

Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
October 27, 2015

Meeting Called To Order

Pledge Of Allegiance

Minutes-

Consideration Of Minutes Of The September 22, 2015 Meeting

Documents: [092215 PC MTG MINUTES.PDF](#)

Public Comments-

Unfinished Business:

1. Public Hearing

Update to the Town's General Plan

Documents: [STAFF REPORT.PDF](#), [DRAFT GENERAL PLAN.PDF](#)

New Business:

2. Final Plat

For the creation of 39 townhome lots within Section 9B of The Fields of Canterbury (FP 2015-009).

Documents: [ITEM 2 FINAL PLAT FOR FC 9B.PDF](#), [ITEM 2 STAFF REPORT.PDF](#)

3. Site Plan

For the development of 39 townhomes within Section 9B of The Fields of Canterbury (SP 2015-009; DR 2015-008).

Documents: [ITEM 3 STAFF REPORT.PDF](#), [ITEM 3 SITE PLAN PACKET.PDF](#)

4. Final Plat

For the creation of 38 lots within Section 8B of The Fields of Canterbury (FP 2015-010).

Documents: [ITEM 4 STAFF REPORT.PDF](#), [ITEM 4 FINAL PLAT FOR FC 8B.PDF](#)

5. Site Plan

For the development a 10,300 square foot building located at 2604 Columbia Pike (SP 2015-007).

Documents: [ITEM 5 PLANS.PDF](#), [ITEM 5 STAFF REPORT.PDF](#)

6. Site Development Plan

Revised Concept Plan for Whistle Stop Village (SDP 2015-005).

Documents: [ITEM 6 STAFF REPORT.PDF](#)

7. Preliminary Plat

Phase 1 of the Roderick (File: PP 2015-007).

Documents: [ITEM 7 AND 8 APPROVED PATTERN BOOK 2007.PDF](#), [ITEM 7 AND](#)

[8 APPROVED RODERICK PLAN.PDF](#), [ITEM 7 STAFF REPORT FOR PC.PDF](#), [ITEM 7 PRELIM PLAT.PDF](#)

8. Site Plan

For the development of a restaurant and convenience store on a 2.77 acre site located within Roderick (File: SP 2015-008; DR 2015-007).

Documents: [ITEM 8 SITE PLAN-RODERICK MARKET.PDF](#), [ITEM 8 STAFF REPORT.PDF](#)

9. Annexation/Rezone

To annex by referendum 1,961 acres of land south of Coleman Road, north of State Route 840 (Map 104 Parcel 40.07 – 205.07 acres; Map 104 Parcel 39.04 – 155.26 acres; Map 119 Parcel 2.00 – 331.82 acres; Map 119 Parcel 1.0 – 1,112 acres; and Map 131 Parcel 11.03 – 157.02 acres) and to approve a plan of services for these properties upon annexation. (File: Annex/Zone Amend 2015-006).

Documents: [ITEM 9 STAFF REPORT.PDF](#), [ITEM 9 ANNEXATION EXHIBIT A.PDF](#), [ITEM 9 ANNEXATION EXHIBIT B.PDF](#), [ITEM 9 ANNEXATION EXHIBIT C.PDF](#), [ITEM 9 PLAN OF SERVICES REPORT.PDF](#)

Adjourn

*This meeting will be held at 7:00 p.m. at the Thompson's Station Community Center
1555 Thompson's Station Rd West*

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
September 22, 2015

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 September, 2015, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Secretary Don Blair; Vice-Chair Mike Roberts; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Darren Burrus; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Chandra Boughton. Commissioner Debra Bender was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the August 25, 2015 Meeting were previously submitted.

Commissioner Benson moved for approval of the August 25, 2015 meeting minutes. The motion was seconded and carried unanimously.

Public Comment: None

Old Business:

1. Preliminary Plat for the creation of 32 lots within Phase 11 of The Fields of Canterbury

Mrs. Deats reviewed her staff report as well as the traffic study information as requested by the Planning Commission. Based on the project's consistency with the site development plan and the Town's Subdivision Regulations and Zoning Ordinance, Mrs. Deats recommended approval with the following contingencies:

1. Prior to the submittal of the final plat, the applicant shall enter into a development agreement for the project.
2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.
4. Prior to the approval of construction plans, a geotechnical report shall be submitted identifying the location of any sinkholes.
5. Prior to the approval of construction plans, a mass grading plan shall be submitted for review and approval.
6. Prior to the approval of construction plans, a tree replacement plan shall be reviewed and approved. The tree replacement plan shall be incorporated into the Development Agreement.
7. Prior to the approval of construction plans, the cross section for the roadways shall incorporate a five foot sidewalk.

Commissioner Dilks presented his analysis of the traffic study. Mr. Brandon Baxter Traffic Engineer for Ragan Smith, Mr. Brett Smith Engineer for Ragan Smith, and Mr. Bucky Ingram President of Willow Branch Partners all fielded questions from the Commission.

After discussion, Commissioner Dilks moved to approve the item as presented with the additional contingencies of: traffic signals installed at Critz Lane & Hwy 31 and Critz Lane and Hwy 431, Collier traffic plan improvements in place, and second access to Canterbury completed – all of these to be completed before construction can begin. Town Attorney Todd Moore stated that placing contingencies that are beyond the control of the applicant is a denial of the request and the Sub Regs of the Town do not support denial based on the contingencies presented. Upon further discussion, Commissioner Dilks withdrew the motion and made a new motion to approve the item with the following contingencies:

- 1. Prior to the submittal of the final plat, the applicant shall enter into a development agreement for the project.**
- 2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.**
- 3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.**
- 4. Prior to the approval of construction plans, a geotechnical report shall be submitted identifying the location of any sinkholes.**
- 5. Prior to the approval of construction plans, a mass grading plan shall be submitted for review and approval.**
- 6. Prior to the approval of construction plans, a tree replacement plan shall be reviewed and approved. The tree replacement plan shall be incorporated into the Development Agreement.**
- 7. Prior to the approval of construction plans, the cross section for the roadways shall incorporate a five foot sidewalk.**
- 8. Prior to the submittal of a final plat, the applicant shall prepare a schedule of improvements for the secondary access located within Phase 10.**

The motion was seconded and carried unanimously.

New Business:

2. Site Plan for the development of townhomes within Section 1B of The Fields of Canterbury

Mrs. Deats reviewed her staff report and recommended approval based on the project's consistency with Town's Zoning Ordinance, subject to the following contingency: Prior to the issuance of building permits, the applicant shall obtain approval from the Design Review Commission.

Commissioner Burrus moved to approve the Site Plan for the development of townhomes within Section 1B of The Fields of Canterbury with the following contingency: Prior to the issuance of building permits, the applicant shall obtain approval from the Design Review Commission. The motion was seconded and carried unanimously.

3. Update to the Town's General Plan

Mrs. Deats presented the update to the Town's General Plan and requested the Planning Commission provide feedback prior to the next Planning Commission meeting, at which time the update will be formally reviewed. **No action necessary.**

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:13 p.m.

Jack Elder, Chairman

Attest: _____
Don Blair, Secretary

Thompson's Station Planning Commission
Staff Report – Item 1
October 27, 2015
General Plan Update.

PROJECT DESCRIPTION

This is a staff initiated update to the General Plan (formerly referred to as the Comprehensive Plan).

BACKGROUND/ANALYSIS

On September 29, 2015, the Board of Mayor and Aldermen passed the ordinance adopting the new Land Development Ordinance (LDO). As part of the process for the LDO, a growth sector map was created to identify the intended growth patterns throughout the Town. In addition, changes to the goals and policies are recommended as attached.

RECOMMENDATION

Based on the need to protect the health, safety and welfare of the community as a whole, staff is requesting the Planning Commission adopt the updated General Plan with the growth sector map.

ATTACHMENTS

Draft General Plan Update



~~COMPREHENSIVE~~ **GENERAL** PLAN FOR THOMPSON'S STATION



Picture courtesy of Thompson's Station Battlefield Association

Board of Mayor and Aldermen

**Corey Napier, Mayor
Brinton Davis, Vice Mayor
Brandon Bell, Alderperson
Sarah Benson, Alderperson
Graham Shepard, Alderperson**

Planning Commission

**Jack Elder, Chairperson
Mike Roberts, Vice-Chair
Don Blair, Secretary
Debra Bender, Commissioner
Sarah Benson Commissioner
Darren Burress, Commissioner
Ben Dilks, Commissioner**

Town Staff

**Joe Cosentini, Town Administrator
Wendy Deats, Town Planner**

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Introduction/Purpose

This General Plan is a policy document that will provide guidance for the vision and future development of the Town of Thompson's Station as indicated in Tennessee Code Annotated 13-4-201. It is a long range plan that is utilized as a tool for planning efforts into the next 10 – 15 years. The plan will develop a framework that coordinates existing and future land uses to ensure that development is completed in an orderly and sustainable manner. The goals and policies set forth in this plan also provide a framework for land use decisions. These goals will range from the built environment to the natural environment, protecting and preserving while allowing for necessary growth that will benefit the community. Planning for infrastructure and public facilities will also be included to ensure adequate services are provided to all Town residents.

Physical Setting

The Town of Thompson's Station is located approximately 25 miles southwest of Nashville, in southern Williamson County between Franklin and Spring Hill, has a population of 2,194 people (2010 Census) and is within the Harpeth River Watershed. The landscape consists of varied topography, which lends to the natural beauty of the area. The west side of Thompson's Station is rural in nature with residences on large parcels of land, while the central and eastern portion of the Town tends to have slightly higher densities. Heritage Elementary School, Heritage Middle School and Independence High School are the three schools within Thompson's Station that serve most of the families in the Town. These schools are some of the best in the State and are within the Williamson County School District.

Thompson's Station has been recognized for its rural atmosphere characterized by low density housing, agricultural areas and acres of open land and natural resources, including the West Harpeth River and its tributaries. However, Thompson's Station is located in proximity to Cool Springs, a large commercial hub providing numerous economic resources thereby making this area a desirable place for families to reside who want a rural atmosphere while keeping in proximity to goods and services. Therefore, in recent years, higher density housing has started to occur in locations suitable to providing easy access to commercial activities. These developments, including Tollgate Village, Bridgemore Village and Fields of Canterbury offer a variety of housing in proximity to major thoroughfares. Interstate 65, State Route 840, Lewisburg Pike and Columbia Pike provide easy access north of Thompson's Station into the Franklin/Cool Springs area. These major roadways also provide valuable opportunities for locating commercial land uses that will have a positive economic impact while maintaining the integrity and rural atmosphere of the community as a whole.

The Town has ~~two~~ **three** parks. The Town's main park, the Thompson's Station Park is situated on 23 acres and is within the Town Center. Thompson's Station Park has a one (1) mile trail loop, two pavilions, a playground and open space. Terrapin Park, a passive park is located behind the Town's wastewater facility and a trail system from Tollgate, a master planned community to the north connects to this park area. A stage was constructed for events at this park and it is proposed that this trail will ultimately connect throughout the Town as part of the master plan for the trail system. **And, the Town owns**

approximately 210 acres of parkland for preservation/conservation and passive recreation.

Thompson's Station is also recognized for its history. The Battle of Thompson's Station is a well known battle that was fought along what is today, Columbia Pike (Highway 31). Homestead Manor, which is situated along Columbia Pike became a hospital for the wounded. Homestead Manor was registered with the National Register of Historical places in 1977 and has been placed within a Conservation Easement for protection and preservation. Furthermore, Thompson's Station was a shipping center in southern Williamson County. Other historic buildings not listed in the National Register include an old bank building built in 1913 and the Thompson's Station United Methodist Church which was built in 1876.

Demographics

	2000 Census	2008 Special Census	2010 Census	2013 Special Census
Thompson's Station	1,283	1,723	2,194	2,688
Williamson County	126,638	n/a	183,182	n/a

Community Input

Several community input meetings were held to obtain input from the Town residents and to identify concerns within the Town. In addition, a survey was available for approximately a month and was posted online. In order to allow for all residents to comment, post cards were mailed to every house in Thompson's Station and the questionnaire was available at Town Hall. Issues that were identified to be of importance to the community as a whole are: growth management, including coordination of development with infrastructure, preservation of natural resources, and the quality of parks. As expected traffic was a big concern to many of the participants of the survey. Improving roadways such as Critz Lane, which was recently resurfaced, and Columbia Pike were listed among the most important infrastructure needs. Other issues that were identified as important were preservation of the Town as a rural atmosphere. These are the same issues that were brought up at other community meetings and so this General Plan will make strides to address those ideas, issues and concerns with responsible and appropriate goals and policies.

Land Use Element

The function of the Land Use Element is to coordinate through appropriate goals, policies and objectives a functional and balanced environment that can be enjoyed by those within the community as well as those visiting the community. Establishing a framework will guide the Town through development as it arises and give the ability to make consistent and well planned decisions regarding existing and future land uses.

Goal 1 – Preserve the rural characteristics of the community while accommodating for future growth in an orderly and sustainable manner.

- Policy 1.1 – Designate appropriate ~~residential land uses~~ **intensity of development** integrated with open space and common areas.
- Policy 1.2 – Encourage low density, rural land uses allowing for similar residential, equestrian or agricultural uses to expand in areas where land uses and zoning permits.
- Policy 1.3 – Identify areas for greenbelts to enhance and preserve the rural atmosphere.
- Policy 1.4 – Encourage ~~large open space lots to preserve substantial amounts of rural areas~~ **clustered mixed-use development that will incentivize landowners to maintain open space.**
- Policy 1.5 – Allow for and encourage appropriate home occupations and residential businesses.

Goal 2 – Achieve a balanced mix of ~~residential~~ uses within the Town.

- Policy 2.1 – Provide opportunities for a mix of housing **and commercial** throughout the Town to accommodate a range of needs.
- Policy 2.2 – Evaluate appropriate areas for higher housing densities in proximity to non-residential uses to promote areas of walkability.
- Policy 2.2 – Encourage nodes of residential development that are clustered together to preserve large tracts of open space.

Goal 3 – Achieve a balanced mix of non-residential uses within the Town.

- Policy 3.1 – Designate a variety of land uses that are compatible with surrounding land uses, locating higher intensity uses near the major thoroughfares and freeways.
- Policy 3.2 – Encourage nodes of non-residential development that are clustered together avoiding linear development patterns.
- Policy 3.3 – Promote the development of appropriate uses which provide a housing/jobs balance.
- Policy 3.4 – Encourage mixed-use projects within ~~planned districts~~ **intended and targeted growth sectors.**
- Policy 3.5 – Promote live-work units within the ~~Town Center District~~ **T4, T4O and T5 areas.**
- Policy 3.6 – Designate a variety of land uses that are compatible with surrounding land uses, locating higher intensity uses near the **Town Center,** major thoroughfares and freeways.

- Policy 3.7 – Locate higher intensity commercial land uses in proximity to State Route 840 and major arterials.
- Policy 3.8 – Encourage the establishment senior-related land uses.

Goal 4 – Encourage design flexibility for future developments, in consideration of site grading, increased impermeable surfaces.

- Policy 4.1 – Promote the consideration of alternative design options for grading to work with the topography.
- Policy 4.2 – Ensure erosion control and sedimentation by the retention of the existing vegetation and the incorporation of slope planting when grading is necessary.
- Policy 4.3 – Avoid grading slopes in excess of 3:1.

Goal 5 – Encourage cluster development for preservation of natural and cultural resources where feasible and consistent with surrounding land uses.

- Policy 5.1 – Preserve floodplains, streams, drainage ways, wetlands, hilltops, ridgelines, etc. encouraging remediation where necessary and feasible.
- Policy 5.2 – Preserve agricultural resources including pastures and woodlands in order to protect view sheds.
- Policy 5.3 – Preserve significant areas of open land to enhance sense of place and provide natural habitat for native flora and fauna
- Policy 5.4 - Create greenways, walkways, bikeways for alternative transportation and recreational uses.

Goal 6 – Evaluate the jobs/housing balance and update plans as necessary to ensure that job opportunities are available through the possible development of land as economically feasible.

Goal 7 – Develop a predictable strategy for the location and intensity of future development.

- Policy 7.1 – Prioritize investment in infrastructure and incentivize development within the Town Center and Targeted Growth Sector
- Policy 7.2 – Encourage development in the form of complete, walkable neighborhoods within the Intended Growth Sector of the Sector Plan.
- Maintain the rural character of the Town while permitting hamlets and villages to development within the Controlled Growth Sector.
- Preserve the rural character west of the railroad tracks due to the lack of sewer, while permitting hamlets to develop.

Transportation/Circulation Element

The function of the transportation and circulation element is to provide goals, objectives and policies to move people, goods and services effectively and safely throughout the area. The transportation system should be well connected, provide easy access to destinations, and have appropriate design to balance between multiple transportation modes. This can be done by providing adequate roadways and balancing the need for vehicles with pedestrian activities. The major roadways within the Town that provide movement in and out of the Town are Highway 31/Columbia Pike, State Route 431/Lewisburg Pike, State Route 840 and Interstate 65. These corridors provide direct access to surrounding communities. Highway 31/Columbia Pike running north-south leading traffic through roughly the center of Thompson's Station. Highway 431/Lewisburg Pike running north-south directing traffic through the east side of the Town. State Route 840 ~~which will ultimately~~ connects traffic from east of I – 65 to I- 40. These roadways when improved and completed will potentially lead to growth within the Town boundaries and within the urban growth boundaries and surrounding communities. Citizen input suggests that growth is favored along these corridors in order to permit economic activity, while maintaining the rural integrity of the community on the west side of Town.

Goal 1 – Provide a balanced transportation and circulation system that can move people and goods safely and efficiently while meeting the needs of the community.

- Policy 1.1 – Develop a Major Thoroughfare Plan that will establish guidelines for future roadway improvements and development.
- Policy 1.2 – Develop design standards for roadways, including but not limited to paved width, shoulder, curb and gutter, sidewalks or trails and parkways.
- Policy 1.3 – ~~Establish acceptable levels of service for roadways~~ Encourage planning practices and thoroughfare standards that reduce vehicle miles traveled and promote active transportation.
- Policy 1.4 – Establish roadway alignments and require right-of-way dedications from proposed developments when necessary.
- Policy 1.5 – Preserve the quality of residential neighborhoods by discouraging significant volumes of truck traffic.
- Policy 1.6 – Consider requiring a traffic study for large-scale developments.
- Policy 1.7 – Encourage developments to provide for appropriate access to all internal components of the development and in compliance with fire requirements.
- Policy 1.8 – Encourage consistent, easily identified street names.
- Policy 1.9 – Coordinate with Williamson County for maintenance of County roads to include repair in a timely manner.
- Policy 1.10 – Work with county, regional and state agencies to integrate the circulation system.
- Policy 1.11 – Develop a capital improvement plan (CIP) which will coordinate the need for improvements to the transportation system.

Goal 2 – Provide for alternative forms of transportation within the community as well as connecting to county transportation alternatives as they develop.

- Policy 2.1 – Pursue alternative forms of transportation.
- Policy 2.2 – Establish requirements for a system of sidewalks and pathways for residents through neighborhoods and into commercial areas.
- Policy 2.3 – Encourage bike paths through developments and along roadways.
- Policy 2.4 – Develop, where feasible, a system of multi-purpose trails along the West Harpeth River and its tributaries with connections with parks, schools, and other recreational uses.
- Policy 2.5 – Promote carpooling or ride sharing opportunities through the development of park and ride facilities.
- Policy 2.6 – Encourage urban development in central areas along major thoroughfares to control higher traffic volumes and emphasize walking, biking and other alternate forms of transportation.
- Policy 2.7 – Coordinate with Williamson County and other agencies for transportation facilities.

Goal 3 – Provide an appropriate supply of off-street parking facilities for a variety of uses.

- Policy 3.1 – Encourage an appropriate amount of parking for commercial and industrial uses.
- Policy 3.2 – Promote the development of parking areas to incorporate landscaping throughout to ensure high quality developments to reduce environmental impacts.
- Policy 3.3 – Consider the development of shared parking facilities.
- Policy 3.4 – Encourage the use of subterranean parking and parking structures.
- Policy 3.5 – Promote the development of two car garages for single-family residential, including condominiums and townhomes and two covered parking spaces per unit for multi-family residential into the project design.

Existing Roadways List/Classifications/Miles (Please note, as development occurs and new roads are constructed, it will be necessary to update the table. In addition, new roads are maintained by the Developer until the Town accepts them)

Roadway	Classification	Total Miles
Americus Drive	Local	1.21
Ashmore Drive	Local	.25
Baugh Road	Local	.54
Bartrams Bridge Road	Local	.34
Becket Circle	Local	
Blairpark Circle	Local	.15
Bloomfield Drive	Local	.18
Branford Place	Local	
Brenda Street	Local	.24
Cabin Run Bridge Road	Local	.63
Callaway Park Place	Local	.61
Cayce Springs Road	Collector	.71

Channing Drive	Local	.20
Chaucer Park Lane	Local	.19
Clayton Arnold Road	Collector	1.27
Colebrook Drive	Local	.47
Columbia Pike (31)	Arterial	2.9
Coppergate Way	Local	.23
Country Haven Drive	Local	.58
Cowboy Lane	Private	.30
Covered Bridge Road	Local	.18
Critz Lane	Collector	2.6
Declaration Way	Local	.41
Dean Road	Local	.50
Devonwood Lane	Local	.14
Dudley Drive	Local	.10
Dunstan Place Drive	Local	.49
Dustin Drive	Local	.10
Elliston Way	Local	
English Garden Way	Local	.17
Evergreen Road	Collector	2.5
Fry Road	Private	.50
Hanover Drive	Local	.22
Hazelton Drive	Local	.23
Hummingbird Way	Local	.12
Learcrest	Local	.11
Les Watkins Road	Local	.50
Lewisburg Pike (431)	Arterial	3.7
Lime Valley Bridge Road	Local	.20
Lionsgate Way	Local	.10
Martins Mill Road	Local	.21
Millerton Way	Local	.29
Natoma Circle	Local	.40
Old Thompsons Station Road	Local	.40
Paddock Park Place	Local	.56
Pantall Road	Collector	1.3
Paper Mill Bridge Road	Local	.12
Pioneer Lane	Private	.20
Pleasantville Bridge Road	Local	.22
Pratt Lane	Local	.73
Ravenscourt Drive	Local	.17
Redwood Trail	Local	.33
Regal Court	Private	.30
Rochelle Avenue	Local	.31
Roddy Bridge Road	Local	.20
Robbins Nest Court	Local	.08

Robbins Nest Road	Local	.68
Savannah Springs Drive	Private	.20
School Street	Local	.20
Sedberry Road	Collector	1.8
Sherrie Street	Local	.50
Silk Bridge Road	Local	.10
Somers Lane	Local	.24
Sporting Hill Bridge Road	Local	.52
State Route 840	Freeway	2.12
Stacey Street	Local	.30
Standing Oak Drive	Local	.30
Station South Drive	Local	.30
Stockwood Trail	Local	.28
Tapestry Court	Local	.04
Tapestry Street	Local	.17
Thompsons Station Road East	Collector	1.5
Thompsons Station Road West	Collector	4.5
Tollgate Boulevard	Collector	.40
Tollie Lane	Local	.20
Tom Anderson Road	Local	.20
Thompsons Ridge Road	Local	.39
Traders Way	Local	.39
U.S. Interstate 65	Freeway	1.8
Union Village Road	Local	.18
Village Drive	Local	.40
Wareham Drive	Local	.46
Watkins Road	Local	.30
Westerham Way	Local	.56

Housing Element

The purpose of the Housing Element is to address the housing needs of the community taking into consideration the existing housing stock and the creation of new housing to meet a variety of needs throughout the community.

Goal 1 – Provide opportunities for a range of housing units that meet a wide variety of income levels.

- Policy 1.1 – Encourage mixed use development within the Town Center area that provides a variety of housing types.
- Policy 1.2 – Promote the concept of cluster developments in order to obtain creative housing options with flexible zoning and design standards.

Goal 2 – Maintain existing rural/low density housing types where the existing land uses are predominantly agricultural/rural in nature and where services are limited.

Open Space/Conservation Element

The purpose of the Open Space and Conservation Element is to establish a framework for the development and maintenance of open space corridors and greenbelts along with establishment of recreational opportunities in the Town. The Town of Thompson's Station desires to conserve open space and utilize it in a manner that benefits the community. Scenic areas that allow for some type of recreation will enhance the quality of life of the citizens within the community and provide for an environmentally friendly community. Furthermore, the Town of Thompson's Station has a variety of natural resources that are an important part of the community and valuable for conservation.

Historical Resources

Thompson's Station has varied historical and cultural significance. Homestead Manor, the Thompson's Station Methodist Church, and the Roderick site are among those that have offer cultural and historical evidence. These resources are a valuable part that has made the community what it is today and should be preserved to ensure the historical benefit.

Goal 1 – Conserve and protect open land, including those areas containing unique, and sensitive natural features such as woodlands, steep slopes, floodplains and wetlands.

- Policy 1.1. – Minimize the disruption of natural resources through sensitive development.
- Policy 1.2 – Ensure developments provide open space adjacent to existing open space whenever possible and feasible for contiguous open space areas.
- Policy 1.3 – Utilize significant landforms as open space areas to minimize disruption of these features.
- Policy 1.4 - Promote recreational uses within open space areas.
- Policy 1.5 – Promote the development of bike, walking, and equestrian trails within the open space areas where feasible.
- Policy 1.6 – Protect hillsides and promote provisions to reduce impacts to existing slopes.
- Policy 1.7 – Preserve wooded vistas to protect the viewshed.
- Policy 1.8 – Discourage modifications to ridgelines and hilltops to protect the viewshed.
- Policy 1.9 – Seek opportunities to acquire land for conservation areas and trails.

Goal 2 – Designate the West Harpeth River and its tributaries as protected resources.

- Policy 2.1 – Minimize adverse impacts of development on the Harpeth River and its tributaries, including flood plain area.
- Policy 2.2 – Promote the development of passive recreation along the Harpeth River and its tributaries.

Goal 3 – Pursue acquisition of land for open space, parks and recreational facilities.

- Policy 3.1 – Seek opportunities to acquire land for conservation areas and trails.
- Policy 3.2 – Seek opportunities to require the dedication of land along areas where future trail connections are appropriate as part of development review.
- Policy 3.3 – Encourage cluster developments to protect and preserve natural woodlands, river corridors, tributaries, and other biological resources.
- Policy 3.4 – Encourage land dedication for density bonus or other incentive programs.

Goal 4 – Preserve and enhance riparian corridors, wildlife habitat, and other biological resources.

- Policy 4.1 – Restrict active development within riparian corridors and designate passive recreation areas and to provide a buffer between land uses.
- Policy 4.2 – Coordinate the development of a trail system throughout the community for enjoyment of protected areas.
- Policy 4.3 – Promote the development of greenbelt areas throughout the Town.

Goal 5 – Encourage sustainable features such as low flow fixtures, rain gardens, and drought resistant landscaping for new developments.

Goal 6 – Require all developments to comply with applicable National Pollution Discharge Elimination System (NPDES) standards to reduce the impact of urban pollutants runoff.

- Policy 6.1 – Require the preparation of drainage studies to ensure development does not increase post construction runoff.
- Policy 6.2 – Encourage low impact design for new developments.

Utilities Element

Public Facilities and Infrastructure

The purpose of this section is to ensure that public facilities and infrastructure is maintained adequately as the Town's population increases. Many of these public facilities are currently provided and maintained by the Town and in order to keep up with growth this element will address opportunities to include the development of future facilities with future developments.

Water Resources

The West Harpeth River, one of the five major tributaries to the Harpeth River, runs east-west through the northern portion of Thompson's Station. The Town is in the Harpeth River watershed and domestic water is predominantly supplied by Hillsboro, Burwood and Thompson's Station (HB&TS) Utilities District, however, some residents are on private wells. Protection of water resources is crucial to ensure that the water supply is safe and reliable for the community.

Many natural drainage ways flow throughout the area and these areas in a natural state will help to maximize ground water recharge. This can have an impact of flood control through the area. In addition, maintenance of the natural vegetation and the riparian habitat helps to maintain the quality of the river and its tributaries. Modification of river banks typically increases erosion and the quantity of pollutants that can degrade water quality and reduce the biological integrity of water resources. Development should consider these resources during project design to protect the quality and safety of the natural environment. Natural riparian buffers should be maintained along rivers, creeks and other tributaries to ensure water and biological resources are protected to the maximum extent practical.

Goal 1 – Coordinate appropriate infrastructure for utilities as growth occurs to ensure sustainability.

- Policy 1.1 – Promote the installation of underground utilities where feasible

Goal 2 – Pursue the completion of hydrology studies to determine the impact on surrounding water resources and propose mitigation measures that will provide protection to those water resources.

Stormwater Drainage

Average rainfall in the area is approximately 57 inches annually as identified in adjacent communities. Runoff tends to flow into the river systems and tributaries thereby transporting pollutants into bodies of water. Water quality is an important issue and measures are needed to protect further transportation of pollutants into the water from nearby developments.

Goal 3 – Promote sensitive environmental design to ensure stormwater runoff does not degrade water quality.

- Policy 1.1 – Encourage low impact design for commercial projects.

- Policy 1.2 – Promote the development of passive recreation along the Harpeth River and its tributaries.
- Policy 1.3 – Develop stormwater regulations in coordination with the Tennessee Department of Environment and Conservation.

Goal 4 – Promote appropriate stormwater prevention plans for all developments.

- Policy 2.1 – Require a stormwater prevention plan to ensure that runoff is handled in an appropriate manner.

Goal 5 – Promote a growth pattern that is substantially able to ensure public facilities are adequate to support existing and future population.

- Policy 1.1 – Determine service standards and coordinate with necessary agencies as development occurs to ensure adequate provision of services.
- Policy 1.2 - Ensure water quality standards are satisfied for existing and future residents.
- Policy 1.3 – Encourage the elimination of septic systems and connection to a public wastewater system as it becomes available.
- Policy 1.4 – Prepare and update a capital improvements plan to identify and monitor the future needs for the community.

Sewage Collection and Treatment

The Town has constructed two wastewater treatment facilities with a combined permitted capacity of 1.03 million gallons a day. Most of the Town’s non-residential uses, in addition to three of the Town’s subdivisions: Fields of Canterbury, Tollgate Village and Bridgemore Village are connected to the wastewater system. However, for the majority of residential uses not within one of these three subdivisions, septic tanks are currently the most common form of sewage collection. In order to move toward providing sewer for residents, the Town has recently prepared a sewer study and is beginning to implement in phases the wastewater collection system. Phase 1 was implemented in 2009 and consisted of approximately 1800 feet and provided service to several properties/businesses along Thompson’s Station Road West and Columbia Pike. Phase 2 will include an extension of the sewer lines through the Town Center area. Ultimately sewer will be provided for every development that is constructed within the planning area.

Goal 6 – Plan and develop timely and efficient layout of public facilities and infrastructure that have the capability of serving existing and future populations.

- Policy 1.1 – Coordinate with the Tennessee Department of Environment and Conservation to ensure future sewage systems are consistent with current standards.
- Policy 1.2 – Plan and provide public facilities and services that are consistent with the levels suitable for rural uses in rural areas and levels suitable for urban uses along major thoroughfares where urban activities are centered.
- Policy 1.3 – Coordinate with developers to ensure sewage systems are designed to accommodate growth beyond any single subdivision.

- Policy 1.4 – Require the posting of performance bonds to cover expenses that may result from maintenance issues on newly installed wastewater systems or for non-traditional systems.
- Policy 1.5 – Coordinate location of dripfields for best utilization to preserve open space and use for recreation areas.

Goal 7 – Encourage the reuse of treated effluent water.

- Policy 2.1 – Promote the use of ponds and lakes as amenities for storage of treated effluent water.
- Policy 2.2 – Encourage the use of treated water for irrigation for open space and common areas.

Solid Waste Collection

Solid waste collection is not provided by the Town. Williamson County has convenience centers located throughout the County for County residents to bring garbage. A convenience center is located in the Town Center and is accessible every day for Thompson’s Station and other County residents. The convenience center will take most types of garbage and recycles, excluding tires, paint, batteries or any kind of pesticides. However, the County holds occasional collections events for these types of items.

Goal 8 – Coordinate with Williamson County for solid waste collection as growth occurs to ensure adequate facilities.

Community Services Element

Schools

Thompson's Station is served by the Williamson County School District. The Town has one elementary school, one middle school and one high school within the town's boundaries. These schools are maintained by the Williamson County School District. These schools operate on the traditional school year and currently near capacity.

Goal 1 – Coordinate with the school district to ensure appropriate means to facilitate the development of schools as necessary to meet future needs.

- Policy 1.1 – Coordinate with the school district for the development of a master plan for school development within the Town considering the potential for growth in the future.
- Policy 1.2 – Coordinate with the school district to determine appropriate locations for new school facilities.
- Policy 1.3 – Encourage large scale developments to dedicate land for school facilities within neighborhoods to improve pedestrian access for students to walk/bike to school.

Library Services

Williamson County provides all library services for Thompson's Station. Currently, Bethesda, College Grove, Fairview, Leiper's Fork, Nolensville all offer small library facilities, in addition to the main library in Franklin. The following table identifies the collection size at each location. Many of these locations are out of space and therefore the need for library space will become necessary as the population in the south portion of the County continues to grow.

Location	Collection Size
Bethesda	14,135 15,169
College Grove	4,586 5,946
Fairview	23,304 26,174
Leiper's Fork	13,358
Nolensville	18,519 23,308
Main Branch – Franklin	149,979 227,595

Goal 2 – Coordinate with Williamson County for locations of new library facilities to meet the needs of the community.

- Policy 2.1 – Identify areas for the placement of library facilities, such as within the Town Center area.

Law Enforcement and Fire Protection

The Town of Thompson's Station is currently served by the Williamson County Sheriff Department and the Williamson County Rescue Squad. The sheriff's office does not have a local office; however the Rescue Squad does have a local volunteer station located in Town Center that serves the surrounding vicinity.

Goal 3 – Coordinate with Williamson County for law enforcement and fire protection facilities to meet the needs of the community.

Parks and Recreation

The Town of Thompson's Station has ~~two~~ **three** parks. The main park, Thompson's Station Park, which is 23 acres, has a playground, two pavilions, restroom facilities, a trail loop and open fields. Thompson's Station Park is a regional facility that serves the Town's residents in addition to other County residents. The other park site is a passive park site that is accessed by a trail from the Tollgate Village. This park is also in proximity to the Town garden that was started a couple of years ago. **The third park is approximately 210 acres of land in the center of Town for preservation.**

Goal 4 – Provide a variety of quality recreational facilities that are dispersed throughout the Town with easy access to residents.

- Policy 4.1 – Develop a Parks and Recreation Master Plan that will establish guidelines for future parks to meet the needs of the community.
- Policy 4.2 – Encourage amenities, such as pocket parks or pool facilities within new subdivisions for recreational opportunities for residents.
- Policy 4.3 – Encourage large scale residential developments to dedicate land for park facilities.
- Policy 4.4 – Promote connectivity of trails throughout the Town that will connect parks to residential and commercial areas.
- Policy 4.5 – Maintain existing park facilities to high level of standards for safety and usability.
- Policy 4.6 – Consider opportunities to designate public land as a community garden for use by the general public for individual vegetable production.
- Policy 4.7 – Pursue the development of community functions and events.

Economic Development Element

Goal 1 – Develop a strategy plan to identify and establish guidelines and policies for future economic growth.

- Policy 1.1 – Identify a vision and target sectors for business growth.
- Policy 1.2 – Identify practices to encourage business recruitment.
- Policy 1.3 - Develop a site inventory map for identification of feasible project sites.

Goal 2 – Create an atmosphere for a strong and diverse economy which ultimately provides a range of employment and economic choices for residents.

- Policy 2.1 – Provide zoning opportunities for a variety of agricultural/equestrian, commercial/service and industrial uses.
- Policy 2.2 – Evaluate the need for commercial and industrial growth in long range planning efforts.
- Policy 2.3 – Pursue opportunities to develop an identity (brand) for the Town based on the history and strengths of the community.

Goal 3 – Encourage and support business development activities.

- Policy 3.1 – Coordinate with the State and County economic agencies for opportunities to provide incentives for business.
- Policy 3.2 – Promote home based and residential businesses.

Implementation

Implementation is important to the success of the General Plan. The goals and policies establish the framework in which the Town will permit development and protect natural resources. Many of the implementation tools for the Elements are the Zoning Ordinance, Subdivision Regulations, and Design Review Guidelines. However, further action must sometimes be taken and other programs and tools can be utilized in order to accomplish the goals outlined. The following actions will be considered, pursued and evaluated in order to accomplish the goals and policies of the General Plan:

Land Use

Action 1 – Continue to evaluate zoning and land uses throughout the Town to ensure that the Zoning Ordinance is relevant and appropriate to current needs of the community and is consistent with the overall character and generally contributes in a positive manner to the image of the Town.

Action 2 – Pursue updates to the Zoning Ordinance and Subdivision Regulations as necessary and appropriate to meet the needs of the community.

Action 3 – Pursue updates to the Design Guidelines as necessary and appropriate to meet the needs of the community.

Action 4 – Provide adequate information and education to property owners, developers, builders, etc. regarding land uses and encourage the location of a variety of uses in appropriate areas as determined to be consistent with the General Plan.

Transportation/Circulation

Action 1 – Develop a capital improvement program (CIP) and update annually depending on the needs and fiscal ability of the Town.

Action 2 – Update Major Thoroughfare Plan to identify existing conditions and evaluate future needs for infrastructure throughout the Town.

Action 3 – Continue coordination with the County and surrounding municipalities to ensure that the roadways are properly maintained and synchronized.

Action 4 – Pursue grants for roadway improvements and alternative forms of transportation.

Housing

Action 1 – Continue to evaluate zoning and land uses to ensure that the housing inventory is adequate.

Action 2 – Promote housing opportunities for all people regardless of race, religion, gender, marital status, ancestry, national origin, age, physical handicap, etc.

Open Space/Conservation

Action 1 – Pursue grants for land acquisition, parks improvements and other resources for expanding the Town’s open space, trails, and greenways.

Action 2 – Create an inventory of existing open space land and establish criteria for open space land dedication.

Action 3 – Encourage the use of transfer of development rights and/or cluster development where appropriate as a means for the preservation of land.

Utilities

Action 1 – Utilize the Town’s Capital Improvement Program to plan for future utilities.

Action 2 – Coordinate with the utility service providers to ensure that services are expanded as growth occurs.

Community Services

Action 1 – Develop a site inventory of land suitable for community services, such as parks, trails, trailheads, libraries, schools, etc.

Action 2 – Pursue land acquisition where feasible for community facilities such as parks, trails, libraries, schools, fire stations, etc.

Economic Development

Action 1 – Consider the creation of an Economic Development Commission in order to create a body that will focus on a variety of issues to promote economic viability.

Action 2 – Develop a 3 – 5 year economic vision to determine what goals the Town has for economic growth.

Action 3 – Continue discussions and involvement with Williamson County Economic Development in order to facilitate a cohesive process for locating new business within the Town.

Action 4 – Continue to provide updated information on opportunities, activities, and other resources on the Town’s website.

Action 5 – Participate in the Williamson County Chamber of Commerce to further coordination between the County and the Town.

Definitions

Alternative Transportation: A form of travel that does not consist of a single occupancy vehicle and includes carpooling, walking, biking and other public transit.

Amenity: ~~Characteristics of a development that increase the desirability of the community to the general public.~~ A physical characteristic of a development that provides a direct benefit to the community.

Bike lane: ~~Areas of travel that are designated by means of striping, bike arrows and other forms of identification for the semi-exclusive use of bicycles.~~ A dedicated land for cycling within a thoroughfare, demarcated by striping.

Capital Improvements: Improvements identified for the maintenance and repair of public infrastructure.

Cluster Development: A design technique that concentrates buildings in specific areas on site to protect remaining land and use is for open space.

Constraint: Something that restricts, or limits.

Economic Development: Development that provides a service, produces a good, retails a commodity, or emerges in any other use or activity for the purpose of financial gain.

Economic Development Commission (EDC): A group of individuals charged with seeking economic development projects and economic expansion of higher employment densities.

Floodplain: ~~Land that is identified as an area susceptible to rapid water inundation as a result of rainfall.~~ Any land area susceptible to being inundated by water.

Goal: The achievement or desired end result in which an effort is directed.

Ground water recharge: The natural infiltration and percolation of rainwater from land areas or rivers/streams through permeable soils that provide underground storage.

Highway: ~~A major thoroughfare connection throughout the planning area.~~ A rural and suburban thoroughfare of long distance and high vehicular speed and capacity.

Level of Service: the functional road design capacity in relation to the volume or flow of traffic.

Metropolitan Planning Organization (MPO): A government agency responsible for transportation planning through the planning area. Tennessee has 11 MPOs, which are mandated by the federal government.

Mixed Use Development: A combination of residential, service and commercial uses within the same project site.

Open Space: ~~any area of land permanently designated as essentially unimproved land for the purposes of public benefit.~~ Any property designated or intended for the preservation of land and passive recreational land uses.

Park: An area for the development of either active or passive recreational activities.

Plaza: A public square or area.

Policy: The principle or guiding action which establishes a commitment and intention to pursue and implement a goal.

Right-of-way: A strip of land which is acquired for purpose of a street, sidewalk, trail, parkway or any other utility line.

Ridgeline: A line connecting the highest points along the top of the ridge indicating the peak of the mountains/hills.

Right of Way: An area of land which is acquired and dedicated for the purpose of a street, sidewalk, trail, parkway or any other utility line.

Riparian Habitat: A habitat strongly influenced by water and vegetation that is dependent on water resources.

Rural: A sparsely developed area where the majority of the land is predominantly low density, agricultural, etc. in character with limited utility services.

Sustainable: The use of existing resources in a manner that protects the needs of the community while considering the needs of the future.

Transportation System: A network of roads, sidewalks, trails and other paths of travel.

Wetlands: Areas of land inundated or saturated by groundwater at a frequency that supports riparian habitat.

Woodlands: A densely wooded area predominantly characterized by a variety of indigenous mature trees.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 39 TOWNHOME LOTS AND DEDICATE OPEN SPACE AND RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
3. THE PROPERTY IS ZONED HIGH INTENSITY -
MINIMUM BUILDING SETBACKS: FRONT - 15' (MIN. DRIVEWAY LENGTH - 18')
(DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK)
SIDE - MIN. 15' BUILDING SEPARATION
REAR - 25'
4. WITHIN ALL NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS AND THE MTEMC FEEDER LINE RUNNING NORTH/SOUTH ALONG THE DISTANCE OF THE TVA TRANSMISSION LINE EASEMENT), GAS, SEWER, TELEPHONE, AND WATERLINES SHALL BE PLACED UNDERGROUND. SEE VARIANCE GRANTED BY THE TOWN OF THOMPSON'S STATION M.P.C. APRIL 16, 2007 FOR THE FIELDS OF CANTERBURY REGARDING M.T.E.M.C. OVERHEAD POWERLINES.
5. OPEN SPACE AREAS SHOWN HEREON ARE ALSO DESIGNATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS NO. 47187C0335F AND 47187C0345F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NOS. 0335 AND 0345, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.
8. DOMESTIC WATER SUPPLY INFORMATION TAKEN FROM PLANS FOR HB&TS BY JAMES C. HAILEY AND CO., DATED FEBRUARY 26, 2014.
9. STREETS, SIDEWALKS, PUBLIC UTILITY AND ACCESS EASEMENTS, DRAINAGE IMPROVEMENTS, DRAINAGE STRUCTURES AND CULVERTS SHALL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
10. ALL STREETS ARE DESIGNATED PUBLIC AND, AS SUCH, ARE PUBLIC ACCESS AND DRAINAGE EASEMENTS.
11. OFF-STREET PARKING TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

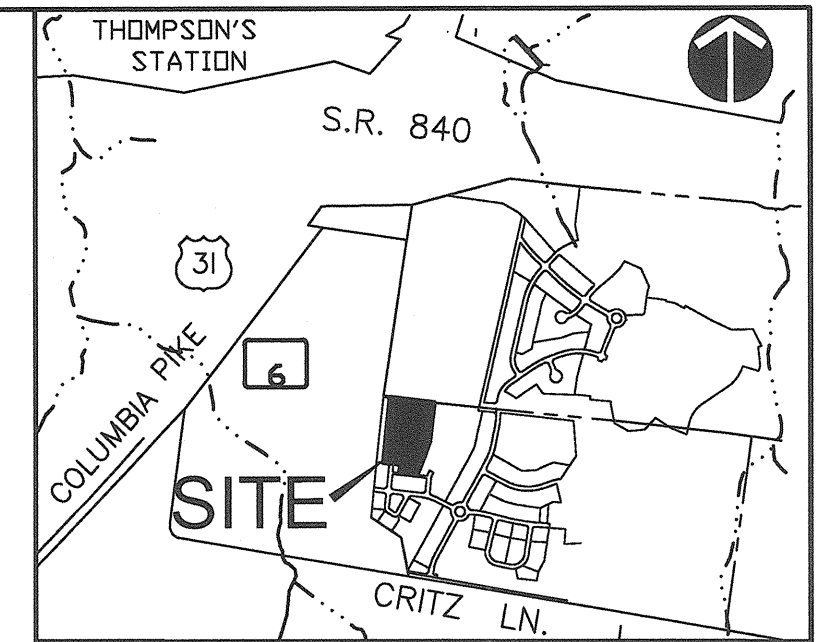


DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO HOOD DEVELOPMENT, LLC (HOOD SINGLE DEVELOPMENT, LLC HAVING SINCE MERGED INTO HOOD DEVELOPMENT, LLC BY MERGER OF RECORD IN BOOK 5481, PAGE 558) BY DEED OF RECORD IN BOOK 3852, PAGE 705, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 3.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 145.



VICINITY MAP
(NOT TO SCALE)

CERTIFICATION OF THE APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT ALL STREETS DESIGNATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO REGULATIONS FOR THOMPSON'S STATION, TENNESSEE, ROADWAY AND DRAINAGE REGULATIONS, OR (2) THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____, 20____
TOWN ADMINISTRATOR: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THOMPSON'S STATION SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: _____, 20____
SECRETARY OF PLANNING COMMISSION: _____

CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

I DO HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BY-LAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES HAVE BEEN MET FOR MTEMC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

DATE: _____, 20____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: _____

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE THOMPSON'S STATION, TENNESSEE REGIONAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN OR WILL BE PLACED AS SHOWN HEREON, TO THE SPECIFICATIONS OF THE SUBDIVISION REGULATIONS AS APPROVED BY THE TOWN ENGINEER. THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10000 AS SHOWN HEREON.

10/14/15
DATE: _____
REGISTERED LAND SURVEYOR: _____

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE PLAN SHOWN HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR THAT A SURETY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. ALSO, I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 3-106 OF THE THOMPSON'S STATION SUBDIVISION REGULATIONS HAVE BEEN MET.

WATER SYSTEM: _____, 20____
DATE: _____
SEWER SYSTEM: _____, 20____
DATE: _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS

DATE: _____, 20____
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS: _____

Map 132, Parcel 40.03
MARS PETCARE US, INC.
BOOK 5493, PAGE 224,
R.O.W.C.T.

OS	SQ. FT.±	ACRES±
994	3,019	0.07
995	2,505	0.06
996	14,775	0.34
997	58,482	1.34

Map 132, Parcel 40.03
MARS PETCARE US, INC.
BOOK 5552, PAGE 344,
R.O.W.C.T.

LEGEND

- OS OPEN SPACE
- R.O.W.C.T. REGISTER'S OFFICE
- WILLIAMSON COUNTY, TENNESSEE

CERTIFICATE FOR ADDRESSES

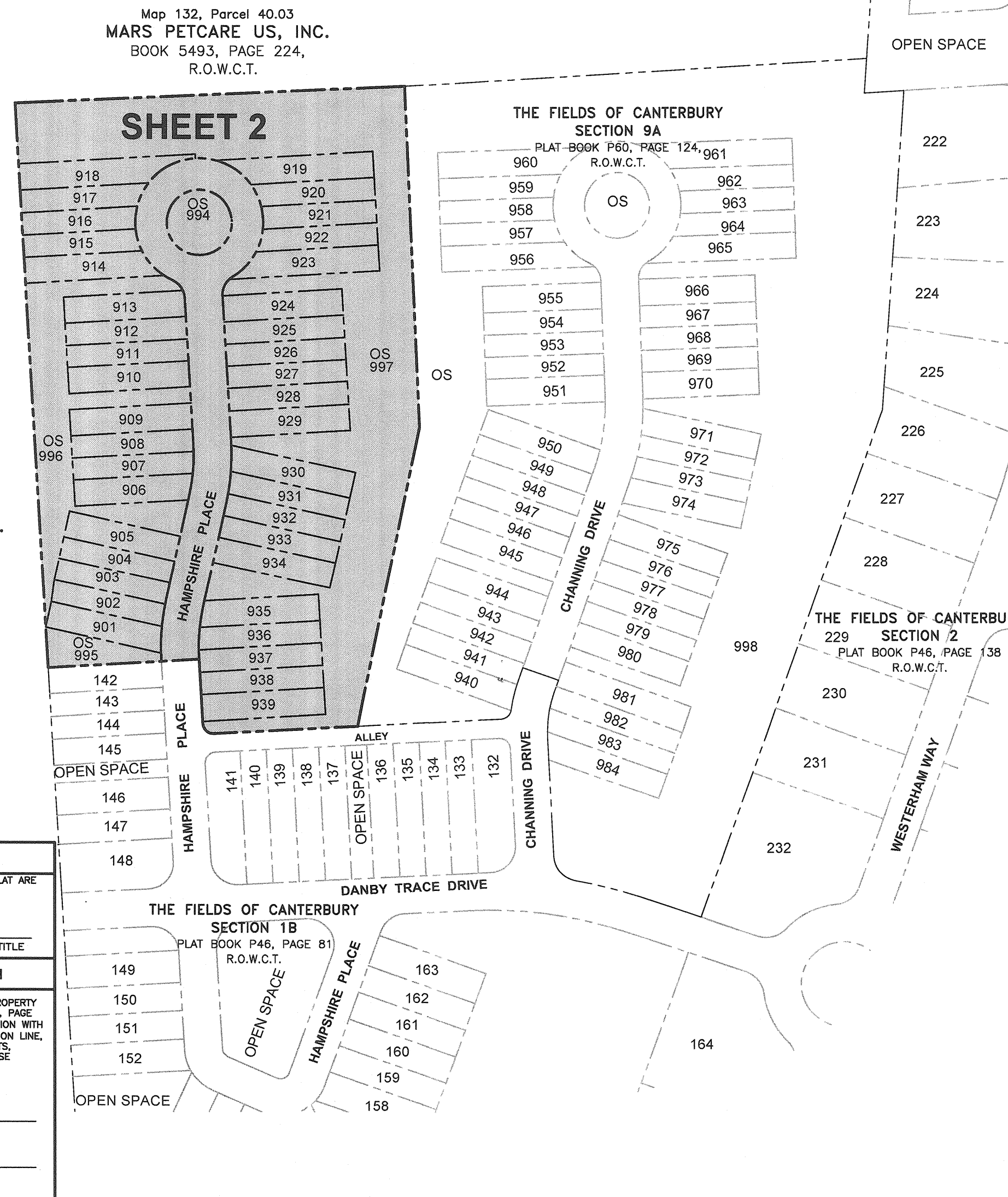
I DO HEREBY CERTIFY THAT THE ADDRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY DEPARTMENT OF INFORMATION TECHNOLOGY (IT).

DATE: _____, 20____
IT DEPT. TITLE: _____

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 3852, PAGE 705, R.O.W.C., AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: _____, 20____
OWNER TITLE: _____



LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
901	2,749	0.06
902	2,299	0.05
903	2,302	0.05
904	2,302	0.05
905	2,700	0.06
906	2,780	0.06
907	2,453	0.06
908	2,474	0.06
909	2,902	0.07
910	2,884	0.07
911	2,459	0.06
912	2,459	0.06
913	2,881	0.07
914	3,015	0.07
915	2,333	0.05
916	2,313	0.05
917	2,466	0.06
918	3,549	0.08
919	3,245	0.07
920	2,399	0.06
921	2,309	0.05
922	2,385	0.05
923	3,192	0.07
924	2,850	0.07
925	2,430	0.06
926	2,430	0.06
927	2,430	0.06
928	2,430	0.06
929	2,850	0.07
930	2,963	0.07
931	2,452	0.06
932	2,430	0.06
933	2,430	0.06
934	2,850	0.07
935	2,802	0.06
936	2,476	0.06
937	2,499	0.06
938	2,500	0.06
939	2,932	0.07

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

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

AREA SUMMARY TABLE

TOTAL LOT AREA	- 2.34 AC.±
TOTAL R.O.W. AREA	- 0.52 AC.±
OPEN SPACE AREA	- 1.80 AC.±
TOTAL SITE AREA	- 4.66 AC.±

RECORDER'S INFORMATION

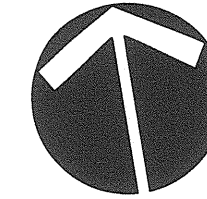
REVISED: OCTOBER 14, 2015
THE FIELDS OF CANTERBURY SECTION 9B
LOTS 901-939 AND OPEN SPACE 994-997
DRAWN BY: AMR/DOB
JOB NO. 05-043 W.O. 7878
DATE: SEPTEMBER 23, 2014
SHEET 1 OF 2

FINAL PLAT
TOWN OF THOMPSON'S STATION
PLANNING COMMISSION

NET AREA: 4.66 AC.±	TOTAL LOTS: 39
ACRES NEW ROAD: 0.52±	CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.08±	CLOSURE ERROR: 1:15000
OWNER: HOOD DEVELOPMENT, LLC	
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.	
SCALE: 1" = 100'	

GENERAL NOTES:

1. SEE SHEET 1 FOR NOTES, REFERENCES AND AREA TABLES.



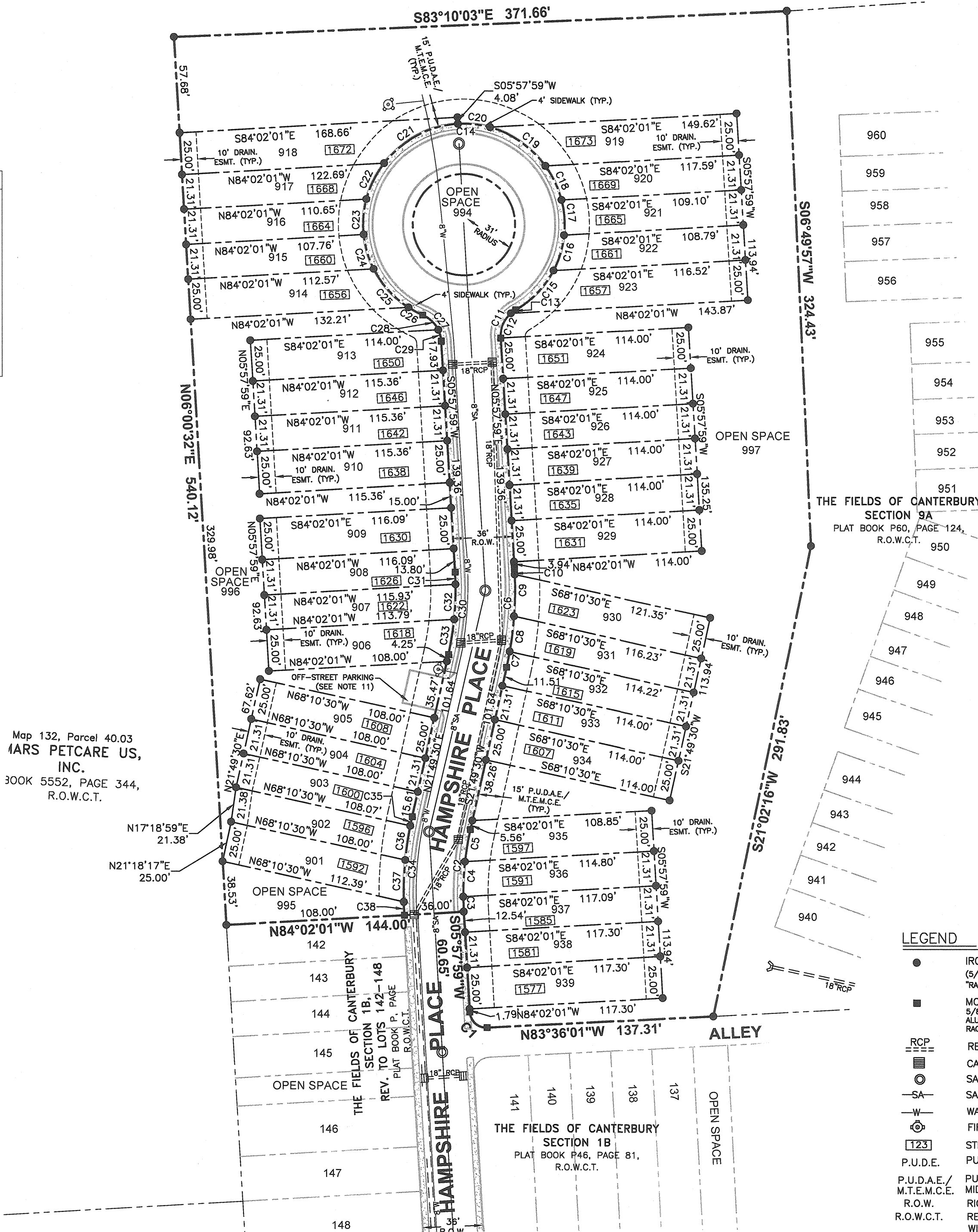
(SEE NOTE 2)

Map 132, Parcel 40.03
**MARS PETCARE US,
 INC.**
 BOOK 5493, PAGE 224,
 R.O.W.C.T.

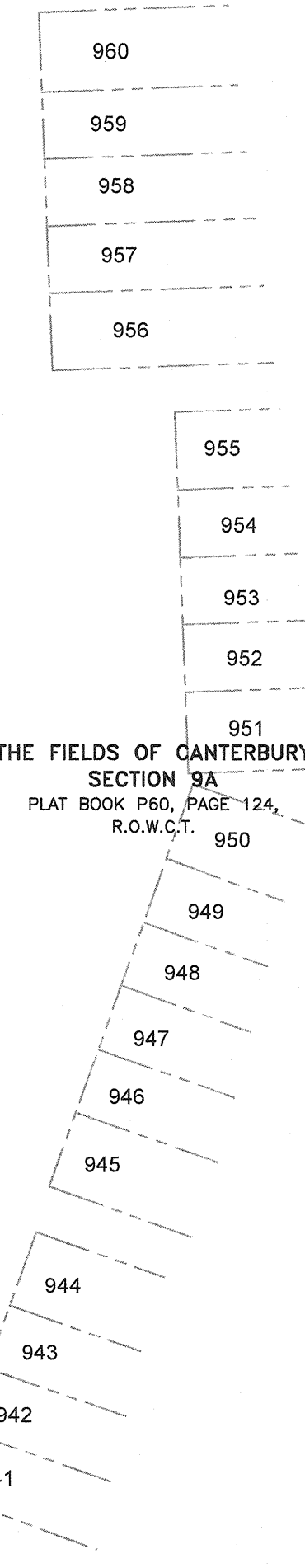
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	10.00'	15.63'	89°34'00"	9.92	14.09'	N38°49'01"W
C2	182.00'	50.38'	15°51'31"	25.35	50.21'	S13°53'45"W
C3	182.00'	8.77'	2°45'42"	4.39	8.77'	N07°20'50"E
C4	182.00'	21.45'	6°45'07"	10.74	21.44'	N12°06'14"E
C5	182.00'	20.16'	6°20'42"	10.09	20.14'	N18°39'09"E
C6	218.00'	60.34'	15°51'31"	30.36	60.15'	N13°53'45"E
C7	218.00'	9.80'	2°34'35"	4.90	9.80'	S20°32'13"W
C8	218.00'	21.42'	5°37'43"	10.72	21.41'	N16°26'04"E
C9	218.00'	25.53'	6°42'38"	12.78	25.52'	N10°15'53"E
C10	218.00'	3.59'	0°56'35"	1.79	3.59'	N06°26'17"E
C11	19.00'	20.71'	62°27'05"	11.52	19.70'	S37°11'32"W
C12	19.00'	17.19'	51°49'35"	9.23	16.61'	N31°22'31"E
C13	19.00'	3.69'	11°07'45"	1.85	3.68'	N62°51'12"E
C14	61.00'	324.62'	304°54'10"	31.82	56.42'	S84°02'01"E
C15	61.00'	33.86'	31°48'07"	17.38	33.43'	N52°31'01"E
C16	61.00'	22.80'	21°25'10"	11.54	22.67'	N25°54'22"E
C17	61.00'	21.42'	20°07'25"	10.82	21.31'	N05°08'04"E
C18	61.00'	23.08'	21°40'45"	11.68	22.94'	N15°46'01"W
C19	61.00'	41.42'	38°54'23"	21.55	40.63'	N46°03'35"W
C20	61.00'	19.72'	18°31'15"	9.95	19.63'	N74°46'24"W
C21	61.00'	52.09'	48°55'41"	27.75	50.52'	S71°30'08"W
C22	61.00'	24.65'	23°09'22"	12.50	24.49'	S35°27'37"W
C23	61.00'	21.62'	20°18'34"	10.93	21.51'	S13°43'39"W
C24	61.00'	21.97'	20°37'57"	11.10	21.85'	S06°44'36"E
C25	61.00'	32.15'	30°11'54"	16.46	31.78'	S32°09'32"E
C26	61.00'	9.82'	9°13'37"	4.92	9.81'	S51°52'17"E
C27	19.00'	20.71'	62°27'05"	11.52	19.70'	N25°15'34"W
C28	19.00'	13.47'	40°36'29"	7.03	13.19'	S36°10'52"E
C29	19.00'	7.24'	21°50'37"	3.67	7.20'	S04°57'19"E
C30	182.00'	50.38'	15°51'31"	25.35	50.21'	N13°53'45"E
C31	182.00'	7.51'	2°21'56"	3.76	7.51'	S07°08'57"W
C32	182.00'	21.43'	6°44'50"	10.73	21.42'	S11°42'19"W
C33	182.00'	21.43'	6°44'46"	10.73	21.42'	S18°27'07"W
C34	218.00'	60.34'	15°51'31"	30.36	60.15'	N13°53'45"E
C35	218.00'	5.71'	1°29'58"	2.85	5.71'	S21°04'31"W
C36	218.00'	21.38'	5°37'10"	10.70	21.37'	S17°30'57"W
C37	218.00'	25.44'	6°41'08"	12.73	25.42'	S11°21'48"W
C38	218.00'	7.82'	2°03'15"	3.91	7.82'	S06°59'37"W

RECORDER'S INFORMATION



Map 132, Parcel 40.03
**MARS PETCARE US,
 INC.**
 BOOK 5552, PAGE 344,
 R.O.W.C.T.



