

Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
March 23, 2021

Meeting Called To Order- Roll Call

Statement By Chair Relating To Conducting The Planning Commission Meeting By Electronic Means Of Due To COVID-19 State Of Emergency

Documents:

[INTRODUCTION STATEMENT FOR TS PC MAR 2021.PDF](#)

Consideration Of The Minutes Of The February 23, 2021 Meeting

Documents:

[FEBRUARY 23 2021 MINUTES.PDF](#)

Public Comment

Any citizen desiring to make a comment can submit their written comments to the Town, which will be included in the meeting minutes for public perusal.

Email your comments to Town Hall at INFO@THOMPSONS-STATION.COM with March Planning Commission Public Comments as the Subject Line.

Contact the Town Community Development office with any questions at (615) 794-4333 ext. 12.

Planner Report

AGENDA ITEMS

1. Avenue Downs Subdivision Final Plat – Section 1 For The Creation Of 36 Single Family Lots And 4 Open Space Lots Located Along Otterham Drive And Avenue Downs Drive.

Documents:

[ITEM 1 - AVENUE DOWNS SECTION 1 FP STAFF REPORT 3-23-21.PDF](#)
[ITEM 1- AVENUE DOWNS SEC 1 FP MARCH PC.PDF](#)

2. Tollgate Village Subdivision Concept Plan – Phase 2B For Discussion Of 232 Proposed Residential Units And Up To 60,000 Square Feet Of Commercial Development.

Documents:

[ITEM 2- TOLLGATE TOWN CENTER CONCEPT PLAN STAFF REPORT 3-23-21.PDF](#)
[ITEM 2- TOLLGATE TOWN CENTER DEVELOPMENT CONCEPT PRESENTATION MARCH PC.PDF](#)

BOND ACTIONS/REPORT

3. Bond Report

- a. Bridgemore 6A RDEC Maintenance Bond Release**
- b. Bridgemore 6B RDEC Maintenance Bond Release**
- c. Update on Long Held Bonds**

Documents:

[ITEM 3A- BRIDGEMORE 6A BOND ACTION 3-15-21.PDF](#)
[ITEM 3B- BRIDGEMORE 6B BOND ACTION 3-15-21.PDF](#)

PLANNING COMMISSION ANNUAL MEETING & BYLAWS UPDATE

4. Revision To The Planning Commission Bylaws, Last Amended July 2017.

Documents:

[ITEM 4 - PC BYLAWS MEMO 3-23-21.PDF](#)
[ITEM 4- TSPC BYLAWS 2021 DRAFT.PDF](#)

5. Annual Meeting:

- a. Election of Officers-**
 - i. Chair**
 - ii. Vice Chair**

Adjourn

This meeting will be held at 7:00 p.m. remotely due to the COVID-19 Public Health Emergency and will be live-streamed on the Town Website www.thompsons-station.com

STATEMENT FOR THE RECORD AT START OF MEETING
Thompson's Station Planning Commission

Hello and welcome to this the March 23rd, 2021, Planning Commission meeting for the Town of Thompson's Station.

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order # 78 (which was previously extended by Executive Order # 16, 34, 51, 60, 65 and 71): due to the treatment and containment of COVID-19.

This Town of Thompson's Station Planning Commission meeting, with notice, is being held virtually and being recorded to protect the public health, safety, and welfare of the Citizens of Thompson's Station in light of the coronavirus and to continue to allow the Town to function and operate.

Further, it is the desire of the Planning Commission to include this determination in the minutes for this meeting.

We understand that we, the Thompson's Station Planning Commission, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson 's Station, Tennessee
February 23, 2021

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 23rd day of February, 2021 via electronic means under the authority of the Governor's Executive Order related to public meetings during the COVID-19 emergency with the required quorum.

The following statement was read by Planning Chairman Trent Harris:

Hello and welcome to this the February 23, 2021, Planning Commission meeting for the Town of Thompson's Station.

Pursuant to the Guidance from the Office of the Comptroller for the State of Tennessee and in accordance with Governor Lee's Executive Order # 60 (which was previously extended by Executive Order # 16, 34, and 51): due to the treatment and containment of COVID-19.

This Town of Thompson's Station Planning Commission meeting, with notice, is being held virtually and being recorded to protect the public health, safety, and welfare of the Citizens of Thompson's Station in light of the coronavirus and to continue to allow the Town to function and operate.

Further, it is the desire of the Planning Commission to include this determination in the minutes for this meeting.

We understand that we, the Thompson's Station Planning Commission, serves the Town of Thompson's Station, which is why we are currently recording this virtual meeting, broadcasting it live for public viewing and uploading and preserving it for future viewing.

A recording of this meeting will be available on the Town of Thompson's Station's web site at thompsons-station.com within 24 hours of this meeting.

