

Town of Thompson's Station
Design Review Commission
Meeting Agenda
December 7, 2016

Meeting Called To Order

Minutes-

Consideration Of The Minutes Of The April 6, 2016 Meeting.

Documents:

[04062016 DRC MINUTES.PDF](#)

New Business:

1. Design Review For The Construction Of An 10,541 Square Foot Auditorium For Heritage Middle School Located At 4803 Columbia Pike (File: SP 2016-006 & DR 2016-002).

Documents:

[STAFF REPORT HMS AUDITORIUM.PDF](#)
[HMS AUDITORIUM SITE PLAN PACKET.PDF](#)

Adjourn

Meetings are held at 4:00 pm at Thompson's Station Town Hall [1550 Thompson's Station Rd West]

Town of Thompson's Station
Design Review Commission
Minutes of the Meeting
April 6, 2016

Call to Order.

The meeting of the Design Review Commission of the Town of Thompson's Station was called to order at 4:00 p.m. on Wednesday, April 6, 2015 with the required quorum. Members and staff in attendance were Commissioners Steve Bennett, Kim Peterson and Wanda Bradley; Town Planner Wendy Deats and Town Clerk and Recorder Jennifer Jones. Commissioner Darryl Stevens was unable to attend. Mary Khim resigned her position.

Consideration of Minutes.

The minutes of the November 4, 2015 meeting were previously submitted.

Commissioner Bradley moved for approval of the November 4, 2015 Design Review Commission meeting minutes. The motion was seconded and carried unanimously.

New Business:

1. **Design Review for the development of Williamson County School located at 2638 and 2640 Clayton Arnold Road (File: SP 2016-002 & DR 2016-002) .**

Mrs. Deats reviewed the request and recommended that the Design Review Committee approve the project design.

Derrick Howard, with Goodwin, Mills, Cawood, came forward to speak on behalf of the applicant, The Williamson County School System, and answer questions.

After discussion, Commissioner Bradley moved for approval of the Design Review for the development of an elementary and middle school located at 2638 and 2640 Clayton Arnold Road upon Planning Commission approval. The motion was seconded and carried unanimously.

2. **Design Review for the addition of an 1800 square foot building for an expansion of the existing automotive facility located at 4713 Trader's Way (File: SP 2016:001; DR 2016-001).**

Mrs. Deats reviewed the request. Based on the project's consistency with the Town's Zoning Ordinance, Mrs. Deats recommended that the Design Review Commission approve the project as presented.

After discussion, Commissioner Bennett moved for the approval of the Design Review for the addition of an 1800 square foot building for an expansion of the existing automotive facility located at 4713 Trader's Way. The motion was seconded and approved unanimously.

Adjourn.

There being no further business, the meeting was adjourned at 4:31 p.m.

Steve Bennett, Chairman

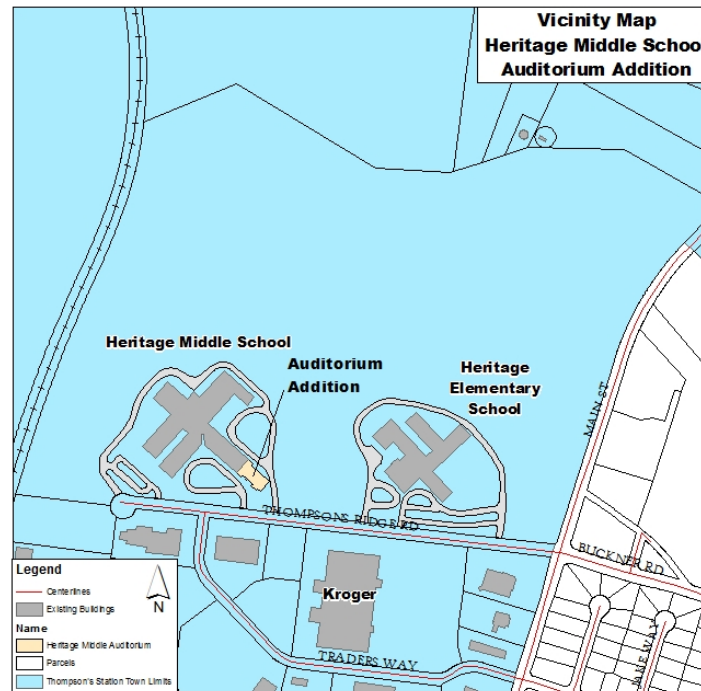
Wanda Bradley, Secretary

Thompson's Station Design Review Commission
Staff Report – Item 2 (File: SP 2016-004 & DR 2016-003)
December 7, 2016

Design Review for the construction of an 10,541 square foot auditorium for Heritage Middle School.

PROJECT DESCRIPTION

The applicant, Huddleston, Steele Engineering has submitted a site plan application on behalf of Williamson County Schools for the addition of a 10,541 square foot auditorium for Heritage Middle School located at 4803 Columbia Pike.



BACKGROUND

The project site is developed with two schools, Heritage Middle School and Heritage Elementary School along with five ball fields. The subject site is located within the CC (Community Commercial) zoning district across from medical/dental offices and retail. The auditorium will be added to southeast side of the one-story middle school. The project was reviewed and approved with contingencies by the Planning Commission on November 15, 2016.

ANALYSIS

Architecture

The auditorium will be constructed as an addition to the existing single-story school building and will have a maximum height of 29 feet, four inches. The front façade of the addition will be oriented toward Thompson's Ridge Road. The auditorium will consist of two red brick colors with a tan for the massing of the addition with blue metal roofing and down spouts which are consistent with the existing brick and accents on the school. Therefore, the proposed building addition will match the architectural style, materials and colors of the existing building.



