

Town of Thompson's Station  
Design Review Commission  
Meeting Agenda  
November 1, 2017

**Meeting Called To Order**

**Minutes-**

**Consideration Of The Minutes Of The September 6, 2017 Meeting**

Documents:

[09062017 DRC MINUTES.PDF](#)

**New Business:**

**1. Design Review For A Retail, Rental And Maintenance Facility For Thompson Machinery Located At 4545 Columbia Pike. (File: SP 2017-006; DR 2017-004)**

Documents:

[DRC STAFF REPORT.PDF](#)

[PLAN PACKET FOR THOMPSON MACHINERY.PDF](#)

**Adjourn**

*This meeting will be held at **4:00 p. m.** at the Thompson's Station Community Center,*

*1555 Thompson's Station Road West*

Town of Thompson's Station  
Design Review Commission  
Minutes of the Meeting  
September 6, 2017

**Call to Order.**

The meeting of the Design Review Commission of the Town of Thompson's Station was called to order at 4:02 p.m. on Wednesday, September 6, 2017 with the required quorum. Members and staff in attendance were Commissioners Kim Peterson, Wanda Bradley, Steve Bennett, Darryl Stevens and Town Planner Wendy Deats. Commissioner Huntly Gordon was unable to attend.

**Consideration of Minutes.**

The minutes of the April 5, 2017 meeting were previously submitted.

**Commissioner Stevens moved for the approval of the April 5, 2017 minutes. The motion was seconded and carried unanimously.**

**Unfinished Business:**

None.

**New Business.**

1. Design review for the addition of an 1,800-square foot building for an expansion of an existing automotive facility (Fast Lane Express Lube). (SP 2017-003; DR 2017-002).

Gerald Bucy was present to answer questions on behalf of the applicant.

- 1. After discussion, Commissioner Stevens made a motion to approve Design review for the addition of an 1,800-square foot building for an expansion of an existing automotive facility (Fast Lane Express Lube). (SP 2017-003; DR 2017-002) as described without signage. The motion was seconded and carried unanimously.**

**Adjourn.**

There being no further business, the meeting was adjourned at 4:11 p.m.

---

Huntly Gordon, Chairman

---

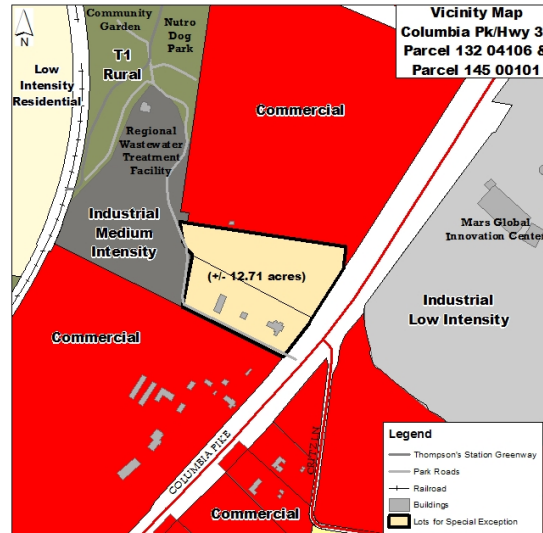
Kim Peterson, Vice Chairman

**Thompson's Station Design Review Commission  
Staff Report (SP 2017-006, DR 2017-004)  
November 1, 2017**

**Request for design review approval of a retail, rental and maintenance facility for Thompson Machinery located at 4545 Columbia Pike.**

**REQUEST**

The applicant, Kimley Horn on behalf of Thompson Machinery is requesting approval of a site plan to construct an equipment sales, rental and maintenance facility for Thompson's Machinery at 4545 Columbia Pike within the Community Commercial (CC) zoning district.