Members and staff virtually present were: Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Tara Rumpler; Commissioner Bob Whitmer; Interim Town Planner Micah Wood; Planning Technician Jennifer Banaszak; IT Coordinator Tyler Rainey and Town Attorney Andrew Mills. Commissioners Luis Parra and Sheila Shipman were unable to attend.

Also present were Jason Kilgore with Ragan Smith, applicant 1; Colt Morton, Tim Turner and Allison Baldwin, applicant 3.

Minutes:

The minutes of the January 26, 2020 regular meeting were presented.

Commissioner Whitmer made a motion to approve the January 26, 2020 meeting minutes. A roll call vote was taken.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	NA	Alderman Alexander	Yea
Commissioner Shipman	NA	Commissioner Rumpler	Yea	Commissioner White	Yea

Commissioner Whitmer Yea
Yea 5 Nay 0 Abstain 0

Public Comment:
None

Town Planner Report:

Mr. Wood announce Will Owen with Griggs and Maloney as the new consultant engineer for the Town.

New Business:

1. Tollgate Village Subdivision Final Plat – Section 18 for the creation of 5 single family lots located along Americus Drive at the Tollgate Boulevard intersection.

Mr. Wood reviewed his Staff report recommends that based upon the consistency of the plat with the Land Development Ordinance the Commission approve the final plat with the following contingencies:

1. Prior to issuance of building permits or occupancy, all necessary sewer connections to the system shall be completed and shall pass any necessary testing.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$146,000 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 \$53,000 for sanitary sewer with automatic renewal.
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.

Jason Kilgore with Ragan Smith was present to answer questions on behalf of the applicant.

After discussion, Commissioner Whitmer moved to approve Item 1, Tollgate Village Subdivision Final Plat Section 18 B. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	NA	Alderman Alexander	Yea
Commissioner Shipman	NA	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
	Yea 5		Nay 0		Abstain 0

2. The Hills Preliminary Plat for the creation of a new 41-lot single family residential subdivision located at the terminus of Dean Road.

Mr. Wood reviewed his report and recommends approval with the following contingencies:

1. Approval of the Deviation from the Subdivision Regulation to the street cross-section, as requested by the applicant.

2. The construction plans and all final plats shall identify: (1) all lots with slopes of 15% and up as critical lots; and (2) cross-walk and/or pedestrian safety facilities to account for the pedestrian paths crossing Silver Fox Road.
3. The applicant shall set a pre-application meeting with Town Staff prior to the submittal of the construction plans for this development.
4. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
5. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.
6. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
7. Prior to the submittal of the first final plat for this subdivision, a copy of the CCRs shall be submitted for Town review.
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. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.

Colt Morton, Tim Turner and Allison Baldwin were present to answer questions on behalf of the applicant.

After discussion, Commissioner Whitmer made a motion to approve Item 2, a preliminary plat for The Hills, a new subdivision to create 41 singles family lots, and 6 open space lots on 225.64 acres located at 1780 Dean Road with a requested deviation to the Subdivision Regulations. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	NA	Alderman Alexander	Yea
Commissioner Shipman	NA	Commissioner Rumpler	Yea	Commissioner White	Yea
Commissioner Whitmer	Yea				
Yea	5	Nay	0	Abstain	0

3. **Avenue Downs Final Plat – Section 1 for the creation of 36 single family lots and 4 open space lots located along Otterham Drive and Avenue Downs Drive.**

******Applicant requests deferral to March 23, 2021 meeting.**

Alderman Alexander made a motion to defer Item 3, the Avenue Downs final plat Section 1 to the March 23, 2021 meeting. The motion was seconded.

Roll Call Vote:

	<u>VOTE</u>		<u>VOTE</u>		<u>VOTE</u>
Chairman Harris	Yea	Commissioner Parra	NA	Alderman Alexander	Yea
Commissioner Shipman	NA	Commissioner Rumpler	Yea	Commissioner White	Yea

Commissioner Whitmer Yea

Yea 5

Nay 0

Abstain 0

Bond Actions/Report

4. Bond Report

- a. BOMA Actions – Bridgemore 6C & 6D** – A maintenance bond has been placed on Bridgemore 6C and 6D for one year.
- b. Update on Long Held Bonds** - Mr. Wood updated the Commission about the approach that Staff will take to update these bonds and what the next steps will be.

There being no further business, the meeting was adjourned at 7:40 p.m.

