

**Town of Thompson's Station  
Municipal Planning Commission  
Meeting Agenda  
November 27, 2018**

**Meeting Called To Order**

**Pledge Of Allegiance**

**Minutes-**

**Consideration Of The Minutes Of The October 25, 2018 Meeting**

Documents:

[10252018 MINUTES\\_.PDF](#)

**Public Comments-**

**Town Planner Report**

**New Business:**

**1. Final Plat To Create 34 Townhome Lots Within Section 12D Of The Fields Of Canterbury (FP 2018-020).**

Documents:

[ITEM 1 STAFF REPORT FC 12D FINAL PLAT.PDF](#)  
[ITEM 1 FC SECTION 12D.PDF](#)

**2. LDO Amendment To Reduce The Garage As Required In Section 4.10 Use Residential Property Standards (LDO Amend 2018-007).**

Documents:

[ITEM 2 STAFF REPORT LDO GARAGE LENNAR.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**  
**October 25, 2018**

**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 25<sup>th</sup> day of October 2018 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Alderman Ben Dilks; Commissioner Trent Harris; Commissioner Tara Rumpler; Commissioner Bob Whitmer; Town Planner Wendy Deats, Town Clerk Jennifer Jones and Town Attorney Todd Moore. Commissioner Alexander was unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the September 25, 2018 meeting were previously submitted.

**Commissioner Whitmer made a motion to approve of the September 25, 2018 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

Larry Simmons – 3116 Hazelton Drive. He is the President of the Tollgate Action Committee and a member of the Board of Director of the Tollgate HOA. He expressed his wishes to see the Planning Commission act favorably on the site plan for Regents Homes. He believes Regents Homes has addressed the demands of the Town and the residents in Tollgate and the residents were pleased based on meetings and a poll of the neighborhood. He hopes to see the Commission not impose unnecessary conditions on the project regarding additional connectivity.

**New Business:**

- 1. Preliminary Plat for the subdivision of 91 lots for Littlebury located along the east side of Pantall Road (PP 2018-006).**

Mrs. Deats reviewed her report and based on the project's consistency with the Land Development Ordinance recommends approval of the preliminary plat and the removal of 14 trees with the following contingencies:

1. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
2. Prior to the approval of a final plat, roadway dedication along the entire project frontage on Pantall Road shall be incorporated into the plat for recordation of the public right-of-way.
3. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.
4. Prior to the approval of construction plans, the developer shall obtain BOMA approval for a wastewater management plan.
5. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer. Any corrections or issues with the drawings related to regulations may be subject to further Planning Commission review.

6. Prior to the approval of construction drawings, a drainage study shall be submitted to verify that storm water is managed adequately on site.
7. All landscape buffers and replacement trees shall be installed and maintained in a healthy manner.
8. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance and shall be located within the open space and maintained by the homeowner's association.
9. Street lights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.
10. All construction traffic into these phases shall be required to use Cherry Jack during phase 1. Upon completion of phase 1 and the final topping of the roadways within the phase, Littlebury Park shall be used for all construction traffic. No construction traffic is permitted on Baugh Road or Regal Court.
11. All recommendations within the geotechnical report shall be adhered to during construction activities. Any new information or features not identified shall be subject to the review by a geotechnical engineer.
12. All recommendations within the traffic study shall be completed.
13. 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.

**After discussion, Commissioner Dilks made a motion to approve Item 1, Preliminary Plat for the creation of 91 single-family lots, thirteen open space lots and the removal of 14 trees with Staff recommended contingencies and the following contingency:**

14. Prior to final plat approval, Critz Lane improvements shall be complete or additional information related to the direct impact of the project on Critz Lane and Pantall Road shall be submitted for review to demonstrate no detrimental impact to traffic on Critz Lane in current conditions.

**The motion was seconded and carried by all present.**

Mrs. Deats also recommended the Planning Commission recommend that the Board of Mayor and Aldermen approve vacating a portion of Baugh Road through Tax Map 145, Parcel 039.00 (as noted on the Williamson County tax records) be approved with the following contingency:

1. A connection to Baugh Road shall be constructed as shown on the preliminary plat and shall be used as fire access only until such time that improvements to Baugh Road will be made for public access.

