

**ORDINANCE NO. 2023-006**

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION,  
TENNESSEE, TO AMEND TITLE 12, CHAPTER 4 OF THE MUNICIPAL  
CODE REGARDING THE IMPACT ASSESSMENT FEE.**

WHEREAS, the Town is authorized pursuant to Tennessee Code Annotated § 6-2-201(15) and other applicable law to assess fees for use of or impact upon certain public infrastructure, including roadways, public parks, and recreation facilities; and

WHEREAS, the Town is experiencing and anticipating both rapid growth and an increase in commercial development which requires public facilities and infrastructure improvements to meet the demand created by such growth and development;

WHEREAS, the Board of Mayor and Aldermen has determined that it is in the best interest of the Town to amend the current code provisions related to its Impact Assessment Fees as adopted by Ordinance 20-003.

NOW, THEREFORE, BE IT ORDAINED by the Town of Thompson's Station as follows:

**Section 1.** That Title 12, Chapter 4, Section 12-406 (d) of the Municipal Code be deleted in its entirety upon the effective date of this ordinance and shall be amended by adding a new **Chapter 4, Section 12-406 (d)** as follows:

(d) The following fees are the maximum amounts calculated based on the adjusted per Engineering News Record Construction Cost Index as of March 2023. These fees are hereby adopted at 100% of the maximum amounts.

<u>Land Use</u>	<u>Unit</u>	<u>Impact Fee per Development Unit</u>		
		<u>Roads</u>	<u>Parks</u>	<u>Total</u>
Single-Family Detached	Dwelling	\$4,154	\$564	\$4,718
Multi-Family	Dwelling	\$3,221	\$378	\$3,599
Mobile Home Park	Pad	\$2,200	\$564	\$2,764
Senior Adult Housing, Detached	Dwelling	\$1,874	\$564	\$2,438
Senior Adult Housing, Attached	Dwelling	\$1,628	\$378	\$2,006
Golf Course	Acre	\$1,189	\$0	\$1,189
Hotel/Motel	Room	\$2,578	\$0	\$2,578
Retail/Commercial/Shopping Center	1,000 sf	\$6,476	\$0	\$6,476
Restaurant, Standard	1,000 sf	\$12,422	\$0	\$12,422
Restaurant, Drive-Through	1,000 sf	\$27,638	\$0	\$27,638
Gas Station w/Convenience Mkt	Pump	\$10,723	\$0	\$10,723

Office/Institutional	1,000 sf	\$4,900	\$0	\$4,900
Elementary/Secondary School	1,000 sf	\$1,517	\$0	\$1,517
Community College	1,000 sf	\$3,426	\$0	\$3,426
Day Care Center	1,000 sf	\$4,032	\$0	\$4,032
Hospital	1,000 sf	\$3,787	\$0	\$3,787
Nursing Home	1,000 sf	\$2,309	\$0	\$2,309
Place of Worship	1,000 sf	\$2,450	\$0	\$2,450
Industrial	1,000 sf	\$1,838	\$0	\$1,838
Warehouse	1,000 sf	\$952	\$0	\$952
Mini-Warehouse	1,000 sf	\$822	\$0	\$822

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Note: square feet based on gross floor area; definitions of land uses are provided in the impact fee study as adopted in Ordinance 20-003.

**Section 2. All Prior Conflicting Ordinances Repealed; Interpretation.** That upon the effective date of this ordinance, all prior ordinances and resolutions in conflict herewith be repealed.

**Section 3. Severability.** If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

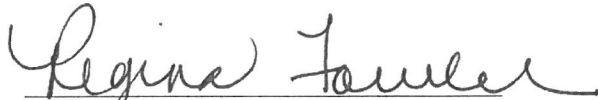
**Section 4. Effective date.** This ordinance shall take effect upon its passage on final reading, provided that it shall not take effect until July 1, 2023, the public welfare requiring it.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee.



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Mayor Brian Stover

ATTEST:



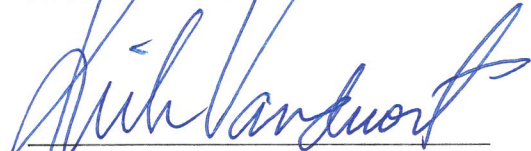
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Town Recorder

Passed First Reading: 5-9-2023

Passed Second Reading: 6-13-2023

Submitted to Public Hearing on the 13<sup>th</sup> day of June 2023, at 7:00 p.m., after being  
advertised in the *Williamson AM* Newspaper on the 17<sup>th</sup> day of May, ~~2020~~  
2023

APPROVED AS TO FORM AND LEGALITY:



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Town Attorney