Trent Harris, Chairman

Attest:

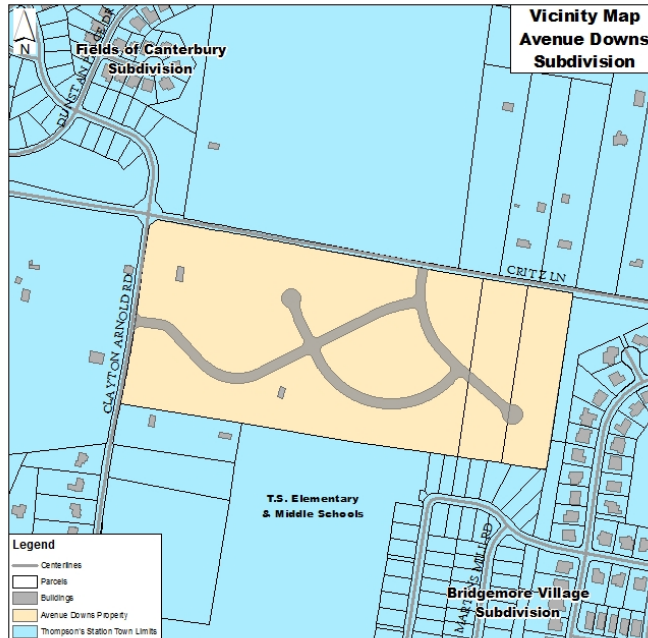
Shaun Alexander, Secretary

**Thompson's Station Planning Commission
Staff Report –Item 1 (FP 2021-004)
March 23, 2021**

Request to approve the final plat for Avenue Downs Section 1 to create 36 single family lots and 4 open space lots.

PROJECT DESCRIPTION

A request to approve the first final plat for Section 1 of Avenue Downs to create 36 single family lots and 4 open space lots located along Otterham Drive and Avenue Downs Drive.



ANALYSIS

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 1 consists of 13 single family lots and associated open space. The preliminary plat approval consisted of 69 single family lots and 5 open space lots. The setbacks within the D2 district are a maximum of 20 feet for the front yard, 20 feet total, with a minimum of 5 feet for any the side yard, and 20 feet for the rear yard. The lots comply with the LDO minimum standards.

Town CIP Project Impacts

Two Town Capital Improvement Projects have impacted the original design of the trail and sidewalk system in the Avenue Downs subdivision. The approved Preliminary Plat shows a 5-foot sidewalk and an 8-foot asphalt trail. The Clayton Arnold Pedestrian Connector Project, approved by the BOMA to add a pedestrian path from Critz Lane to the Thompson's Station Schools campus along Clayton Arnold Road. The Town's preferred cross-section for this project is a 10-foot asphalt trail, which is a change from the 5-foot concrete sidewalk approved on the preliminary plat. The Greenway Phase 2 and 3 Project, which will connect Preservation Park and the Thompson's Station Schools Campus, also has a 10-foot asphalt trail cross section in open spaces, which is a change from the 8-foot trail approved on the preliminary plat. The developer has been extremely accommodating in working to fit these Town CIP

projects into their previously approved and vested site design and layout. Town Staff is very appreciative for this spirit of cooperation.

Open Space

This plat includes the first 4 open space lots of the 5 total within the subdivision.

Sewer

As part of the process for the participation agreement, the Town approved a sewer agreement in order to allow the 69 taps required for this development. The sewer agreement was approved by the BOMA at the November 12, 2019. Therefore, the project does conform LDO in terms of sewerage.

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.

Improvement to roadways and drainage are required. 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 \$690,000.

Improvements to the sewer are required. After an evaluation of the progress of the sewer, the Town Engineer recommends that the sewer surety be set at \$428,000.