Existing Heritage Middle School

RECOMMENDATION

Based on the project's consistency with the existing building, Staff recommends that the Design Review Commission approve the project design as proposed.

ATTACHMENTS

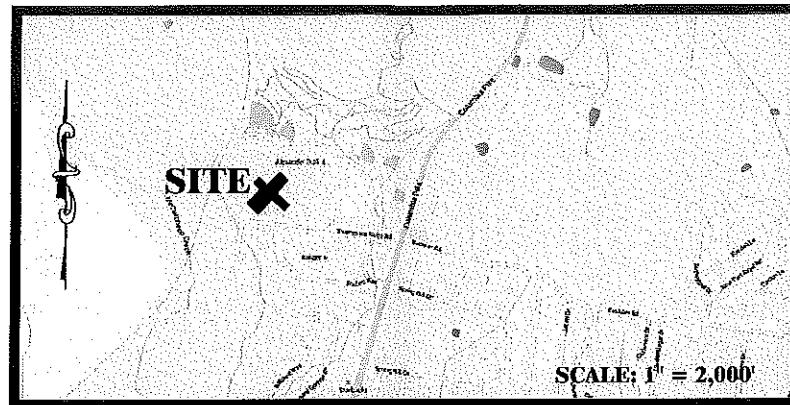
Site Plan Packet

HERITAGE MIDDLE SCHOOL

4803 COLUMBIA PIKE

THOMPSON'S STATION, TN37179

11th CIVIL DISTRICT



SHEET INDEX

OVERALL PROPERTY C0.1

EXISTING CONDITIONS & DEMO PLAN C1.0

SITE PLAN C2.0

GRADING & DRAINAGE PLAN C3.0

UTILITY PLAN C4.0

SITE DETAILS 5.0

ARCHITECT

GOODWYN | MILLS | CAWOOD

3310 WEST END AVENUE, SUITE 420 | NASHVILLE, TN 37203
TEL 615.333.7200 | GMCNETWORK.COM

SURVEYOR

Prepared By:



Initial Point
Land Surveying, Inc.
3324 Cent Road Franklin, TN 37064
Telephone: 615.790.4240
Fax: 615.791.6058
info@initialpoint.net
www.initialpoint.org

CIVIL ENGINEER

SHUDDLESTON-STEEL
ENGINEERING, INC.

2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
TELEPHONE : (615)893 - 4084, FAX: (615)893 - 0080

Flood Reference

By means of graphic plotting upon Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Number: 47187C0345F, Dated: 09-29-2006, Zone: X, it has been determined that the Parcel described hereon does not lie within a flood hazard area.

Deed Reference

MAP 153, PARCEL 13.00
Being the same property conveyed to the Williamson County Board of Education, as of record in Deed Book 1674, Page 26, in the Register's Office for Williamson County, Tennessee.

Property Area

MAP 153, PARCEL 13.00
4,877,775 Square Feet (111.98 Acres ±)

General Notes

- All distances were measured with E.D.M. equipment and have been adjusted for temperature.
- This property is currently zoned Commercial.
- This Survey has been prepared using the current deed of record and does not represent a title search by this Surveyor or a guarantee of title, and is subject to any state of facts or current and accurate title search may reveal.
- Surveyor's liability for this document shall be limited to the original purchaser/owner and does not extend to any subsequent person or entity without an expressed recognition by the Surveyor whose signature appears upon this map of survey.
- The word "certify" or "certificate" as shown hereon and used herein means a statement of professional opinion regarding the facts of the map of survey and does not constitute a warranty or guarantee, expressed or implied.

Utility Notes

This Surveyor has not physically located the underground utilities. Above grade and underground utilities shown hereon were taken from visible appearances at the site, public records and/or maps prepared by others. Although reasonable care and effort has been taken by this Surveyor, this Surveyor makes no guarantee that the underground utilities shown hereon comprise all public and private utilities, active or abandoned, in the survey area. This Surveyor does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of all utilities shown hereon should be done so with this disclaimer considered. Detailed verification of the existence, location and depth of all utilities should be made prior to any excavation or construction upon the survey area. It is the responsibility of the owner/contractor to verify all utility availability and any and all costs of service that may be required by the appropriate utility company or agency.

In the state of Tennessee, per the "Underground Utility Damage Prevention Act", State Law requires anyone about to engage in either digging, excavation, razing of earth, demolition or any type of activity that disturbs the earth and therefore possibly involving a danger to damaging underground utility lines, to notify Tennessee One Call of their intent to dig.

Tennessee One Call will then notify the member utilities of your proposed work. The utility company located will then have 72 hours, excluding holidays and weekends, to locate these underground facilities.

While not required by law, in addition to calling Tennessee One Call, you may also want to contact any non-member utilities that you know are in the area of your proposed work.

The locate ticket you receive is only valid for 15 calendar days from the start date indicated on the ticket, after which time, it expires. If you wish to continue working, you must call in at least 3 working days before the expiration date to renew your locate ticket, at which time you would be given a new ticket number.

DIG SAFELY CALL TENNESSEE ONE CALL
 DIAL 811 or 1 (800) 551-1111
 CALL US FIRST
 IT'S THE LAW!

Flood Reference

By means of graphic plotting upon Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Number 4718C02010R, dated 09-28-2008, zone X, it has been determined that the Parcel described hereon does not lie within a flood hazard area.