**BACKGROUND**

On May 16, 2017, the Board of Zoning Appeals approved a special exception permit (File: BZA 2017-002) to permit the construction of an equipment sales, rental and maintenance facility with the following contingencies:

1. *All storage of equipment shall be located behind the primary retail building and screened.*
2. *All maintenance activities shall be conducted within an enclosed building located in the rear of the site.*
3. *The subject site shall be developed in accordance with all development standards identified within the Land Development Ordinance and the Design Guidelines.*
4. *Access shall be improved to public roadway standards for the south access and one access to the north is permitted and limited to a right-in/right-out access.*

On October 24, 2017, the Planning Commission approved the site plan (File SP 2017-006, DR 2017-004) for the development of a 11,430-square foot building and a 225-square foot equipment enclosure with the following contingencies:

1. *The project shall comply with all Board of Zoning Appeals conditions of approval.*
2. *Prior to the issuance of building permits, TDOT approval shall be obtained for access on Columbia Pike (SR6).*
3. *Prior to issuance of grading or building permits, construction plans shall be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.*

4. *Prior to the installation of a building permit, approval from the Design Review Commission shall be obtained.*
5. *Prior to the issuance of a building permit, the landscape plan shall be revised to include additional shrubs along the south property line and the parking area within 25 feet of Columbia Pike.*
6. *Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.*
7. *Prior to the installation of any lighting on site, a photometric survey shall be submitted and subject to Planning Commission review and approval.*