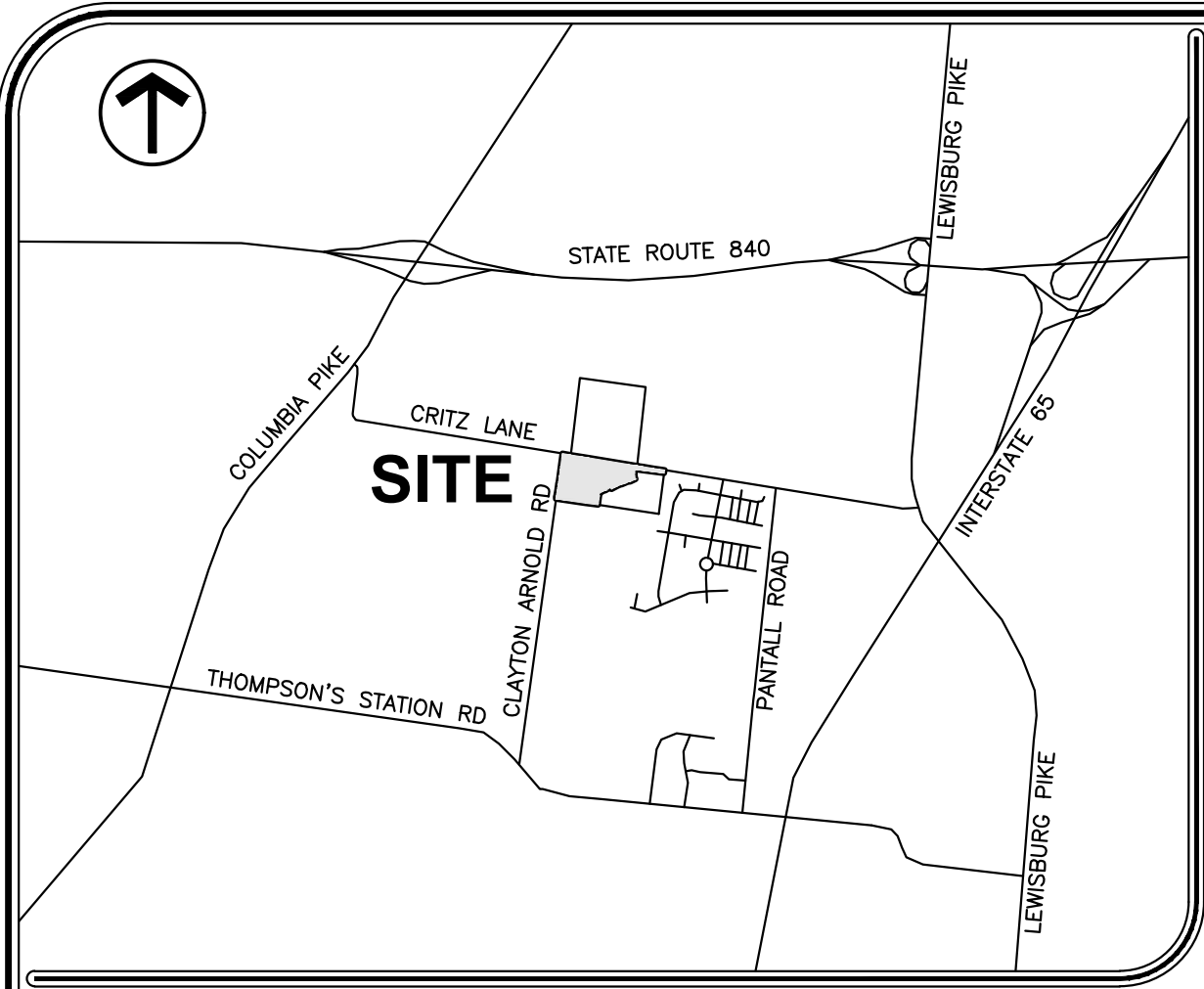
Recommendation

Staff recommends approval based on conformance with the Land Development Ordinance with the following contingencies:

1. The Town shall work with the Developer to install the Clayton Arnold Pedestrian Connection Project and the Greenway Phase 3 Project, as those engineered design plans are finalized. The Town shall coordinate with the Developer on final design plans and shall include funding for the cost difference in the 5-foot sidewalk along Clayton Arnold Road and the 8 foot asphalt trail that forms the Phase 3 Greenway connection across Open Spaces 199.
2. Prior to issuance of building permits or occupancy, all necessary sewer connections to the system shall be completed and shall pass any necessary testing.
3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$690,000 for roadways, drainage and erosion control with automatic renewal.
4. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$482,000 for sanitary sewer with automatic renewal.
5. 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



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 36 SINGLE FAMILY LOTS, 4 OPEN SPACE TRACTS, AND DEDICATE PUBLIC RIGHT OF WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 1983). GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL ACCURACY IS 0.05'.
3. THE PROPERTY IS ZONED D2 (MEDIUM DENSITY RESIDENTIAL). MAXIMUM LOT COVERAGE (SINGLE FAMILY) - 55%

MINIMUM BUILDING SETBACKS:

FRONT	20'
SIDE	10'
REAR	20'

4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NOS. 47187C0345F AND 47187C0365F 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. 0345 AND 0365, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

5. 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.

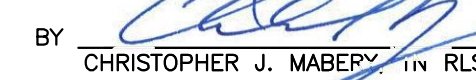
6. DOMESTIC WATER SUPPLY INFORMATION SHOWN HEREON TAKEN FROM PLANS FOR HB&TS BY JAMES C. HAILEY AND CO., DATED JULY 1, 2020.

7. ALL PUBLIC STREETS AND DRAINAGE STRUCTURES WITHIN THE RIGHTS-OF-WAY WILL BE MAINTAINED BY THE TOWN OF THOMPSON'S STATION.

8. 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.