**After discussion, Commissioner Harris made a motion to recommend to the Board of Mayor and Aldermen to vacate Baugh Road through Tax Map 145, Parcel 039.00 with Staff recommended contingency. The motion was seconded and carried by all present.**

- 2. Preliminary Plat for the subdivision of 27 lots for phase 2A of the "town center" in the Tollgate Village community (PP 2018-008).**

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

1. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer. Any corrections or issues with the drawings related to regulations may be subject to further Planning Commission review.
2. Prior to the approval of construction drawings, a drainage study shall be submitted to verify that storm water is managed adequately on site.
3. All landscape buffers shall be incorporated into any future site plan approvals and shall be installed and maintained in a healthy manner.
4. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance and shall be located within the open space and maintained by the homeowner's association.
5. All recommendations within the geotechnical report shall be adhered to during construction activities. Any new information or features not identified shall be subject to the review by a geotechnical engineer.
6. 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.
7. All future approvals for any development shall be subject to the availability of sewer taps.

**After discussion, Commissioner Harris made a motion to approve Item 2, Preliminary Plat for the creation of 27 lots within phase 2A of Tollgate Village with Staff recommended contingencies and the following contingency:**

8. Prior to the submittal of a final plat, a development agreement shall be approved and executed between the Town and the Developer.

**The motion was seconded and had a 5:1 vote with Commissioner Dilks against.**

**3. Site plan for the development of phase 2A (townhomes, condominiums, live work and mixed use) within the Tollgate Village community (SP 2018-007).**

Mrs. Deats reviewed her report and Staff recommends the Planning Commission approve the final plat with the following contingencies:

1. Prior to the issuance of grading or building permits, the project site shall be subdivided into legal lots for the project.
2. Prior to the issuance of grading or building permits, approval of the project design by the Design Review Commission shall be obtained.
3. Prior to the issuance of grading or building permits, approval/acceptance of a written shared parking agreement is required.
4. Prior to the issuance of grading or building permits, construction drawings shall be reviewed and approved. Any corrections or issues with the drawings related to regulations may be subject to further Planning Commission review. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant.
5. Prior to the issuance of building permits, floor plans and parking analysis for each use shall be submitted and shall meet the requirements set forth within the Land Development Ordinance.
6. Within 60 days of project approval, a performance agreement and surety in the amount of \$71,000 for onsite landscaping improvements shall be submitted.

7. Prior to installation of the landscaping, the applicant shall meet with staff to confirm location of all landscaping.
8. Prior to the issuance of a building permits, the plans shall be modified/corrected to include a table showing the window glazing conforms to the LDO and enhanced paving to match Branford Place shall be installed at the Clearhaven Drive entrance.
9. Prior to the installation of signage, a master sign plan shall be submitted for review and approval.
10. All recommendations from the Geotechnical Report dated August 27, 2018 shall be adhered to throughout the development of the project.
11. 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.

**After discussion, Commissioner Harris made a motion to approve Item 3, Site Plan for the phase 2A within Tollgate Village with Staff recommended contingencies. The motion was seconded and carried by a 5:1 vote with Commissioner Dilks against.**

- 4. Site Plan Amendment to the Specific Plan for Graystone Quarry to add a ticket booth, restrooms, concession buildings and a storage building located at 4520 Graystone Quarry Lane (SP 2018-005).**

Mrs. Deats reviewed her report and Staff recommends Staff recommends the Planning Commission approve the site plan and recommend to the Board of Mayor and Aldermen to adopt an ordinance amending the specific plan to include these additional buildings for Graystone Quarry with the following contingencies:

1. Prior to the issuance of any permits, the amendment to the specific plan shall be complete.
2. Prior to the issuance of a building permit, the applicant shall obtain approval for the buildings from the DRC.
3. Prior to the issuance of building permits, the applicant shall obtain approval for a new private onsite wastewater treatment system.
4. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

**After discussion, Commissioner Whitmer made a motion to approve the site plan and recommend to the Board of Mayor and Aldermen adopt an ordinance to amend the specific plan to permit the additional buildings as proposed in the site plan. The motion was seconded and carried by all present.**

- 5. Final Plat for the dedication of an extension to Branford Place to provide access to an existing lot (FP 2018-019).**

Mrs. Deats reviewed her report and Staff recommends that the Planning Commission approve the final plat to extend Branford Place with the following contingencies:

1. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer. Any corrections or issues with the drawings related to regulations may be subject to further Planning Commission review.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$97,700 for roadways, drainage and erosion control with automatic renewal.
3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$12,000 for sewer with automatic renewal.

**After discussion, Commissioner Dilks made a motion to approve the final plat with the Staff recommended contingencies. The motion was seconded and carried by all present.**

- 6. Request to waive the requirement for a 20-foot easement as required in Section 3.10.1 of Article 3 – Subdivision Regulations within the Land Development Ordinance (FP 2018-018).**

Mrs. Deats reviewed her report and recommends that the Planning Commission evaluate the information and make a decision approving the revision to the final plat with a request to deviate from the requirement for easement width and permit a 17-foot-wide drainage easement.

