 4 - \$22,000;**

**Section 5 - \$25,000;**

**Section 6 - \$70,000;**

**Section 7 - \$44,000;**

**Section 10 - \$27,500;**

**Section 11 - \$52,000;**

**Section 12A - \$25,200;**

**Section 12B - \$43,000; and**

**Section 13A - \$86,000.**

**2. The letter of credit for sewer shall be:**

**Section 1 - \$6,000;**

**Section 2 - \$13,500;**

**Section 4 - \$13,500;**

**Section 5 - \$13,500;**

**Section 6 - \$4,100;**

**Section 7 - \$4,000;**

**Section 10 - \$14,000;**

**Section 11 - \$18,500;**

**Section 12A - \$1,500;**

**Section 12B - \$8,000;**

**Section 13A - \$12,000;**

**Pump station 1 - \$12,000 and**

**Pump station 2 - \$12,000.**

*\*The Town of Thompson's Station will require the sureties to be submitted in compliance with the Town's Land Development Ordinance. The LOCs shall be for a term of one (1) year and shall include an automatic renewal clause for each year.*

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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 *JC*  
**SUBJECT:** Future Plats (Bridgemore/Tollgate)

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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 recommendation 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 9<sup>th</sup>, 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.



**TUNE, ENTREKIN & WHITE, P.C.**

ATTORNEYS AT LAW

JOHN C. TUNE  
1931-1983

UBS TOWER  
SUITE 1700  
315 DEADERICK STREET  
NASHVILLE, TENNESSEE 37238

ERVIN M. ENTREKIN  
1927-1999

TEL (615) 244-2770 FAX (615) 244-2778

\*Rule 31 Rated General Civil Mediator

THOMAS V. WHITE  
JOHN W. NELLE, JR.  
THOMAS C. SCOTT  
PETER J. STRIANSE  
HUGH W. ENTREKIN  
JOHN P. WILLIAMS \*  
ROBERT L. DELANEY  
GEORGE A. DEAN  
LESA HARTLEY BKONEY  
JOSEPH P. RUSNAK  
TODD E. PANTHER \*  
DAVID B. GRAY  
SHAWN R. HENRY  
T. CHAD WHITE  
BRANDT M. MCMILLAN \*

August 23, 2016

FACSIMILE: 615-794-3313

Jack Elder, Chair  
Planning Commission  
Thompson's Station  
PO Box 100  
Thompson's Station, TN

Re: Plat Suspension, Tollgate Village/Bridgemore Village

Dear Chairman Elder,

As you know, our firm represents the owners of the two developments referenced above. Our client has informed us that there is an item on your agenda tonight to suspend plats which have previously been approved by the Planning Commission relating to those two developments, and to refuse or fail to act on future submissions. We request that this letter be made a part of the record of this evening's meeting.

The revocation or suspension of any plat previously approved under these circumstances is blatantly arbitrary and capricious. The sections referenced in the agenda and supporting documentation met the requirements when approved and continue to meet the requirements at the present time. Furthermore, a failure to act on future submissions is likewise arbitrary and capricious.

Furthermore, no notice or opportunity to be heard has been given to the owner of the property concerning this potential action by the Planning Commission. These property rights are being taken without procedural due process under either the state or federal constitutions. A particular itemization of any deficiency should be provided to the property owner prior to any action by the planning commission, and an opportunity for the property owner to demonstrate that such deficiencies do not exist or have been cured.

**TUNE, ENTREKIN & WHITE, P.C.**

Letter to Jack Elder, Chair

August 23, 2016

Page 2

be provided to the property owner prior to any action by the planning commission, and an opportunity for the property owner to demonstrate that such deficiencies do not exist or have been cured.

In fact, under the provisions of the Tennessee Vested Rights Act of 2014, any of the plats which were approved after January 1, 2015, are subject to the protection of that statute. The act specifically provides that there must be a notification of the alleged deficiencies, and that 90 days must be given to cure the alleged deficiencies. No such notice has been given pursuant to the terms of that statute.

Our client remains ready, willing and able to complete these developments to the satisfaction of the Planning Commission, the town, and the general public. Just last week our client was in Thompson's Station, meeting with town officials and resident leaders to begin a dialogue that will hopefully lead to a quick resolution of all current issues. Actions such as these do nothing to encourage our client and rather seem calculated to provoke a response. Ultimately, such actions will not assist in resolving the differences between the town and our client and are illegal as well.

The Planning Commission should not suspend or revoke any of the previously approved plats; nor should it refuse to accept or act upon future submissions.

In a spirit of cooperation, if the Planning Commission defers action on these matters tonight, our client will not convey Section 7 or Section 8 in Bridgemore Village until at least September 28, 2016.

Our client is working diligently to seek a global resolution on remaining issues. We are hopeful that the City Attorney will confirm to you, the Planning Commission, and to the Board of Mayor and Alderman our prior conversations in which we agreed that our client (MBSC) has no control over or power to terminate Crystal Clear's exclusive telecommunications easement at Bridgemore and Tollgate.

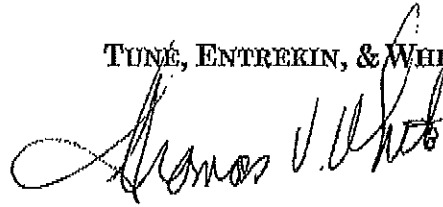
Letter to Jack Elder, Chairman, **TUNE, ENTREKIN & WHITE, P.C.**

August 23, 2016

Page 3

Sincerely,

**TUNE, ENTREKIN, & WHITE, PC**

A handwritten signature in black ink, appearing to read "Thomas V. White". The signature is written in a cursive style with a large, looping initial "T".

Thomas V. White

cc: Todd Moore 866-800-0980  
Wendy Deats 615-794-3313

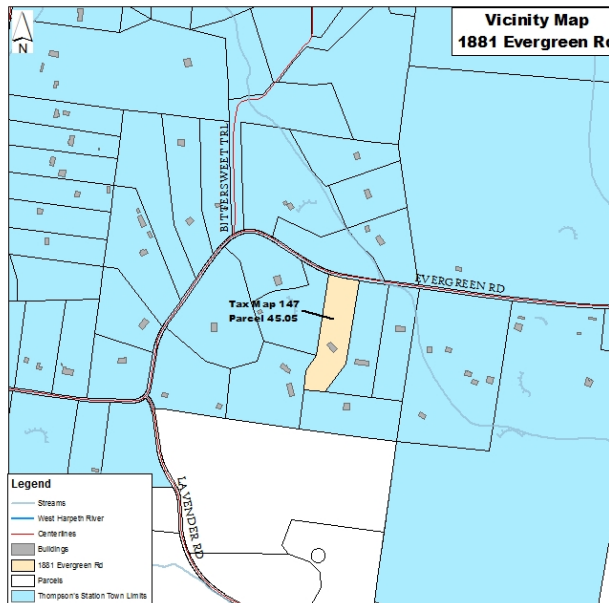
TVW:dms

**Thompson's Station Planning Commission  
Staff Report – Item 2 (File: RB 2016-002)  
September 27, 2016**

**Residential Business to permit a hot rod shop located at 1881 Evergreen Road.**

**PROJECT DESCRIPTION**

The applicant, Tommy Ring, owner of Ring Rods has submitted a request to permit a residential business on his property located at 1881 Evergreen Road.



**BACKGROUND**

The project site is 5.45 acres and is located along the south side of Evergreen Road. The site is bounded by agricultural/residential land to the north (across Evergreen Road), east, south and west, residential. The site is developed with a single-family residence and an outbuilding where the business activities occur. The site is zoned T2 Rural which permits residential business upon approval.

**ANALYSIS**

**Residential Business**

Residential Businesses are permitted for “larger residential properties which are conducive to both residential and business land uses” (LDO Section 4.11.3). The standards regulating residential businesses

are in place to promote and encourage economic activity that will not be a nuisance and can be maintained in consistency with the surrounding community and land uses.

The *italicized* text is the Land Development Ordinance standard with Staff response below.

*1. A residential business may not be permitted on lots less than one (1) acre in size.*

The property is 5.45 acres.

*2. The residents of the property must be engaged in the business. Additional non-residents may be employed in the residential business providing all parking can be provided on-site and the use does not become a nuisance to the community. Adequate parking for all employees shall be indicated on the site plan.*

The property owner resides on site and builds hot rods within an outbuilding. There are no employees associated with this business.

*3. With the exception of land uses that require cultivation of the land, all residential business uses shall be maintained within an enclosed building, not to exceed 5000 square feet.*

No new construction is required for the proposed residential business. The site has a 1,200 square foot building.



*4. All storage of materials used for the residential business shall be kept within an enclosed structure or shall be completely screened from the roadways and adjacent properties.*

Any materials necessary for the business will be stored in within the enclosed outbuilding on-site or screened from public view.

*5. All buildings utilized for the business shall maintain a minimum setback of 50 feet from any property line.*

The existing building is 75 feet from the closest property line to the east.

*6. Any land alterations necessary for the installation of any accessory structure shall be subject to review and approval of a grading plan.*

The site is developed with a residence and an outbuilding. No other alterations to the property is necessary as part of the residential business.

*7. All businesses shall comply with the code requirements for buffer yard performance standards.*

The project site is over five acres with rolling hillsides and natural vegetation to offer adequate buffering between residences. The other properties within the vicinity also have varying topography with vegetation typical for farms and large lot developments.

*8. Any business that exceeds the thresholds within the Noise Ordinance shall be required to soundproof the building.*

The Town does not have a noise ordinance at this time, noise impacts to the surrounding land uses are not anticipated given the site's size, location of the outbuilding, and the distance to neighboring housing.

*9. No activities, materials or equipment related to the residential business may negatively impact visibility from the public right-of-way or neighboring residences.*

The proposed business will be conducted within the outbuilding which is located in the rear of the primary residence. Furthermore, no materials or equipment associated with the business will be visible from the neighboring residences or the public right-of-way.

*10. Any proposed signage shall be required to obtain a sign permit prior to the installation of any signs.*

No signs are proposed with this request and any sign requested will be required to conform to the requirements set forth within the Land Development Ordinance.

#### **RECOMMENDATION**

Based on the project's consistency with the Land Development Ordinance, Staff recommends that the Planning Commission approve the request for the residential business.

#### **ATTACHMENTS**

Application packet



**GENERAL NOTES**

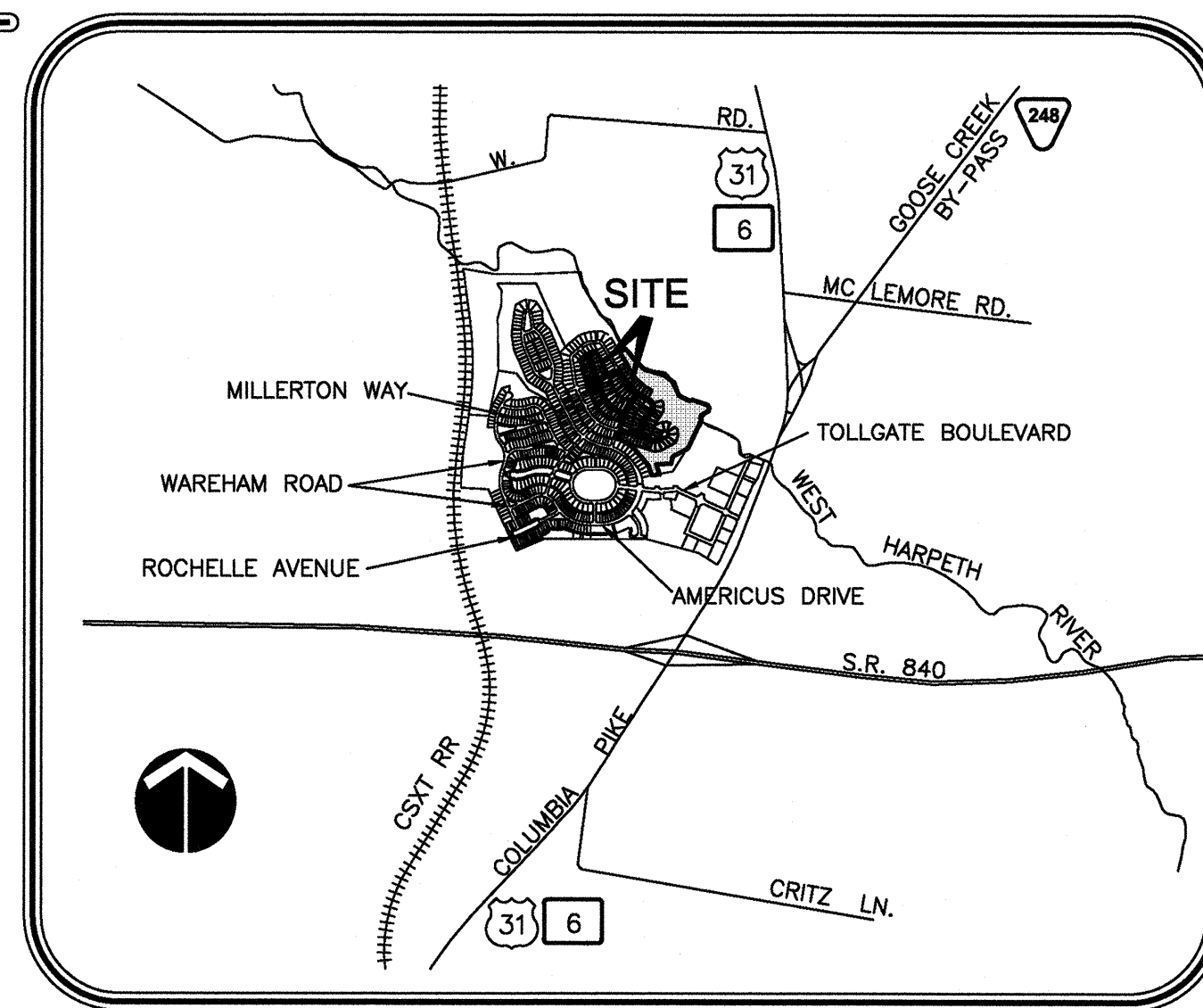
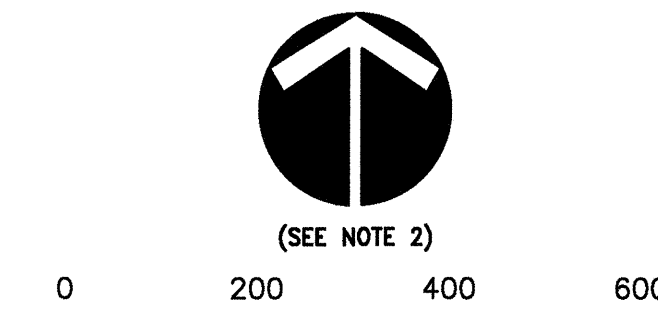
- THE PURPOSE OF THIS PLAT IS TO CREATE 105 RESIDENTIAL SINGLE-FAMILY LOTS AND SIX OPEN SPACE TRACTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA, MODEL GX 1230, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. CONTROL POINTS FOR BEARING BASE FOR PROJECT AND ROAD LOCATION IMPROVEMENTS.
- 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) 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.
- THIS PROPERTY IS CURRENTLY ZONED D3 (HIGH DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE = 55%. MINIMUM BUILDING SETBACKS PER TOWN OF THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE DATED AUGUST 9, 2015:  
FRONT: 10'  
REAR: 20'  
SIDE: 7.5'  
\*20' MINIMUM DRIVEWAY LENGTH, EXCLUSIVE OF SIDEWALKS
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY BY RAGAN-SMITH ASSOCIATES ON JULY 12, 2018 USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE" (OTHER FLOOD AREAS) AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0335F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 470424, PANEL NO. 0335, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASIC FLOOD ELEVATIONS DETERMINED. SAID MAP DEFINES ZONE "X" (OTHER FLOOD AREAS) UNDER "OTHER FLOOD AREAS" AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL STREETS ARE DESIGNATED PUBLIC AND AS SUCH ARE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS.
- ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
- OPEN SPACE AREAS, PUBLIC UTILITY AND DRAINAGE EASEMENTS (INCLUDING DRAINAGE AND DETENTION STRUCTURES), ALLEYS AND ALL LANDSCAPING WITHIN ROADWAY MEDIANS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- SANITARY SEWER LINES AND STORM LINES SHOWN HEREON WERE TAKEN FROM A PRELIMINARY DESIGN FOR THIS SECTION. FINAL PLACEMENT OF UTILITIES WILL BE DEPICTED ON THE FINAL PLAT.
- DOMESTIC WATER SUPPLY INFORMATION SHOWN HEREON IS BASED ON A PRELIMINARY DESIGN FOR THIS SECTION. FINAL PLACEMENT TO BE DESIGNED BY OTHERS AND INCLUDED ON THE FINAL PLAT. WATER TO BE PROVIDED BY H.B.&T.S.
- LOTS SHOWN THUS (\*) ARE DESIGNATED AS CRITICAL LOTS AND HAVE MANMADE SLOPES (LOTS 1601, 1602, 1607, 1608, 1610-1613, 1617-1620, 1631, 1639, 1688-1695, 1699, 1700 AND 1704) AND NATURAL SLOPES (LOTS 11945-1658 AND 1670-1674) IN EXCESS OF 15% PER SECTION 3.3.7 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 REVIEWED THE SITE PLAN.
- THE BLOCK LENGTHS IN THIS SECTION DO NOT EXCEED THE MAXIMUM LENGTH (800') FOR THE D3 ZONING DISTRICT.

**DEED REFERENCE**

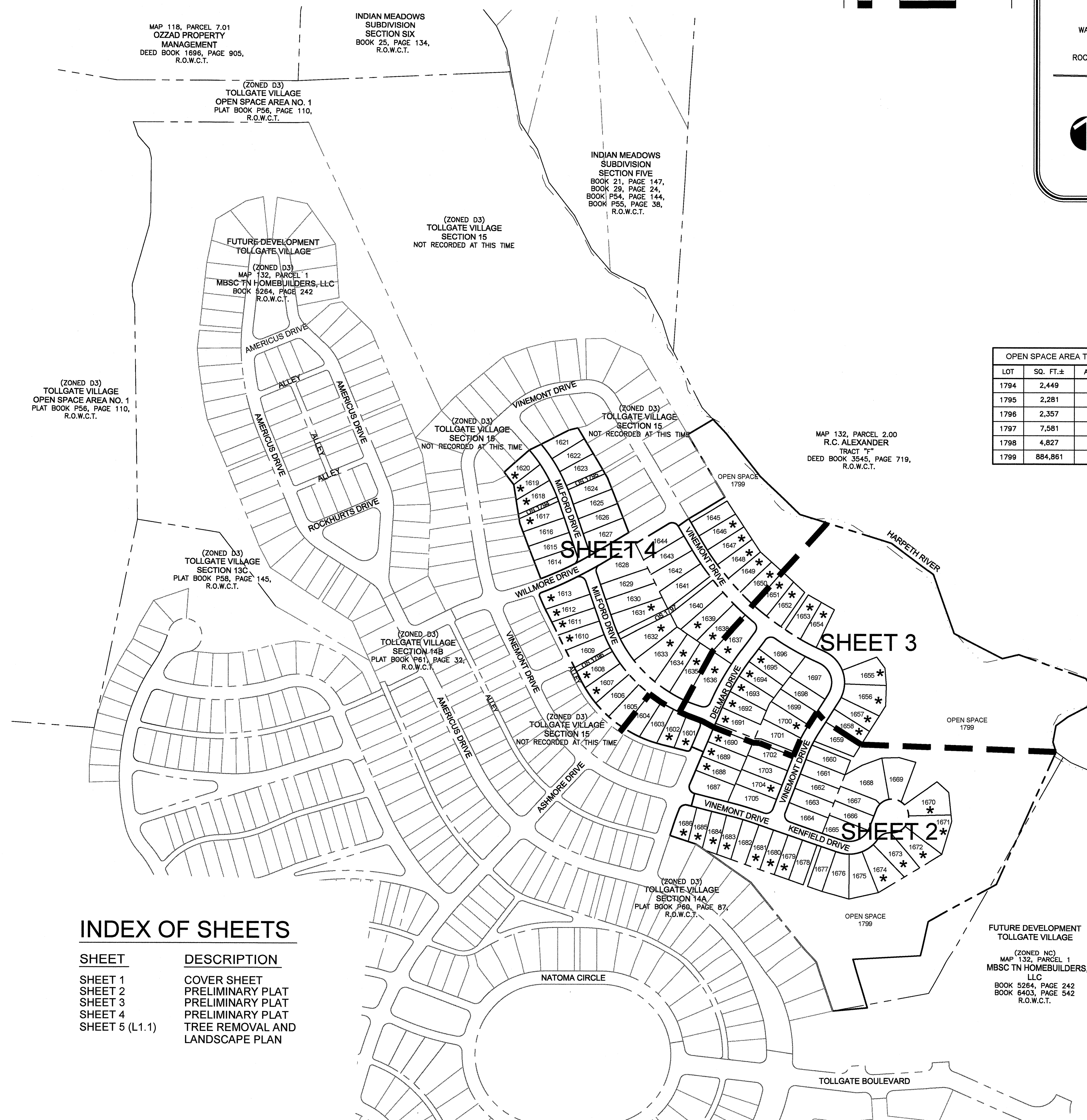
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MBSC TN HOME BUILDER, LLC FROM TGF 2010, LLC OF RECORD IN BOOK 5264, PAGE 242, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.  
  