8. *Prior to the installation of signage, a master sign plan approval shall be obtained.*
9. *Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.*

### Design Review

The project consists of two buildings, one fronting Columbia Pike and a small accessory building located in the rear of the site. The primary building is 11,430 square feet and located along the road frontage with a 20-foot setback behind the landscaping. Parking is located in the interior and rear of the site with the primary access to the building on the south elevation.

The proposed building materials are a gray split face concrete block with metal siding and a metal roof. The front elevation has a glass storefront which extends to the roofline with an aluminum frame for the windows. The storefront will also have a wood trellis/canopy structure that wraps the southeast corner of the building framing the entrance. The building has a varied roofline with a lower height of 24 feet, 11 inches for the storefront. The rear portion of the building for maintenance has a higher roofline of 31 feet, three inches. The north and south elevation will have three roll up doors and an additional roll up door of the west elevation. Staff has asked the applicant to consider installation of the awnings over the roll up doors on the north and south elevations and will present this option at the meeting for further review. The trash and mechanical equipment areas will be screened by a split face block wing wall to match the building and will be located on the north elevation toward the rear of the building.

### RECOMMENDATION

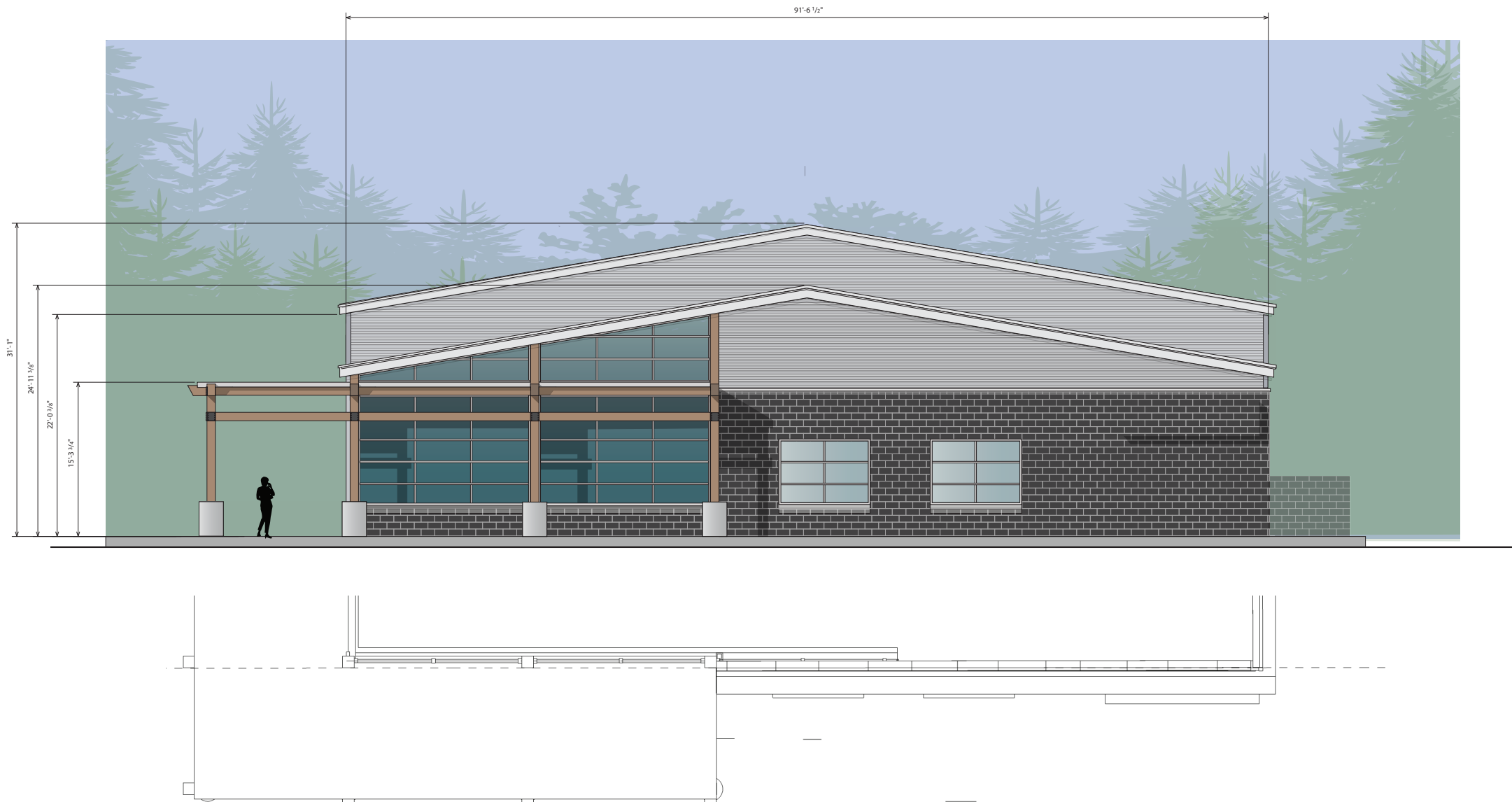
Staff recommends the DRC consider the addition of awnings as an architectural treatment over the roll up doors on the north and south side of the building. Upon determination of the additional architectural treatment, Staff recommends approval of the project design.