**After discussion, Commissioner Roberts made a motion to approve the final plat with the following contingency:**

1. The deviation shall be permitted an eight and a half foot deviation for the easement on Lot 1159.

**The motion was seconded and carried by all present.**

Chairman Elder requested an item be added to the agenda to discuss garage dimensions. The issue was discussed, but the Commission did not take action to put the item on the agenda.

After discussion, the Planning Commission requested a work session on November 27, 2018 at 6:00.

There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded, and the meeting was adjourned at 8:27 p.m.

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Jack Elder, Chairman

Attest:

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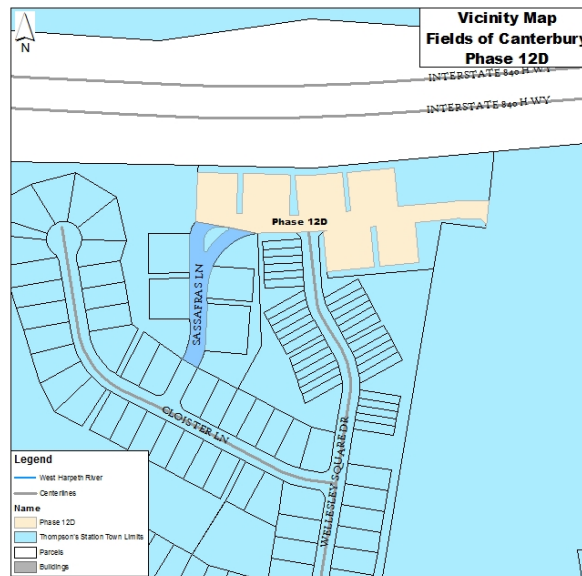
Shaun Alexander, Secretary

**Thompson's Station Planning Commission  
Staff Report - Item 1 (FP 2018-020)  
November 27, 2018**

**Final Plat Request for Fields of Canterbury, Section 12D for the creation of 34 townhome lots.**

**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 townhome lots within section 12D of the Fields of Canterbury.



**BACKGROUND**

On June 28, 2016, the Planning Commission approved the preliminary plat for phase 12 which included 47 single-family residences, 88 townhomes and three (3) open space lots along with the removal of 45 trees. Section 12A consisted of 13 single family lots and 34 townhomes, section 12B consisted of 34 single-family lots, section, 12C consisted of 20 townhome lots leaving 34 townhome lots remaining for this section (12D) to complete the phase.

**ANALYSIS**

**Final Plat**

The purpose of the final plat is to provide a legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted (LDO Section 5.2.7).

Section 12D consists of 34 townhome lots along Sassafras Lane. The townhome lot setbacks are 15 feet for the front yard with a minimum driveway length of 20 feet, 15 feet in between buildings and 20 feet for the rear yard. Lot widths vary from 21 feet to 25 feet. Sassafras Lane is currently under construction and has a roadway width of 50 feet. The right of way includes a five-foot sidewalk and a five-foot landscape strip on both sides of the road. The rights-of-way, setbacks, lot widths and lot sizes are all consistent with the approved Phase 12 preliminary plat.

**Parking**

Phase 12 will consist of the development of 88 front loaded townhomes which will require 44 parking spaces. Section 12A has 27 parking spaces and section 12C has 21 parking spaces for a total of 48 spaces throughout the phase.

### *Open Space*

All open space for The Fields of Canterbury Phases 1 – 13 is recorded.

### *Sureties*

Sureties 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 12 construction plans are approved, and improvements have been started within this phase. Roadway grading is complete, however has not passed compaction testing. Drainage and utilities are in place with casting to be set and erosion control is installed and functioning. After an evaluation of this section and the progress of the construction, the Town Engineer recommends that the roads, drainage and erosion control surety should be set at \$132,000.

Sewer installation is ongoing, and testing will be required after binder course is installed. After an evaluation of this section and the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$72,000.