BEING THE SAME PROPERTY CONVEYED TO MBSC TN HOME BUILDER, LLC FROM MBSC TN HOME BUILDER, LLC BY CORRECTIVE QUITCLAIM DEED OF RECORD IN BOOK 6403, PAGE 542, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

**PROPERTY MAP REFERENCE**

BEING A PORTION OF PARCEL 1 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132.



**LOCATION MAP**  
NOT TO SCALE



**OPEN SPACE AREA TABLE**

LOT	SQ. FT.±	ACRES±
1794	2,449	0.06
1795	2,281	0.05
1796	2,357	0.05
1797	7,581	0.17
1798	4,827	0.11
1799	884,861	20.31

**LOT AREA TABLE**

LOT	SQ. FT.±	ACRES±
1601	7,000	0.16
1602	7,442	0.17
1603	8,174	0.19
1604	8,753	0.20
1605	9,108	0.21
1606	9,229	0.21
1607	9,111	0.21
1608	8,775	0.20
1609	8,894	0.20
1610	8,442	0.19
1611	8,103	0.19
1612	8,456	0.19
1613	11,220	0.26
1614	9,579	0.22
1615	8,412	0.19
1616	8,514	0.20
1617	8,585	0.20
1618	8,197	0.19
1619	7,517	0.17
1620	7,237	0.17
1621	8,015	0.18
1622	7,884	0.18
1623	8,420	0.19
1624	8,450	0.19
1625	8,240	0.19
1626	8,374	0.19
1627	10,378	0.24
1628	13,972	0.32
1629	10,415	0.24
1630	10,854	0.25
1631	11,619	0.27
1632	14,407	0.33
1633	15,098	0.35
1634	12,531	0.29
1635	12,224	0.28
1636	15,348	0.35
1637	12,250	0.28
1638	11,160	0.26
1639	12,075	0.28
1640	12,322	0.28
1641	11,428	0.26
1642	10,841	0.25
1643	9,998	0.23
1644	10,626	0.24
1645	8,324	0.19
1646	8,702	0.20
1647	9,069	0.21
1648	8,935	0.21
1649	8,964	0.21
1650	9,155	0.21
1651	9,155	0.21
1652	8,964	0.21
1653	8,868	0.20

**LOT AREA TABLE**

LOT	SQ. FT.±	ACRES±
1654	8,868	0.20
1655	11,586	0.27
1656	12,611	0.29
1657	8,586	0.20
1658	8,250	0.19
1659	9,824	0.23
1660	8,217	0.19
1661	8,250	0.19
1662	8,250	0.19
1663	8,250	0.19
1664	9,153	0.21
1665	8,938	0.21
1666	8,248	0.19
1667	8,256	0.19
1668	16,513	0.38
1669	12,532	0.29
1670	13,261	0.30
1671	14,266	0.33
1672	11,253	0.26
1673	11,627	0.27
1674	11,988	0.28
1675	11,952	0.27
1676	11,244	0.26
1677	8,250	0.19
1678	8,250	0.19
1679	8,250	0.19
1680	8,250	0.19
1681	8,250	0.19
1682	8,202	0.20
1683	8,438	0.19
1684	7,839	0.18
1685	7,108	0.16
1686	7,712	0.18
1687	10,857	0.25
1688	8,254	0.19
1689	8,254	0.19
1690	8,254	0.19
1691	8,668	0.20
1692	8,723	0.20
1693	8,555	0.20
1694	8,724	0.20
1695	8,404	0.19
1696	10,232	0.23
1697	12,883	0.30
1698	8,336	0.19
1699	8,584	0.20
1700	9,556	0.22
1701	9,443	0.22
1702	8,318	0.19
1703	8,497	0.20
1704	8,593	0.20
1705	10,031	0.23

**PHASE 16**  
LOTS 1601-1705  
OPEN SPACE 1794-1799

**SITE DATA TABLE (PHASE 16)**

TOTAL LOT AREA	23.28 AC.±
TOTAL R.O.W. AREA	4.21 AC.±
OPEN SPACE AREA	20.76 AC.±
TOTAL SITE AREA	48.25 AC.±
TOTAL LINEAR FEET OF ROAD	3,827 FT.

**SURVEYOR:**  
RAGAN-SMITH ASSOCIATES, INC.  
TOM DARNALL, RLS  
315 WOODLAND STREET  
NASHVILLE, TENNESSEE 37206  
(615) 244-8591

**OWNER / DEVELOPER:**  
MBSC TN HOME BUILDER, LLC  
C/O BRIAN ROWE  
312 S. GAY STREET, SUITE 200  
KNOXVILLE, TENNESSEE 37902  
(865) 408-8322

**INDEX OF SHEETS**

SHEET	DESCRIPTION
SHEET 1	COVER SHEET
SHEET 2	PRELIMINARY PLAT
SHEET 3	PRELIMINARY PLAT
SHEET 4	PRELIMINARY PLAT
SHEET 5 (L1.1)	TREE REMOVAL AND LANDSCAPE PLAN

**LEGEND**

OS	OPEN SPACE
R.O.W.	R.O.W.
R.O.W.C.T.	REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE
*	CRITICAL LOT (SEE NOTE 12)

TOTAL AREA = 2,101,637 SQUARE FEET OR 48.25 ACRES ±

**TOLLGATE VILLAGE - PHASE 16**  
FOR  
**MBSC TN HOME BUILDER, LLC**  
TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	10-081
WK. ORDER	9260
APPROVED:	JTD
DRAWN:	AMR
SCALE:	1" = 200'
DATE:	AUGUST 23, 2018

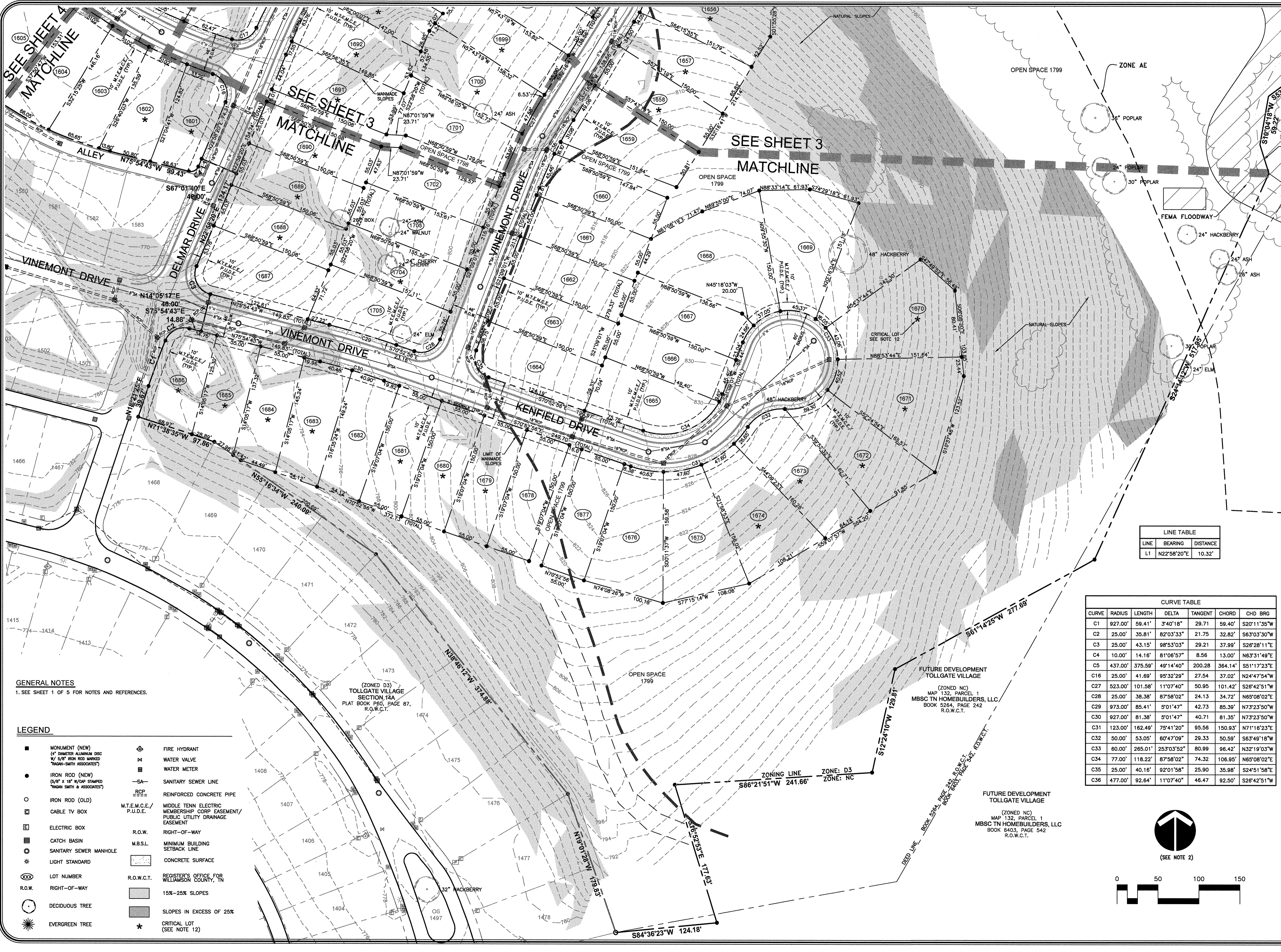
**PRELIMINARY PLAT**

**1 OF 5**

C:\0884\0884\_SURVEY\PROJECT\SECTION 16\SEC 16 PRELIM PLAT.dwg  
 PLOTTED BY AMANDA REED ON 8/14/2018 10:19 AM  
 LAST UPDATED BY AMR ON 8/13/2018 12:22 PM

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LANDSCAPE ARCHITECTS • SURVEYORS  
NASHVILLE, TENNESSEE 37208  
P.O. BOX 30075  
CHATTANOOGA, TN 37408  
(615) 244-8591





**GENERAL NOTES**  
 1. SEE SHEET 1 OF 5 FOR NOTES AND REFERENCES.

**LEGEND**

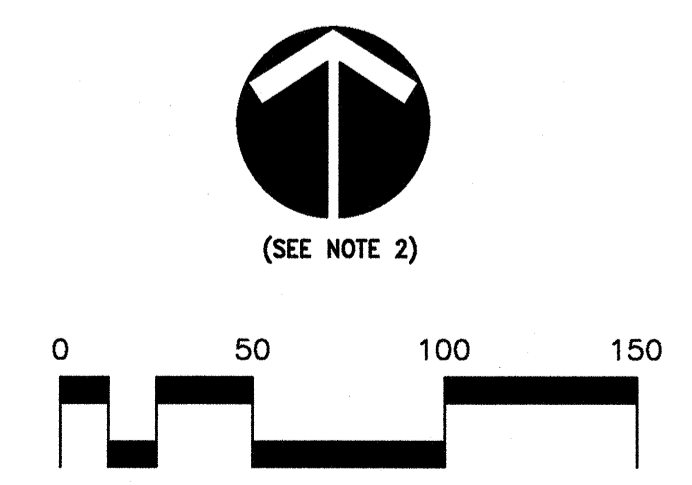
■ MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/16" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	⊕ FIRE HYDRANT
● IRON ROD (NEW) (5/8" X 18" W/ CAP STAMPED "RAGAN-SMITH & ASSOCIATES")	⊕ WATER VALVE
○ IRON ROD (OLD)	⊕ WATER METER
□ CABLE TV BOX	— SA — SANITARY SEWER LINE
⊠ ELECTRIC BOX	— RCP — REINFORCED CONCRETE PIPE
■ CATCH BASIN	⊕ M.T.E.M.C.E./ P.U.D.E. MIDDLE TENN ELECTRIC MEMBERSHIP CORP EASEMENT/ PUBLIC UTILITY DRAINAGE EASEMENT
○ SANITARY SEWER MANHOLE	— R.O.W. — RIGHT-OF-WAY
* LIGHT STANDARD	— M.B.S.L. — MINIMUM BUILDING SETBACK LINE
⊗ LOT NUMBER	▨ CONCRETE SURFACE
— R.O.W. — RIGHT-OF-WAY	— R.O.W.C.T. — REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
○ DECIDUOUS TREE	▨ 15% - 25% SLOPES
⊙ EVERGREEN TREE	▨ SLOPES IN EXCESS OF 25%
	* CRITICAL LOT (SEE NOTE 12)

**LINE TABLE**

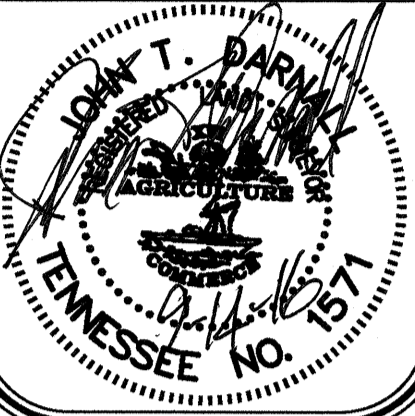
LINE	BEARING	DISTANCE
L1	N22°58'20"E	10.32'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	927.00'	59.41'	3°40'18"	29.71	59.40'	S20°11'35"W
C2	25.00'	35.81'	82°03'33"	21.75	32.82'	S63°03'30"W
C3	25.00'	43.15'	98°53'03"	29.21	37.99'	S26°28'11"E
C4	10.00'	14.16'	81°06'57"	8.56	13.00'	N63°31'49"E
C5	437.00'	375.59'	49°14'40"	200.28	364.14'	S51°17'23"E
C16	25.00'	41.69'	95°32'29"	27.54	37.02'	N24°47'54"W
C27	523.00'	101.58'	11°07'40"	50.95	101.42'	S28°42'51"W
C28	25.00'	38.38'	87°58'02"	24.13	34.72'	N65°08'02"E
C29	973.00'	85.41'	5°01'47"	42.73	85.39'	N73°23'50"W
C30	927.00'	81.38'	5°01'47"	40.71	81.35'	N73°23'50"W
C31	123.00'	162.49'	75°41'20"	95.56	150.93'	N71°16'23"E
C32	50.00'	53.05'	60°47'09"	29.33	50.59'	S63°49'18"W
C33	60.00'	265.01'	253°03'52"	80.99	96.42'	N32°19'03"W
C34	77.00'	118.22'	87°58'02"	74.32	106.95'	N65°08'02"E
C35	25.00'	40.16'	92°01'58"	25.90	35.98'	S24°51'58"E
C36	477.00'	92.64'	11°07'40"	46.47	92.50'	S28°42'51"W



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**TOLLGATE VILLAGE - PHASE 16**  
 FOR  
**MBSC TN HOME BUILDER, LLC**

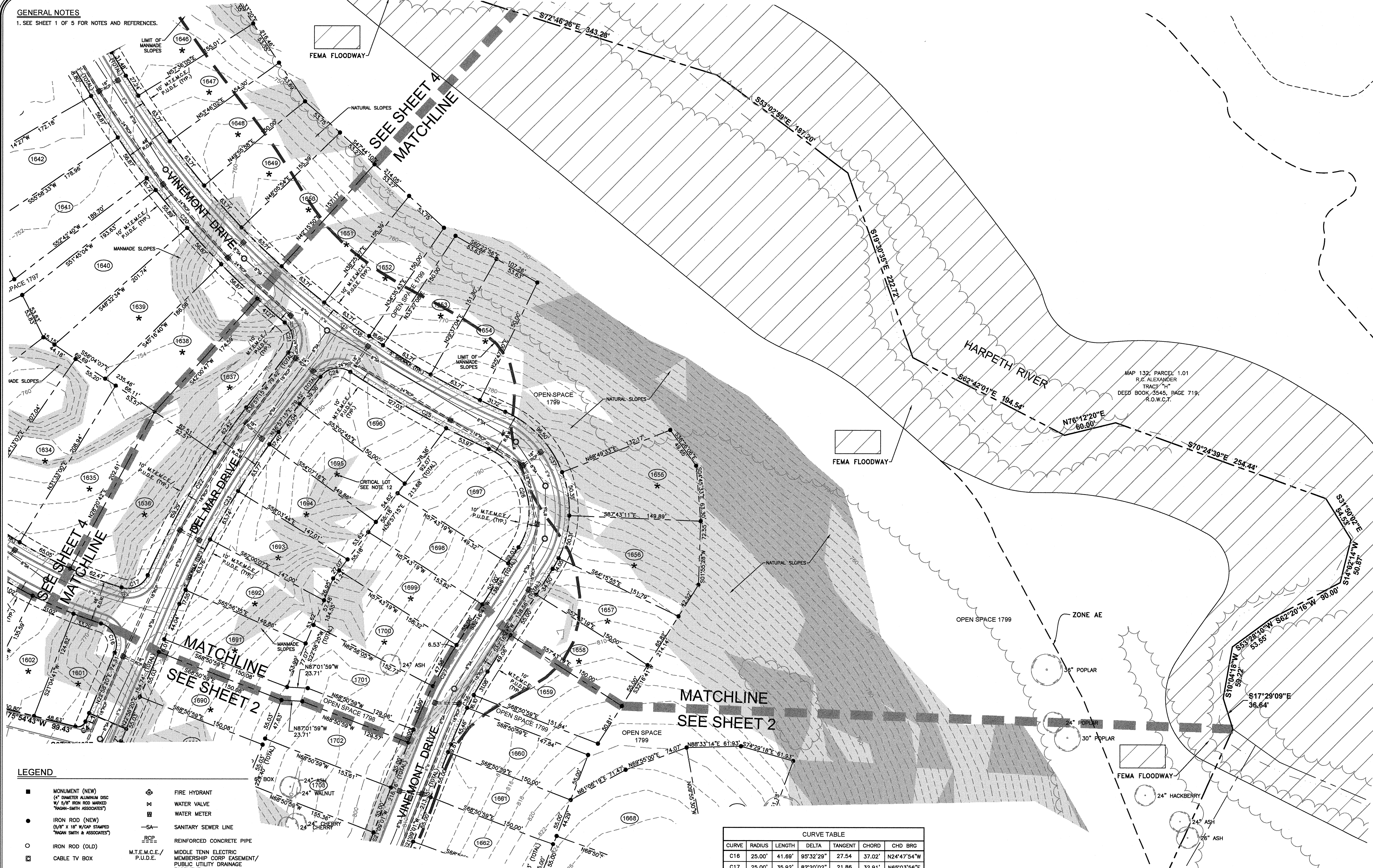
TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER	10-081	9260	JTD
APPROVED:			AMR
SCALE:	1" = 50'		
DATE:	AUGUST 23, 2016		