LEGEND

- IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW)
5/8" IRON ROD W/ 4" DIAMETER
ALUMINUM DISC MARKED
RAGAN-SMITH & ASSOCIATES
- RCP REINFORCED CONCRETE PIPE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- SA — SANITARY SEWER LINE
- W — WATER LINE
- FIRE HYDRANT
- [123] STREET ADDRESS
- P.U.D.E. PUBLIC UTILITY DRAINAGE & EASEMENT
- P.U.D.A.E./M.T.E.M.C.E. PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT
MIDDLE TENN ELECTRIC MEMBERSHIP CORP ESMT
- R.O.W. RIGHT-OF-WAY
- R.O.W.C.T. REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE

REVISED: OCTOBER 14, 2015

**THE FIELDS
 OF
 CANTERBURY
 SECTION 9B
 LOTS 901-939 AND
 OPEN SPACE 994-997**

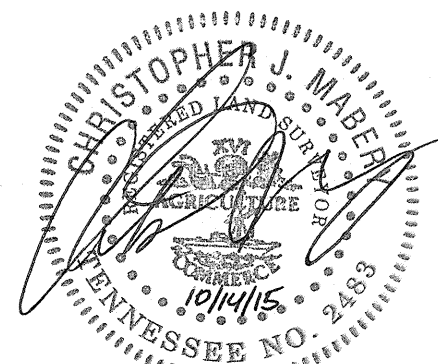
DRAWN BY: AMR/DOB
 JOB NO. 05-043 W.O. 7878
 DATE: SEPTEMBER 23, 2014

SHEET 2 OF 2

FINAL PLAT

**TOWN OF THOMPSON'S STATION
 PLANNING COMMISSION**

NET AREA: 4.66 AC. ±	TOTAL LOTS: 39
ACRES NEW ROAD: 0.52 ±	CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.08 ±	CLOSURE ERROR: 1:15000
OWNER: HOOD DEVELOPMENT, LLC	
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.	
SCALE: 1" = 50'	



Thompson's Station Planning Commission
Staff Report – Item 2 (File: FP 2015-009)
October 27, 2015

Final Plat Request for Fields of Canterbury, Section 9B, which includes 43 lots on 4.66 acres.

PROJECT DESCRIPTION

A request for a final plat was submitted by Ragan Smith Associates on behalf of Hood Development, LLC for the creation of 39 townhome lots and four (4) open space lots on a 6.86-acre portion of a larger master planned community.

BACKGROUND

Phase 9 consists of 84 townhome lots and six open space lots (Lots 901-999) that front Hampshire Place and Channing Drive with access from Danby Trace Drive and was approved on February 25, 2014 by the Planning Commission. On August 26, 2015, the Planning Commission approved Section 9A for the creation of 45 townhome lots and two (2) open space lots. This section will complete Phase 9 of the Fields of Canterbury community.

ANALYSIS

Final Plat

Section 9B consists of 39 townhome lots (Lots 901-939) that front Hampshire Place. Front yard setbacks will be 15 feet and rear yard setbacks will be 25 feet. The project consists of attached townhomes; however, side yard setbacks in between buildings will be maintained at 15 feet. These setbacks are consistent with the approved preliminary plat for Phase 9 within Canterbury.

Open Space

Four open space lots (Lot 994-997) are proposed within this section. To date, the recorded open space within the master planned area is approximately 39 acres. The recordation of this plat will add 1.34 acres of open space. Total acreage required for the overall project is 67.62 acres and therefore, at this time approximately 58% of the required open space is recorded.

Performance Bonds

Performance bonds are required prior to the recordation of any final plat to ensure that all necessary improvements are guaranteed to be installed per approved construction plans. The Fields of Canterbury Phase 9 construction plans are approved and improvements have been started within this phase. Based on the progress of these improvements, the roads, drainage and erosion control performance bond shall be set at \$150,000 and the sanitary sewer bond shall be set at \$135,000.

RECOMMENDATION

Based on the project's substantial consistency with the approved Phase 9 plat, Staff recommends that the Planning Commission approve the final plat map with the following contingencies:

1. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$150,000 for roadways, drainage and erosion control.
2. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$135,000 for sewer.
3. As builts shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

ATTACHMENTS

Final Plat

Thompson's Station Planning Commission
Staff Report –Item 3 (File: SP 2015-009, DR 2015-008)
October 27, 2015

Site Plan, Section 9B located within the Fields of Canterbury for the development of eight townhome buildings on Hampshire Drive.

PROJECT DESCRIPTION

A request for approval of a site plan for the development of eight townhome buildings on Hampshire Drive within Section 9B of the Fields of Canterbury.

BACKGROUND

The Phase 9 preliminary plat (File 1-C-14-001) was approved by the Planning Commission on February 25, 2014. This phase consists of 84 townhome lots and six open space lots (Lots 901-999) that front Hampshire Place and Channing Drive with access from Danby Trace Drive. Forty-five townhomes within Section 9A are approved with several under construction. The remaining 39 townhomes will be built upon approval of this site plan application and recordation of the Section 9B plat.

ANALYSIS

Site plan

The development will consist of eight buildings ranging from four to six units for a total of 39 townhomes with access from Hampshire Drive. The units will be front loaded with a one-car garage. A concrete sidewalk will be installed along Hampshire Drive which will ultimately connect to Danby Trace which will provide pedestrian access throughout this portion of the community.

Front yard setbacks will be 15 feet with a 25 foot rear yard setback. The project consists of attached townhomes; however, side yard setbacks in between buildings will be maintained at 15 feet. These setbacks are consistent with the plat approval.

Architecture

The buildings are proposed with a maximum height of 40 feet along Hampshire Drive, adjacent to future residential and open space. The architecture consists of brick veneer, turned brick accents, siding, flower boxes under windows and carriage style garage doors with onyx black and driftwood shingles for the roof. Each unit will have a roofed porch and have its own neutral color scheme. Brick colors vary from reds, browns to tans and will be incorporated into the front elevations with siding on the side and rear elevations. The Design Guidelines state to “keep the design consistent with the positive character of the surrounding area in terms of both existing character and desired future character.” The proposed design is substantially consistent with the Fields of Canterbury community which consists of a mixture of brick and fiber cement or hardiplank siding.

Landscaping

Most units will have one front yard Crape Myrtle or Japanese Maple. The remaining landscaping consists of shrubs and grasses with groundcover. The landscaping is consistent with the existing landscaping for the other townhomes within the neighborhood.

RECOMMENDATION

Based on the project's consistency with the Town's Zoning Ordinance and 9B final plat, Staff recommends that the Planning Commission approve the project subject to the following contingency:

1. Prior to the issuance of building permits, the applicant shall obtain approval for the design and landscaping from the Design Review Commission.

ATTACHMENTS

Site Plan packet



FRONT ELEVATION
 (Lot 901, Canterbury
 Biltmore
 1/8" = 1'-0"

FRONT ELEVATION
 (Lot 902, Canterbury
 Beckett
 1/8" = 1'-0"

FRONT ELEVATION
 (LOT 903, Canterbury
 Beckett
 1/8" = 1'-0"

FRONT ELEVATION
 (LOT 903, Canterbury
 Beckett
 1/8" = 1'-0"

FRONT ELEVATION
 (LOT 905, Canterbury
 Biltmore
 1/8" = 1'-0"



REAR ELEVATION
 Lots 901-905, Canterbury
 3/32" = 1'-0"



ProMark
 Home Designs LLC

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

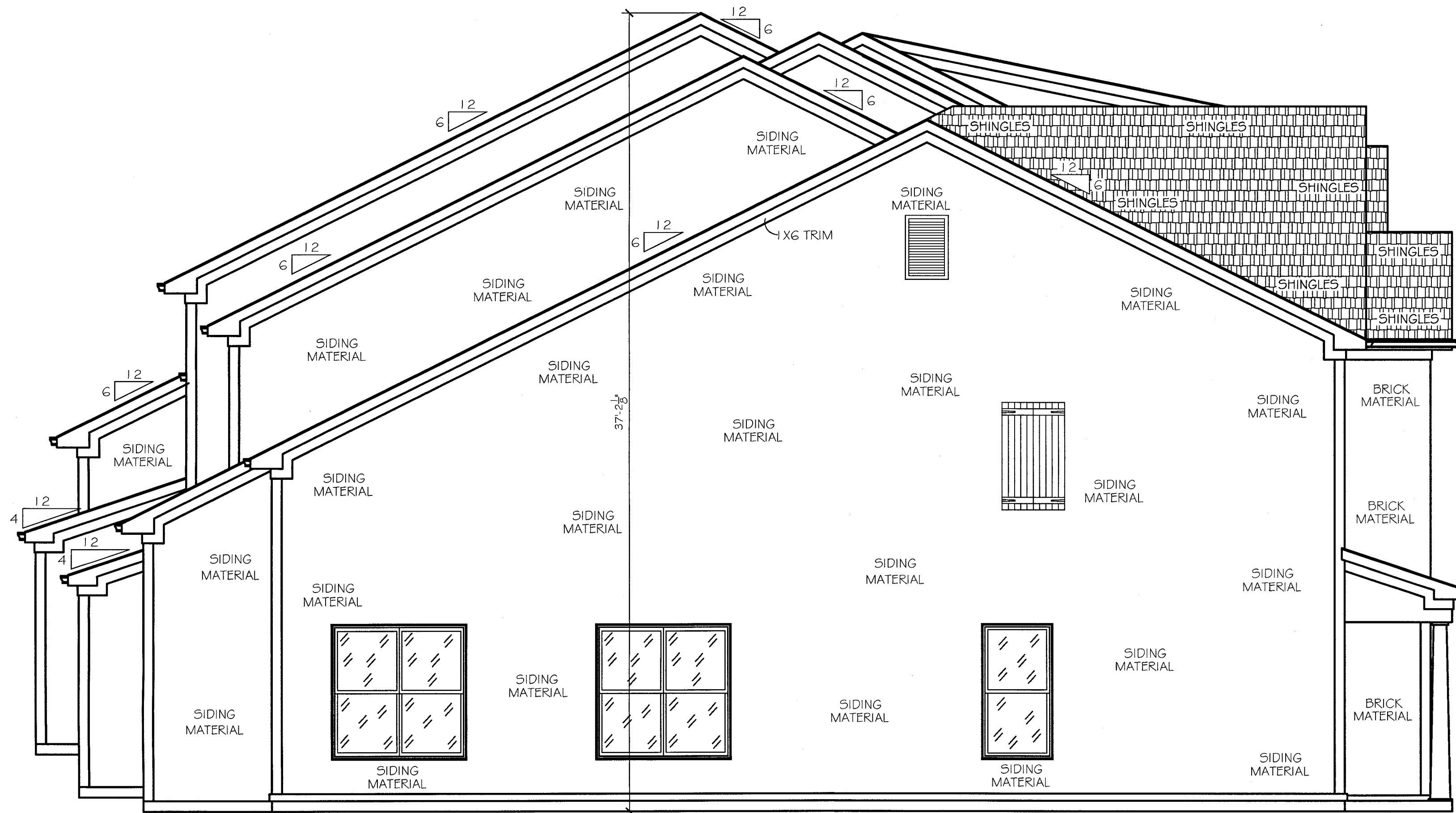
**Lots 901-905,
 Canterbury**

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

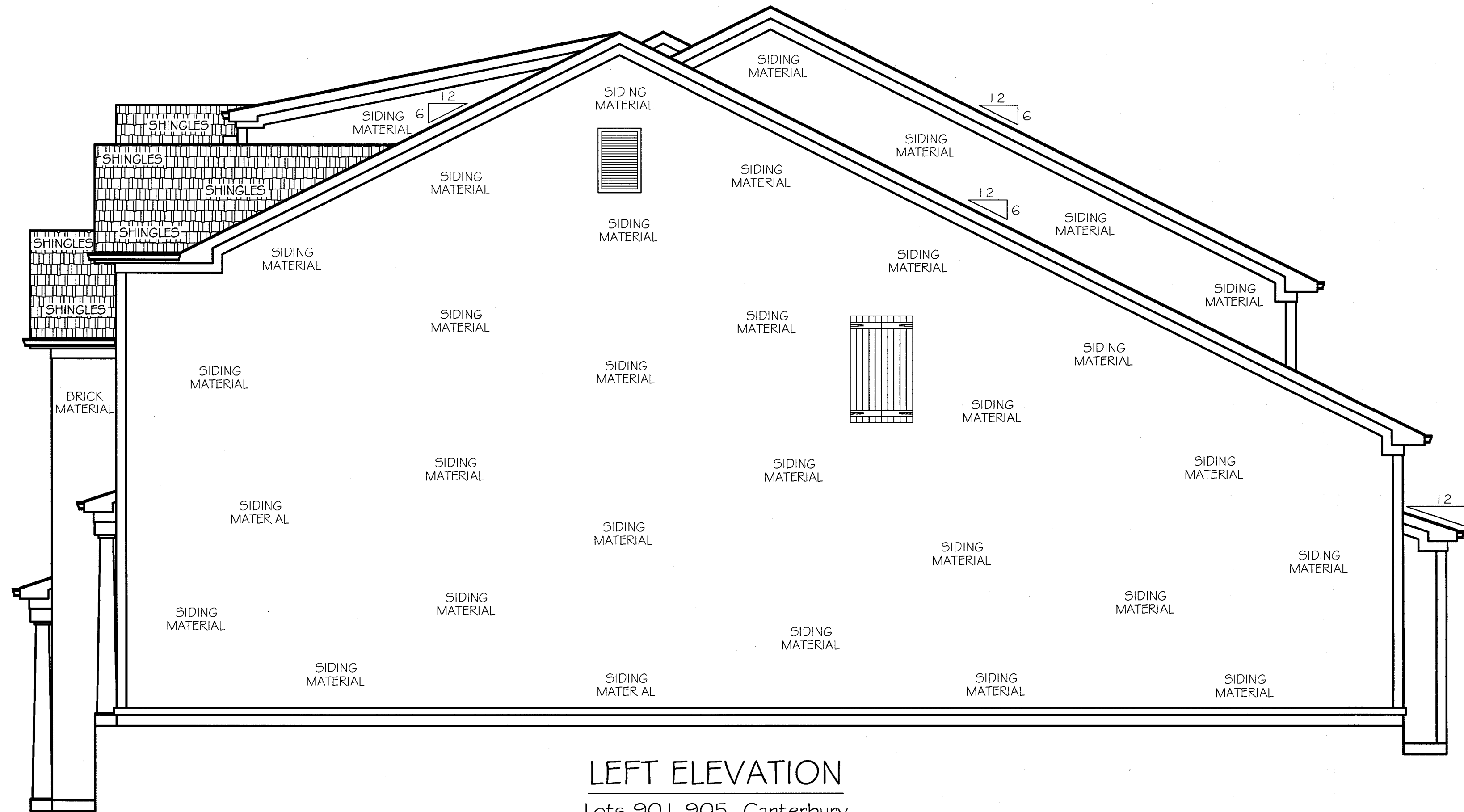
DRAWN BY:
 J.W.

PLAN NUMBER:
 Lots 901-905

DATE: 9/21/15



RIGHT ELEVATION
 Lots 901-905, Canterbury
 1/8" = 1'-0"



LEFT ELEVATION
 Lots 901-905, Canterbury
 1/8" = 1'-0"



ProMark
 Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

Lots 901-905,
 Canterbury

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DRAWN BY:
 J.W.

PLAN NUMBER:
 Lots 901-905

DATE: 9/21/15



FRONT ELEVATION

Lot 901, Canterbury
Biltmore
1/8" = 1'-0"

FRONT ELEVATION

Lot 902, Canterbury
Beckett
1/8" = 1'-0"

FRONT ELEVATION

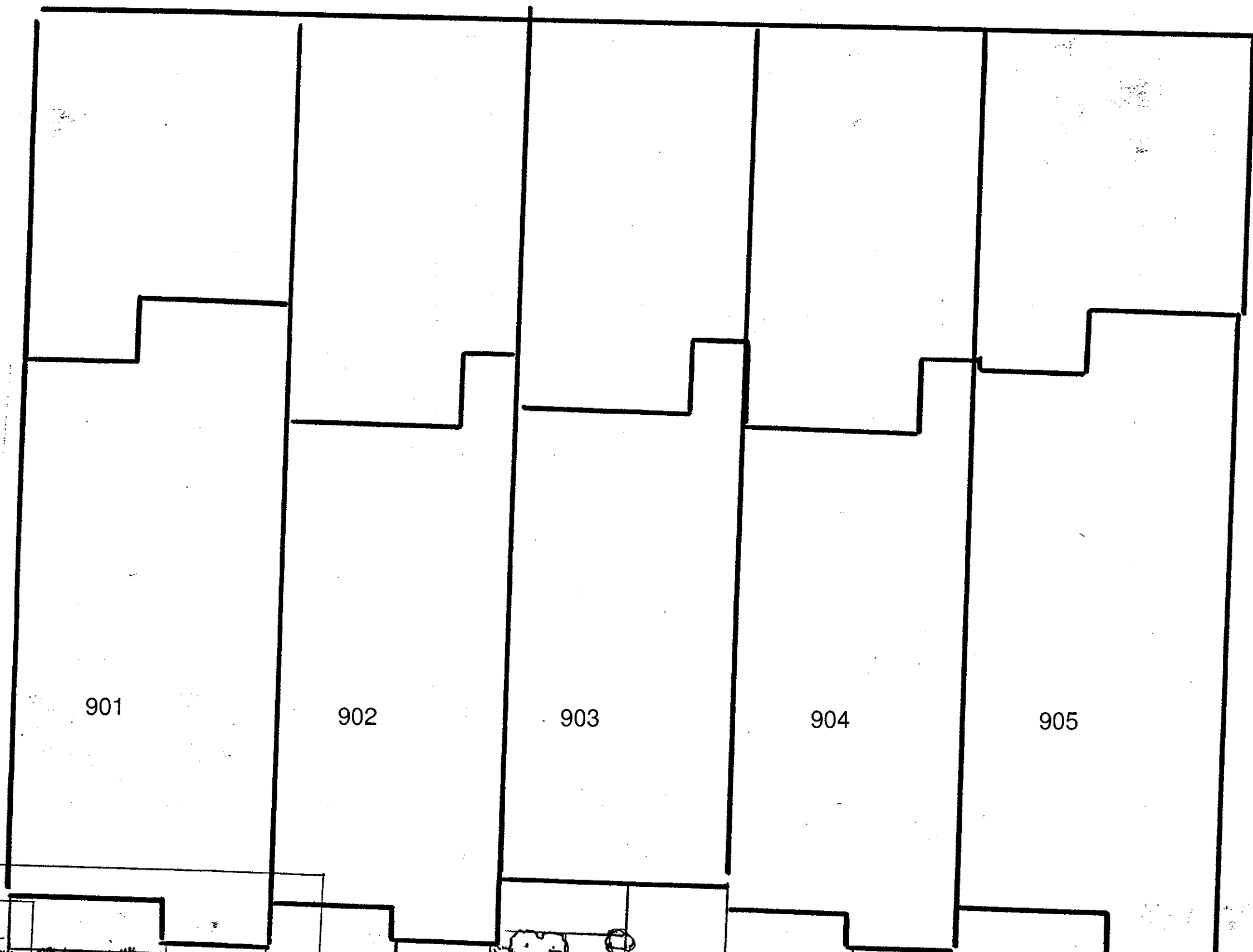
Lot 903, Canterbury
Beckett
1/8" = 1'-0"

FRONT ELEVATION

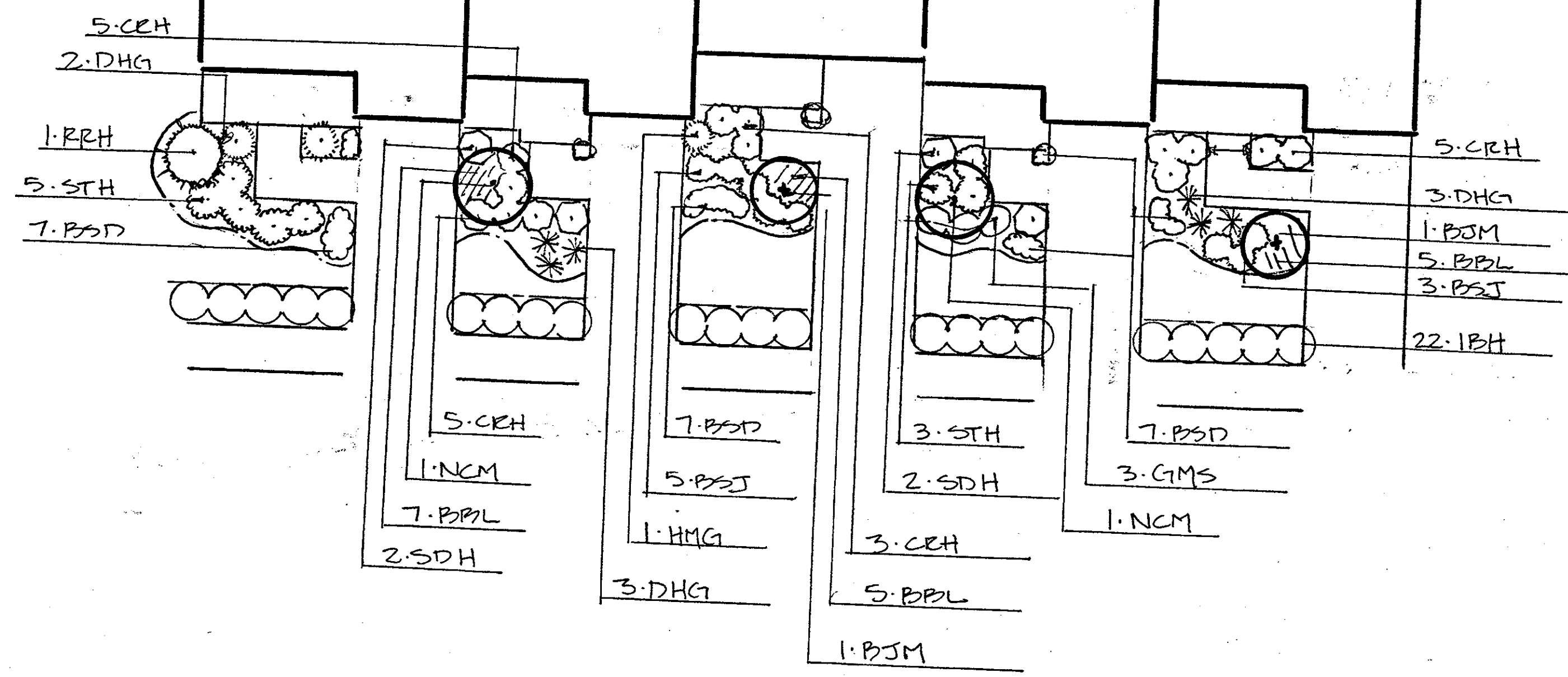
Lot 904, Canterbury
Beckett
1/8" = 1'-0"

FRONT ELEVATION

Lot 905, Canterbury
Biltmore
1/8" = 1'-0"



Canterbury Town Homes 901-905			Villas of Canterbury		
Qty	Symbol	Common Name	Size	Spacing	Notes
1	RRH	Robin Holly	4-5'	plan	full, dense
8	DHG	Dwarf Hameln Grass	3 gal	36" oc	3 gallon full
8	STH	Soft Touch Holly	12"	36" oc	3 gallon full
13	CRH	Carissa Holly	12"	36" oc	3 gallon full
21	BSD	Becky Shasta Daisy	1 gal	18" oc	triangular planting
2	NCM	Natchez Crape Myrtle	6'	plan	15 gallon full head
17	BBL	Big Blue Liriope	4"	18" oc	flats
4	SDH	Steeds Holly	24"	plan	7 gallon pyramidal
8	BSJ	Blue Star Juniper	12"	30" oc	3 gallon full
1	HMG	Heavy Metal Switchgrass	3 gal	30"	3 gallon full
2	BJM	Bloodgood Japanese Maple	6'	plan	full head
3	GMS	Goldmound Spirea	12"	30" oc	3 gallon full
22	IBH	Inkberry Holly "Shamrock"	18"	40" oc	3 gallon full



901-905		CANTERBURY TOWN HOMES	
SCALE: 1"=10'	APPROVED BY:	DRAWN BY: Rfm	
DATE: 9-22-15		REVISED:	
WILLOW BRANCH PARTNERS			
LANDSCAPE PLANTING PLAN			DRAWING NUMBER:



FRONT ELEVATION
 (Lot 906, Canterbury
 Biltmore
 3/32" = 1'-0"

FRONT ELEVATION
 (Lot 907, Canterbury
 Beckett
 3/32" = 1'-0"

FRONT ELEVATION
 (Lot 908, Canterbury
 Beckett
 3/32" = 1'-0"

FRONT ELEVATION
 (Lot 909, Canterbury
 Biltmore
 3/32" = 1'-0"



REAR ELEVATION
 LOTS 906-909



ProMark
 Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with.

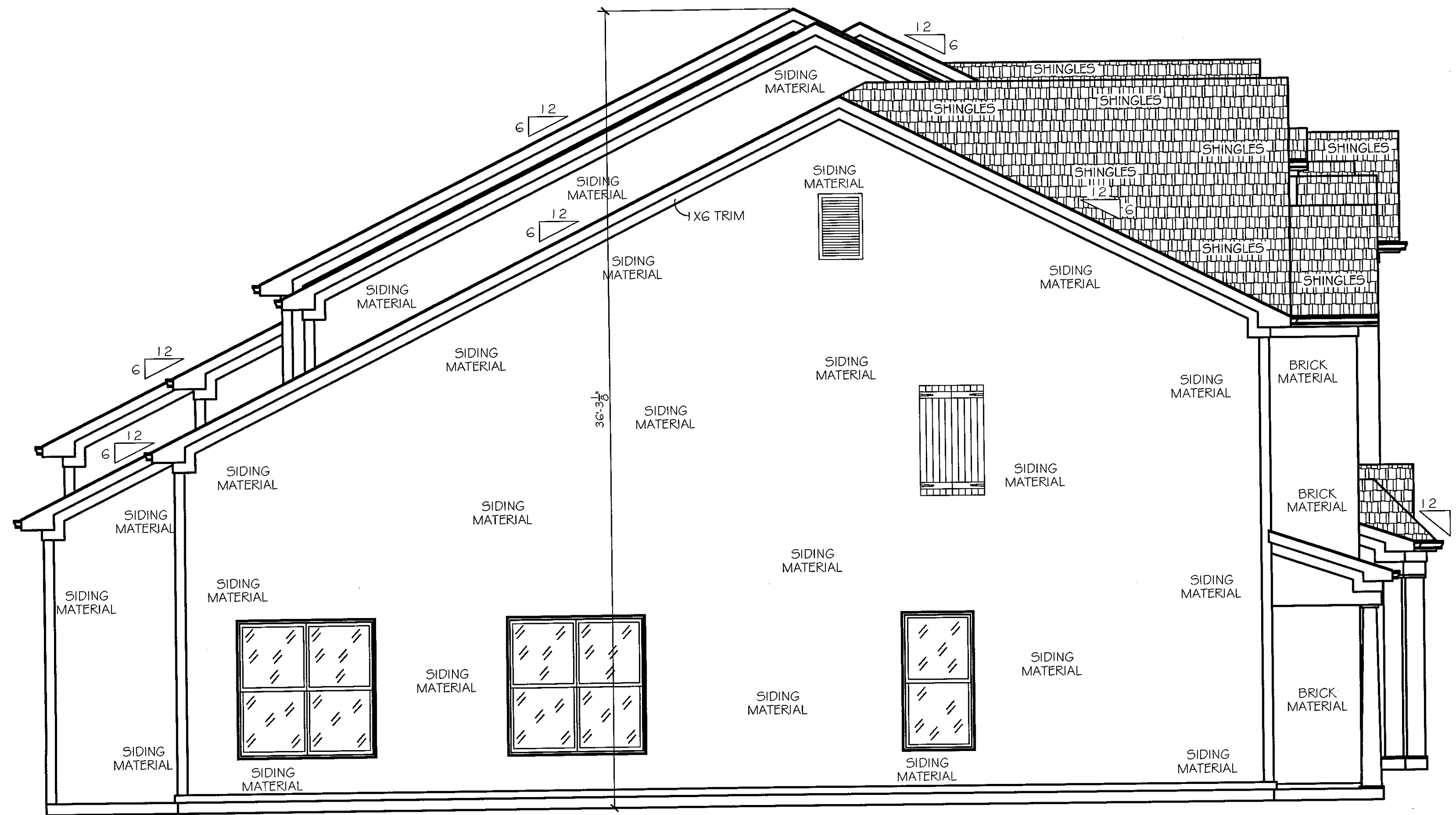
Lots 906-909,
 Canterbury

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

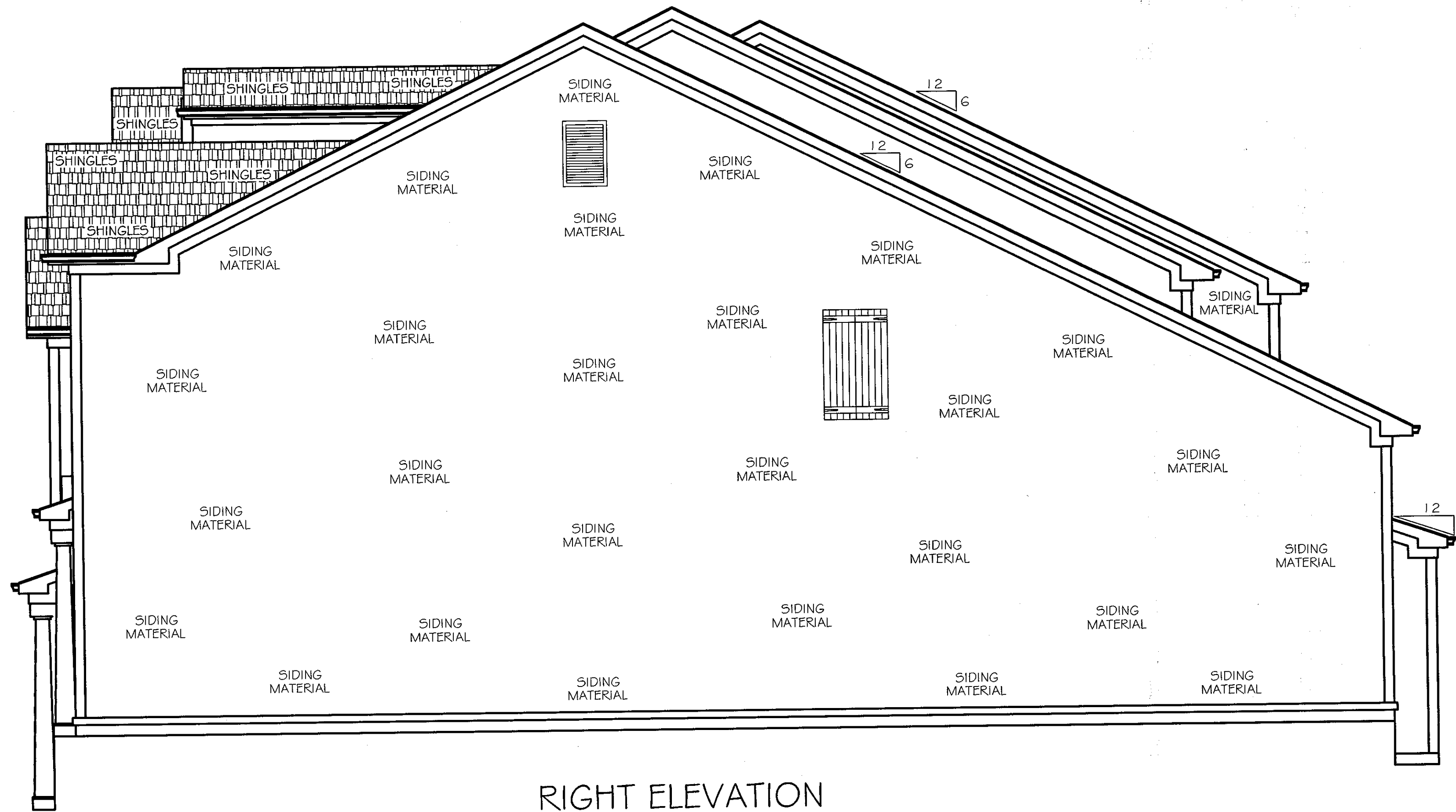
DRAWN BY:
 J.W.

PLAN NUMBER:
 Lots 906-909

DATE: 9/21/15



LEFT ELEVATION
LOTS 906-909



RIGHT ELEVATION
LOTS 906-909



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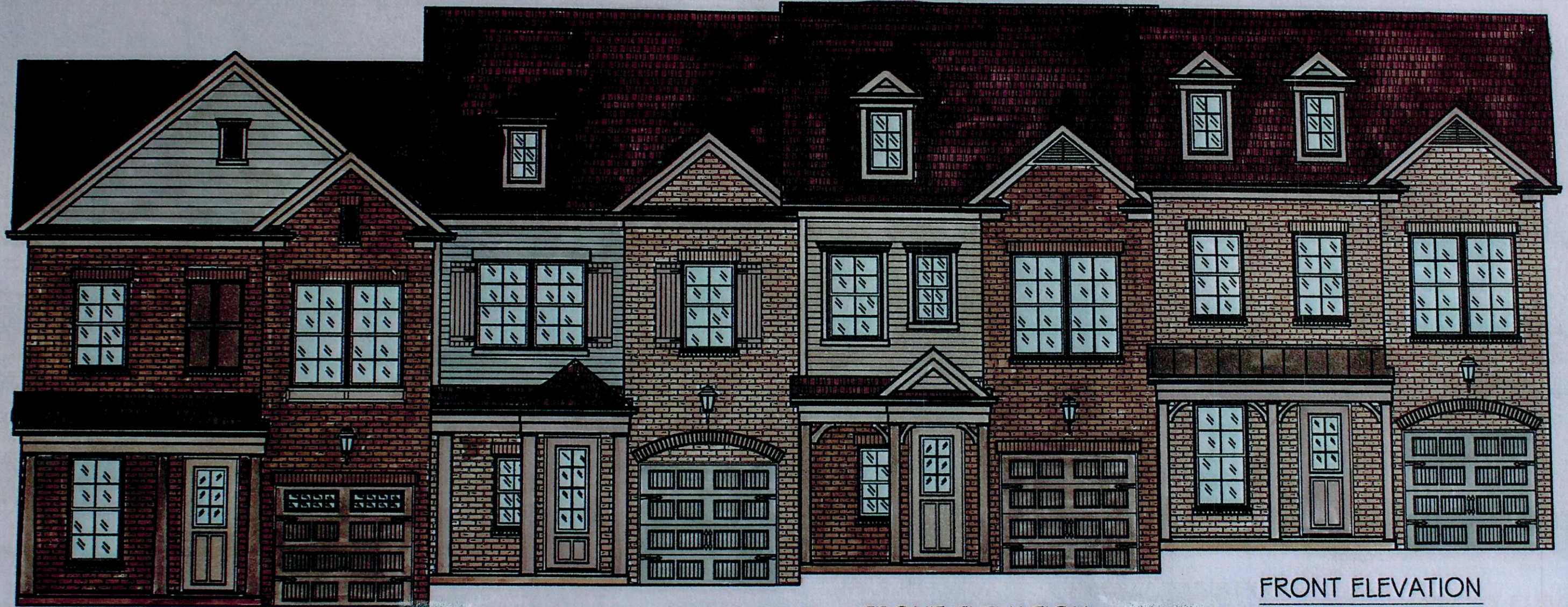
Lots 906-909,
Canterbury

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DRAWN BY:
J.W.

PLAN NUMBER:
Lots 906-909

DATE: 9/21/15



FRONT ELEVATION

(Lot 906, Canterbury
Biltmore)

FRONT ELEVATION

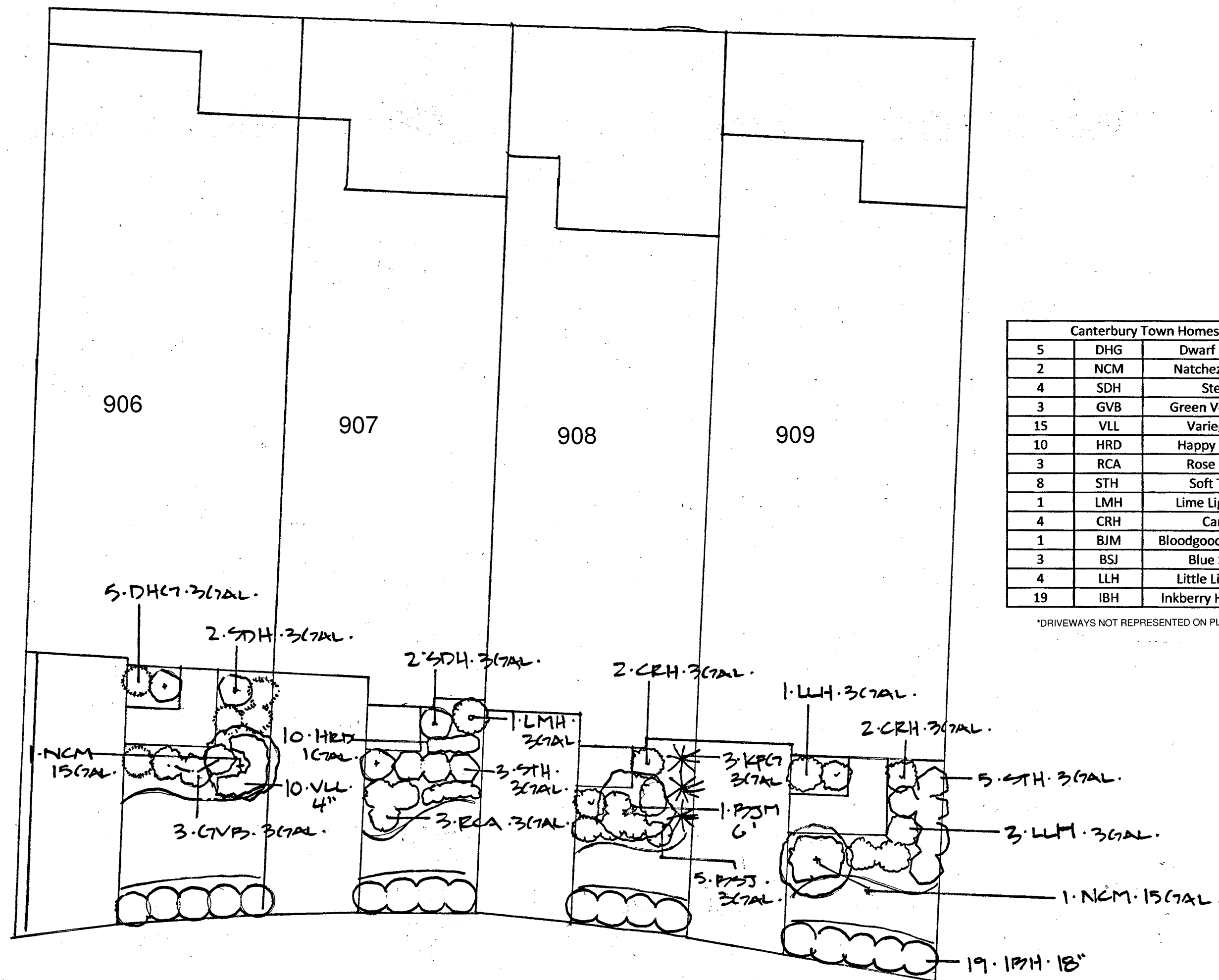
(Lot 907, Canterbury
Beckett)

FRONT ELEVATION

(Lot 908, Canterbury
Beckett)

FRONT ELEVATION

(Lot 909, Canterbury
Biltmore)



Canterbury Town Homes 906-909			Willow Branch Partners		
5	DHG	Dwarf Hameln Grass	3 gal	36" oc	3 gallon full
2	NCM	Natchez Crape Myrtle	6'	plan	15 gallon full head
4	SDH	Steeds Holly	3 gal	plan	pyramidal
3	GVB	Green Velvet Boxwood	3 gal	36" oc	trimmed for hedging
15	VLL	Variegated liriopie	4"	12"	4" cup
10	HRD	Happy Return Daylily	1 gal.	12"	1 gallon
3	RCA	Rose Creek Abelia	12"	36"	3 gallon full
8	STH	Soft Touch Holly	12"	36" oc	3 gallon full
1	LMH	Lime Light Hydrangea	18"	30" oc	
4	CRH	Carissa Holly	12"	36" oc	3 gallon full
1	BJM	Bloodgood Japanese Maple	6'	plan	full head
3	BSJ	Blue Star Juniper	3 gal	30" oc	3 gallon full
4	LLH	Little Lime Hydrangea	3 gal	30" oc	
19	IBH	Inkberry Holly "Shamrock"	18"	40" oc	3 gallon full

*DRIVEWAYS NOT REPRESENTED ON PLAN PER SITE PLAN. PLEASE ADJUST PLANTING FOR FINAL DRIVEWAY LAYOUT

CANTERBURY TOWN HOMES 906-909		
SCALE: 1"=10'	APPROVED BY:	DRAWN BY: BTM
DATE:		REVISED:
WILLOW BRANCH PARTNERS		
PLANTING PLAN		DRAWING NUMBER



FRONT ELEVATION
 BILTMORE
 Lot 910, Canterbury
 3/32" = 1'-0"

FRONT ELEVATION
 BECKETT
 Lot 911, Canterbury
 3/32" = 1'-0"

FRONT ELEVATION
 BECKETT
 Lot 912, Canterbury
 3/32" = 1'-0"

FRONT ELEVATION
 BILTMORE
 Lot 913, Canterbury
 3/32" = 1'-0"



REAR ELEVATION
 (Lot 910, Canterbury
 Biltmore
 3/32" = 1'-0"

REAR ELEVATION
 (Lot 911, Canterbury
 Beckett
 3/32" = 1'-0"

REAR ELEVATION
 (LOT 912, Canterbury
 Beckett
 3/32" = 1'-0"

REAR ELEVATION
 (LOT 913, Canterbury
 Biltmore
 3/32" = 1'-0"



ProMark
 Home Designs LLC

P.O. Box 159144 Nashville, TN 37215

Proudly working with.

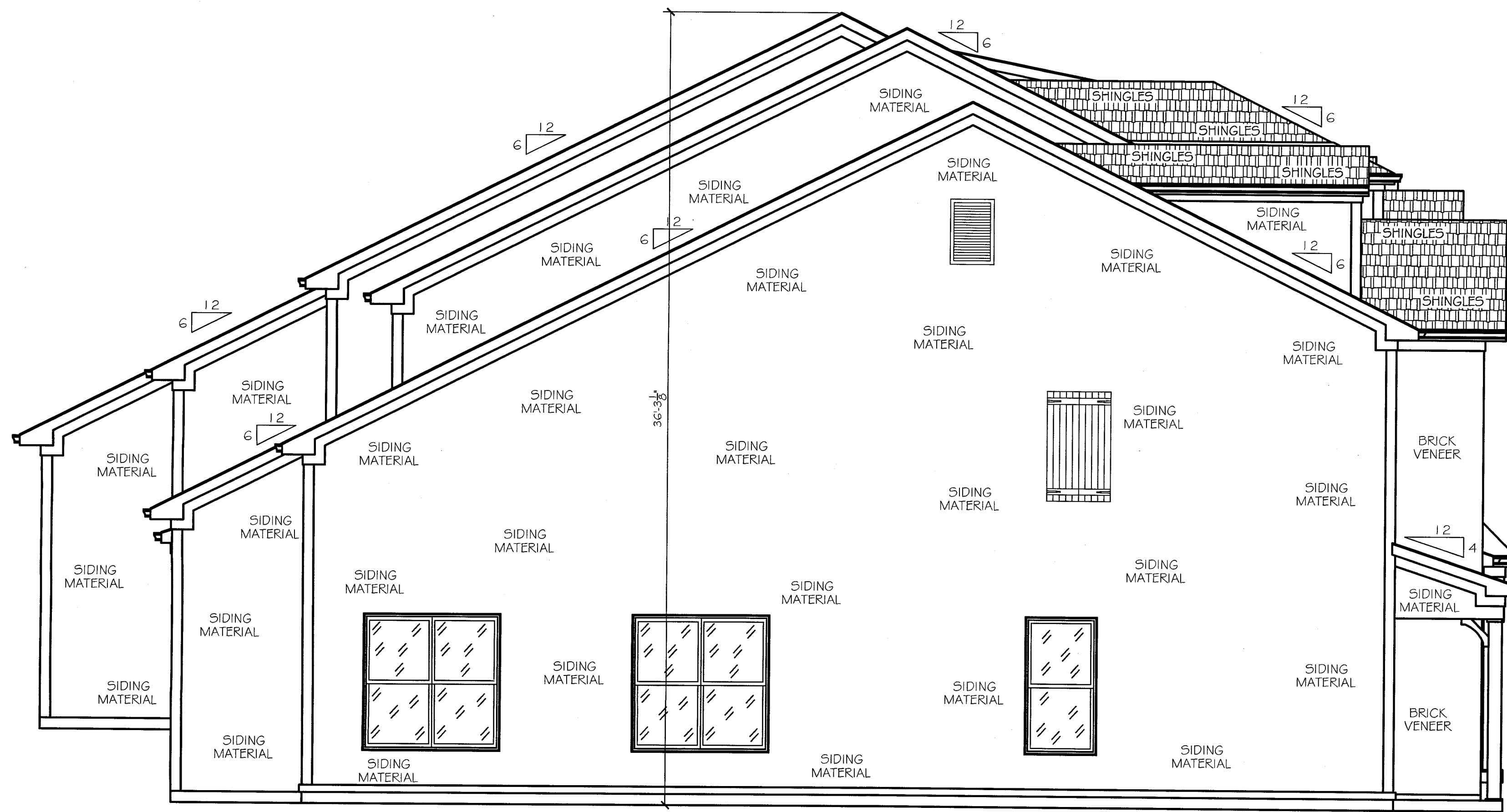
Lots 910-913,
 Canterbury

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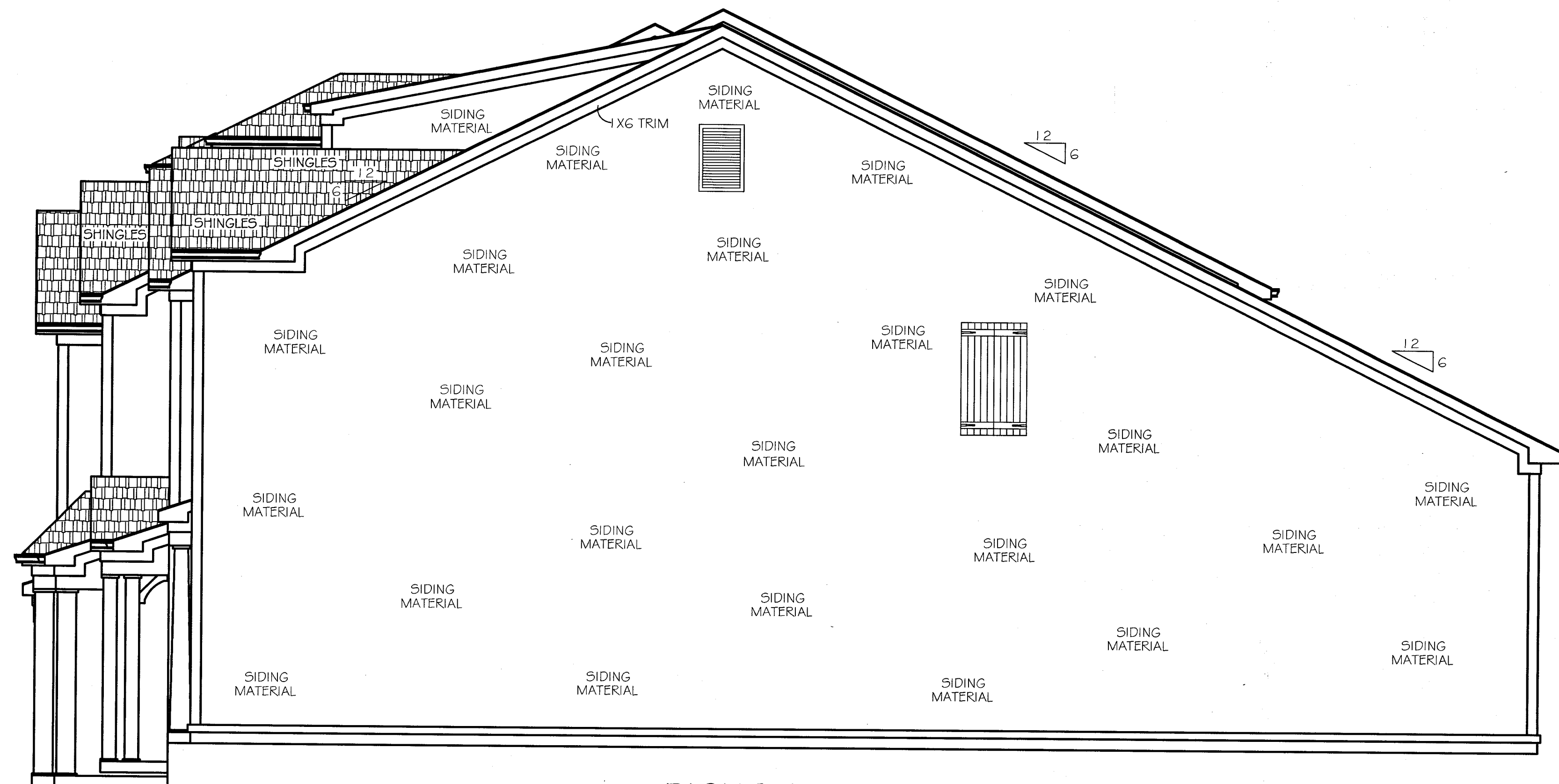
DRAWN BY:
 J.W.

PLAN NUMBER:
 Lots 910-913

DATE: 9/22/15



LEFT ELEVATION
 Lots 910-913, Canterbury
 1/8" = 1'-0"



RIGHT ELEVATION
 Lots 910-913, Canterbury
 1/8" = 1'-0"

**WILLOW
 BRANCH**
 -PARTNERS, LLC-

ProMark
 Home Designs LLC

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

Lots 910-913,
 Canterbury

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DRAWN BY:
 J.W.

PLAN NUMBER:
 Lots 910-913

DATE: 9/22/15



FRONT ELEVATION

BILTMORE
 Lot 910, Canterbury
 3/32" = 1'-0"

FRONT ELEVATION

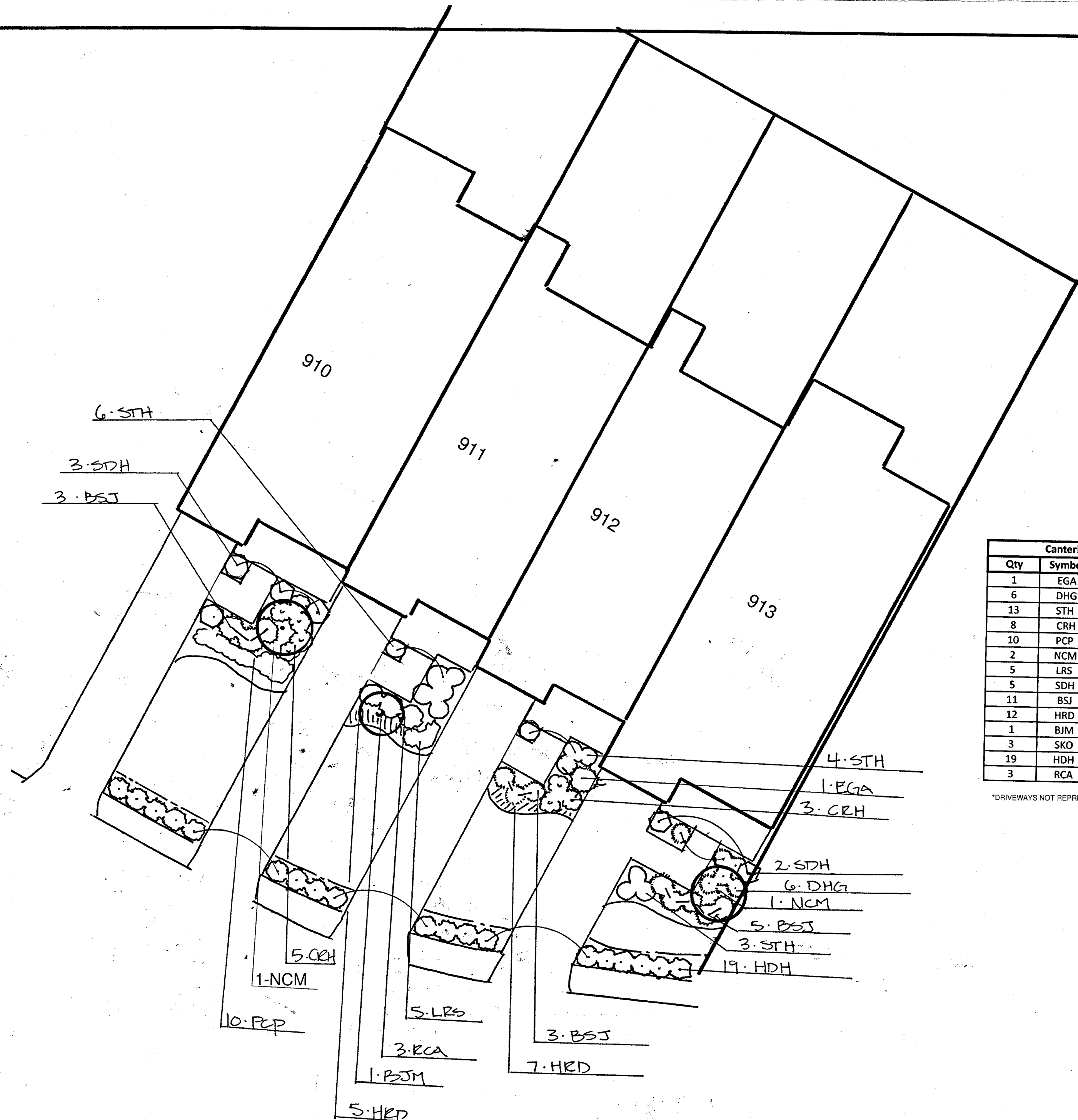
BECKETT
 Lot 911, Canterbury
 3/32" = 1'-0"

FRONT ELEVATION

BECKETT
 Lot 912, Canterbury
 3/32" = 1'-0"

FRONT ELEVATION

BILTMORE
 Lot 913, Canterbury
 3/32" = 1'-0"



Canterbury Town Homes 910-913			Villas of Canterbury		
Qty	Symbol	Common Name	Size	Spacing	Notes
1	EGA	Emerald Green Arborvitae	5'	plan	full, dense
6	DHG	Dwarf Hameln Grass	3 gal	36" oc	3 gallon full
13	STH	Soft Touch Holly	12"	36" oc	3 gallon full
8	CRH	Carissa Holly	12"	36" oc	3 gallon full
10	PCP	Purple Cone Flower	1 gal.	18"	1 gallon
2	NCM	Natchez Crape Myrtle	6'	plan	15 gallon full head
5	LRS	Little Spire Russian Sage	1 gal.	24"	1 gallon
5	SDH	Steeds Holly	24"	plan	7 gallon pyramidal
11	BSJ	Blue Star Juniper	12"	30" oc	3 gallon full
12	HRD	Happy Return Daylily	1 gal.	12"	1 gallon
1	BJM	Bloodgood Japanese Maple	6'	plan	full head
3	SKO	Sunny Knock Out Rose	12"	36"	3 gallon full
19	HDH	Hoogendorn Holly	12"	36"	3 gallon full
3	RCA	Rose Creek Abelia	12"	36"	3 gallon full

*DRIVEWAYS NOT REPRESENTED ON PLAN PER SITE PLAN. PLEASE ADJUST PLANTING FOR FINAL DRIVEWAY LAYOUT

910-913 CANTERBURY TOWN HOMES		
SCALE: 1"=10'	APPROVED BY:	DRAWN BY: <i>RTM</i>
DATE: 1-20-15		REVISED:
Willow Branch Partners		
LANDSCAPE PLANTING		DRAWING NUMBER



FRONT ELEVATION
 (Lot 914, Canterbury
 Biltmore
 1/8" = 1'-0"

FRONT ELEVATION
 (Lot 915, Canterbury
 Beckett
 1/8" = 1'-0"

FRONT ELEVATION
 (Lot 916, Canterbury
 Beckett
 1/8" = 1'-0"

FRONT ELEVATION
 (Lot 917, Canterbury
 Morrison
 1/8" = 1'-0"

FRONT ELEVATION
 (Lot 918, Canterbury
 Biltmore
 1/8" = 1'-0"



REAR ELEVATION
 Lots 914-918, Canterbury
 3/32" = 1'-0"



ProMark
 Home Designs LLC.

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Proudly working with:

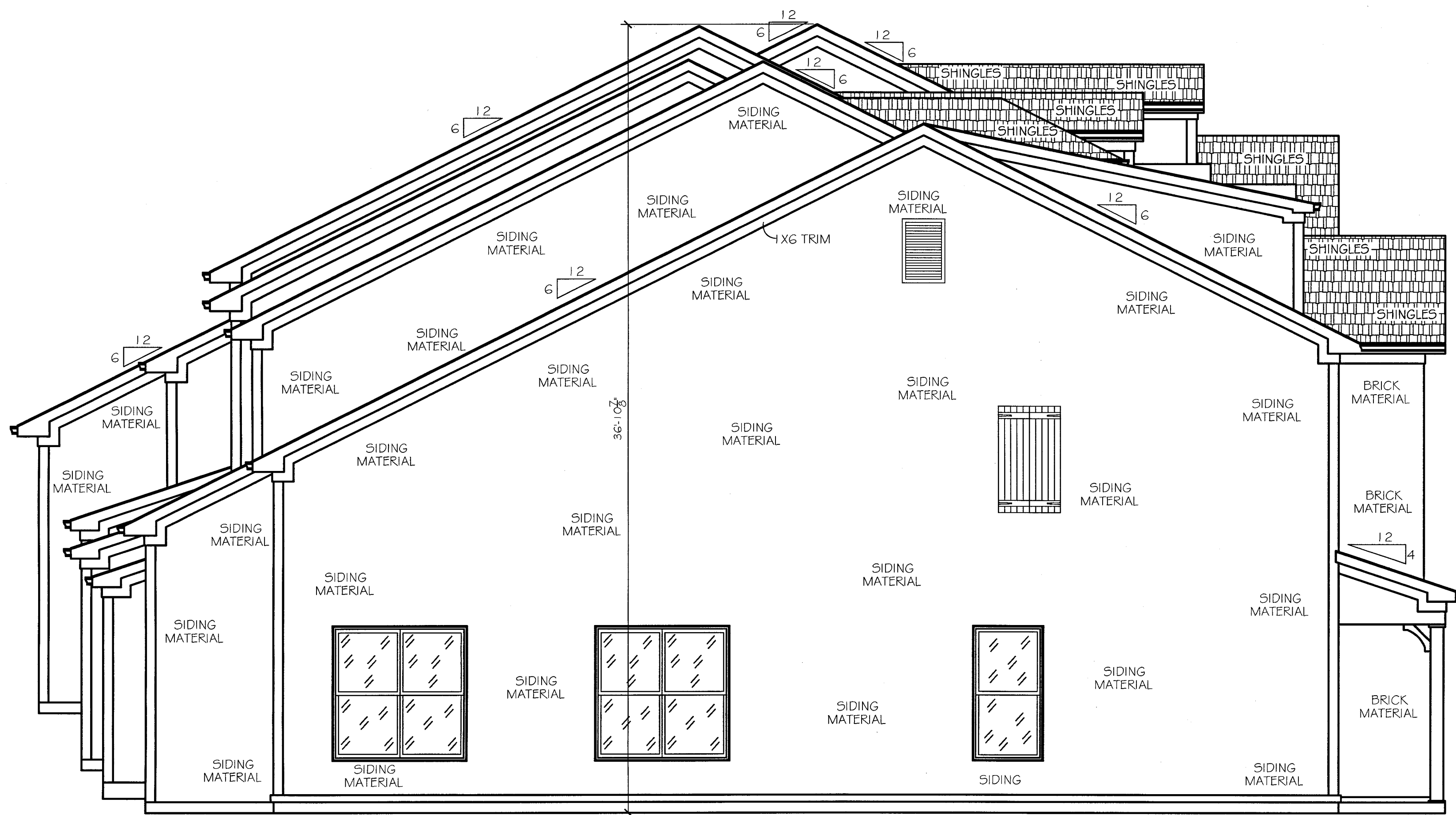
Lots 914-918,
 Canterbury

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

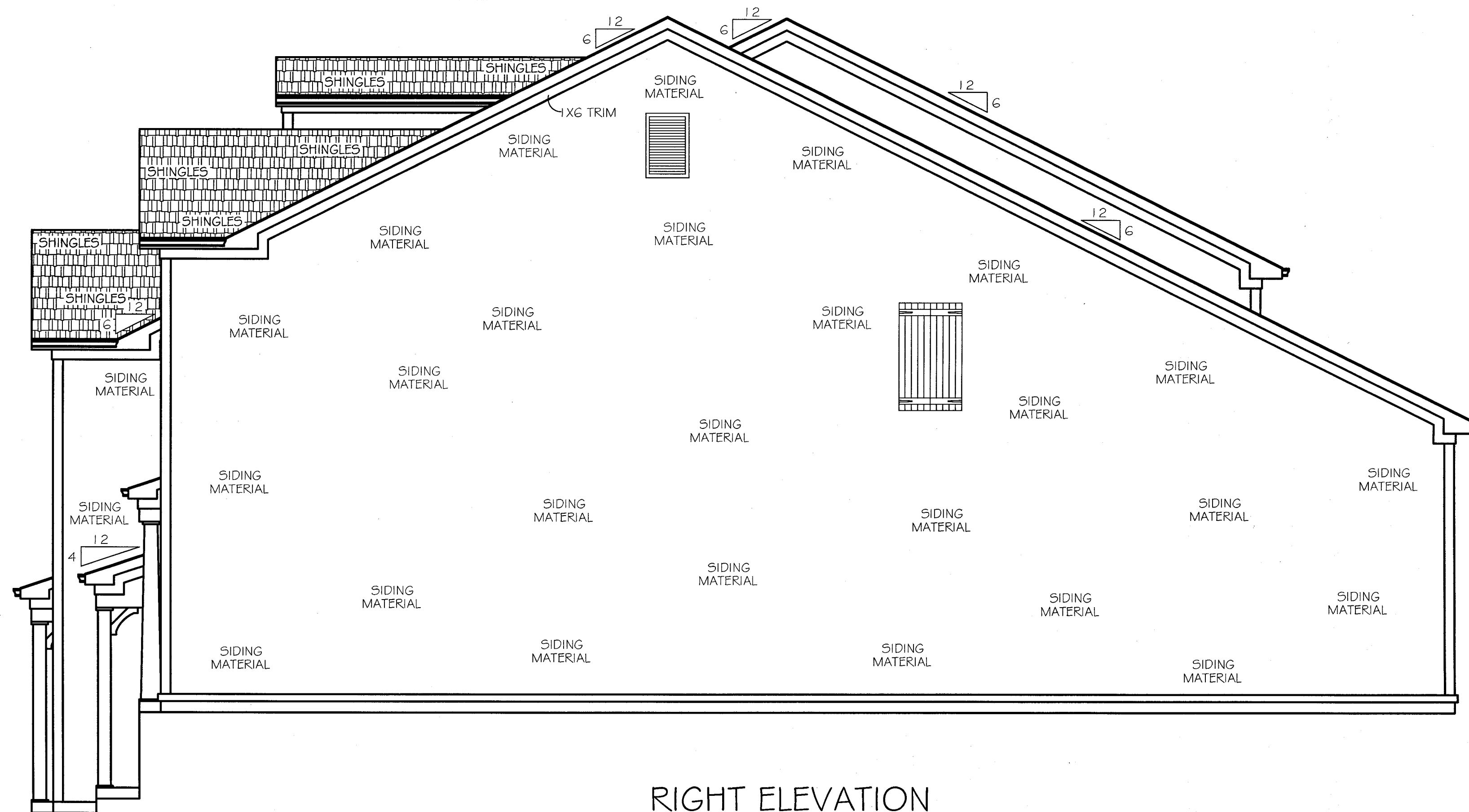
DRAWN BY:
 J.W.