### **RECOMMENDATION**

Based on the project's compliance with the approved Phase 12 preliminary plat, Staff recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$132,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$72,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 12.
4. As built drawings 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 for Section 12D

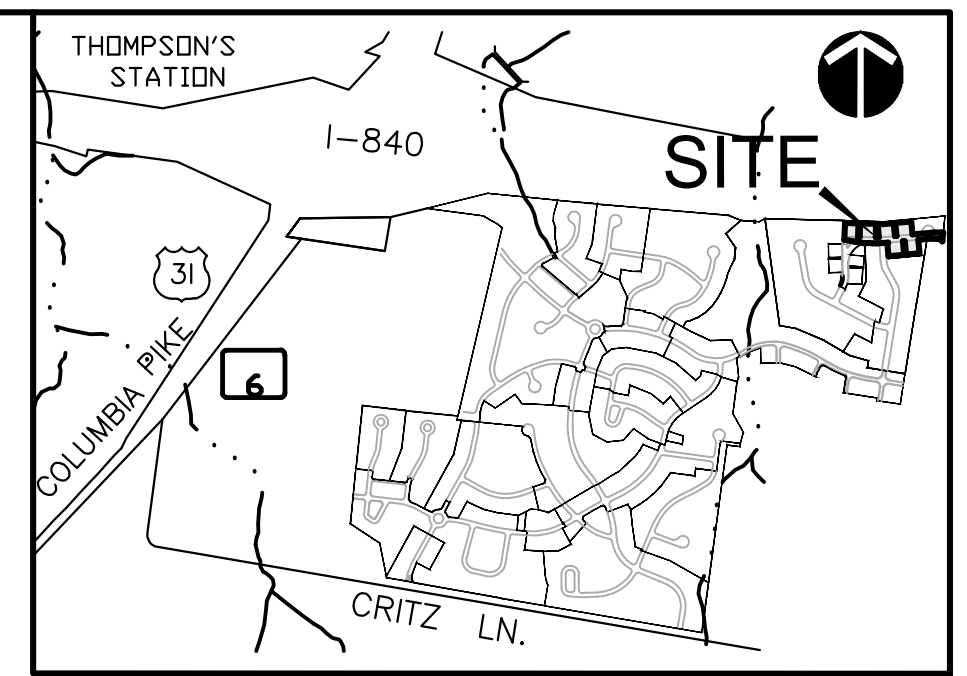
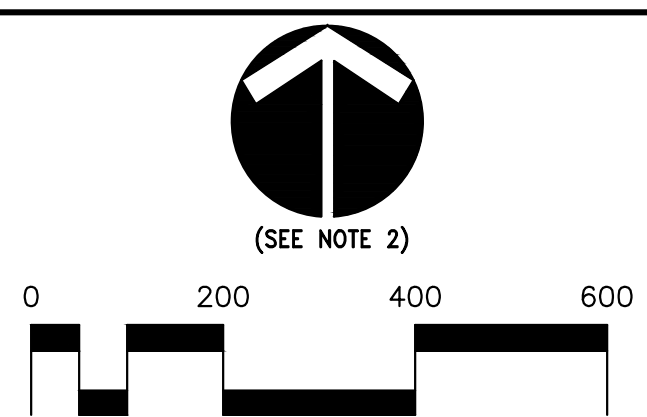


**GENERAL NOTES**

- THE PURPOSE OF THIS PLAT IS TO CREATE 34 TOWNHOME LOTS AND DEDICATE RIGHT OF WAY.
- BEARINGS SHOWN HEREON ARE BASED ON SURVEYS BY CRAWFORD LAND SURVEYORS, P.C. DATED AUGUST 10, 2004 AND MARCH 25, 2005.
- THE PROPERTY IS ZONED D3 (HIGH DENSITY RESIDENTIAL).  
MAXIMUM LOT COVERAGE (SINGLE FAMILY) - 55%.  
MINIMUM BUILDING SETBACKS:  
FRONT - 15' (MIN. DRIVEWAY LENGTH - 20')  
(DRIVEWAY LENGTH MEASURED FROM BACK OF SIDEWALK)  
SIDE - MIN. 15' BUILDING SEPARATION  
REAR - 20'
- 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 MTEC 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 POWER LINES.
- 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. 47187C0355F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470424, PANEL NO. 0355, 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."
- 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.
- DOMESTIC WATER SUPPLY INFORMATION TAKEN FROM PLANS FOR HB&TS BY JAMES C. HAILEY AND CO., DATED JULY 21, 2016.

- HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF STORMWATER INFRASTRUCTURE LOCATED IN DRAINAGE EASEMENTS AND ALL OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION/RETENTION AREAS.
- ALL SIDEWALKS, PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.
- I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:18,845.

BY: *John T. Darnall* DATE: 11/15/18  
JOHN T. DARNALL, TN RLS #1571



**PROPERTY MAP REFERENCE**

BEING A PORTION OF PARCEL NUMBER 40.04 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 132.