PRELIMINARY  
 PLAT



**GENERAL NOTES**  
 1. SEE SHEET 1 OF 5 FOR NOTES AND REFERENCES.



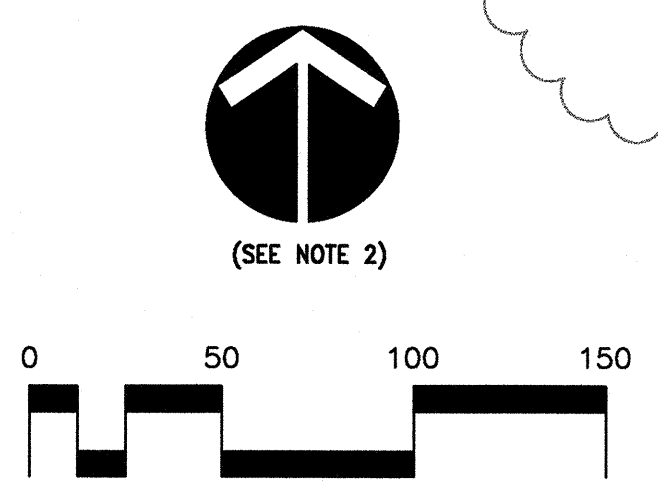
- LEGEND**
- MONUMENT (NEW)  
(4" DIAMETER ALUMINUM DISC  
W/ 5/16" IRON ROD MARKED  
"RAGAN-SMITH ASSOCIATES")
  - IRON ROD (NEW)  
(5/8" x 18" W/ CAP STAMPED  
"RAGAN SMITH & ASSOCIATES")
  - IRON ROD (OLD)
  - CABLE TV BOX
  - ELECTRIC BOX
  - CATCH BASIN
  - SANITARY SEWER MANHOLE
  - \* LIGHT STANDARD
  - XXX LOT NUMBER
  - R.O.W. RIGHT-OF-WAY
  - DECIDUOUS TREE
  - ★ EVERGREEN TREE
  - ⊕ FIRE HYDRANT
  - ⊕ WATER VALVE
  - ⊕ WATER METER
  - SANITARY SEWER LINE
  - REINFORCED CONCRETE PIPE
  - M.T.E.M.C.E./  
P.U.D.E.
  - R.O.W. RIGHT-OF-WAY
  - M.B.S.L. MINIMUM BUILDING  
SETBACK LINE
  - CONCRETE SURFACE
  - R.O.W.C.T. REGISTER'S OFFICE FOR  
WILLIAMSON COUNTY, TN
  - 15% - 25% SLOPES
  - SLOPES IN EXCESS OF 25%
  - ★ CRITICAL LOT  
(SEE NOTE 12)



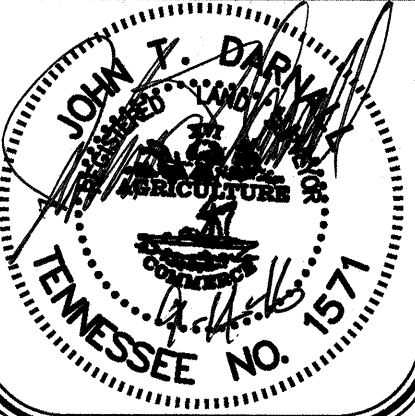
Know what's below.  
 Call before you dig.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C16	25.00'	41.69'	95°32'29"	27.54	37.02'	N24°47'54"W
C17	25.00'	35.92'	82°20'02"	21.86	32.91'	N85°03'56"E
C21	25.00'	38.10'	87°18'38"	23.85	34.52'	N06°42'04"W
C22	973.00'	221.71'	1°30'32"	111.34	221.23'	S30°25'35"W
C23	927.00'	226.22'	1°35'55"	113.67	225.66'	S28°57'48"W
C24	25.00'	38.10'	87°18'38"	23.85	34.52'	S80°36'35"W
C25	998.00'	180.99'	1°02'32"	90.74	180.74'	S60°55'49"E
C26	77.00'	132.25'	98°24'13"	89.21	116.58'	N16°55'25"W
C37	123.00'	211.25'	98°24'13"	142.51	186.23'	N16°55'25"W
C38	952.00'	587.63'	35°21'59"	303.51	578.35'	S48°26'33"E



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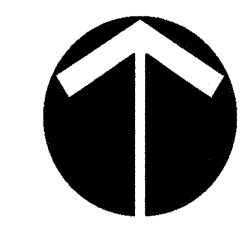
**TOLLGATE VILLAGE - PHASE 16**  
 FOR  
**MBSC TN HOMEBUILDER, LLC**  
 TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

WK. ORDER: 10-081 9260  
 APPROVED: JTD  
 DRAWN: AMR  
 SCALE: 1" = 50'  
 DATE: AUGUST 23, 2016  
 REVISIONS:  
 PRELIMINARY PLAT  
**3 OF 5**

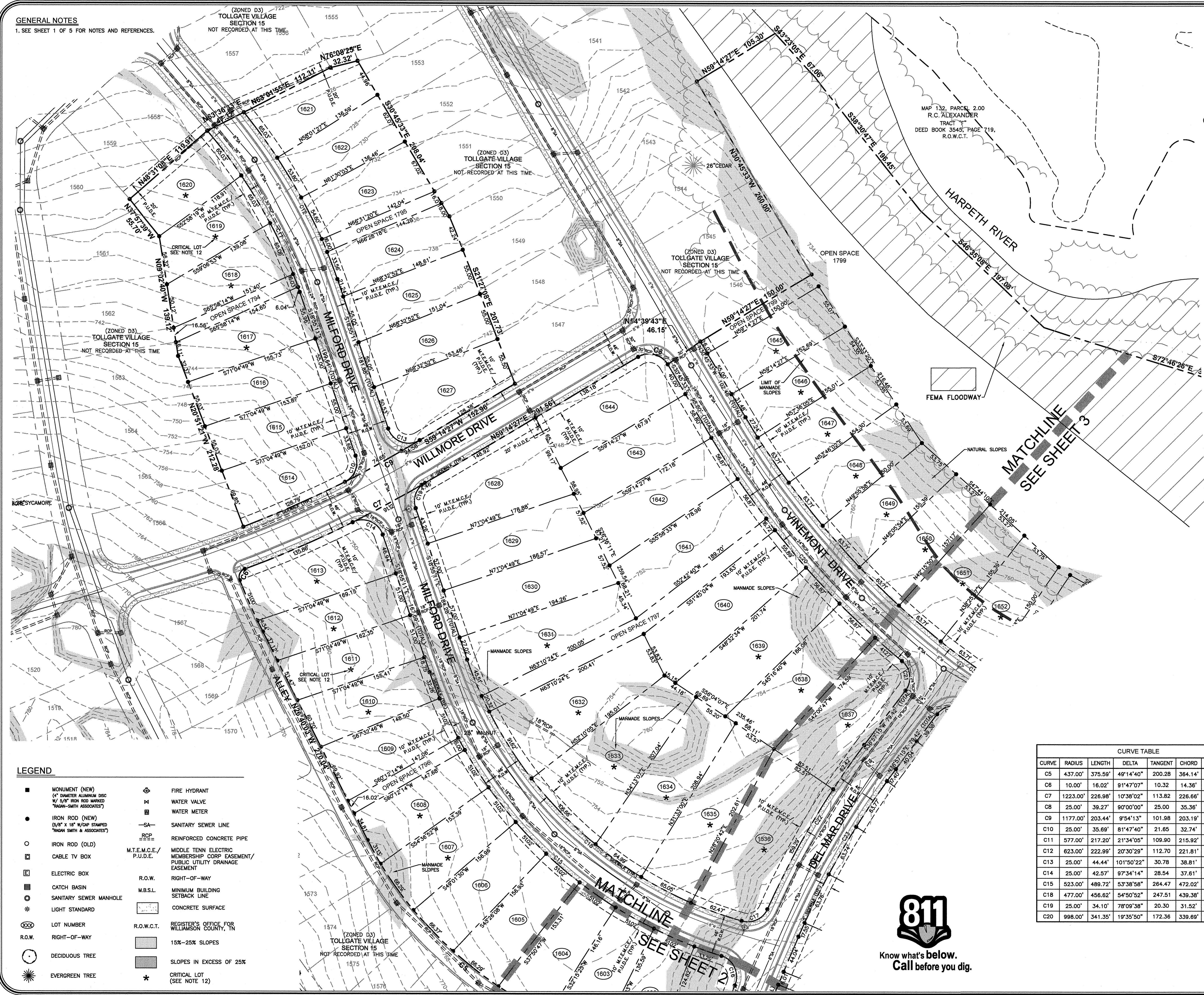


**GENERAL NOTES**  
 1. SEE SHEET 1 OF 5 FOR NOTES AND REFERENCES.

(ZONED D3)  
 TOLLGATE VILLAGE  
 SECTION 15  
 NOT RECORDED AT THIS TIME



MAP 132, PARCEL 2.00  
 R.C. ALEXANDER  
 TRACT "A"  
 DEED BOOK 3549, PAGE 719,  
 R.O.W.C.T.



**LEGEND**

■ MONUMENT (NEW) 1/4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED 'RAGAN-SMITH ASSOCIATES'	⊕ FIRE HYDRANT
● IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED 'RAGAN-SMITH ASSOCIATES')	⊖ WATER VALVE
○ IRON ROD (OLD)	⊖ WATER METER
□ CABLE TV BOX	— SA — SANITARY SEWER LINE
⊠ ELECTRIC BOX	⊠ RCP — REINFORCED CONCRETE PIPE
■ CATCH BASIN	M.T.E.M.C.E./ P.U.D.E. MIDDLE TENN ELECTRIC MEMBERSHIP CORP EASEMENT/ PUBLIC UTILITY DRAINAGE EASEMENT
○ SANITARY SEWER MANHOLE	R.O.W. RIGHT-OF-WAY
* LIGHT STANDARD	M.B.S.L. MINIMUM BUILDING SETBACK LINE
⊗ LOT NUMBER	CONCRETE SURFACE
○ R.O.W. RIGHT-OF-WAY	R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
○ DECIDUOUS TREE	15% - 25% SLOPES
⊙ EVERGREEN TREE	SLOPES IN EXCESS OF 25%
	* CRITICAL LOT (SEE NOTE 12)

**CURVE TABLE**

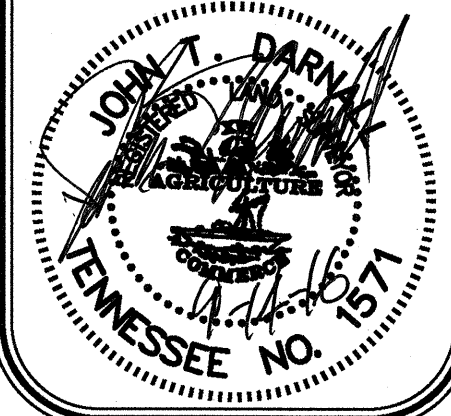
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C5	437.00'	375.59'	49°14'40"	200.28	364.14'	S51°17'23"E
C6	10.00'	16.02'	91°47'07"	10.32	14.36'	S23°58'55"W
C7	1223.00'	226.98'	10°38'02"	113.82	226.66'	N64°33'28"E
C8	25.00'	39.27'	90°00'00"	25.00	35.36'	N75°45'33"W
C9	1177.00'	203.44'	9°54'13"	101.98	203.19'	N64°11'33"E
C10	25.00'	35.69'	81°47'40"	21.65	32.74'	N21°58'39"E
C11	577.00'	217.20'	21°34'05"	109.90	215.92'	N28°42'14"W
C12	623.00'	222.99'	20°30'29"	112.70	221.81'	N29°10'26"W
C13	25.00'	44.44'	101°50'22"	30.78	38.81'	S69°50'22"E
C14	25.00'	42.57'	97°34'14"	28.54	37.61'	N67°42'18"W
C15	523.00'	489.72'	53°38'58"	284.47	472.02'	S45°44'40"E
C18	477.00'	456.62'	54°50'52"	247.51	439.38'	S46°20'37"E
C19	25.00'	34.10'	78°09'38"	20.30	31.52'	S20°09'38"W
C20	998.00'	341.35'	19°35'50"	172.36	339.69'	S40°33'28"E



**TOLLGATE VILLAGE - PHASE 16**  
 FOR  
**MBSC TN HOME BUILDER, LLC**

TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

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 NASHVILLE, TN 37208  
 (615) 446-8001  
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WK. ORDER: 10-081 9260  
 APPROVED: JTD  
 DRAWN: AMR  
 SCALE: 1" = 50'  
 DATE: AUGUST 23, 2016

PRELIMINARY PLAT

**4 OF 5**

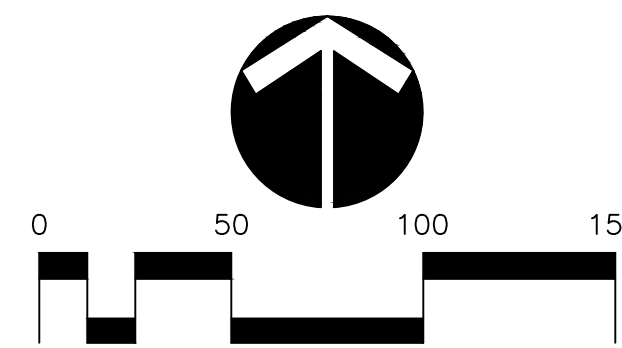


**Tree Protection / Replacement Data Table**

Tree Units Provided from Existing Trees		
Removed Tree Sizes	Quantity	Units Per Tree
24"	6	144
26"	1	26
48"	1	48
<b>Total Trees to be removed</b>	<b>8</b>	
<b>Total Units From Trees to be removed</b>		<b>218</b>
<b>Total Replacement Units Required</b>	<b>218 x 1.5 = 327</b>	
<b>Total Replacement Units Provided</b>		<b>328</b>



Know what's below.  
Call before you dig.

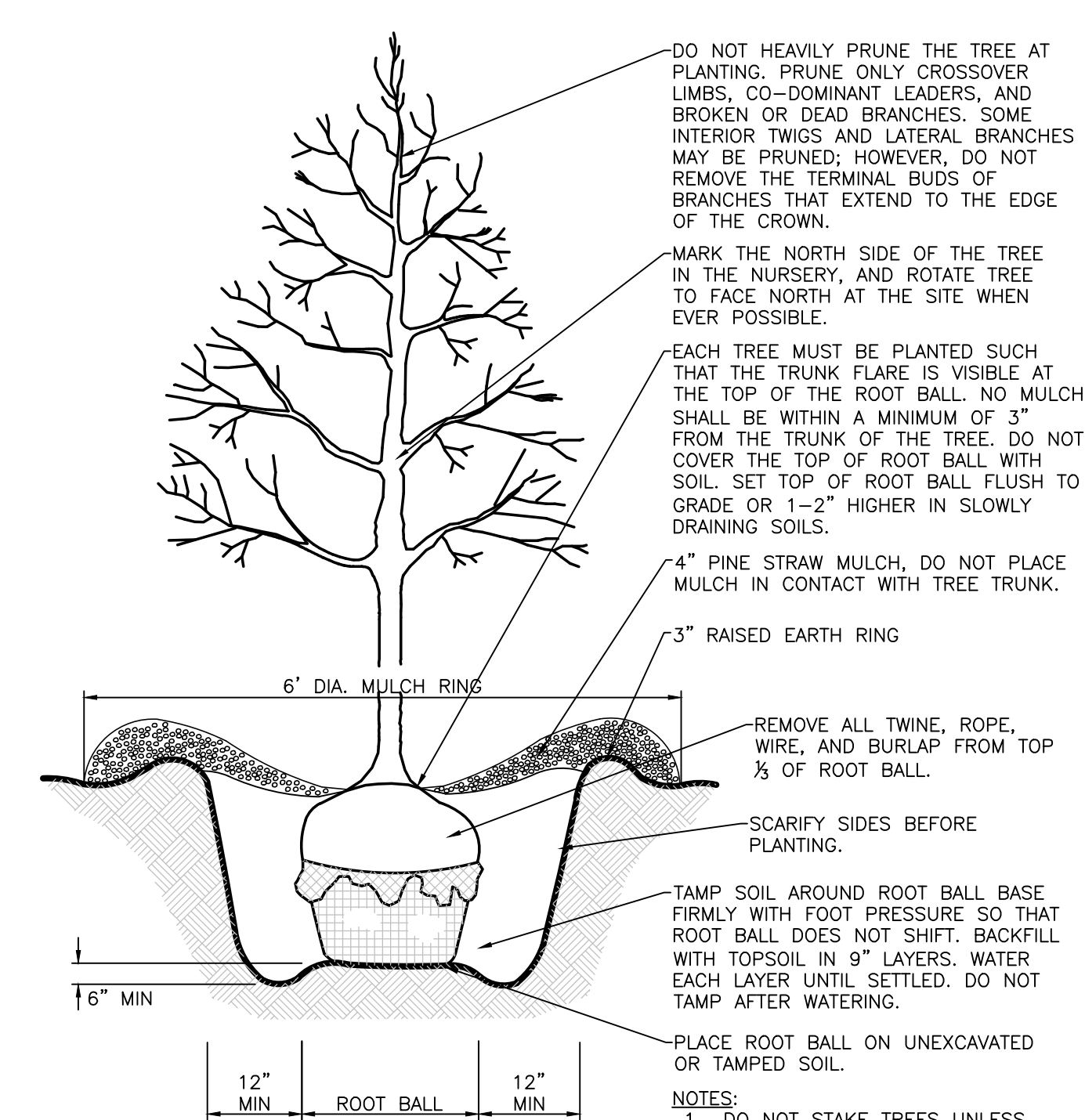
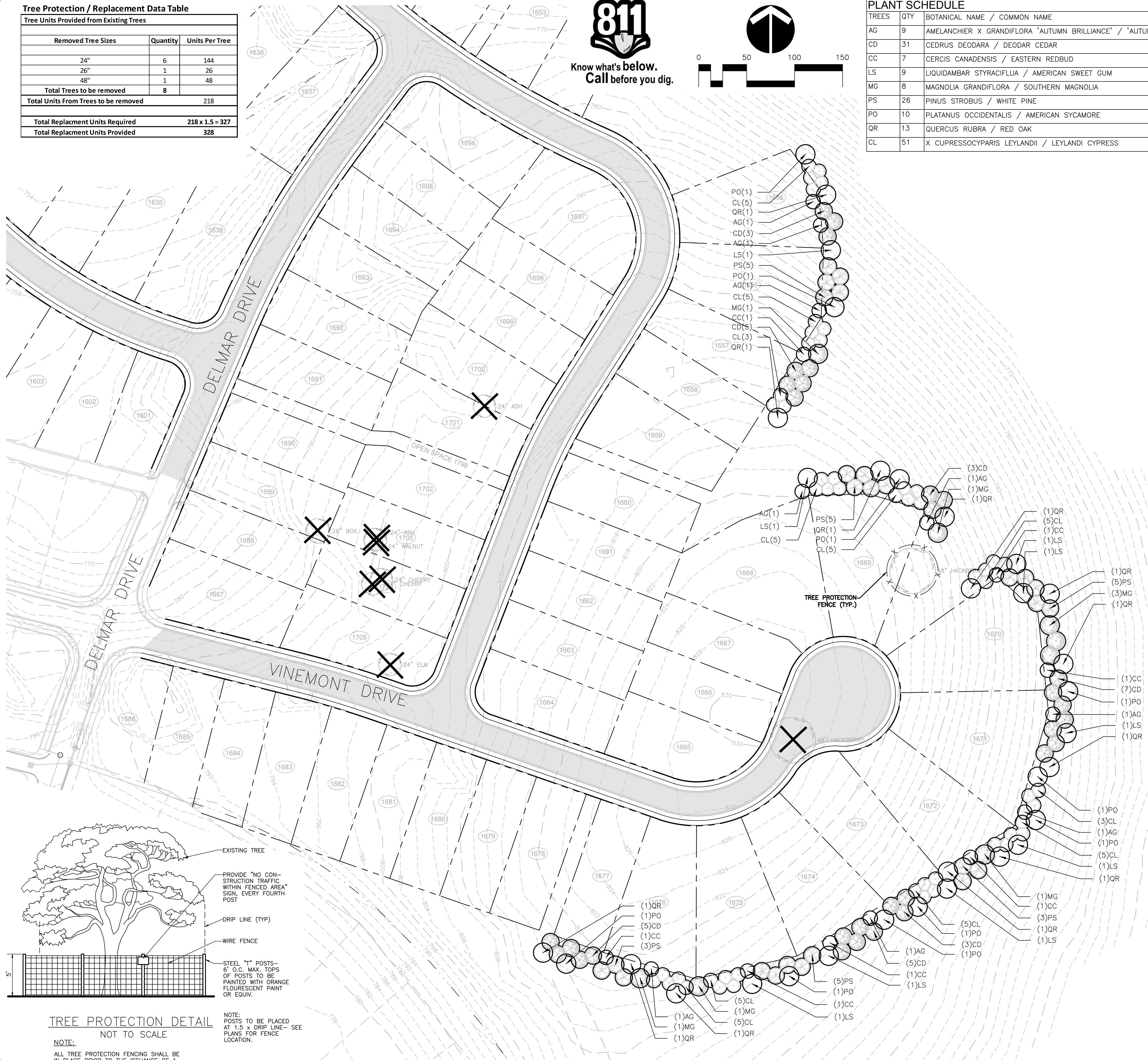