PLAN NUMBER:
 Lots 914-918

DATE: 9/21/15



LEFT ELEVATION
 Lots 914-918, Canterbury
 3/32" = 1'-0"



RIGHT ELEVATION
 Lots 914-918, Canterbury
 3/32" = 1'-0"



ProMark
 Home Designs LLC.

P.O. Box 159144 Nashville, TN 37215

Proudly working with:

Lots 914-918,
 Canterbury

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

DRAWN BY:
 J.W.

PLAN NUMBER:
 Lots 914-918

DATE: 9/21/15



FRONT ELEVATION

(Lot 914, Canterbury
Biltmore
3/32" = 1'-0"

FRONT ELEVATION

Lot 915, Canterbury
Beckett
3/32" = 1'-0"

FRONT ELEVATION

(Lot 916, Canterbury
Beckett
3/32" = 1'-0"

FRONT ELEVATION

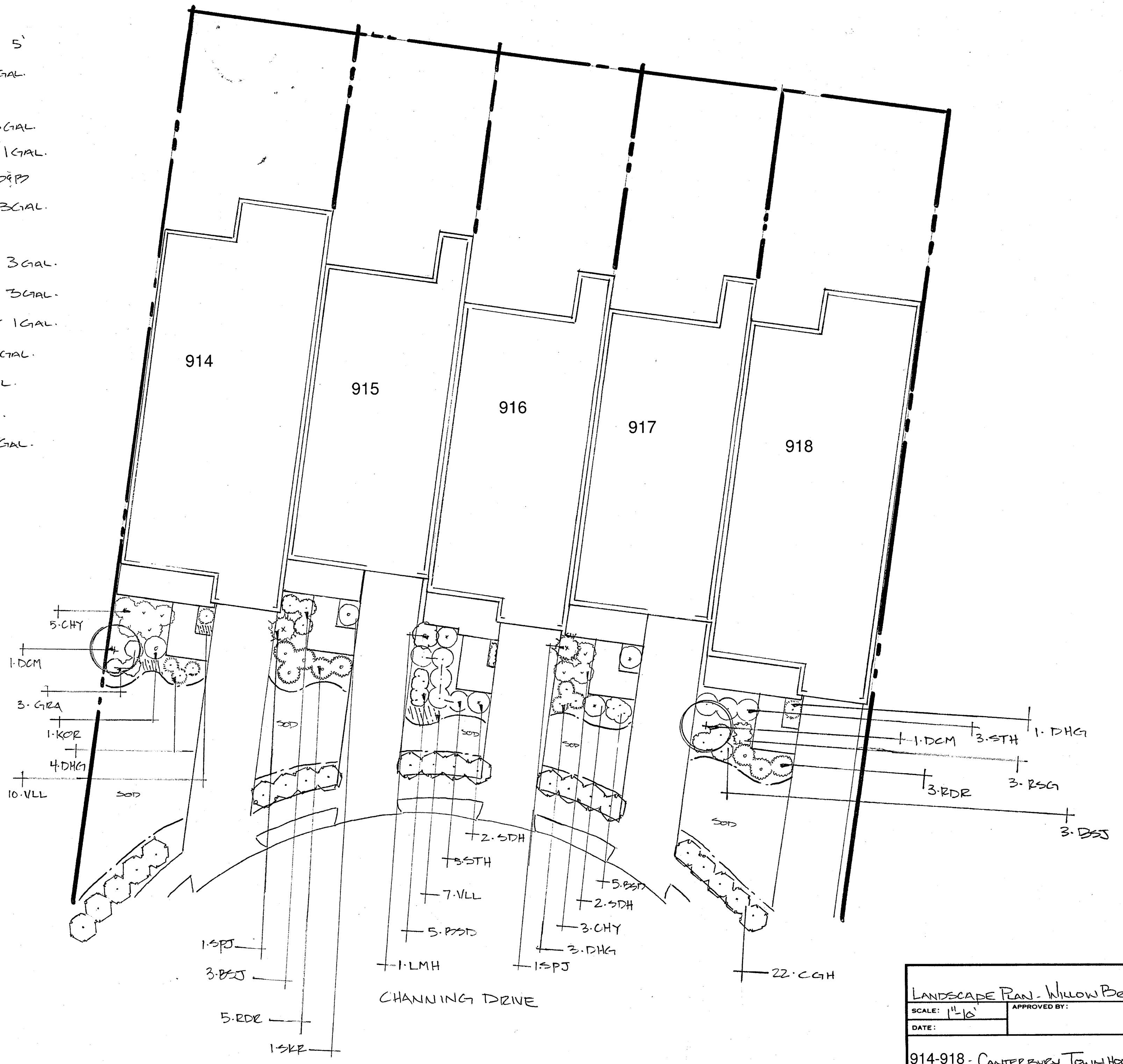
(Lot 917, Canterbury
Morrison
3/32" = 1'-0"

FRONT ELEVATION

(Lot 918, Canterbury
Biltmore
3/32" = 1'-0"

THE LANDSCAPE PLANT LIST

- 8. CHY 'CARLENA' HOLLY 3 GAL.
- 2. DCM 'DYNAMITE' CRAPEMYRTLE 5'
- 3. GRA 'GIBERT'S ROSE' AZALEA 3 GAL.
- 1. KOR 'KNOCK OUT' ROSE 3 GAL.
- 8. DHG 'DWARF HAMEL' GRASS 3 GAL.
- 17. VLL 'VARIEGATED' LIRIOPE 1 GAL.
- 2. SPJ 'SPARTAN' JUNIPER 5' B&B
- 6. BSS 'BLUE STAR' JUNIPER 3 GAL.
- 8. RDR 'RED DRIFT' ROSE 3 GAL.
- 1. SKR 'SUNNY KNOCK OUT' ROSE 3 GAL.
- 1. LMH 'LIME LIGHT' HYDRANGEA 3 GAL.
- 10. PSD 'BECKY SHASTA' DAISY 1 GAL.
- 8. STH 'SOFT TOUCH' HOLLY 3 GAL.
- 4. SDH 'STEEDS HOLLY' 7 GAL.
- 3. RSG 'RUSSIAN' SAGE 1 GAL.
- 22. CGH 'CHINA GIEL' HOLLY 3 GAL.



LANDSCAPE PLAN - WILLOW BRANCH PARTNERS		
SCALE: 1"=10'	APPROVED BY:	DRAWN BY BTM
DATE:		REVISED
914-918 - CANTERBURY TOWNHOME LOTS		
		DRAWING NUMBER



FRONT ELEVATION

(Lot 919, Canterbury
Biltmore
3/32" = 1'-0"

FRONT ELEVATION

(Lot 920, Canterbury
Beckett
3/32" = 1'-0"

FRONT ELEVATION

(Lot 921, Canterbury
Beckett
3/32" = 1'-0"

FRONT ELEVATION

(Lot 922, Canterbury
Beckett
3/32" = 1'-0"

FRONT ELEVATION

(Lot 923, Canterbury
Biltmore
3/32" = 1'-0"



REAR ELEVATION

Lots 919-923, Canterbury
3/32" = 1'-0"



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Proudly working with:

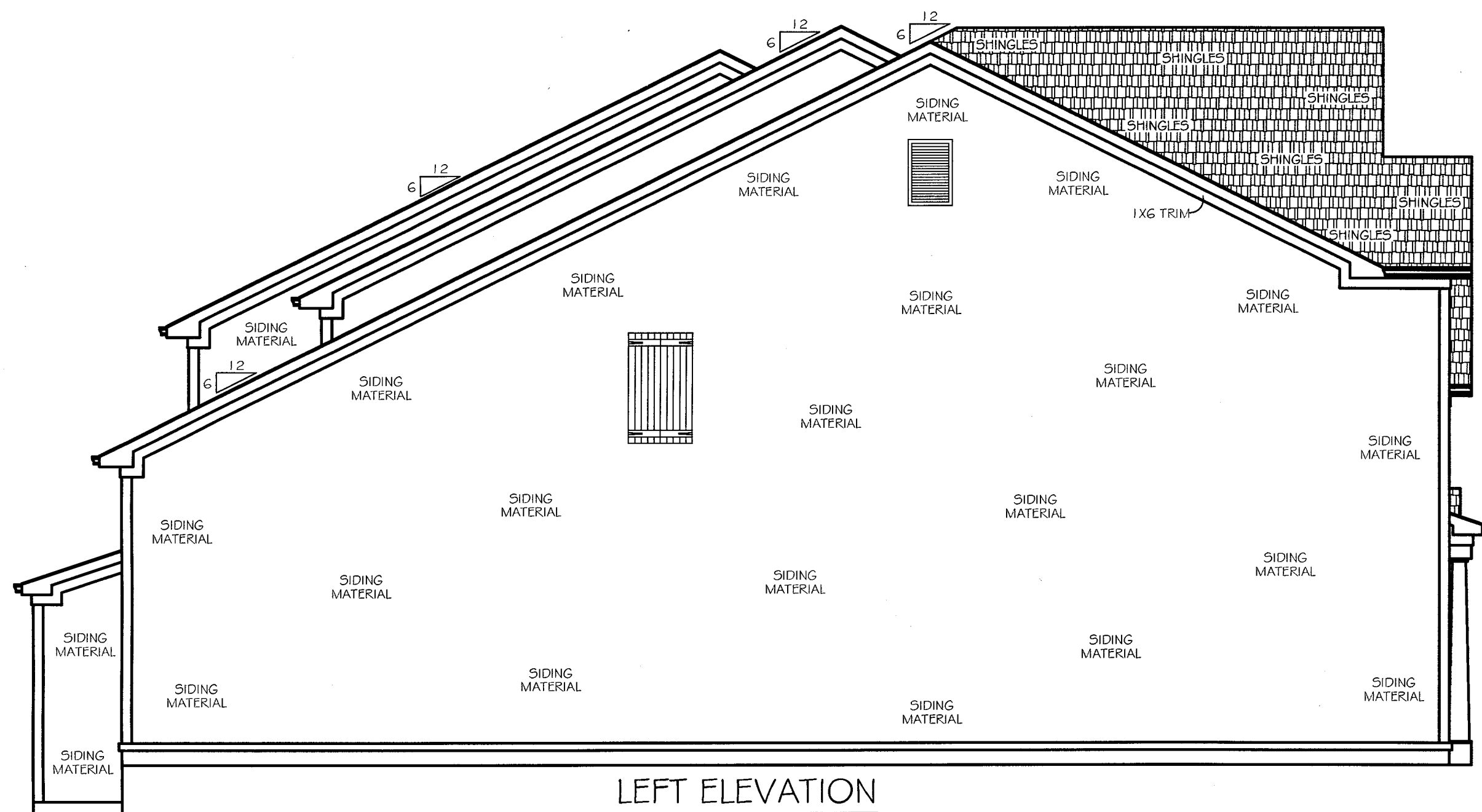
Lots 919-923,
Canterbury

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his / her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

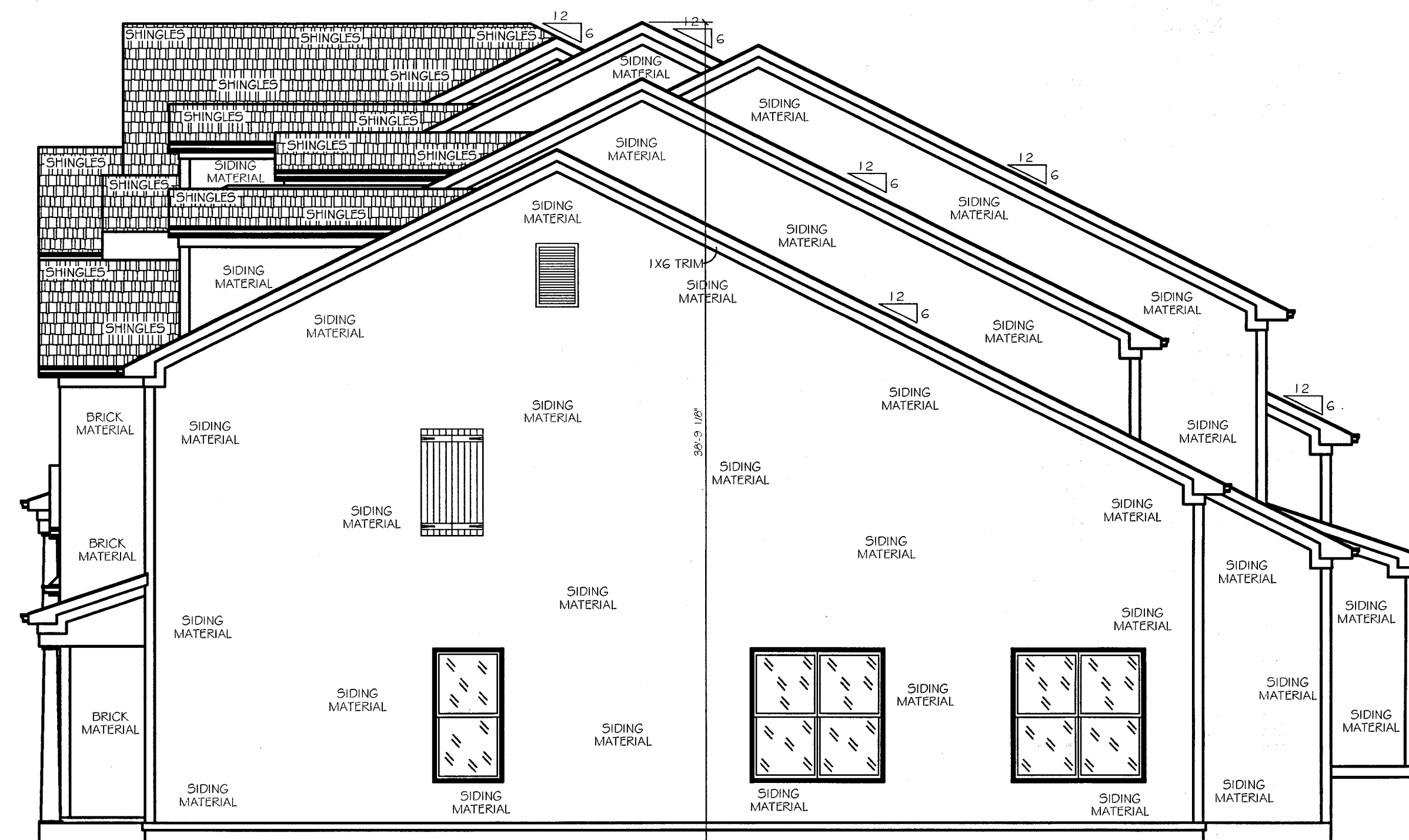
DRAWN BY:
J.W.

PLAN NUMBER:
Lots 919-923

DATE: 9/21/15



LEFT ELEVATION
Lots 919-923, Canterbury
3/32" = 1'-0"



RIGHT ELEVATION
Lots 919-923, Canterbury
3/32" = 1'-0"



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Proudly working with:

Lots 919-923,
Canterbury

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DRAWN BY:
J.W.

PLAN NUMBER:
Lots 919-923

DATE: 9/21/15



FRONT ELEVATION

(BILTMORE)
Lot 919, Canterbury
3/32" = 1'-0"

FRONT ELEVATION

(BECKETT)
Lot 920, Canterbury
3/32" = 1'-0"

FRONT ELEVATION

(BECKETT)
Lot 921, Canterbury
3/32" = 1'-0"

FRONT ELEVATION

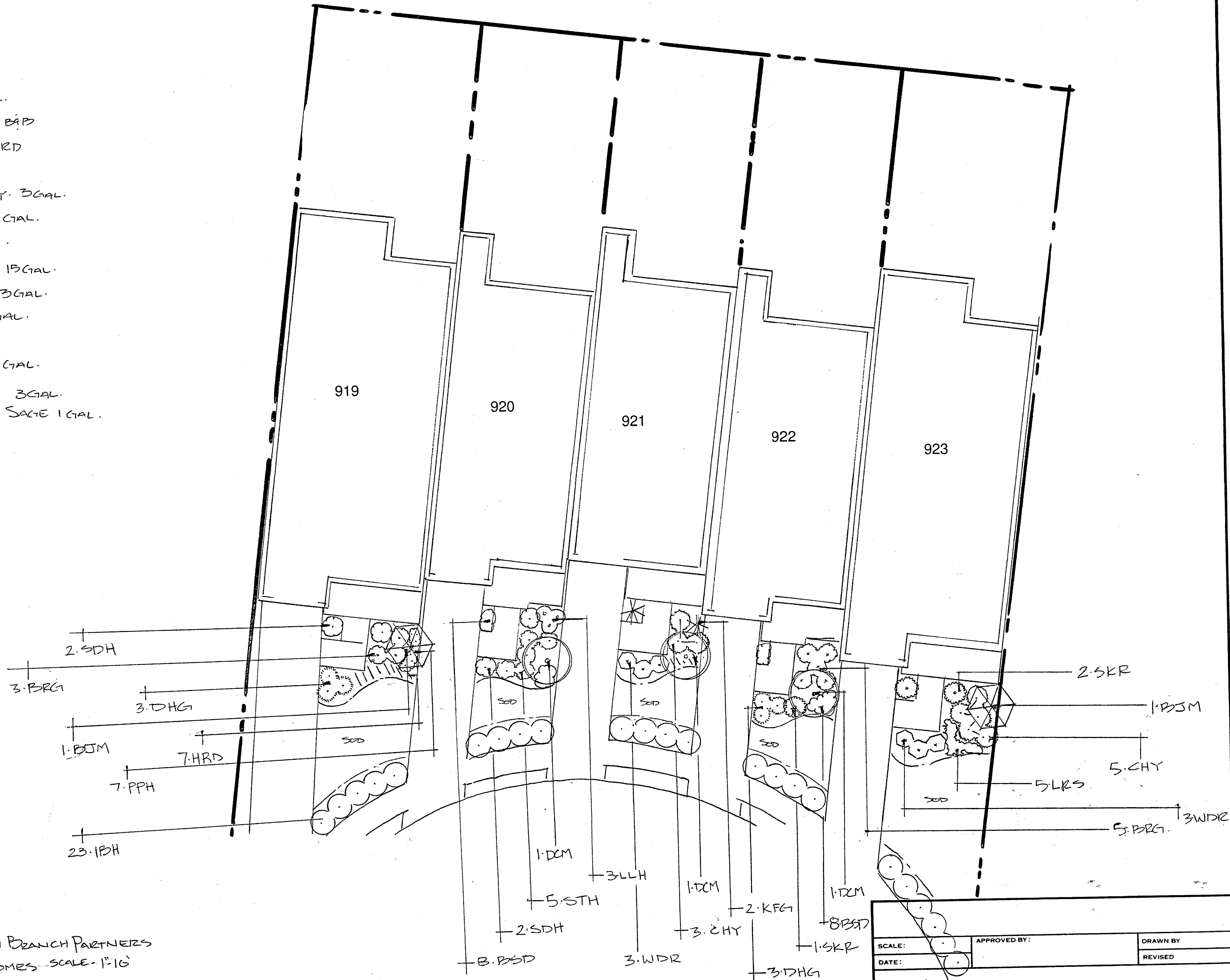
(BECKETT)
Lot 922, Canterbury
3/32" = 1'-0"

FRONT ELEVATION

(BILTMORE)
Lot 923, Canterbury
3/32" = 1'-0"

THE LANDSCAPE - PLANT LIST

- 1. SDH 'STEEDS' HOLLY 7 GAL.
- 8. BJSJ 'BLUE STAR' JUNIPER 3 GAL.
- 6. DHG 'DWARF HAMELN' GRASS 3 GAL.
- 2. BGM 'BLOODGOOD' JAPANESE MAPLE 5' B&B
- 12. HAPPY RETURN DAYLILY 1 GAL. HRD
- 7. PATRIOT HOSTA 1 GAL. PPH
- 23. IBH 'SHAMROCK' INKERRY HOLLY 3 GAL.
- 16. BSD 'BECKY SHASTA' DAISY 1 GAL.
- 5. STH 'SOFT TOUCH' HOLLY 3 GAL.
- 3. DCM 'DYNAMITE' CRAPE MYRTLE 15 GAL.
- 3. LLH 'LITTLE LIME' HYDRANGEA 3 GAL.
- 6. WDR 'WHITE DRIFT' ROSE 3 GAL.
- 8. CHY 'CARISSA' HOLLY 3 GAL.
- 2. KFG 'KARL FOESTER' GRASS 3 GAL.
- 3. SKR 'SUNNY KNOCKOUT' ROSE 3 GAL.
- 5. LRS 'LITTLE SPIRE' RUSSIAN SAGE 1 GAL.



LANDSCAPE PLAN FOR WILLOW BRANCH PARTNERS
 919-923 CANTERBURY TOWNHOMES - SCALE - 1"=16'

SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
		DRAWING NUMBER:



FRONT ELEVATION

(Lot 924, Canterbury
Biltmore
3/32" = 1'-0"

FRONT ELEVATION

(Lot 925, Canterbury
Beckett
3/32" = 1'-0"

FRONT ELEVATION

(Lot 926, Canterbury
Beckett
3/32" = 1'-0"

FRONT ELEVATION

(Lot 927, Canterbury
Morrison
3/32" = 1'-0"

FRONT ELEVATION

(Lot 928, Canterbury
Beckett
3/32" = 1'-0"

FRONT ELEVATION

(Lot 929, Canterbury
Biltmore
3/32" = 1'-0"



REAR ELEVATION

Lots 924-929, Canterbury
3/32" = 1'-0"



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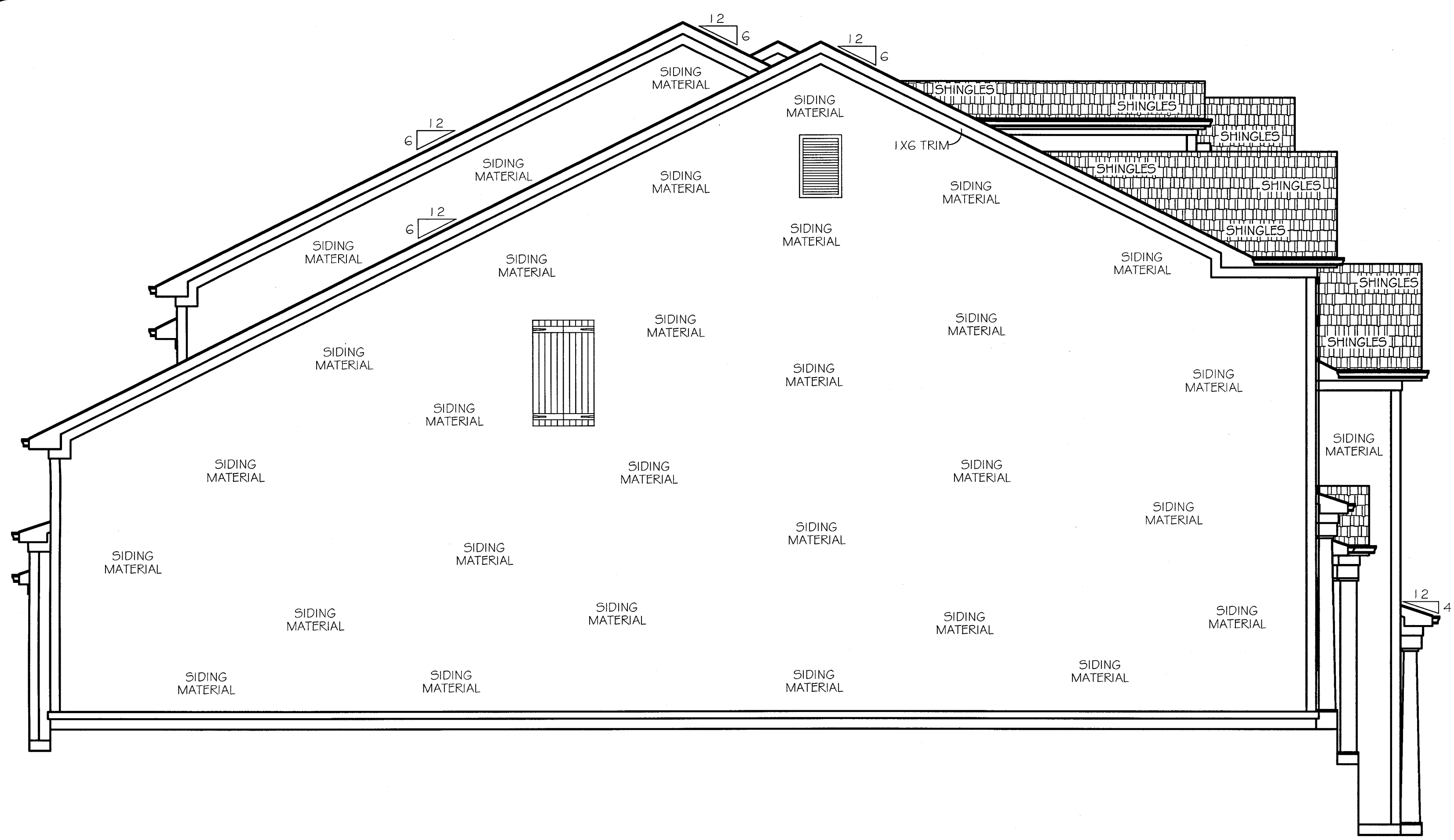
Lots 924-929,
Canterbury

It is the intent of these documents to provide sufficient information to the experienced builder to construct the project shown; it is therefore his/her responsibility to verify accuracy and compliance with all regulatory agencies prior to construction; and their requirements must take precedence over those shown.

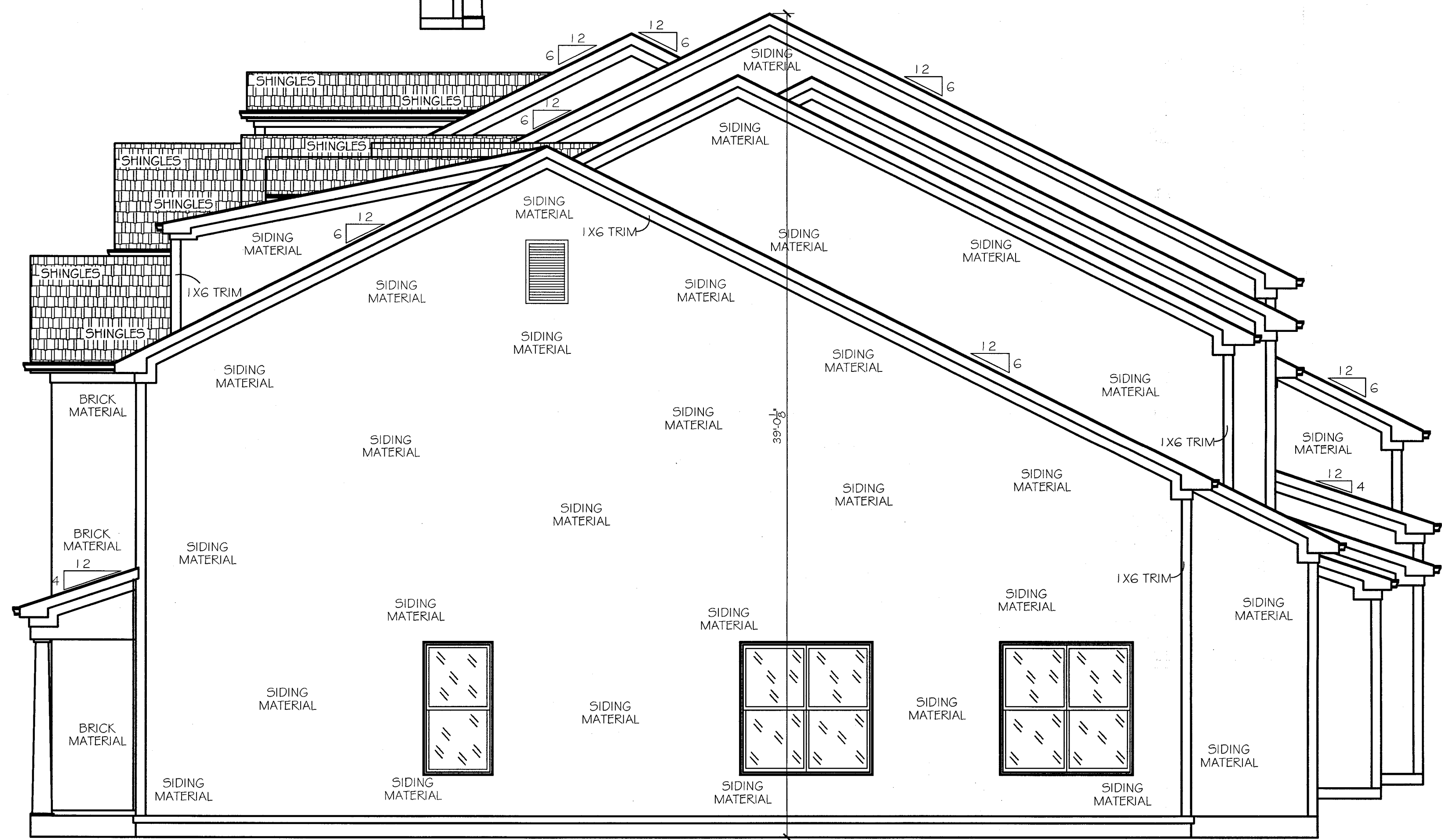
DRAWN BY:
J.W.

PLAN NUMBER:
Lots 924-929

DATE: 9/21/15



LEFT ELEVATION
 Lots 924-929, Canterbury
 1/8" = 1'-0"



RIGHT ELEVATION
 Lots 924-929, Canterbury
 1/8" = 1'-0"



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Proudly working with:

Lots 924-929,
 Canterbury

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DRAWN BY:
 J.W.

PLAN NUMBER:
 Lots 924-929

DATE: 9/21/15



FRONT ELEVATION

BILTMORE
Lot 924, Canterbury
3/32" = 1'-0"

FRONT ELEVATION

BECKETT
Lot 925, Canterbury
3/32" = 1'-0"

FRONT ELEVATION

BECKETT
Lot 926, Canterbury
3/32" = 1'-0"

FRONT ELEVATION

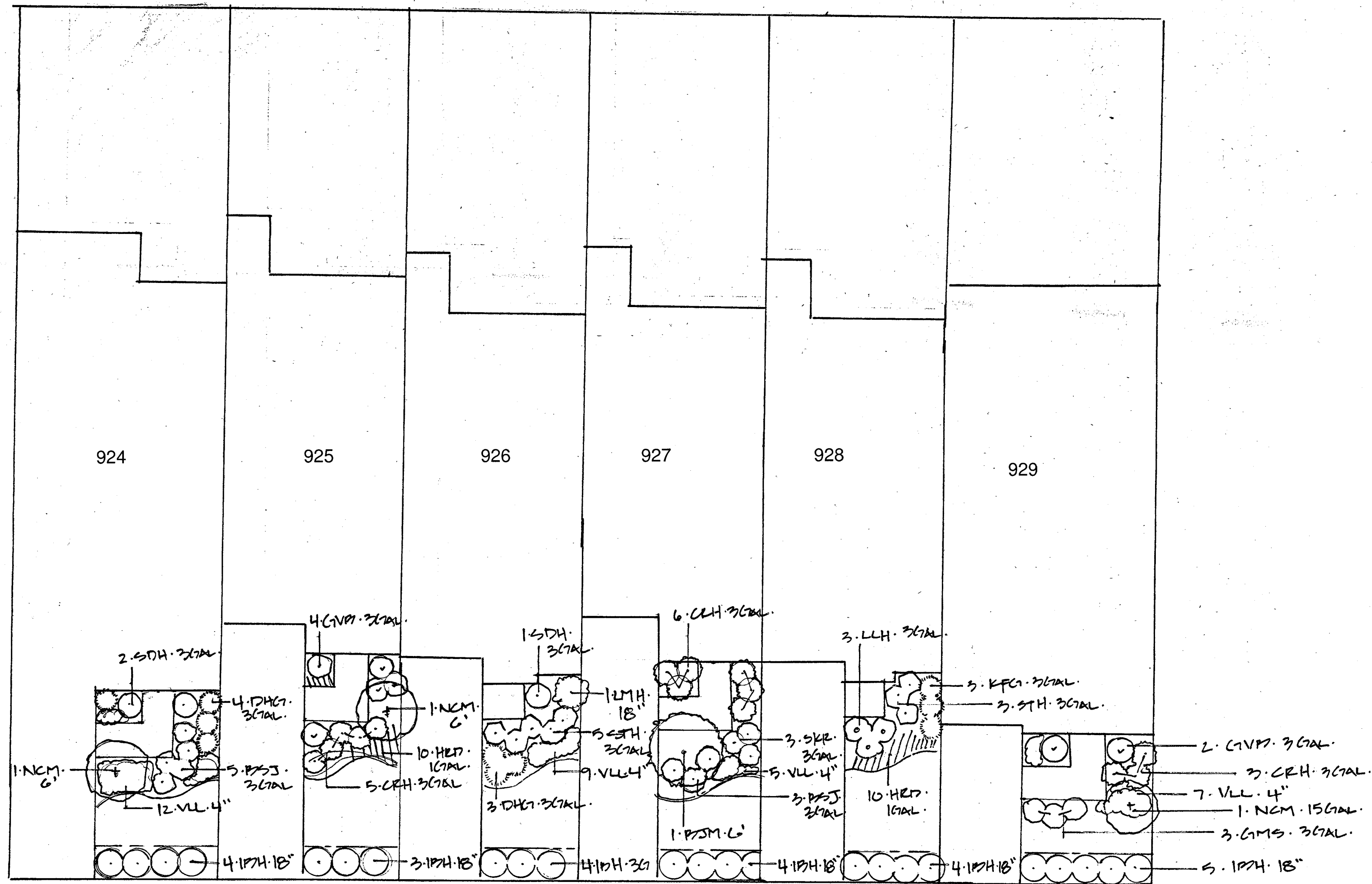
MORRISON
Lot 927, Canterbury
3/32" = 1'-0"

FRONT ELEVATION

BECKETT
Lot 928, Canterbury
3/32" = 1'-0"

FRONT ELEVATION

BILTMORE
Lot 929, Canterbury
3/32" = 1'-0"



3	NCM	Natchez Crape Myrtle	6'	plan	15 gallon full head
3	SDH	Steeds Holly	3 gal	plan	pyramidal
7	DHG	Dwarf Hameln Grass	3 gal	36" oc	3 gallon full
8	BSJ	Blue Star Juniper	3 gal	30" oc	3 gallon full
33	VLL	Variegated liriopae	4"	12"	4" cup
7	GVB	Green Velvet Boxwood	3 gal	36" oc	trimmed for hedging
14	CRH	Carissa Holly	3 gal	36" oc	3 gallon full
20	HRD	Happy Return Daylily	1 gal.	12"	1 gallon
1	LMH	Lime Light Hydrangea	18"	30" oc	
8	STH	Soft Touch Holly	3 gal	36" oc	3 gallon full
1	BJM	Bloodgood Japanese Maple	6'	plan	full head
3	SKR	Sky Rocket Juniper	3 gal	40" oc	3 gallon full
3	LLH	Little Lime Hydrangea	20"	40" oc	5 gallon
3	KFG	Karl Foester Grass	3 gal	30" oc	3 gal
3	GMS	Goldmound Spirea	12"	30" oc	3 gallon full
24	IBH	Inkberry Holly "Shamrock"	18"	40" oc	3 gallon full

CANTERBURY TOWN HOMES. 924-929		
SCALE: 1" = 10'	APPROVED BY:	DRAWN BY: <i>RTM</i>
DATE:		REVISED:
WILLOW BRANCH PARTNERS		
LANDSCAPE PLANTING		DRAWING NUMBER



FRONT ELEVATION

BILTMORE
Lot 930, Canterbury
3/32" = 1'-0"

FRONT ELEVATION

BECKETT
Lot 931, Canterbury
3/32" = 1'-0"

FRONT ELEVATION

MORRISON
Lot 932, Canterbury
3/32" = 1'-0"

FRONT ELEVATION

BECKETT
Lot 933, Canterbury
3/32" = 1'-0"

FRONT ELEVATION

BILTMORE
Lot 934, Canterbury
3/32" = 1'-0"



REAR ELEVATION

Lots 930-934, Canterbury
3/32" = 1'-0"



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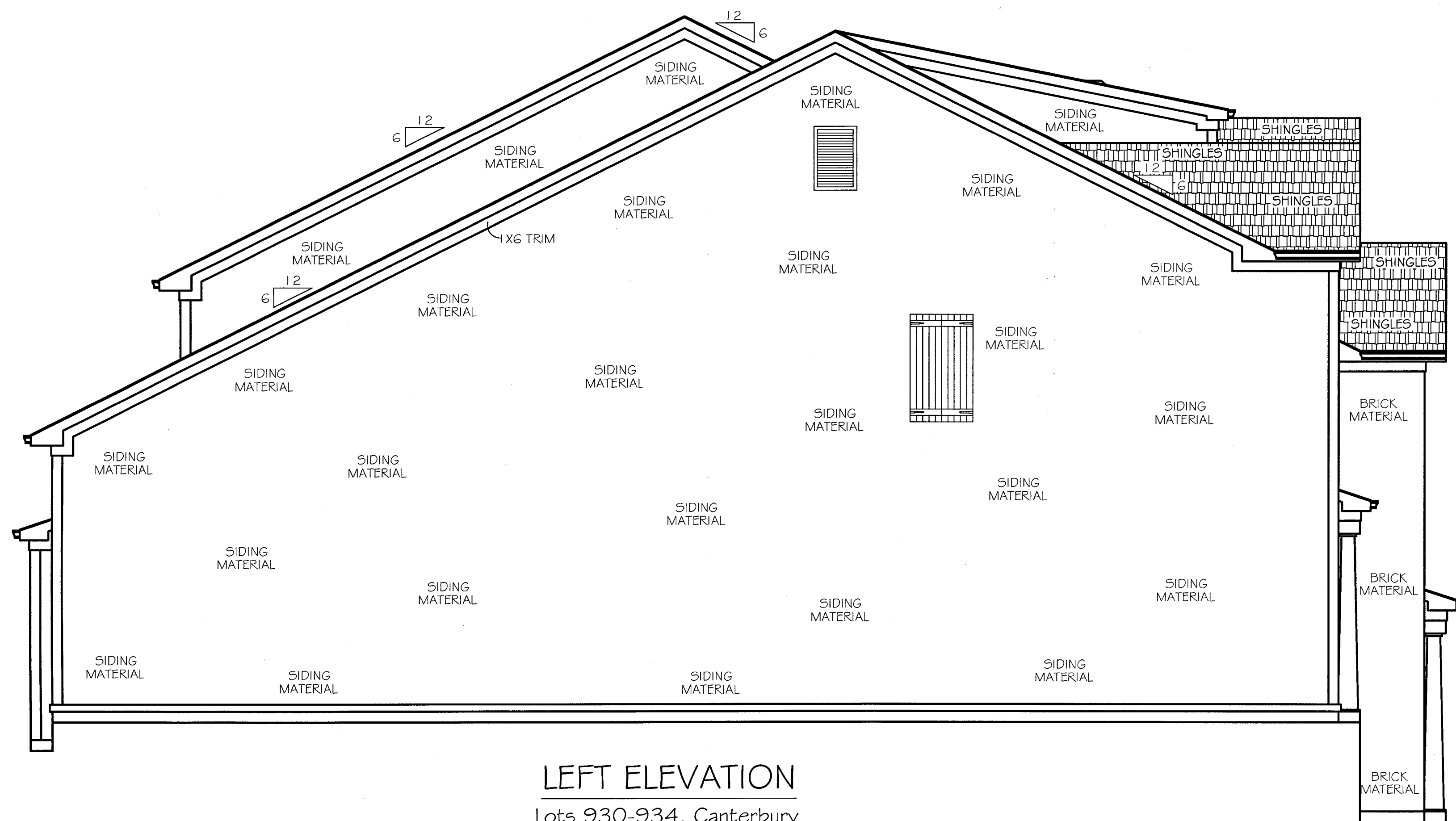
Lots 930-934,
Canterbury

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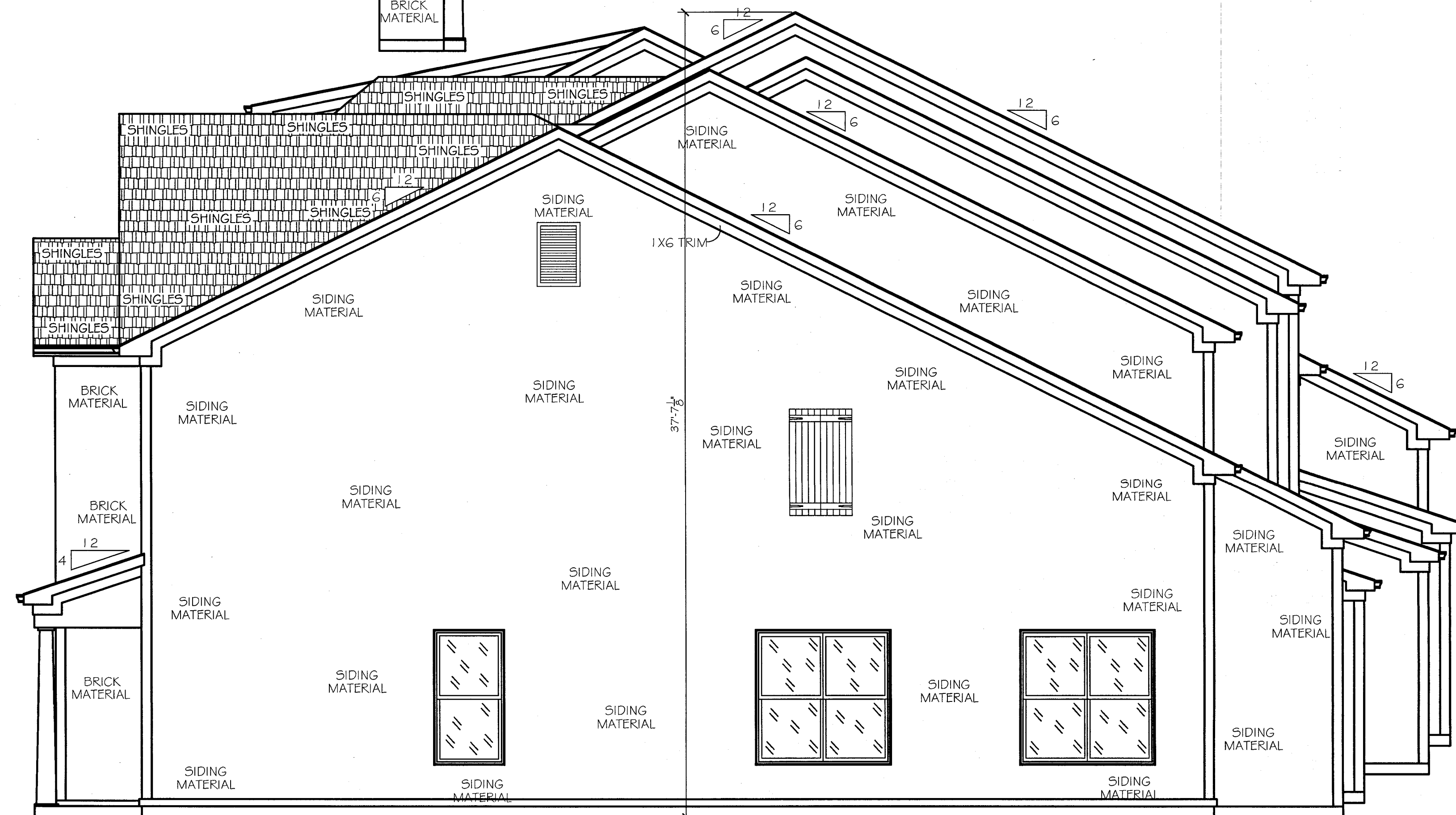
DRAWN BY:
J.W.

PLAN NUMBER:
Lots 930-934

DATE: 9/21/15



LEFT ELEVATION
 Lots 930-934, Canterbury
 1/8" = 1'-0"



RIGHT ELEVATION
 Lots 930-934, Canterbury
 1/8" = 1'-0"



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Proudly working with:

Lots 930-934,
 Canterbury

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DRAWN BY:
 J.W.

PLAN NUMBER:
 Lots 930-934

DATE: 9/21/15



FRONT ELEVATION

BILTMORE
 Lot 930, Canterbury
 3/32" = 1'-0"

FRONT ELEVATION

BECKETT
 Lot 931, Canterbury
 3/32" = 1'-0"

FRONT ELEVATION

MORRISON
 Lot 932, Canterbury
 3/32" = 1'-0"

FRONT ELEVATION

BECKETT
 Lot 933, Canterbury
 3/32" = 1'-0"

FRONT ELEVATION

BILTMORE
 Lot 934, Canterbury
 3/32" = 1'-0"



3	NCM	Natchez Crape Myrtle	6'	plan	15 gallon full head
8	GVB	Green Velvet Boxwood	20"	36" oc	trimmed for hedging
13	BSJ	Blue Star Juniper	3 gal	30" oc	3 gallon full
3	GMS	Goldmound Spirea	12"	30" oc	3 gallon full
3	CRH	Carissa Holly	12"	36" oc	3 gallon full
8	RCA	Rose Creek Abelia	12"	36"	3 gallon full
1	LMH	Lime Light Hydrangea	18"	30" oc	
6	STH	Soft Touch Holly	12"	36" oc	3 gallon full
17	PPS	Purple Salvia	1 gal	12" oc	1 gallon
5	SDH	Steeds Holly	3 gal	plan	pyramidal
10	BBL	Big Blue Liriope	4"	18" oc	flats
1	BJM	Bloodgood Japanese Maple	6'	plan	full head
6	DHG	Dwarf Hameln Grass	3 gal	36" oc	3 gallon full
23	IBH	Inkberry Holly "Shamrock"	18"	40" oc	3 gallon full

*DRIVEWAYS NOT REPRESENTED ON PLAN PER SITE PLAN. PLEASE ADJUST PLANTING FOR FINAL DRIVEWAY LAYOUT

CANTERBURY TOWN HOMES 930-934		
SCALE: 1"=10'	APPROVED BY:	DRAWN BY: RYM
DATE:		REVISED:
WILLOW BRANCH PARTNERS		
PLANTING PLAN		DRAWING NUMBER



FRONT ELEVATION
 (Lot 935, Canterbury
 Biltmore
 1/8" = 1'-0"

FRONT ELEVATION
 (Lot 936, Canterbury
 Beckett
 1/8" = 1'-0"

FRONT ELEVATION
 (Lot 937, Canterbury
 Beckett
 1/8" = 1'-0"

FRONT ELEVATION
 (Lot 938, Canterbury
 Beckett
 1/8" = 1'-0"

FRONT ELEVATION
 (Lot 939, Canterbury
 Biltmore
 1/8" = 1'-0"



REAR ELEVATION
 Lots 935-939, Canterbury
 3/32" = 1'-0"



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Proudly working with.

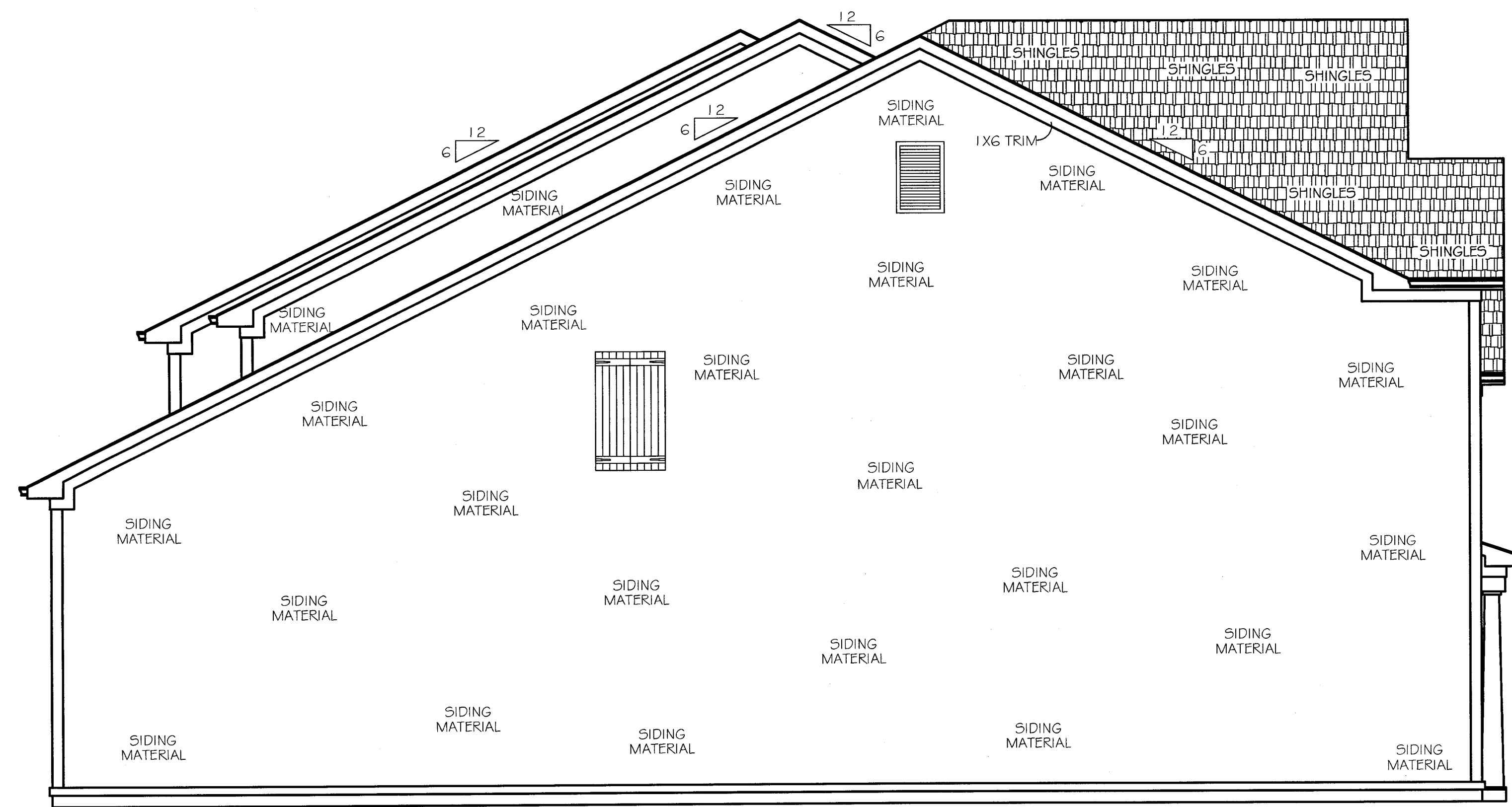
Lots 935-939,
 Canterbury

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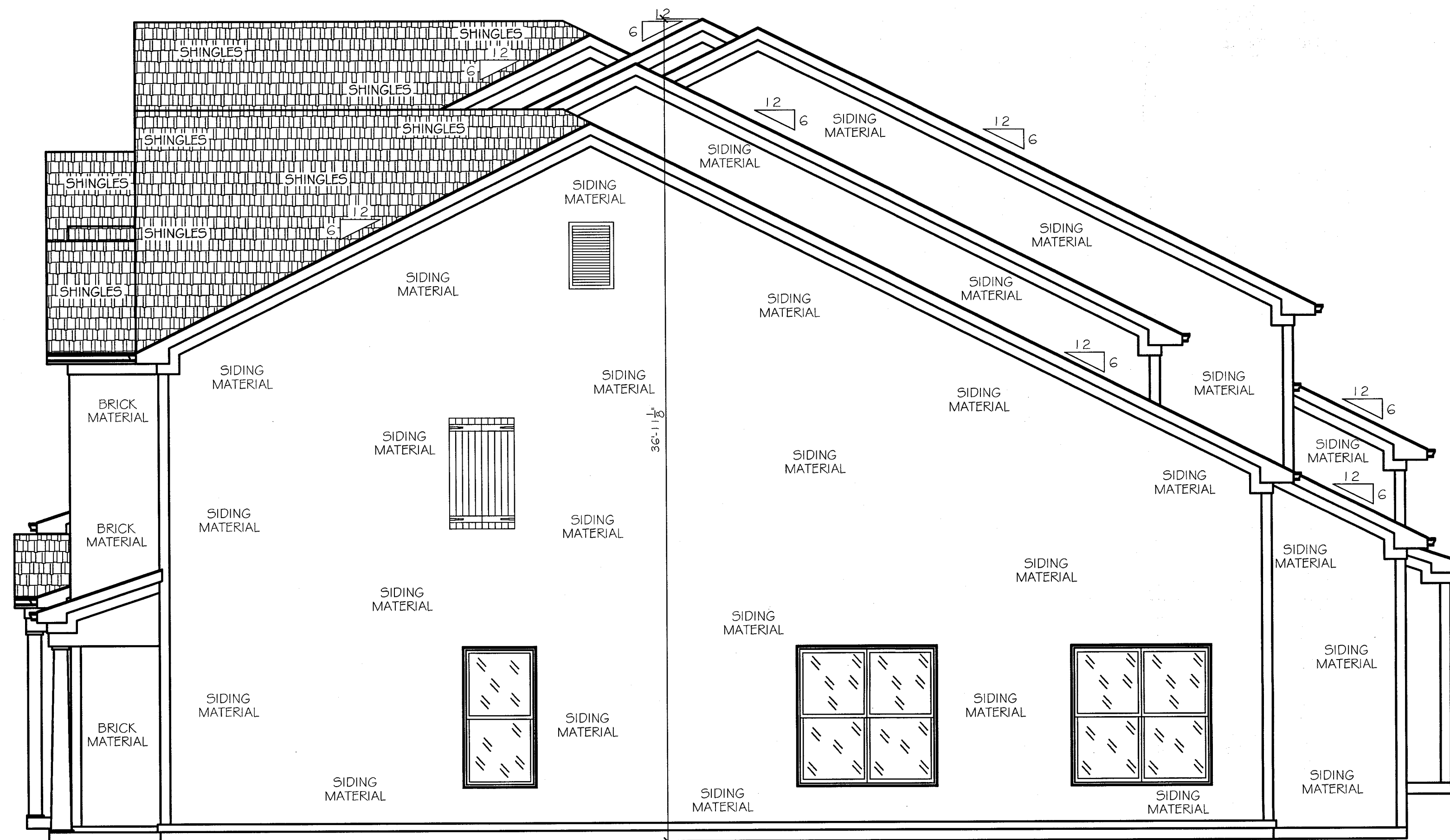
DRAWN BY:
 J.W.

PLAN NUMBER:
 Lots 935-939

DATE: 9/21/15



LEFT ELEVATION
 Lots 935-939, Canterbury
 3/32" = 1'-0"



RIGHT ELEVATION
 Lots 935-939, Canterbury
 3/32" = 1'-0"



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Proudly working with:

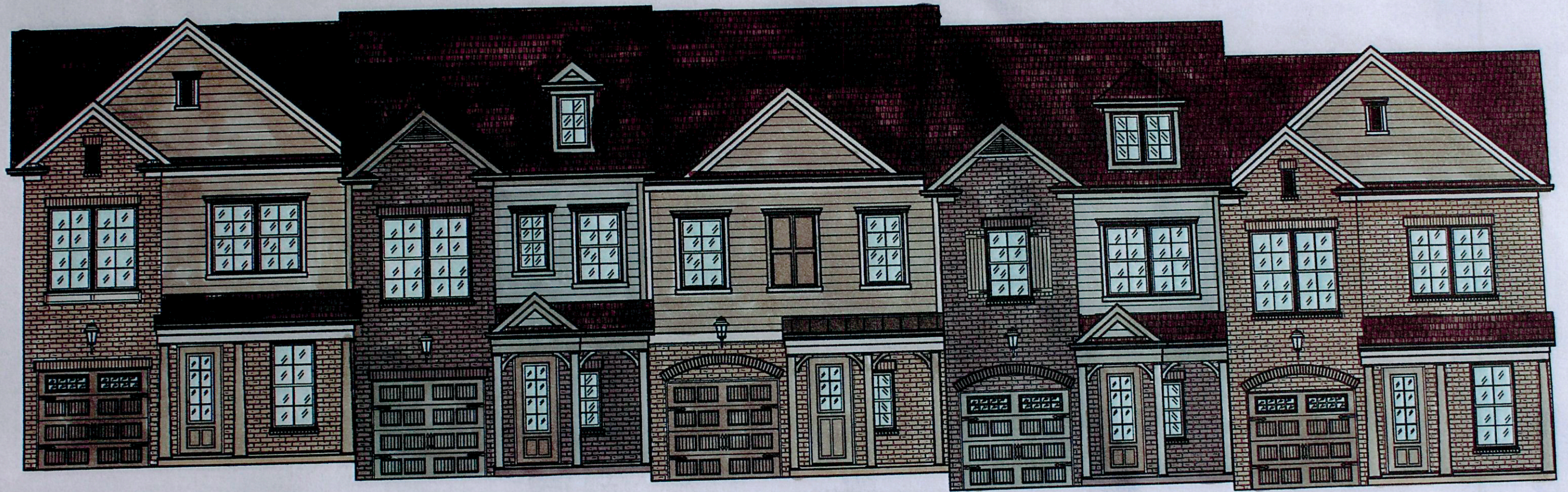
Lots 935-939,
 Canterbury

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DRAWN BY:
 J.W.

PLAN NUMBER:
 Lots 935-939

DATE: 9/21/15



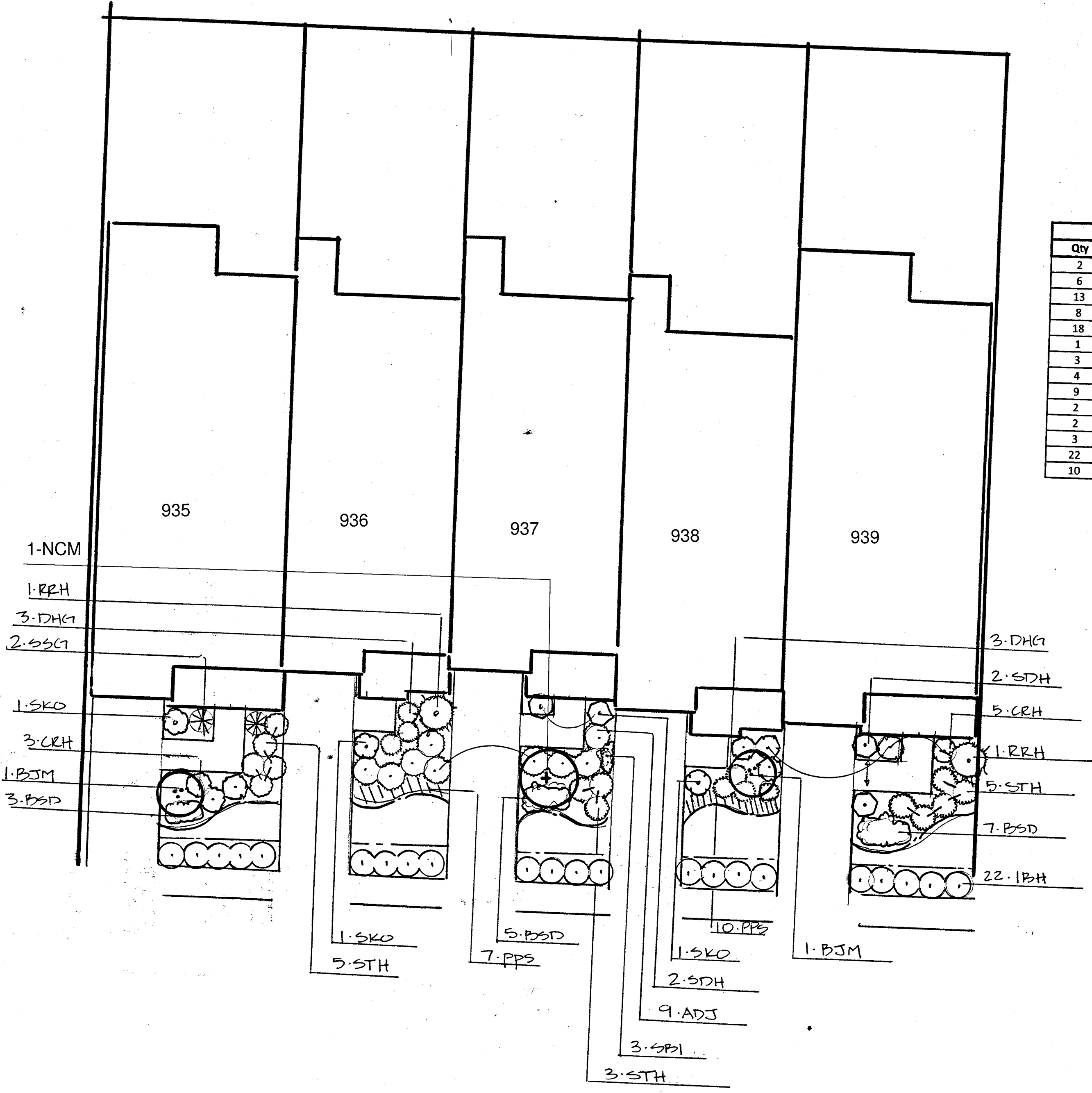
FRONT ELEVATION
(Lot 935, Canterbury
Biltmore

FRONT ELEVATION
(Lot 936, Canterbury
Beckett

FRONT ELEVATION
(Lot 937, Canterbury
Beckett

FRONT ELEVATION
(Lot 938, Canterbury
Beckett

FRONT ELEVATION
(Lot 939, Canterbury
Biltmore



Canterbury Town Homes 935-939			Villas of Canterbury		
Qty	Symbol	Common Name	Size	Spacing	Notes
2	RRH	Robin Holly	4-5'	plan	full, dense
6	DHG	Dwarf Hameln Grass	3 gal	36" oc	3 gallon full
13	STH	Soft Touch Holly	12"	36" oc	3 gallon full
8	CRH	Carissa Holly	12"	36" oc	3 gallon full
18	BSD	Becky Shasta Daisy	1 gal	18" oc	3 gallon full
1	NCM	Natchez Crape Myrtle	6'	plan	triangular planting
3	SBI	Siberian Iris	1 gal	24" oc	15 gallon full head
4	SDH	Steeds Holly	24"	plan	1 gallon
9	ADJ	Andorra Juniper	3 gal	48" oc	7 gallon pyramidal
2	SSG	Shenadoha Switchgrass	3 gal	30" oc	3 gallon full
2	BJM	Bloodgood Japanese Maple	6'	plan	full head
3	SKO	Sunny Knock Out Rose	12"	36"	3 gallon full
22	IBH	Inkberry Holly "Shamrock"	18"	40" oc	3 gallon full
10	PPS	Purple Salvia	1 gal	12" oc	1 gallon

935-939 CANTERBURY TOWN HOMES

SCALE: 1"=10'	APPROVED BY:	DRAWN BY: RBM
DATE: 9-22-15		REVISED:

WILLOW BRANCH PARTNERS

LANDSCAPE PLANTING

DRAWING NUMBER

Thompson's Station Planning Commission
Staff Report – Item 4 (File: FP 2015-010)
October 27, 2015

Final Plat Request for Fields of Canterbury, Section 8B, which includes the creation of 36 lots within Section 8B of The Fields of Canterbury (FP 2015-010).