**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 4239, PAGE 639, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

**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 OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: 11/15/18 TOWN ENGINEER: \_\_\_\_\_

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**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: 11/15/18 SECRETARY OF PLANNING COMMISSION: \_\_\_\_\_

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**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 MTEC. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

DATE: 11/15/18 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: \_\_\_\_\_

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**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 I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:18,845 AS SHOWN HEREON.

DATE: 11/15/18 REGISTERED LAND SURVEYOR: *John T. Darnall*

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**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: \_\_\_\_\_ DATE: \_\_\_\_\_ HB&TS UTILITY DISTRICT: \_\_\_\_\_

SEWER SYSTEM: \_\_\_\_\_ DATE: \_\_\_\_\_ TOWN ADMINISTRATOR: \_\_\_\_\_

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**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: 11/15/18 WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS: \_\_\_\_\_

LOT AREA TABLE			LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±	LOT	SQ. FT.±	ACRES±
1217	2,895	0.07	1237	2,344	0.05
1218	2,472	0.06	1238	2,370	0.05
1219	2,472	0.06	1239	2,838	0.07
1220	2,472	0.06	1240	2,875	0.07
1221	2,472	0.06	1241	2,452	0.06
1222	2,900	0.07	1242	2,452	0.06
1223	2,900	0.07	1243	2,452	0.06
1224	2,472	0.06	1244	2,452	0.06
1225	2,472	0.06	1245	2,876	0.07
1226	2,472	0.06	1246	2,876	0.07
1227	2,900	0.07	1247	2,451	0.06
1228	2,750	0.06	1248	2,458	0.06
1229	2,344	0.05	1249	2,549	0.06
1230	2,344	0.05	1250	3,313	0.08
1231	2,344	0.05	TOTAL		54,562 1.25
1232	2,344	0.05			
1233	2,750	0.06			
1234	2,750	0.06			
1235	2,344	0.05			
1236	2,344	0.05			

**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: 11/15/18 IT DEPT. E-911 ADDRESSING COORDINATOR: \_\_\_\_\_

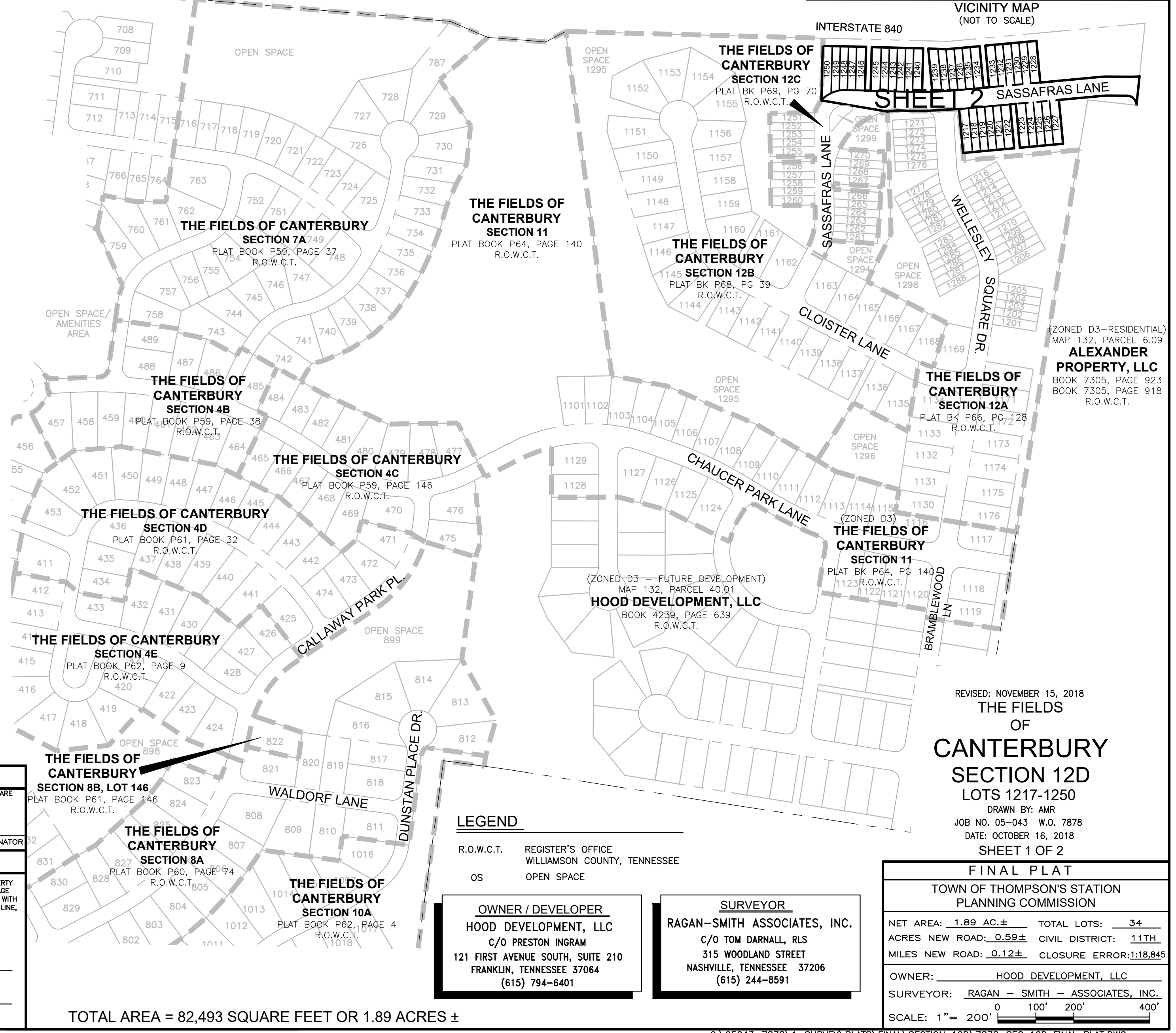
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**CERTIFICATE OF OWNERSHIP & DEDICATION**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER 4239, PAGE 639, 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: 11/15/18 OWNER: \_\_\_\_\_