Deed Reference

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Property Area

MAP 153, PARCEL 13.00
 4,877,775 Square Feet (11.98 Acres ±)

GPS Certification

A Topcon GRS-1 GPS network rover utilizing the TDOF GNSS Reference Network to establish horizontal control, Tennessee State Plane Grid (NAD-83), and vertical control (NAVD-83) was used for this survey. A positional horizontal accuracy of one (1) centimeter or less and a GPS (Ortho Height) of two (2) centimeters or less may typically be noted upon.

Surveyor's Certification of Accuracy

I hereby certify this is a Category 1 (Urban and Suburban) Survey and this Survey was performed in accordance with the Current Standards of Practice for Surveyors in Tennessee and the undistorted closure to 1:10,000 or greater.

L. Kevin Merheod
 Professional Surveyor

TN Registration No.: 2315

June 02, 2015

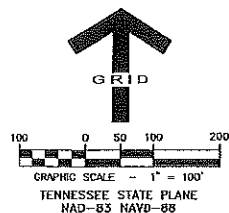
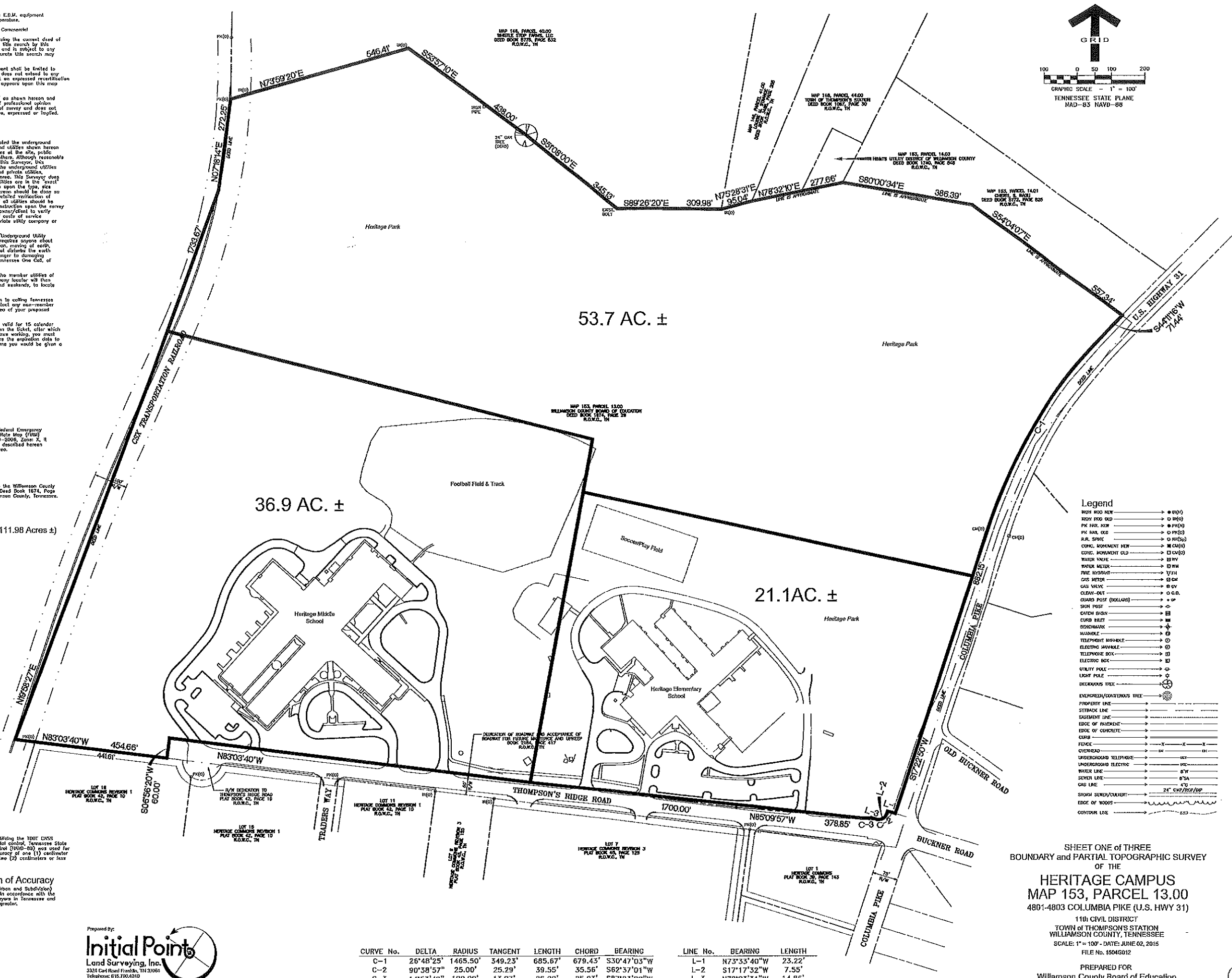
Date

Original issue of this drawing is designated by a stamped embossing over the Surveyor's seal.
 Copyright © 2015 Initial Point Land Surveying, Inc.