**PLANT SCHEDULE**

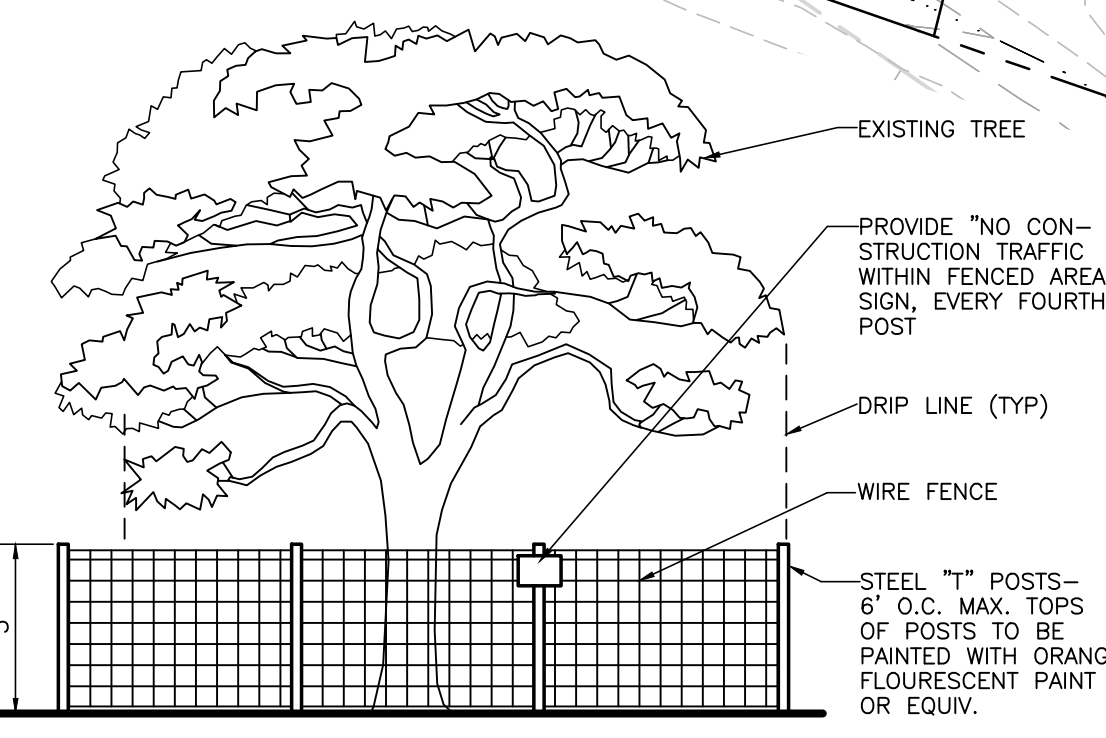
TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	SPACING	REMARKS
AG	9	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	DECIDUOUS	2" CAL.	AS SHOWN	B&B
CD	31	CEDRUS DEODARA / DEODAR CEDAR	EVERGREEN	2" CAL.	AS SHOWN	FULL TO BASE
CC	7	CERCIS CANADENSIS / EASTERN REDBUD	DECIDUOUS	2" CAL.	AS SHOWN	B&B
LS	9	LIQUIDAMBAR STYRACIFLUA / AMERICAN SWEET GUM	DECIDUOUS	2" CAL.	AS SHOWN	B&B
MG	8	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	EVERGREEN	2" CAL.	AS SHOWN	FULL TO BASE
PS	26	PINUS STROBUS / WHITE PINE	EVERGREEN	2" CAL.	AS SHOWN	FULL TO BASE
PO	10	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	DECIDUOUS	2" CAL.	AS SHOWN	B&B
QR	13	QUERCUS RUBRA / RED OAK	DECIDUOUS	2" CAL.	AS SHOWN	B&B
CL	51	X CUPRESSOCYPARIS LEYLANDII / LEYLANDI CYPRESS	EVERGREEN	2" CAL.	AS SHOWN	FULL TO BASE

**PLANTING NOTES**

- ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
- SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH OF 6.0 TO 6.5). ADD 10-10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
- APPLY HERBICIDE (TRIFLORAL OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
- CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
- SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
- SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
- CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3" INCH DEEP) BED EDGES.
- ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
- DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z80 "AMERICAN STANDARD FOR NURSERY STOCK (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC."
- THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
- CONTRACTOR TO WARRANT ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.



**TREE PLANTING**  
NOT TO SCALE

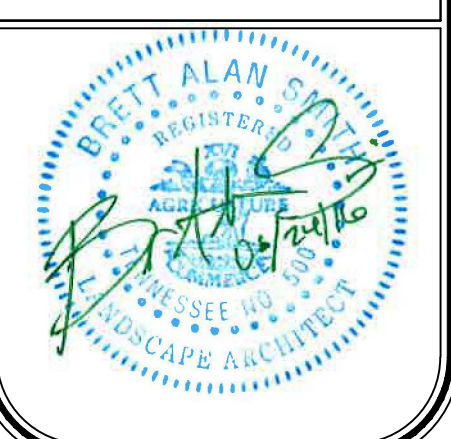


**TREE PROTECTION DETAIL**  
NOT TO SCALE

NOTE: ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

**RAGAN SMITH**  
LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS

CHATTANOOGA  
P.O. BOX 6070  
CHATTANOOGA, TENN 37408  
815.344.5561 (CZ) 800.400



**SECTION 16**  
**CONSTRUCTION PLANS**  
THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE



WK. ORDER	9260
DESIGNED:	B. SMITH
DRAWN:	T. GARDNER
SCALE:	1"=50'
DATE:	AUGUST 24, 2016

**TREE REMOVAL & LANDSCAPE PLAN**

**L1.1**

© 2016 RAGAN SMITH LANDSCAPE ARCHITECTS, P.C. ALL RIGHTS RESERVED. THIS PLAN IS THE PROPERTY OF RAGAN SMITH LANDSCAPE ARCHITECTS, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

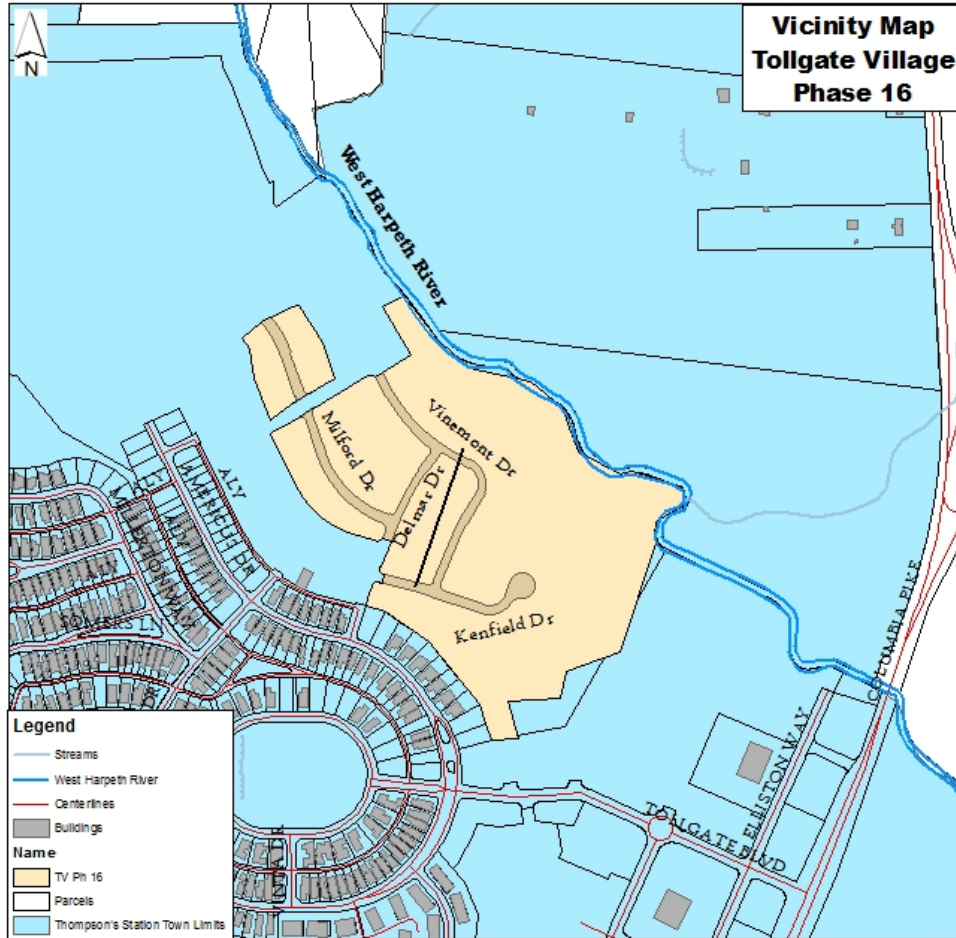


**Thompson's Station Planning Commission  
Staff Report –Item 3 (PP 2016-006)  
September 27, 2016**

**Preliminary plat for Phase 16 to create 105 single family lots and six open space lots.**

**PROJECT DESCRIPTION**

A request to approve the preliminary plat for Phases 16 of Tollgate Village to create 105 single family lots and six open space lots.



**BACKGROUND**

On July 28, 2015, a preliminary plat was approved by the Planning Commission for phase 15 within Tollgate Village. On February 23, 2016, the Planning Commission approved a revision to the phase 15 preliminary plat to revise the layout of a portion of the section. Approval of the phase incorporated a contingency to require an updated traffic study with a schedule of improvements for the traffic mitigation including secondary access and a traffic signal. At this time, the applicant has completed plans for the traffic signal, however TDOT has not issued any approvals for installation.

Roads in several sections of the Tollgate Village have not been completed or adequately maintained by developer, and with the exception of sections 13C, 14A and 14B, no bonds or letters of credit to insure completion of such roads have been posted. Due to the failure to complete or maintain these roads and lack of bonds posted, the Board of Mayor and Aldermen requested that the Planning Commission suspend plats in Tollgate Village. On August 23, 2016, the Planning Commission

suspended phase 15 and any future plats for Tollgate Village until the September 27, 2016 Planning Commission meeting when the Commission will further discuss the issue of plat suspension.

Tollgate Village was granted an allocation of 943 equivalent dwelling units (edus) for the development. To date, they've received plat approvals for 711 of the allocated edus (including phase 15). If the plats for phases 16 and 17 are approved, 887 taps will be used, leaving 56 edus available for the remaining development.

## **ANALYSIS**

### **Preliminary Plat**

The preliminary plat provides an analysis of the site's special features and the response to those features (LDO Section 5.4.3). This preliminary plat for phases 16 includes the creation of 105 single family lots and six lots totaling approximately 21 acres of open space. However, the layout of this phase is not consistent with the approved development plan (dated 4-15-14). Changes include a revision to the layout of the roads, including roads not identified on the development plan, removal of two open space areas, the addition of another open space lot and the phase is shifted eastward up the hill previously identified as open space. The applicant has submitted an open space exhibit showing that the shift is due to stormwater infrastructure and that 120 acres (35%) of the land will still be platted as open space. However, given the changes within phases 15, 16 and 17, Staff recommends a development plan be submitted showing the proposed revisions prior to plat approvals.

### **Traffic Improvements**

An updated traffic study has not been submitted to determine appropriate secondary access. Based upon the original traffic prepared for the project in 2003, the recommended improvements have not been complete and an updated traffic study for the current approved development plan (dated 4-15-14) has not been submitted. Therefore, Staff does not recommend further approvals until traffic mitigation is appropriately identified and completed.

### **Sewer**

The Town Engineer has requested an evaluation of the main pump station and report of the necessary upgrades due to the flow that will be generated from the two other pump stations within Tollgate Village. Therefore, prior to further plat approvals, sewer infrastructure improvements must be reviewed, approved and installed.

## **RECOMMENDATION**

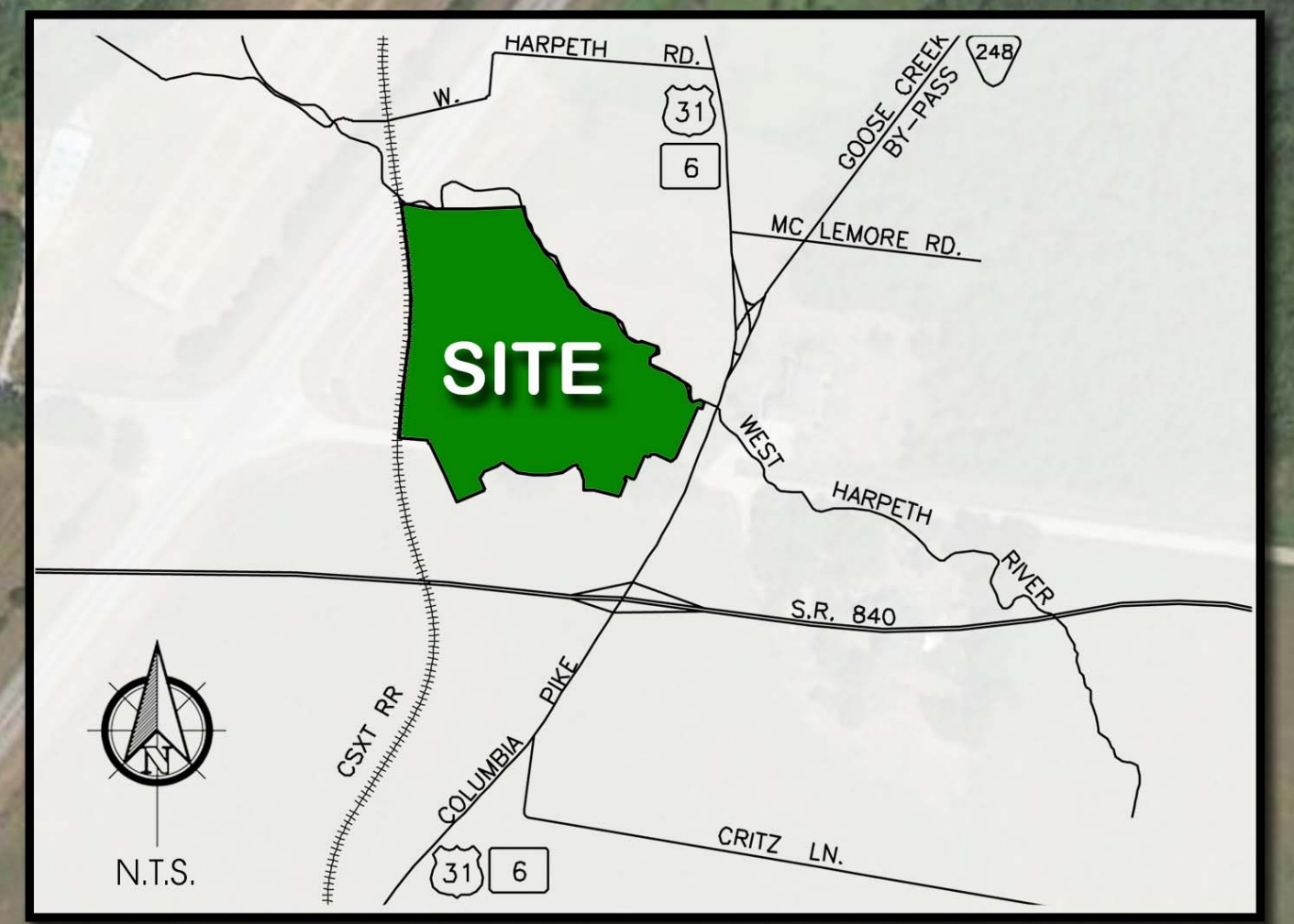
Based on the suspension of plats, the need for a revised development plan along with a commitment to necessary traffic and sewer improvements, Staff recommends that the Planning Commission defer the preliminary plat for phase 17 of Tollgate Village to October 25, 2016.