PROJECT DESCRIPTION

A request for a final plat was submitted by Ragan Smith Associates on behalf of Hood Development, LLC for the creation of 34 single-family lots and two (2) open space lots.

BACKGROUND

A request for a preliminary plat for Phase 8 was approved by the Planning Commission on August 27, 2013 which would allow the construction of 69 single family residences on 28 acres. On June 24, 2014, the Planning Commission approved a request for a final plat to create 34 single-family lots and one (1) open space lot. One lot was approved and recorded separately and this plat for 34 lots will complete the 69 lot phase.

ANALYSIS

Final Plat

Section 8B consists of 34 single-family residential lots (Lots 831-850, 854-867, 897 and 898) that front Paddock Park Place and Coppergate Way. Front yard setbacks will be 25 feet, side yard setbacks will be five (5) feet with 12.5 feet required adjacent to rights-of-way, and rear yard setbacks will be 30 feet. These setbacks are consistent with the approved setbacks for Phase 8. Lot sizes will range from .20 acres (8,591 square feet) to .26 acres (11,398 square feet) with lot widths that exceed 50 feet.

Critical Lots

Lots 832 -835 are designated as critical lots on the plat. Prior to the issuance of building permits, all critical lots will require engineered site plans to address all site specific issues.

Open Space

Two open space lots (Lot 897 and 898) are proposed within this section for a total of 4.65 acres. In addition, a revision to the Section 2 open space and amenities area will be recorded for a total of 4.50 acres of open space. To date, the recorded open space within the master planned area totals approximately 39 acres. Total acreage required for the overall project is 67.62 acres and therefore, this represents approximately 58% of the required open space.

Performance Bonds

Performance bonds are required prior to the recordation of any final plat to ensure that all necessary improvements are guaranteed to be installed per approved construction plans. The Fields of Canterbury Phase 8 construction plans are approved and improvements have been started within this phase. Based on the progress of these improvements, the roads, drainage and erosion control performance bond shall be set at \$273,000 and the sanitary sewer bond shall be set at \$190,000.

RECOMMENDATION

Based on the project's substantial consistency with the approved Phase 8 preliminary plat, Staff recommends that the Planning Commission approve the final plat map with the following contingencies:

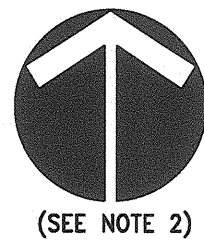
1. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$273,000 for roadways, drainage and erosion control.
2. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$190,000 for sewer.
3. As builts shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.

ATTACHMENTS

Final Plat

GENERAL NOTES

1. SEE SHEET 1 OF 5 FOR GENERAL NOTES AND LOT AREA TABLE.



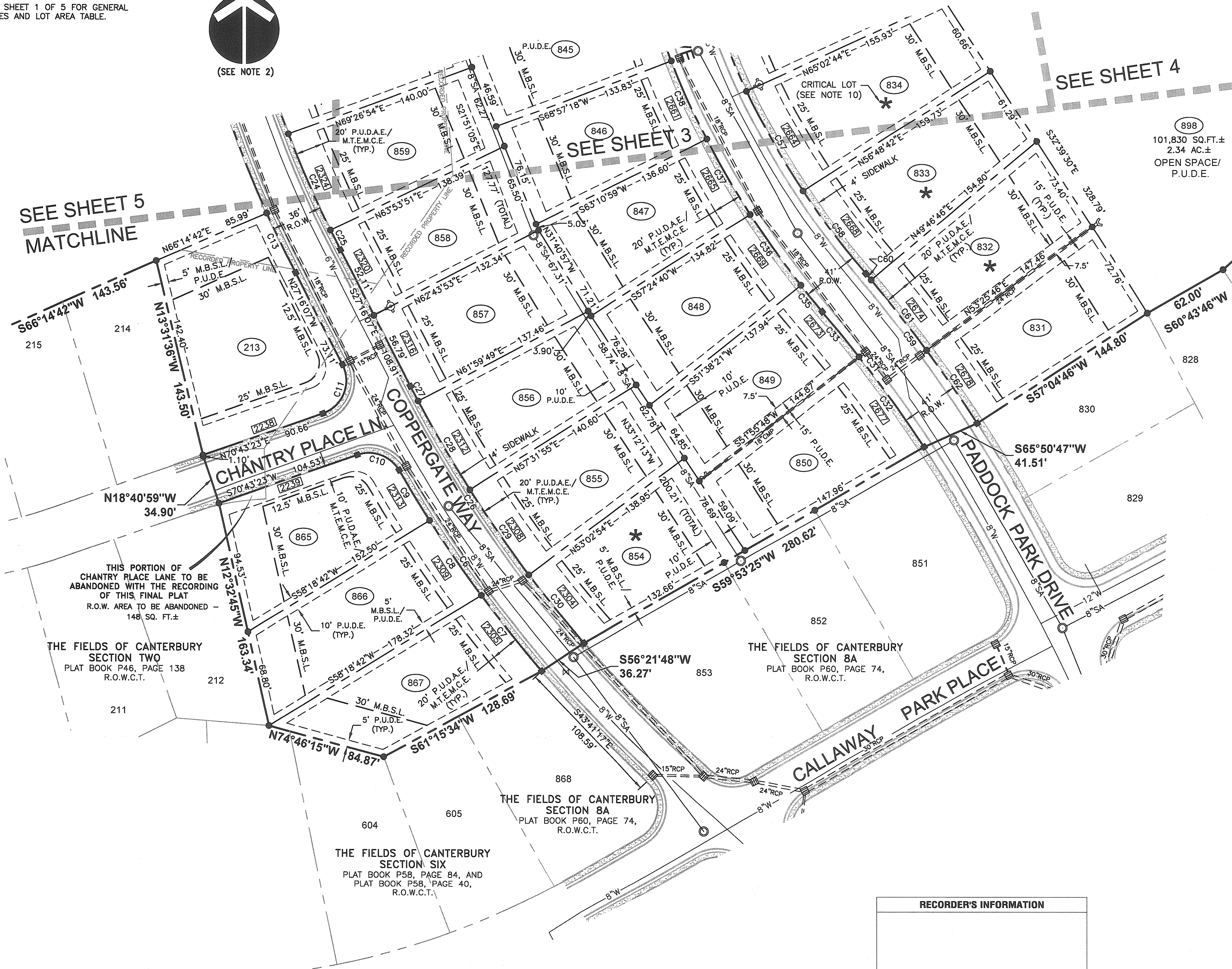
SEE SHEET 5
MATCHLINE

SEE SHEET 4

SEE SHEET 3

898
101,830 SQ.FT.±
2.34 AC.±
OPEN SPACE/
P.U.D.E.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C6	978.00'	175.97'	10°18'34"	88.22	175.74'	N35°21'02"W
C7	978.00'	69.11'	4°02'55"	34.57	69.09'	S38°28'52"E
C8	978.00'	65.09'	3°48'48"	32.56	65.08'	S34°33'00"E
C9	978.00'	41.77'	2°26'51"	20.89	41.77'	S31°25'11"E
C10	25.00'	34.51'	79°04'53"	20.64	31.83'	S69°44'12"E
C11	25.00'	42.76'	97°59'30"	28.75	37.73'	N21°43'38"E
C13	818.00'	47.82'	3°20'59"	23.92	47.82'	S25°35'37"E
C24	782.00'	75.76'	5°33'02"	37.91	75.73'	N23°19'38"W
C25	782.00'	15.91'	1°09'58"	7.96	15.91'	N26°41'08"W
C26	942.00'	221.97'	13°30'03"	111.50	221.45'	S34°01'08"E
C27	942.00'	12.08'	0°44'04"	6.04	12.08'	N27°38'09"W
C28	942.00'	73.41'	4°27'55"	36.72	73.39'	N30°14'08"W
C29	942.00'	73.71'	4°29'01"	36.88	73.69'	N34°42'36"W
C30	942.00'	62.76'	3°49'03"	31.39	62.75'	N38°51'38"W
C31	954.50'	120.97'	7°15'40"	60.56	120.88'	N36°55'51"W
C32	954.50'	79.46'	4°46'11"	39.75	79.44'	S35°41'06"E
C33	954.50'	41.51'	2°29'29"	20.76	41.50'	S39°18'57"E
C35	620.50'	23.83'	2°12'02"	11.92	23.83'	S39°27'40"E
C36	620.50'	62.51'	5°46'19"	31.28	62.48'	S35°28'29"E
C37	620.50'	62.51'	5°46'19"	31.28	62.48'	S29°42'10"E
C38	620.50'	62.51'	5°46'19"	31.28	62.48'	S23°55'51"E
C57	579.50'	83.28'	8°14'02"	41.71	83.21'	N29°04'17"W
C58	579.50'	74.57'	7°22'23"	37.34	74.52'	N36°52'29"W
C59	995.50'	132.76'	7°38'27"	66.48	132.66'	S36°44'27"E
C60	995.50'	5.92'	0°20'27"	2.96	5.92'	N40°23'28"W
C61	995.50'	63.42'	3°39'00"	31.72	63.41'	N38°23'44"W
C62	995.50'	63.42'	3°39'00"	31.72	63.41'	N34°44'44"W



THIS PORTION OF
CHANTRY PLACE LANE TO BE
ABANDONED WITH THE RECORDING
OF THIS FINAL PLAT
R.O.W. AREA TO BE ABANDONED -
148 SQ. FT.±

THE FIELDS OF CANTERBURY
SECTION TWO
PLAT BOOK P46, PAGE 138
R.O.W.C.T.

THE FIELDS OF CANTERBURY
SECTION 8A
PLAT BOOK P60, PAGE 74,
R.O.W.C.T.

THE FIELDS OF CANTERBURY
SECTION 8A
PLAT BOOK P60, PAGE 74,
R.O.W.C.T.

THE FIELDS OF CANTERBURY
SECTION SIX
PLAT BOOK P58, PAGE 84, AND
PLAT BOOK P58, PAGE 40,
R.O.W.C.T.

RECORDER'S INFORMATION

REVISED: OCTOBER 14, 2015
THE FIELDS
OF
CANTERBURY
SECTION 8B
LOTS 831-850, 854-867,
OPEN SPACE 897 AND 898
AND REVISION TO
SECTION 2
LOT 213 AND OPEN SPACE

THOMPSON'S STATION,
WILLIAMSON COUNTY,
TENNESSEE

DRAWN BY: AMR/DOB
JOB NO. 05-043 W.O. 7878
DATE: SEPTEMBER 23, 2015
SHEET 2 OF 5

LEGEND

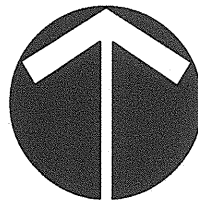
- IRON ROD (NEW)
(5/8" X 18" W/CAP STAMPED
"RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW)
(4" DIAMETER ALUMINUM DISC
W/ 5/8" IRON ROD MARKED
"RAGAN-SMITH ASSOCIATES")
- RCP REINFORCED CONCRETE PIPE
- CATCH BASIN
- P.U.D.A.E./
M.T.E.M.C.E. PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT
MIDDLE TENN ELECTRIC MEMBERSHIP CORP ESMT
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- SANITARY SEWER MANHOLE
- SA- SANITARY SEWER LINE
- W- WATER LINE
- ⊗ WATER VALVE
- R.O.W. RIGHT-OF-WAY
- * CRITICAL LOT (SEE NOTE 10)
- 1234 STREET ADDRESS
- M.B.S.L. MINIMUM BUILDING SETBACK LINE



FINAL PLAT	
TOWN OF THOMPSON'S STATION PLANNING COMMISSION	
NET AREA: 18.72 AC.±	TOTAL LOTS: 35
ACRES NEW ROAD: 1.49±	CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.29±	CLOSURE ERROR: 1:15000
OWNER: HOOD DEVELOPMENT, LLC	
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.	
SCALE: 1" = 50'	

GENERAL NOTES

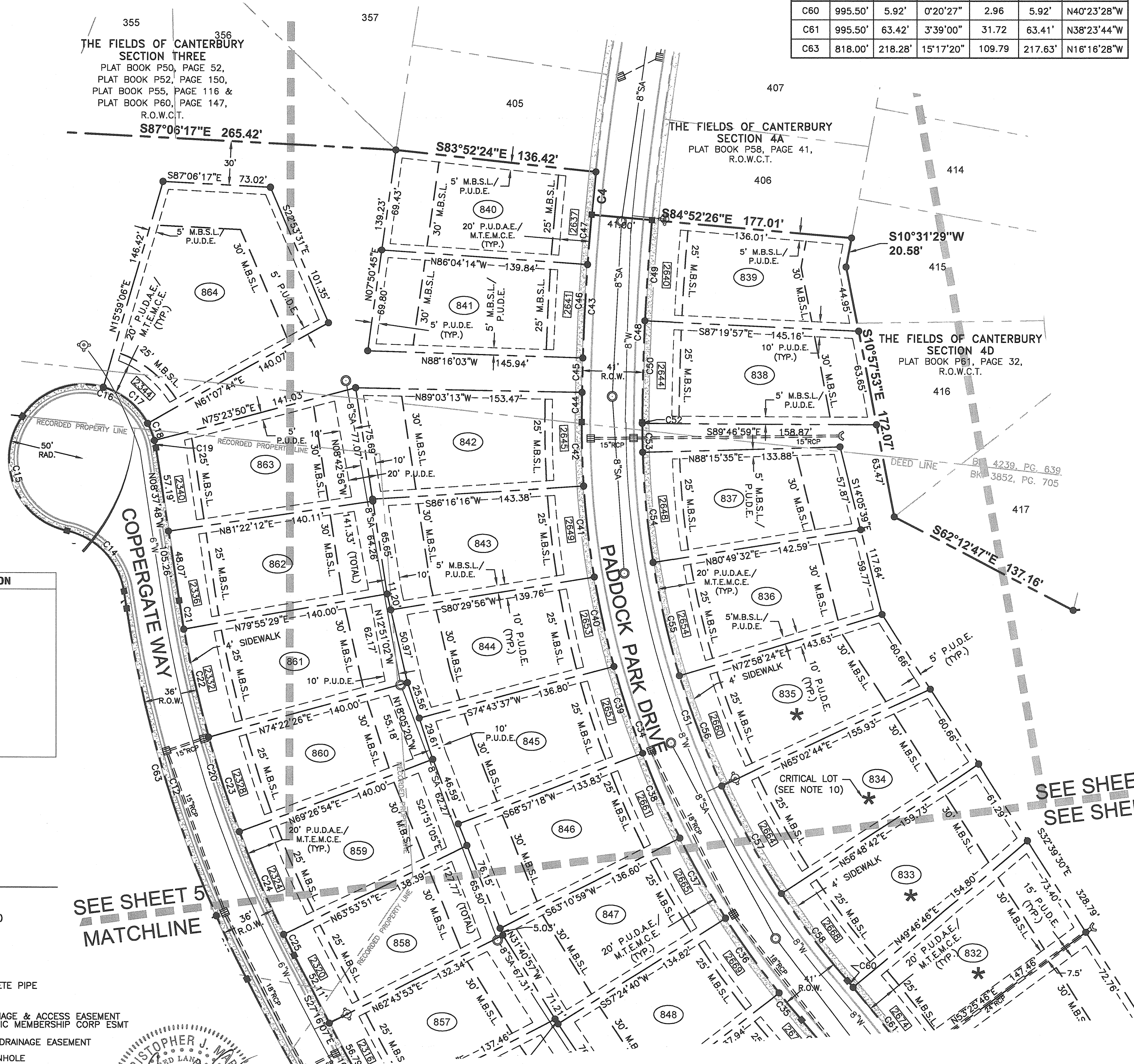
1. SEE SHEET 1 OF 5 FOR GENERAL NOTES AND LOT AREA TABLE.



355 356 357
 THE FIELDS OF CANTERBURY
 SECTION THREE
 PLAT BOOK P50, PAGE 52,
 PLAT BOOK P52, PAGE 150,
 PLAT BOOK P55, PAGE 116 &
 PLAT BOOK P60, PAGE 147,
 R.O.W.C.T.

405 407
 THE FIELDS OF CANTERBURY
 SECTION 4A
 PLAT BOOK P58, PAGE 41,
 R.O.W.C.T.

414 415 416
 THE FIELDS OF CANTERBURY
 SECTION 4D
 PLAT BOOK P61, PAGE 32,
 R.O.W.C.T.



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C60	995.50'	5.92'	0°20'27"	2.96	5.92'	N40°23'28"W
C61	995.50'	63.42'	3°39'00"	31.72	63.41'	N38°23'44"W
C63	818.00'	218.28'	15°17'20"	109.79	217.63'	N16°16'28"W

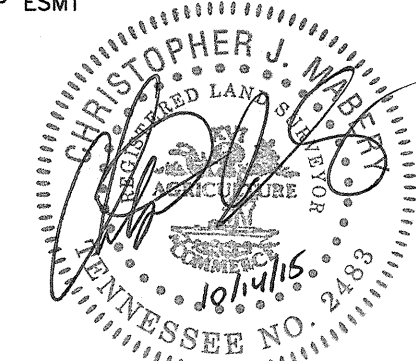
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C4	1670.50'	29.17'	1°00'02"	14.59	29.17'	S05°37'35"W
C12	818.00'	266.10'	18°38'19"	134.24	264.93'	N17°56'57"W
C14	50.00'	60.13'	68°53'59"	34.30	56.57'	N43°04'47"W
C15	50.00'	98.18'	112°30'21"	74.84	83.15'	N21°16'37"W
C16	50.00'	119.03'	136°23'38"	124.99	92.85'	S76°49'37"E
C17	50.00'	39.40'	45°08'38"	20.78	38.38'	N51°26'35"W
C18	50.00'	12.45'	14°16'06"	6.26	12.42'	N21°44'13"W
C19	50.00'	119.03'	136°23'38"	124.99	92.85'	N76°49'37"W
C20	782.00'	254.39'	18°38'19"	128.33	253.27'	S17°56'57"E
C21	782.00'	19.73'	1°26'43"	9.86	19.73'	N09°21'09"W
C22	782.00'	75.76'	5°33'02"	37.91	75.73'	N12°51'02"W
C23	782.00'	67.23'	4°55'33"	33.64	67.21'	S18°05'20"E
C24	782.00'	75.76'	5°33'02"	37.91	75.73'	N23°19'38"W
C25	782.00'	15.91'	1°09'58"	7.96	15.91'	N26°41'08"W
C34	620.50'	442.22'	40°50'02"	230.97	432.92'	N20°08'40"W
C35	620.50'	23.83'	2°12'02"	11.92	23.83'	S39°27'40"E
C36	620.50'	62.51'	5°46'19"	31.28	62.48'	S35°28'29"E
C37	620.50'	62.51'	5°46'19"	31.28	62.48'	S29°42'10"E
C38	620.50'	62.51'	5°46'19"	31.28	62.48'	S23°55'51"E
C39	620.50'	62.51'	5°46'19"	31.28	62.48'	S18°09'32"E
C40	620.50'	62.51'	5°46'19"	31.28	62.48'	S12°23'13"E
C41	620.50'	62.51'	5°46'19"	31.28	62.48'	S06°36'54"E
C42	620.50'	43.34'	4°00'06"	21.68	43.33'	S01°43'42"E
C43	1670.50'	141.51'	4°51'13"	70.80	141.47'	N02°41'57"E
C44	1670.50'	19.64'	0°40'26"	9.82	19.64'	S00°36'34"W
C45	1670.50'	22.92'	0°47'10"	11.46	22.92'	S01°20'22"W
C46	1670.50'	64.06'	2°11'49"	32.03	64.05'	S02°49'51"W
C47	1670.50'	34.89'	1°11'48"	17.44	34.89'	S04°31'40"W
C48	1629.50'	138.04'	4°51'13"	69.06	137.99'	S02°41'57"W
C49	1629.50'	69.92'	2°27'31"	34.97	69.92'	N03°53'48"E
C50	1629.50'	68.11'	2°23'42"	34.06	68.11'	N01°28'12"E
C51	579.50'	413.00'	40°50'02"	215.71	404.32'	S20°08'40"E
C52	579.50'	0.56'	0°03'20"	0.28	0.56'	N00°14'41"E
C53	579.50'	19.80'	1°57'26"	9.90	19.79'	N00°45'42"W
C54	579.50'	75.19'	7°26'02"	37.65	75.14'	N05°27'26"W
C55	579.50'	79.42'	7°51'08"	39.77	79.36'	N13°06'02"W
C56	579.50'	80.18'	7°55'40"	40.16	80.12'	N20°59'26"W
C57	579.50'	83.28'	8°14'02"	41.71	83.21'	N29°04'17"W
C58	579.50'	74.57'	7°22'23"	37.34	74.52'	N36°52'29"W

RECORDER'S INFORMATION

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- IRON ROD (NEW)
(5/8" x 18" W/CAP STAMPED
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 - MONUMENT (NEW)
(4" DIAMETER ALUMINUM DISC
W/ 5/8" IRON ROD MARKED
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 - R.O.W. RIGHT-OF-WAY
 - * CRITICAL LOT (SEE NOTE 10)
 - 1234 STREET ADDRESS
 - M.B.S.L. MINIMUM BUILDING SETBACK LINE

SEE SHEET 5
MATCHLINE

SEE SHEET 4
SEE SHEET 2



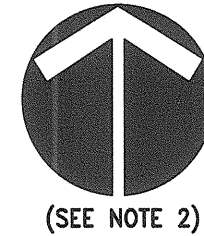
REVISED: OCTOBER 14, 2015
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 LOTS 831-850, 854-867,
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 THOMPSON'S STATION,
 WILLIAMSON COUNTY,
 TENNESSEE
 DRAWN BY: AMR/DBB
 JOB NO. 05-043 W.O. 7878
 DATE: SEPTEMBER 23, 2015
 SHEET 3 OF 5

FINAL PLAT	
TOWN OF THOMPSON'S STATION PLANNING COMMISSION	
NET AREA: 18.72 AC.±	TOTAL LOTS: 35
ACRES NEW ROAD: 1.49±	CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.29±	CLOSURE ERROR: 1:15000
OWNER: HOOD DEVELOPMENT, LLC	
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.	
SCALE: 1" = 50'	

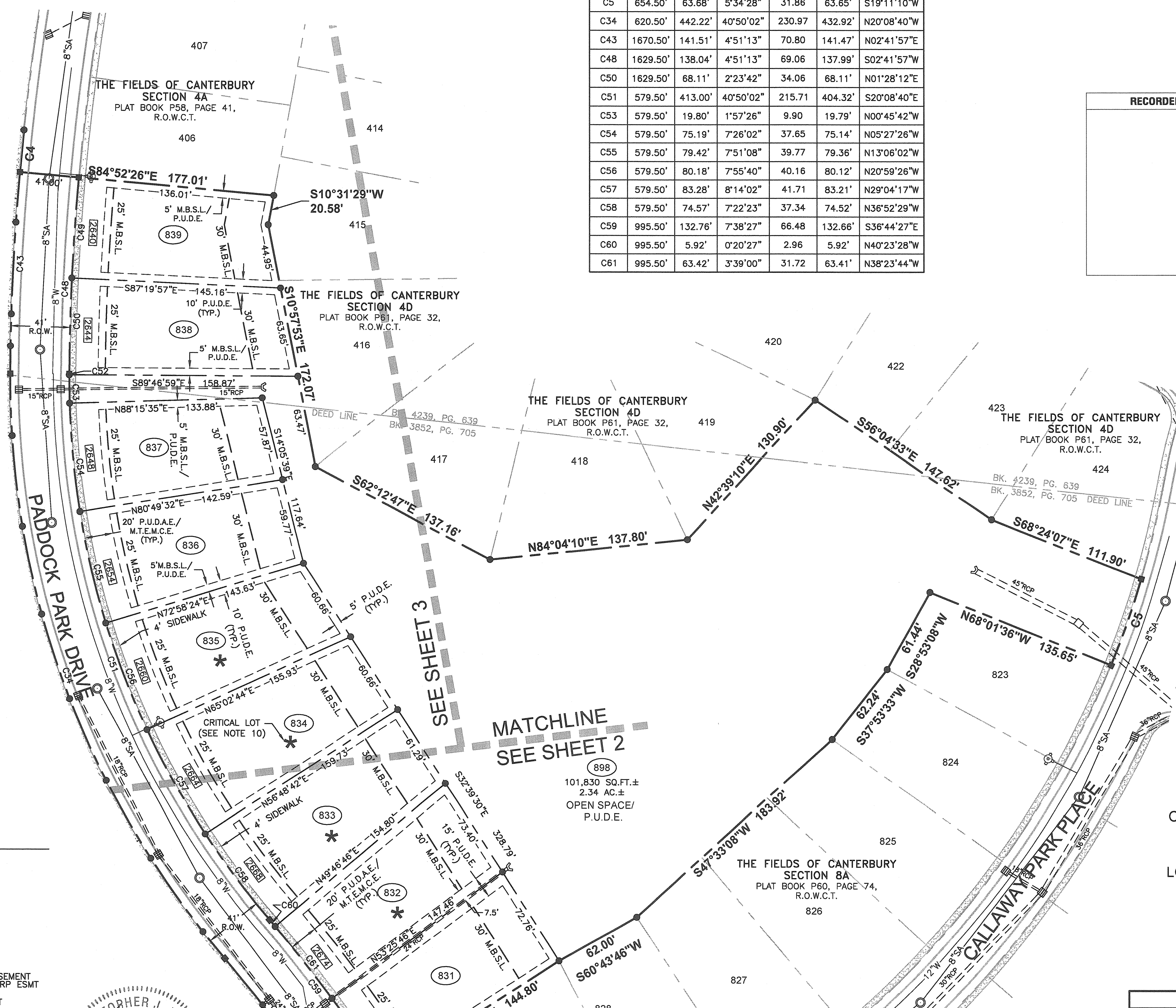
GENERAL NOTES

1. SEE SHEET 1 OF 5 FOR GENERAL NOTES AND LOT AREA TABLE.

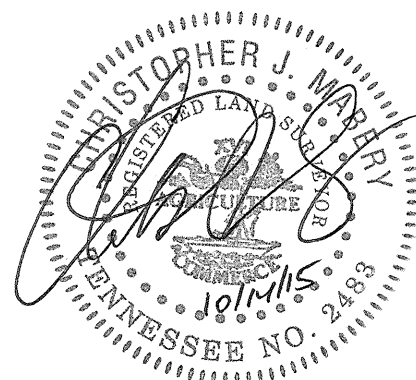
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C4	1670.50'	29.17'	1°00'02"	14.59	29.17'	S05°37'35"W
C5	654.50'	63.68'	5°34'28"	31.86	63.65'	S19°11'10"W
C34	620.50'	442.22'	40°50'02"	230.97	432.92'	N20°08'40"W
C43	1670.50'	141.51'	4°51'13"	70.80	141.47'	N02°41'57"E
C48	1629.50'	138.04'	4°51'13"	69.06	137.99'	S02°41'57"W
C50	1629.50'	68.11'	2°23'42"	34.06	68.11'	N01°28'12"E
C51	579.50'	413.00'	40°50'02"	215.71	404.32'	S20°08'40"E
C53	579.50'	19.80'	1°57'26"	9.90	19.79'	N00°45'42"W
C54	579.50'	75.19'	7°26'02"	37.65	75.14'	N05°27'26"W
C55	579.50'	79.42'	7°51'08"	39.77	79.36'	N13°06'02"W
C56	579.50'	80.18'	7°55'40"	40.16	80.12'	N20°59'26"W
C57	579.50'	83.28'	8°14'02"	41.71	83.21'	N29°04'17"W
C58	579.50'	74.57'	7°22'23"	37.34	74.52'	N36°52'29"W
C59	995.50'	132.76'	7°38'27"	66.48	132.66'	S36°44'27"E
C60	995.50'	5.92'	0°20'27"	2.96	5.92'	N40°23'28"W
C61	995.50'	63.42'	3°39'00"	31.72	63.41'	N38°23'44"W



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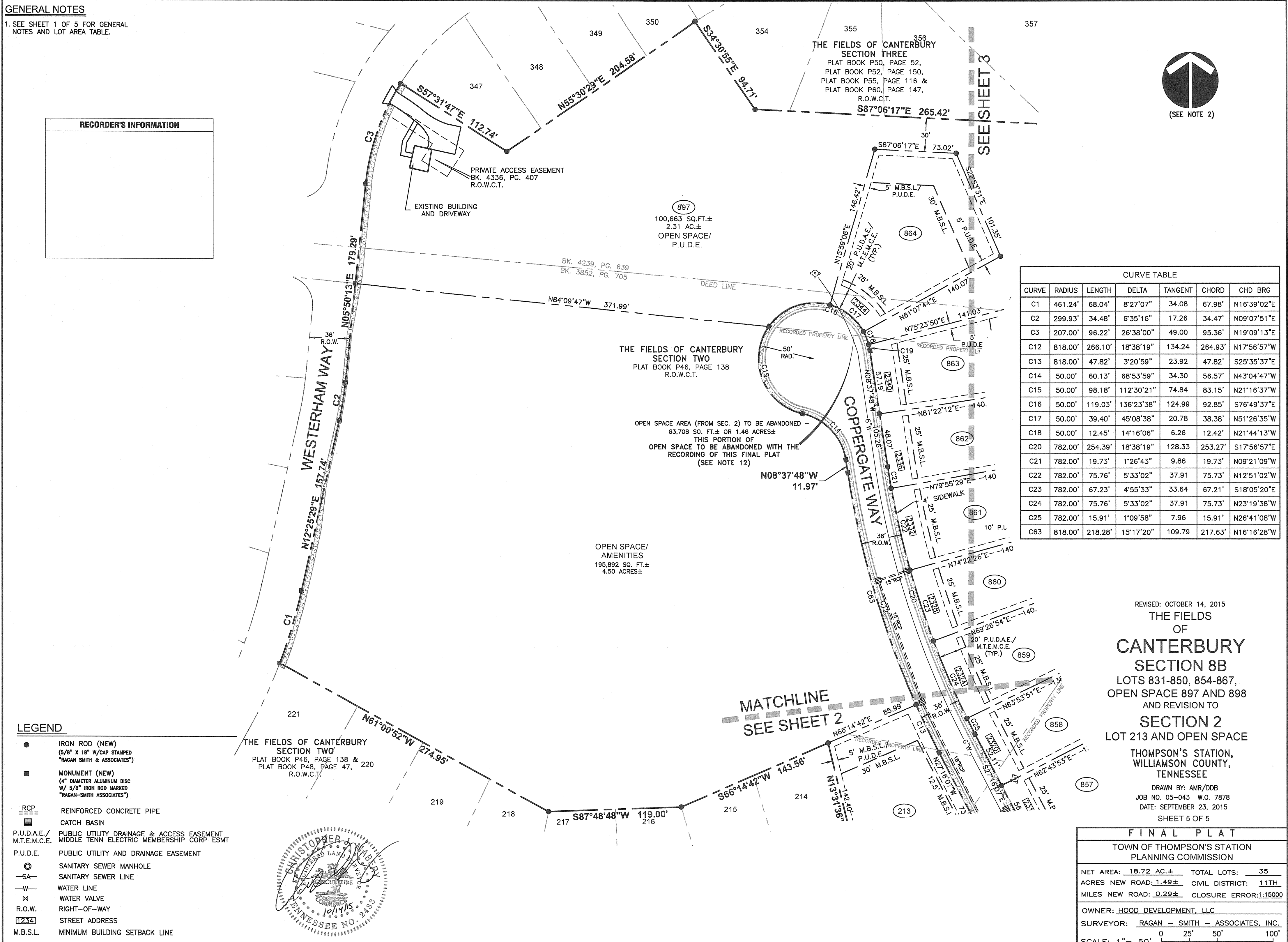
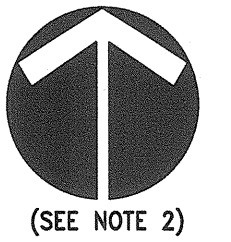
REVISED: OCTOBER 14, 2015
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 SECTION 8B
 LOTS 831-850, 854-867,
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 LOT 213 AND OPEN SPACE
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 WILLIAMSON COUNTY,
 TENNESSEE
 DRAWN BY: AMR/DDB
 JOB NO. 05-043 W.O. 7878
 DATE: SEPTEMBER 23, 2015
 SHEET 4 OF 5

FINAL PLAT	
TOWN OF THOMPSON'S STATION PLANNING COMMISSION	
NET AREA: 18.72 AC.±	TOTAL LOTS: 35
ACRES NEW ROAD: 1.49±	CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.29±	CLOSURE ERROR: 1:15000
OWNER: HOOD DEVELOPMENT, LLC	
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.	
SCALE: 1" = 50'	

GENERAL NOTES

1. SEE SHEET 1 OF 5 FOR GENERAL NOTES AND LOT AREA TABLE.

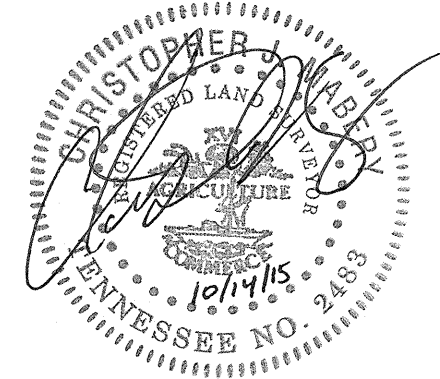
RECORDER'S INFORMATION



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	461.24'	68.04'	8°27'07"	34.08	67.98'	N16°39'02"E
C2	299.93'	34.48'	6°35'16"	17.26	34.47'	N09°07'51"E
C3	207.00'	96.22'	26°38'00"	49.00	95.36'	N19°09'13"E
C12	818.00'	266.10'	18°38'19"	134.24	264.93'	N17°56'57"W
C13	818.00'	47.82'	3°20'59"	23.92	47.82'	S25°35'37"E
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C17	50.00'	39.40'	45°08'38"	20.78	38.38'	N51°26'35"W
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C20	782.00'	254.39'	18°38'19"	128.33	253.27'	S17°56'57"E
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C22	782.00'	75.76'	5°33'02"	37.91	75.73'	N12°51'02"W
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C25	782.00'	15.91'	1°09'58"	7.96	15.91'	N26°41'08"W
C63	818.00'	218.28'	15°17'20"	109.79	217.63'	N16°16'28"W

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 - [1234] STREET ADDRESS
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REVISED: OCTOBER 14, 2015
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 JOB NO. 05-043 W.O. 7878
 DATE: SEPTEMBER 23, 2015
 SHEET 5 OF 5

FINAL PLAT

TOWN OF THOMPSON'S STATION
PLANNING COMMISSION

NET AREA: 18.72 AC.±	TOTAL LOTS: 35
ACRES NEW ROAD: 1.49±	CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.29±	CLOSURE ERROR: 1:15000
OWNER: HOOD DEVELOPMENT, LLC	
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.	

Drawing Date:
September 22, 2015

Revisions:
October 12, 2015

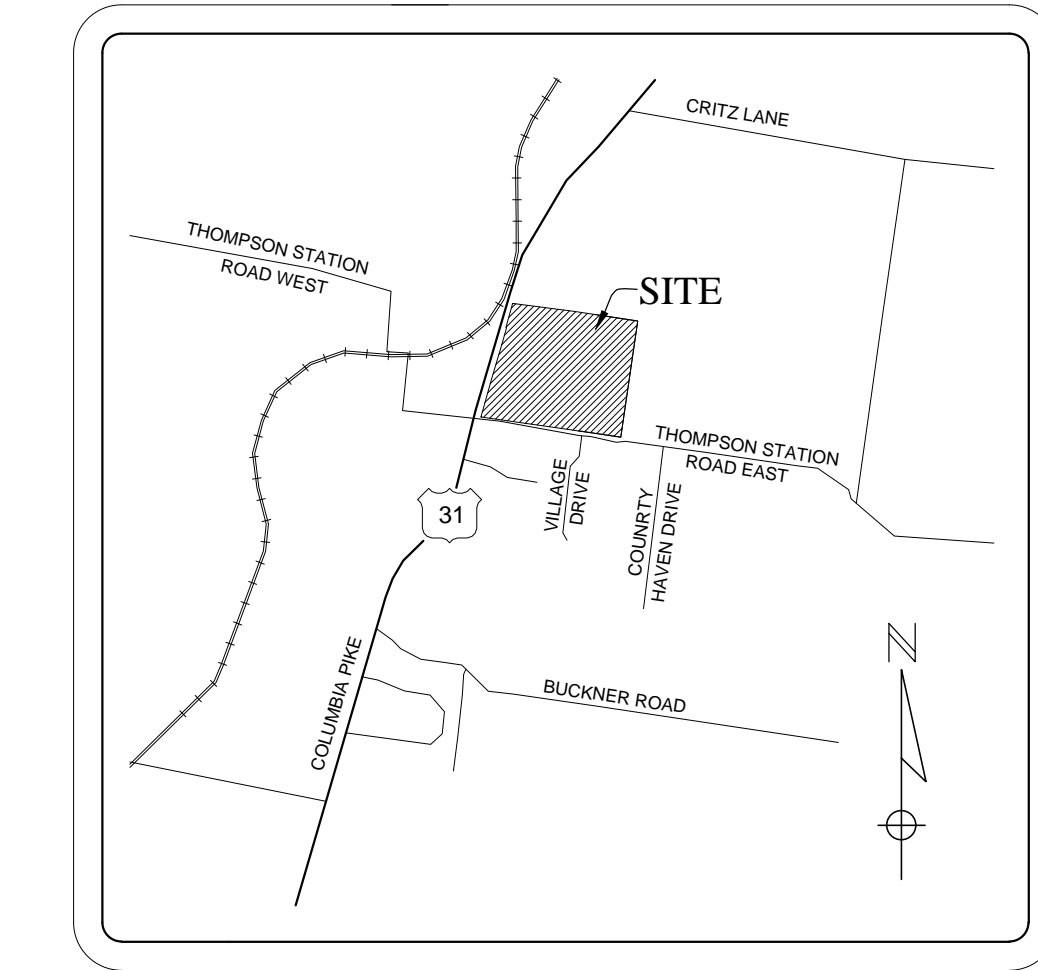
Thompson Station Church

2604 Thompson Station Road E

Site Plan

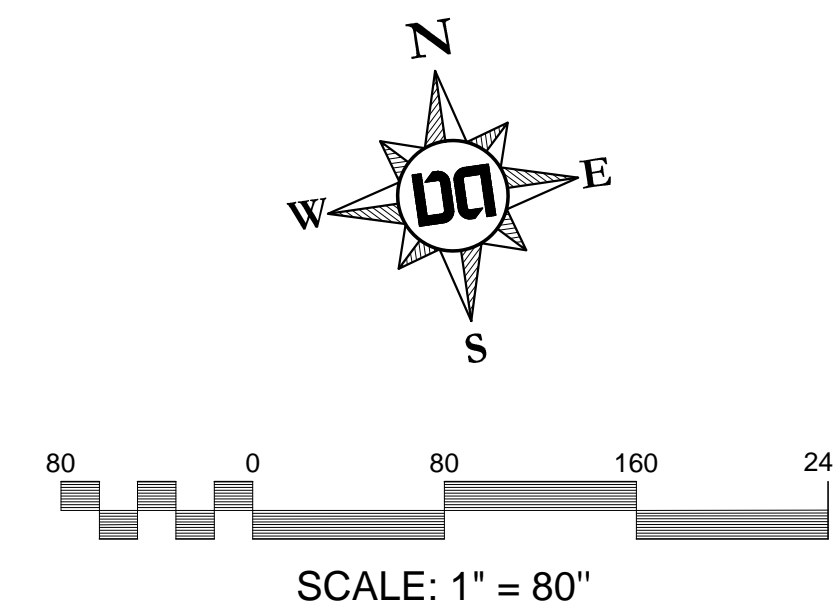
Sheet Schedule

- C1.0 Overall Master Plan
- C2.0 Proposed Improvements Plan
- L1.0 Landscape Plan



VICINITY MAP
N.T.S.

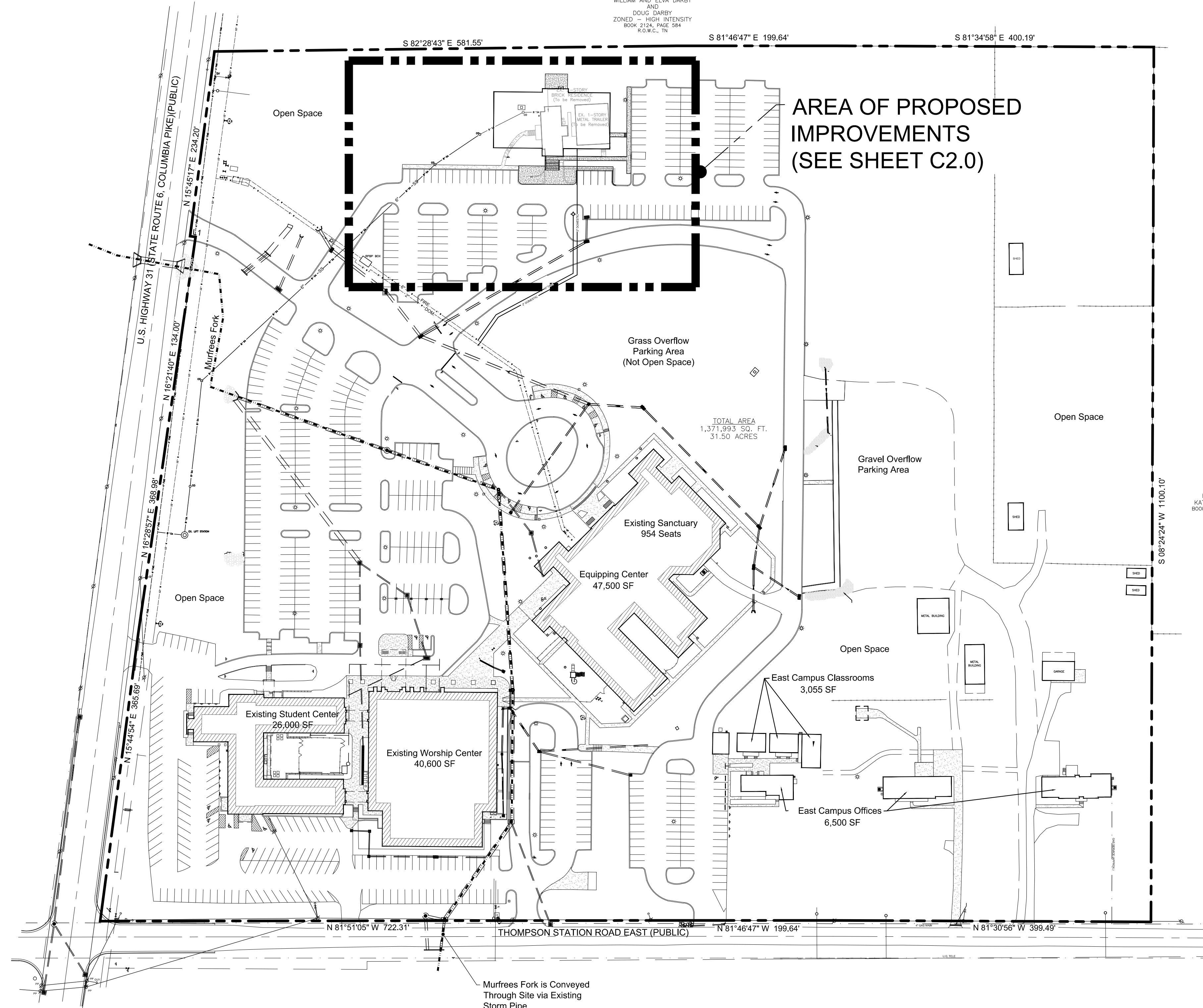
LEGEND			
○	FOUND PIN OR PIPE IP(O)	○	TELEPHONE MANHOLE
●	SET IRON PIN IP(N)	□	PHONE PEDESTAL
□	FOUND MONUMENT MON(O)	○	GAS METER
■	SET MONUMENT MON(N)	○	GAS VALVE
□	ELECTRIC JUNCTION BOX	○	STORM SEWER MANHOLE
□	CABLE PEDESTAL	○	CATCH BASIN OR CURB INLET
○	LIGHT POLE	○	SANITARY SEWER MANHOLE
○	POWER POLE	○	FENCE
○	GUY WIRE	○	GUARDRAIL
○	BENCHMARK	○	WATER METER
○	DECIDUOUS TREE	○	WATER VALVE
○	CONIFEROUS TREE	○	FIRE HYDRANT
○	FLOWERING TREE	○	POST INDICATOR VALVE
○	SHRUB / BUSH	○	MONITORING WELL
		○	GEOTECHNICAL TEST PIT



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 74°14'43" W	7.00'

TAX MAP 146
(16.25)
WILLIAM AND ELVA DARBY
AND
DOUG DARBY
ZONED - HIGH INTENSITY
BOOK 2124, PAGE 584
R.O.W.C., TN.



SITE DATA

Zoning - Town Center	
Total Property Area	31.5 Acres
Area of Improvements for this Plan	Approx. 1 Acre
Proposed Building Use	Office
Proposed FAR	10.8%
Existing Lot Coverage	1.4 Acres (4.4%)
Proposed Lot Coverage	1.4 Acres (5.1%)
Existing Open Space	16.7 Acres (53.0%)
Proposed Open Space	16.4 Acres (52.1%)
Front Setback	10 Ft.
Side Setback	5 Ft.
Rear Setback	15 Ft.
Parking Requirements	1 per 3 seats
Ex. Sanctuary	954 Seats = 318 Stalls
Ex. Equipping Center	1 per 400 SF
	47,500 SF = 119 Stalls
Ex. Student Center	1 per 400 SF
	26,000 SF = 65 Stalls
Ex. Worship Center	1 per 400 SF
	40,600 SF = 102 Stalls
Ex. East Campus Offices	1 per 300 SF
	6,500 SF = 22 Stalls
Ex. East Campus Classrooms	1 per 200 SF + 1 per classroom
	3,055 SF + 3 Classrooms = 18 Stalls
Ex. Office Building	1 per 300 SF
	4,500 SF = 15 Stalls
Proposed Building (Office Space)	1 per 300 SF
	10,300 SF = 34 Stalls
Total Required	693 Stalls
Total Existing	686 Paved Stalls
	17 Handicap Stalls
	703 Stalls

TAX MAP 146
(16.15)
RALPH AND
KATHLEEN LATTI
BOOK 2124, PAGE 712
R.O.W.C., TN.
ZONED - "P"

Electric Service
MTEC
2156 Curd Lane
Franklin, TN 37068
615.794.3561

Gas Service
Atmos Energy
810 Crescent Circle Drive
Franklin, TN 37064
1.888.824.7605

Water Service
HB & TS Utility District
2000 Columbia Avenue
Franklin, TN 37064
615.794.7796

Sewer Service
Public Sewer

Fiber Optic
Level 3 Communications
2990 Sidco Drive
Nashville, TN 37204
615.585.7605

Telephone
AT&T
2501 Park Plaza
Nashville, TN 37203
615.344.5288

Utility Location
Tennessee One-Call
800.351.1111

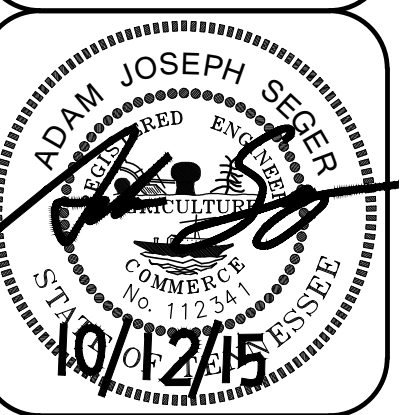
Thompson Station Church
Being Parcel 16.19 On Tax Map 146
2604 Thompson Station Road E
Thompson's Station, Williamson County, Tennessee

Owner
Thompson Station Church
2604 Thompson Station Road E
Thompson's Station, TN 37179
Contact: Duane Murray
dmurray@thompsonstationchurch.org

Property Information
2604 Thompson Station Road E
Thompson's Station, TN 37179
Parcel 16.19 on Tax Map 146
Zoning - Town Center

Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

ALTA Survey Provided by
Blue Ridge Surveying, Inc.
114B West Main Street
P.O. Box 8072 Gallatin, TN
615.451.6739



PERMITS:



Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

Overall Master Plan

D&A Project #15095
Thompson Station Church

C1.0
Sheet 1 of 3

Sewer Service
Public Sewer

Telephone
AT&T
2501 Park Plaza
Nashville, TN 37203
615.344.5288

Utility Location
Tennessee One-Call
800.351.1111

Water Service
HB & TS Utility District
2000 Columbia Avenue
Franklin, TN 37064
615.794.7796

Fiber Optic
Level 3 Communications
2990 Sidco Drive
Nashville, TN 37204
615.585.7605

Electric Service
MTEMC
2156 Curd Lane
Franklin, TN 37068
615.794.3561

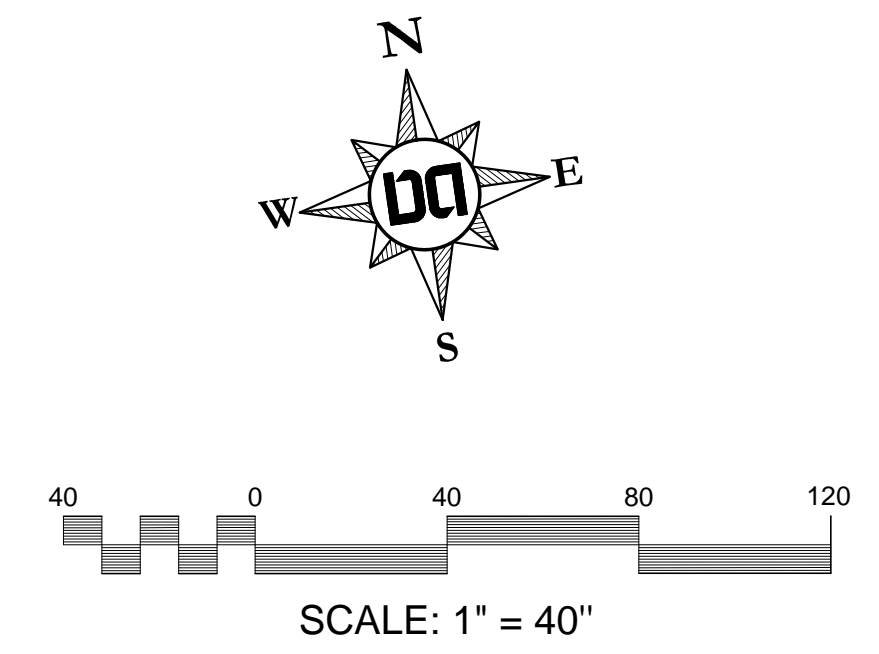
Gas Service
Atmos Energy
810 Crescent Circle Drive
Franklin, TN 37064
1.888.824.7605

Civil Engineer
Dale & Associates (Adam Seger, PE)
516 Heather Place
Nashville, Tennessee 37204
615.297.5166

ALTA Survey Provided by
Blue Ridge Surveying, Inc.
114B West Main Street
P.O. Box 8072 Gallatin, TN
615.451.6739

Owner
Thompson Station Church
2604 Thompson Station Road E
Thomson's Station, TN 37179
Contact: Duane Murray
dmurray@thompsonstationchurch.org

Property Information
2604 Thompson Station Road E
Thompson's Station, TN 37179
Parcel 16.19 on Tax Map 146
Zoning - Town Center



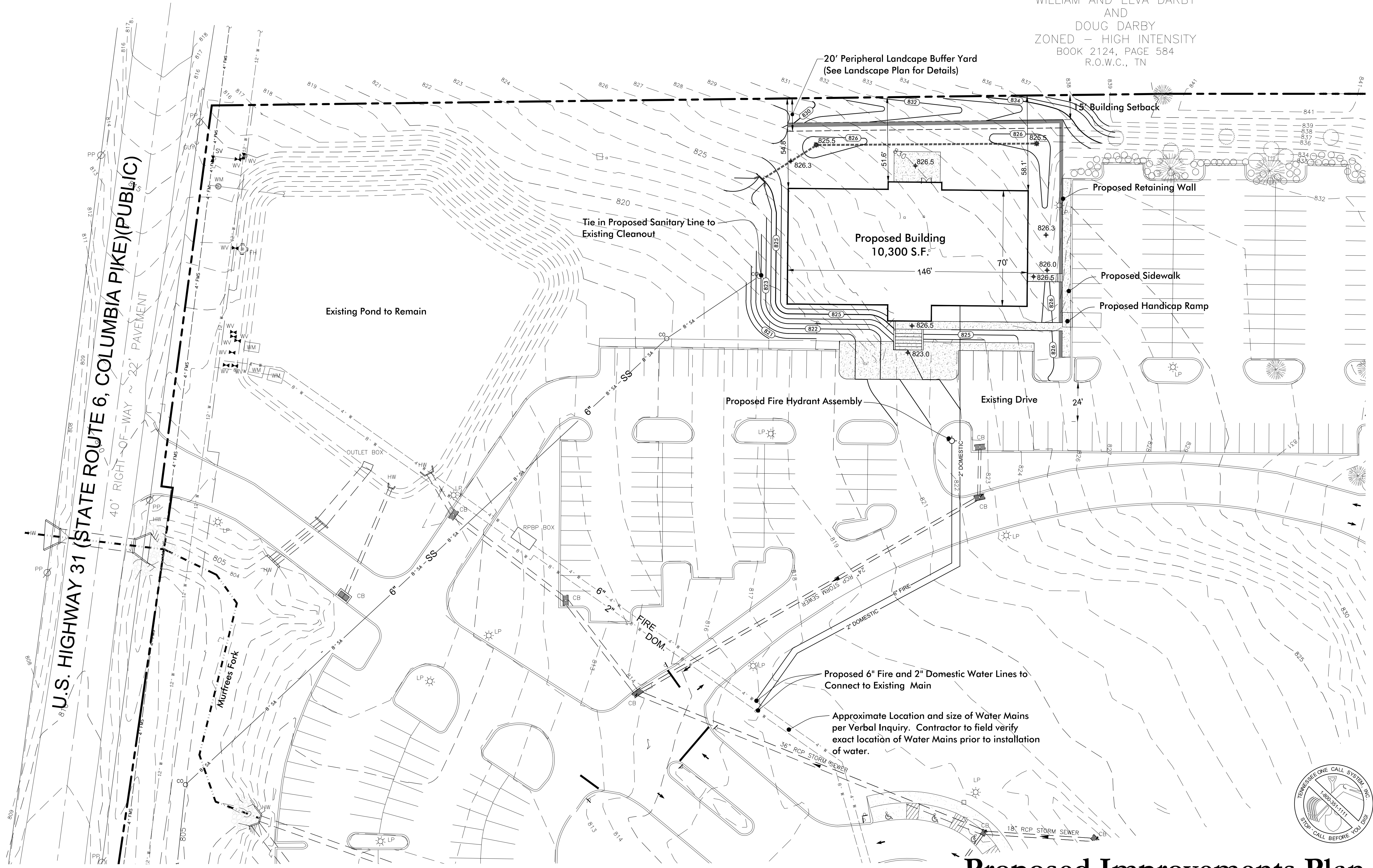
Drawing Date:
September 22, 2015

Revisions:
October 12, 2015

Thompson Station Church
Being Parcel 16.19 On Tax Map 146
2604 Thompson Station Road E
Thompson's Station, Williamson County, Tennessee



PERMITS:



(16.26)
WILLIAM AND ELVA DARBY
AND
DOUG DARBY
ZONED - HIGH INTENSITY
BOOK 2124, PAGE 584
R.O.W.C., TN



Proposed Improvements Plan

Dale & Associates
Consulting Civil Engineering
Landscape Architecture
Surveying

516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

D&A Project #15095
Thompson Station Church

C2.0
Sheet 2 of 3

Sewer Service
Public Sewer

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2501 Park Plaza
Nashville, TN 37203
615.344.5288

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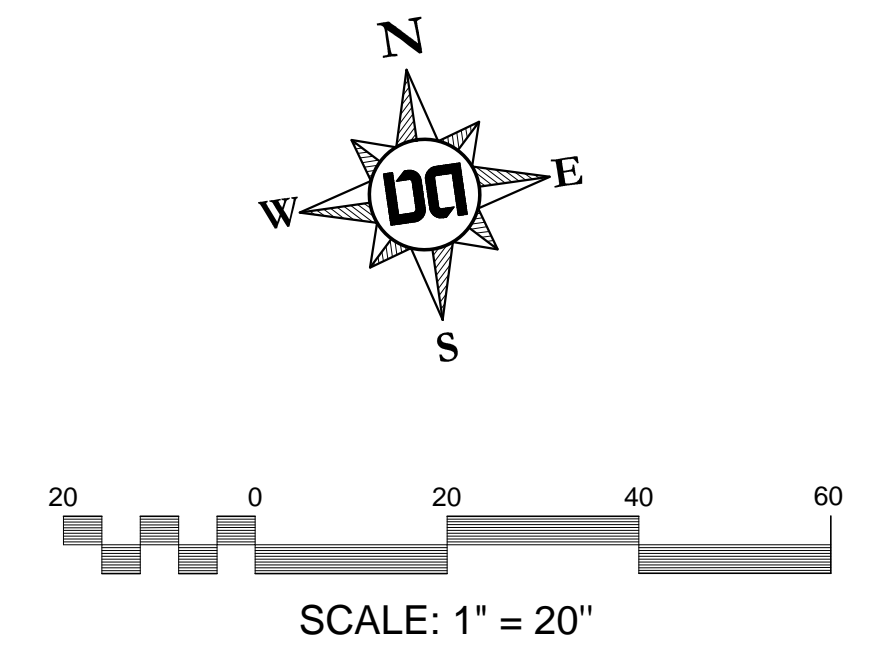
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Franklin, TN 37064
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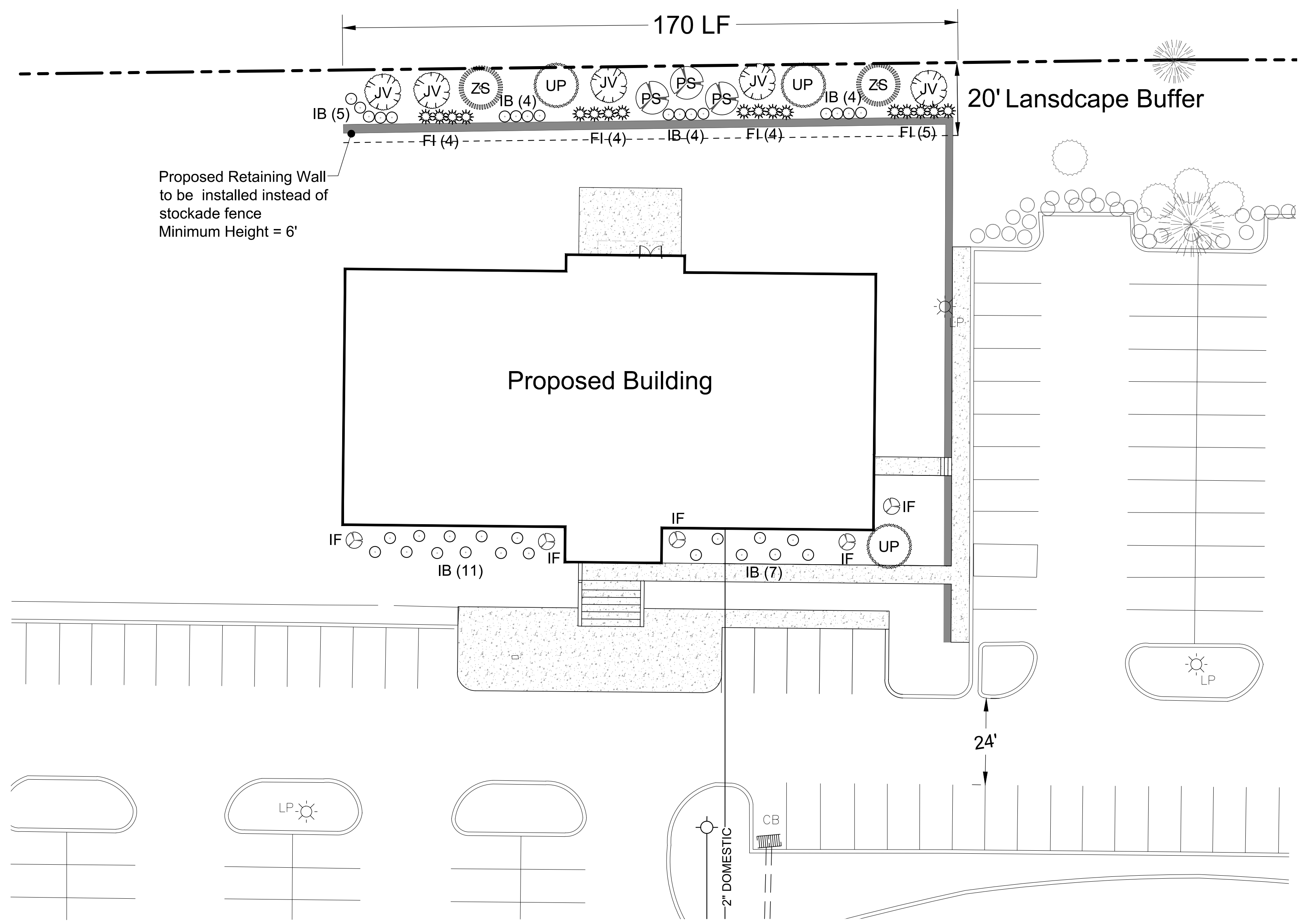
Drawing Date:
September 22, 2015

Revisions:
October 12, 2015

Thompson Station Church
 Being Parcel 16.19 On Tax Map 146
 2604 Thompson Station Road E
 Thompson's Station, Williamson County, Tennessee



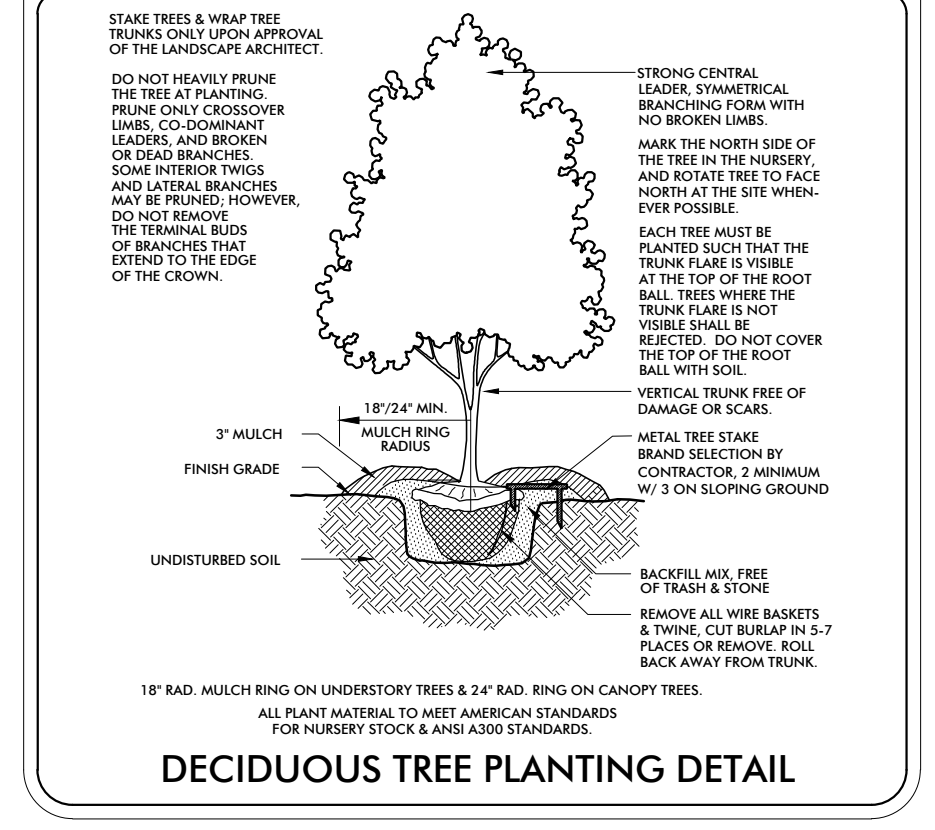
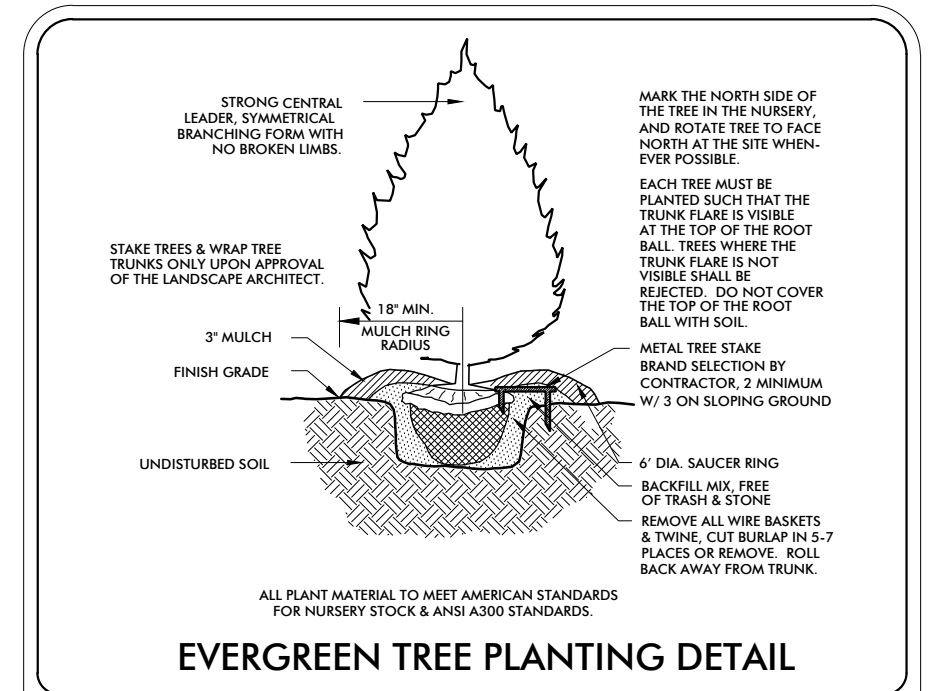
PERMITS:



MATERIALS SCHEDULE

KEY	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK	REMARKS
TREES						
UP	2	Ulmus parvifolia Chinese Elm	14'-16'	7'-8'	4"	5' Clear Trunk
ZS	2	Zelkova serotina 'Village Green' / Japanese Zelkova	14'-16'	7'-8'	4"	5' Clear Trunk
JV	5	Juniperus Virginiana/ Red Cedar	8'	4'	2"	F.T.B.
PS	3	Pinus Thunbergiana/ Japanese Black Pine	8'	4'	2"	4' Clear Trunk
IF	5	Ilex x ornata 'Foster's #2' / Foster Holly	6'	2'-3'		F.T.B.
SHRUBS						
FI	17	Forsythia x intermedia/ Forsythia	30"	24"		F.T.B.
IB	35	Ilex Cornuta/ Burford Holly	30"	24"		F.T.B.