9. LOTS SHOWN THUS (*) ARE DESIGNATED AS CRITICAL LOTS AND HAVE NATURAL SLOPES IN EXCESS OF 15%. PER SECTION 3-102.104 OF THE SUBDIVISION REGULATIONS, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A SITE GRADING PLAN FOR DEVELOPMENT OF THE LOT SHALL BE SUBMITTED ADDRESSING SITE SPECIFIC NATURAL RESOURCE ISSUES TO THE TOWN OF THOMPSON'S STATION FOR REVIEW AND APPROVAL. NO BUILDING PERMIT WILL BE ISSUED ON SAID LOTS UNTIL AND UNLESS THE TOWN ENGINEER HAS RECEIVED AND APPROVED THE SITE PLAN.

10. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:15,715.

BY  DATE: MARCH 8, 2021
CHRISTOPHER J. MABERY, IN RLS NO. 2483

11. ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
12. STREET LIGHT LOCATIONS SHOWN HEREON ARE APPROXIMATE. FINAL LOCATION TO BE COORDINATED WITH MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION.
13. THE PROPOSED RIGHT OF WAY DEDICATION SHOWN HEREON WAS TAKEN FROM ROADWAY PLANS FOR CRITZ LANE IMPROVEMENTS PREPARED BY RAGAN-SMITH ASSOCIATES DATED JANUARY 14, 2018.

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION NOTES

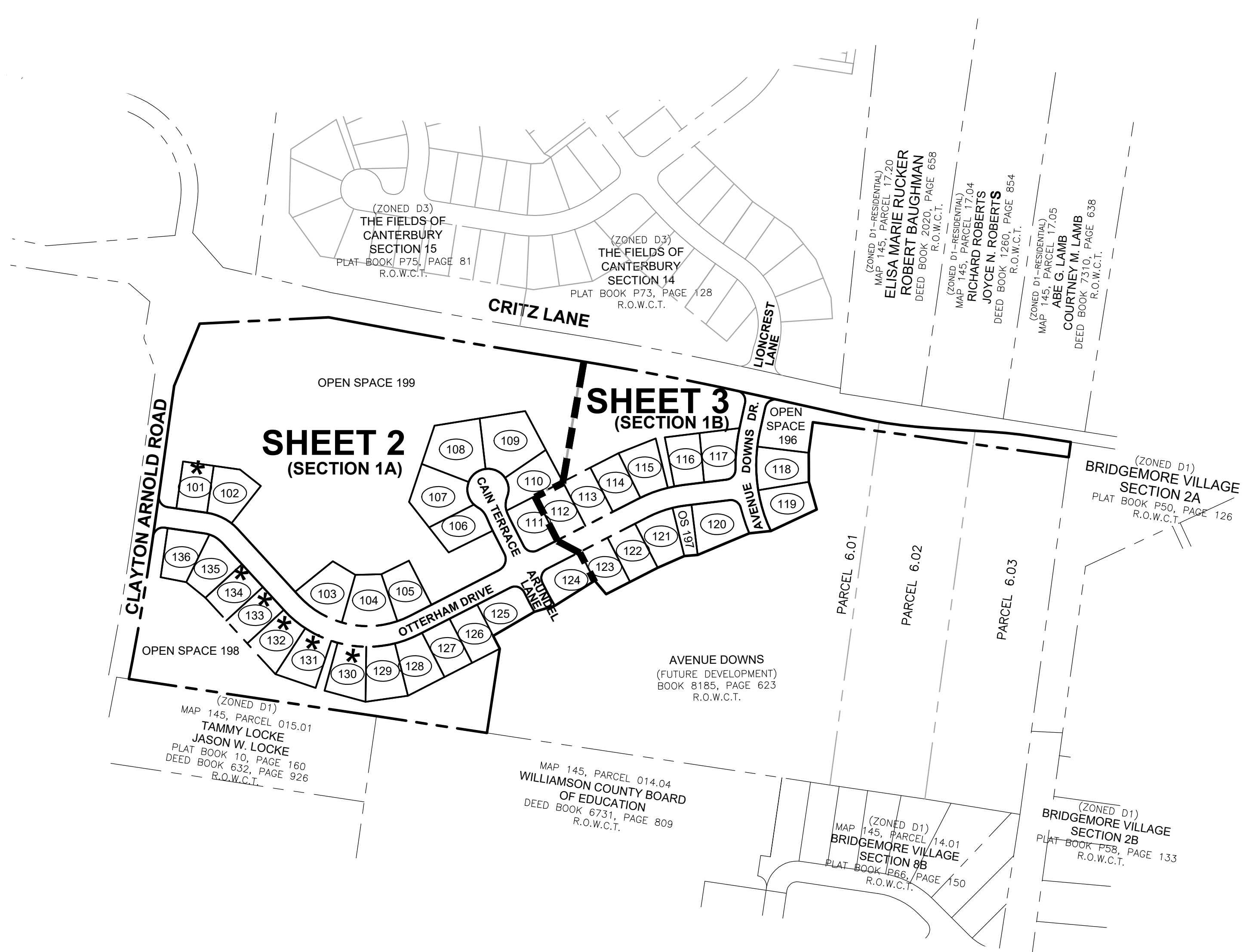
1. MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEMC) SHALL HAVE ACCESS TO INSTALL, CONSTRUCT, REPAIR, OPERATE, AND MAINTAIN ITS ELECTRIC FACILITIES LOCATED WITHIN THE SUBJECT PROPERTY. MTEMC HAS THE RIGHT TO CUT, TRIM AND CONTROL THE GROWTH BY CHEMICAL MEANS, MECHANICAL, OR OTHERWISE OF TREES AND SHRUBBERY LOCATED WITHIN 20 FEET OF THE CENTER LINE (A TOTAL OF 40') OF ITS FACILITIES, OR ANY VEGETATION THAT MAY INTERFERE WITH OR THREATEN TO ENDANGER THE OPERATION AND MAINTENANCE OF ITS FACILITIES.
2. MTEMC WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTEMC AS DEFINED IN ITS RULES AND REGULATIONS, BYLAWS, AND POLICIES, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REQUIREMENTS CONTAINED ON THE MTEMC WEBSITE AT WWW.MTEMC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTEMC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTEMC. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC'S REQUIREMENTS.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO AMBER LANE DEVELOPMENT, LLC FROM BYRD D. CAIN, JR. BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 8185, PAGE 623, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBERS 6.01, 6.02 AND 6.03 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 145.



LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
101	8,625	0.20
102	11,334	0.26
103	12,166	0.28
104	12,270	0.28
105	9,978	0.23
106	9,532	0.22
107	14,521	0.33
108	16,625	0.38
109	17,293	0.40
110	10,498	0.24
111	9,456	0.22
112	9,000	0.21
113	9,000	0.21
114	9,081	0.21
115	10,041	0.23
116	9,469	0.22
117	10,054	0.23
118	11,148	0.26

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
119	10,841	0.25
120	12,687	0.29
121	10,241	0.24
122	9,000	0.21
123	8,795	0.20
124	9,429	0.22
125	9,308	0.21
126	9,000	0.21
127	9,000	0.21
128	10,447	0.24
129	11,238	0.26
130	10,690	0.25
131	10,665	0.24
132	10,473	0.24
133	9,000	0.21
134	9,000	0.21
135	10,475	0.24
136	10,145	0.23

OPEN SPACE (OS) AREA TABLE

OS	SQ. FT.±	ACRES±
196	32,958	0.76
197	4,800	0.11
198	113,106	2.60
199	484,891	11.13

SITE DATA TABLE (SECTION 1)

TOTAL LOT AREA	8.74 ACRES±
TOTAL OPEN SPACE AREA	14.59 ACRES±
TOTAL RIGHT-OF-WAY AREA	2.69 ACRES±
TOTAL SITE AREA	26.02 ACRES±
TOTAL LINEAR FEET OF PUBLIC ROAD	2,334 FEET

LEGEND

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

OS OPEN SPACE



RECORDER'S INFORMATION

RECORDED BY: _____
DATE: _____

FILED BY: _____
DATE: _____

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 8185, PAGE 444, R.O.W.C.T. AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC STREETS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THESE REGULATIONS.

DATE: AMBER LANE DEVELOPMENT, LLC

TITLE:

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 MUNICIPAL 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.

RAGAN - SMITH - ASSOCIATES, INC.

3/8/2021
DATE: CHRISTOPHER J. MABERY, IN NO. 2483

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 SURVEY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT. I CERTIFY THAT THE HYDRAULIC DESIGN CRITERIA SPECIFIED IN SECTION 3-106 OF THE THOMPSON'S STATION SUBDIVISION REGULATIONS HAVE BEEN MET.

WATER SYSTEM: _____
SEWER SYSTEM: TB&TS UTILITY DISTRICT GENERAL MANAGER

DATE: _____
TOWN ENGINEER: _____

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 THOMPSON'S STATION'S SUBDIVISION REGULATIONS, OR (2) THAT A SURVEY BOND HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE: _____
TOWN ENGINEER: _____

CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

I 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: _____
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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: _____
SECRETARY OF PLANNING COMMISSION

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 EMERGENCY COMMUNICATIONS AGENCY.