## **ATTACHMENT**

### **Preliminary Plat**

Tollgate Village Approved Development Plan (4-15-14)





**VICINITY MAP**  
NOT TO SCALE

**SITE DATA**

TOTAL SITE AREA ..... 345.9 ACRES

OPEN SPACE ..... 120 ACRES (35%)

LAND USES:

**SINGLE FAMILY** ..... 669 Total  
 Platted ..... 378  
 Proposed ..... 474

**TOWNHOME** ..... 88 Total  
 Platted ..... 61  
 Proposed ..... 27

**MULTI-FAMILY/CONDO** ..... 256 Total  
 Existing ..... 30  
 Proposed ..... 220

**OFFICE**  
 Prof. Office ..... 30,000 s.f.

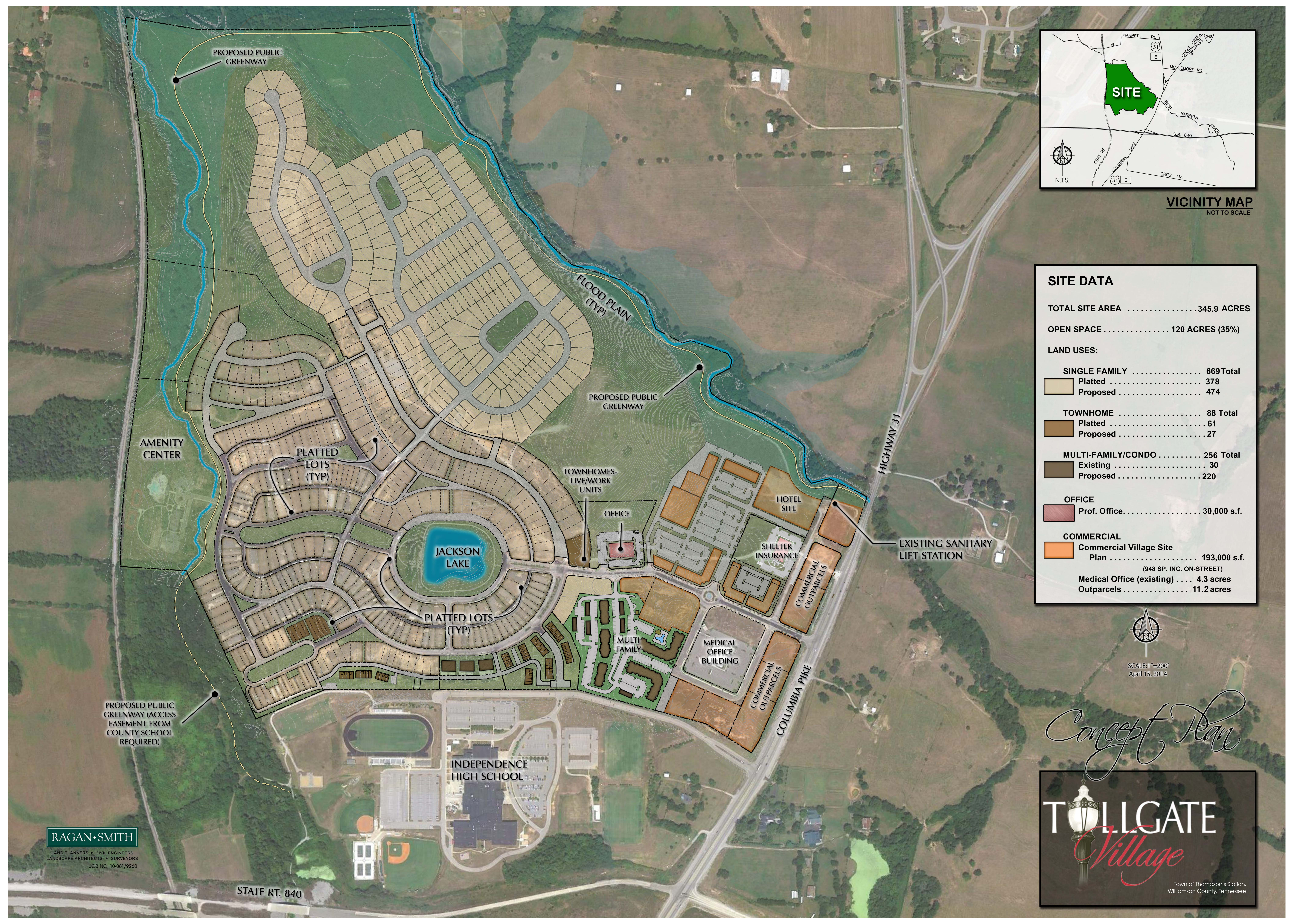
**COMMERCIAL**  
 Commercial Village Site  
 Plan ..... 193,000 s.f.  
 (948 SP. INC. ON-STREET)  
 Medical Office (existing) . . . . 4.3 acres  
 Outparcels ..... 11.2 acres



SCALE: 1" = 200'  
April 15, 2014

*Concept Plan*

Town of Thompson's Station,  
Williamson County, Tennessee



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

STATE RT. 840



**GENERAL NOTES**

- THE PURPOSE OF THIS PLAT IS TO CREATE 71 RESIDENTIAL SINGLE-FAMILY LOTS AND FIVE OPEN SPACE TRACTS.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA, MODEL GX 1230, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. CONTROL POINTS FOR BEARING BASE FOR PROJECT AND ROAD LOCATION IMPROVEMENTS.
- 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) 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.
- THIS PROPERTY IS CURRENTLY ZONED D3 (HIGH DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE - 55%. MINIMUM BUILDING SETBACKS PER TOWN OF THOMPSON'S STATION LAND DEVELOPMENT ORDINANCE DATED AUGUST 9, 2015:  
FRONT: 10'  
REAR: 20'  
SIDE: 7.5'  
\*20' MINIMUM DRIVEWAY LENGTH, EXCLUSIVE OF SIDEWALKS
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY BY RAGAN-SMITH ASSOCIATES ON JANUARY 26, 2015 USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE" AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 471870335F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0335, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASE FLOOD ELEVATIONS DETERMINED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL STREETS ARE DESIGNATED PUBLIC AND AS SUCH ARE PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENTS.
- ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
- OPEN SPACE AREAS, PUBLIC UTILITY AND DRAINAGE EASEMENTS (INCLUDING DRAINAGE AND DETENTION STRUCTURES), ALLEYS AND ALL LANDSCAPING WITHIN ROADWAY MEDIANS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
- SANITARY SEWER LINES AND STORM LINES SHOWN HEREON WERE TAKEN FROM A PRELIMINARY DESIGN FOR THIS SECTION. FINAL PLACEMENT OF UTILITIES WILL BE DEPICTED ON THE FINAL PLAT.
- DOMESTIC WATER SUPPLY INFORMATION SHOWN HEREON IS BASED ON A PRELIMINARY DESIGN FOR THIS SECTION. FINAL PLACEMENT TO BE DESIGNED BY OTHERS AND INCLUDED ON THE FINAL PLAT. WATER TO BE PROVIDED BY H.B.&S.
- LOTS SHOWN THUS (\*) ARE DESIGNATED AS CRITICAL LOTS AND HAVE MANMADE SLOPES IN EXCESS OF 15%. PER SECTION 3.3.7 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 REVIEWED THE SITE PLAN.
- THE BLOCK LENGTHS IN THIS SECTION DO NOT EXCEED THE MAXIMUM LENGTH (800') FOR THE D3 ZONING DISTRICT.

**PHASE 17**

LOTS 1706-1755  
OPEN SPACE 1789-1793

**SITE DATA TABLE (PHASE 17)**

TOTAL LOT AREA	- 13.76 ACRES±
TOTAL R.O.W. AREA	- 3.73 ACRES±
OPEN SPACE AREA	- 16.80 ACRES±
TOTAL SITE AREA	- 34.29 ACRES±
TOTAL LINEAR FEET OF ROAD	- 4322 FEET

**SURVEYOR:**

RAGAN-SMITH ASSOCIATES, INC.  
TOM DARNALL, RLS  
315 WOODLAND STREET  
NASHVILLE, TENNESSEE 37206  
(615) 244-8591

**OWNER / DEVELOPER**

MBSC TN HOME BUILDER, LLC  
C/O BRIAN ROWE  
312 S. GAY STREET, SUITE 200  
KNOXVILLE, TENNESSEE 37902  
(865) 408-8322

**LEGEND**

- OS OPEN SPACE
- R.O.W. R.O.W.
- R.O.W.C.T. REGISTER'S OFFICE  
WILLIAMSON COUNTY, TENNESSEE
- \* CRITICAL LOT  
(SEE NOTE 12)

**DEED REFERENCE**

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MBSC TN HOME BUILDER, LLC, FROM TOF 2010, LLC OF RECORD IN BOOK 5264, PAGE 242, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

**PROPERTY MAP REFERENCE**

BEING A PORTION OF PARCEL 1 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP 132.

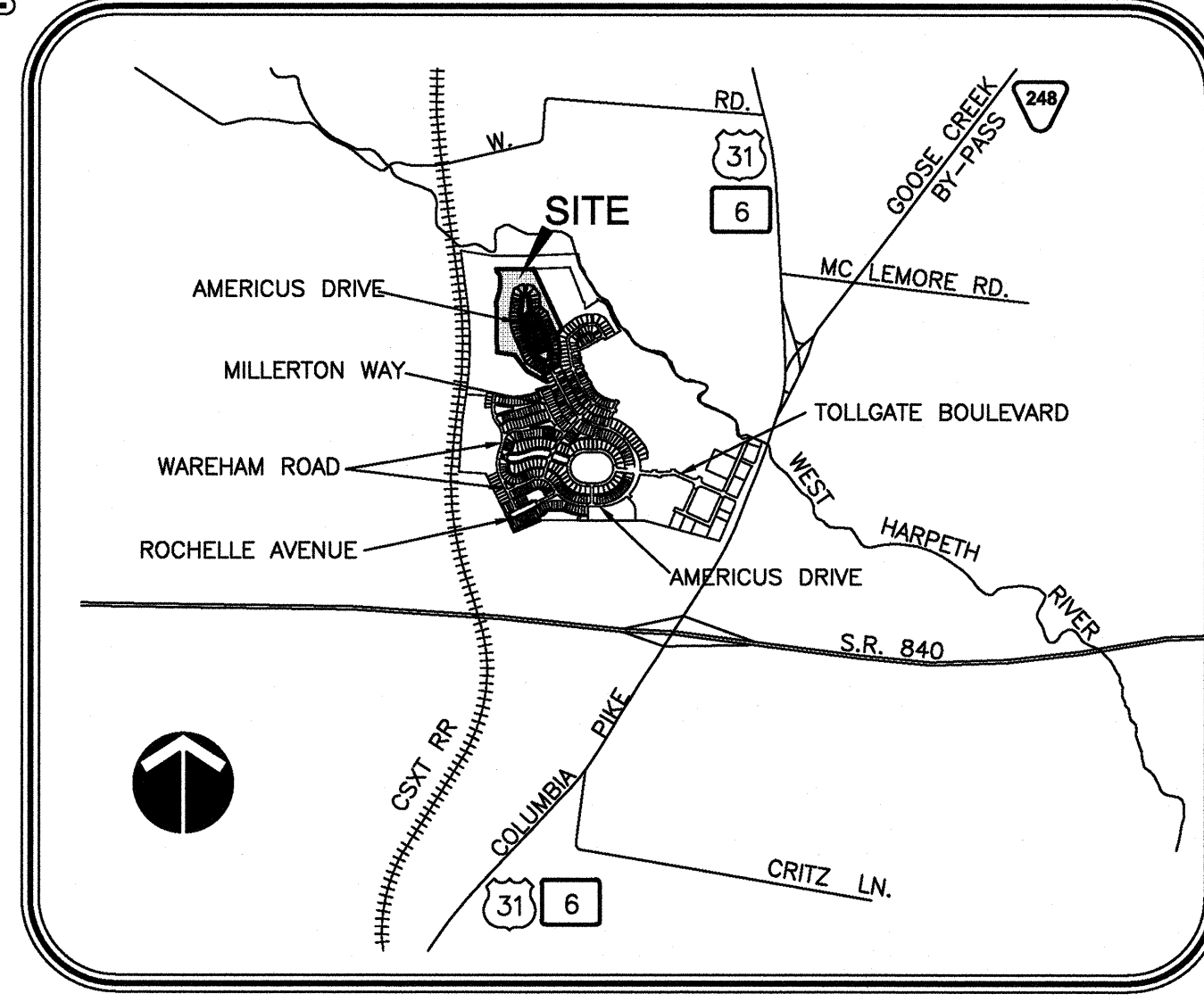
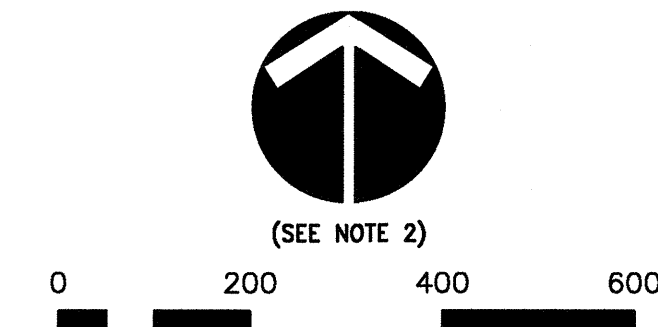
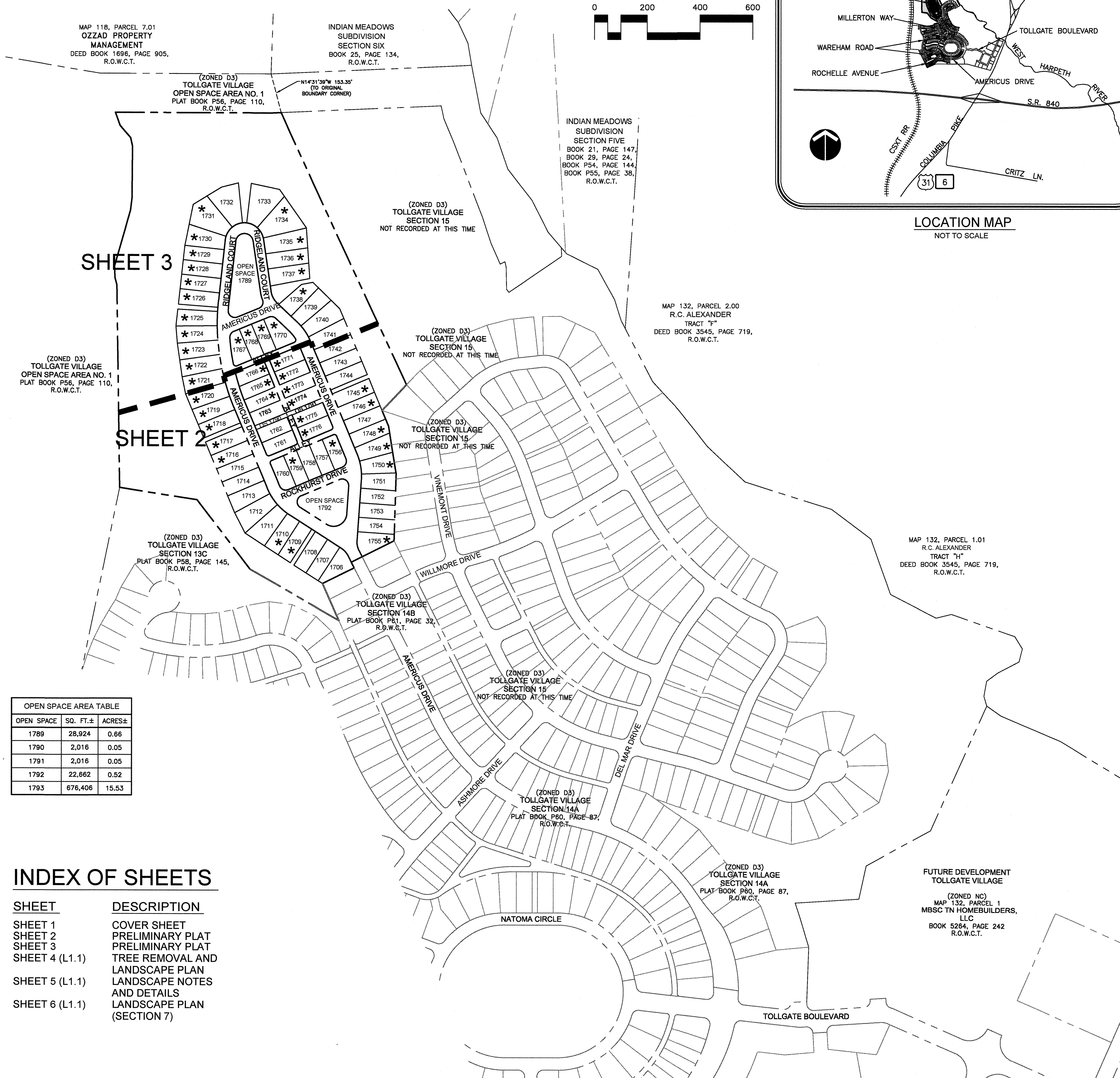
LOT	SQ. FT.±	ACRES±
1706	8,261	0.19
1707	8,316	0.19
1708	8,298	0.19
1709	8,274	0.19
1710	8,804	0.20
1711	10,603	0.24
1712	10,679	0.25
1713	9,148	0.21
1714	8,250	0.19
1715	8,250	0.19
1716	8,250	0.19
1717	8,250	0.19
1718	8,250	0.19
1719	8,716	0.20
1720	9,031	0.21
1721	9,132	0.21
1722	9,202	0.21
1723	9,197	0.21
1724	9,345	0.21
1725	9,243	0.21
1726	8,614	0.20
1727	8,250	0.19
1728	8,250	0.19
1729	8,250	0.19
1730	9,841	0.23
1731	13,716	0.31
1732	12,940	0.30
1733	14,161	0.33
1734	14,599	0.34
1735	11,258	0.26
1736	9,216	0.21
1737	9,534	0.22
1738	8,436	0.19
1739	9,027	0.21
1740	10,478	0.24
1741	9,041	0.21
1742	8,250	0.19
1743	8,250	0.19
1744	8,250	0.19
1745	8,250	0.19
1746	8,250	0.19
1747	8,250	0.19
1748	8,172	0.19
1749	8,541	0.20
1750	8,412	0.19
1751	7,866	0.18
1752	7,341	0.17
1753	7,458	0.17
1754	7,575	0.17
1755	8,429	0.19
1756	6,837	0.16
1757	6,678	0.15
1758	6,678	0.15
1759	6,678	0.15
1760	7,077	0.16
1761	7,013	0.16
1762	6,678	0.15
1763	6,678	0.15
1764	6,678	0.15
1765	6,624	0.15
1766	6,710	0.15
1767	7,220	0.17
1768	6,300	0.14
1769	6,300	0.14
1770	8,014	0.18
1771	7,013	0.16
1772	6,678	0.15
1773	6,678	0.15
1774	6,678	0.15
1775	6,678	0.15
1776	7,013	0.16

OPEN SPACE	SQ. FT.±	ACRES±
1789	28,924	0.66
1790	2,016	0.05
1791	2,016	0.05
1792	22,662	0.52
1793	676,406	15.53

**INDEX OF SHEETS**

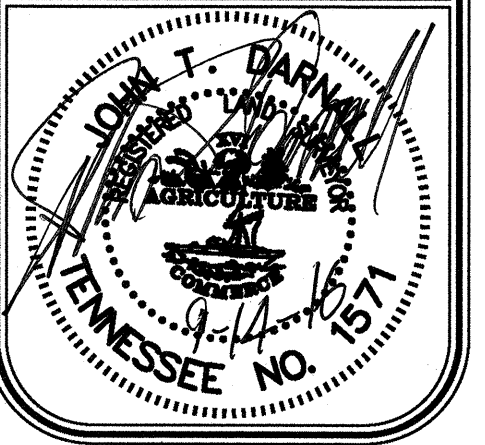
SHEET	DESCRIPTION
SHEET 1	COVER SHEET
SHEET 2	PRELIMINARY PLAT
SHEET 3	PRELIMINARY PLAT
SHEET 4 (L1.1)	TREE REMOVAL AND LANDSCAPE PLAN
SHEET 5 (L1.1)	LANDSCAPE NOTES AND DETAILS
SHEET 6 (L1.1)	LANDSCAPE PLAN (SECTION 7)