TITLE: \_\_\_\_\_



**LEGEND**

R.O.W.C.T. REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE

OS OPEN SPACE

**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 TOM DARNALL, RLS  
315 WOODLAND STREET  
NASHVILLE, TENNESSEE 37206  
(615) 244-8591

**FINAL PLAT**

TOWN OF THOMPSON'S STATION PLANNING COMMISSION

NET AREA: 1.89 AC.± TOTAL LOTS: 34  
ACRES NEW ROAD: 0.59± CIVIL DISTRICT: 11TH  
MILES NEW ROAD: 0.12± CLOSURE ERROR: 1:18,845

OWNER: HOOD DEVELOPMENT, LLC  
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.  
SCALE: 1" = 200'

TOTAL AREA = 82,493 SQUARE FEET OR 1.89 ACRES ±

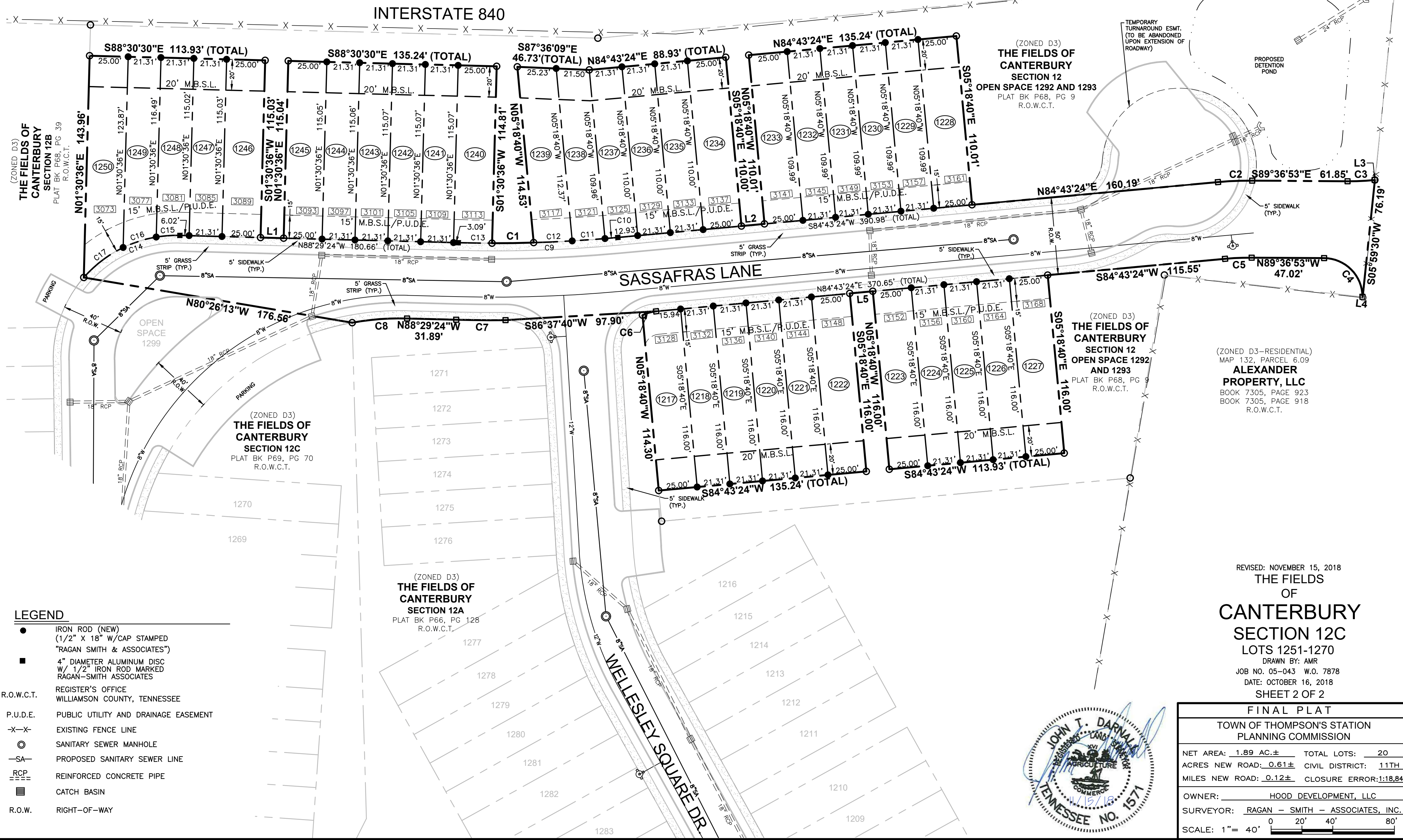
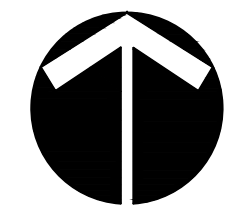
**GENERAL NOTES**

1. SEE SHEET 1 OF 2 FOR GENERAL NOTES, AREA TABLES AND REFERENCES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°29'24"E	15.00'
L2	N84°43'24"E	15.00'
L3	N84°36'52"E	0.15'
L4	N83°43'49"W	0.13'
L5	S84°43'24"W	15.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	875.00'	27.01'	1°46'06"	13.50	27.01'	N89°11'28"E
C2	225.00'	22.23'	5°39'43"	11.13	22.23'	N87°33'15"E