Prepared by:

Initial Point
 Land Surveying, Inc.
 3324 Carl Road Franklin, TN 37064
 Telephone: 615.790.4210
 Fax: 615.794.4068
 kel@ipoint.com
 www.ipoint.org

CURVE No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING	LINE No.	BEARING	LENGTH
C-1	26°48'25"	1465.50'	349.25'	685.67'	679.43'	S30°47'03"W	L-1	N73°33'40"W	23.22'
C-2	90°38'57"	25.00'	25.29'	39.55'	35.56'	S62°37'01"W	L-2	S17°17'32"W	7.55'
C-3	14°53'49"	100.00'	13.07'	26.00'	25.93'	S87°23'08"W	L-3	N72°03'31"W	14.86'



Tree Table

No.	Site	Common Name
1	8"	OAK
2	8"	OAK
3	8"	ASH
4	8"	CHERRY
5	8"	CHERRY
6	8"	CHERRY
7	8"	CHERRY
8	8"	CHERRY
9	8"	CHERRY
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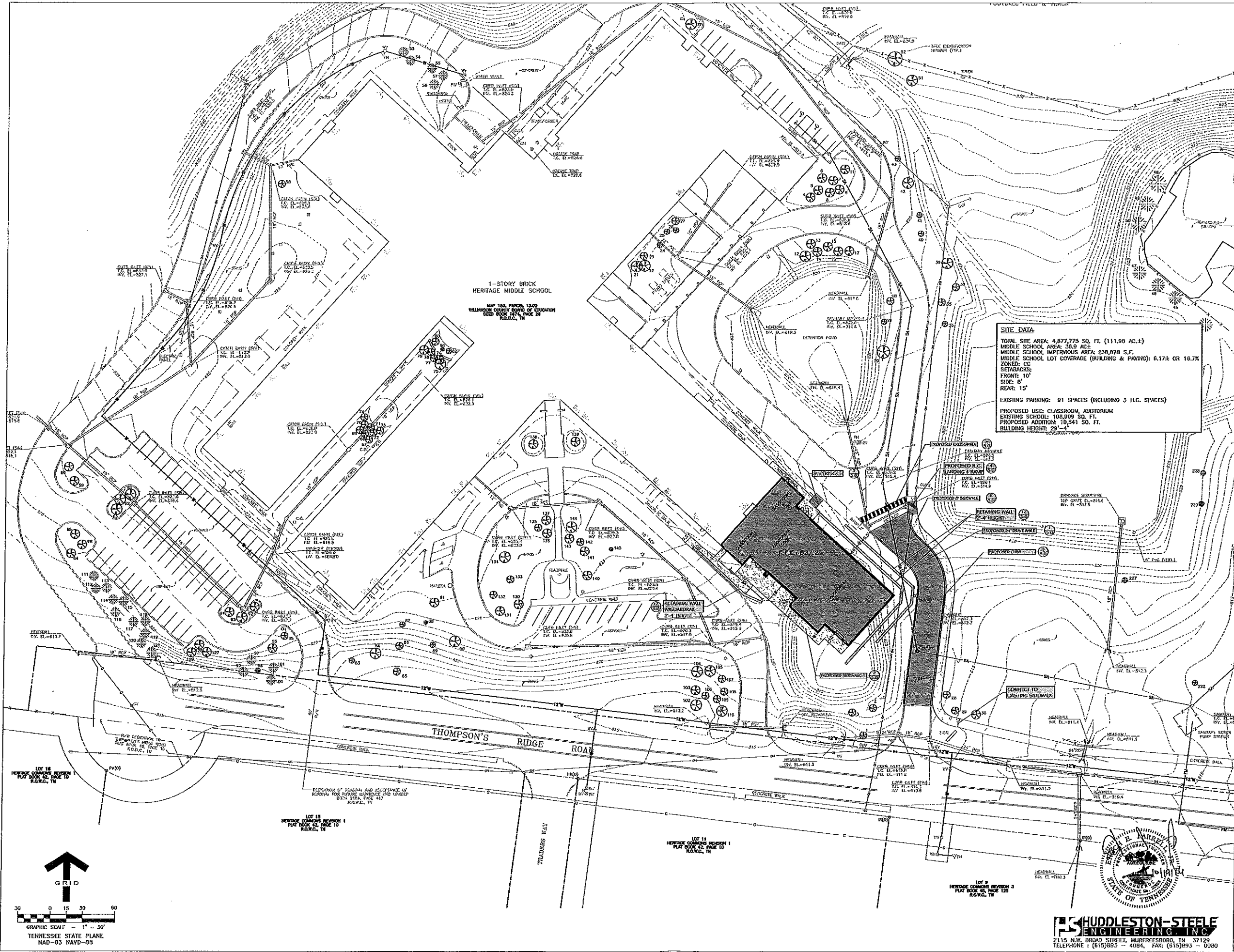
Legend

IRON ROD NEW	→	● IR(0)
IRON ROD OLD	→	○ IR(O)
PK W/CL ROD	→	● PK(O)
PK W/CL OLD	→	○ PK(O)
R.R. SPIKE	→	○ RR(S)
CONC. MONUMENT NEW	→	■ CM(N)
CONC. MONUMENT OLD	→	■ CM(O)
WATER METER	→	⊕ WM
WATER METER	→	⊕ WM
FIRE HYDRANT	→	⊕ FH
GAS METER	→	⊕ GM
GAS VALVE	→	⊕ GV
CLEAR-NUT	→	○ C.N.
GUARD POST (BOLLARD)	→	⊕ GP
SIGN POST	→	⊕ SP
CATCH BASIN	→	⊕ CB
CURB RILEY	→	⊕ CR
SEWERMARK	→	⊕ SM
MANHOLE	→	⊕ MH
TELEPHONE MANHOLE	→	⊕ TM
ELECTRIC MANHOLE	→	⊕ EM
TELEPHONE BOX	→	⊕ TB
ELECTRIC BOX	→	⊕ EB
UTILITY POLE	→	⊕ UP
LIGHT POLE	→	⊕ LP
DECKBOARD POLE	→	⊕ DP
EMPOWERED/CONTINUOUS TREE	→	⊕ ET
PROPERTY LINE	→	— P.L.
SETBACK LINE	→	— S.L.
EASEMENT LINE	→	— E.L.
EDGE OF PAVEMENT	→	— E.P.
EDGE OF CONCRETE	→	— E.C.
CURB	→	— C
FENCE	→	— F
OVERHEAD	→	— O.H.
UNDERGROUND TELEPHONE	→	— U.T.
UNDERGROUND ELECTRIC	→	— U.E.
WATER LINE	→	— W.L.
SEWER LINE	→	— S.L.
GAS LINE	→	— G.L.
STORM SEWER/DRYDRAIN	→	— S.S./D.
CONTOUR LINE	→	— C.L.