TOTAL AREA = 1,493,683 SQUARE FEET OR 34.29 ACRES ±



LOCATION MAP  
NOT TO SCALE

**RAGAN-SMITH**  
LAND PLANNERS • CIVIL ENGINEERS  
LANDSCAPE ARCHITECTS • SURVEYORS  
CHATTANOOGA  
1410 COMMERCE STREET  
NASHVILLE, TN 37203  
(615) 244-8591  
www.ragan-smith.com



**TOLLGATE VILLAGE - PHASE 17**  
FOR  
**MBSC TN HOME BUILDER, LLC**  
TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

JOB NO. 10-081  
WK. ORDER 9260  
APPROVED: JTD  
DRAWN: SUN/AMR  
SCALE: 1" = 200'  
DATE: AUGUST 23, 2016  
REVISIONS

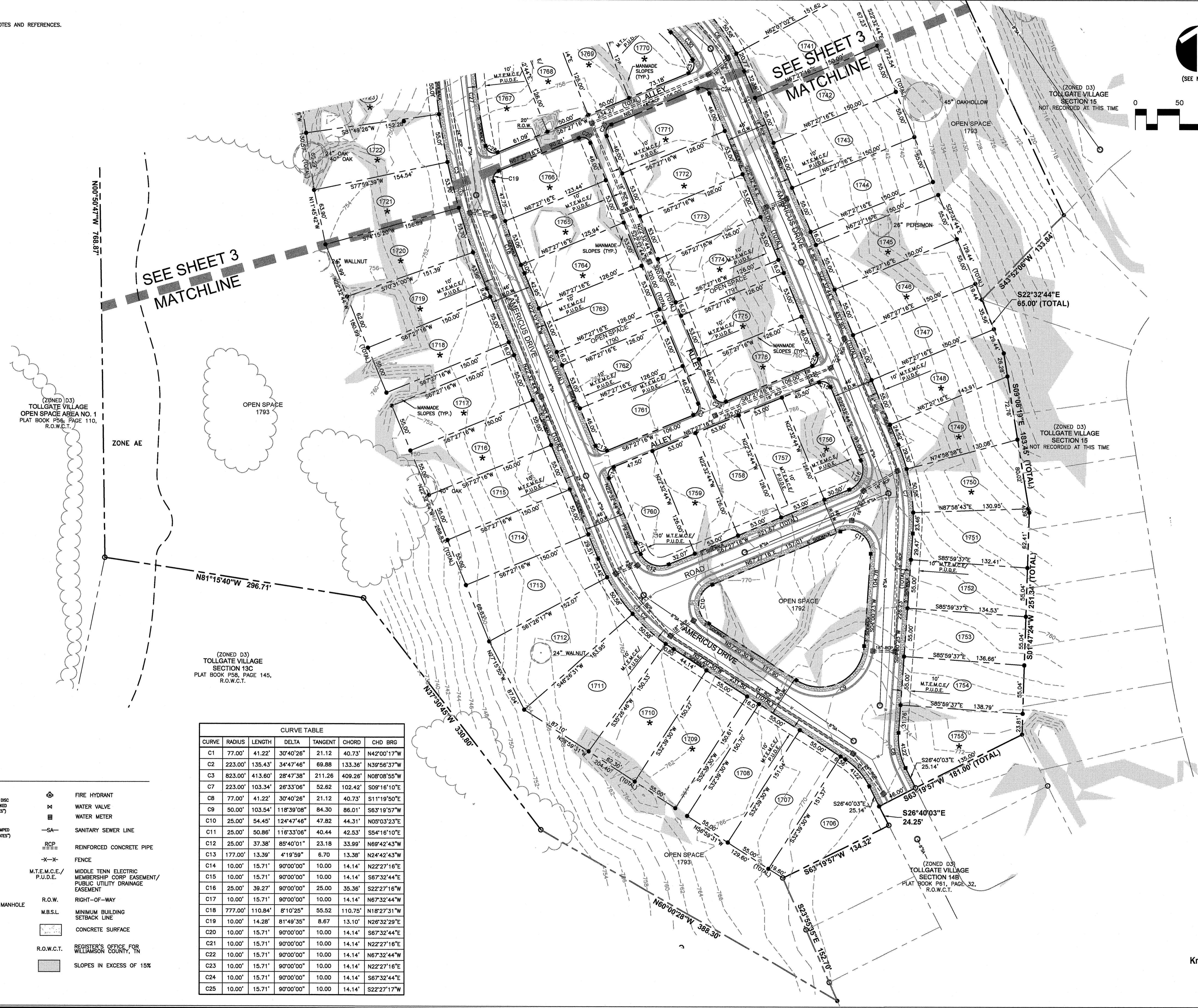
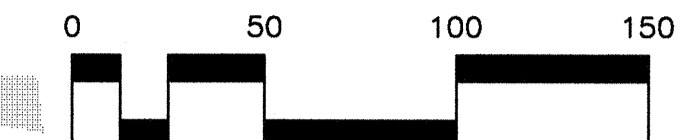
PRELIMINARY PLAT

**1 OF 6**

G:\0081-02601-SURVEY\PLATS\SECTION 17\PRELIMINARY PLAT\SEC 17.PRELIM PLAT.DWG PLOTTED BY AMANDA NEED OR BY WZ0216 10:08 AM LAST UPDATED BY AMR ON 08/23/2016 12:23 PM



GENERAL NOTES  
 1. SEE SHEET 1 OF 6 FOR NOTES AND REFERENCES.



(ZONED D3)  
 TOLLGATE VILLAGE  
 OPEN SPACE AREA NO. 1  
 PLAT BOOK P56, PAGE 110,  
 R.O.W.C.T.

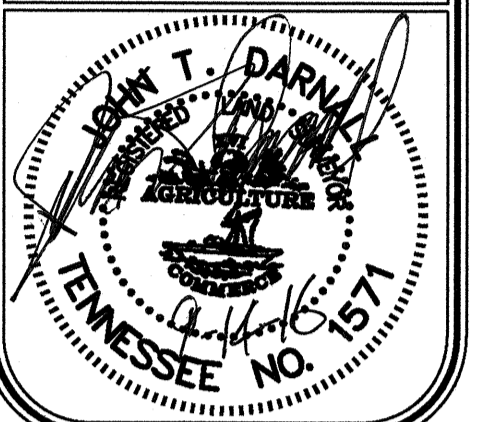
ZONE AE

(ZONED D3)  
 TOLLGATE VILLAGE  
 SECTION 13C  
 PLAT BOOK P58, PAGE 145,  
 R.O.W.C.T.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	77.00'	41.22'	30°40'26"	21.12	40.73'	N42°00'17"W
C2	223.00'	135.43'	34°47'46"	69.88	133.36'	N39°56'37"W
C3	823.00'	413.60'	28°47'38"	211.26	409.26'	N08°08'55"W
C7	223.00'	103.34'	26°33'06"	52.62	102.42'	S09°16'10"E
C8	77.00'	41.22'	30°40'26"	21.12	40.73'	S11°19'50"E
C9	50.00'	103.54'	118°39'08"	84.30	86.01'	S63°19'57"W
C10	25.00'	54.45'	124°47'46"	47.82	44.31'	N05°03'23"E
C11	25.00'	50.86'	116°33'06"	40.44	42.53'	S54°16'10"E
C12	25.00'	37.38'	85°40'01"	23.18	33.99'	N69°42'43"W
C13	177.00'	13.39'	4°19'59"	6.70	13.38'	N24°42'43"W
C14	10.00'	15.71'	90°00'00"	10.00	14.14'	N22°27'16"E
C15	10.00'	15.71'	90°00'00"	10.00	14.14'	S67°32'44"E
C16	25.00'	39.27'	90°00'00"	25.00	35.36'	S22°27'16"W
C17	10.00'	15.71'	90°00'00"	10.00	14.14'	N67°32'44"W
C18	777.00'	110.84'	8°10'25"	55.52	110.75'	N18°27'31"W
C19	10.00'	14.28'	81°49'35"	8.67	13.10'	N26°32'29"E
C20	10.00'	15.71'	90°00'00"	10.00	14.14'	S67°32'44"E
C21	10.00'	15.71'	90°00'00"	10.00	14.14'	N22°27'16"E
C22	10.00'	15.71'	90°00'00"	10.00	14.14'	N67°32'44"W
C23	10.00'	15.71'	90°00'00"	10.00	14.14'	N22°27'16"E
C24	10.00'	15.71'	90°00'00"	10.00	14.14'	S67°32'44"E
C25	10.00'	15.71'	90°00'00"	10.00	14.14'	S22°27'17"W

- LEGEND**
- MONUMENT (NEW)  
 (4" DIAMETER ALUMINUM DISC  
 W/ 5/8" IRON ROD MARKED  
 "RAGAN-SMITH ASSOCIATES")
  - IRON ROD (NEW)  
 (5/8" x 18" W/ CAP STAMPED  
 "RAGAN SMITH & ASSOCIATES")
  - IRON ROD (OLD)
  - CABLE TV BOX
  - ⊞ ELECTRIC BOX
  - CATCH BASIN
  - SANITARY SEWER MANHOLE
  - ★ LIGHT STANDARD
  - ⊗ LOT NUMBER
  - R.O.W. RIGHT-OF-WAY
  - DECIDUOUS TREE
  - ★ CRITICAL LOT  
 (SEE NOTE 12)
  - ⊕ FIRE HYDRANT
  - ⊖ WATER VALVE
  - ⊙ WATER METER
  - SA — SANITARY SEWER LINE
  - RCP — REINFORCED CONCRETE PIPE
  - X — X — FENCE
  - M.T.E.M.C.E./P.U.D.E. — MIDDLE TENN ELECTRIC  
 MEMBERSHIP CORP EASEMENT/  
 PUBLIC UTILITY DRAINAGE  
 EASEMENT
  - R.O.W. — RIGHT-OF-WAY
  - M.B.S.L. — MINIMUM BUILDING  
 SETBACK LINE
  - CONCRETE SURFACE
  - R.O.W.C.T. REGISTER'S OFFICE FOR  
 WILLIAMSON COUNTY, TN
  - SLOPES IN EXCESS OF 15%

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**TOLLGATE VILLAGE - PHASE 17**  
 FOR  
**MBSC TN HOME BUILDER, LLC**  
 TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

**811**  
 Know what's below.  
 Call before you dig.

PRELIMINARY  
 PLAT

2 OF 6

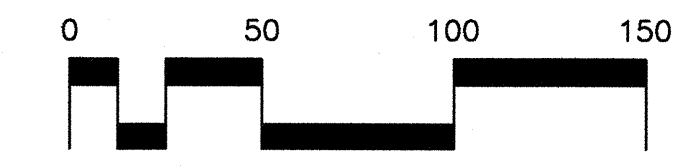
WK. ORDER: 9260  
 JOB NO.: 10-081  
 APPROVED: JTD  
 DRAWN: AMR/SLN  
 SCALE: 1" = 50'  
 DATE: AUGUST 23, 2016

REVISIONS



**GENERAL NOTES**

1. SEE SHEET 1 OF 6 FOR NOTES AND REFERENCES.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C3	823.00'	413.60'	28°47'38"	211.26	409.26'	N08°08'55"W
C4	73.00'	210.80'	165°26'54"	571.76	144.82'	N85°58'21"E
C5	77.00'	50.89'	37°51'59"	26.41	49.97'	S27°14'12"E
C6	223.00'	91.95'	23°37'27"	46.64	91.30'	S34°21'27"E
C26	10.00'	17.66'	101°12'19"	12.18	15.46'	S61°56'34"E
C28	25.00'	31.15'	71°23'05"	17.86	29.17'	N31°45'44"E
C29	25.00'	28.96'	66°22'33"	16.35	27.37'	S79°21'27"E
C30	177.00'	38.77'	12°33'06"	19.47	38.70'	S39°53'38"E
C31	10.00'	17.64'	101°04'22"	12.15	15.44'	S16°55'05"W
C32	25.00'	50.75'	116°19'01"	40.26	42.48'	N54°23'13"W
C33	783.00'	33.85'	2°28'37"	16.93	33.85'	N05°00'35"E
C34	33.00'	95.29'	165°26'54"	258.47	65.47'	N88°58'21"E
C35	117.00'	27.40'	13°25'10"	13.76	27.34'	S15°00'47"E
C36	25.00'	38.91'	89°10'39"	24.64	35.10'	S22°51'57"W

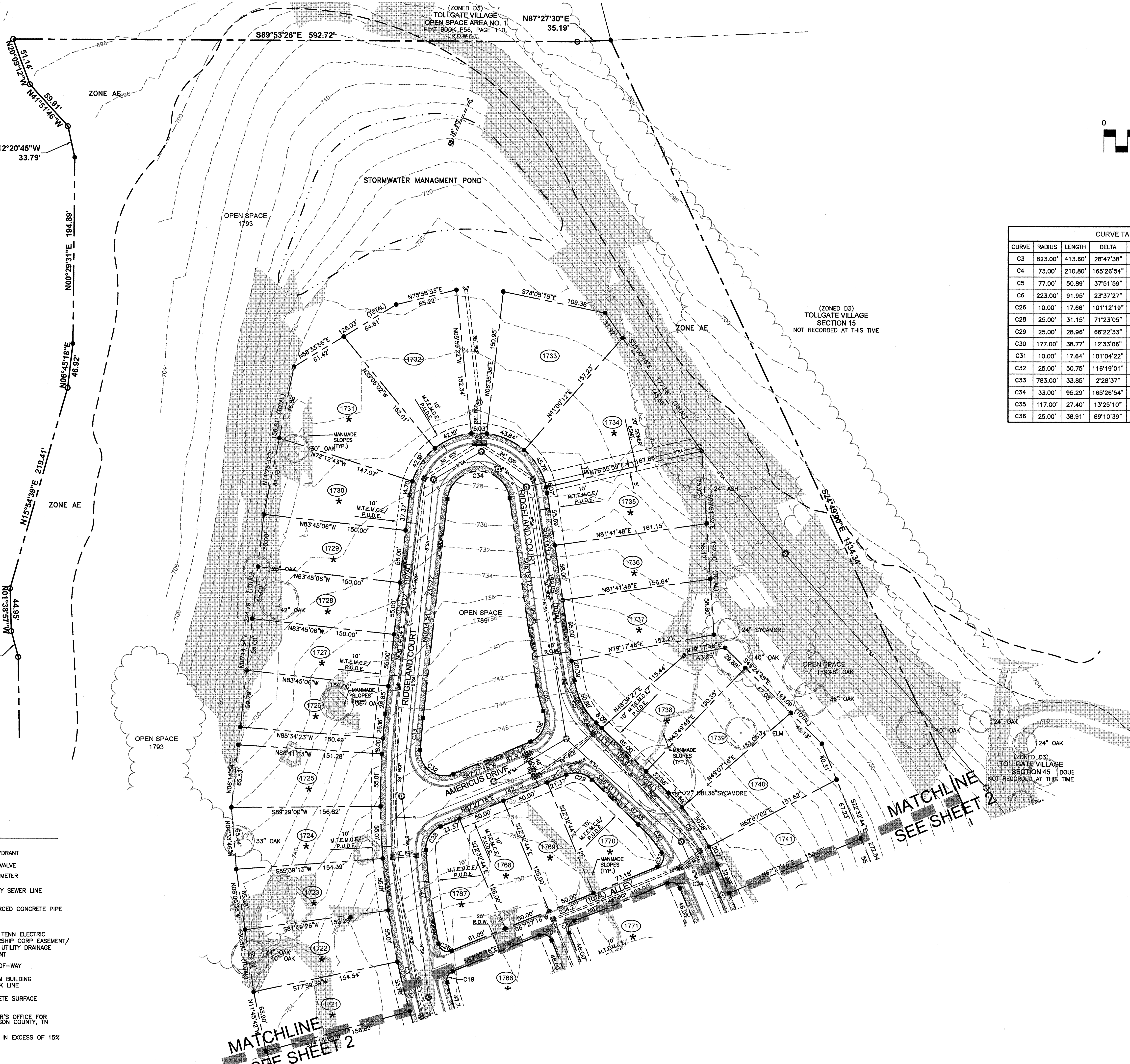
(ZONED D3)  
TOLLGATE VILLAGE  
OPEN SPACE AREA NO. 1  
PLAT BOOK P56, PAGE 110,  
R.O.W.C.T.

(ZONED D3)  
TOLLGATE VILLAGE  
SECTION 15  
NOT RECORDED AT THIS TIME

(ZONED D3)  
TOLLGATE VILLAGE  
SECTION 15  
NOT RECORDED AT THIS TIME

LEGEND	
■	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
●	IRON ROD (NEW) (5/8" x 18" W/CAP STAMPED "RAGAN-SMITH & ASSOCIATES")
○	IRON ROD (OLD)
□	CABLE TV BOX
⊠	ELECTRIC BOX
■	CATCH BASIN
○	SANITARY SEWER MANHOLE
*	LIGHT STANDARD
⊗	LOT NUMBER
—	R.O.W. RIGHT-OF-WAY
○	DECIDUOUS TREE
*	CRITICAL LOT (SEE NOTE 12)
⊗	FIRE HYDRANT
⊗	WATER VALVE
⊗	WATER METER
—SA—	SANITARY SEWER LINE
—RCP—	REINFORCED CONCRETE PIPE
—X—X—	FENCE
⊠	M.T.E.M.C.E./ P.U.D.E.
⊠	MIDDLE TENN ELECTRIC MEMBERSHIP CORP EASEMENT/ PUBLIC UTILITY DRAINAGE EASEMENT
—	R.O.W. RIGHT-OF-WAY
—	M.B.S.L. MINIMUM BUILDING SETBACK LINE
■	CONCRETE SURFACE
■	R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
■	SLOPES IN EXCESS OF 15%

03/20/2016 SURVEYOR/REGISTERED PROFESSIONAL PLAT/ISSUED BY PIPER BACAT DAVIS  
 PLAT/ISSUED BY PIPER BACAT DAVIS  
 LAST MODIFIED BY PIPER BACAT DAVIS

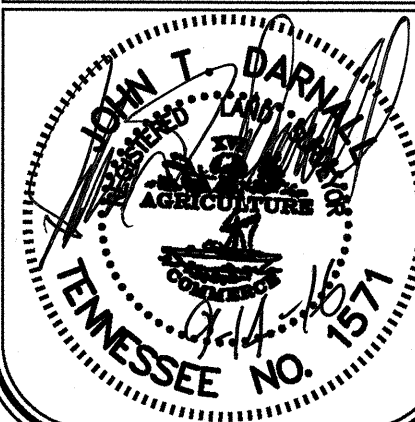


**TOLLGATE VILLAGE - PHASE 17**  
 FOR  
**MBSC TN HOME BUILDER, LLC**  
 TOWN OF THOMPSON'S STATION, WILLIAMSON COUNTY, TENNESSEE