### ATTACHMENTS

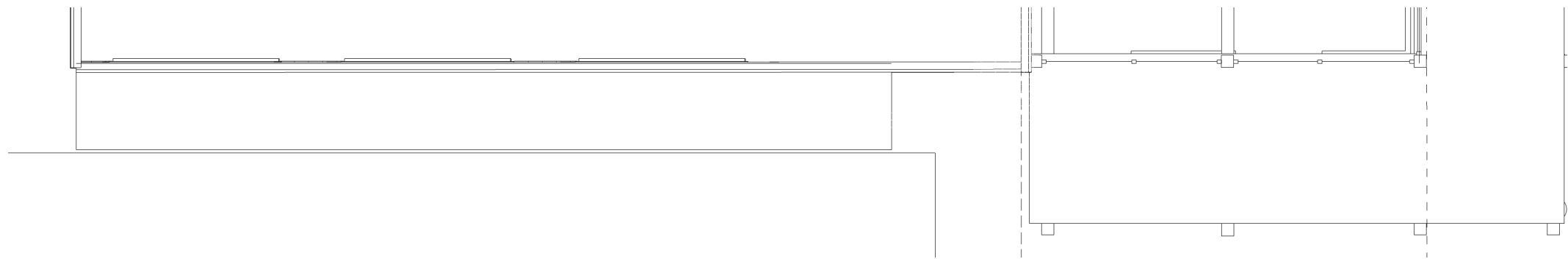
Plan packet



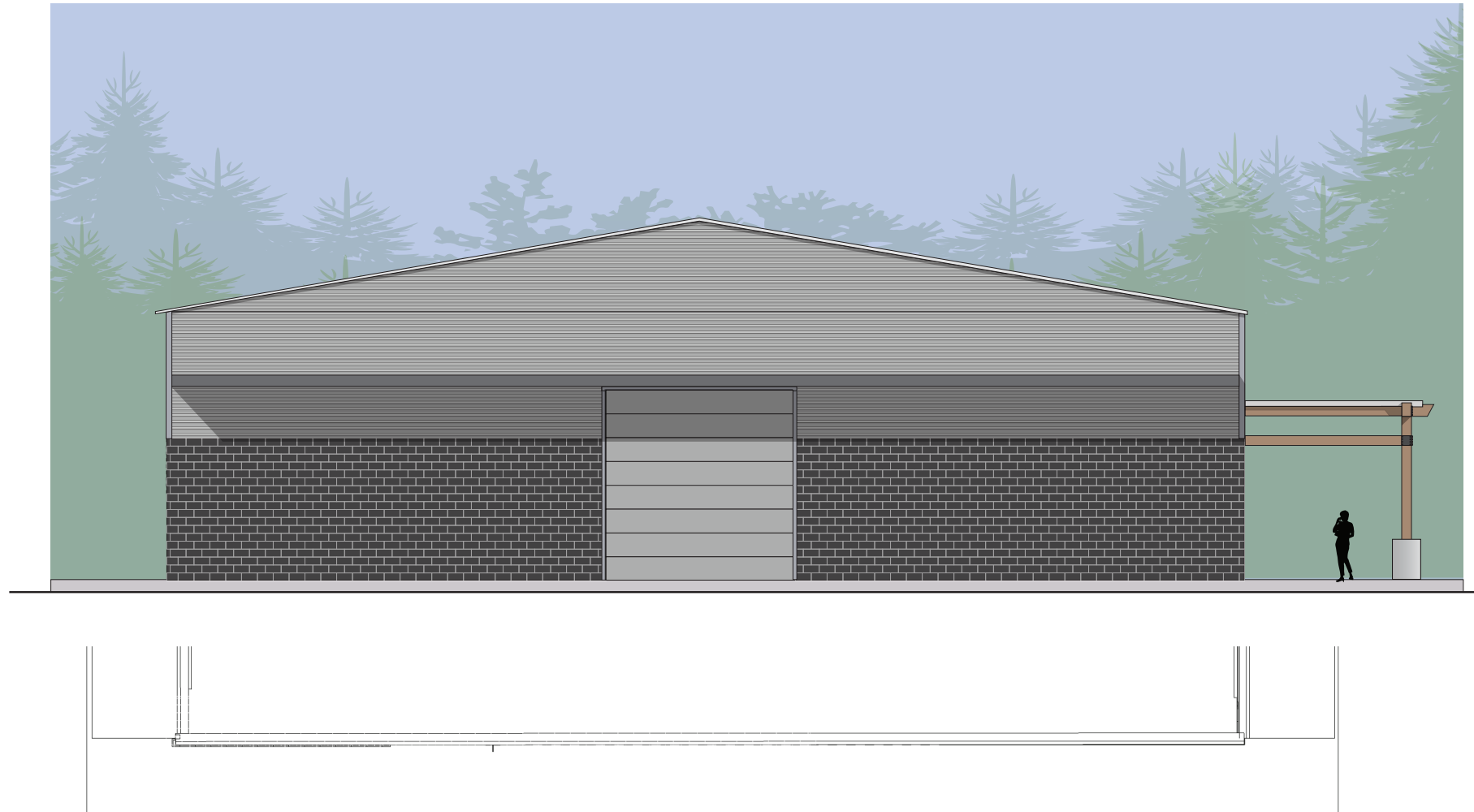
**Thompson CAT** | THOMPSON STATION  
**Exterior Elevation Design**  
October 27, 2017