NOTE: F.T.B. = Full To Bottom



LANDSCAPE REQUIREMENTS

PROPERTY ZONE: HIGH INTENSITY

REQUIRED OPACITY: 0.6

BUFFER LENGTH: 170 FT

BUFFER WIDTH: 20 FT

REQUIRED PLANTING UNITS: 2.21 / 100 FT

2.21 x 170 FT / 100 FT: 3.78 PLANTING UNITS

ALTERNATIVE 'C' LANDSCAPE BUFFER PROPOSED

1 X 4" CALIPER CANOPY PER PLANTING UNIT

2 X 8' EVERGREEN PER PLANTING UNIT

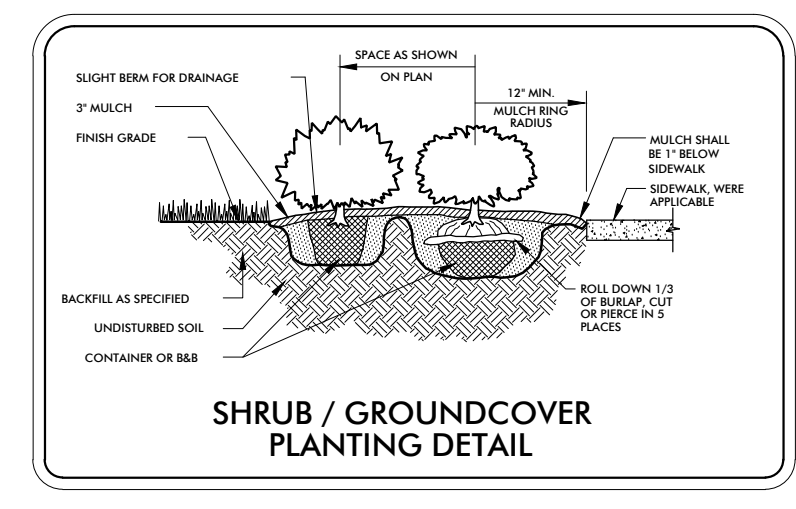
9 X 3' SHRUBS PER PLANTING UNIT

REQUIRED TREES:

3.78 x 1 = (4) 4" CALIPER CANOPY

3.78 x 2 = (8) 8' EVERGREENS

3.78 x 9 = (34) 3' SHRUBS



Landscape Plan

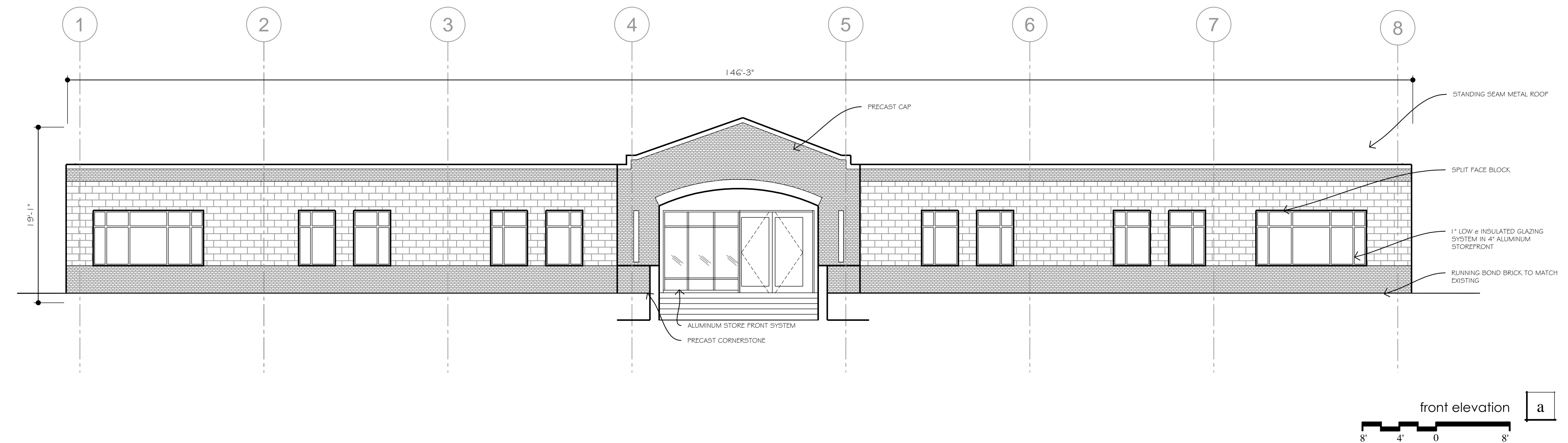
Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Surveying

516 Heather Place
 Nashville, Tennessee 37204
 (615) 297-5166

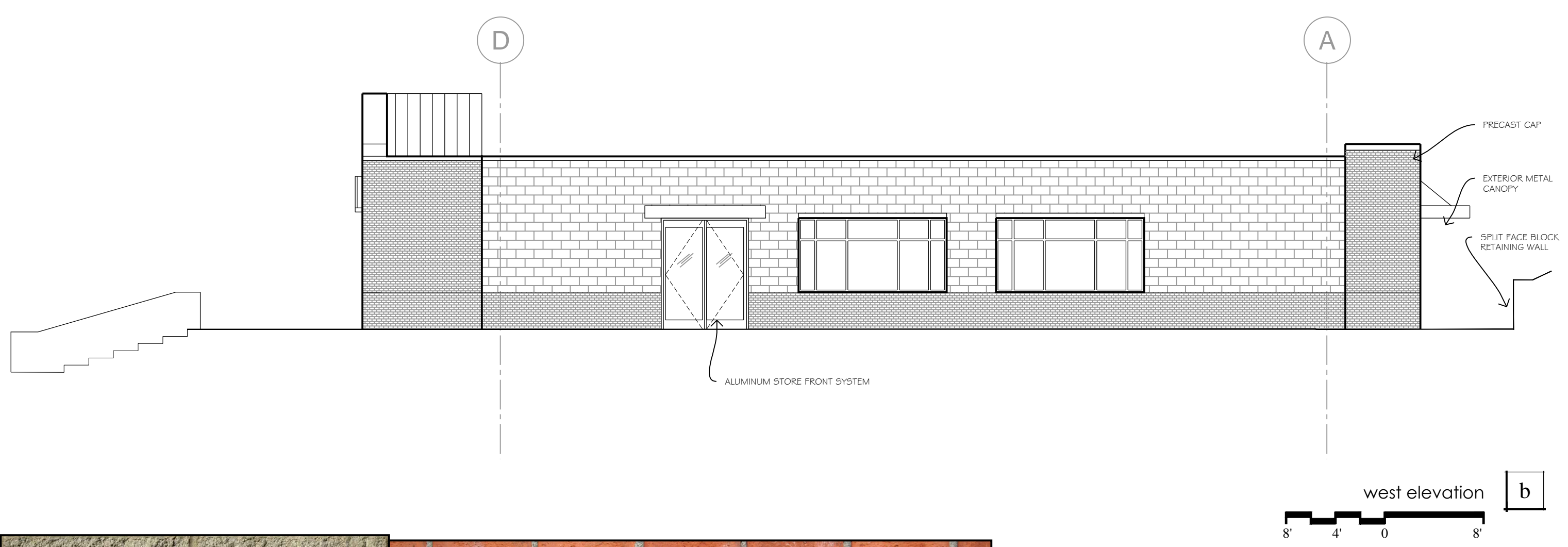
Tennessee One Call System Inc.
 1-800-361-1111
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D&A Project #15095
 Thompson Station Church

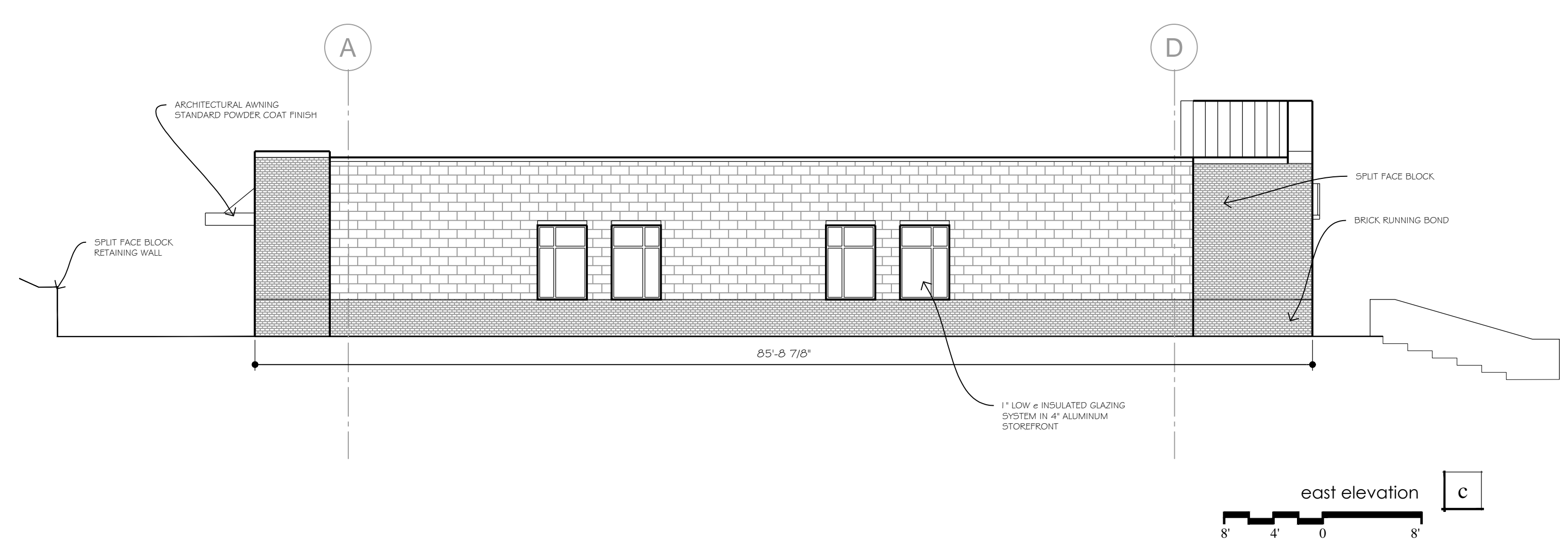
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 Sheet 3 of 3



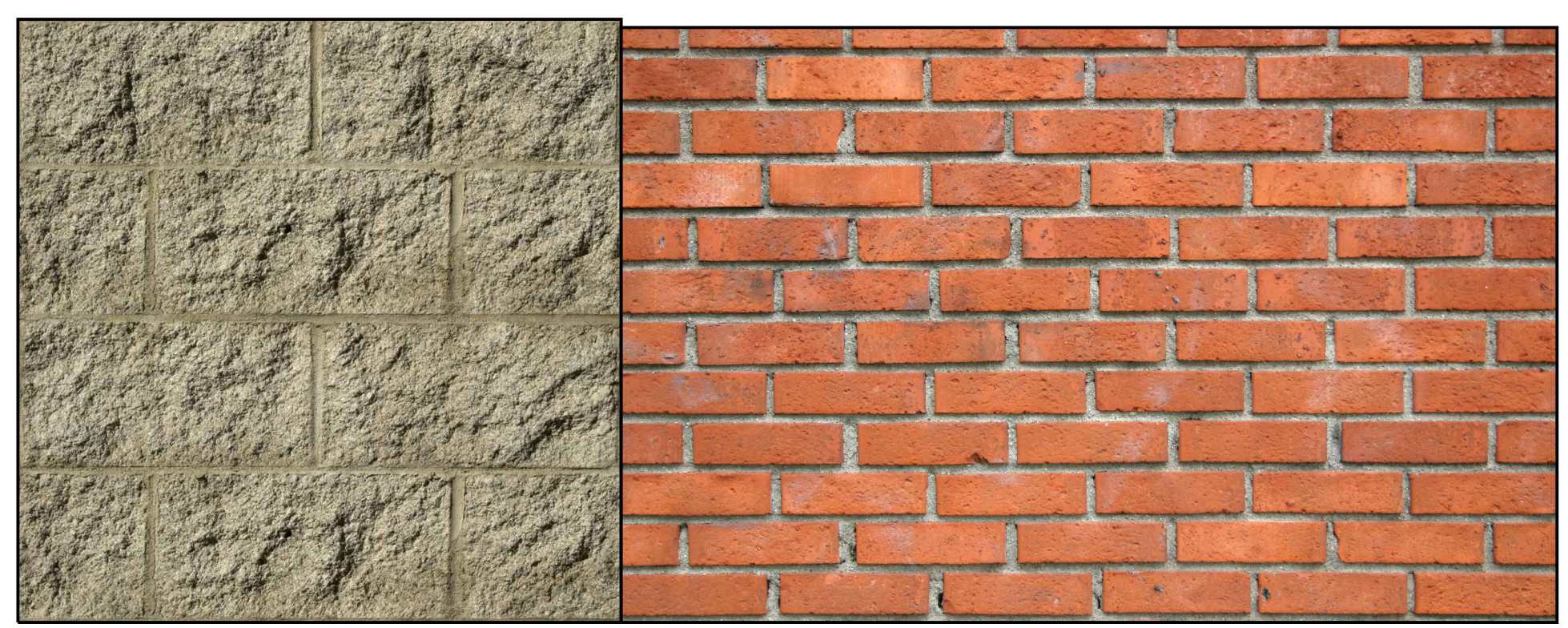
front elevation **a**



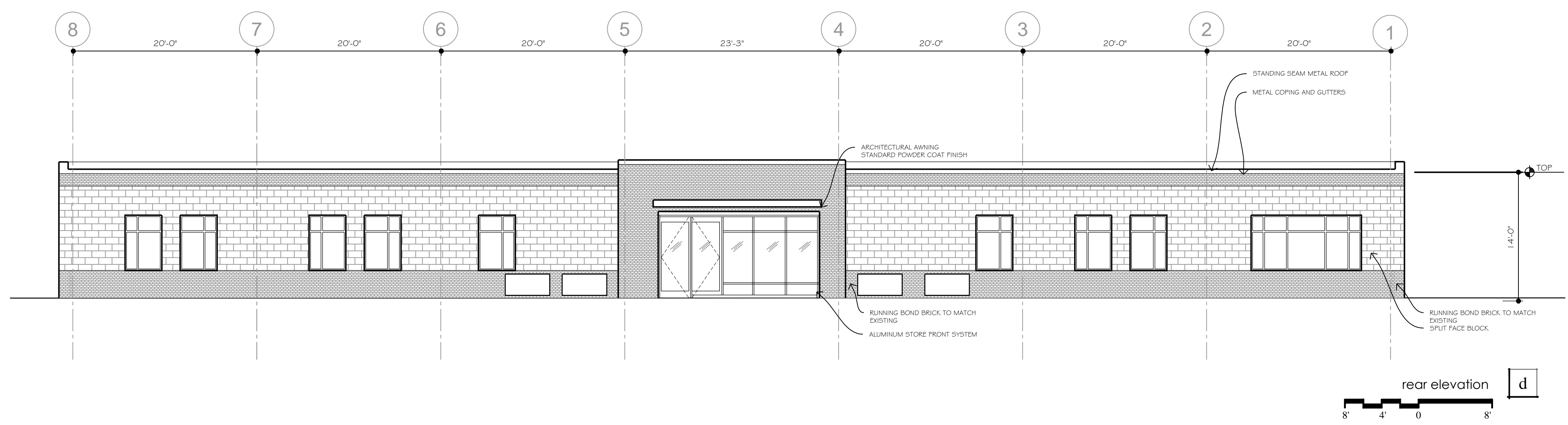
west elevation **b**



east elevation **c**



split face block brick to match existing



rear elevation **d**

Thompson's Station Planning Commission
Staff Report – Agenda Item 5 (File: SP 2015-007)
October 27, 2015

Non-Residential Site Plan approval for a 10,300 square foot located at 2604 Thompson's Station Road East.

PROJECT DESCRIPTION

A site plan request for a new 10,300 square foot administrative office building along the north side of the project site.

ANALYSIS

The proposed office building is one-story with a maximum height of 19 feet and will be used for administrative offices. The proposed building will be located along the northern property line in the location of two existing structures that will be removed. With the addition of this building on site, the lot coverage will be approximately 5%. Mechanical equipment will be located behind the building. Therefore, the project conforms to the Zoning Ordinance requirements for non-residential standards.

Parking

The total parking requirement for all the buildings on site, including the proposed 10,300 square foot administrative building is 703 spaces. The total parking on site is 703 spaces. Therefore, the proposed project is consistent with the Zoning Ordinance requirements for parking.

Landscaping

The project is proposing a buffer between nonresidential and residential land uses. The applicant proposes Alternative C which requires a 20 foot wide buffer with 2.21 plant units per 100 linear feet with a six foot wall. The proposed landscaping will consist of four canopy trees, which include Chinese Elm and Japanese Zelkova; 13 evergreen trees, which include Red Cedar and Japanese Black Pine; and 52 shrubs which include forsythia and holly. In addition the applicant is proposing some foundation plantings consisting of shrubs around the front elevation of the office building. Given the visibility of the building, Staff recommends the following contingencies be added to the project: 1. Landscaping around the building foundation be installed around the west and east elevations to match front elevation plantings; and 2. Landscaping be added to screen the mechanical equipment around the rear elevation.

Design

The proposed administrative building will be a concrete split face block, a brick wrap around the base of the building and around the top along with a brick entry way. This design is intended to match the existing sanctuary/equipping center. The concrete block will be painted to match existing brick color, the proposed brick accents will match the existing brick and entry way projects from the main structure and will be roofed in order to match the entry of the sanctuary/equipping building. Therefore, the proposed design is consistent with existing design on site. The project is subject to Design Review Committee review and approval of the design. The DRC is set to meet on November 4, 2015.

Construction Plans

While the site plan provides an approval to move forward with the project, construction plans have not been submitted to the Town for review at this time. Any engineering-related issues that

arise, including but not limited to grading, drainage, etc. shall be a requirement by the applicant to revise the project accordingly to meet all engineering related standards.

RECOMMENDATION

Based on the project's consistency with the Town's Zoning Ordinance, Staff recommends the Planning Commission approve the project with the following contingencies:

1. Prior to approval of a building permit, complete construction plans demonstrating compliance with all applicable codes shall be submitted and approved.
2. Prior to approval of a building permit, the applicant shall obtain DRC approval for the design and landscaping.
3. Prior to the issuance of building permits, the landscape plan shall be revised to incorporate foundation planting along the east and west building elevations and to screen the mechanical equipment along the rear elevation.
4. Prior to the installation of the landscaping a pre installation meeting shall be required.
5. Prior to occupancy, the landscaping shall be installed in accordance with the approved plans.

ATTACHMENTS

Site Plan packet

**Thompson's Station Planning Commission
Staff Report – Item 6 (SDP 2015-005)
October 27, 2015**

Revision to Site Development Plan to develop 163 single family lots and one commercial lot within the Whistle Stop community.

PROJECT DESCRIPTION

A request to revise the development plan for Whistle Stop to develop a total of 163 residential lots and one commercial lot (Lot 164) within the Whistle Stop community.

BACKGROUND

Whistle Stop was originally rezoned to Planned Neighborhood and was approved as a master planned community consisting of 392 assisted care, memory care, skilled nursing and independent living units with commercial uses such as a bed and breakfast, medical clinic and farmers market.

In June 2013, the Planning Commission approved a revision for the development of 343 units consisting of 193 single family lots, 85 villa lots (duplex units) along with 85 independent living units and one commercial lot. Subsequently, a preliminary plat was approved for Phase 1 consisting of 46 residential lots. However, sewer approval was never obtained.

On October 13, 2015, the Board of Mayor and Aldermen approved a sewer request contingent on sewer approval of construction plans through the State of Tennessee.

ANALYSIS

Zoning

The project site is zoned Planned Neighborhood which permits developments with a density of two (2) units per acre, up to 20% commercial uses and 50% of the site must be permanent open space. The site is approximately 131 acres; therefore the proposed density of 163 residential lots is 1.2 units per acre. Permitted setbacks are 10 feet for the front yard, 7.5 feet for the side yards and 30 feet for the rear yards. The proposed setbacks are 20 feet for the front yard, 7.5 feet for the side yard and 20 feet for the rear yard. Therefore, the project meets the permitted land uses and density requirements in the code.

The proposed project is subject to the development standards as identified in Section 4.10 of the Land Development Code. The plan proposes to meet these code requirements and is providing an amenity center to be located within Open Space Lot F along with a nature trail through the wooded areas. Therefore, the project complies with all applicable code requirements for single-family developments.

Open Space

The open space requirement is 50% of the site, thereby requiring this project site to have a minimum of 62.5 acres of open space. Approximately 68 acres of open space is proposed, thereby exceeding the code requirements.

Circulation/Roads

The development's primary access is from Thompson's Station Road West with a secondary access on School Street. Internal local roads will be constructed as part of the project to provide

direct access to each lot. These roadways are proposed as 50 foot rights-of-way with five foot sidewalk and a six foot tree strip. Therefore, the rights-of-way conform to the requirements within the Subdivision Regulations.

Slopes

A slope analysis is provided and all slopes exceeding 25% are located within open space. Several lots are located on slopes in excess of 15% and will be designated as critical lots. As these lots are platted all applicable regulations will be in effect.

Stormwater/Drainage

A stormwater plan will be prepared and submitted to the Town identifying what measures are necessary for controlling stormwater run-off. Furthermore, as part of the preliminary plat and construction plan review process, the applicant will be required to submit a detailed drainage study showing the pre-development and post development runoff rates along with the impact downstream.

Sewer

The development will be connected to a sewer system recently approved by the Board of Mayor and Aldermen. However, plans for sewer are still under development and must be reviewed and approved by the State Of Tennessee. Staff recommends that all sewer approvals be obtained prior to final plat submittals.

Future Land Use Approvals

The applicant will be required to obtain all necessary approvals, including but not limited to preliminary and final plats, grading and building permits, etc. from the Town prior to any construction.

RECOMMENDATION

No motion is necessary however; Staff recommends that the following contingencies be placed on future approvals:

1. Prior to submittal for final plat, approval of all construction documents for the sewer system shall be approved by the Town and the State of Tennessee.
2. Prior to issuance of building permits, all off-site water improvements shall be completed in compliance with HB&TS requirements.
3. All improvements outlined in the traffic study for the project shall be completed by the developer.
4. Prior to the approval of any final plats, a development agreement shall be prepared and executed in accordance with the Town's Land Development Ordinance.

ATTACHMENTS

Revised Development Plan

R O D E R I C K P L A C E



E N V I S I O N I N G B O O K

S P E C I F I C P L A N - Z O N I N G R E Q U E S T

O c t o b e r 2 , 2 0 0 7

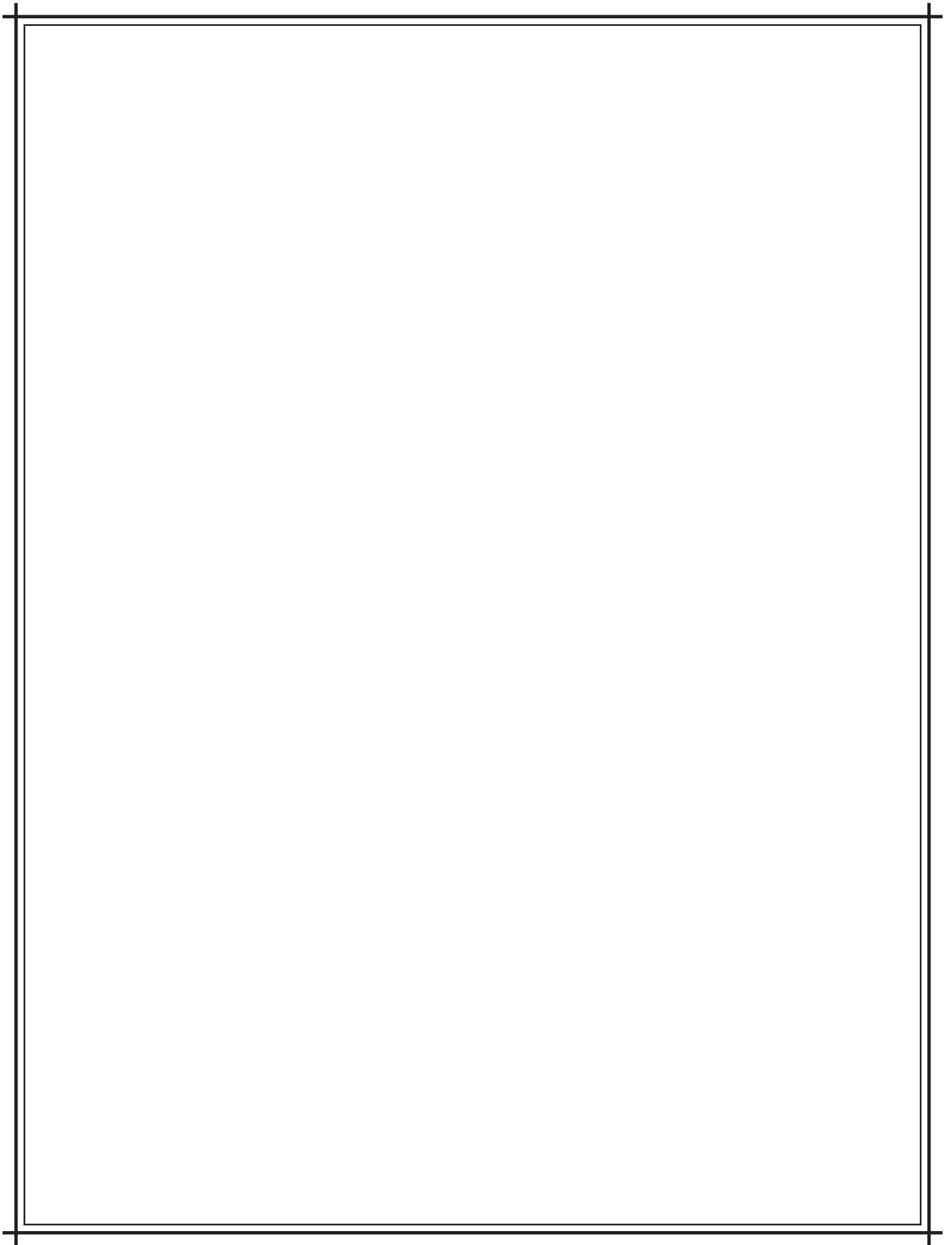


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 BUILDING TYPOLOGIES

ARCHITECTURE & SITE ELEMENTS.....23

STREETS & WALKS.....31
 STREET NETWORK MAP
 STREET SECTIONS

C&L Development, LLC
P.O. Box 241
Thompsons Station, TN
37179
V:615.595.5877

LandDesign.

135 Second Avenue N.
Franklin TN, 37064
V:615.591.7164

SUTTLE MINDLIN

ARCHITECTURE + MASTER PLANNING + INTERIOR DESIGN

345 Marshall Avenue
Suite 102
St. Louis, Missouri 63119
V: 314.961.0102

Survey provided by:
LandDesign Survey
135 Second Avenue N.
Franklin TN, 37064
V:615.591.7164

Topographic information provided by:
Paul A Badr
Independent Mapping consultants, inc.
8037 Corporate Center Drive Suite 300
Charlotte NC 28226
V:704.540.0087

The envisioning book for the Roderick Place
Specific Plan Zoning Request was originally
submitted on August 23, 2006.

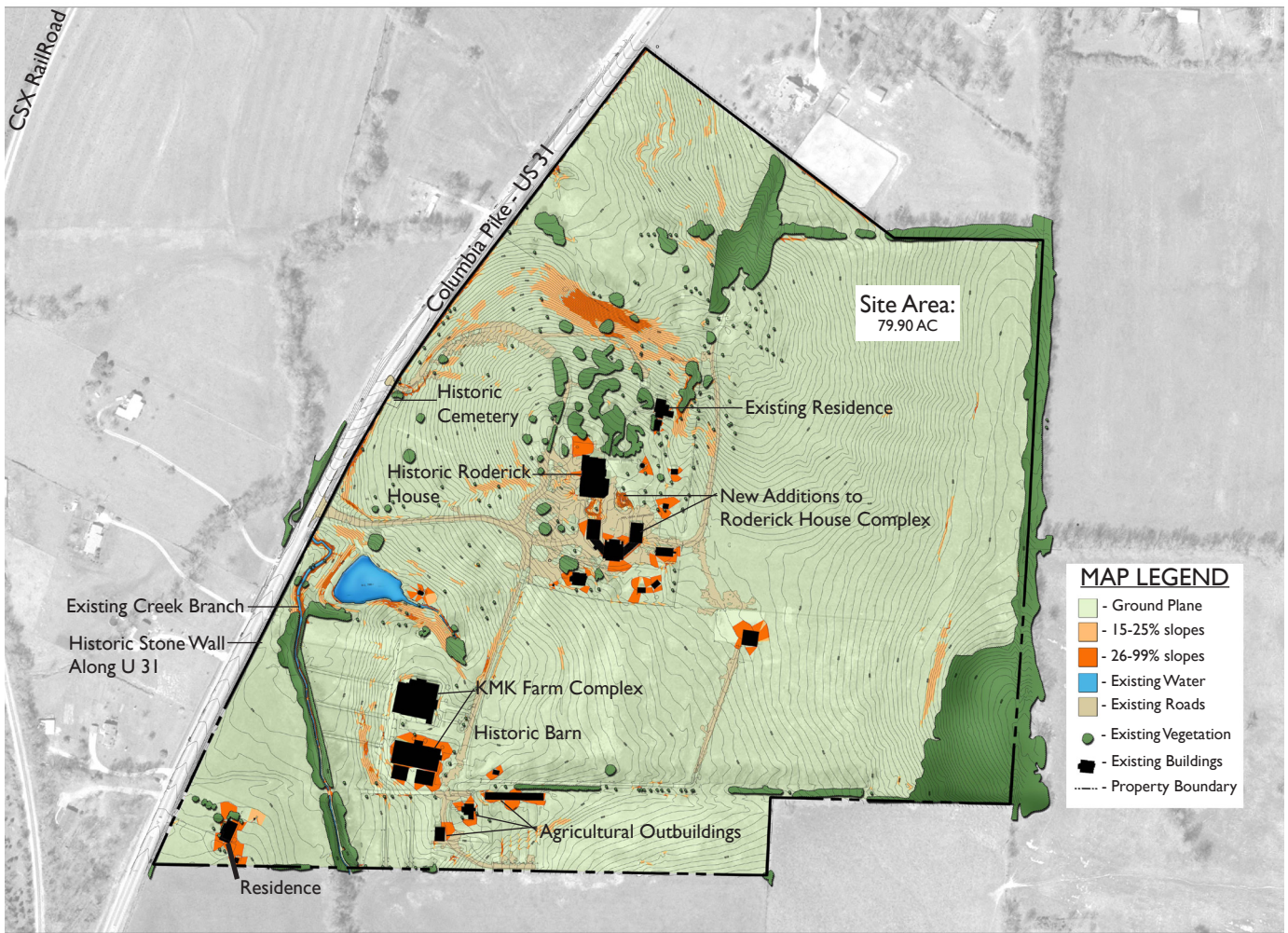
The plan and envisioning book were resubmitted on
October 2, 2007 for consideration at the Planning
Commission meeting on October 15, 2007.



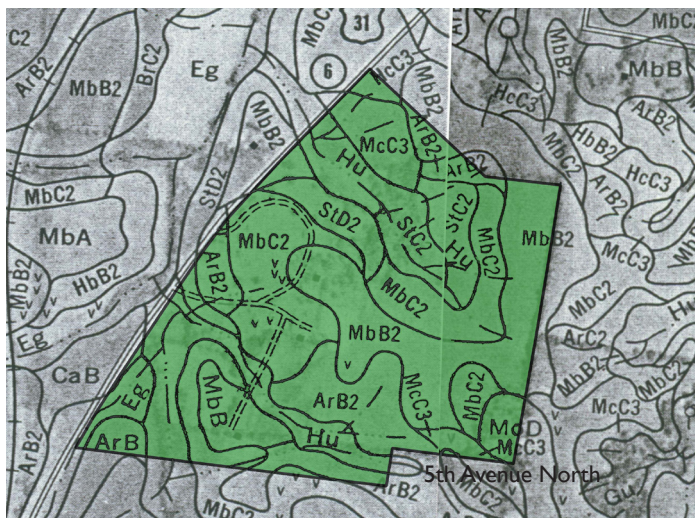
History of Roderick Farm

During the Civil War, at the Battle of Thompson's Station, noted General Nathan Bedford Forrest's horse, Roderick, was killed in effort to stand with the General. Roderick Farm is named for that horse. Roderick Place is located on a small portion of the original Roderick Farm Property which consisted of some three thousand acres belonging to Spencer Buford. A number of the site's historic elements will be retained as Roderick Place develops. Spencer Buford and his wife built the existing Federal Style home in 1801. This house is the focal point of the entire project. Existing stone walls, mature tree stands and a cemetery marking the burial places of historical figures of the community will all be preserved. A memorial to Roderick, who is buried in an unmarked grave at Roderick Farms, will be created and placed on the site.

Since the civil War and the Battle of Thompson's Station, Roderick Farms has been used as an Aderdeen Cattle farm known as KMK Acres.



In the rural farmlands of Thompson's Station, historic Roderick Farm is situated on gently sloping land with existing creeks and dotted with mature trees. The 79.9 acre site is surrounded by farmland and beautiful existing vegetation and makes an ideal site for a project intending to preserve both cultural and natural features. Roderick Farm is located 7 miles south of Franklin, TN and just north of Spring Hill.



- ArB Armour silt loam, 2-5% slopes
- ArB2 Armour silt loam, 2-5% slopes, eroded
- Eg Egam silt loam, phosphatic
- Hu Huntington silt loam, phosphatic
- MbB Maury silt loam, 2-5% slopes
- MbB2 Maury silt loam, 2-5% slopes, eroded
- MbC2 Maury silt loam, 5-12% slopes, eroded
- McC3 Maury silt clay loam, 5-12% slopes, severely eroded
- MoD Mimosa and Ashwood very rocky soils, 5-20% slopes
- StC2 Stiversville silt loam, 5-12% slopes, eroded
- StD2 Stiversville silt loam, 12-20% slopes, eroded

SITE VIEWS



View of the existing structure overlooking the pond.



View of the existing rock wall along Columbia Pike.



View of the existing stream on site.



View of existing cemetery along Columbia Pike.



View of the preserved Roderick House.



View of existing tree line.



View of existing barn.



Centered around the Civil War era Federal style Roderick House, Roderick Place responds to the importance of this historic land and historic home and enhances the story of this special place. This high quality mixed-use community is home to several distinct planned districts with a traditional Tennessee Federal house at its heart.

The Knoll is centered on the Roderick House and will feature a restaurant with a conference and reception center. Landscaped gardens surround and interconnect the house and new wellness facility with an adjoining day spa and an inn. An assortment of Neighborhoods radiate from the Knoll ranging from luxury condominium living and townhomes, to cottages and large estate lots. The Country Drive encircles the Knoll and connects the Village at the south entrance to the northern most Estate Lots. The Barn, Covered Bridge, and Village present the commercial face of Roderick Place by providing a location for recreational amenities and a cluster of small picturesque commercial buildings and alongside the highway at the south entrance.

Roderick Place weaves together diverse planning concepts in a complex and interesting way, maximizing the features of the landscape and history. Formal symmetry works with unexpected informality to create exciting experiences throughout the site. Each distinct neighborhood has unique characteristics and strives to create a sense of “belonging.” Some neighborhoods are traditional and formal, while others are more relaxed and informal. However, everything is designed to be luxurious and inviting. Roderick Place also brings new residential forms and patterns, yet unseen in this region, which fit perfectly within the fabric of the overall development.

An extensive trail network meanders through Roderick Place, linking a compelling sequence of events as you move through the property. Trails and pathways interconnect all areas of the site providing both recreational opportunities and access to the Knoll. The development offers a complete range of landscape features including open hillside meadows existing boxwood gardens and formal floral gardens. Low stone walls, derived from the existing stone wall along Columbia Pike, are used throughout the site and are another important visual element within the development.



MASTER PLAN TABULAR DATA

EXISTING ZONING: High Intensity District
 GROSS SITE AREA: 79.90 AC

REQUIREMENTS OF PROPOSED ZONING: Specific Plan, High Intensity District (Cluster Option)- General Plan Requirements:

Maximum Density: 3.00 DU/AC
 Permitted Gross Density (minus Commercial Area): 2.55 DU/AC
 Maximum Height: 3 Stories
 Required Open Space: 45%
 Minimum Site Area: 10 Acres
 Maximum Site Area: 100 Acres
 Area Permitted as Residential: 100%
 Area Permitted as Commercial: 100%

COMMERCIAL AREAS: (The Knoll & The Barn and Village)

Net Commercial Area: 13.90 AC
 Total Square footage: 127,606 sf
 Net FAR: 0.21

RESIDENTIAL AREAS:

Net Residential Area: 66.0 AC
 Total Units: 174 Dwelling Units
 Gross Density: 2.18 DU/AC

OPEN SPACE:

Required: 35.96 AC (45.0% of gross area)
 Total provided: 36.70 AC (45.9% of gross area)

DISCRETIONARY DENSITY BONUSES:

Historic Preservation Bonus
 - Historic Barn: 5% Increase in Gross Density
 - Roderick House: 5% Increase in Gross Density

Increase to permitted density = .255 (10%)

Permitted density with Discretionary Density Bonuses:
 2.80 DU/AC

DESIGN HIGHLIGHTS

The Knoll – Pedestrian oriented heart of the project features a restaurant, a conference and reception center, a country inn and a wellness facility and day spa.

The Barn, Covered Bridge and Village – An existing barn, high quality commercial buildings and a small creek side park with a covered bridge, all located at the south entrance.

Neighborhoods – Variety of housing types that expand upon the regional availability through individual neighborhoods with distinct character.

Landscape Amenities – An integral part of celebrating each individual area of the development

History – Preservation of the existing barn, boxwood gardens, and the original house recall the Civil War period, while the integration of a new equestrian pavilion and an interpretive memorials pay tribute to the Roderick story.

Pedestrian Quality – Extensive network of paths, gardens and trails allow residents to enjoy the varied beauty of the natural and built landscape.



Scenery to be preserved

OPEN SPACE PLAN

The open space at Roderick Place is the projects driving force. The entire master plan concept evolved from the desire to celebrate the site's natural features while preserving a significant amount of open space. The master plan balances residential homes with exceptional and expansive natural scenery.

The Open Space Plan is intended to show some of the opportunities inherent in such an approach. Recreational amenities such as walking paths, nature trails and an amphitheater will enhance the sites natural features. In addition, it is the intention of the plan to restore as much of the natural habitat to its original condition as is possible after years of degradation from grazing.

This natural habitat will be contrasted with a collection of formal greens, squares and neighborhood parks within the neighborhoods, that will create formal settings for outdoor enjoyment. All of these spaces will be linked by a network of sidewalks, pedestrian footpaths and bikeways, allowing non-motorized traffic to move freely throughout the site.



Conceptual open space images



COMMUNITY OPEN SPACE/LANDSCAPE GUIDELINES:

Community Buffers

- 1 Residential Lot /Columbia Pike Buffer - A landscape buffer with a minimum width of 60 feet shall be provided to buffer residences. One canopy tree shall be provided for every 25 feet of Columbia Pike frontage; and a continuous evergreen hedge row shall be provided along the residential property line with a minimum mature height of six feet and an installed height of at least 36 inches. Plants shall be a minimum of 48 inches on center.
- 2 Property Boundary Buffer - A landscape buffer with a minimum width of 20 feet shall be provided at the exterior boundary of this development. Existing trees should be preserved where possible. Where existing trees do not exist or need to be supplemented, one canopy tree and 10 shrubs shall be planted for every 35 feet of adjacent boundary. Trees shall be a minimum of 2.5 inch caliper. One out of every three canopy trees installed shall be evergreen. Shrubs shall have a mature height of at least four feet.
- 3 Barn and Village Buffer - A minimum width of 15 feet informally planted canopy trees shall be provided with one tree for every 50 feet of adjacent Columbia Pike Right-of-Way. Canopy Trees shall be a minimum of 2.5 inch caliper.
- 4 Eastern Property Boundary - Minimum of 50 feet landscape buffer shall be provided and existing trees will be preserved where possible.

Street Trees

All street trees shall be provided per the street sections beginning on page 31.

Sidewalks

- All sidewalks to be provided per street sections beginning on page 31.
- Interconnecting (primary) sidewalks are encouraged and shall be a minimum of five feet wide, constructed with concrete, stone, asphalt, or brick materials. Gravel or garden (secondary) walks may be provided within residential clusters or community gardens or parks and shall be a minimum of four feet wide.

Parking Lot Landscape Requirements

- All off street parking should be hidden from view of the public street and located at the rear of all proposed buildings where possible.
- Where off-street parking abuts a public or private road it shall have a minimum 7' buffer.
- Parking should be designed to minimize site impact on existing natural features.
- For every 12 continuous parking spaces there shall be a planting island.

Dumpster Requirements

- Where dumpsters are required, an opaque screen wall / fence shall be provided surrounding its perimeter with a minimum height of 72 inches.
- Dumpster screen / wall shall consist of wood, brick masonry, stone or faux stone.
- Access gates shall be a minimum 72 inches in height, opaque and ornate in nature.
- Foundation planting shall be provided with an evergreen hedge with a minimum height of 30 inches at the time of installation.

Preserved Open Lawn - The sloping meadow along Columbia Pike is bordered by an existing stone wall and includes the historic cemetery. The plan proposes a picturesque pond and a dramatic forest hedgerow flanking and framing views of the Roderick House.

Neighborhood Park - “Creekside Park” - The park includes an amphitheater, a stone bridge, waterfalls, a memorial to Roderick the horse, the park and trail system and the wooded beauty of the existing creek. A stone wall provides privacy and separates the park from the homes and alleys behind the Crescent on the Park.

The Gardens of The Knoll - These gardens include the Wellness Garden, Formal Garden, Revitalized Boxwood Garden, and both paved and grassed terraces. The gardens of the Knoll surround the conservatory, overlook the open lawn and form a strong visual connection to the Grand Lawn.

The Grand Lawn - The equestrian themed Grand Lawn is available for community functions and events. A park pavilion provides an architectural terminus to the axis from Roderick House. The space is formally defined by a stone privacy wall at the edge of the perimeter roadway. Four small gazebos define the entrance to this space and provide a beautiful arrival experience for the adjacent neighborhoods.

The Center Garden in the Garden Courtyard Residences
A charming Southern garden with academic and horticultural influences, this garden uses an existing stand of mature trees and sloping topography to create a unique focal point for the Garden Courtyard Neighborhood. This park could include water features and ornamental structures to compliment the serene nature of the garden.



REGULATING PLAN

The Regulating Plan for Roderick Place graphically articulates the different neighborhoods and specifies the building types permitted within each. This is intended to ensure a project that will, at full build out, meet or exceed the goals of both the developer and the Town of Thompson's Station, while creating an attractive, appealing and functionally sustainable community.

In general, the Roderick Place Regulating Plan defines the project's distinctive neighborhoods of varying densities and configurations and provides a range of housing types and prices. This plan is structured to encourage maximum compatibility with adjoining property uses and zoning. In addition, the Regulating Plan defines opportunities for commercial and civic uses within The Knoll and Barn & Village to reinforce the sense of place and to provide community services.





Building Typologies

- A. The Knoll
- B. The Barn, Covered Bridge, and Village
- C. Estate Lots
- D. (District Removed)
- E. Live/Work Units
- F. Cottages on the Green or Garden Courtyard Residence
- G. Residential Buildings or Row Houses
- H. The Mews or Row Houses or Residential Buildings
- I. The Mews or Cottages
- J. Cottages on the Green
- K. Row Houses or Cottages on the Green
- L. Row Houses or Residential Buildings
- M. Cottages on the Green or Row Houses or Residential Buildings
- N. Cottages on the Green or Row Houses or Residential Buildings
- O. Residential Buildings and Community Amenity

Notes

1. The regulatory plan is representative of the intended development. Actual plan may differ in product mix, location, density & size - not exceeding minimums or maximums established as part of this zoning document.
2. A variety of housing types will be built and may include: detached single family homes, attached single family homes, townhomes, live-work units, multi-family condos and resort residence.
3. For further information, see the following building typologies beginning on page 14.



THE KNOLL (District A)

The Central entrance drive leads visitors across a charming stone bridge, up through an open hillside meadow to The Knoll. The carefully expanded structure of the Roderick House, the original boxwood garden and a new conservatory provide a beautiful setting appropriate for dining, receptions and conferences. To the West, the house maintains its important position as the dominant architectural landmark overlooking preserved open pasture, the existing cemetery and Columbia Pike. Planted forest hedgerows flank Roderick House and cascade down the hillside to frame and enhance the importance of the original structure. To the east, Roderick House establishes an axial relationship, beginning at the east façade, through the formal gardens, to the Arrival Courtyard with vistas framed by two residential buildings and concluding at the Equestrian Pavilion in the Grand Lawn.

The Day Spa, Wellness and Treatment Center provides state of the art Orthopedic Rehabilitation and Cosmetic Surgery care and service in an inspiring Tennessee Federal style building. Connected to the treatment center, the day spa occupies a rambling courtyard building which surrounds a terrace and pool. Both buildings are of a similar scale and style to the Roderick House and feature traditional red brick construction with cast stone detailing. The treatment center and spa are nestled in and surrounded by the beautifully landscaped Wellness Garden. The country inn reflects the architectural features of the Roderick House but in a more informal garden setting. It uses the Updated Neoclassical style and special details of the original house, but in a more relaxed manner. The buildings should be primarily of brick and stone with detailing in stucco, wood and cast stone. The inn features an automobile arrival courtyard along the primary Knoll axis for guests and visitors. The landscaping and gardens are just as important as the buildings of the Knoll. The features include a new canopied entrance to Roderick House at the circle drive and boxwood garden, a heavily landscaped, crescent-shaped parking area, the entry courtyard to the Country Inn, the Wellness Gardens associated with the Day Spa, Wellness and Treatment Center and lush landscaping which conceals a new major service area next to Roderick House. All the gardens interconnect to provide a beautiful setting for gatherings and events at the Knoll. The gardens will be built to an exceptional horticultural level, and will be designed to compliment Roderick House with historically significant garden concepts.

PERMITTED USES:

- Restaurant
- Retail Shop
- Boutique Shop
- Country Inn
- Guest Cottages
- Day Spa
- Community Club House / Pool
- General office
- Medical office
- Conference rooms
- Residential condominiums
- Residential townhomes

LOT STANDARDS

- Building Coverage: 75% maximum
- Primary Structure Front Setback: 0 feet minimum
- Primary Structure Side Setback: 0 feet minimum
- Primary Structure Rear Setback: 0 feet minimum
- Distance Between Buildings: 10 feet minimum
- Height: 3 stories maximum
- Parking: Permitted uses shall satisfy parking requirements per the Town of Thompson's Station Zoning Ordinance. On-street parking may count toward the required parking if directly adjacent the subject parcel.
- Signage: See page 28 for signage guidelines.



THE BARN, COVERED BRIDGE, AND VILLAGE (District B)

The Barn, Covered Bridge, and Village present a unique “face” of Roderick Place and create a memorable entrance to the residential community. A large existing barn is retained and given new life as the focal point of the Village. A soaring second floor loft space provides an outstanding location for events, parties and receptions, and creates a unique experience for the residents of Roderick Place and Thompson’s Station. The loft also provides an additional venue for conferences taking place at the Knoll or a stage for summer theater productions. The ground floor of the barn houses the services and amenities associated with the event space and could include a marketplace for antiques and collectibles. The adjacent amphitheater, with its hillside park setting along the creek, creates a venue for a variety of musical and theatrical performances. A grassy open space next to the Barn and Amphitheater provides remote or overflow parking for events on the property and eliminates the need for large paved parking lots. A covered bridge adds another landmark feature to Roderick Place and connects the many elements of Roderick Place. The historically inspired wooden bridge serves vehicular traffic and offers an attractive and safe pedestrian walkway overlooking the existing stream. The Village itself provides the “necessities” of life including local retail shops for things like milk, and bread and a select group of professional and commercial office suites. It is also a casual place to go for coffee or ice cream after supper. The Village will be built in the Countryside Vernacular architectural style.

PERMITTED USES:

- Restaurant
- Retail Shops
- Boutique Shops
- Car Care services
- General office
- Professional office
- Deli
- Convenience Market
- Community Maintenance Facility

LOT STANDARDS:

- Building Coverage: 75% maximum
- Primary Structure Front Setback: 0 feet minimum
- Primary Structure Side Setback: 0 feet minimum
- Primary Structure Rear Setback: 0 feet minimum
- Distance Between Buildings: 10 feet minimum
- Height: 2 stories maximum
- Parking: Permitted uses shall satisfy parking requirements per the Town of Thompson’s Station Zoning Ordinance. On-street parking may count toward the required parking if directly adjacent the subject parcel.
- Signage: See page 28 for signage guidelines





ESTATE LOTS ON THE COUNTRY DRIVE (District C)

The Estate Lots are single family dwellings along the outside edge of the Country Drive. Appropriately sized, the houses allow for generous front and rear yards. Architectural styles include Tennessee Federal, Updated Neoclassical and Classic American. Proportion, ornamentation, landscape treatments and soft exterior lighting are important to creating the luxurious and inviting character of this neighborhood. Side entry garages are located behind, to the side or even in front of the house, but never facing the street. If the garage is in front of the house, a generous landscaped and walled auto courtyard provides a pleasant arrival to the front door and to the garage. The lots are not designed for alley access.

INTERIOR LOTS

- Lot Area: 11,000 square feet minimum
- Building Coverage: 55% maximum
- Lot Width at Front Setback: 90 feet minimum
- Lot Depth: 125 feet minimum (measured at the central axis of the lot)
- Primary Structure Front Setback: 30 feet minimum
- Primary Structure Side Setback: 7.5 feet minimum
- Primary Structure Rear Setback: 15 feet minimum
- Porch Front Setback: 24 feet minimum
- Porch Side Setback: 5 feet minimum
- Height: 3 stories maximum
- Raised Foundation at Front Façade: 18 inches minimum
- Required Off-street Parking: Minimum 2 cars per unit within an enclosed garage. No garage may face the street.
- Porch Depth: 6 feet minimum
- Driveway Setback: 3 feet minimum from the property line

CORNER LOTS (adjacent to a R.O.W.)

- Lot Area: 12,500 square feet minimum
- Building Coverage: 55% maximum
- Lot Width at Front Setback: 102.5 feet minimum
- Lot Depth: 125 feet minimum (measured at the central axis of the lot)
- Primary Structure Front: 30 feet
- Primary Structure Corner Side Setback: 20 feet minimum
- Primary Structure Side Setback: 7.5 feet minimum
- Primary Structure Rear Setback: 15 feet minimum
- Porch Front/Corner Side Setback: 24 feet minimum
- Porch Side Setback: 5 feet minimum
- Height: 3 stories maximum
- Raised Foundation at Front Façade: 18 inches minimum
- Required Off-street Parking: Minimum 2 cars per unit within an enclosed garage. No garage may face the street. All access for garages shall be from the Primary Street.
- Porch Depth: 6 feet minimum
- Driveway Side Setback: 3 feet minimum from the property line





COTTAGES ON THE GREEN

Cottages are single family dwellings that front on internal neighborhood parks. Designed for smaller residential lots, the houses are appropriately scaled to create a traditional village street. Neighborhood I may be in the Tennessee Federal style and expands upon the original architecture of the area. Neighborhood N could be Classic American, while M and J are Updated Neoclassical style. One neighborhood could emphasize large, inviting front porches, while others might emphasize a formal front stoop. Each street has significant variation within its architectural style; there should not be repeats. Generous landscaping and soft landscape lighting are essential to creating the inviting character of the neighborhood. Garages are accessed from service alleys behind the homes.

INTERIOR LOTS

- Lot Area: 6200 square feet minimum
- Building Coverage: 75% of lot maximum
- Lot Width at Front Setback: 50 feet minimum
- Lot Depth: 98 feet minimum (measured at the central axis of the lot)
- Primary Structure Front Façade Zone: 10 to 15 feet from R.O.W. if Front Porch is provided; 8 to 10 feet from R.O.W. if no Front Porch is provided.
- Primary Structure Side Setback: 5 feet
- Primary Structure Rear Setback: 5 feet minimum
- Garage Rear Zone: 4 to 6 feet from alley pavement edge (No driveway parking spaces are permitted. Guest parking shall be provided on-street.)
- Porch Front Setback: 4 feet minimum
- Porch Side Setback: 5 feet minimum
- Height: 3 stories maximum
- Raised Foundation at Front Façade: 18 inches minimum
- Required Off-street Parking: Minimum 2 cars per unit within an enclosed garage. Garages shall be alley access only.
- Porch Depth: 6 feet minimum

CORNER LOTS (adjacent to a R.O.W.)

- Lot Area: 6500 square feet minimum
- Building Coverage: 75% of lot maximum
- Lot Width at Front Setback: 55 feet minimum
- Lot Depth: 98 feet minimum (measured at the central axis of the lot)
- Primary Structure Front Façade Zone: 10 to 15 feet from R.O.W. if Front Porch is provided; 8 to 10 feet from R.O.W. if no Front Porch is provided.
- Primary Structure Corner Street Setback: 10 feet minimum
- Primary Structure Side Setback: 5 feet minimum
- Primary Structure Rear Setback: 5 feet minimum
- Garage Rear Zone: 4 to 6 feet from Alley pavement edge (No driveway parking spaces are permitted. Guest parking shall be provided on-street.)
- Porch Front/Corner Side Setback: 4 feet minimum
- Porch Side Setback: 5 feet minimum
- Height: 3 stories maximum
- Raised Foundation at Front Façade: 18 inches minimum
- Required Off-street Parking: Minimum 2 cars per unit within an enclosed garage. Garages shall be alley access only.
- Porch Depth: 6 feet minimum





GARDEN COURTYARD RESIDENCES

Three layers of gardens organize the experience of this neighborhood. The first and most public garden will contain meandering paths and trees at the center of the neighborhood. A second and more private garden is provided as every residence has its own front garden creating a unique arrival to each home. A final exclusive and intimate courtyard garden is surrounded by the rooms and spaces of the house. The design of the garden courtyard residences focuses on the integration and openness of the gardens and interior spaces, placing emphasis on the landscaping and natural materials more than the formal style of the architecture. The house itself can be a modified version of any of the three residential architectural styles. Many windows help to create views and visual access to the courtyard, which is punctuated by fountains, trellises and other romantic garden elements. The garage and driveway, in a non-traditional arrangement, provide thematic and stylish design elements to the front garden. The zero-lot-lines and high courtyard walls create a desirable enclosure for this exclusive neighborhood.

INTERIOR LOTS

- Lot Area: 7000 square feet minimum
- Building Coverage: 55% maximum
- Lot Width at Front Setback: 50 feet minimum
- Lot Depth: 90 feet minimum (measured at the central axis of the lot)
- Primary Structure Front Façade Zone: 20 to 25 feet from R.O.W.
- Primary Structure Side Setback: 0 feet minimum
- Primary Structure Rear Setback: 0 feet minimum
- Garage Front Setback: 25 feet minimum
- Height: 3 stories maximum
- Raised Foundation at Front Façade: 8 inches minimum
- Required Off-street Parking: Minimum 2 cars per unit within an enclosed garage.



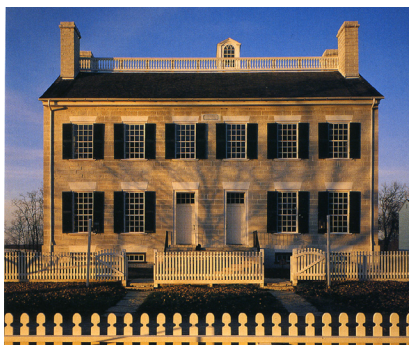


ROW HOUSES

Row Houses are buildings with three or more multi-story units situated side-by-side. The row houses in neighborhood L could be Neoclassical to complement the adjacent Cottages on the Green while The Crescent at Neighborhood K might be Updated Neoclassical, finished in natural and cut stone. Beautifully detailed front entrances provide rhythm and scale to the two or three story facades. Garages are accessed off service alleys at the rear, resulting in private yards located between the house and garage.

INTERIOR LOTS

- Lot Width at Front Setback: 20 feet minimum
- Lot Depth: 90 feet minimum (measured at the midpoint of the lot)
- Distance Between Buildings: 15 feet minimum
- Number of Attached Units per Building: 8 Units maximum
- Primary Structure Front Façade Zone: 10 to 15 feet from R.O.W.
- Primary Structure Side Setback: 0 feet minimum
- Primary Structure Rear Setback: 5 feet minimum
- Building Side Setback: 10 feet minimum
- Garage Rear Zone: 4 to 6 feet from alley pavement edge (No drive way parking spaces are permitted. Guest parking shall be provided on-street.)
- Stoop Front Setback: 4 feet minimum
- Height: 3 stories maximum
- Raised Foundation at Front Façade: 18 inches minimum
- Required Off-street Parking: Minimum 2 cars per unit within an enclosed garage. Garages shall be private drive/alley access only.



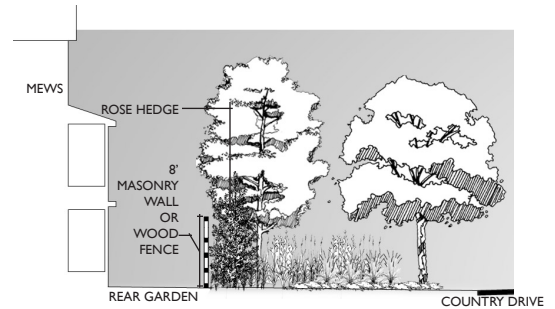


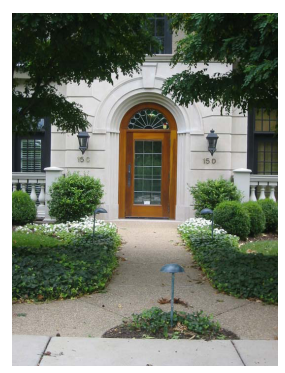
THE MEWS (District H)

The Mews District is a street/courtyard lined with multi-story dwellings, each with their formal front door and garage entrance on the street. Main living spaces are on the second and third floors, creating a picturesque streetscape and controlled views within the neighborhood. The Mews will be located in neighborhood H and will be situated directly adjacent to the Knoll. Architecture is expected to be in the Classic American style, with stone and stucco as the primary materials. The garages and doors are high quality stained wood for a clean, stylish look. The Mews feature balconies, bay windows, dormers, front stoops and carriage lanterns to add interest and rhythm to the facades. Formal landscaping includes street trees in grates, large potted shrubs and dramatic flower boxes. Behind the houses, balcony terraces on the main living level use decorative stairs to connect to enclosed gardens below. Except where the Mews overlook a 3-4 feet masonry wall and adjacent to the pond, a 6 foot wood fence encloses the back gardens.

INTERIOR LOTS

- Lot Width at Front Setback: 36 feet minimum
- Lot Depth: 65 feet minimum (measured at the midpoint of the lot)
- Distance Between Buildings: 18 feet minimum
- Number of Attached Units per Building: 4 Units maximum
- Primary Structure Front Façade: shall be set at 10 feet from private drive court.
- Primary Structure Side Setback: 0 feet minimum
- Primary Structure Rear Setback: 20 feet minimum
- Building Side Setback: 5 feet minimum at ends of street
- Height: 3 stories maximum
- Raised Foundation at Front Façade: 8 inches minimum
- Required Off-street Parking: Minimum 2 cars per unit within an enclosed garage. Garages are off the mews street/ courtyard
- Porch Depth Minimum: 6 feet minimum
- Rear balconies on upper level have a minimum 8' depth. This may extend into the rear setback.