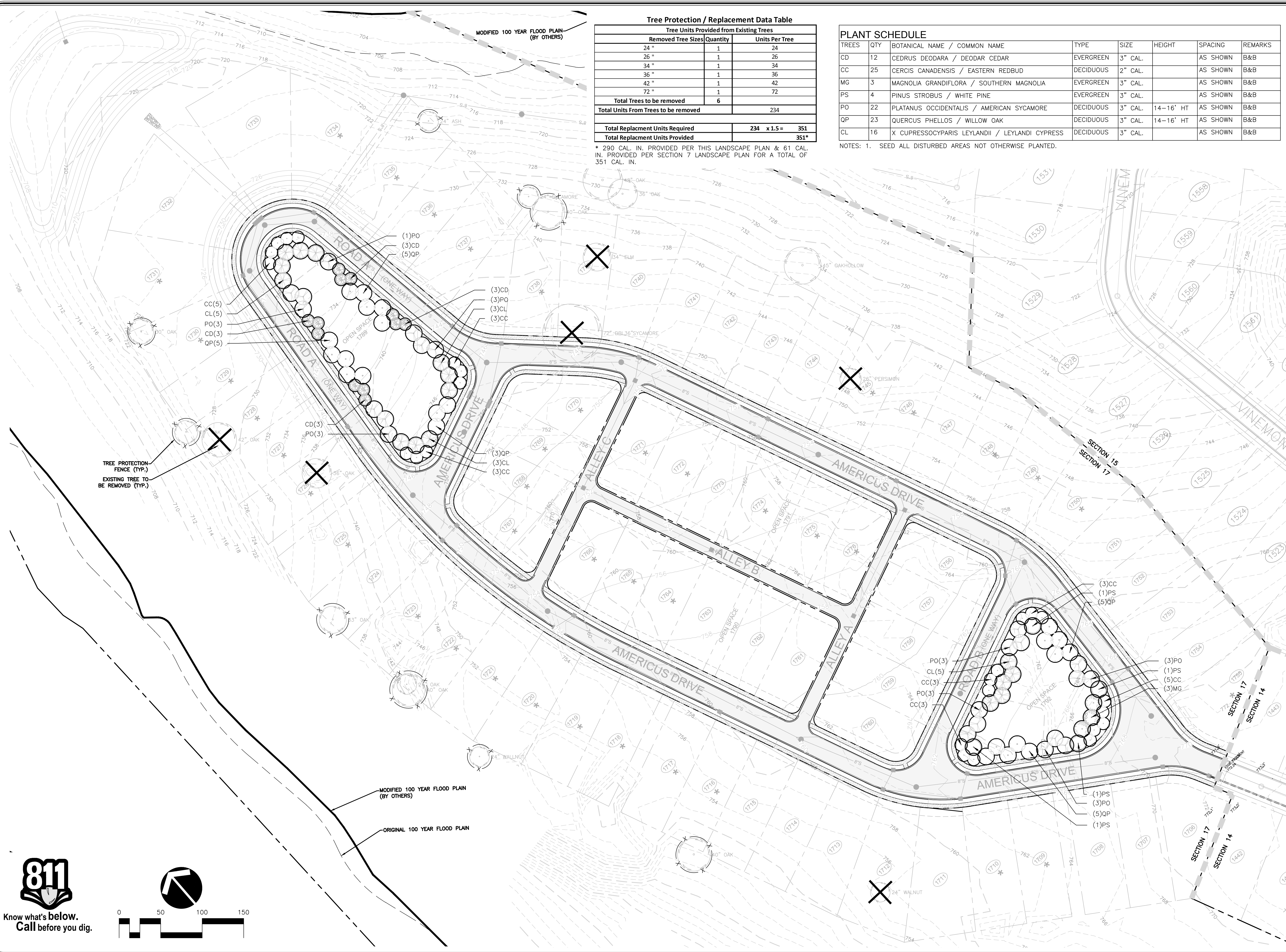
WK. ORDER	9260	JTD	AMR/SLN	1" = 50'	DATE: AUGUST 23, 2016
JOB NO.	10-081	APPROVED:	SCALE:	REVISIONS	
PRELIMINARY PLAT					
3 OF 6					



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 P.O. BOX 9009  
 P.O. BOX 9009  
 P.O. BOX 9009  
 P.O. BOX 9009







**Tree Protection / Replacement Data Table**

Tree Units Provided from Existing Trees		
Removed Tree Sizes	Quantity	Units Per Tree
24"	1	24
26"	1	26
34"	1	34
36"	1	36
42"	1	42
72"	1	72
<b>Total Trees to be removed</b>		<b>6</b>
<b>Total Units From Trees to be removed</b>		<b>234</b>
<b>Total Replacement Units Required</b>		<b>234 x 1.5 = 351</b>
<b>Total Replacement Units Provided</b>		<b>351*</b>

\* 290 CAL. IN. PROVIDED PER THIS LANDSCAPE PLAN & 61 CAL. IN. PROVIDED PER SECTION 7 LANDSCAPE PLAN FOR A TOTAL OF 351 CAL. IN.

**PLANT SCHEDULE**

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CD	12	CEDRUS DEODARA / DEODAR CEDAR	EVERGREEN	3" CAL.		AS SHOWN	B&B
CC	25	CERCIS CANADENSIS / EASTERN REDBUD	DECIDUOUS	2" CAL.		AS SHOWN	B&B
MG	3	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	EVERGREEN	3" CAL.		AS SHOWN	B&B
PS	4	PINUS STROBUS / WHITE PINE	EVERGREEN	3" CAL.		AS SHOWN	B&B
PO	22	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	B&B
QP	23	QUERCUS PHELLOS / WILLOW OAK	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	B&B
CL	16	X CUPRESSOCYPARIS LEYLANDII / LEYLANDI CYPRESS	DECIDUOUS	3" CAL.		AS SHOWN	B&B

NOTES: 1. SEED ALL DISTURBED AREAS NOT OTHERWISE PLANTED.

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 1000 BENTLEY STREET  
 CHATTANOOGA, TN 37405  
 (423) 244-8561



**SECTION 17**  
 FOR  
**CONSTRUCTION PLANS**  
 THOMPSON'S STATION, WILLIAMSON COUNTY, TN

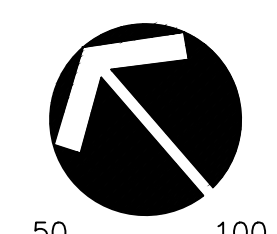
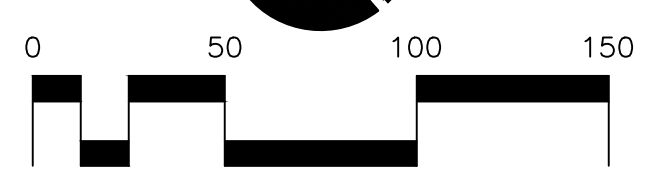


NO.	DESCRIPTION	DATE

WK. ORDER: 9260  
 JOB NO.: 10081  
 DESIGNED: B. SMITH  
 DRAWN: T. GARDNER  
 SCALE: 1"=50'  
 DATE: SEPTEMBER 1, 2016

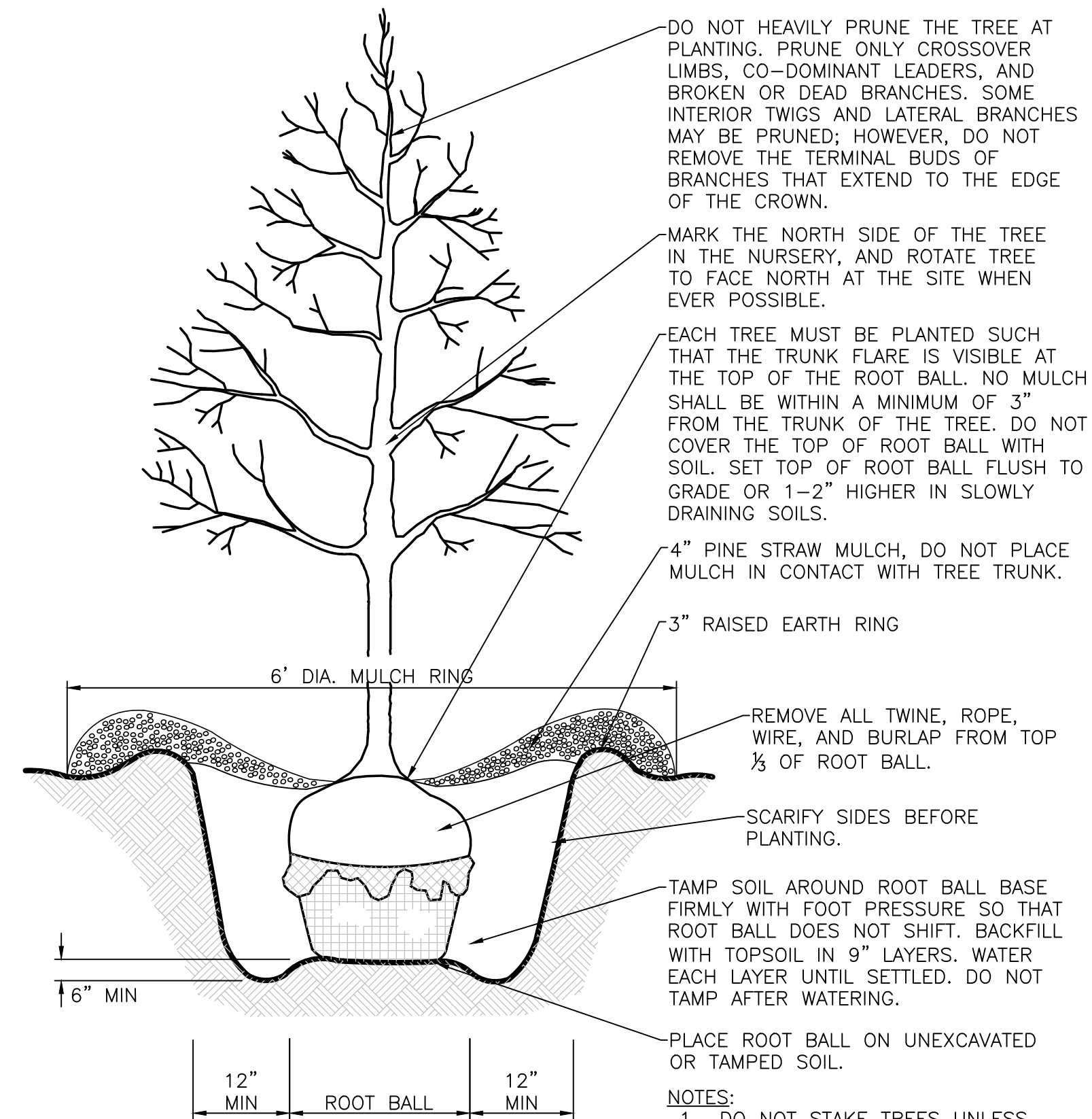
**TREE REMOVAL & LANDSCAPE PLAN**

**L1.1**



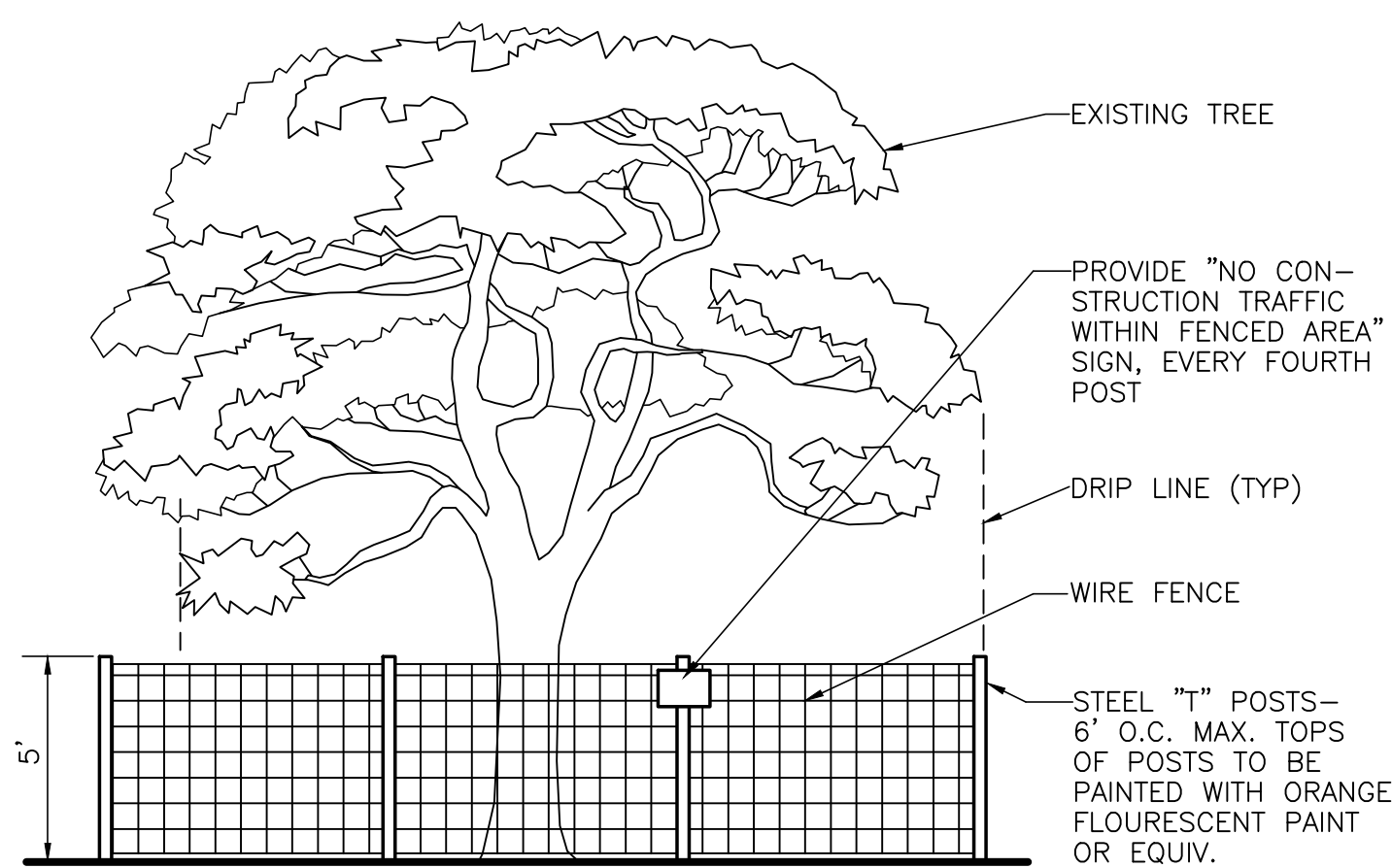
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**TREE PLANTING**  
NOT TO SCALE

- NOTES:**
- DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
  - DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE WRAP AFTER PLANTING.
  - NON-BIODEGRADABLE BURLAP TO BE REMOVED OR ROLLED UNDER ROOT BALL AFTER PLANT IS PLACED IN HOLE.



**TREE PROTECTION DETAIL**  
NOT TO SCALE

**NOTE:**  
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT.

**PLANTING NOTES**

- ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
- SOIL USED IN BACKFILLING PLANTING PITS SHALL BE TOPSOIL AND MIXED WITH 25% PEAT BY VOLUME. EXCEPT FOR ERICACEOUS PLANTS, VERY ACID OR SOUR SOIL (SOIL HAVING A pH less than 6) SHALL BE MIXED WITH SUFFICIENT LIME TO PRODUCE A SLIGHTLY ACID REACTION (A pH of 6.0 to 6.5). ADD 10-10 COMMERCIAL FERTILIZER AT THE RATE OF 2 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
- UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
- APPLY HERBICIDE (TRIFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
- CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
- SELECTIVELY TRIM TREE BRANCHES BY 25%. MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
- SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
- CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
- ALL PLANTING BEDS TO HAVE A MINIMUM 4 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
- DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH A.N.S.I. Z80 "AMERICAN STANDARD FOR NURSERY STOCK" (CURRENT EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
- CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.

**SEEDING NOTES**

- SEED ALL DISTURBED AREAS WITH KY-31 AT THE RATE OF 5 POUNDS PER 1,000 S.F. ALL SEED TO BE 98% PURE WITH 85% GERMINATION AND CONFORM TO ALL STATE REQUIREMENTS FOR GRASS SEED. THE FERTILIZER TO BE 6-12-12 COMMERCIAL TYPE WITH 50% OF ITS ELEMENTS DERIVED FROM ORGANIC SOURCES.
- PLACE STRAW MULCH ON SEEDED AREAS. STRAW TO BE OATS OR WHEAT STRAW, FREE FROM WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE, AND DRY. HAY OR CHOPPED CORNSTALKS ARE NOT ACCEPTABLE.
- THE CONTRACTOR SHALL VERIFY THAT THE PREPARED SOIL BASE IS READY TO RECEIVE WORK. CULTIVATE THE TOPSOIL TO A DEPTH OF 4 INCHES WITH A MECHANICAL TILLER AND SUBSEQUENTLY RAKE UNTIL SMOOTH. REMOVE FOREIGN MATERIALS COLLECTED DURING CULTIVATION AND RAKING OPERATIONS.
- APPLY FERTILIZER ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS. LIMESTONE MAY BE APPLIED WITH THE FERTILIZER. APPLY FERTILIZER AFTER SMOOTH RAKING AND PRIOR TO ROLLER COMPACTION AND MIX THOROUGHLY IN THE UPPER 2 INCHES OF TOPSOIL.
- APPLY SEED EVENLY IN TWO INTERSECTING DIRECTIONS AND RAKE IN LIGHTLY. WATER TOPSOIL LIGHTLY PRIOR TO APPLYING SEED. DO NOT SEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON THE SAME DAY.
- ROLL SEEDED AREA WITH ROLLER NOT EXCEEDING 112 POUNDS.
- IMMEDIATELY FOLLOWING SEEDING AND COMPACTING, APPLY STRAW MULCH AT THE RATE OF ONE AND ONE HALF BALES PER 1,000 SQUARE FEET. IMMEDIATELY AFTER MULCHING, APPLY WATER WITH A FINE SPRAY AND SATURATE THE GROUND TO A DEPTH OF 4 INCHES.
- CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS TO PREVENT GRASS AND SOIL FROM DRYING OUT UNTIL THE INSTALLATION IS INSPECTED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR RESEEDING BARE SPOTS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF INSTALLATION.