SHEET ONE OF THREE
 BOUNDARY and PARTIAL TOPOGRAPHIC SURVEY
 OF THE
HERITAGE CAMPUS
 MAP 153, PARCEL 13.00
 4801-4803 COLUMBIA PIKE (U.S. HWY 31)
 11th CIVIL DISTRICT
 TOWN OF THOMPSON'S STATION
 WILLIAMSON COUNTY, TENNESSEE
 SCALE: 1" = 100' - DATE: JUNE 02, 2015
 FILE No. 1504G012

PREPARED FOR
 Williamson County Board of Education
 1320 West Main Street, Suite 202
 Franklin, TN 37064

CO.1



SITE DATA:
 TOTAL SITE AREA: 4,877,775 SQ. FT. (111.98 AC.±)
 MIDDLE SCHOOL AREA: 35.9 AC.±
 MIDDLE SCHOOL IMPERVIOUS AREA: 238,878 S.F.
 MIDDLE SCHOOL LOT COVERAGE (BUILDING & PAVING): 6.17% OR 10.7%
 ZONED: CC
 SETBACKS:
 FRONT: 10'
 SIDE: 8'
 REAR: 15'
 EXISTING PARKING: 91 SPACES (INCLUDING 3 H.C. SPACES)
 PROPOSED USE: CLASSROOM, AUDITORIUM
 EXISTING SCHOOL: 108,809 SQ. FT.
 PROPOSED ADDITION: 10,541 SQ. FT.
 BUILDING HEIGHT: 29'-4"