THE RESORT RESIDENCE / RESIDENTIAL BUILDINGS (DISTRICTS G & O)

With their location and size, the Residential Buildings create a formal backdrop to the development of the Knoll. Updated Neoclassical style buildings compliment the historic architecture of the Knoll, but do not detract from the importance of the main house. Large windows, generous terraces and balconies and quality detailing make the residential buildings a grand and beautiful place to live. The front entrances and canopies are attractive features within the arrival courtyards. Residents park in garages beneath the buildings, while guests may park near the entrance. The Residential Buildings offer the opportunity to provide assisted living amenities and services.

BUILDING LOTS

- Distance Between Buildings: 15 feet minimum
- Primary Structure Front Setback: 15 feet minimum
- Primary Structure Side Setback: 0 feet minimum
- Primary Structure Rear Setback: 35 feet minimum
- Accessory Structure Setback: 15 feet minimum
- Height: 3 stories maximum
- Raised Foundation at Front Façade: 18 inches minimum
- Required Off-street Parking: Minimum 2 cars per unit within an enclosed garage.
- Porch Depth Minimum: 6 feet minimum



LIVE/WORK UNITS (District E)

Situated along the entry loop road, the Live/Work units face the Knoll and the historic Roderick house. This group of buildings creates a dramatic setting with retail shops at ground-level and private residences above. The spaces between buildings contain lobbies and entrances to the private residences and connect to picturesque hillside gardens and the functional alley. The garages along the alley have exclusive elevator access to the residences above. The sidewalk in front of the units is a part of an elaborate step-down garden with decorative features that create a beautiful “front door” for the entire complex.

PERMITTED USES:

- Residential
- Retail Shops
- Boutique Shops
- General office
- Professional office
- Community Services

BUILDING LOTS

- Distance Between Buildings: 10 feet minimum
- Primary Structure Front Facade Zone: 10-20 feet minimum
- Primary Structure Side Setback: 0 feet minimum
- Primary Structure Rear Setback: 0 feet minimum
- Height: 3 stories maximum at front facade (4 stories rear)
- Raised Foundation at Front Façade: 8 inches minimum
- Parking: Permitted uses shall satisfy parking requirements per the Town of Thompson’s Station Zoning Ordinance. On-street parking may count toward the required parking if directly adjacent the subject parcel.





A R C H I T E C T U R E
&
S I T E E L E M E N T S

ARCHITECTURAL PALETTE & STYLES

Tennessee Federal Style

- This is the most traditional and formal style in the palette. It is the basis for the proportions, materials and details of all other styles and should be the predominant style used within Roderick Place.
- The façade is orderly, with windows in symmetrical vertical rows around a central door.
- Brick or stone primary building material with cast stone or painted wood accents
- Windows are double-hung with sashes (upper and lower), typically with six panes per sash.
- Cornices are emphasized with tooth-like dentils or other decorative moldings.
- Uses a low hip roof with brick or stone chimneys and optional gable accents or a flat roof with a detailed parapet and cornice.
- A semicircular or elliptical fanlight over panelized front door is typical of this style.
- Palladian and arched windows are typical but restrained. These should only be used in a meaningful way.

Updated Neoclassical Style

- This style uses many of the principles of the Tennessee Federal style, but allows a greater range of less predictable details.
- The form of the house has more freedom and may include wings, terraces, bay windows, dormers and front porches to increase the architectural palette beyond the Tennessee Federal style.
- Brick, stone or stucco are the primary building materials with cast stone or painted wood accents.
- Material changes are acceptable throughout the house. For example, on multi-story houses and buildings, a first story of cast stone, can be used with upper stories of brick or stucco.
- Details like iron work, French doors and appropriately scaled columns are encouraged to add interest to the architecture

Classic American Style

- This style has roots in the country farmhouse, bungalow and shingle styles, and is the most informal of the architectural styles.
- It can retain the basic symmetry and simplicity of the Federal style, or it may introduce rambling floor plans of a looser nature.
- Roofs are more steeply pitched gable roofs with deep overhangs and are finished with wood shingles or standing seam metal.
- Copper roof details and accents may be introduced where appropriate.
- The primary building materials are wood, stucco, brick or stone with wood or cast stone detailing.
- Dormers, chimneys, large front and side porches and other details are highly encouraged and the asymmetrical placement of these will “loosen” the appearance of the house.
- Bay windows, columns and French doors are all encouraged to add interest to the house.

Countryside Vernacular (Not for use in residential architecture)

- This style is an elegant version of a picturesque village. Architecture references barns and stables as well as the charm of Main Street America; all in a park-like setting.
- Stone, brick, stucco and wood are the primary façade materials with simple high quality detailing.
- Roofs are hip or gable and should feature weathervanes, spires and cupolas of painted wood, copper or iron. These should be large-sized, with a strong presence and special attention to historic and creative detailing.
- The buildings should feature large windows and doors, generous front porches, gazebos and an inviting attitude with a sense of hospitality.

* If a design concept is presented and does not specifically fall into the approved styles, it could be reviewed and considered on its own merits.

General Building Requirements

- All buildings will use a high level of detail and articulation on all sides of the building to bring a complete architectural idea and a well-crafted feeling to each building.
- Avoid large monolithic massing.
- Use natural building materials and / or historically accurate materials where possible.
- Where two or more materials are combined on a façade, the visually heavier of the two materials shall be located below the lighter. Material composition will be in keeping with historical architectural precedents.
- Primary façade materials shall not change at outside corners. Material changes should happen at offsets in the wall. It is acceptable to change materials where used as trim or accents around windows, doors and cornices.
- Exterior colors shall be compatible and consistent with historical precedents. If bright colors are used, they shall be used in moderation and with respect to neighboring properties.
- The exterior building material of chimneys shall be masonry (stone or brick).
- Windows shall be inset into walls to create shadow lines and a sense of quality.
- Secondary structures and garages shall be constructed of the same materials as the primary building or house.
- Rooftop and ground-mounted utility units shall be architecturally screened from public views. A person standing on the property line of the site should not be able to see the equipment. Screening shall be constructed of materials similar to those used on the building.
- Where required, all access to commercial building rooftops shall be by internal roof ladders not visible from the public way.
- All trash and service areas, meters, piping, transformers and other ground-installed equipment shall be concealed with architectural enclosures. Architectural screening shall be constructed of materials similar to those used on the building.

ARCHITECTURAL MATERIALS

General Descriptions

- Use natural building materials and / or historic materials where possible.
- Where two or more materials are combined on a façade, the visually heavier of the two materials shall be located below the lighter. Material composition will be in keeping with historical architectural precedents.
- Primary façade materials shall not change at outside corners. Material changes should follow form changes. It is acceptable to change materials where used as trim or accents around windows, doors and cornices.
- Exterior colors shall be compatible and consistent in keeping with historical precedents. If bright colors are used, they shall be used in moderation and with respect to neighboring properties.
- The exterior building material of chimneys shall be made of the primary façade material. Where the primary façade material is wood or stucco, the chimney shall either be made of stone or brick.
- Translucent or back-lit canopies and awnings are prohibited.
- Glass shall be clear and non-reflective

Permitted Building Façade Materials

- Brick (standard modular or matching a historical standard)
- Natural stone
- Wood
- Stucco

Soffits

- Hardiboard
- Smartboard

Permitted Roof Materials

- 25-year composition shingle (or better)
- Standing seam metal
- Wood shingles
- Concrete roof tiles
- Slate
- Flat roofs (where surrounded by a decorative parapet and cornice, with or without a balustrade, or where consistent with the architectural style of the building.)
- Accents of copper (used in dormers, gutters, cupolas, spires, and other roof features)

Foundation Base Cladding

- Cast stone
- Brick
- Natural stone

Permitted Windows and Doors

- Wood windows
- Aluminum clad wood windows
- Steel or wood entry doors
- Clear or subtly tinted, insulated, high performance, low-E glazing
- High quality aluminum storefront for commercial use only
- Windows should have appropriate mullions, with true divided lights, or simulated divided lights which place mullion pieces on the inside and outside of the glass.
- Garage doors, especially those facing public roads or courtyards, shall be of high quality painted or stained wood or painted metal, well detailed, and in character with the style of the building. They should be a decorative feature of the elevation, accentuating the style of the building.

Shutters

- Painted or stained wood
- Shutters are to be installed with actual operating hardware or shall have the appearance of operable shutters.
- Shutters should be proportioned to be functional with relation to the size of the window it serves.

Architectural Trim

- Painted or stained wood
- Hardiboard
- Cast stone
- Azek or similar

Columns

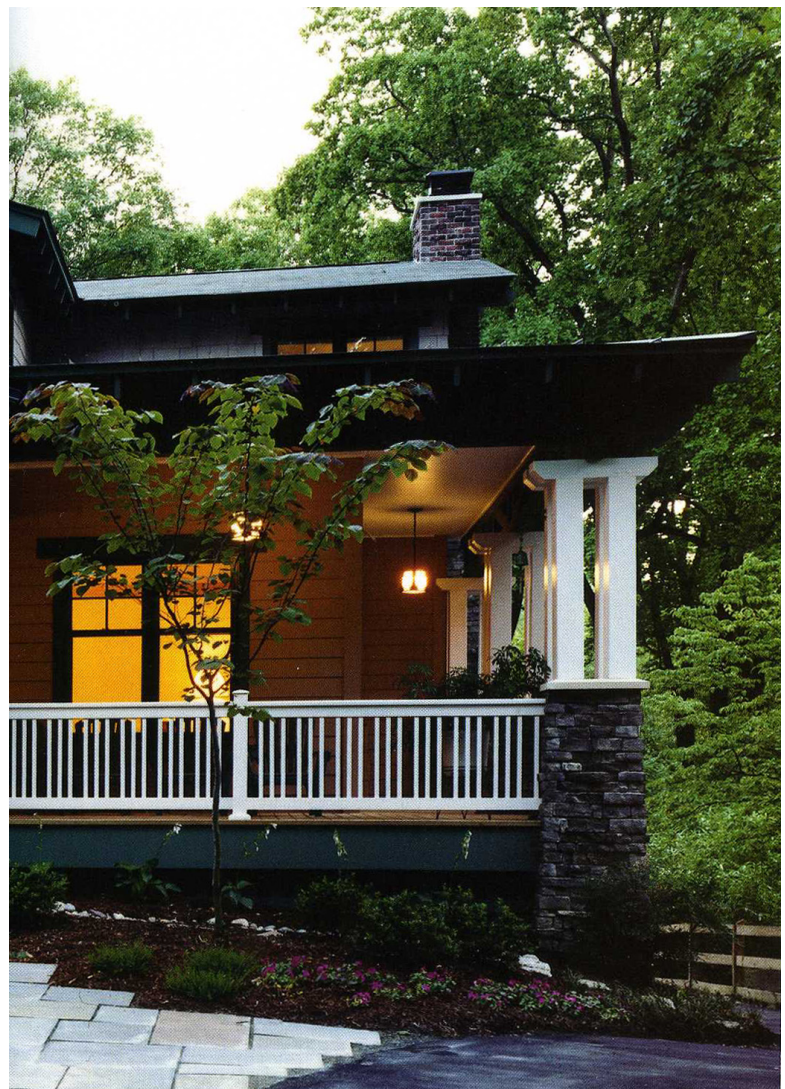
- Painted or stained wood
- Brick
- Natural stone
- Cast stone
- Azek or similar

Trellises and Garden Structures

- Painted or stained, or naturally weathering wood
- Steel with decorative finish
- Wrought iron
- Cast stone
- Azek or similar

Awnings

- Commercial quality canvas awning
- Open sides
- Sturdy metal frames



Signage

A sign is any object, device, or structure, situated outdoors, which is used to advertise, identify, display, direct, or attract attention to any object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images. Signs do not include flags or emblems of any nation, organization of nations, state, city or religious organization.

Categories of Signage

Directional Signage

- Traffic signs
- Street signs
- Parking regulations

Development Signage (at entrances)

- Iron letters mounted to the stone wall
- Soft illumination by discreet lighting placed in the landscape

Neighborhood Identification Signage at each gateway entrance

- Iron letters mounted to masonry walls or pillars
- Soft illumination by discreet lighting placed in the landscaping

Commercial Signage

- Individual letters on the buildings
 - Individual letter signs will be of white, black, gold, bronze or silver. High quality wood or metal letters individually pin-mounted a minimum of one inch from face of wall or background. No plastic letters.
 - Letters shall be prismatic face letterforms with full facets, round face forms, flat faces or layered letterforms with face and liner.
 - Wall signs shall be mounted through the wall material to the structure behind.
- Blade signs
- Awning signs
- Letters painted on storefront glass
- If illuminated, signs should use one of two lighting methods: decorative light source or concealed architectural light source.
- The use of distinctive type styles is encouraged for all commercial signs.

Historical Markers

- Discreet signage noting historical sites will be used as part of the park design.
- Historic markers will denote the preserved pasture, historic cemetery, Roderick memorial and other significant cultural features.

Prohibited Signs

- Signs located in Site Triangles at intersections.
- Signs obstructing view – Signs may not obstruct the view of pedestrians, bicyclists and / or motorists using any street or approaching any street intersection.
- Moving Signs – Signs, other than governmental signs, which contain oscillating, fluctuating, flashing or blinking lights, rotating disks, words or other devices.
- Flashing Signs – Signs with flashing or reflective disks, flashing lights or lights of changing degree of intensities or color or signs with electronically scrolled messages.
- Internally illuminated or halo illuminated signage.
- Billboards and off-premise non-directional signage.
- Post signs for interstate visibility
- Neon signage or decorations
- Box signs, exposed raceways, cabinet signs or signs on the roof of a building



Bridges

Spanning a small pond, a natural stone bridge sits lightly in the quiet country landscape. Large scale lanterns add ambiance and highlight the craftsmanship of the bridge.

Another bridge, the Covered Bridge serves as a landmark for the Village and helps to make Roderick Place a unique destination. See the Barn, Covered Bridge and Village section for more information about this area.



Fences and Walls

Low stone wall (at central loop road around Knoll and at Residential Building Arrival Courts) – 30-36” high

Wall at Barn & Crescent – stone screen wall and retaining wall – 48” on alley side, 48-72” total height on Barn side

Rose hedgerow (at inside edge of Country Drive) –6’ high and growing against a fence. The hedgerow provides a picturesque quality at a natural scale along the Country Drive and screens views of alleys and the sides of homes.

Equestrian fence (at outside edge of Country Drive) – 48” high, dark brown stained wood.

Courtyard Wall (at the rear yard of Mews Residences) – 8’ high masonry wall or wood fence at perimeter, 6’ high privacy fence between yards

Privacy Walls (at Garden Courtyard Residences, front and courtyard gardens) – varying height, built of the primary building materials of the houses (brick, stone, wood or stucco) – 6-8’ high

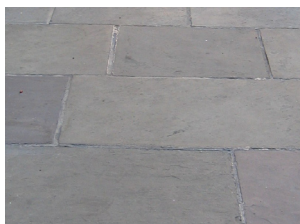
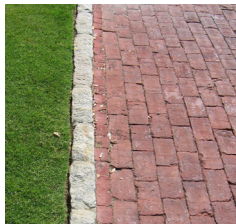
Walkway and steps (at Live / Work Units) – brick walls, steps, and walkway connecting from Roderick House, through the Live / Work Units, to the Garden Courtyards Residences down the hill.

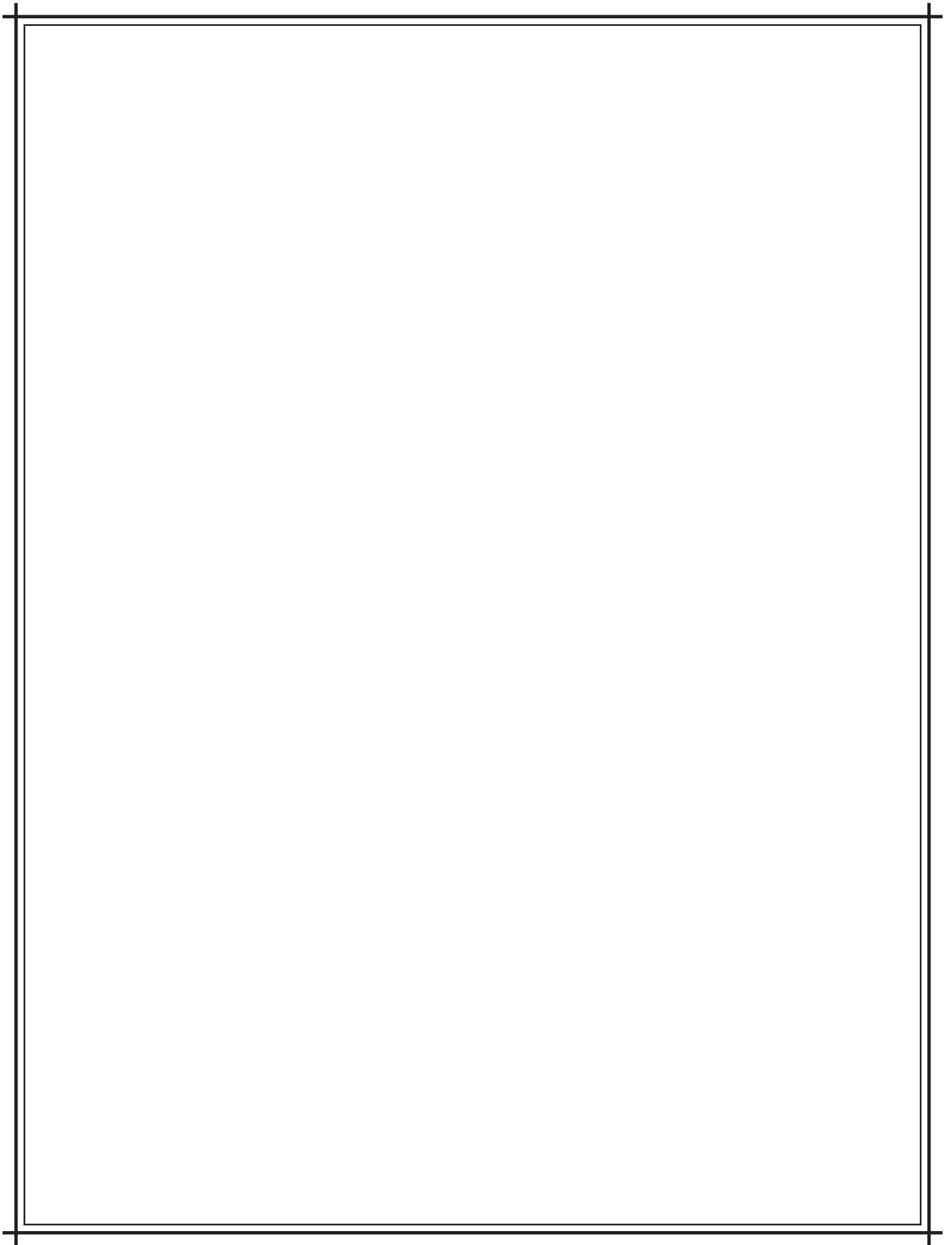
Typical Residential Fence at alleys – There will be a standard fence between yards and at alleys, specific to each neighborhood. They will vary between 4’ and 6’ in height.



Sidewalk Requirements

1. All sidewalks to be provided per street sections.
2. Interconnecting (primary) sidewalks are encouraged and shall be a minimum of five feet wide, constructed with concrete, stone, asphalt, or brick materials. Gravel or garden (secondary) walks may be provided within residential clusters, community garden areas or parks and shall be a minimum of four feet wide.



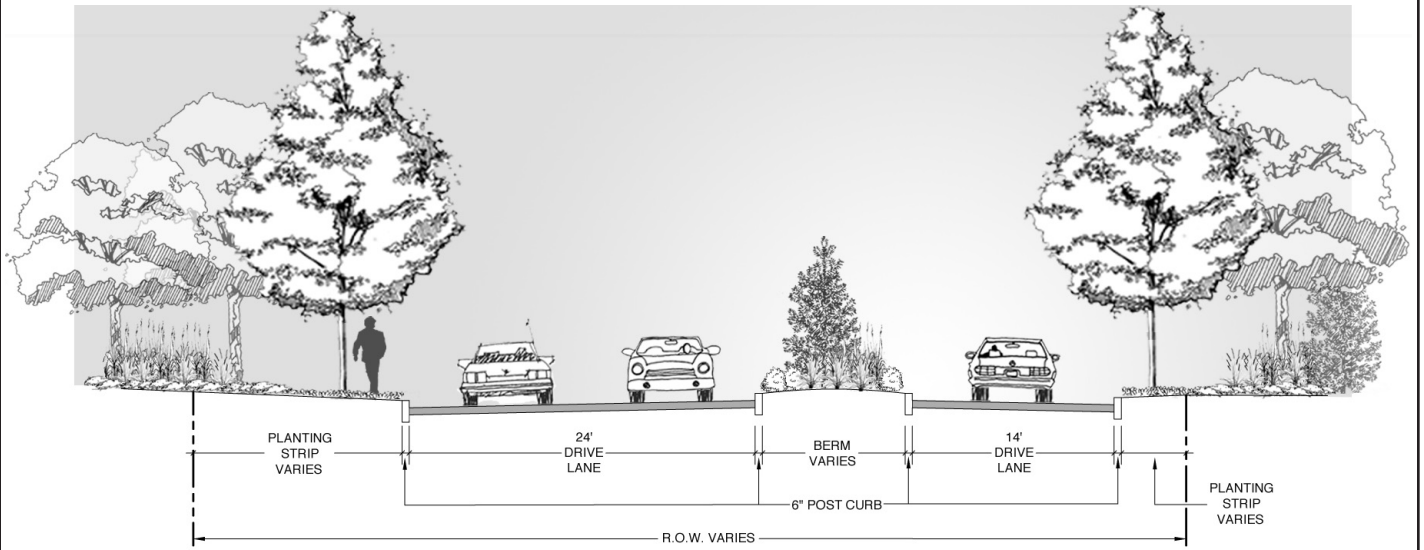




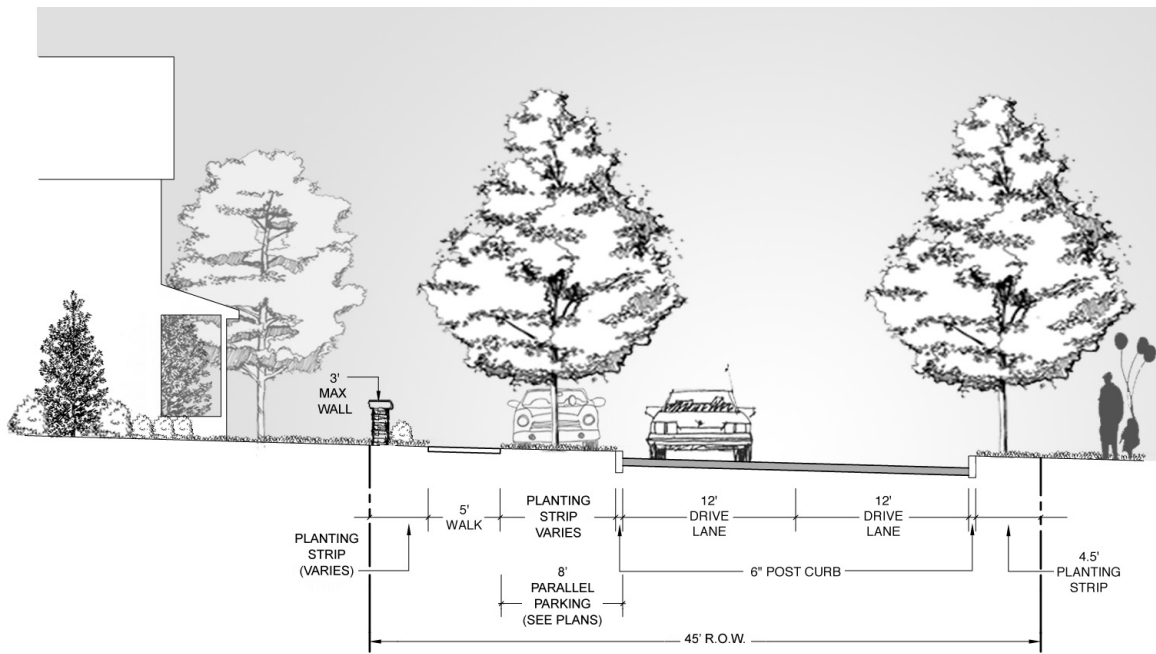
S T R E E T S & W A L K S



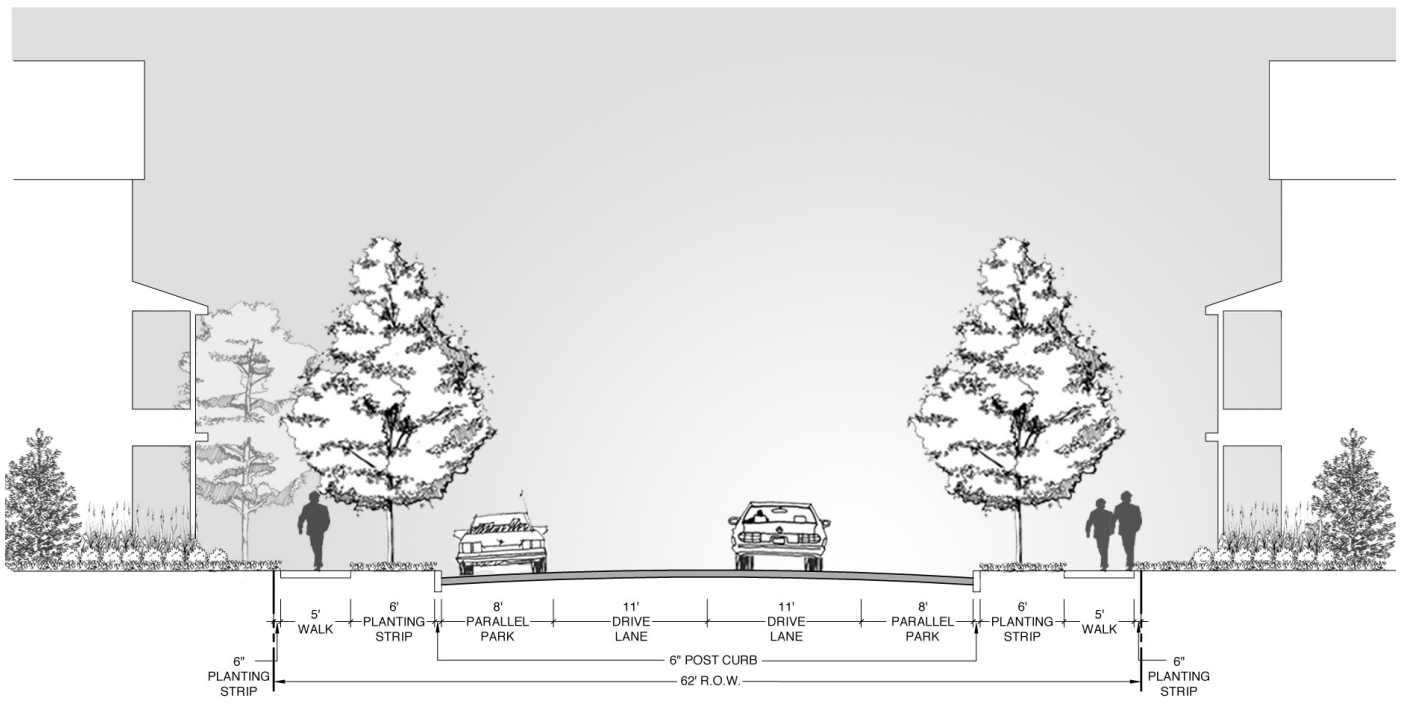
STREET NETWORK



ENTRANCE - Private

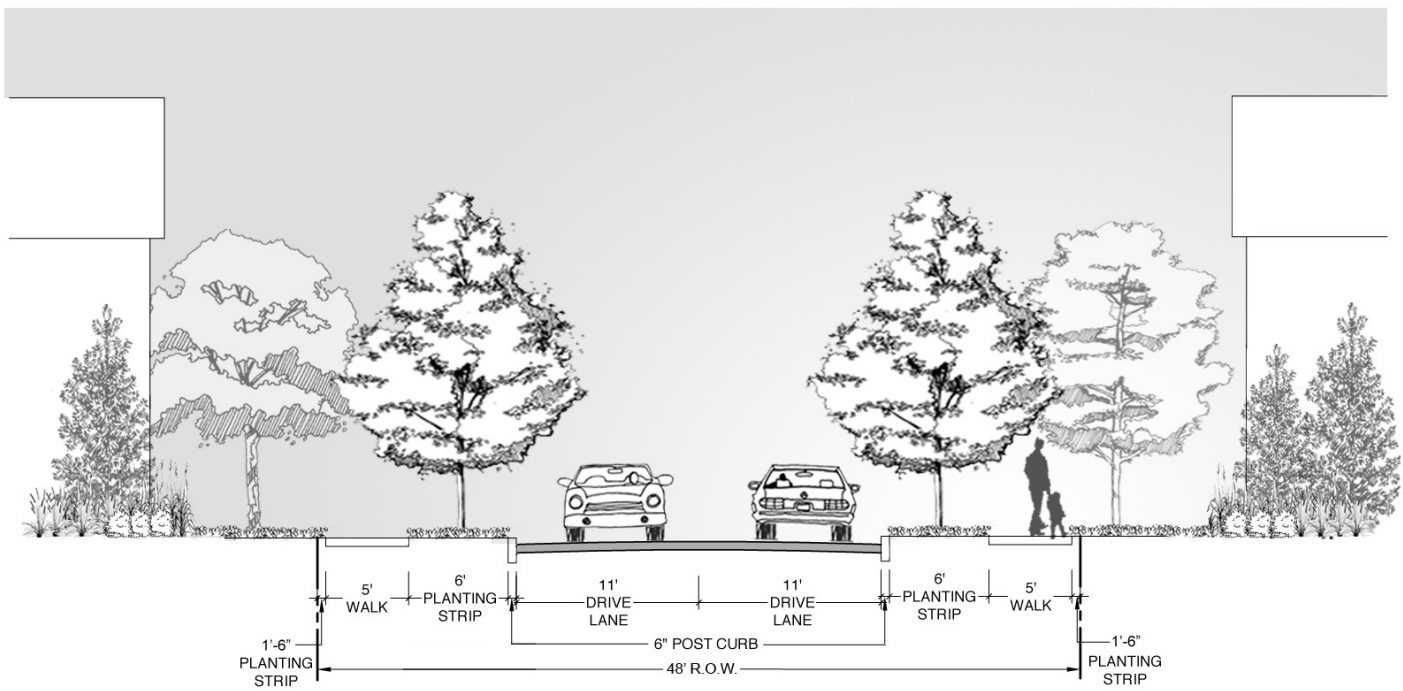


THE KNOLL LOOP - Private

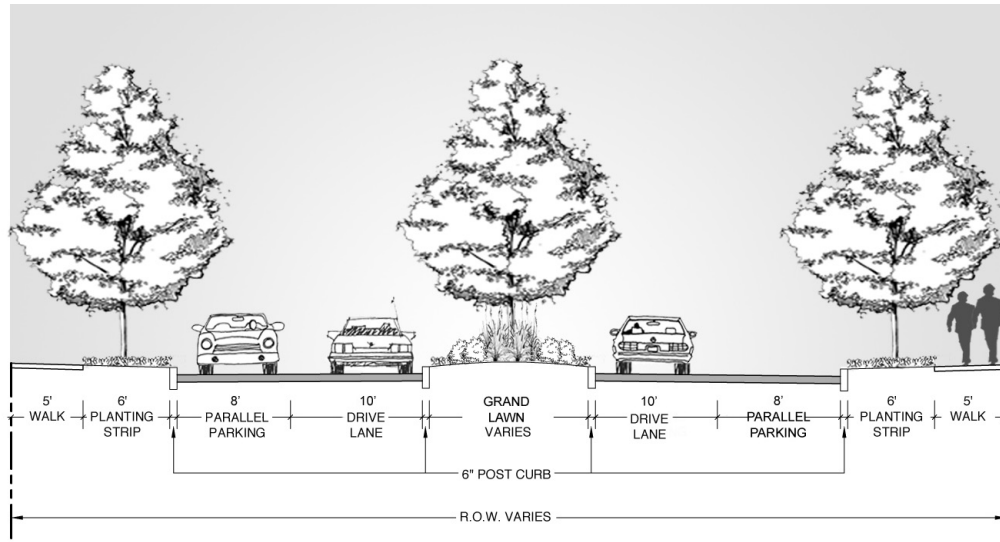


* PAVEMENT WIDTH VARIES WHERE NO PARKING IS PRESENT (SEE PLANS)

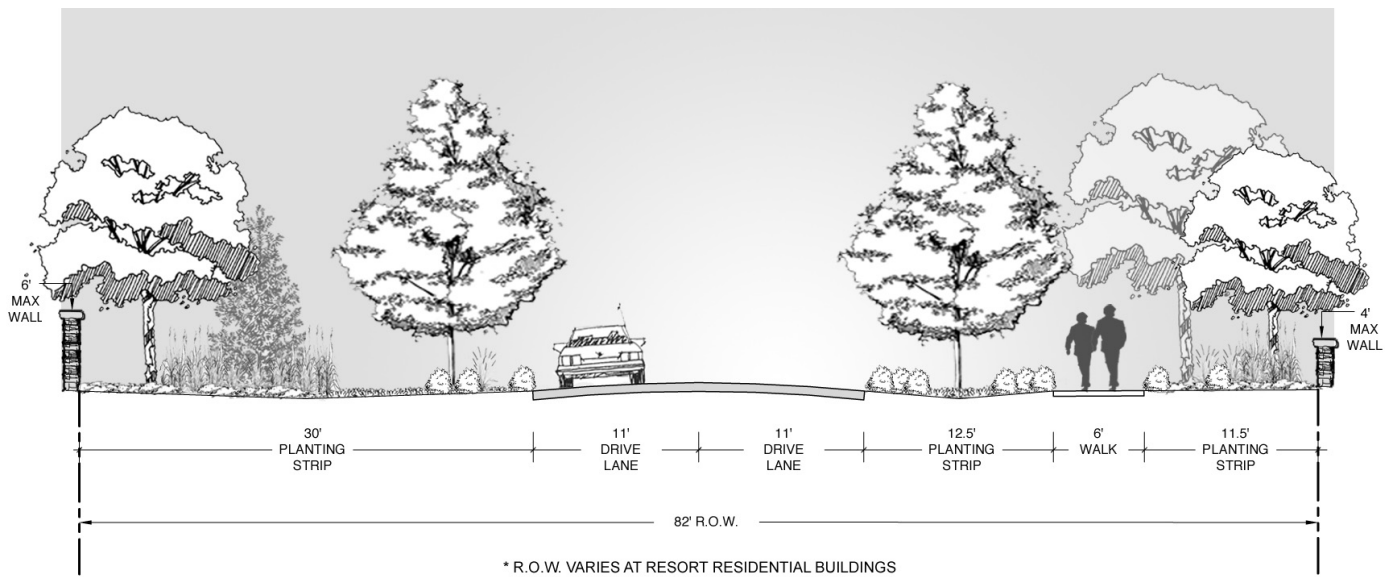
62' ROW - Private



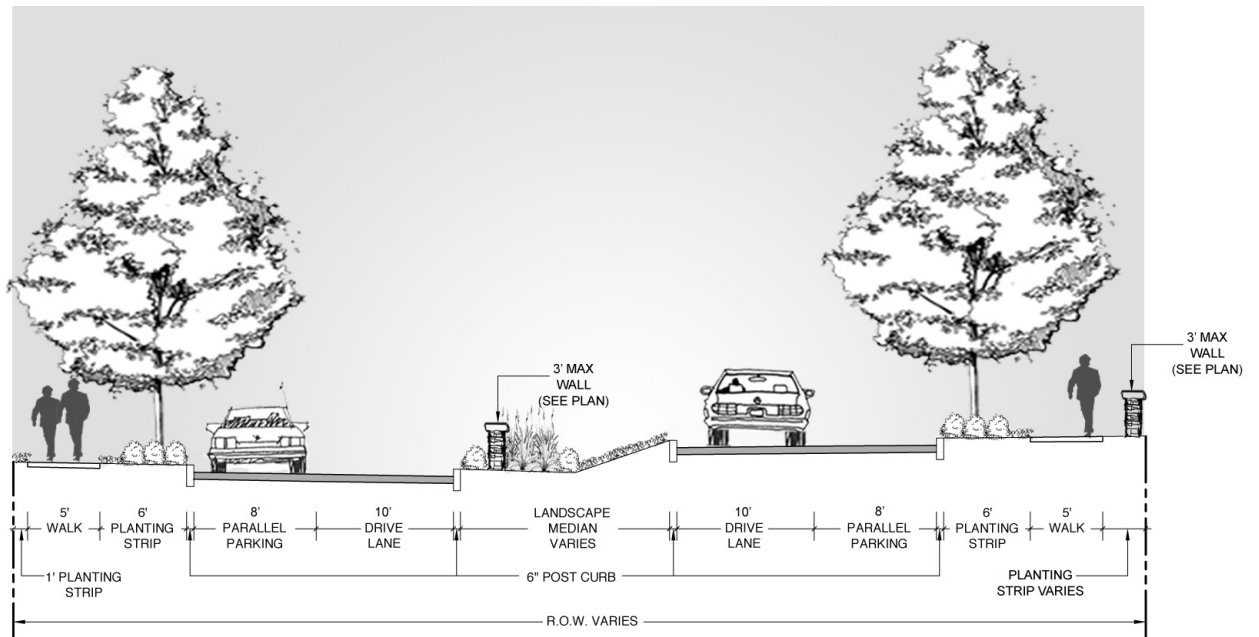
48' ROW - Private



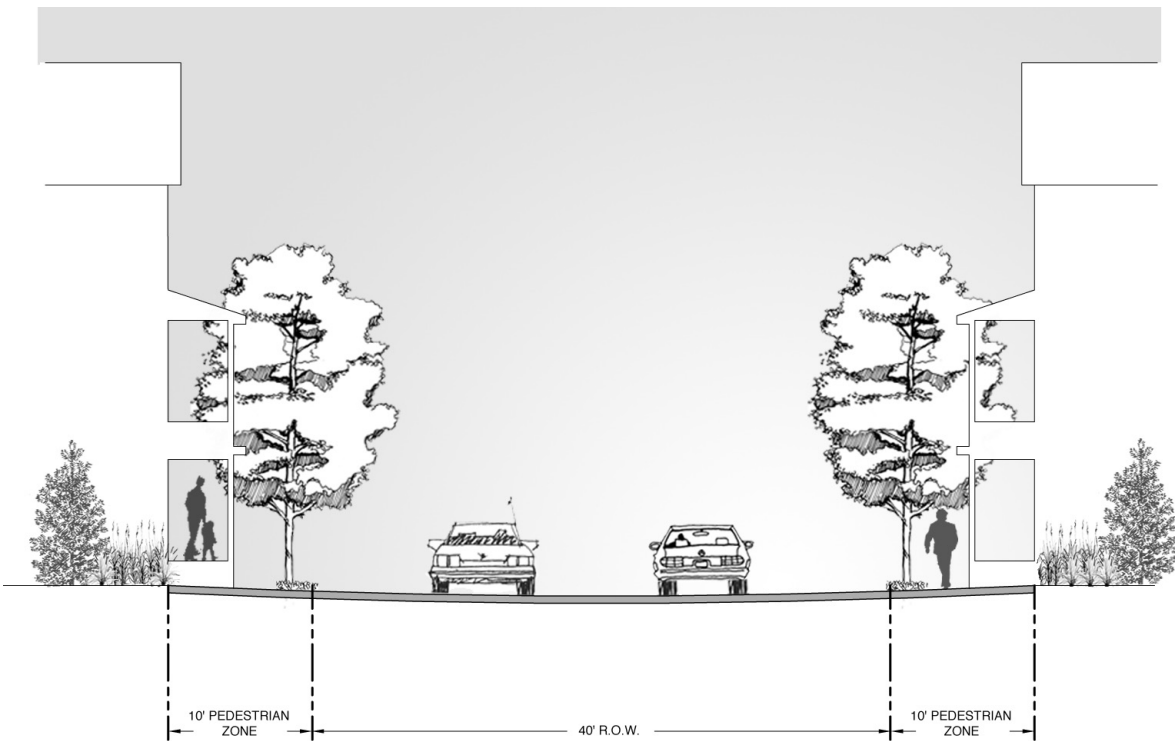
THE GRAND LAWN - Private



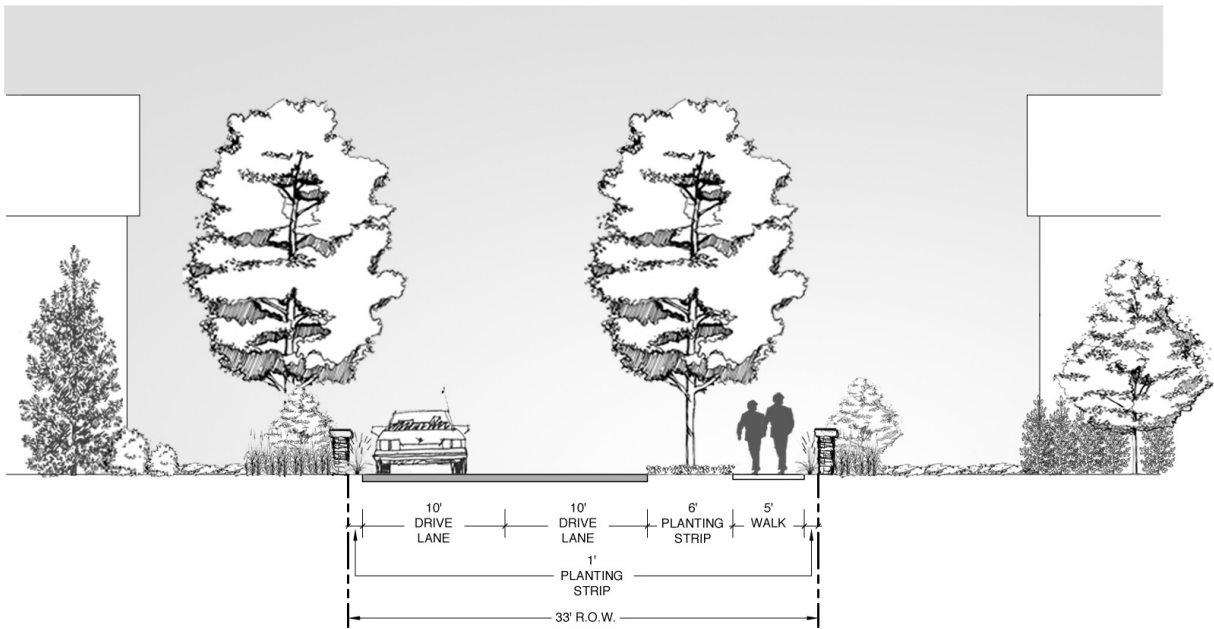
82' ROW COUNTRY DRIVE - Private



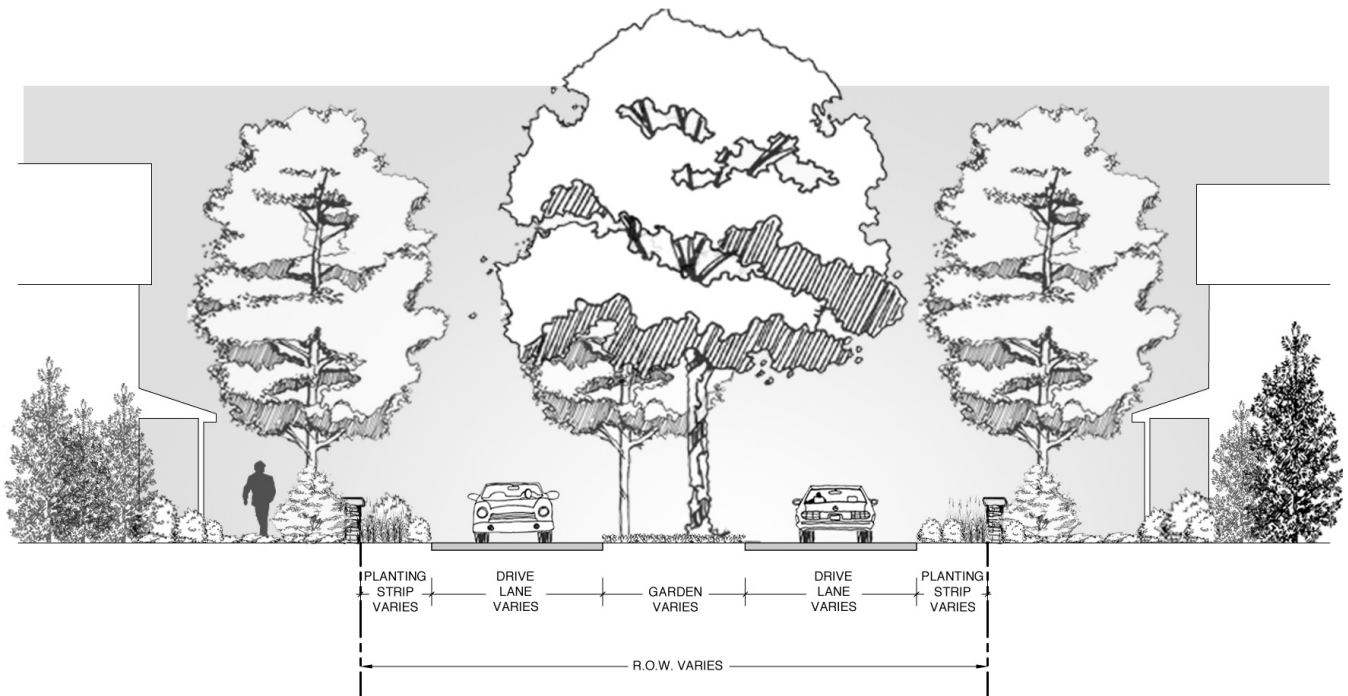
COTTAGES ON THE GREEN - Private



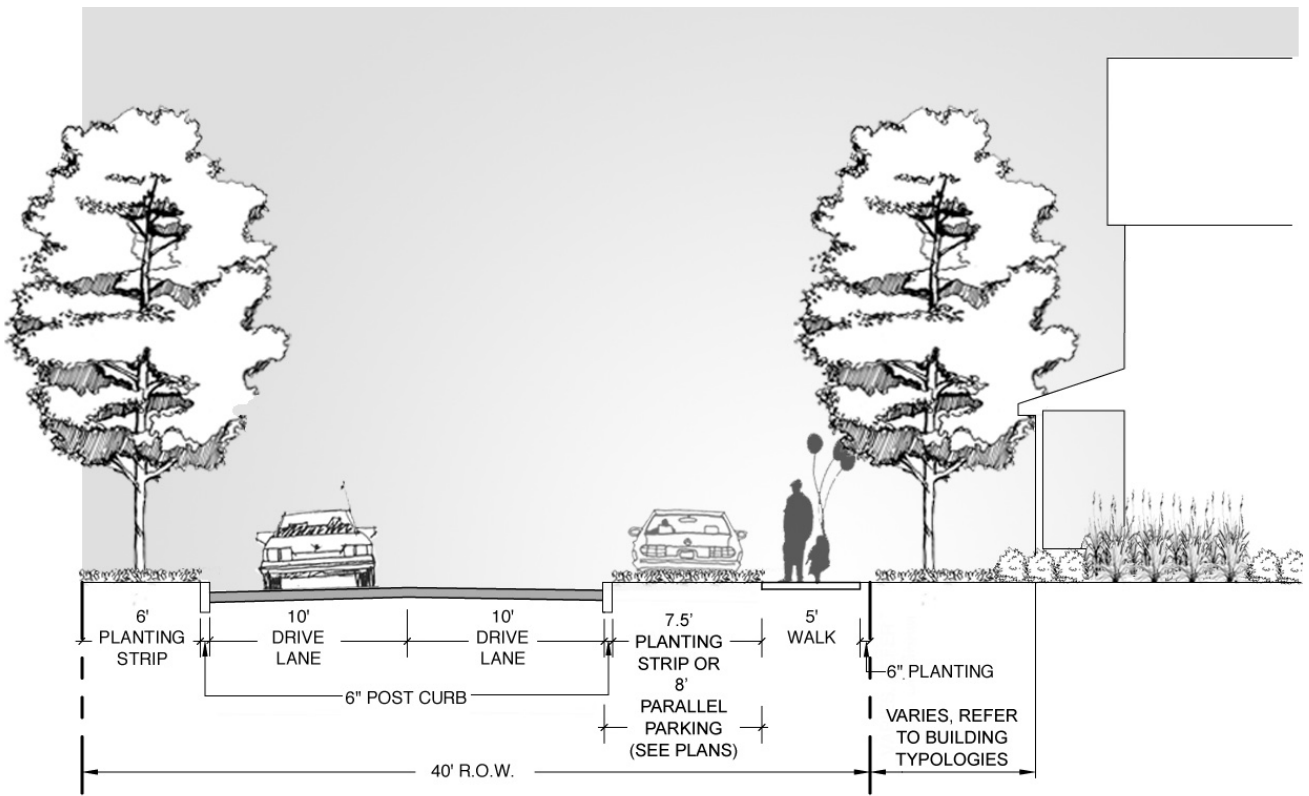
MEWS - Private



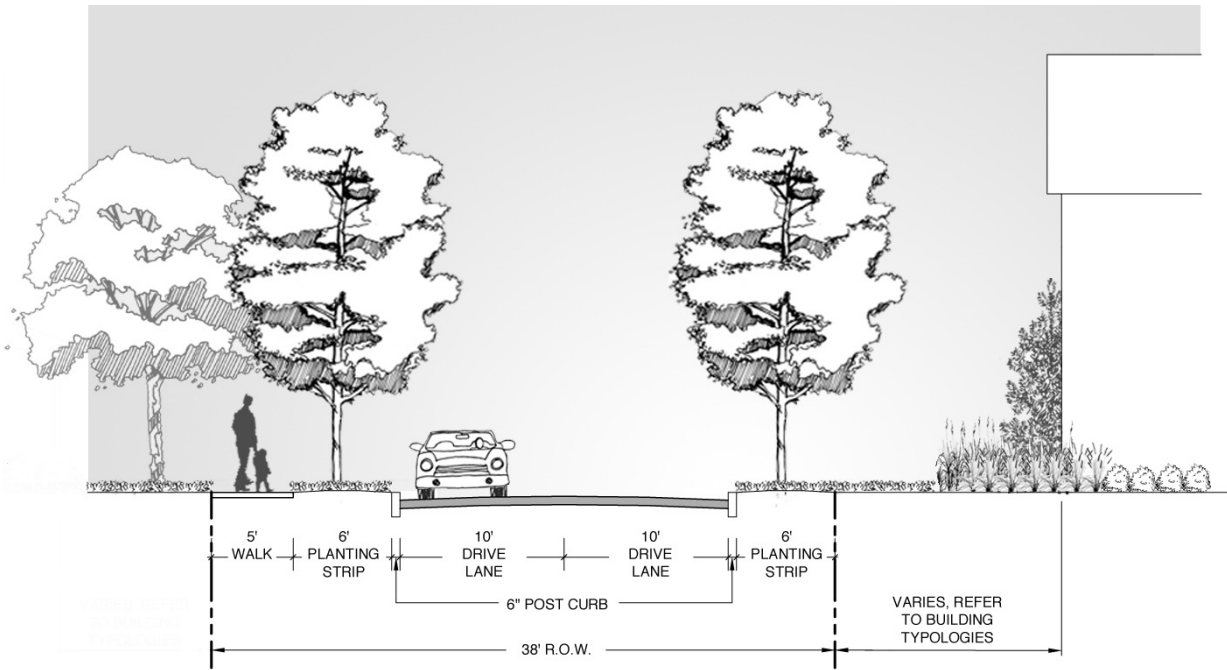
33' GARDEN COURTYARD ENTRY - Private



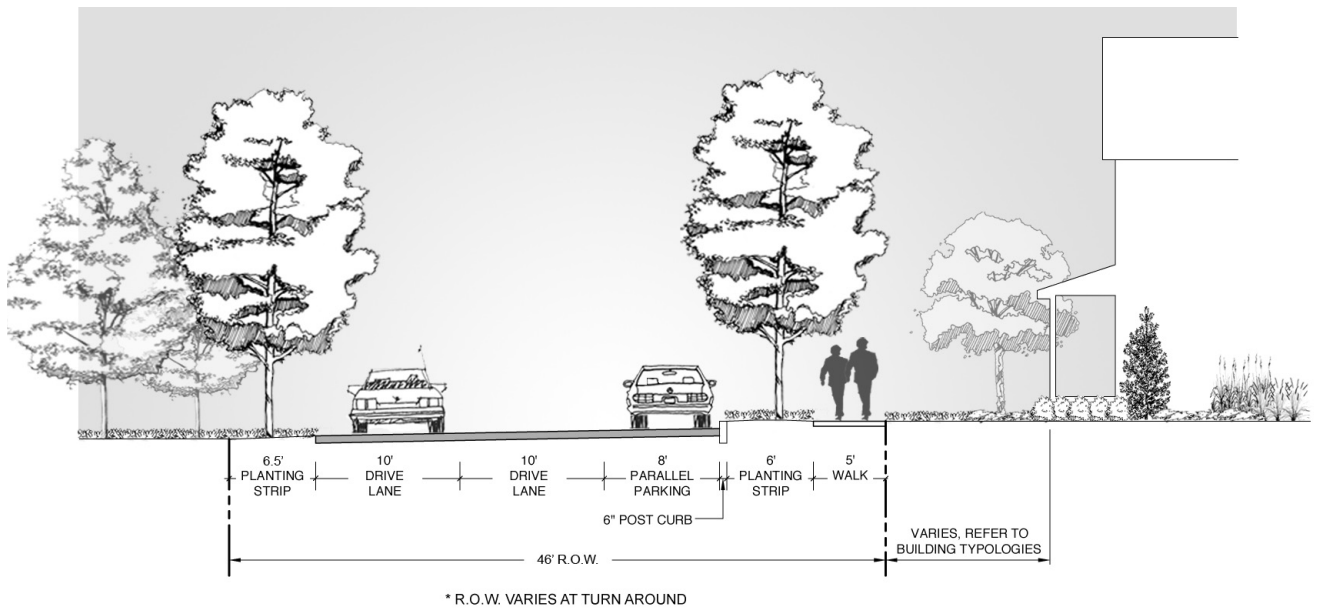
GARDEN COURTYARD - Private



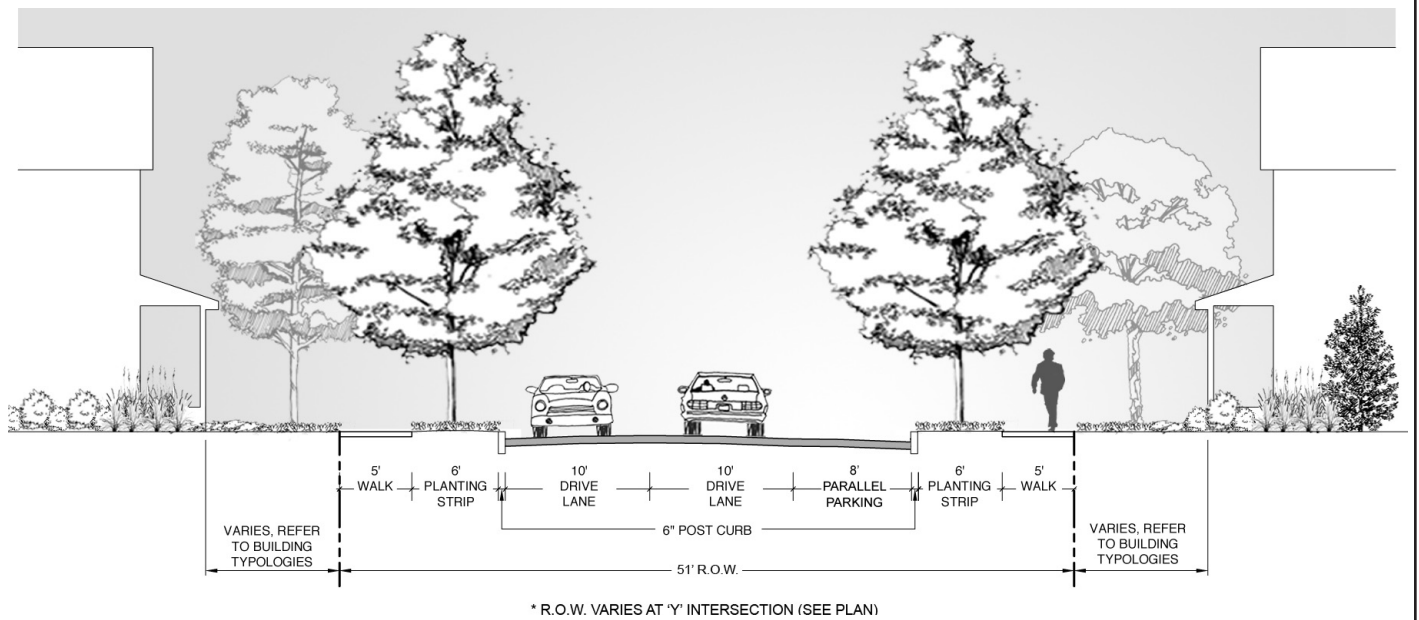
40' ROW - Private



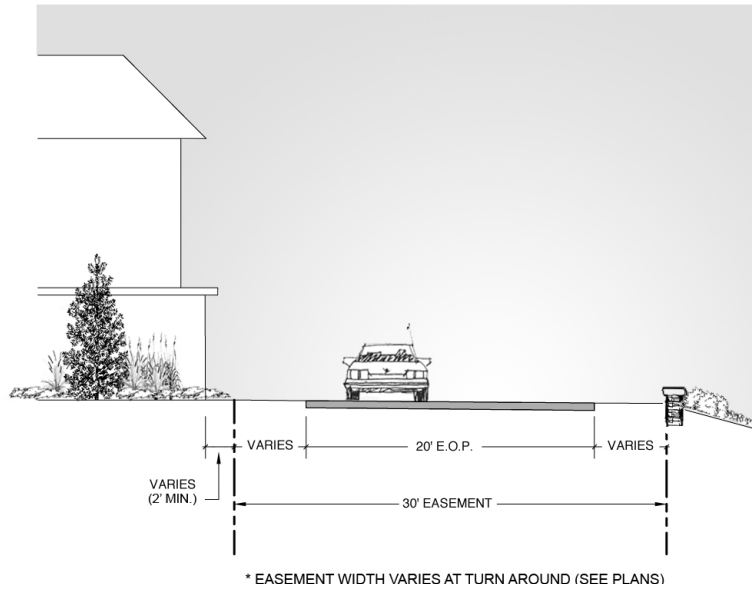
38' ROW - Private



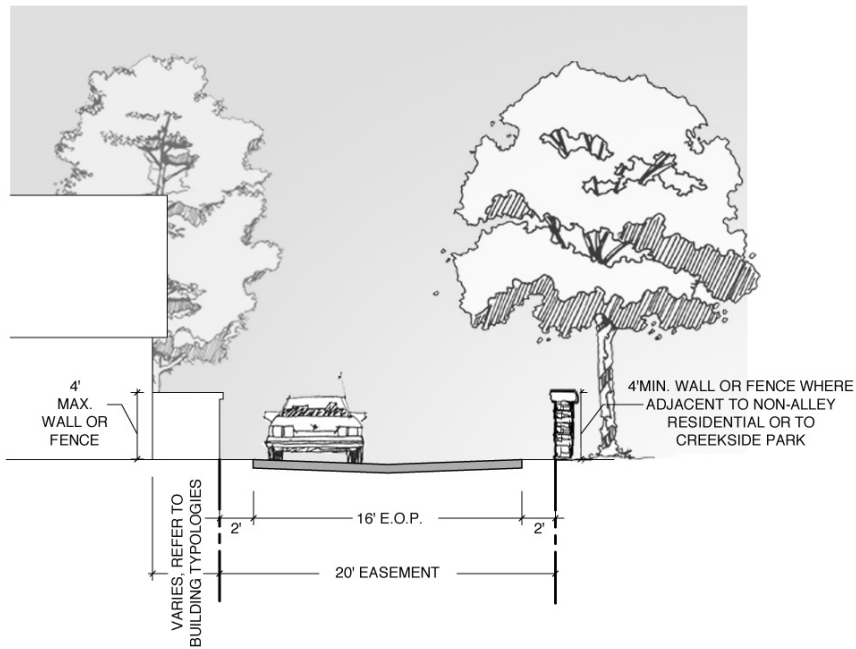
46' ROW - Private



51' ROW - Private



30' ALLEY (Access and Utility Easement - Private)



20' ALLEY (Access and Utility Easement - Private)

MASTER PLAN TABULAR DATA:

EXISTING ZONING: High Intensity District
 GROSS SITE AREA: 79.90 AC

PROPOSED ZONING: Specific Plan, High Intensity District (Cluster Option)

GENERAL PLAN REQUIREMENTS
 - Maximum Density: 3.0 DU/AC
 - Maximum Height: 3 Stories
 - Required Open Space: 45%
 - Area Permitted as Residential: 100%
 - Area Permitted as Commercial: 100%

COMMERCIAL AREA: (The Knoll & The Barn and Village)

Commercial Area: 13 AC
 Total Square Footage: 127,806 sf
 FAR Provided: 0.21
 FAR Permitted: 0.25
 Open Space within Commercial: 6.9 AC

RESIDENTIAL AREAS:

Residential Area: 66.9 AC
 Total Units: 198
 Provided Density: 2.96 DU/AC
 Permitted Density: 3.0 DU/AC
 Open Space within Residential: 29.4 AC

OPEN SPACE:

Required: 36.0 AC (45.0% of gross area)
 OS Commercial: 6.9 AC
 OS Residential: 29.4 AC
 Total OS provided: 36.3 AC (45.4% of gross area)

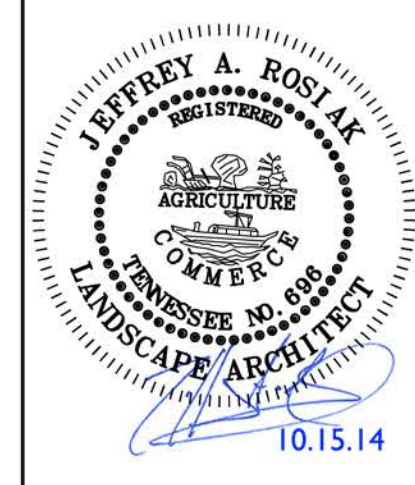
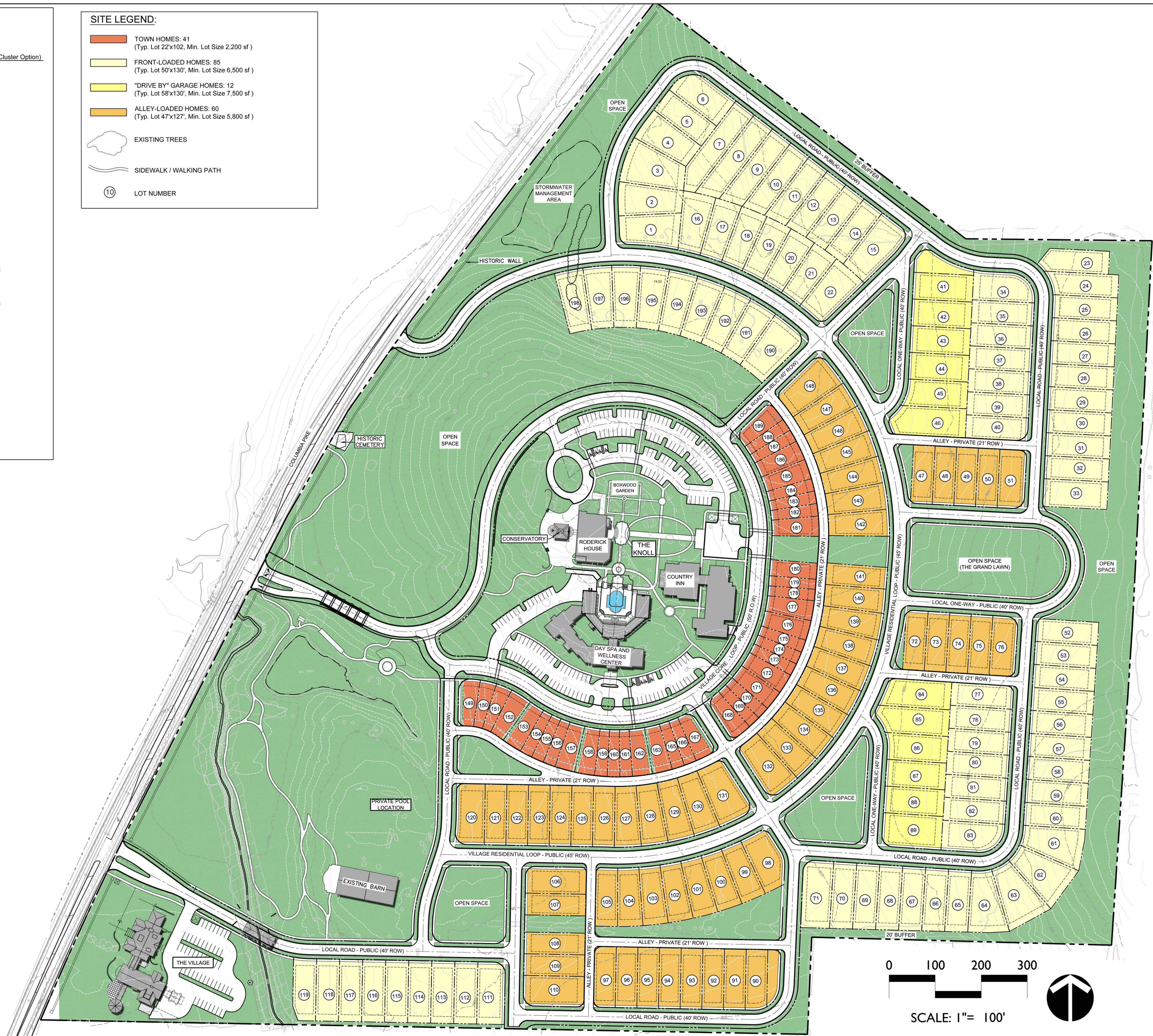
PARCEL INFO:

Parcel A: 4626 Columbia Pike
 Thompson's Station, TN
 Owner: Leon C. Heron, Jr.
 Deed Book & Page #: DB 6186, Pg. 657
 Tax Map & Parcel #: Map 146, Par. 15.01
 Size: 13.6 AC

Parcel B: 4624 Columbia Pike
 Thompson's Station, TN
 Owner: KMK Acres, LLC
 Deed Book & Page #: DB 1500, Pg. 191
 Tax Map & Parcel #: Map 146, Par. 15.01
 Size: 66.3 AC

SITE LEGEND:

- TOWN HOMES: 41
(Typ. Lot 22x102, Min. Lot Size 2,200 sf)
- FRONT-LOADED HOMES: 85
(Typ. Lot 50x130', Min. Lot Size 6,500 sf)
- "DRIVE BY" GARAGE HOMES: 12
(Typ. Lot 58x130', Min. Lot Size 7,500 sf)
- ALLEY-LOADED HOMES: 60
(Typ. Lot 47x127', Min. Lot Size 5,800 sf)
- EXISTING TREES
- SIDEWALK / WALKING PATH
- LOT NUMBER



RODERICK PLACE
 THOMPSON'S STATION, TENNESSEE
 REVISED DEVELOPMENT SITE PLAN

Thompson's Station Planning Commission
Staff Report – Item 7 (File: PP 2015-007)
October 27, 2015

Preliminary Plat for the development 90 single-family lots including one amenity lot, one commercial lot and ten open space lots for Phase 1 of Roderick Place.