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CHATTANOOGA, TN 37408  
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**SECTION 17**  
FOR  
**CONSTRUCTION PLANS**

THOMPSON'S STATION, WILLIAMSON COUNTY, TN

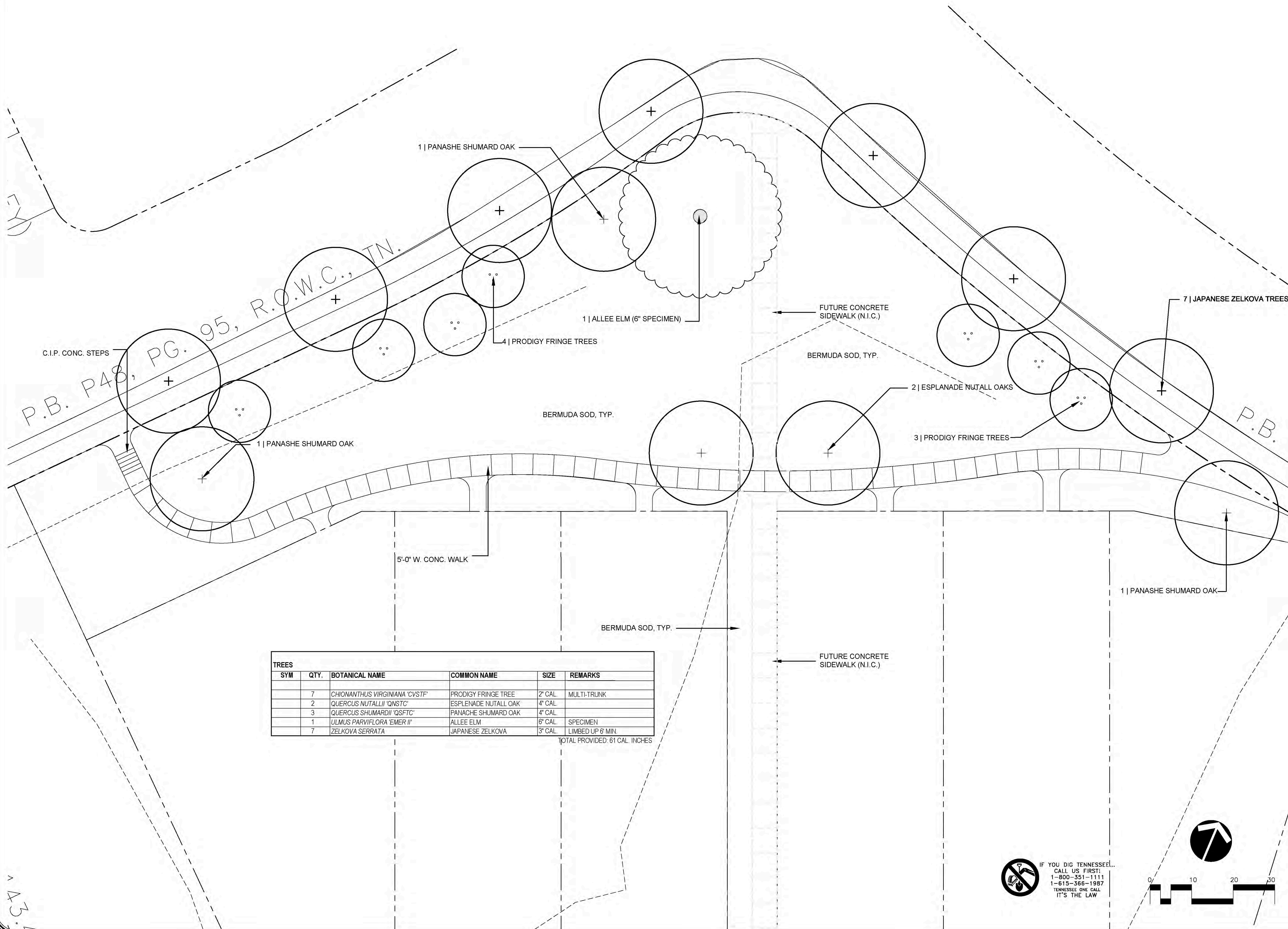


JOB NO.	10081	DESIGNED BY	B. SMITH	DRAWN BY	T. GARDNER	SCALE	N.T.S.	DATE	SEPTEMBER 1, 2016
WK. ORDER	9260								
REVISIONS									

**LANDSCAPE NOTES AND DETAILS**

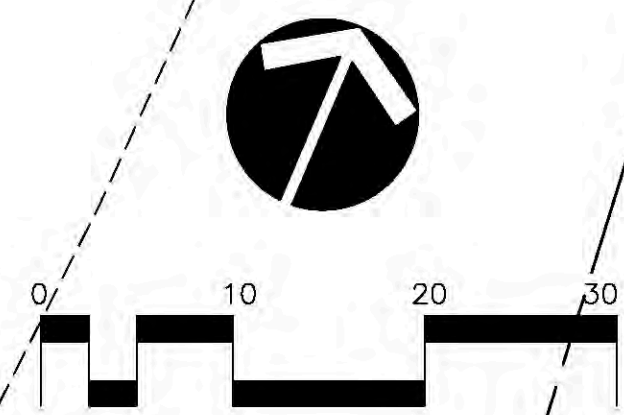
**L1.2**





TREES					
SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	7	<i>CHIONANTHUS VIRGINIANA 'CVSTF'</i>	PRODIGY FRINGE TREE	2" CAL.	MULTI-TRUNK
	2	<i>QUERCUS NUTALLII 'QNSTC'</i>	ESPLENADE NUTALL OAK	4" CAL.	
	3	<i>QUERCUS SHUMARDII 'QSFTC'</i>	PANACHE SHUMARD OAK	4" CAL.	
	1	<i>ULMUS PARVIFLORA 'EMER II'</i>	ALLEE ELM	6" CAL.	SPECIMEN
	7	<i>ZELKOVA SERRATA</i>	JAPANESE ZELKOVA	3" CAL.	LIMBED UP 6" MIN.

TOTAL PROVIDED: 61 CAL. INCHES



**SECTION 7**  
 FOR  
**CONSTRUCTION PLANS**  
 THOMPSON'S STATION, WILLIAMSON COUNTY, TN



--	--	--	--	--	--

JOB NO.	WK. ORDER	DESIGNED:	SCALE:	DATE:
		B. SMITH	1"=10'	SEPTEMBER 2, 2016
		T. GARDNER		

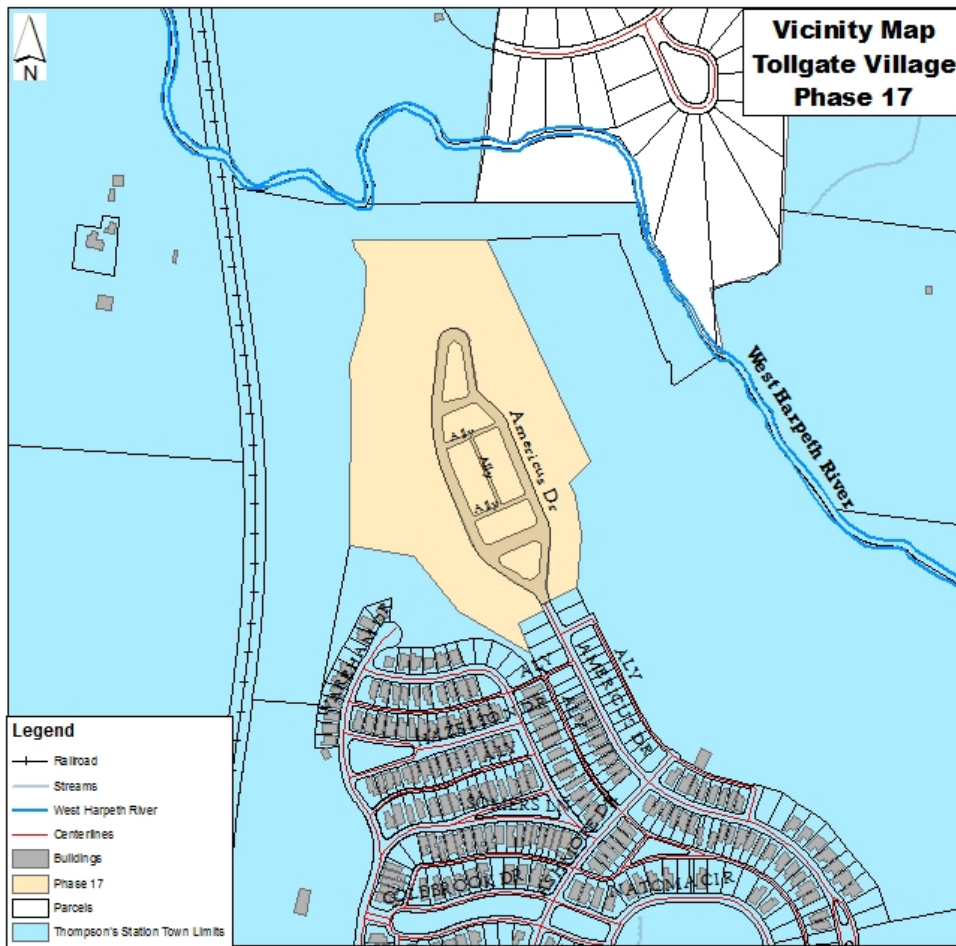


**Thompson's Station Planning Commission  
Staff Report –Item 4 (PP 2016-007)  
September 27, 2016**

**Preliminary plat for Phase 17 to create 71 single family lots and five open space lots within Tollgate Village.**

**PROJECT DESCRIPTION**

A request to approve the preliminary plat for Phases 17 of Tollgate Village to create 71 single family lots and five open space lots.



**BACKGROUND**

On July 28, 2015, a preliminary plat was approved by the Planning Commission for phase 15 within Tollgate Village. On February 23, 2016, the Planning Commission approved a revision to the phase 15 preliminary plat to revise the layout of a portion of the section. Approval of the phase incorporated a contingency to require an updated traffic study with a schedule of improvements for the traffic mitigation including secondary access and a traffic signal. At this time, the applicant has completed plans for the traffic signal, however TDOT has not issued any approvals for installation.

Roads in several sections of the Tollgate Village have not been completed or adequately maintained by developer, and with the exception of sections 13C, 14A and 14B, no bonds or letters of credit to insure completion of such roads have been posted. Due to the failure to complete or maintain these roads and lack of bonds posted, the Board of Mayor and Aldermen requested that the Planning

Commission suspend plats in Tollgate Village. On August 23, 2016, the Planning Commission suspended phase 15 and any future plats for Tollgate Village until the September 27, 2016 Planning Commission meeting when the Commission will further discuss the issue of plat suspension.

Tollgate Village was granted an allocation of 943 equivalent dwelling units (edus) for the development. To date, they've received plat approvals for 711 of the allocated edus (including phase 15). If the plats for phases 16 and 17 are approved, 887 taps will be used, leaving 56 edus available for the remaining development.

## **ANALYSIS**

### **Preliminary Plat**

The preliminary plat provides an analysis of the site's special features and the response to those features (LDO Section 5.4.3). This preliminary plat for phase 17 includes the creation of 71 single family lots and 16.8 acres of open space. However, the layout of this phase is not consistent with the approved development plan (dated 4-15-14). While the changes for this phase are not significant, the applicant received approval for modifications to phase 15 and is proposing additional changes to phase 16, including roads not identified on the development plan, removal of two open space areas, the addition of another open space lot and shift of the entire phase. Therefore, collectively these changes become significant and should require a revision to the development plan. Therefore, Staff recommends a development plan be submitted showing the proposed revisions prior to plat approvals.

### **Traffic Improvements**

An updated traffic study has not been submitted to determine appropriate secondary access. Based upon the original traffic prepared for the project in 2003, the recommended improvements have not been complete and an updated traffic study for the current approved development plan (dated 4-15-14) has not been submitted. Therefore, Staff does not recommend further approvals until traffic mitigation is appropriately identified and completed.

### **Sewer**

The Town Engineer has requested an evaluation of the main pump station and report of the necessary upgrades due to the flow that will be generated from the two other pump stations within Tollgate Village. Therefore, prior to further plat approvals, sewer infrastructure improvements must be reviewed, approved and installed.

## **RECOMMENDATION**

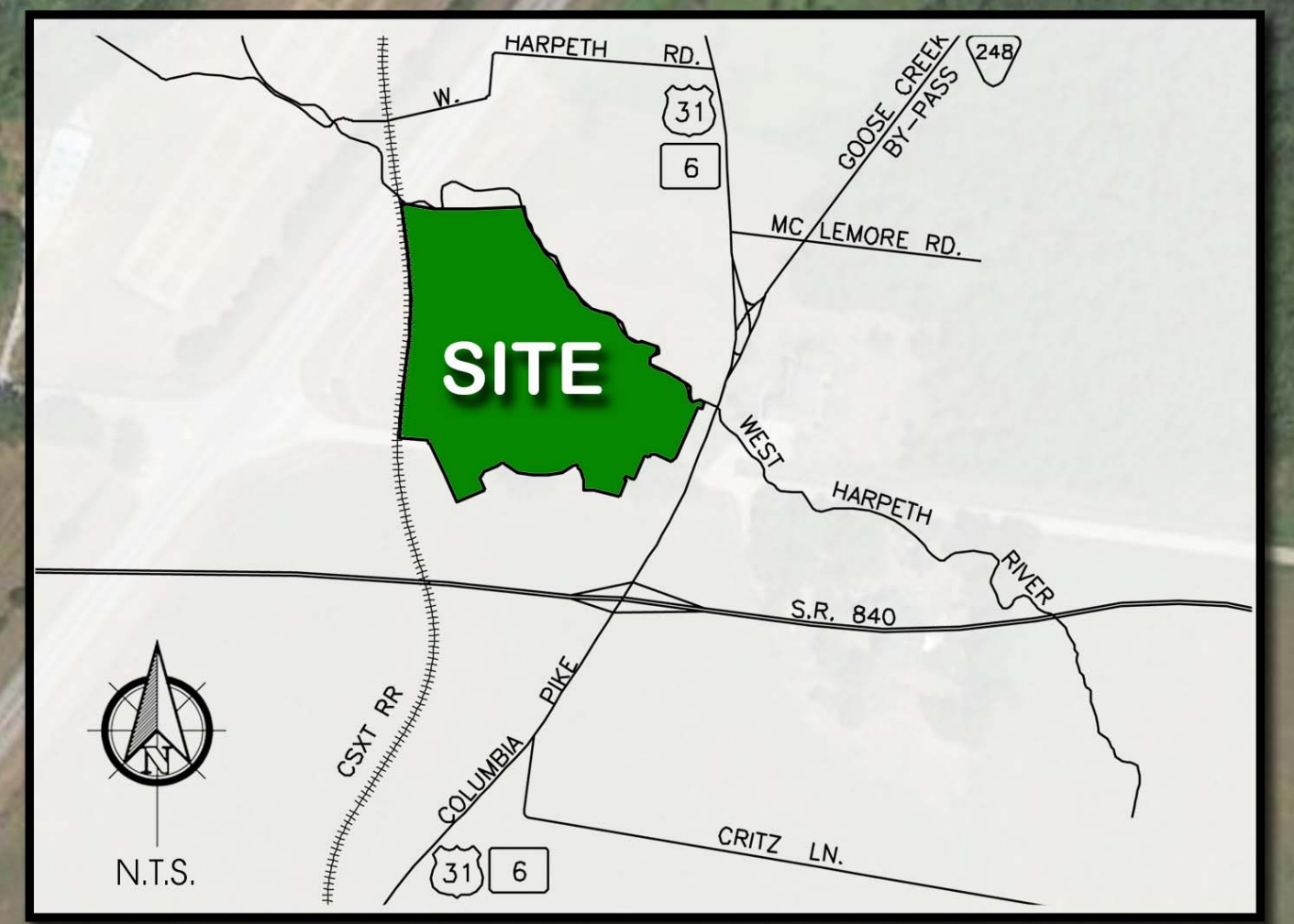
Based on the suspension of plats, the need for a revised development plan along with a commitment to necessary traffic and sewer improvements, Staff recommends that the Planning Commission defer the preliminary plat for phase 17 of Tollgate Village to October 25, 2016.

## **ATTACHMENT**

### **Preliminary Plat**

Tollgate Village Approved Development Plan (4-15-14)





**VICINITY MAP**  
NOT TO SCALE

**SITE DATA**

TOTAL SITE AREA ..... 345.9 ACRES

OPEN SPACE ..... 120 ACRES (35%)

LAND USES:

**SINGLE FAMILY** ..... 669 Total  
 Platted ..... 378  
 Proposed ..... 474

**TOWNHOME** ..... 88 Total  
 Platted ..... 61  
 Proposed ..... 27

**MULTI-FAMILY/CONDO** ..... 256 Total  
 Existing ..... 30  
 Proposed ..... 220

**OFFICE**  
 Prof. Office ..... 30,000 s.f.

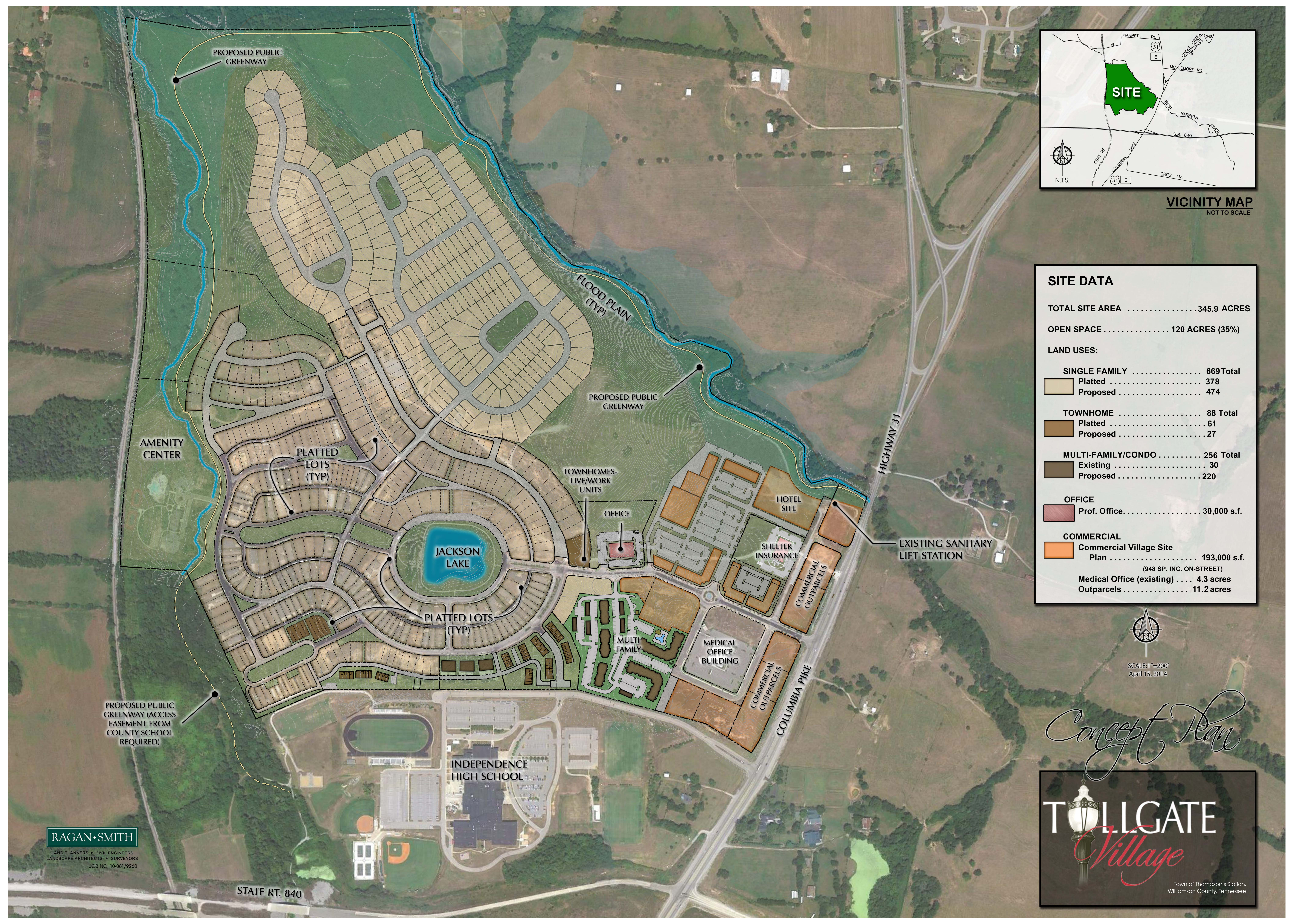
**COMMERCIAL**  
 Commercial Village Site  
 Plan ..... 193,000 s.f.  
 (948 SP. INC. ON-STREET)  
 Medical Office (existing) . . . . 4.3 acres  
 Outparcels ..... 11.2 acres



SCALE: 1" = 200'  
April 15, 2014

*Concept Plan*

Town of Thompson's Station,  
Williamson County, Tennessee



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

STATE RT. 840