SITELAYOUT PLAN

HERITAGE MIDDLE SCHOOL AUDITORIUM


4803 COLUMBIA PIKE
 THOMPSON'S STATION, TN 37179


COMMISSION
 SUBMITTAL

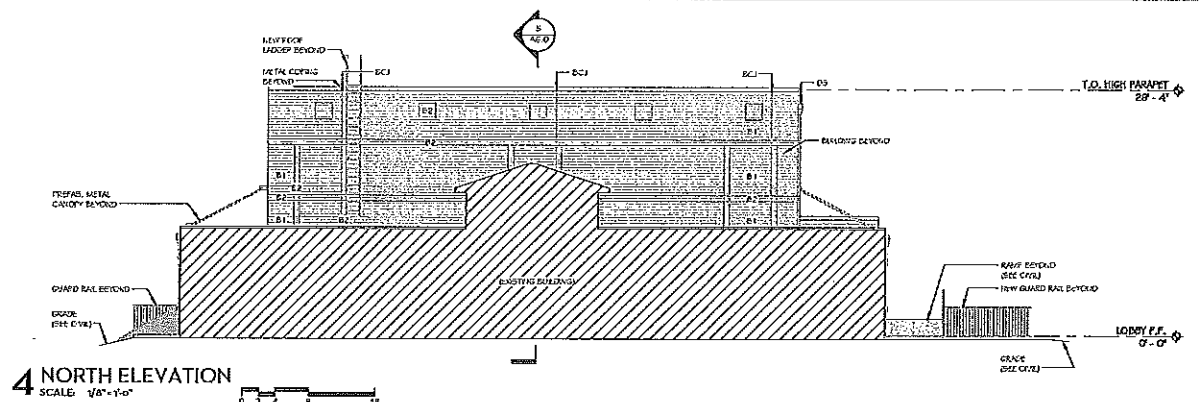
GMC # ANAS160009

PROJECT ISSUE	ISSUE	DATE
ISSUED FOR PERMITS	11/7/18	
REVISIONS		
STAFF COMMENTS		

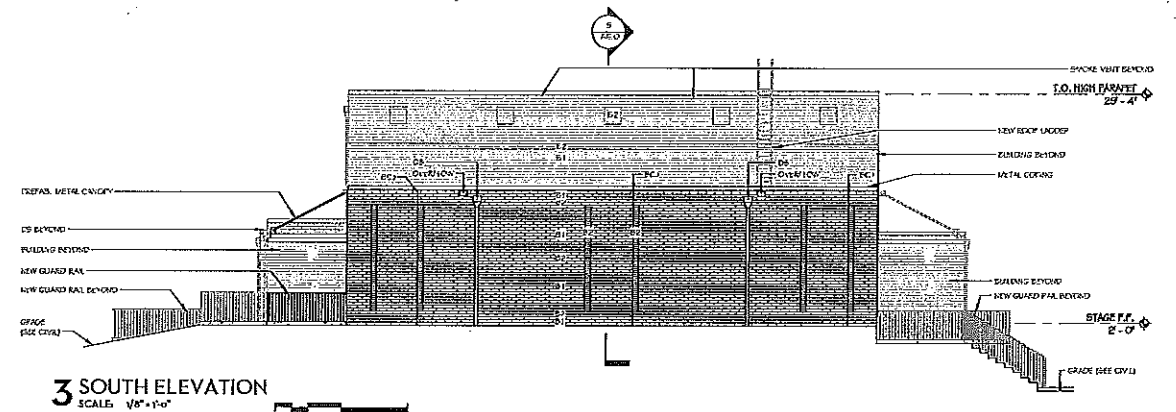
DRAWN BY: AUTHOR
 CHECKED BY: CHECKER


 GOODWYN MILLS CAWOOD
 3310 WEST END AVENUE, SUITE 420 | NASHVILLE, TN 37203
 TEL 615.333.7200 | GMINETWORK.COM

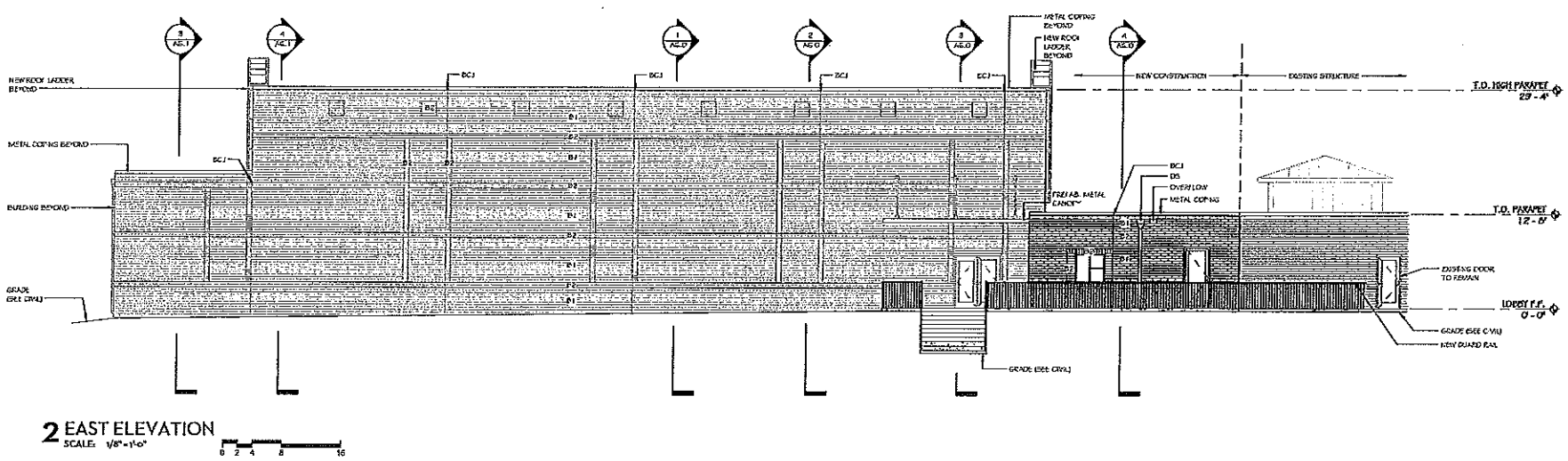

HUDDLESTONE-STEELE
 ENGINEERING INC.
 2115 N.W. BROAD STREET, MURFREESBORO, TN 37129
 TELEPHONE: (615)853-4084, FAX: (615)893-0080



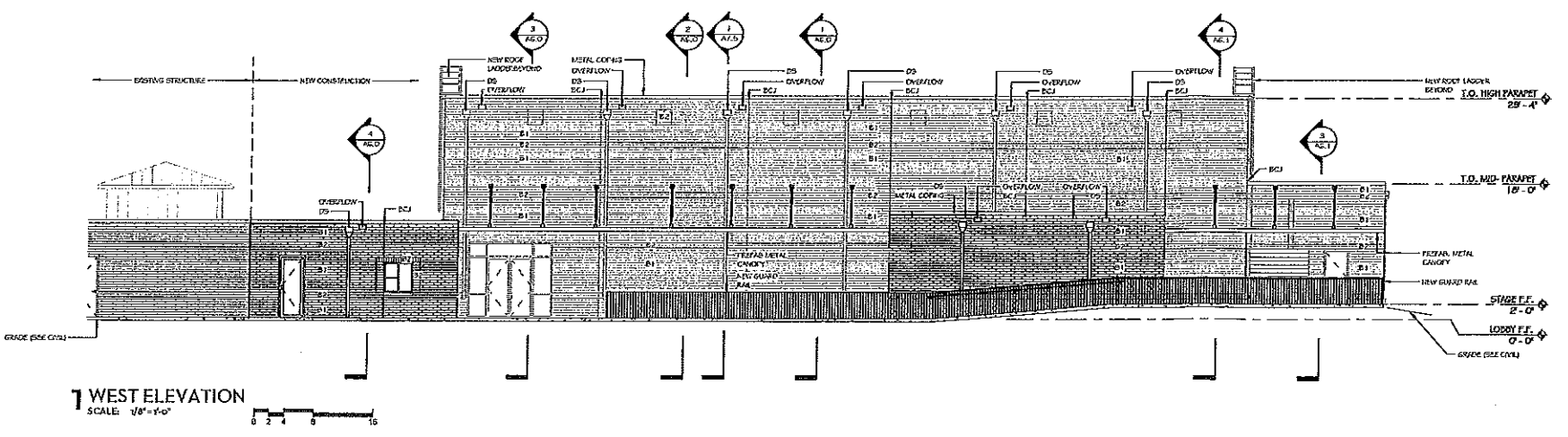
4 NORTH ELEVATION
SCALE 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE 1/8"=1'-0"



2 EAST ELEVATION
SCALE 1/8"=1'-0"



1 WEST ELEVATION
SCALE 1/8"=1'-0"

GENERAL ELEVATION NOTES

- DO NOT SCALE ELEVATIONS. IF DIMENSIONS ARE IN QUESTION, CONTACT THE ARCHITECT IMMEDIATELY.
- ALL MATERIALS SHALL MATCH EXISTING CONDITIONS. SEE SPECIFICATIONS FOR PRODUCT OPTIONS AND MANUFACTURERS.
- CONTRACTOR SHALL CONFIRM IN-UP OF BLOCK UP PANEL OF THE PROPOSED MASONRY WORK WITH ALL BLOCK COLORS AND DETAILS DETAIL. COORDINATE WITH OWNER FOR LOCATION.
- ELEVATIONS ARE FOR GENERAL DESIGN PURPOSES. SEE PLANS AND WALL SECTIONS FOR DETAILED INFORMATION.