PROJECT DESCRIPTION

The applicant, Kiser/Vogrin Design has submitted a preliminary plat application for the development of 37.33 acres within Roderick Place which consists of 90 single family lots, one amenity lot, one commercial lot and ten open space lots.

BACKGROUND

The project site was rezoned in November 2006 to Specific Plan and a concept plan with envisioning book was approved as part of the rezone process. A revision to the concept plan was approved in October 2007, which included 174 residential units and 127,606 square feet of commercial uses. In October 2014, the Commission approved another revision to include 198 residential units and 127,606 square feet of commercial uses.

ANALYSIS

Preliminary Plat

The applicant is proposing the development of 90 single-family lots, one amenity lot, one commercial lot and ten open space lots in accordance with the previously approved plans.

Land Use/Zoning

The site was zoned as Specific Plan with an accompanied concept plan that outlined the permitted land uses and standards for development of the overall site. The permitted land uses include single-family residential, townhomes and commercial uses which include a country inn, wellness and day spa center and a gas station and restaurant and other commercial uses.

The single family lots will vary in size from .14 acres to .24 acres with lot widths ranging from 47 feet to 58 feet. The proposed single-family lots will have 15 foot front yard setbacks, five foot side yard setbacks and 15 foot rear yard setbacks. These setbacks are consistent with the approved plans.

Open Space

Open space requirements for the Specific Plan zone were 40% for residential land uses and 50% for non-residential land uses. As part of this preliminary plat, 15.14 acres of the required open space is proposed. The remaining open space will be platted with subsequent phases. Staff will monitor the open space as it is platted throughout each section to ensure all required open space is ultimately recorded. Therefore, the proposal meets the requirements set forth for the approved plans.

Circulation/Roads

The development's primary access is from Columbia Pike. Internal local roads will be constructed as part of the project to provide direct access to each lot. The village core loop is 50 feet, the village residential loop is 45 feet, and the other local roadways are 40 feet. All roadways will have a landscape strip and sidewalk the street and the lots. These street sections are consistent with the approved plans.

The traffic study was updated in May 2015 and according to the recommendations and conclusions, “each project access should be constructed to include one eastbound entering lane and two westbound exiting lanes.” The proposed project includes the construction of the southern access into Roderick Place. As part of the approval process, the applicant has submitted conceptual approval from TDOT related to all three roads into the development. Therefore, construction drawings are underway for the improvements along Columbia Pike. In addition, the southern project access will also have a westbound left turn and right turn exiting lane with storage of 100 feet designed in accordance with AASHTO standards.

Critical Lots

Phase 1 of the development has six critical lots with slopes greater than 15% and less than 25%. These lots (6-8, 10, 11 and 40) are designated as critical lots on the plat. As part of the building permit process, these critical lots will require engineered site plans to address all site specific issues.

Trees

The preliminary plat identifies 12 trees exceeding 24 inches in diameter that will be removed as part of this phase of the development. These trees have a total of 378 inches and a tree replacement plan is required. Therefore, Staff recommends a contingency be placed on the project to require that the replacement plan be approved prior to the approval of any construction documents.

Construction Plans

Construction plans will be submitted providing all the necessary engineering details for the development. During the review of the construction drawings, any engineering issues that are identified, including but not limited to grading, drainage, etc. will be required to be addressed adequately prior to approval. Should any issues require the revision of the plat, it will be the responsibility of the applicant to revise the preliminary plat accordingly to meet all engineering related standards. Any major modifications to the preliminary plat will be subject to review by the Planning Commission.

Construction Route

The development will utilize the existing entrance to the Roderick property for a construction entrance. As the final plat phasing is completed, the applicant will provide additional information related to the construction route. Staff recommends that prior to the approval of construction drawings a construction route is identified and approved.

Sewer

Connection to the Town’s sewer is necessary and the developer will be required to meet all requirements in order to obtain future entitlements. However, the project site was granted 385 sewer taps with the original approval. At this time, there is limited infrastructure available to connect to the Town’s system, therefore; the applicant will be required to evaluate the infrastructure in proximity to the site, prepare a plan to install and connect to the system in a manner that will meet the needs of the proposed project and conform to the Town’s requirements. The information will be provided to the Town during the construction plan process and all improvements shall be required to be completed by the applicant.

RECOMMENDATION

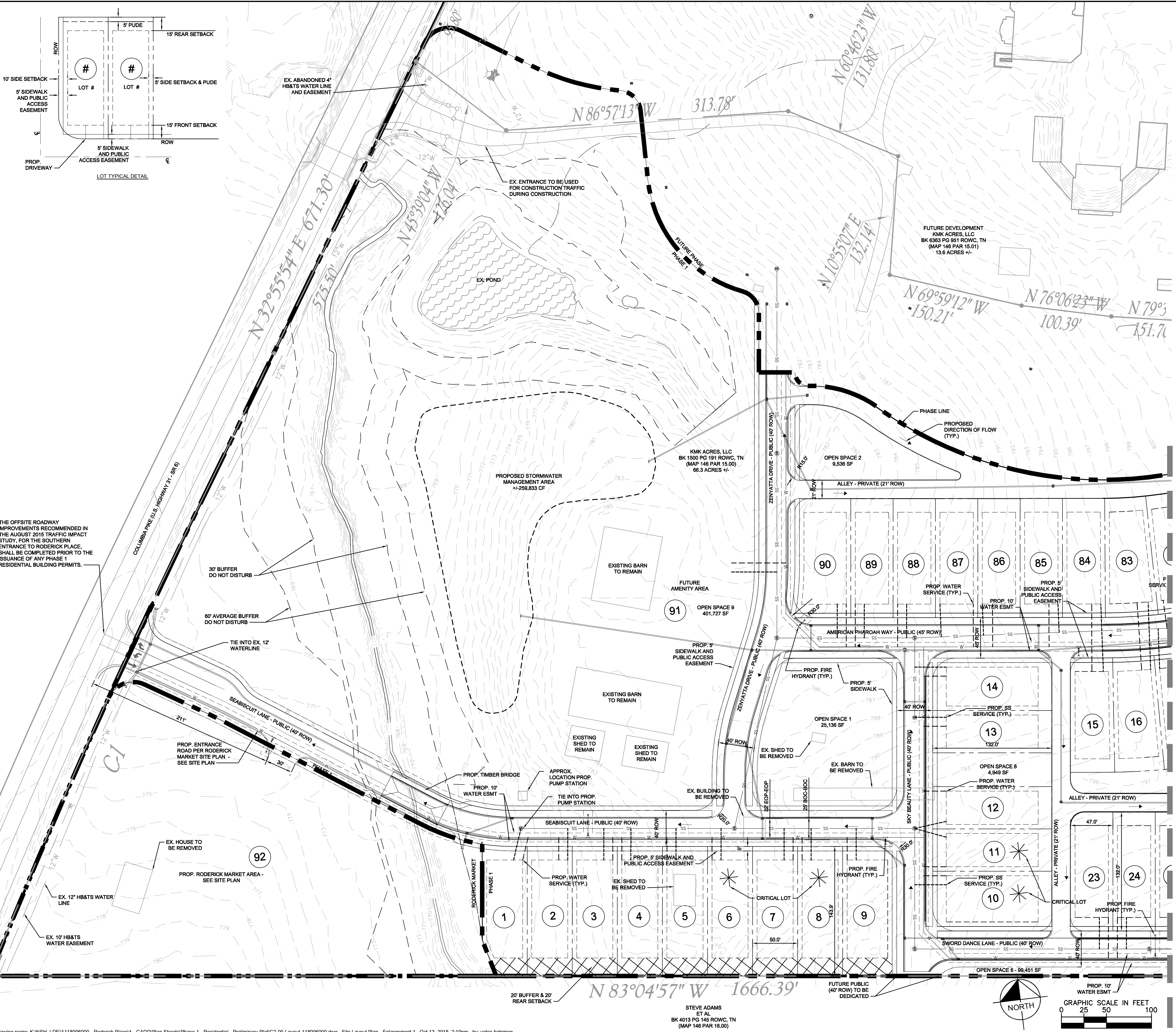
The project, as proposed, is consistent with the approvals granted for the Specific Plan; therefore Staff recommends the Planning Commission approve the preliminary plat for Phase 1 with the following contingencies:

1. Prior to issuance of grading 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. A construction entrance shall be installed and utilized throughout the construction of the overall project site.
2. Prior to approval of the construction plans, the street section for Columbia Pike to include a southbound left turn lane into the project site and a northbound right turn lane shall be reviewed and approved by TDOT and shall be constructed as part of Phase 1.
3. Prior to the approval of construction plans, a construction route shall be approved.
4. Prior to the approval of construction plans, a tree replacement plan shall be reviewed and approved. The tree replacement plan shall be incorporated into the Development Agreement.
5. Any change of use or expansion of the project site shall conform to the requirements set forth within the Zoning Ordinance and shall be approved prior to the implementation of any changes to the project.

ATTACHMENTS

Site Plan Packet

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA TABLE

PROJECT NAME: Roderick Place
 ADDRESS: 4626/4624 COLUMBIA PIKE
 TOWN: THOMPSONS STATION
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 TOTAL PHASE 1 SITE AREA: 37.33 ACRES (1,628,184 SF)
 FRONT SETBACK: 15'
 SIDE SETBACK & PUDE: 5'
 REAR SETBACK: 15'
 REAR PUDE: 5'
 EXISTING USE: UNDEVELOPED LAND
 PROPOSED USE: SINGLE FAMILY
 PROPOSED SINGLE FAMILY: SINGLE FAMILY DWELLING UNIT MAX. DENSITY: 90
 PARCEL INFO: 3.00 DU/ACRE

OWNER: KIMLEY-HORN AND ASSOCIATES, INC.
 DEED BOOK AND PAGE: 209 TENTH AVENUE SOUTH, SUITE 501
 TAX MAP AND PARCEL: NASHVILLE, TN 37203
 CONTACT: LEON HERON

PARCEL A: 4626 COLUMBIA PIKE, THOMPSONS STATION, TN
 DEED BOOK AND PAGE: KMK ACRES, LLC
 TAX MAP AND PARCEL: DB 6363, PG 951
 MAP 146, PARCEL 15.01

PARCEL B - TO BE SUBDIVIDED: 4624 COLUMBIA PIKE, THOMPSONS STATION, TN
 DEED BOOK AND PAGE: KMK ACRES, LLC
 TAX MAP AND PARCEL: DB 1500, PG 161
 MAP 146, PARCEL 15.00

ZONING CLASSIFICATION: TOWN OF THOMPSONS STATION
 EXISTING ZONING: SPECIFIC PLAN - HIGH INTENSITY DISTRICT

LANDSCAPING REGULATIONS:
 REQUIRED OPEN SPACE: 14.93 AC. (650,474 SF) - 40%
 PROVIDED OPEN SPACE: 15.14 AC. (659,731 SF) - 41%

DEVELOPER: C & L DEVELOPMENT, LLC
 PO BOX 241
 THOMPSONS STATION, TN 37179
 PHONE: (615) 965-5877
 CONTACT: LEON HERON

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
 209 TENTH AVENUE SOUTH, SUITE 501
 NASHVILLE, TN 37203
 (615) 564-2701
 BRETT CREASMAN, PE

FLOODPLAIN NOTE:
 THIS SITE LIES IN ZONE "X" AS DETERMINED AND DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. NO PORTIONS OF THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47187C03045F, DATED SEPTEMBER 29, 2006.

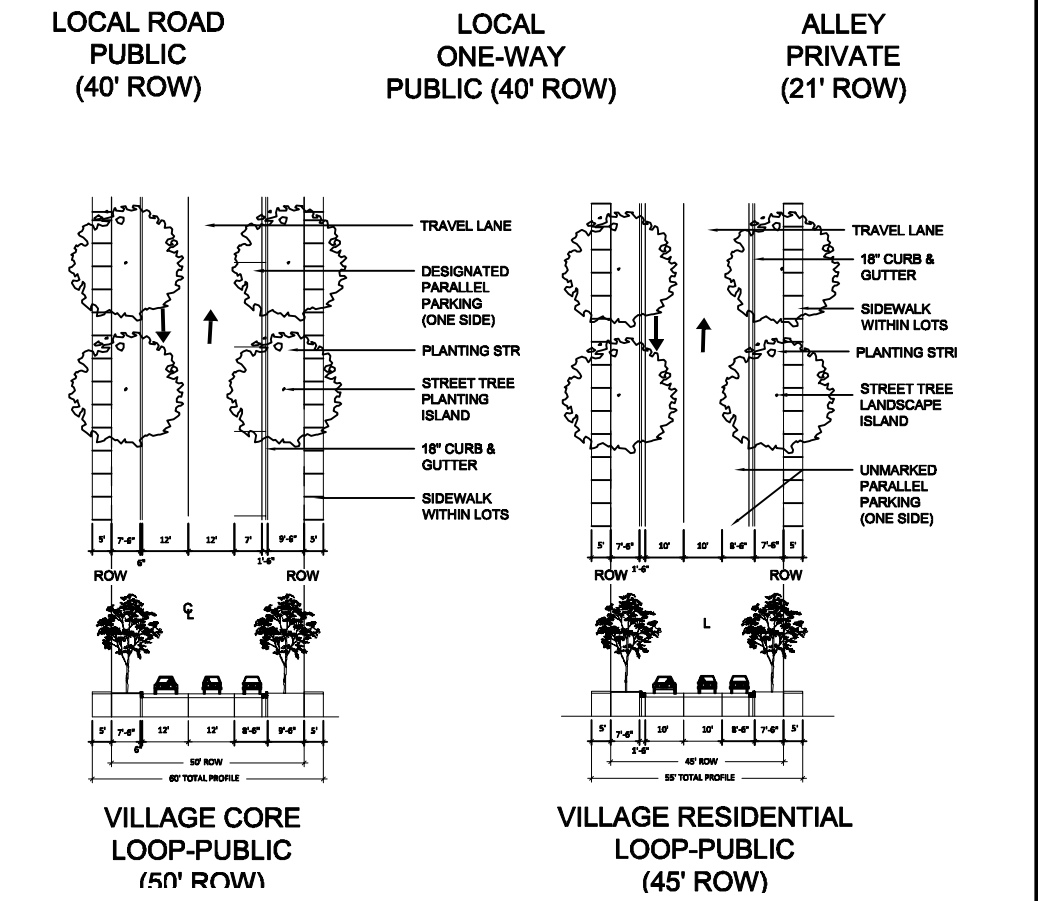
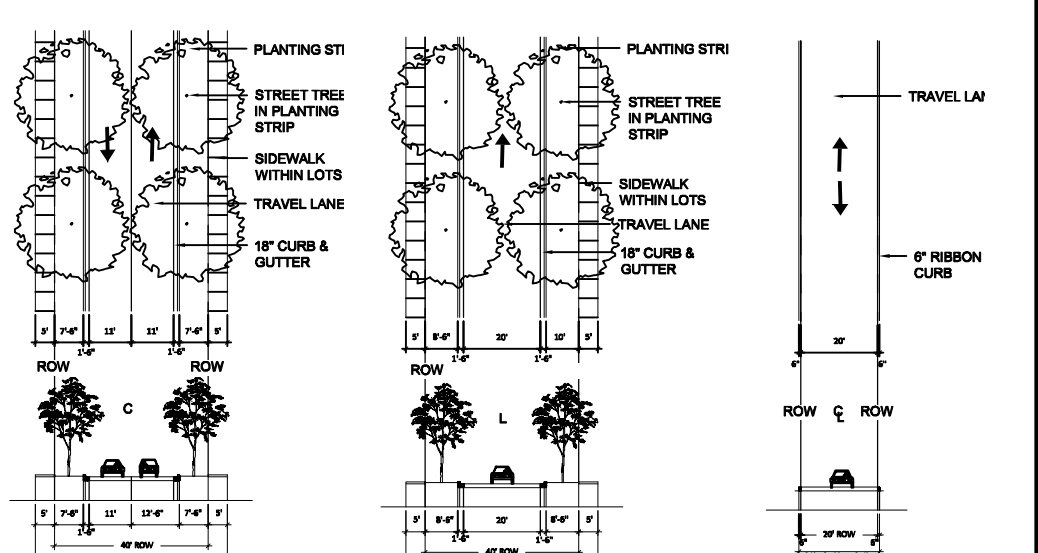
OPEN SPACE AND MAINTENANCE:
 A HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SQUARES, PARKS, OPEN SPACES, AMENITY AREAS, ALLEYS AND OTHER DESIGNATED PUBLIC SPACES. SHOULD THE DEVELOPMENT NOT CONTAIN A HOA THEN A THIRD PARTY MAINTENANCE GROUP SET UP BY THE DEVELOPER SHALL MAINTAIN THE ABOVE DESCRIBED COMPONENTS. THE MAINTENANCE OF LANDSCAPING, IRRIGATION, PARK COMPONENTS AND OTHER ITEMS LOCATED WITHIN THE OPEN SPACES SHALL ALSO BE THE RESPONSIBILITY OF EITHER THE HOA OR THE THIRD PARTY MAINTENANCE GROUP. UPON ACCEPTANCE BY THE CITY, OF THE PUBLIC INFRASTRUCTURE SYSTEM (STREETS, SANITARY SEWER, AND STORM DRAINAGE COMPONENTS) THE TOWN WILL MAINTAIN THOSE COMPONENTS.

SINKHOLE NOTE:
 THERE ARE NO KNOWN SINKHOLES WITHIN THIS DEVELOPMENT. IF SINKHOLES SHOULD BE FOUND, THEY SHALL BE REMEDIATED PER TOWN OF THOMPSONS STATION REGULATIONS.

NOTES

1. SEE SHEET C2-03 FOR PARCEL INFORMATION TABLES.

CRITICAL LOT - SLOPES BETWEEN 15% TO 25%.
 BASED ON THE INTENT OF SECTION 3-101 OF THE TOWN OF THOMPSONS STATION SUBDIVISION REGULATIONS RELATED TO STEEP SLOPES, LOTS WITH SLOPES OF STEEP SLOPES AND LESS THAN AT TOTAL OF 100 SF OF 15% OR GREATER SLOPES WITHIN THE BUILDING SITE ARE OMITTED FROM THE REQUIREMENTS OF THIS SECTION. AREAS WITH SMALL POCKETS OF STEEP SLOPES SHALL BE REMEDIATED DURING THE MASS GRADING PROCESS IN ORDER TO PROVIDE A BUILDABLE, FINISHED BUILDING FOOTPRINT.



STREET TREES SHOWN ON THE PROPOSED ROAD SECTION ARE CONCEPTUAL. REFER TO LANDSCAPE PLANS FOR ACTUAL LOCATIONS.

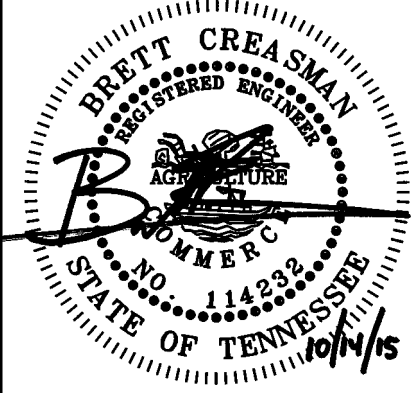
PROPOSED UTILITY LEGEND:

- PROPOSED WATER EASEMENT
- SS --- PROPOSED SANITARY SEWER LINE
- W --- PROPOSED WATER LINE
- ⊕ --- PROPOSED GATE VALVE
- ⊕ --- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED STORM LINE
- ⬇ --- PROPOSED STORM INLET
- --- DIRECTION OF FLOW

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 www.kimley-horn.com
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KV+D
 5005 Meridian Blvd., Ste. 100
 Franklin, TN 37067
 Main: 615.613.8864
 www.kiservogrin.com
 KISER VOGGRIN DESIGN

RODERICK PLACE
 PHASE 1 - RESIDENTIAL - PRELIMINARY PLAN
 THOMPSONS STATION, TENNESSEE



NO.	DATE	BY	REVISED
1	10/14/15	BRC	

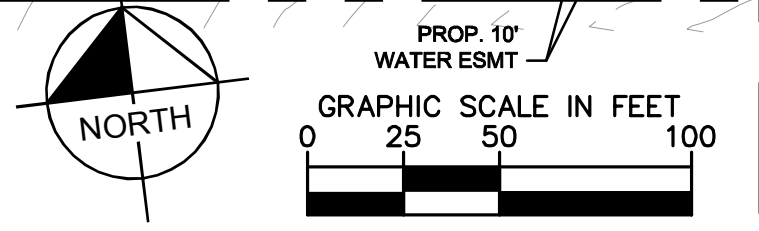
REVISIONS	PER TOWN COMMENTS

DESIGNED BY:	CJM
DRAWN BY:	CJM
CHECKED BY:	BRC
DATE:	09/23/2015
KHA PROJECT NO.	118096000

SITE LAYOUT PLAN - ENLARGEMENT 1

SHEET NUMBER
C2-01

STEVE ADAMS
 ET AL
 BK 4013 PG 145 ROWC, TN
 (MAP 146 PAR 16.00)



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PARCEL AREA TABLE. Table with 4 columns: Parcel #, Area, Segment Lengths, Segment Bearings. Contains 20 rows of parcel data.

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OPEN SPACE LINE TABLE

LINE TABLE. Table with 3 columns: LINE, LENGTH, BEARING. Lists 13 lines with their respective lengths and bearings.

LINE TABLE. Table with 3 columns: LINE, LENGTH, BEARING. Lists 13 lines with their respective lengths and bearings.

OPEN SPACE CURVE TABLE

CURVE TABLE. Table with 7 columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD, DELTA, TANGENT. Lists 26 curves with their geometric details.

CURVE TABLE. Table with 7 columns: CURVE, RADIUS, LENGTH, CHORD BEARING, CHORD, DELTA, TANGENT. Lists 26 curves with their geometric details.

OPEN SPACE TABLE

Table with 3 columns: OPEN SPACE, AREA (AC), AREA (SF). Lists 10 open space items with their area values.



RODERICK PLACE
PHASE 1 - RESIDENTIAL - PRELIMINARY PLAN
THOMPSON'S STATION, TENNESSEE

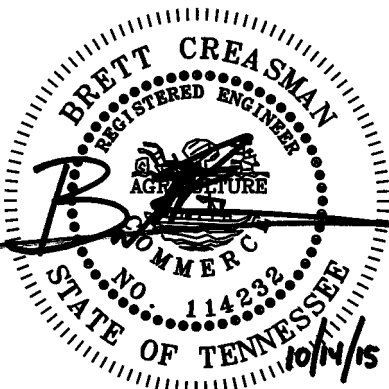
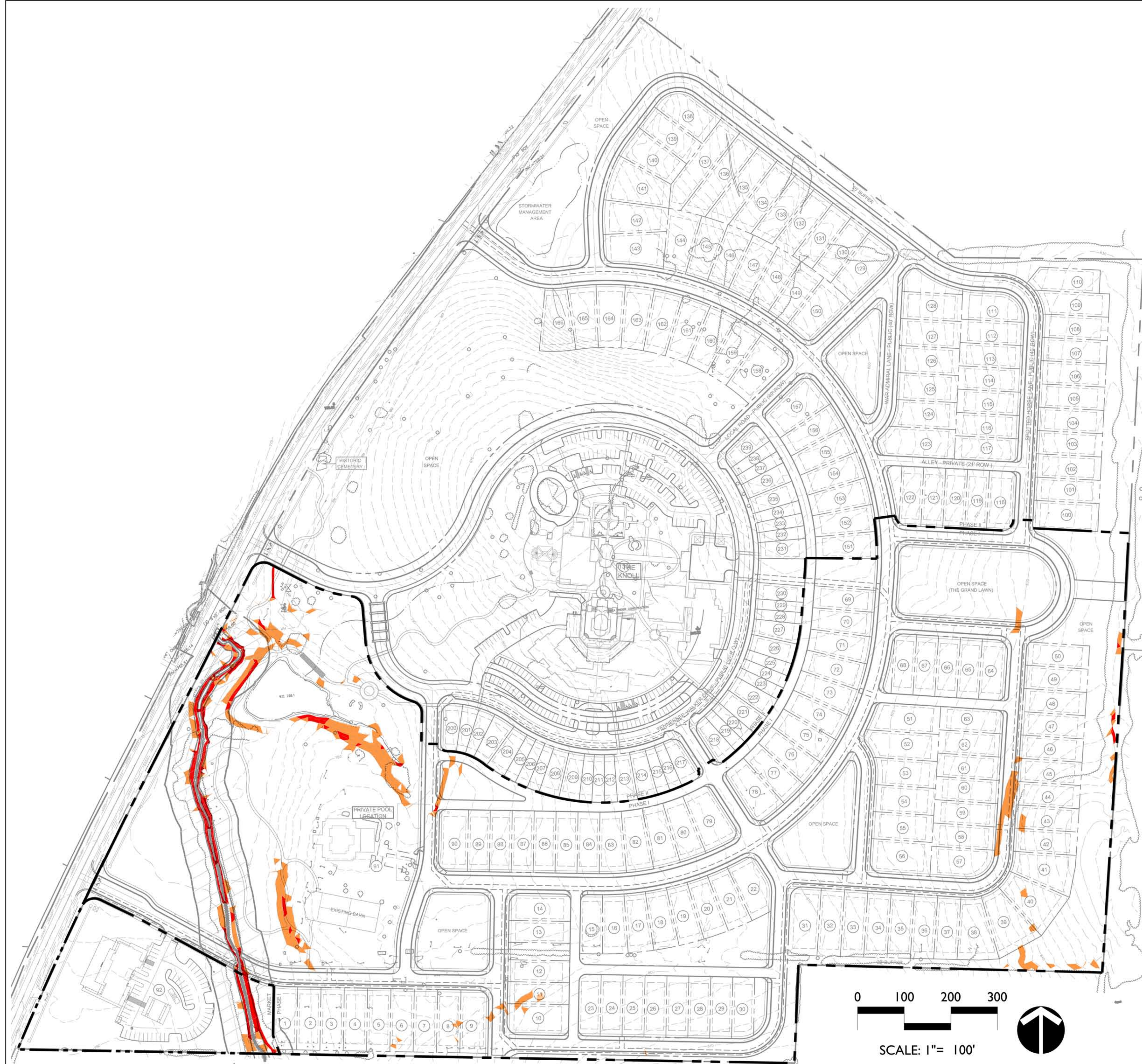


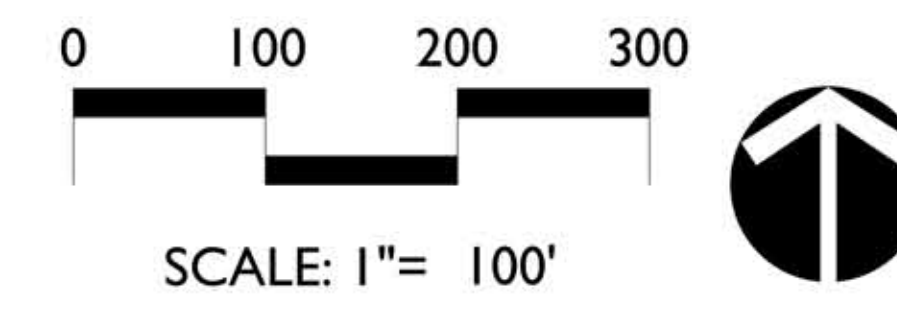
Table with 2 columns: No., COMMENTS. Lists revision numbers and their descriptions.

DESIGNED BY: CJM
DRAWN BY: CJM
CHECKED BY: BRC
DATE: 09/23/2015
KHA PROJECT NO. 118096000
PARCEL TABLES
SHEET NUMBER
C2-03



Phase #	Tree #	Tree Species	Tree DBH	Tree Protected	Tree Removed
1	7	HACKBERRY	24	Y	N
1	8	HACKBERRY	24	Y	N
1	9	OAK	24	Y	N
1	16	OAK	40	Y	N
1	17	OAK	36	Y	N
1	18	HACKBERRY	24	Y	N
1	19	HACKBERRY	24	Y	N
1	20	OAK	30	Y	N
1	21	HACKBERRY	24	Y	N
1	22	HACKBERRY	24	Y	N
1	23	HACKBERRY	48	Y	N
1	96	HACKBERRY	24	Y	N
1	114	HACKBERRY	24	Y	N
1	116	OAK	24	Y	N
1	117	OAK	24	Y	N
1	120	OAK	24	Y	N
1	121	OAK	36	Y	N
1	122	HACKBERRY	36	Y	N
1	123	HACKBERRY	24	Y	N
1	125	HACKBERRY	30	Y	N
1	131	HACKBERRY	40	Y	N
1	132	TREE	48	Y	N
1	133	TREE	24	Y	N
1	134	TREE	24	Y	N
1	140	TREE	24	Y	N
1	141	TREE	30	Y	N
1	142	TREE	24	Y	N
1	145	TWIN TREE	24	Y	N
1	146	TREE	40	Y	N
1	147	TREE	30	Y	N
1	148	TREE	24	Y	N
1	149	HACKBERRY	24	Y	N
1	151	HACKBERRY	36	Y	N
1	152	HACKBERRY	24	Y	N
1	153	HACKBERRY	24	Y	N
1	154	TREE	24	Y	N
1	160	TREE	36	Y	N
1	161	TREE	36	Y	N
1	162	TREE	24	Y	N
1	164	TREE	24	Y	N
1	167	TREE	24	Y	N
1	168	TWIN TREE	24	Y	N
1	176	TREE	36	Y	N
1	177	HACKBERRY	36	Y	N
1	179	HACKBERRY	24	Y	N
1	182	HACKBERRY	48	Y	N
1	183	HACKBERRY	36	Y	N
1	184	HACKBERRY	30	Y	N
1	185	HACKBERRY	36	Y	N
1	186	HACKBERRY	24	Y	N
1	187	HACKBERRY	24	Y	N
1	189	HACKBERRY	24	Y	N
1	190	HACKBERRY	36	Y	N
1	191	HACKBERRY	30	Y	N
1	192	MAPLE	24	Y	N
1	195	HACKBERRY	24	Y	N
1	199	CYPRESS	30	Y	N
1	138	TREE	24	N	Y
1	143	TREE	24	N	Y
1	144	TREE	24	N	Y
1	158	HACKBERRY	24	N	Y
1	2	HACKBERRY	30	N	Y
1	11	MAPLE	30	N	Y
1	15	HACKBERRY	30	N	Y
1	12	HACKBERRY	36	N	Y
1	136	TREE	36	N	Y
1	157	HACKBERRY	36	N	Y
1	159	HACKBERRY	36	N	Y
1	23	TREE	48	N	Y

SLOPE ANALYSIS			
NUMBER	COLOR	RANGE BEG.	RANGE END
1	Orange	15.00%	24.99%
2	Red	25.00%	100.00%



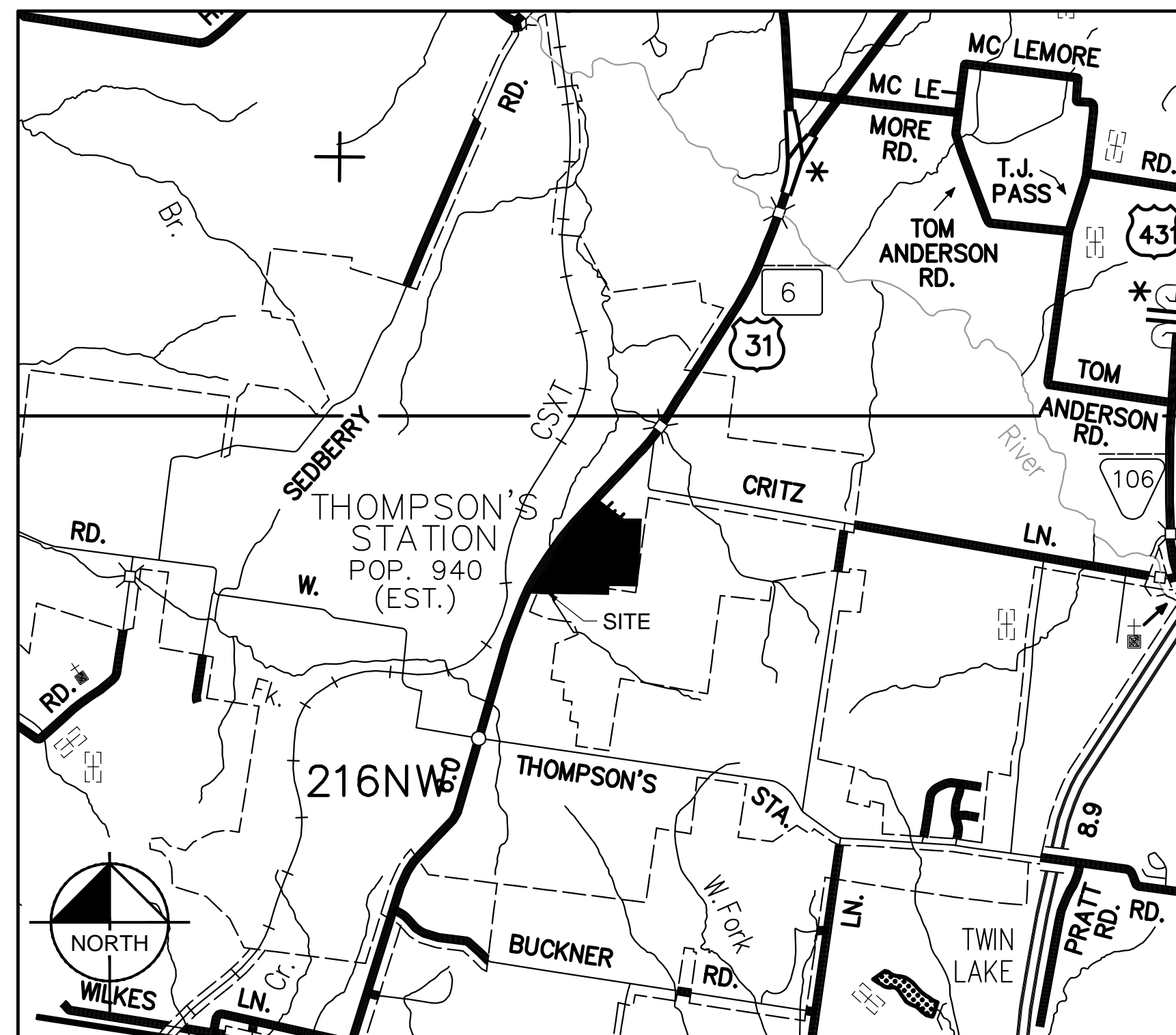
RODERICK PLACE
 THOMPSON'S STATION, TENNESSEE
 NATURAL RESOURCE INVENTORY
 PHASE I

SITE PLANS FOR RODERICK MARKET

THOMPSON'S STATION, TENNESSEE

SEPTEMBER 23, 2015

RESUBMITTAL : OCTOBER 14, 2015

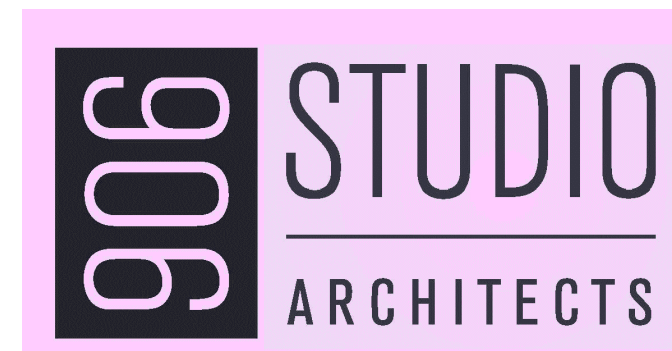


VICINITY MAP
NOT TO SCALE

PREPARED BY:



209 Tenth Avenue South, Suite 501, Nashville, TN 37203
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SHEET INDEX

C1-00	COVER SHEET
C2-00	EXISTING CONDITIONS PLAN
C3-00	SITE PLAN
L1-00	GRADING AND UTILITY PLAN
L2-00	MATERIAL PLAN
L3-00	LANDSCAPE PLAN
A1-00	LANDSCAPE NOTES AND DETAILS
A1-10	ARCHITECTURAL ELEVATIONS
A1-20	COLOR ARCHITECTURAL ELEVATIONS
E0.01	COLOR ARCHITECTURAL ELEVATIONS
	PHOTOMETRIC LAYOUT

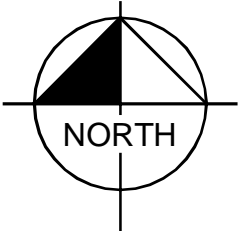
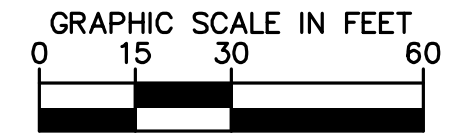
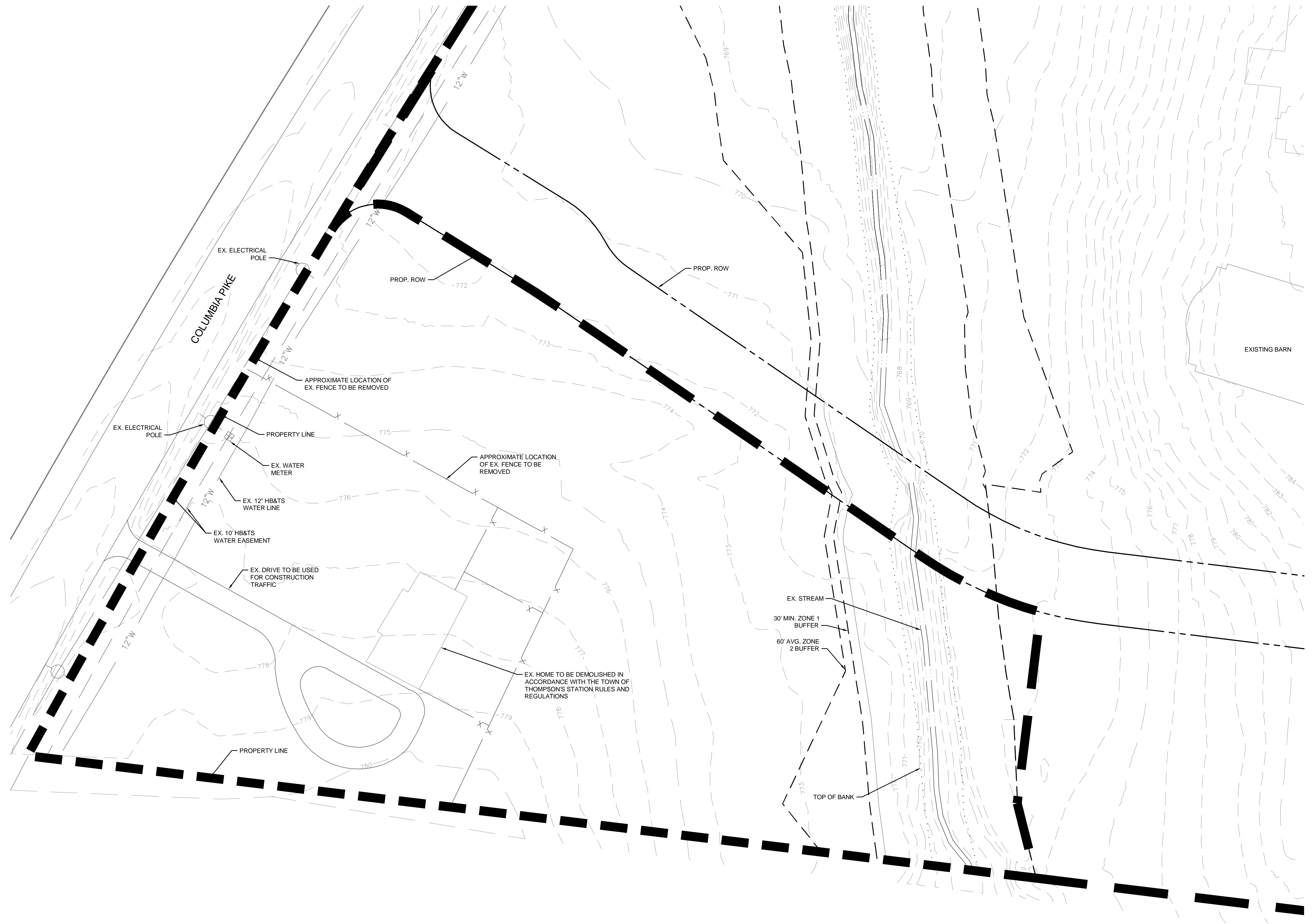
UTILITY AND GOVERNING AGENCIES CONTACT LIST

TOWN OF THOMPSON'S STATION	WATER DEPARTMENT	APPLICANT/LANDSCAPE ARCHITECT
POST OFFICE BOX 100 THOMPSON'S STATION, TN 37179	HB&TS 505 DOWNS BOULEVARD FRANKLIN, TENNESSEE 37064 (615) 794-7796 CONTACT: TOM PUCKETT	KISER+VOGRIN DESIGN 5005 MERIDIAN BLVD. STE. 100 FRANKLIN, TENNESSEE 37067 PHONE: (615) 813-0862 CONTACT: GARY VOGRIN
OWNER	ELECTRIC	ENGINEER
C & L DEVELOPMENT P.O. BOX 241 THOMPSON'S STATION, TN 37179 PHONE: (615) 426-4472 CONTACT: LEON C. HERON	MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	KIMLEY-HORN AND ASSOCIATES, INC. 209 TENTH AVENUE S, SUITE 501 NASHVILLE, TENNESSEE 37203 PHONE: (615) 564-2876 CONTACT: RYAN McMASTER, P.E.
GAS	SURVEYOR - TREE SURVEY	ARCHITECT:
ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	HARRAH AND ASSOCIATES 5047 AUTUMN SPRINGS CT. SUITE B-15 FRANKLIN, TN 37067 PHONE: (615) 779-0863 CONTACT: ROGER HARRAH, RLS	906 STUDIO ARCHITECTURE 237 SECOND AVENUE SOUTH FRANKLIN, TENNESSEE 37064 PHONE: (615) 988-9065 CONTACT: MICHAEL HATHAWAY

PLAN REVISIONS

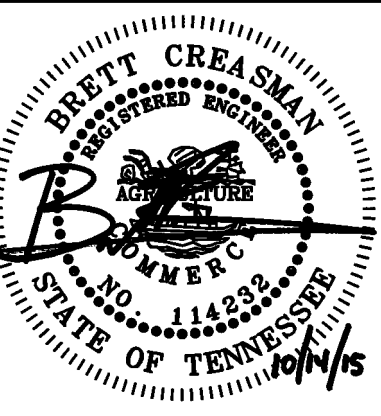
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1	10-14-15	REVISIONS PER TOTS COMMENTS
FILE NUMBER 14046	SHEET NUMBER COVER	TOTAL SHEETS 12

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**RODERICK MARKET
 LOT 92**
 THOMPSON'S STATION, TENNESSEE



No.	REVISIONS	DATE	BY
1	PER TOTS COMMENTS	10/14/2015	

DESIGNED BY:	RJA
DRAWN BY:	RJA
CHECKED BY:	BRC
DATE:	09/23/2015
KHA PROJECT NO.	118096000

EXISTING
 CONDITIONS PLAN
 SHEET NUMBER
C1-00

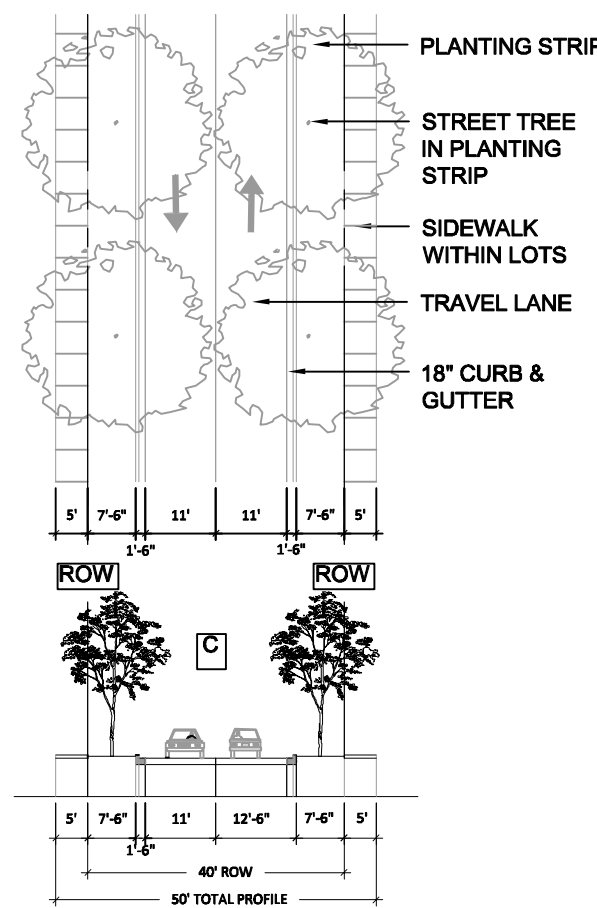
KV+D
 KISER YOGGRIN DESIGN
 5005 Meridian Blvd., Ste. 100
 Franklin, TN 37067
 Main: 615.813.0864
 www.kiservogrin.com

SITE DATA TABLE	
PROJECT NAME:	RODERICK MARKET
PARCEL ADDRESS:	4624 COLUMBIA PIKE THOMPSON'S STATION, TN
TAX MAP AND PARCEL NUMBER:	MAP 146, PARCEL 15.00
ZONING:	TOWN CENTER
LAND USE:	AUTOMOTIVE
SITE ACREAGE:	2.77 AC (120,615 SF)
PROJECT ACREAGE:	2.77 AC (120,615 SF)
IMPERVIOUS AREA:	0.98 AC (42,564 SF)
PERVIOUS AREA:	1.79 AC (78,051 SF)
PROPOSED BUILDING SF:	5,761 SF
RESTAURANT	3,768 SF
CONVENIENCE STORE	1,993 SF
RESTAURANT FRONT/SIDE PORCH	547 SF
MARKET FRONT PORCH	435 SF
REAR COVERED PORCH	1,388 SF
ENCLOSED TRASH/UTILITY AREA	377 SF
PROP. FUEL CANOPY AND CONNECTOR SF:	2,631 SF
FAR PERMITTED:	23% (27,741 SF)
FAR PROVIDED:	9.23% (11,139 SF)
PROPOSED BUILDING HEIGHT:	25' HT MAX
PARKING INFORMATION:	
PARKING REQUIRED	
RESTAURANT	37 SPACES
(1 SPACE/4 SEATS) (101 INSIDE ± 48 OUTSIDE)	
CONVENIENCE STORE	11 SPACES
(6 SPACES/1000 SF) (1906 SF)	
OUTDOOR SALES	1 SPACE
(1 SPACES/375 SF) (300 SF)	
FUEL	3 SPACES
(1.5 SPACES/1000 SF) (1906 SF)	
TOTAL PARKING REQUIRED:	52 SPACES
PARKING PROVIDED:	52 TOTAL SPACES
	48 STANDARD SPACES
	4 ACCESSIBLE SPACES
BICYCLE SPACES REQUIRED:	4 SPACES
BICYCLE SPACES PROVIDED:	5 SPACES
OPEN SPACE AREA REQUIRED:	50% MIN. (60,308 SF)
OPEN SPACE AREA PROVIDED:	62.8% (75,641 SF)
IMPERVIOUS SITE AREA REQUIRED:	MAX. 40%
IMPERVIOUS SITE AREA:	35%

- NOTES:
- ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHOWN OUTSIDE OF THE HEAVY DUTY AREAS SHALL BE LIGHT DUTY ASPHALT PAVEMENT.
 - TRASH COLLECTION TO BE PROVIDED BY A PRIVATE TRASH SERVICE.
 - STREET TREES SHOWN ON THE PROPOSED ROAD SECTION ARE CONCEPTUAL. REFER TO LANDSCAPE PLANS FOR ACTUAL LOCATIONS.

PAVEMENT LEGEND

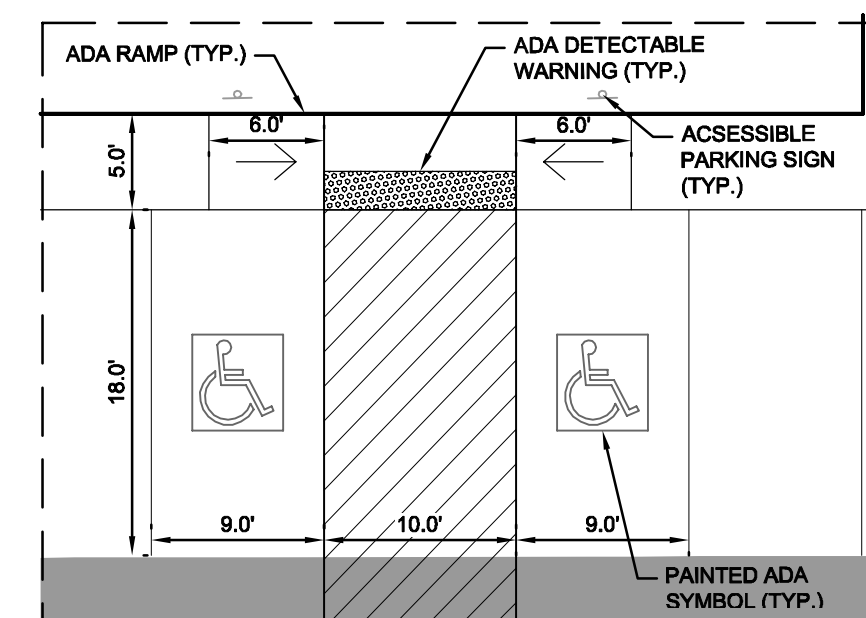
HEAVY DUTY PAVEMENT



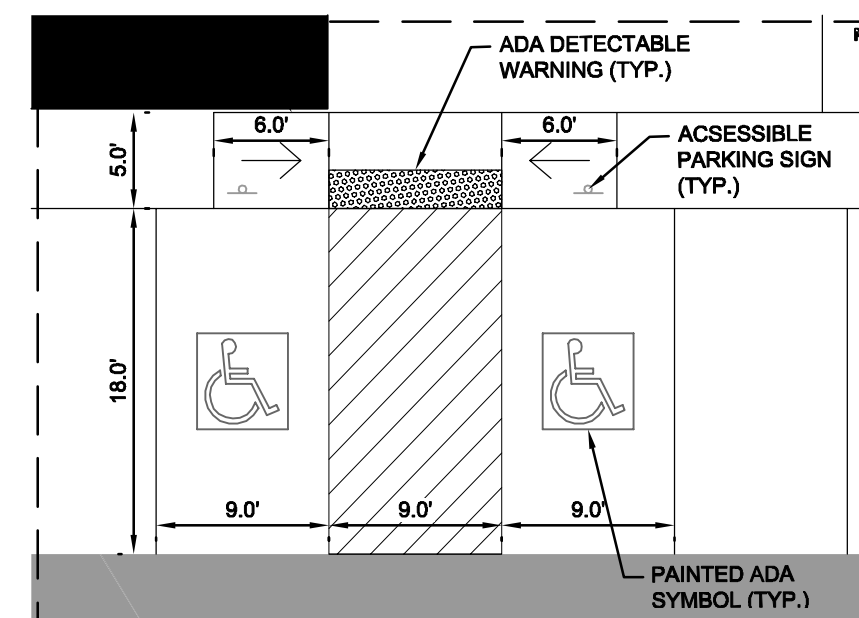
LOCAL ROAD - PUBLIC
NTS

LINE	LENGTH	BEARING
L1	562.21	S83°04'46.23"E
L2	82.89	N58°13'52.92"W
L3	243.58	N55°33'43.54"W
L4	106.54	N6°55'13.77"E
L5	42.74	N14°17'04.54"W

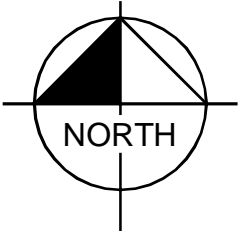
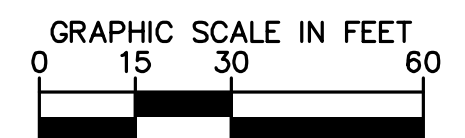
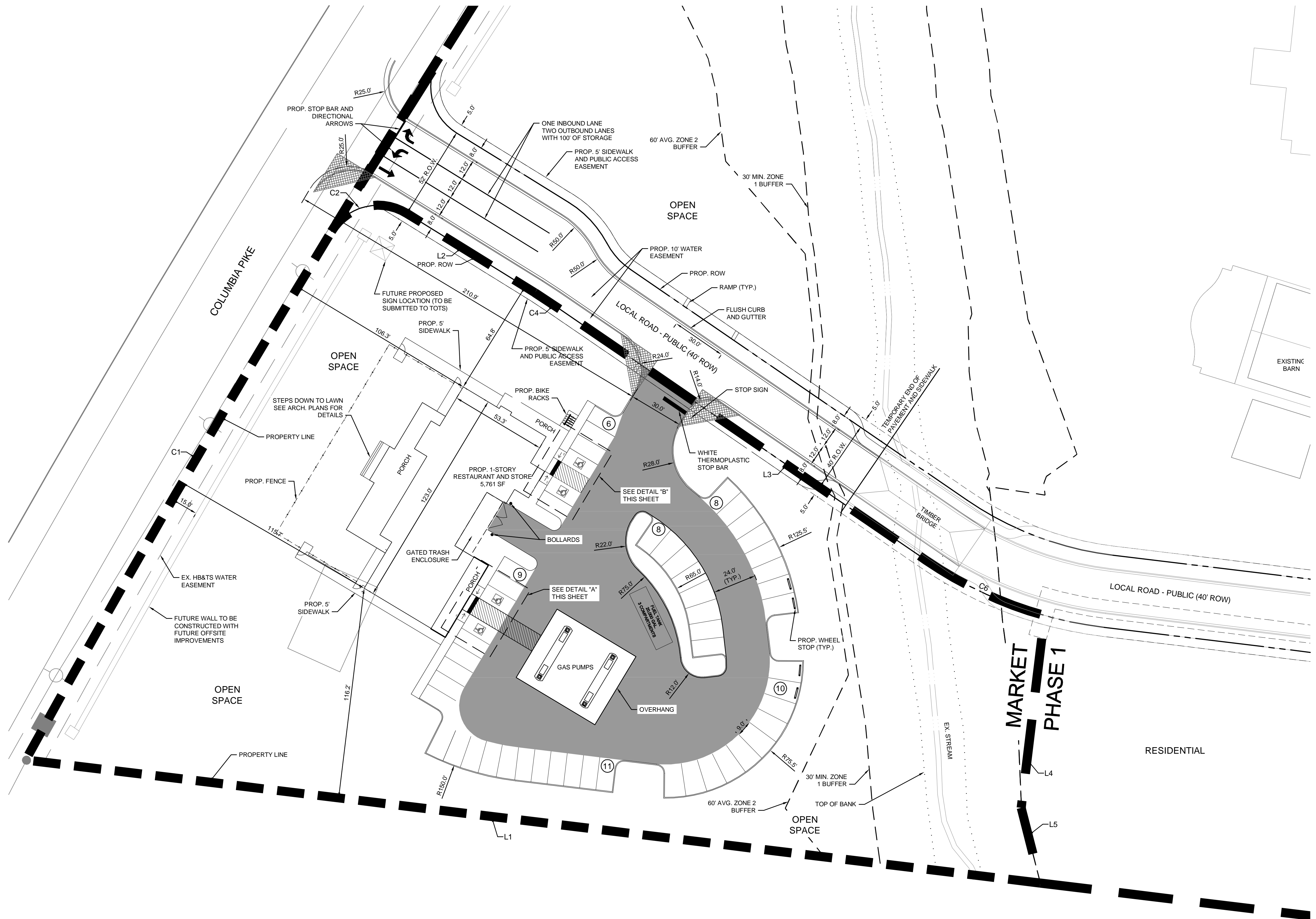
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	6701.16'	335.83'	S29°58'14"W	335.80'	2°52'17"	167.95'
C2	30.00'	47.36'	S76°32'41"W	42.59'	90°28'52"	30.24'
C4	286.66'	16.94'	N56°24'22"W	16.94'	3°23'12"	8.47'
C6	220.00'	72.35'	N84°58'58"W	72.02'	18°50'29"	36.50'



ADA PARKING - DETAIL "A"
SCALE: 1"=10'



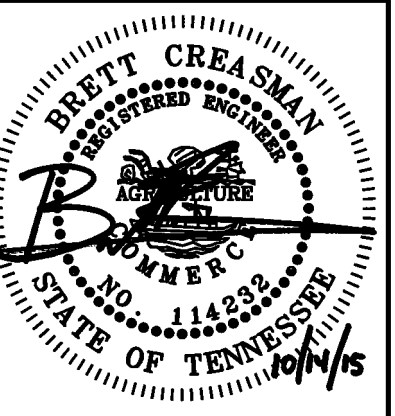
ADA PARKING - DETAIL "B"
SCALE: 1"=10'



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KV+D
KISER VOGGRIN DESIGN

RODERICK MARKET
LOT 92
THOMPSON'S STATION, TENNESSEE



NO.	DATE	BY	REVISIONS
1	10/14/2015		PER TOTS COMMENTS

DESIGNED BY:	RJA
DRAWN BY:	RJA
CHECKED BY:	BRC
DATE:	09/23/2015
KHA PROJECT NO.	118096000

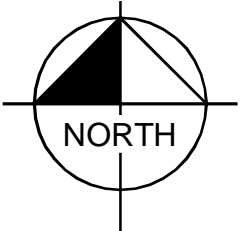
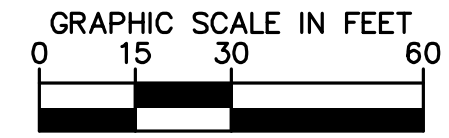
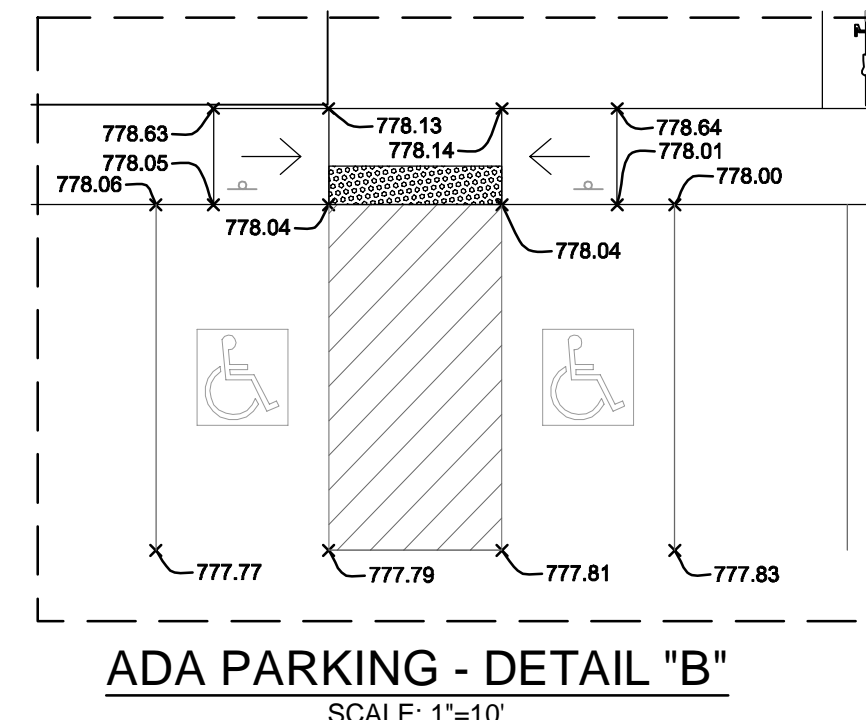
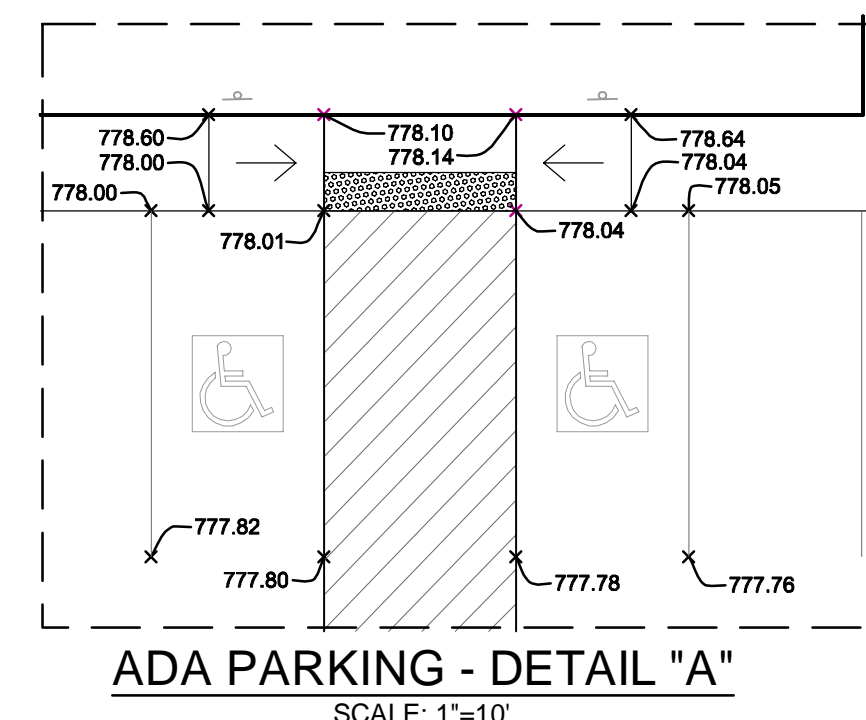
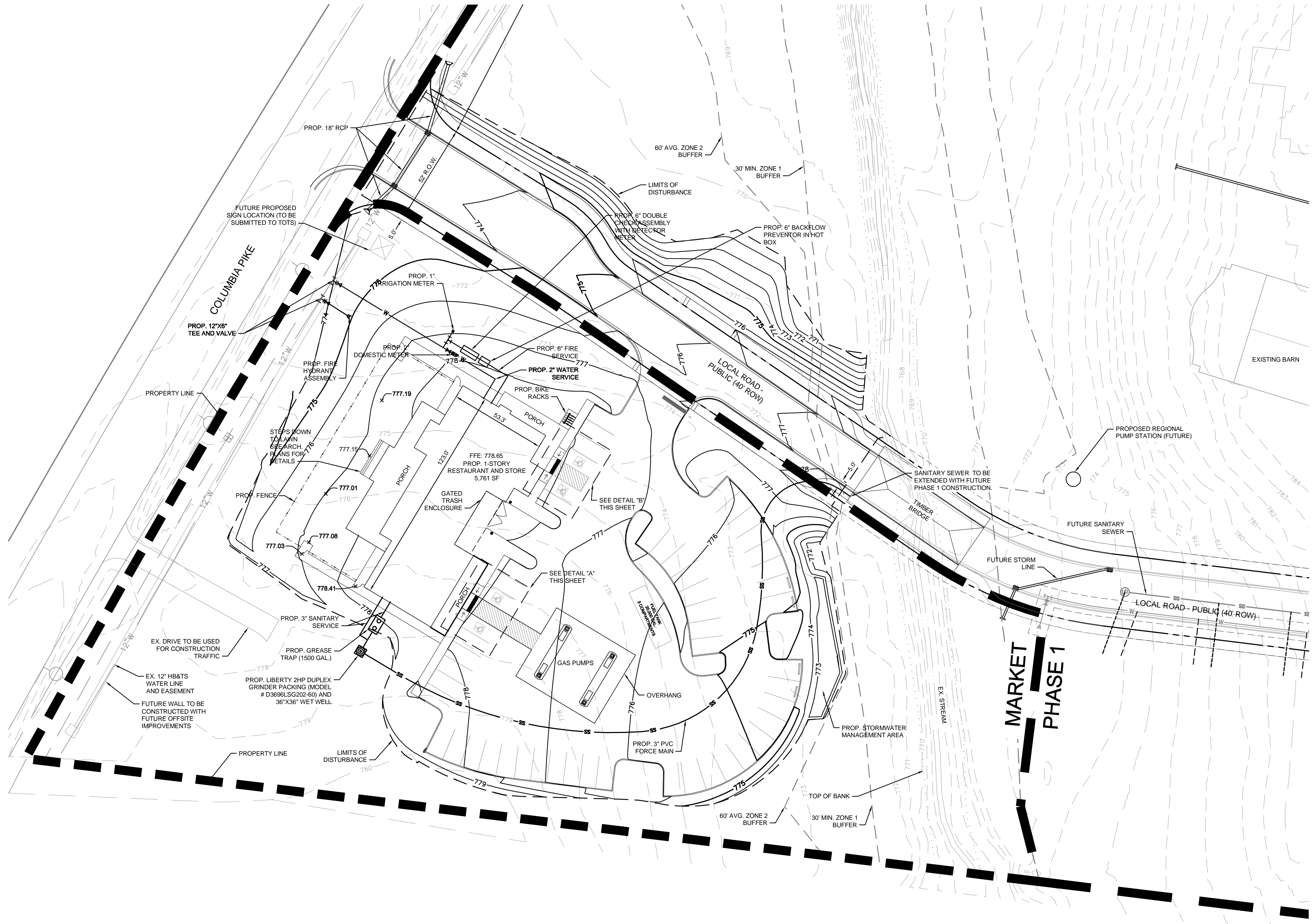
SITE PLAN

SHEET NUMBER

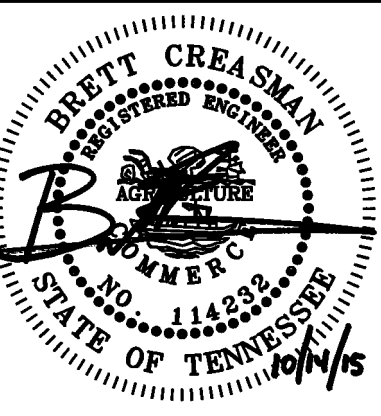
C2-00

LIMITS OF DISTURBANCE
± 2.13 AC (± 92,967 SF)

- NOTES:**
1. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OWNING AND MAINTAINING THE PUMPS, UNDERGROUND LINES, AND GREASE TRAPS ON THE PROPERTY.
 2. THERE IS NOT AN INCREASE IN STORM WATER RUN-OFF TO PUBLIC ROW.
 3. ALL FIRE PROTECTION PIPING TO BE INSTALLED BY A TENNESSEE REGISTERED FIRE SPRINKLER CONTRACTOR.
 4. DOMESTIC REDUCED PRESSURE BACKFLOW PREVENTER IS LOCATED INTERNAL TO BUILDING. PER HB&TS REQUIREMENTS, NO CONNECTIONS CAN BE MADE TO THE DOMESTIC WATERLINE PRIOR TO THE BACKFLOW PREVENTER.
 5. PEAK STORMWATER FLOWS FOR THIS SITE ARE MANAGED BY A REGIONAL DETENTION POND WITHIN PHASE I OF RODERICK PLACE. REFER TO PHASE I CONSTRUCTION PLANS AND STORMWATER MANAGEMENT REPORT FOR DETAILS.