# EAST ELEVATION



## SOUTH ELEVATION

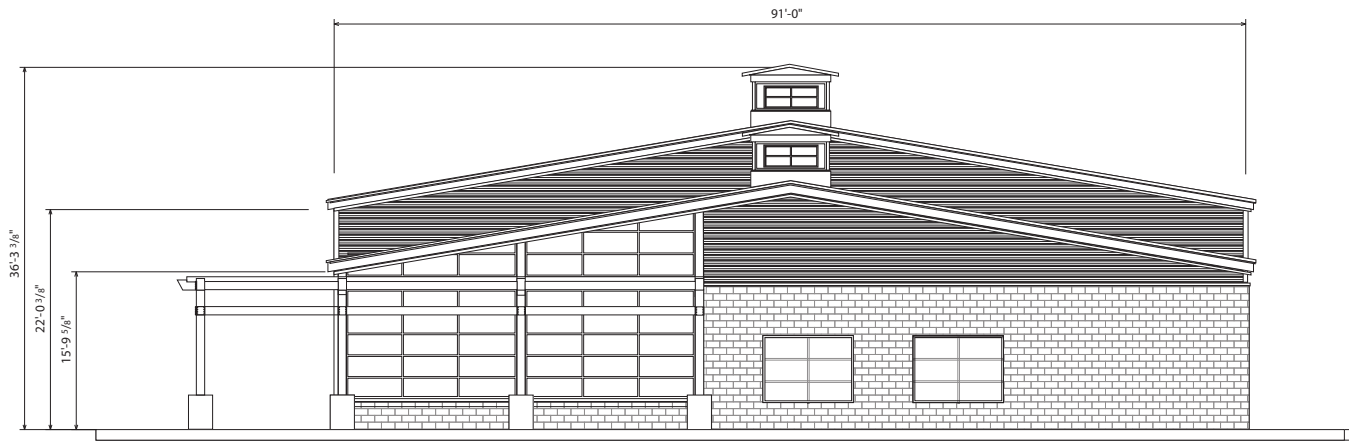


## WEST ELEVATION

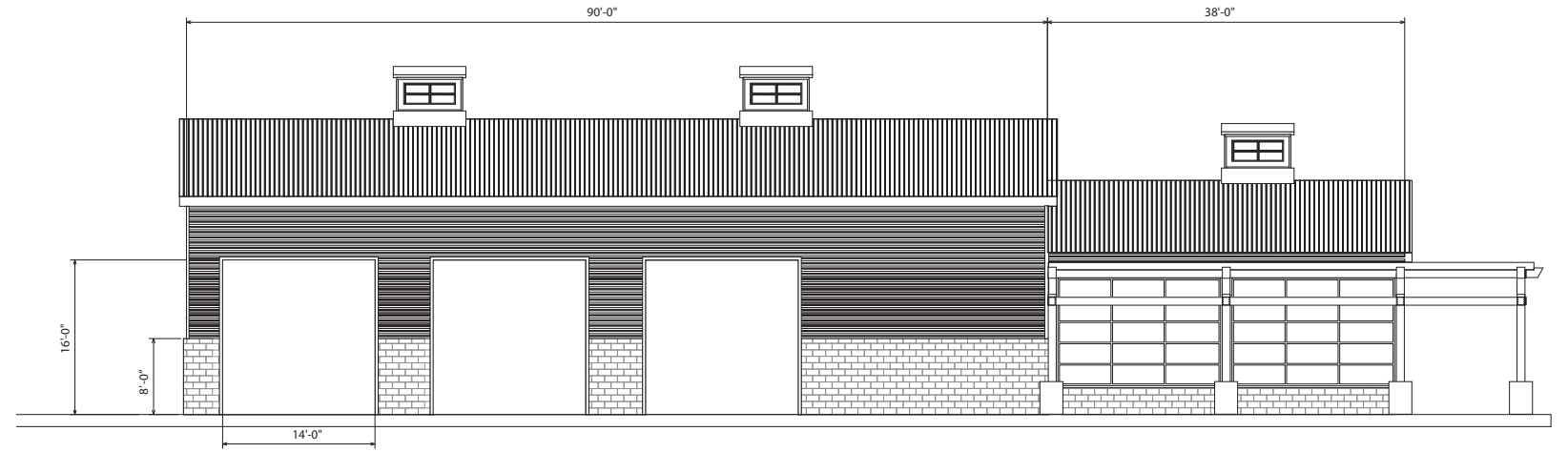




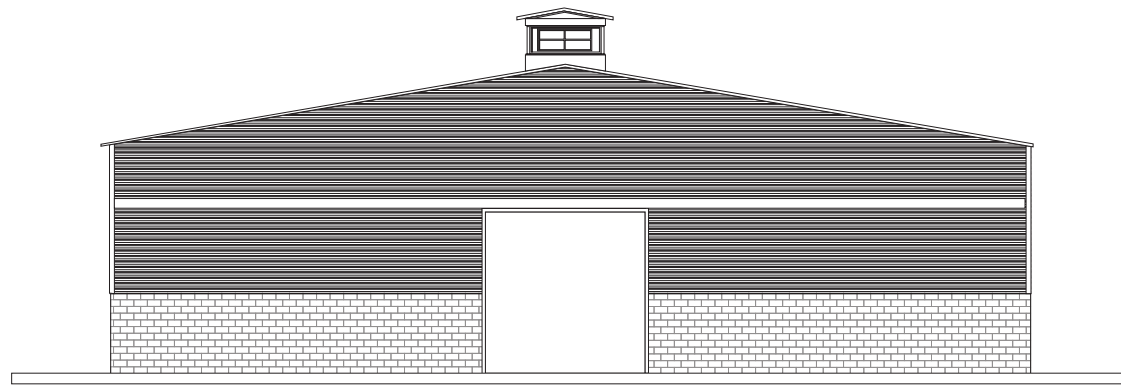