B1 = BRICK NO. 1
B2 = BRICK NO. 2
NOTE: NEW BRICK TO MATCH EXISTING BRICK TYPE & COLOR
NOTE: NEW BRICK CONTROL JOINTS BY MASONRY INSTITUTE RECOMMENDATIONS

GOODWYN MILLS CAWOOD

3310 West End Avenue, Suite 420 | Nashville, TN 37203
Tel: 615-333-7200 | GMCNETWORK.COM

ISSUE	DATE
ISSUE	DATE
ISSUE	DATE
ISSUE	DATE

HERITAGE MIDDLE SCHOOL AUDITORIUM ADDITION

4803 COLUMBIA PIKE THOMPSON'S STATION, TN 37179
GMC # ANAS160097

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A2.0

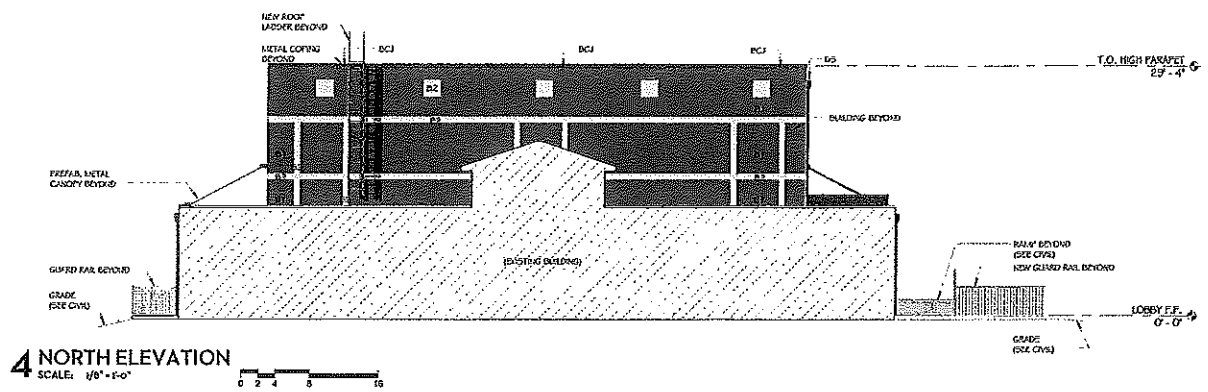
MATERIAL LEGEND

BRICK	CEILING	MANUFACTURER
BRICK 1	FLUOROCARBON PAINT	STACKS BRICK
BRICK 2	FLUOROCARBON PAINT	STACKS BRICK
METAL YORK	FLUOROCARBON PAINT	INTERSTATE BRICK
OVERFLOW	FLUOROCARBON PAINT	INTERSTATE BRICK
STL. RAISING	FLUOROCARBON PAINT	INTERSTATE BRICK