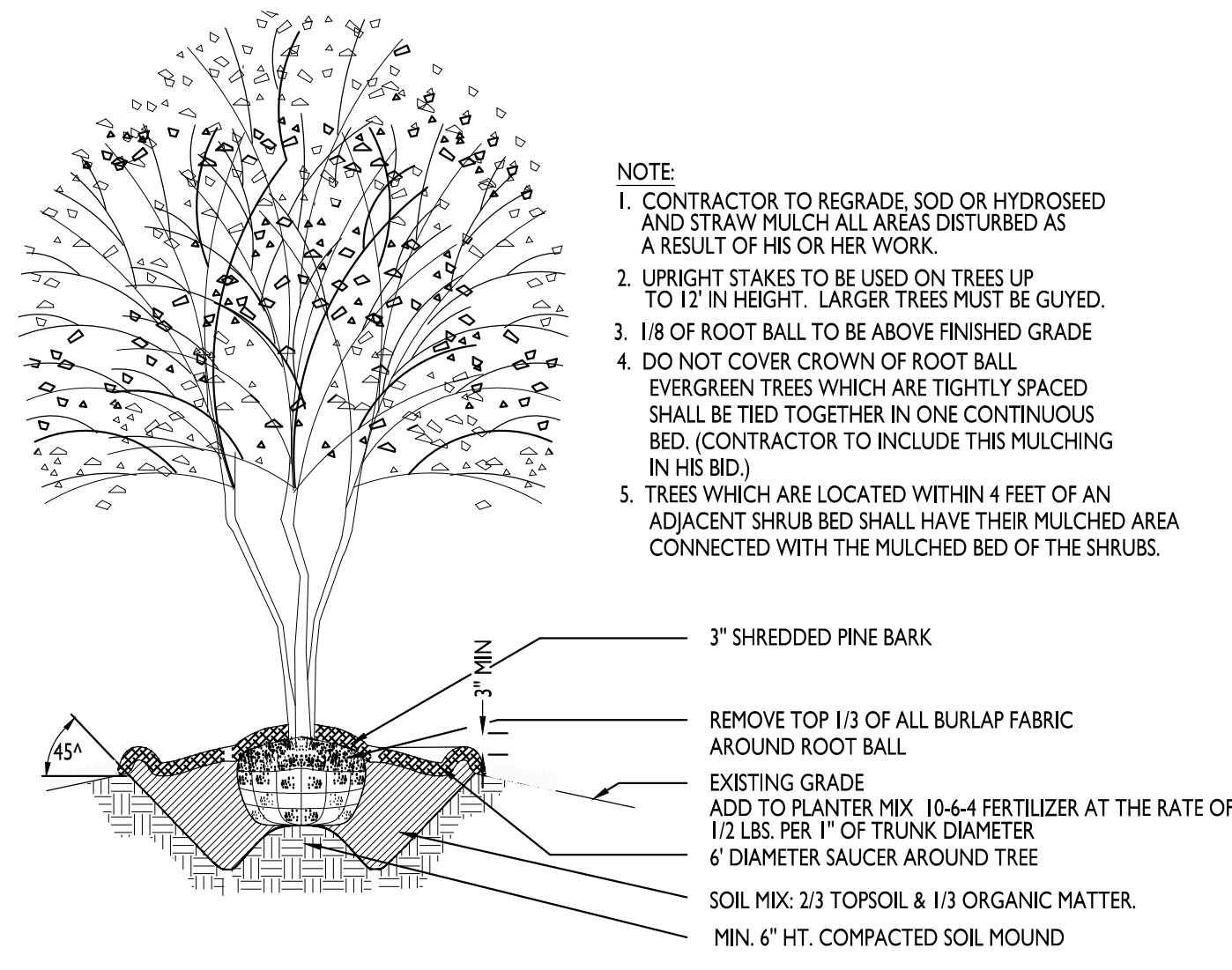


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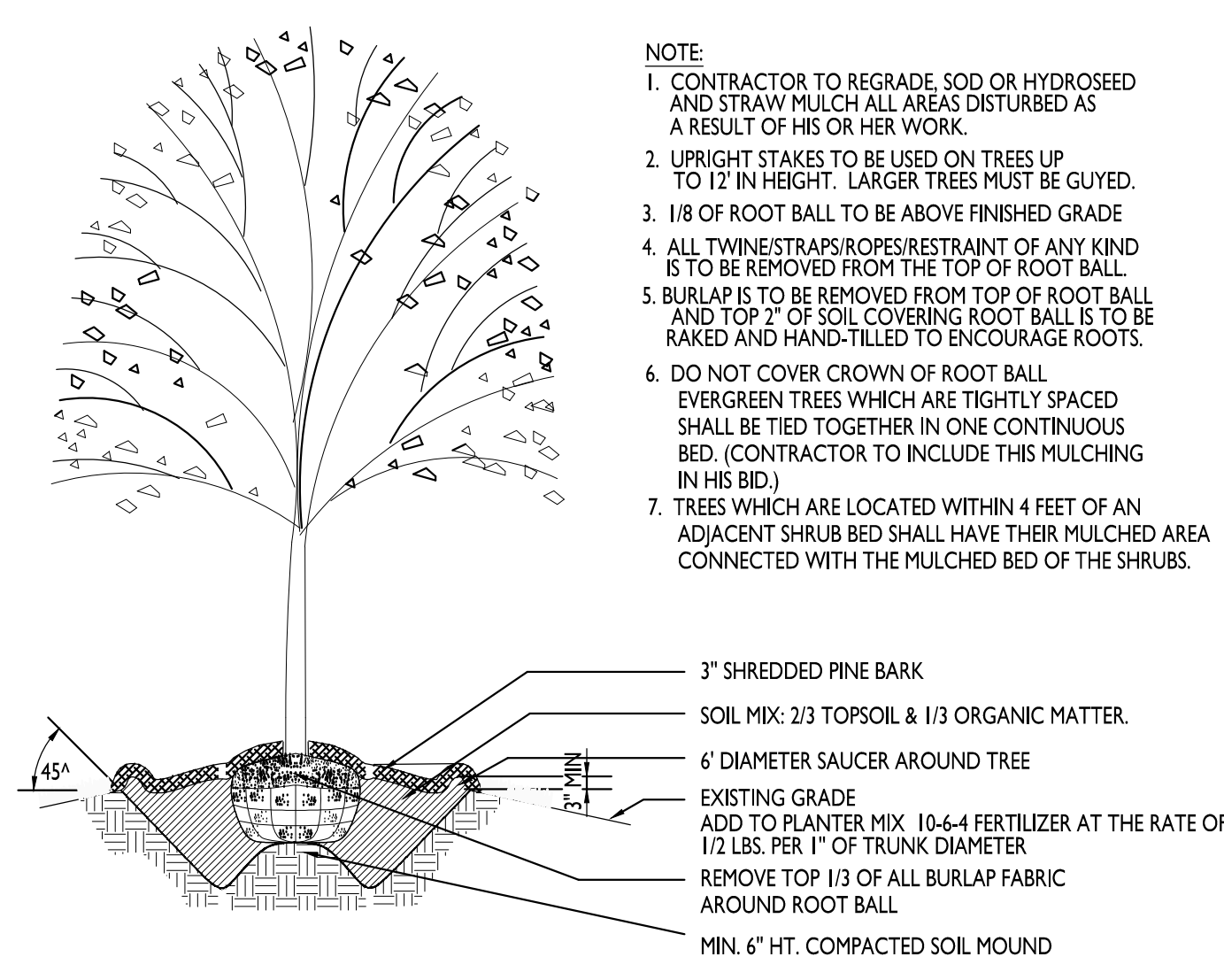
NO.	DATE	BY	REVISIONS PER TOTS COMMENTS
1	10/14/2015		

DESIGNED BY: RJA
DRAWN BY: RJA
CHECKED BY: BRC
DATE: 09/23/2015
KHA PROJECT NO. 118096000



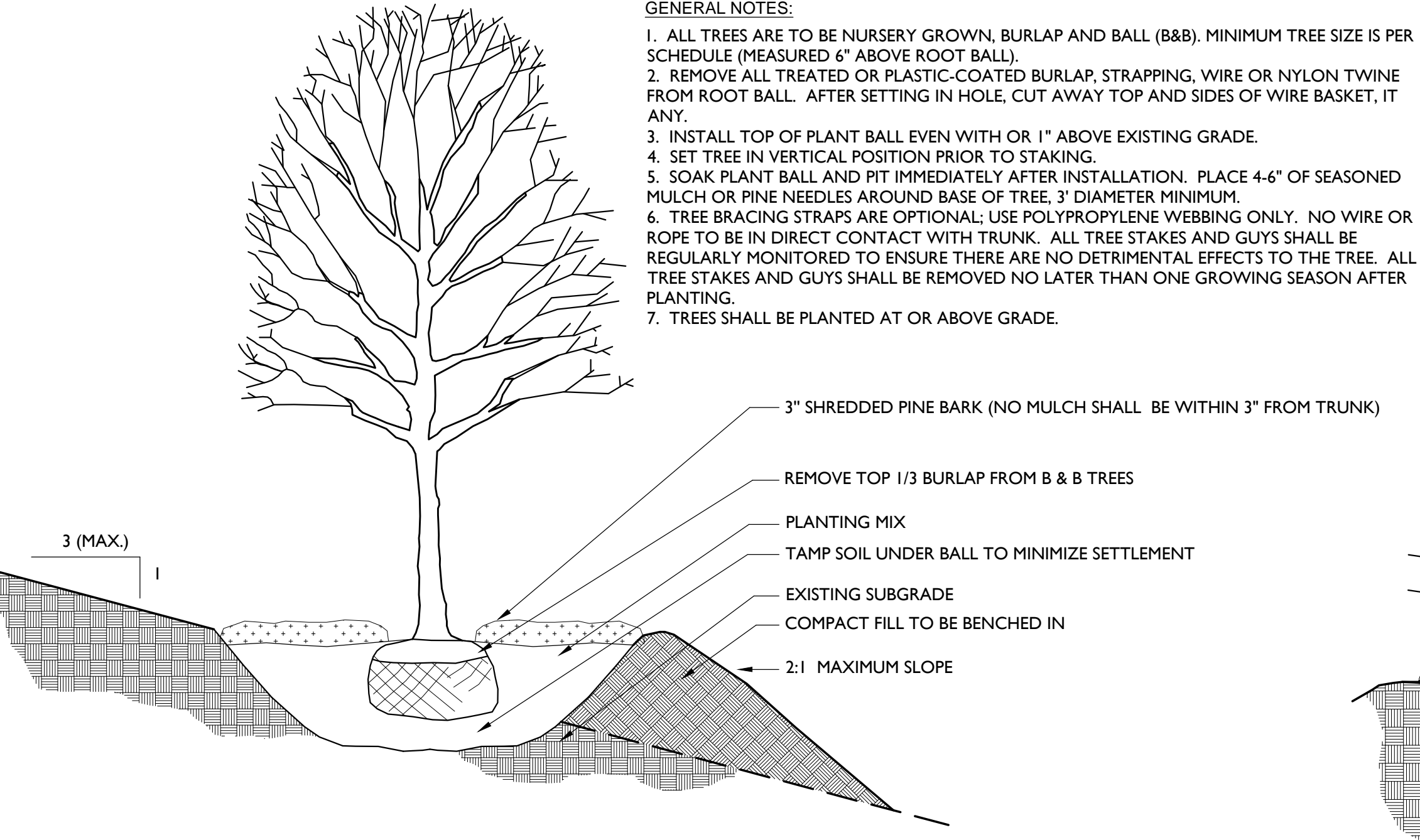
- NOTE:**
- CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF HIS OR HER WORK.
 - UPRIGHT STAKES TO BE USED ON TREES UP TO 12\"/>

1 MULTI-TRUNK TREE PLANTING
SCALE: N.T.S.



- NOTE:**
- CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF HIS OR HER WORK.
 - UPRIGHT STAKES TO BE USED ON TREES UP TO 12\"/>

2 TREE PLANTING
SCALE: N.T.S.

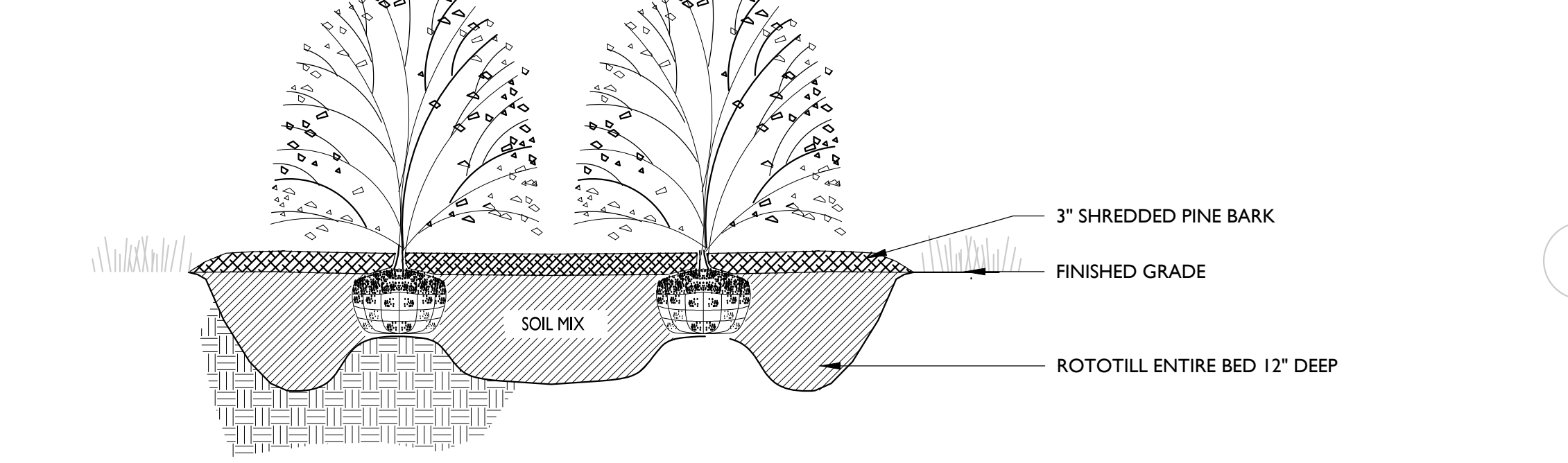


- GENERAL NOTES:**
- ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B), MINIMUM TREE SIZE IS PER SCHEDULE (MEASURED 6\"/>

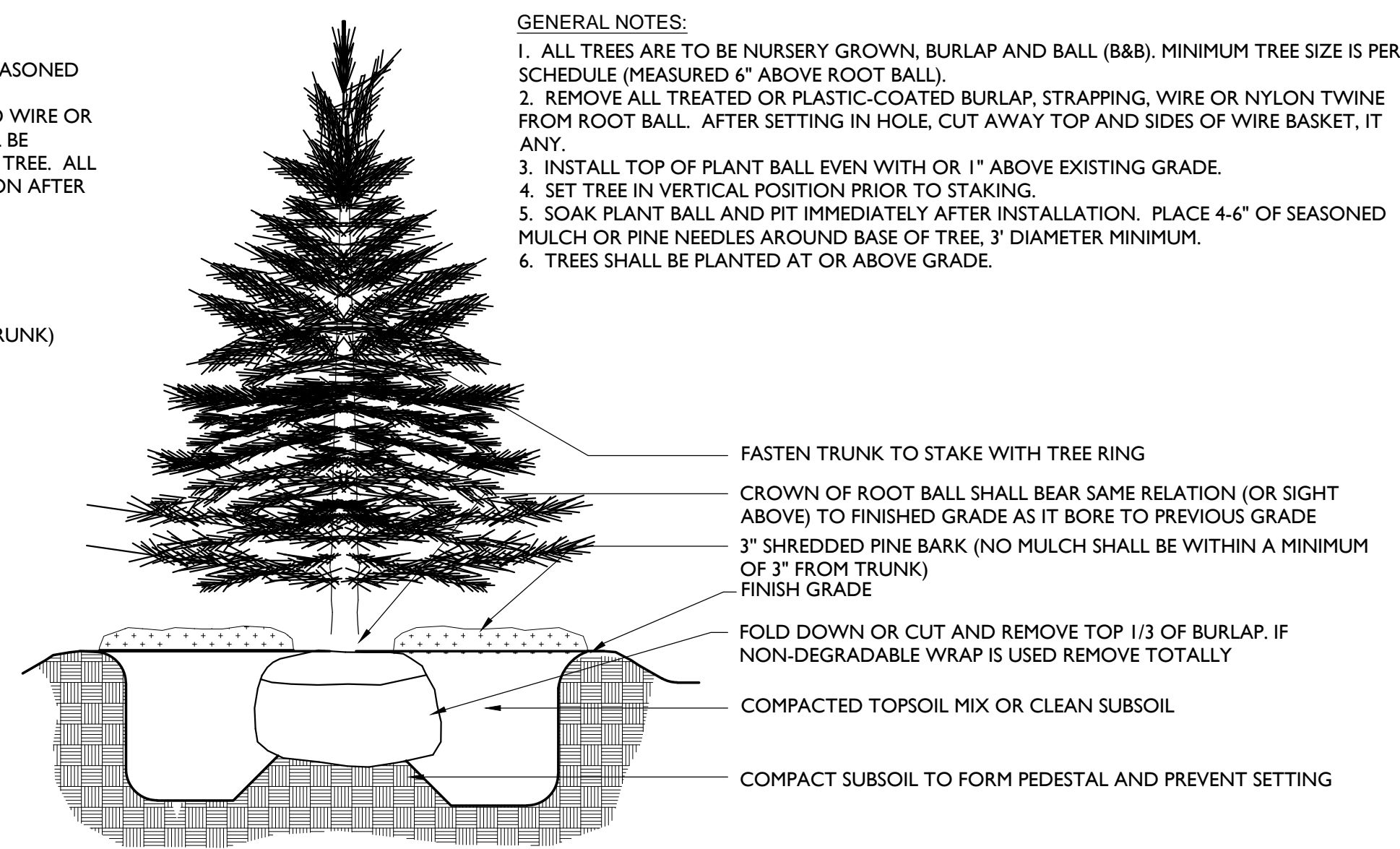
3 PLANTING ON A SLOPE
SCALE: N.T.S.

- NOTE:**
- BEDS TO HAVE SMOOTHLY CONTOURED AND CLEANLY DEFINED EDGES. BEDS SHALL BE CURVILINEAR EXCEPT AS NOTED ON PLAN.
 - PROPOSED BEDS MUST BE LAID OUT ON SITE AND APPROVED BY OWNER, IF REQUESTED BY OWNER.
 - REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL.
 - COMPLETELY REMOVE ALL STRINGS, RIBBONS, AND TAGS FROM THE PLANT.
 - SCARIFY ROOTS ON POT BOUND PLANTS.

- PLANT SPACING VARIES - (SEE PLAN).
- ALL SHRUBS TO BE PLANTED IN MULCHED BEDS.
- PRUNE ALL BROKEN, DISEASED, AND WEAK BRANCHES.
- ALL SHRUB BEDS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO REQUIRED DEPTH AND BACKFILLED WITH REQUIRED SOIL MIX.
- SOIL MIX: 2/3 TOPSOIL & 1/3 ORGANIC MATTER.
- TOP DRESS BED WITH 10-6-4 FERTILIZER AT THE RATE OF 5 LBS. PER 100 S.F. OF BED AREA.

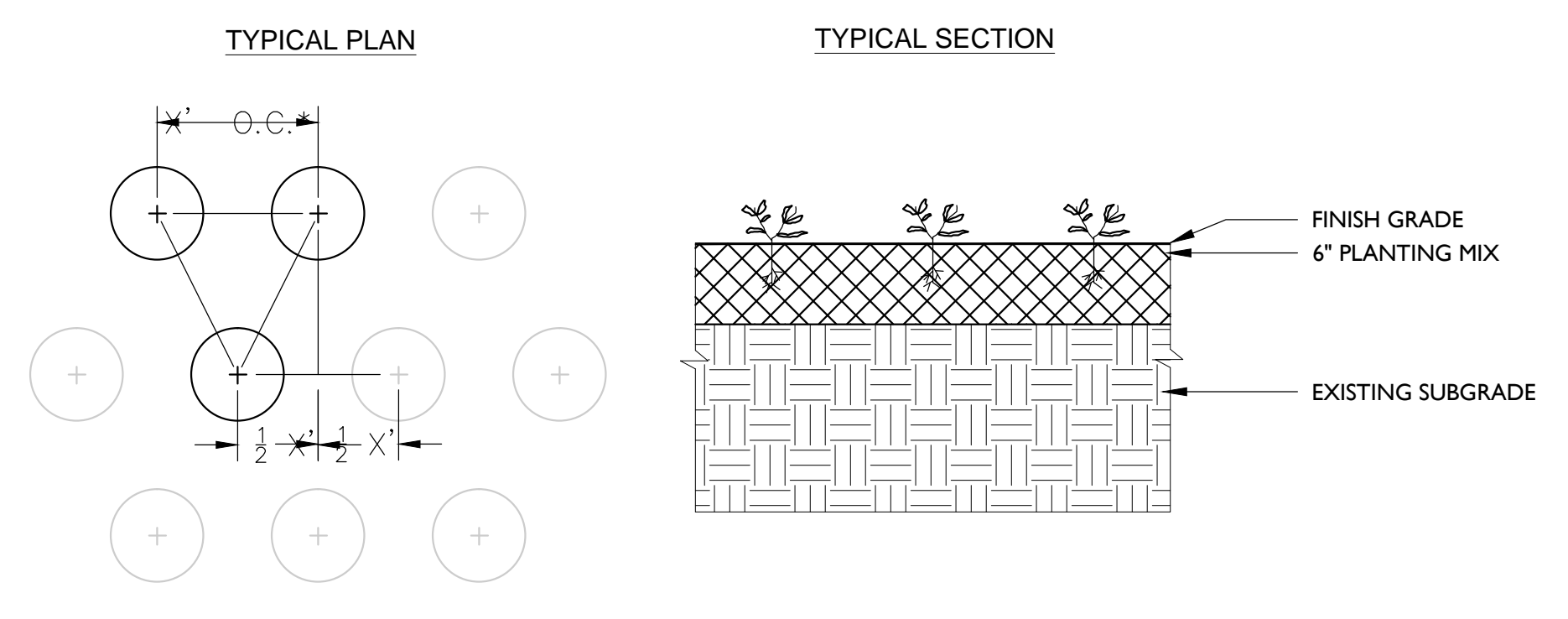


5 SHRUB PLANTING DETAIL
SCALE: N.T.S.



- GENERAL NOTES:**
- ALL TREES ARE TO BE NURSERY GROWN, BURLAP AND BALL (B&B), MINIMUM TREE SIZE IS PER SCHEDULE (MEASURED 6\"/>

4 EVERGREEN PLANTING DETAIL
SCALE: N.T.S.



*NOTE: SEE PLANTING SCHEDULE FOR SPECIFIC ON-CENTER SPACING

6 GROUNDCOVER PLANTING DETAIL
SCALE: N.T.S.

- PLANTING SPECIFICATIONS:**
- PLANTING BEDS MUST HAVE A MINIMUM SOIL DEPTH OF 12\"/>

ORDERS FOR PLANT MATERIAL:
SUBMIT CONFIRMED ORDERS FOR ALL PLANT MATERIAL, SPECIFYING NURSERY, FOR APPROVAL BY THE LANDSCAPE ARCHITECT WITHIN 35 DAYS FROM DATE CONTRACT IS AWARDED TO GENERAL CONTRACTOR OR LANDSCAPE CONTRACTOR, WHICHEVER FIRST OCCURS.

SUBSTITUTIONS:
ANY SUBSTITUTIONS TO THE SPECIFIED PLANT LIST MUST BE APPROVED BY THE LANDSCAPE ARCHITECT 7 DAYS OR MORE PRIOR TO THE BID.

TREE TAGGING:
LANDSCAPE ARCHITECT RESERVES THE RIGHT TO TAG TREES IN THE NURSERY PRIOR TO PURCHASE BY CONTRACTOR.

NURSERY SELECTION:
CONTRACTOR TO SUBMIT A LIST OF ALL NURSERIES FROM WHICH PLANT MATERIAL IS TO BE PURCHASED FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. PLANT MATERIAL PURCHASED FROM NURSERIES NOT APPROVED BY LANDSCAPE ARCHITECT WILL BE REJECTED.

PREFERRED TREE NURSERIES:
CONTRACTOR TO MAKE EVERY REASONABLE EFFORT TO OBTAIN TREES FROM THE FOLLOWING LANDSCAPE ARCHITECT PREFERRED NURSERIES:

Samara Farms: <http://www.samarafarms.com>
Hunter Trees: <http://www.huntertrees.com>
Bold Spring: <http://www.boldspring.com>
Mid Georgia: <http://midgeorgiansy.com>

STORMWATER MANAGEMENT AREA MEDIA SHALL CONTAIN A MIX OF TOPSOIL, SAND, AND COMPOST/ORGANIC MATTER TO ACHIEVE THE FOLLOWING FINAL COMPOSITION (BY VOLUME):

- 40%-60% SAND
- 20%-30% COMPOST
- 20%-30% SILTY LOAM TOPSOIL (MAXIMUM CLAY CONTENT OF TOPSOIL COMPONENT IS 20%)*

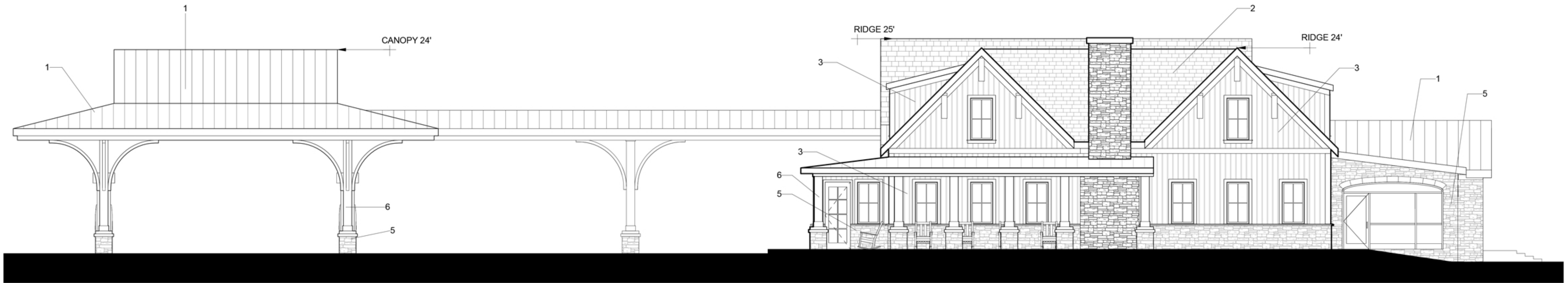
*MAXIMUM CLAY CONTENT OF TOTAL BIORETENTION FILTER MEDIA COMPOSITION NOT TO EXCEED 5%.

BIORETENTION FILTER MEDIA MUST HAVE A PH BETWEEN 5.5 AND 6.5 AND A MAXIMUM 500PPM CONCENTRATION OF SOLUBLE SALTS.

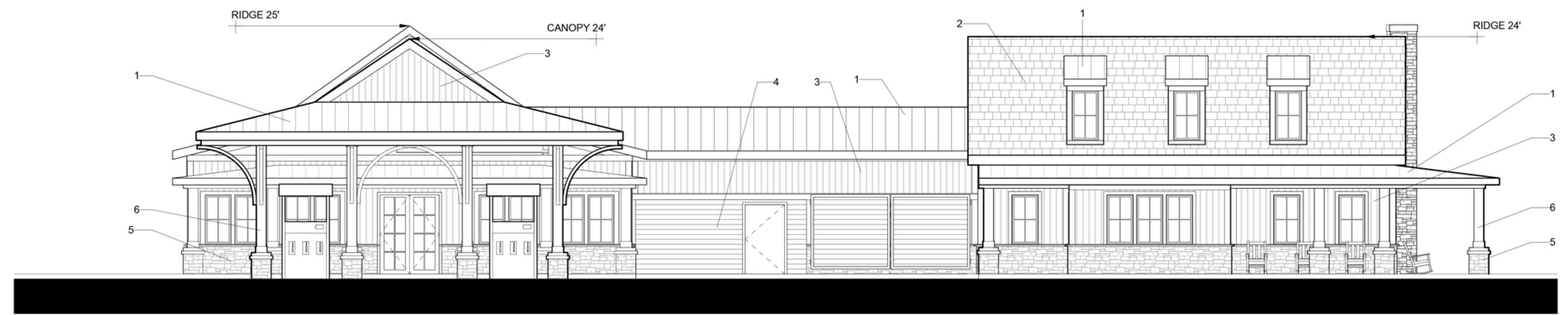


NO.	REVISIONS	DATE	BY

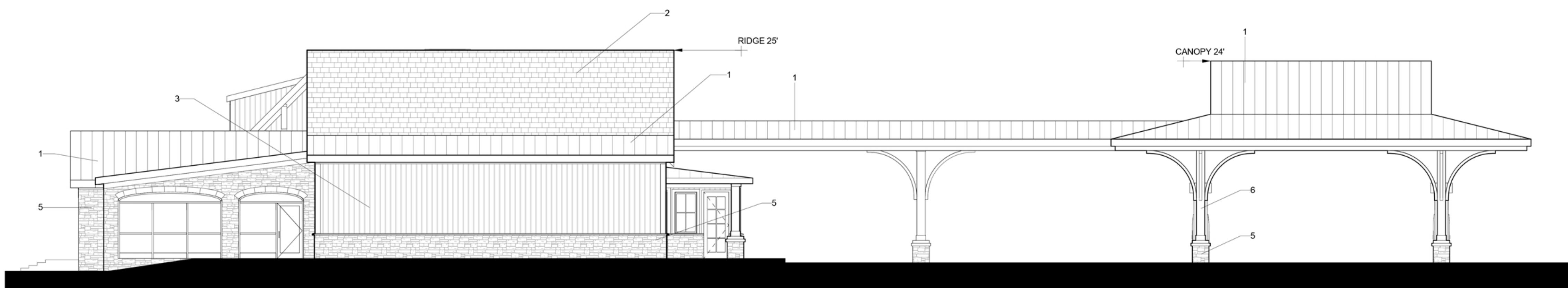
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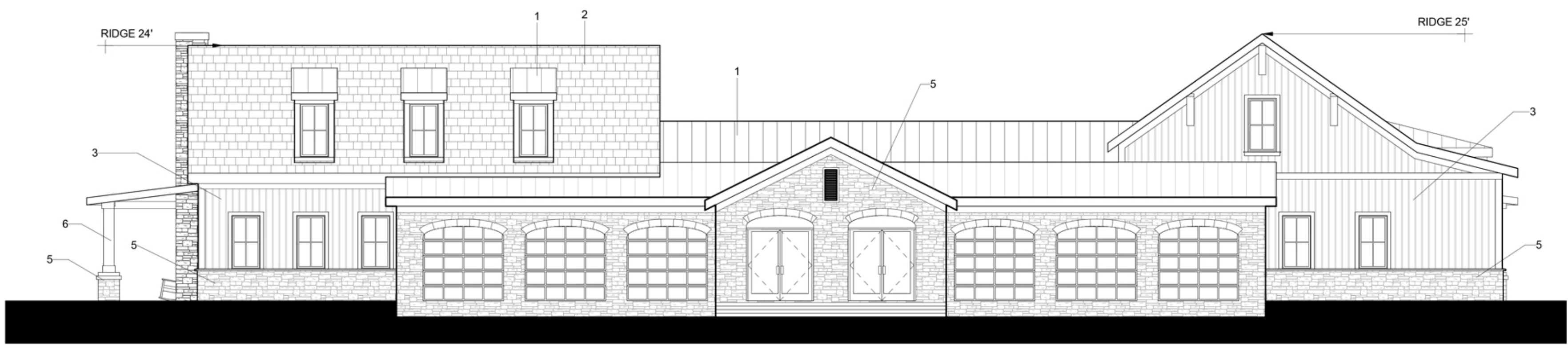
4 North
1/8" = 1'-0"
0' 4' 8' 16'



1 East
1/8" = 1'-0"
0' 4' 8' 16'



2 South
1/8" = 1'-0"
0' 4' 8' 16'



3 West
1/8" = 1'-0"
0' 4' 8' 16'

MATERIAL LEGEND

- 1 STANDING SEAM METAL ROOF
- 2 ASPHALT SHINGLE
- 3 BARN WOOD SIDING
- 4 LAP SIDING
- 5 STONE VENEER
- 6 TRIM

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237 Second Avenue South
Franklin, TN 37004

RODERICK MARKET
THOMPSON STATION, TENNESSEE

No.	REVISIONS	DATE	BY	SE
1	REVISIONS PER TOTS COMMENTS	10-14-15		

DESIGNED BY: MH
DRAWN BY: SE
CHECKED BY: MH
DATE: 09/21/2015
KHA PROJECT NO.
118096000

ELEVATIONS
SHEET NUMBER
A1-00

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EXAMPLE OF ROLL-UP DOORS AT OUTDOOR PATIO



WEST ELEVATION

SCALE: 1/8" = 1'0"

OUTDOOR ROLL-UP PATIO DOORS



WEST ELEVATION - DOORS UP

SCALE: 1/8" = 1'0"

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KISER YOGRIN DESIGN

RODERICK MARKET
THOMPSON STATION, TENNESSEE

No.	REVISIONS PER TOTS COMMENTS	DATE	BY
1		10-14-15	SE

DESIGNED BY: MH

DRAWN BY: SE

CHECKED BY: MH

DATE: 09/21/2015

KHA PROJECT NO.
118096000

ELEVATIONS

SHEET NUMBER

A1-20

Thompson's Station Planning Commission
Staff Report – Item 8 (File: SP 2015-008 & DR 2015-007)
October 27, 2015

Site Plan for the development of (Roderick Market) a restaurant and convenience store with a gas station within Roderick Place.

PROJECT DESCRIPTION

The applicant, Kiser/Vogrin Design has submitted a site plan application for the development of a restaurant and convenience store with a gas station on a 2.77 acre site located along the east side of Columbia Pike, north of Thompson's Station Road, south of Critz Lane within Roderick Place.

BACKGROUND

The project site was rezoned in November 2006 to Specific Plan and a concept plan with envisioning book was approved as part of the rezone process. A revision to the concept plan was approved in October 2007, which included 174 residential units and 127,606 square feet of commercial uses. On October 2014, the Commission approved another revision to include 198 residential units and 127,606 square feet of commercial uses.

ANALYSIS

Site Plan

The applicant is proposing the development of a 5,761 square foot one story building containing a restaurant with patio dining and a convenience store with gas facilities on 2.77 acres.

Zoning/Land Use

The project is consistent with the approved plan for the development of a restaurant and convenience store/gas station in this location. The building will be a maximum of 25 feet in height and will have one entrance in the rear to provide access to both the store and the restaurant. The gas pumps will be located in the rear of the site along with all parking. The gas pump canopy is connected to the main building. The restaurant will have an enclosed patio area with a fenced lawn area along the front elevation. A trash area is provided along the rear elevation and will be screened by a gated enclosure. Mechanical equipment is not identified on the plan, therefore, Staff recommends a contingency by placed on the project identifying the location and providing screening. In addition, commercial driveways are required to incorporate enhanced paving and landscaping for entrances. Therefore, Staff also recommends the driveway entrance incorporate enhanced paving to complement the site entrance.

Parking

All parking will be provided on site. The project requires 52 spaces along with bicycle parking. The parking will be located in the rear portion of the site and a landscaped island is provided every eight to 11 spaces. A bike rack will be provided on the side elevation. Therefore, the project conforms to code requirements for parking.

Lighting

The project site will have lighting on site for the parking areas and building. A photometric plan was submitted and demonstrates that lighting shall not exceed the maximum illumination permitted at property lines. Therefore, no spillover is anticipated as demonstrated by the photometric survey completed for the lighting.

Open Space

Open space requirements for the Specific Plan zone were 40% for residential land uses and 50% for non-residential land uses. The site is 2.77 acres thereby requiring approximately 1.4 acres of open space. The project as proposed has 1.74 acres of open space. Therefore, the proposal meets the requirements set forth for approval of the plans.

Architecture

The architecture consists of a mixture of barn wood, stone veneer and siding. The Design Guidelines state to “keep the design consistent with the positive character of the surrounding area in terms of both existing character and desired future character.” The proposed design is intended to reflect a more rural atmosphere. The DRC is scheduled to review the architecture on November 4, 2015.

Landscaping

The landscaping requirements are set forth as part of the approval for the Specific Plan. The project includes a street buffer of 15 feet in width to be planted along Columbia Pike and shall be planted with one tree for every 50 feet along Columbia Pike. Landscape buffers are required along the remaining property lines to provide a street buffers and a buffer between residential and nonresidential land uses. In addition, parking lot landscape islands are required every 12 spaces. The landscaping consists of Black Gum, Scarlet Oaks, Nuttall Oaks, Cypress, and Japanese Cedar trees. In addition, a variety of shrubs and grasses will be provided throughout the site. The landscaping is consistent with the approved plans, however, Staff does recommend that a landscaping bond be posted, a pre installation meeting for landscaping occur. These are standard recommendations for all nonresidential projects.

RECOMMENDATION

The project, as proposed, is consistent with the approvals granted for the Specific Plan; however Staff recommends the following contingencies:

1. Prior to issuance of grading 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. A construction entrance shall be installed and utilized throughout the construction of the overall project site.
2. Prior to the issuance of building permits, the site plan shall be modified to incorporate enhanced paving at the project entrance and all mechanical equipment locations shall be identified and screening provided.
3. Prior to the issuance of building permits, the applicant shall post a letter of credit for the landscaping.
4. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.
5. Any change of use or expansion of the project site shall conform to the requirements set forth within the Zoning Ordinance and shall be approved prior to the implementation of any changes to the project.

ATTACHMENTS

Site Plan Packet

Thompson's Station Planning Commission
Staff Report – Item 9
October 27, 2015
Annexation/Rezone for the Farms at Thompson’s Station.

PROJECT DESCRIPTION

A request from Tex Ten, LLC to annex 1,961 acres north of State Route 840, south of Coleman Road is presented along with a request to zone 1,229 acres north of West Harpeth Road, south of Coleman Road to Transect Community (TC) in order to create a mixed-use and golf club community, while the remaining acreage south of West Harpeth Road be maintained in its existing condition as no development proposal is being submitted at this time.

ANALYSIS

Property owners Thomas Keenan and Gary and Portia Baker have requested that the Town annex and rezone five properties totaling 1,961.17 acres. The property is surrounded by a mix of agricultural/vacant land and single-family housing.

The property is adjacent to the existing corporate limits as the Keenan family owns one parcel south of 840 which was annexed in 2012. The Town’s urban growth boundary (UGB) extends north of W. Harpeth Road and incorporates all of the Keenan tracks. The Baker parcels are adjacent to the Keenan track outside of the UGB.

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

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

GROWTH SECTOR/ZONING

On September 29, 2015, the Board of Mayor and Aldermen passed the ordinance adopting the new Land Development Ordinance (LDO). As part of the process, a growth sector map was created to identify the intended growth patterns throughout the Town. This proposed annexation is located west of the CSX railroad, which is an area that is predominantly O2 – Rural Open Space sector with mostly D1 and T2 zoning. Therefore, given its location adjacent to existing O2, it would be appropriate and consistent for the land south of West Harpeth Road, north of State Route 840 be within the O2 sector designation with a T2 zoning designation. The land located north of West Harpeth to Coleman Road with frontage along Carters Creek Pike should be located within the G1 Controlled Growth sector with a TC (Transect Community) zoning.

RECOMMENDATION

Staff recommends that the Planning Commission recommend to the Board of Mayor and Aldermen to annex the property, adopt a resolution identifying a plan of services and adopt an

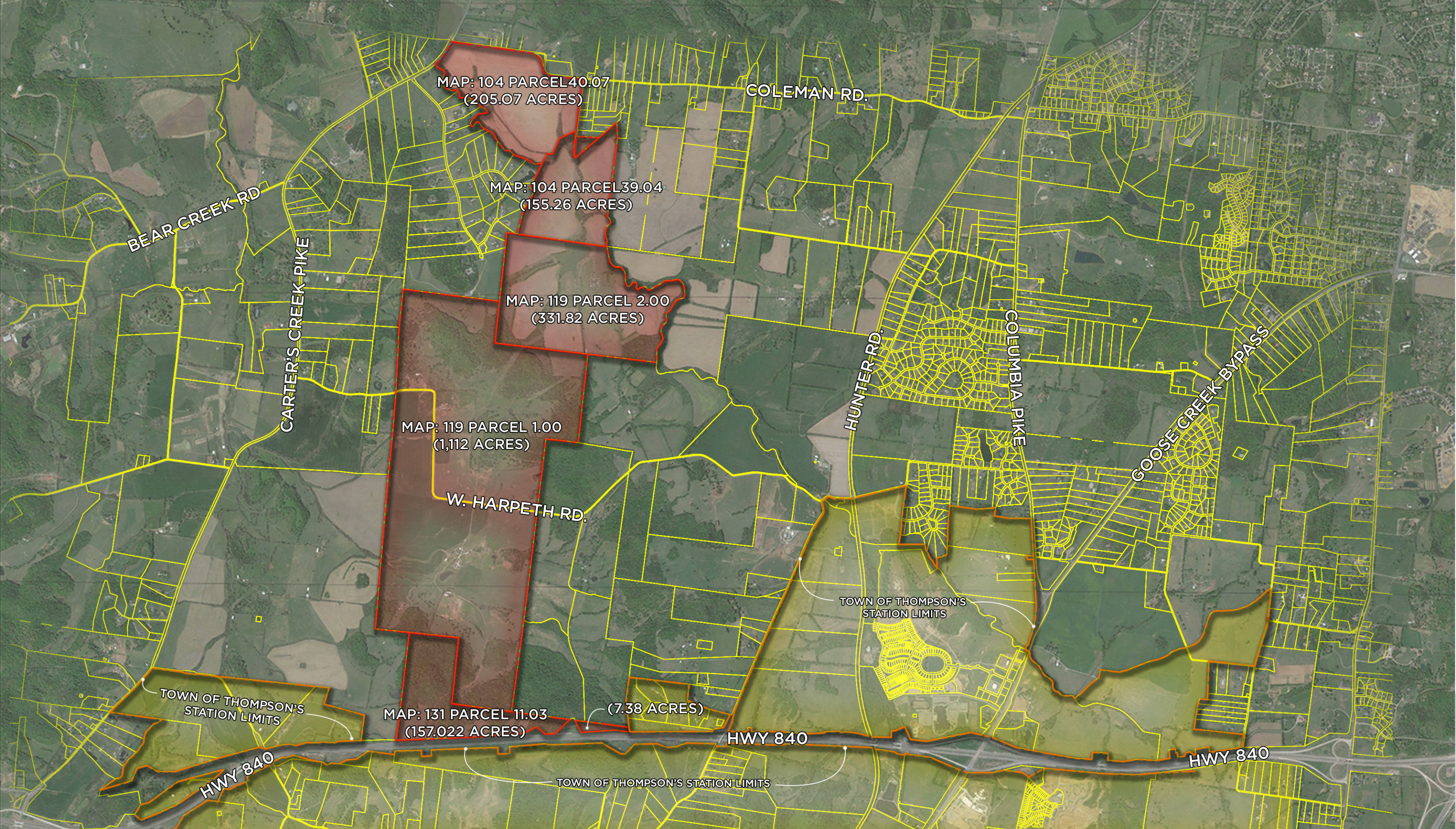
ordinance to zone the land north of West Harpeth Road, south of Coleman Road as Transect Community (TC) and the land south of West Harpeth Road, north of State Route 840 as T2.

ATTACHMENTS

Exhibit A – Vicinity map

Exhibit B – Proposed Growth Sector

Exhibit C – Proposed Zoning Map



MAP: 104 PARCEL 40.07
(205.07 ACRES)

COLEMAN RD.

BEAR CREEK RD

MAP: 104 PARCEL 39.04
(155.26 ACRES)

CARTER'S CREEK PIKE

MAP: 119 PARCEL 2.00
(331.82 ACRES)

HUNTER RD.

COLUMBIA PIKE

GOOSE CREEK BYPASS

MAP: 119 PARCEL 1.00
(1,112 ACRES)

W. HARPETH RD.

TOWN OF THOMPSON'S
STATION LIMITS

TOWN OF THOMPSON'S
STATION LIMITS

MAP: 131 PARCEL 11.03
(157.022 ACRES)

(7.38 ACRES)

HWY 840

HWY 840

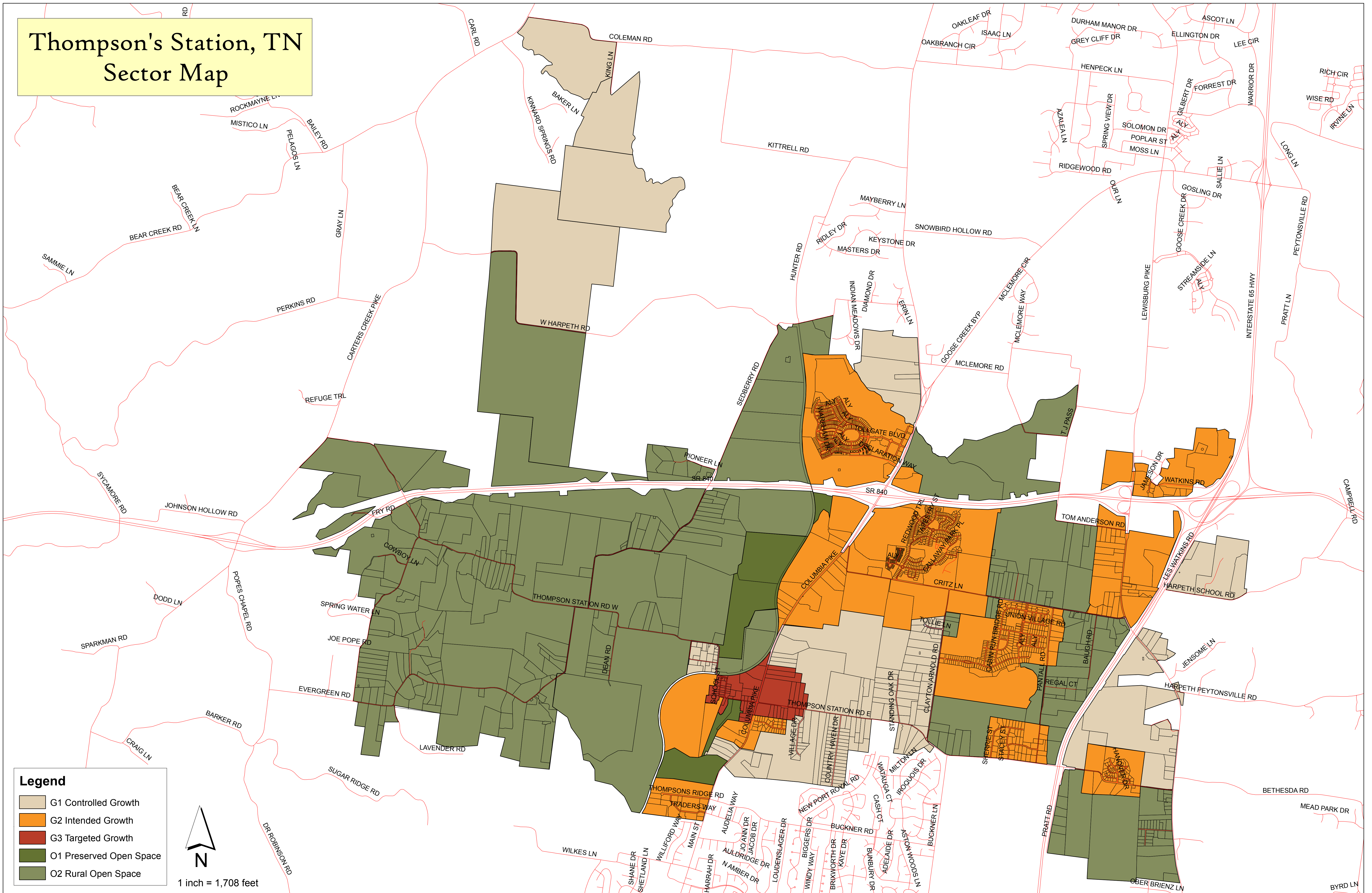
TOWN OF THOMPSON'S STATION LIMITS

HWY 840

ANNEXATION EXHIBIT


MAP: 104 PARCEL 40.07/ MAP: 104 PARCEL 39.04/ MAP: 119 PARCEL 2.00/
MAP: 119 PARCEL 1.00/ MAP: 131 PARCEL 11.03

Thompson's Station, TN Sector Map

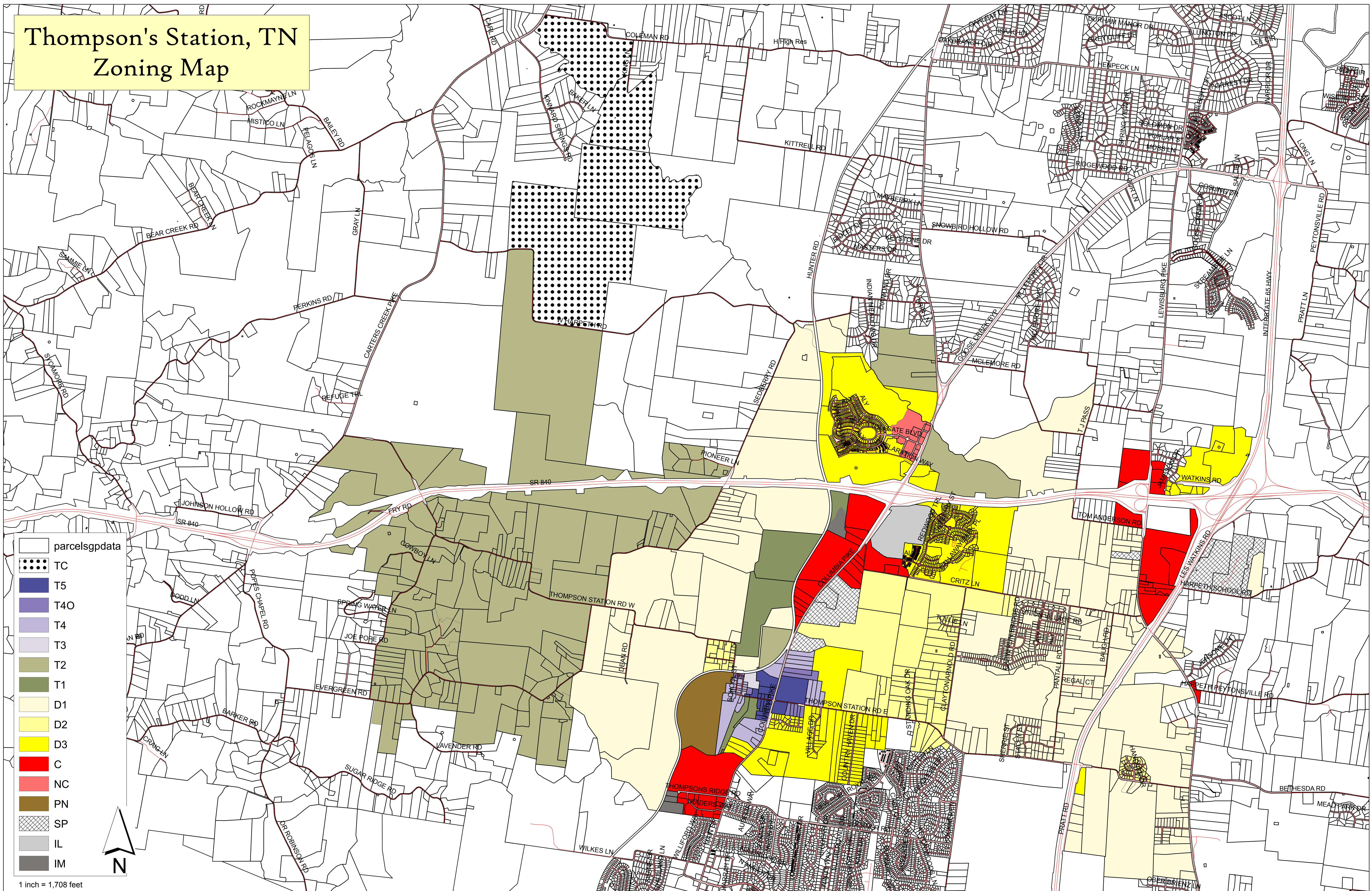


Legend

- G1 Controlled Growth
- G2 Intended Growth
- G3 Targeted Growth
- O1 Preserved Open Space
- O2 Rural Open Space


 1 inch = 1,708 feet

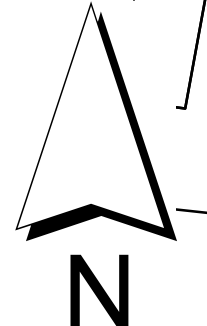
Thompson's Station, TN Zoning Map



parcelsgpdata

- TC
- T5
- T40
- T4
- T3
- T2
- T1
- D1
- D2
- D3
- C
- NC
- PN
- SP
- IL
- IM

1 inch = 1,708 feet



**THE TOWN OF THOMPSON'S STATION MUNICIPAL PLANNING COMMISSION
REPORT ON THE PLAN OF SERVICES FOR OF CERTAIN PROPERTIES (Map 104
Parcel 40.07 – 205.07 acres; Map 104 Parcel 39.04 – 155.26 acres; Map 119 Parcel 2.00 –
331.82 acres; Map 119 Parcel 1.0 – 1,112 acres; and Map 131 Parcel 11.03 – 157.02 acres),
SOUTH OF COLEMAN ROAD, NORTH OF STATE ROUTE 840.**

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

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

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

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

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

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

A. Police

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

B. Fire

The same regular fire protection service now provided within the Town will be extended to the annexed area on the effective date of annexation. The Town currently does not provide fire protection service but will assist the property owner/developer in working with the Williamson County Fire and Rescue Squad to coordinate the provision of fire protection service. In addition, the property owner/developer has offered to dedicate land to the Town within the annexed area suitable for a public safety building to assist in the provision of fire protection.

C. Water

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

D. Sewers

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

E. Power (Electric)

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

Natural Gas

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

Refuse Collection/Recycling

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

Streets

1. Emergency maintenance of streets (repair of chuckholes, measures necessary for traffic flow, etc.) within the annexed area will begin after the effective date of annexation.
2. Routine maintenance of existing roads and rights-of-way within the annexed area will begin after the effective date of annexation in accordance with the scheduling policy for paving. Due to the proposed development and anticipated construction traffic, paving of existing roads may be delayed. The developer/property owner shall be responsible for the construction and dedication of streets in accordance with Town regulations and ordinances.
3. Street name signs and traffic control signs and devices on existing streets within the annexed area will be installed in accordance with the current policies of the Town. The developer/property owner shall be responsible for the initial installation of such signs and devices on newly constructed streets.
4. The Town will add existing and future streets to the Town's transportation plan.

Planning & Codes Services

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

Recreation/Trails

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

trails. The developer/property owner has agreed to dedicate land within the annexed area to allow for the future connection and extension of the Town's trail system to the developments.

Schools

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

Section 2.

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

THOMPSON'S STATION MUNICIPAL
PLANNING COMMISSION

Jack Elder