# NORTH ELEVATION



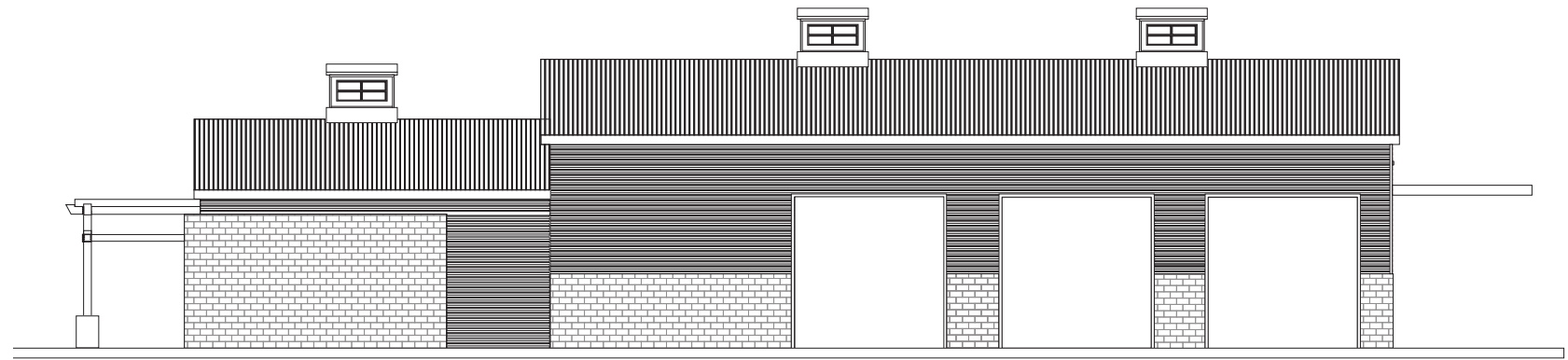
NORTH WEST ELEVATION



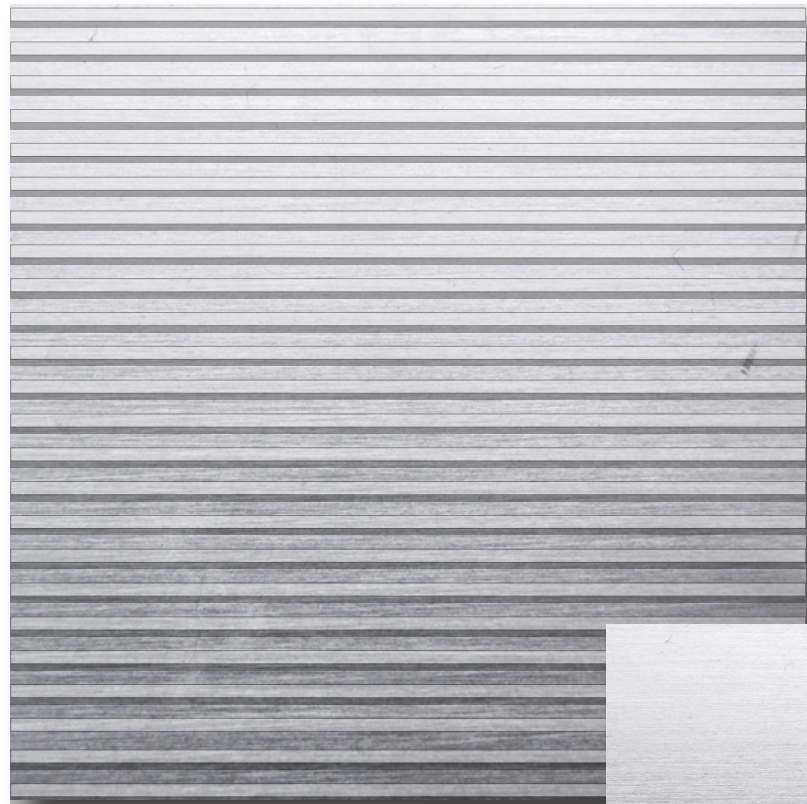
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION



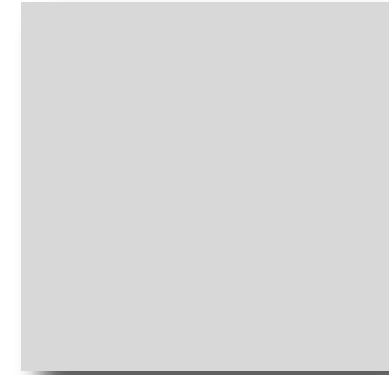
**METAL PANEL:** Building Siding  
galvalume standard finish, Horizontal pattern



**METAL ROOF:** All Roof Structures, Trim & Downspouts to match  
Natural Galvalume Finish



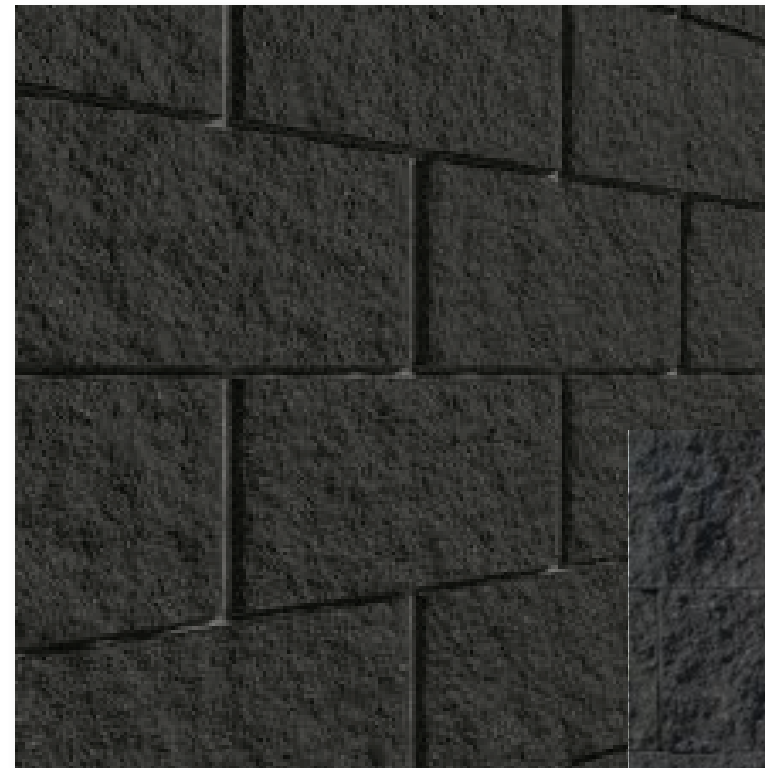
PT-1  
Canopy



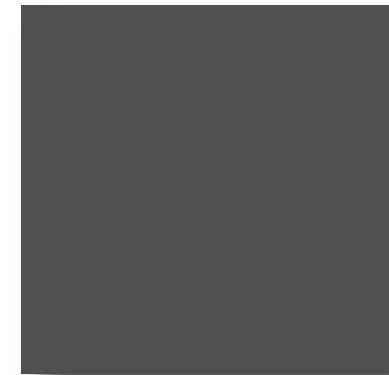
PT-2  
Painted Trim & Hardware



**ALUMINUM CHANEL:** Building Storefront Windows  
natural milled finish



**SPLIT FACE BLOCK:** Building Wainscoting  
COLOR TO MATCH PT-3



PT-3  
CMU match



**WOOD TIMBER:** Applied Canopy Structure  
natural finish, sealed