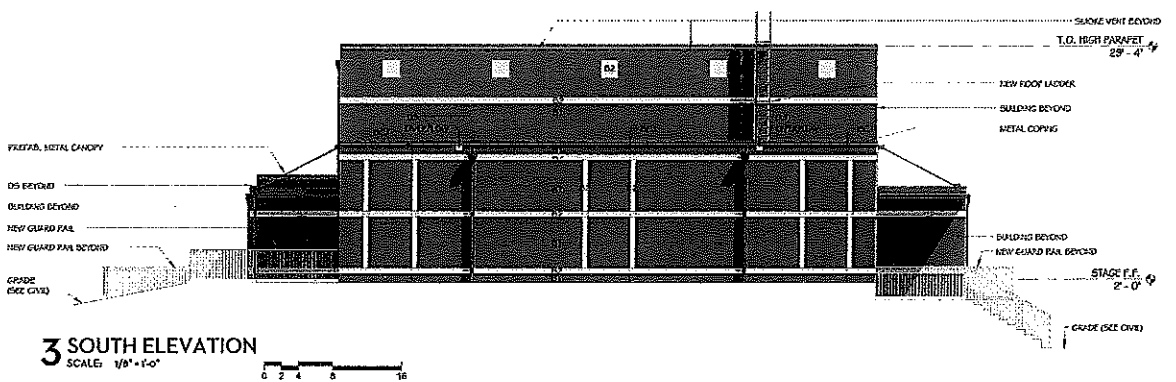
NOTE: ALL BRICKS TO MATCH EXISTING

THOMPSON'S STATION PLANNING
COMMISSION SUBMITTAL

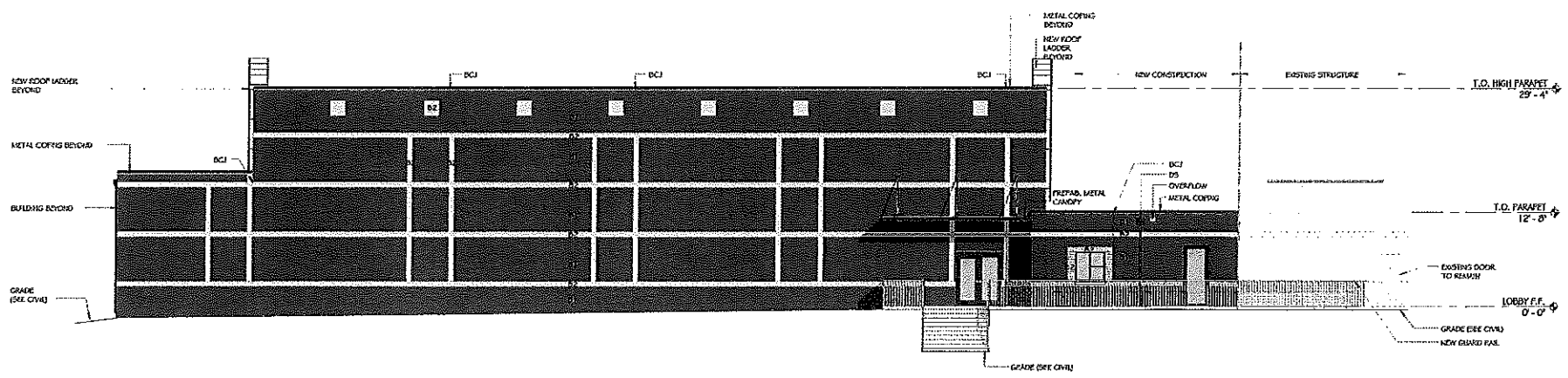
10/14/2010 10:00 AM



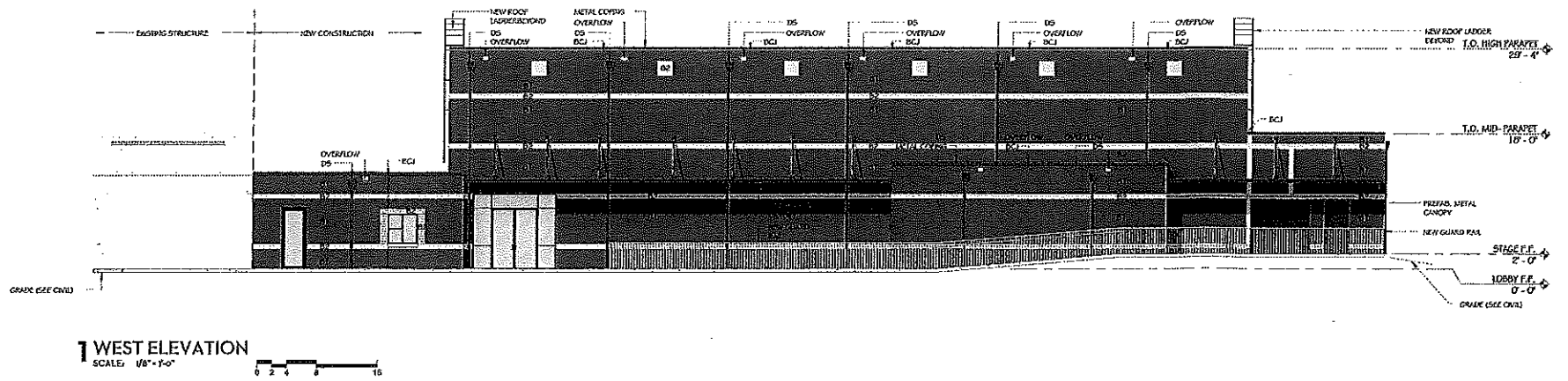
4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"
0 2 4 8 16

GENERAL ELEVATION NOTES

- DO NOT SCALE ELEVATIONS. IF DIMENSIONS ARE IN QUESTION, CONTACT THE ARCHITECT IMMEDIATELY.
- ALL ENTRANCES SHALL MATCH EXISTING CONDITIONS. SEE SPECIFICATIONS FOR PRODUCT COLORS AND FINISHES.
- CONTRACTOR SHALL CONSTRUCT 3'-0" x 6'-0" BLOCKUP PANEL OF THE PROPOSED ASPHALT WEBS WITH ALL BRICK COLLARS AND DETAILS DETICED. COORDINATE WITH OWNER FOR LOCATION.
- ELEVATIONS ARE FOR GENERAL DESIGN INTENT. SEE PLANS AND WALL SECTIONS FOR DETAILED INFORMATION.

B1 = BRICK NO. 1
B2 = BRICK NO. 2
NOTE: NEW BRICK TO MATCH EXISTING BRICK TYP & COLOR
NOTE: NEW BRICK CONTROL JOINTS PER MASONRY INSTITUTE RECOMMENDATIONS

GOODWYN MILLS CAWOOD

3310 West End Avenue, Suite 220 | Nashville, TN 37203
Tel: 615-333-7200 | GMCNETWORK.COM

ISSUE	DATE
DO I ADD SERVICES	10/15/2024
20% SET	10/15/2024
50% SET	10/15/2024

drawn by: Author
checked by: JMS

**HERITAGE MIDDLE SCHOOL
AUDITORIUM ADDITION**

4803 COLUMBIA PIKE THOMPSON'S
STATION, TN 37179
GMC # ANA5160009

NOT FOR
CONSTRUCTION

EXTERIOR ELEVATIONS

	COLOR	MANUFACTURER
BRICK 1	FADED PINK RADCLIFF	GENERAL SHALE BRICK
BRICK 2	NAVY/BLUE	GENERAL SHALE BRICK
METAL TRIM	ROYAL BLUE	INTERSTATE BRICK
STORAGE/PAINT	DEEP BLUE	BRUNNEN MANUFACTURING CO.
STL. FRAMES	PAVING IRB	KANBERG
		TDS

NOTE: ALL EXTERIOR FINISHES SHALL MATCH EXISTING

THOMPSON'S STATION PLANNING
COMMISSION SUBMITTAL

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