C3	175.00'	17.63'	5°46'15"	8.82	17.62'	N87°29'59"E
C4	25.00'	39.18'	89°47'14"	24.91	35.29'	N44°43'16"W
C5	175.00'	17.29'	5°39'43"	8.65	17.29'	S87°33'15"W
C6	25.00'	9.27'	21°15'16"	4.69	9.22'	N74°05'46"E
C7	925.00'	31.96'	1°58'46"	15.98	31.96'	N89°28'47"W
C8	173.00'	35.81'	11°51'32"	17.97	35.74'	S85°34'50"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C9	875.00'	103.64'	6°47'12"	51.88	103.58'	N88°07'00"E
C10	875.00'	8.38'	0°32'56"	4.19	8.38'	N84°59'51"E
C11	875.00'	21.32'	1°23'45"	10.66	21.32'	N85°58'12"E
C12	875.00'	25.03'	1°38'21"	12.52	25.03'	N87°29'14"E
C13	875.00'	21.91'	1°26'05"	10.96	21.91'	S89°12'27"E
C14	80.00'	70.31'	50°21'17"	37.61	68.07'	S66°19'57"W
C15	80.00'	15.39'	11°01'08"	7.72	15.36'	N86°00'02"E
C16	80.00'	22.63'	16°12'27"	11.39	22.55'	N72°23'14"E



(ZONED D3)  
THE FIELDS OF  
CANTERBURY  
SECTION 12B  
PLAT BK P68, PG 39  
R.O.W.C.T.

(ZONED D3)  
THE FIELDS OF  
CANTERBURY  
SECTION 12  
OPEN SPACE 1292 AND 1293  
PLAT BK P68, PG 9  
R.O.W.C.T.

(ZONED D3)  
THE FIELDS OF  
CANTERBURY  
SECTION 12C  
PLAT BK P69, PG 70  
R.O.W.C.T.