DATE: _____
WILLIAMSON COUNTY PUBLIC SAFETY

CERTIFICATE FOR ADDRESSES

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

DATE: _____
IT DEPT. E-911 ADDRESSING COORDINATOR

FINAL PLAT

AVENUE DOWNS SECTION 1 LOTS 101-136 AND OPEN SPACE LOTS 196-199

11TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE

REVISED: MARCH 8, 2021
REVISED: FEBRUARY 8, 2021
DATE: DECEMBER 15, 2020 SCALE: 1"=200'
JOB NO. 16107 W.O. 0646

OWNER / DEVELOPER
AMBER LANE DEVELOPMENT, LLC
C/O JORDAN CLARK
1804 WILLIAMSON COURT, SUITE 107
BRENTWOOD, TENNESSEE 37027
(615) 794-6401

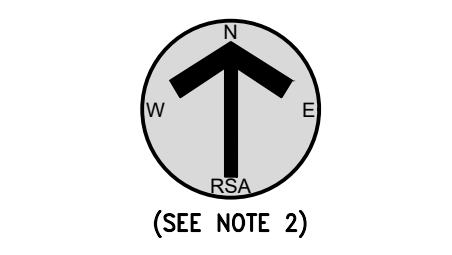
RAGAN • SMITH

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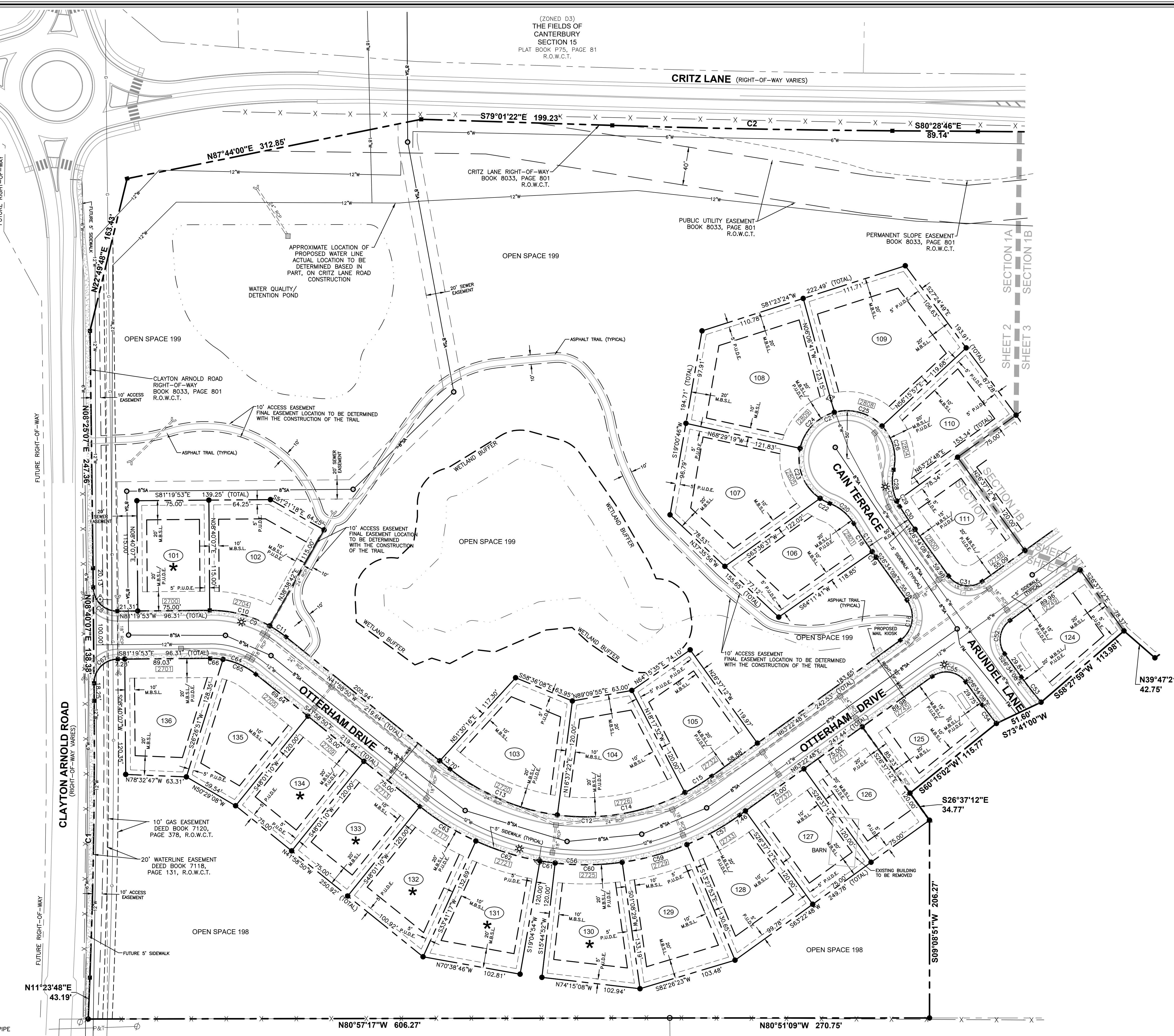
315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 FAX (615) 244-6739 cmabery@ragansmith.com
CONTACT: CHRISTOPHER J. MABERY