(ZONED D3)  
THE FIELDS OF  
CANTERBURY  
SECTION 12  
OPEN SPACE 1292  
AND 1293  
PLAT BK P68, PG 9  
R.O.W.C.T.

(ZONED D3-RESIDENTIAL)  
MAP 132, PARCEL 6.09  
ALEXANDER  
PROPERTY, LLC  
BOOK 7305, PAGE 923  
BOOK 7305, PAGE 918  
R.O.W.C.T.

(ZONED D3)  
THE FIELDS OF  
CANTERBURY  
SECTION 12A  
PLAT BK P66, PG 128  
R.O.W.C.T.

- LEGEND**
- IRON ROD (NEW)  
(1/2" X 18" W/CAP STAMPED  
"RAGAN SMITH & ASSOCIATES")
  - 4" DIAMETER ALUMINUM DISC  
W/ 1/2" IRON ROD MARKED  
RAGAN-SMITH ASSOCIATES
  - R.O.W.C.T. REGISTER'S OFFICE  
WILLIAMSON COUNTY, TENNESSEE
  - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
  - X-X- EXISTING FENCE LINE
  - SANITARY SEWER MANHOLE
  - SA- PROPOSED SANITARY SEWER LINE
  - RCP REINFORCED CONCRETE PIPE
  - CATCH BASIN
  - R.O.W. RIGHT-OF-WAY

REVISED: NOVEMBER 15, 2018  
THE FIELDS  
OF  
**CANTERBURY**  
SECTION 12C  
LOTS 1251-1270  
DRAWN BY: AMR  
JOB NO. 05-043 W.O. 7878  
DATE: OCTOBER 16, 2018  
SHEET 2 OF 2



FINAL PLAT	
TOWN OF THOMPSON'S STATION PLANNING COMMISSION	
NET AREA: 1.89 AC.±	TOTAL LOTS: 20
ACRES NEW ROAD: 0.61±	CIVIL DISTRICT: 11TH
MILES NEW ROAD: 0.12±	CLOSURE ERROR: 1:18,845
OWNER: HOOD DEVELOPMENT, LLC	
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.	
SCALE: 1" = 40'	

**Thompson's Station Planning Commission**  
**Item 2 - Staff Report – (File: Zone Amend 2018-007)**  
**November 27, 2018**  
**Land Development Ordinance Amendment**

**PROJECT DESCRIPTION**

A request from Lennar Homes of Tennessee to amend the Land Development Ordinance to revise Section 4.10.c to reduce the required interior dimensions for garages.

**BACKGROUND**

Staff received a complaint from a prospective resident about the size of a garage under construction. Upon review of the issue, Staff noted that some of the garages within the D3 zoning district do not meet the minimum interior dimension. Upon this observation, Staff started requiring additional information on the site plans to confirm the interior dimensions for the garages. Two builders have contacted Staff about the issue and have requested that Staff consider reducing or eliminating the garage standard related to the interior dimensions.

On August 28, 2018, Staff mentioned the issue to the Planning Commission seeking direction. The Planning Commission requested the item to be brought before them at the next meeting. On September 25, 2018, the Planning Commission denied the request to amend the code. On October 15, 2018, Staff held a work session with the Commission to discuss the interpretation of the section.

**ANALYSIS**

The Land Development Ordinance requires garages to meet the following standards:

*c. New single-family subdivisions shall have a two (2) car garage that meets the interior dimensions of 22 feet by 22 feet. This interior dimension shall be free and clear of permanent obstructions, such as water heaters, washer/dryer hook up areas, stairs, etc. Single lot site plans for the development of a single-family residence shall have a minimum of a two-car garage. All front-loaded garages shall be recessed from the front façade a minimum of 2 feet. Existing residential dwellings are exempt from this standard. Detached garages and carports shall be located toward the side or rear of the residence beyond the front wall plane of the residence. All driveways shall be a minimum of 20 feet in length, exclusive of sidewalks.*

Staff has researched other codes and found that the City of Brentwood and Nolensville do not have a standard for the size of garages and the City of Franklin requires a 10 foot by 20 foot per vehicle, which would be 20 feet by 20 feet for a two car garage. Staff also considered the size of the lots within the D3 zoning district which permits a lot width of 50 feet with a minimum of 7.5 feet for the side yard setbacks. Given this information Staff does not have a concern with reducing the standard to a 20 foot by 20 foot garage, however would recommend to maintain the language for the garage space to be free and clear of any obstructions be maintained in the code.

**RECOMMENDATION**

Staff recommends that the Planning Commission consider the information and make a recommendation on the amendment to the Board of Mayor and Aldermen.