G:\18107-0646\1-SURVEY\PLAT\FINAL PLAT\SECTION 1.DWG
PLOTTED BY CHRIS MABERY ON: 3/8/2021 2:28 PM LAST UPDATED BY MABERY ON: 3/8/2021 2:14 PM

GENERAL NOTE
SEE SHEET 1 OF 3 FOR NOTES, AREAS, AND REFERENCES.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BRG	TANGENT
C1	6066.20'	288.82'	2°43'40"	N10°01'57"E	288.79'
C2	11489.00'	292.11'	1°27'24"	S79°45'04"E	292.10'
C8	25.00'	39.27'	90°00'00"	S36°19'53"E	35.36'
C9	125.00'	85.85'	39°21'03"	S61°39'21"E	84.17'
C10	125.00'	65.40'	29°58'35"	N66°20'35"W	64.66'
C11	125.00'	20.45'	9°22'28"	N46°40'04"W	20.43'
C12	225.00'	293.11'	74°38'23"	S79°18'01"E	272.82'
C13	225.00'	123.29'	31°23'48"	N57°40'44"W	121.76'
C14	225.00'	137.11'	34°54'55"	S89°09'55"W	135.00'
C15	225.00'	32.70'	8°19'40"	S67°32'38"W	32.67'
C16	30.00'	47.10'	89°56'55"	S18°24'20"W	42.41'
C17	525.00'	42.24'	4°36'36"	S24°15'50"E	42.23'
C18	525.00'	35.24'	3°50'47"	S23°52'55"E	35.24'
C19	525.00'	7.00'	0°45'49"	S26°11'13"E	7.00'
C20	50.00'	33.16'	37°59'49"	S40°57'27"E	32.55'
C21	50.00'	229.10'	262°31'55"	S71°18'37"W	75.17'
C22	50.00'	11.43'	13°05'47"	S53°25'24"E	11.40'
C23	50.00'	59.68'	68°23'11"	S12°40'55"E	56.20'
C24	50.00'	54.43'	62°22'38"	S52°42'00"W	51.79'
C25	50.00'	54.43'	62°22'38"	N64°55'22"W	51.79'
C26	50.00'	49.14'	56°18'37"	N05°34'44"W	47.19'
C27	50.00'	39.87'	45°41'27"	S00°16'09"E	38.82'
C28	50.00'	33.44'	38°19'11"	N03°24'59"E	32.82'
C29	50.00'	6.43'	7°22'17"	S19°25'45"E	6.43'
C30	475.00'	28.64'	3°27'15"	N24°50'30"W	28.63'
C31	25.00'	39.29'	90°03'05"	S71°35'40"E	35.37'
C52	25.00'	39.25'	89°56'55"	N18°24'20"E	35.34'
C53	385.00'	33.36'	4°57'53"	N29°03'04"W	33.35'
C54	435.00'	24.15'	3°10'50"	N28°09'33"W	24.15'
C55	25.00'	39.29'	90°03'05"	N71°35'40"W	35.37'
C56	275.00'	358.24'	74°38'23"	N79°18'01"W	333.44'
C57	275.00'	63.14'	13°09'19"	N69°57'27"E	63.00'
C59	275.00'	70.10'	14°36'22"	N83°50'18"E	69.92'
C60	275.00'	70.10'	14°36'22"	S81°33'19"E	69.92'
C61	275.00'	16.00'	3°20'03"	S72°35'07"E	16.00'
C62	275.00'	70.10'	14°36'22"	S63°36'54"E	69.92'
C63	275.00'	68.79'	14°19'54"	S49°08'46"E	68.61'
C64	75.00'	51.51'	39°21'03"	S61°39'21"E	50.50'
C65	75.00'	38.04'	29°03'36"	S56°30'38"E	37.63'
C66	75.00'	13.47'	10°17'27"	S76°11'09"E	13.45'
C67	25.00'	39.27'	90°00'00"	S53°40'07"W	35.36'



RECORDER'S INFORMATION

LEGEND

●	IRON ROD (NEW)	—SA—	SANITARY SEWER LINE
○	MONUMENT (NEW)	—FM—	SANITARY FORCE MAIN
○	IRON ROD (OLD)	—G—	GAS LINE
□	CABLE TV BOX	—W—	WATER LINE
□	ELECTRIC BOX	—FM—	FORCE MAIN
□	CATCH BASIN	⊙	STORM MANHOLE
○	SANITARY SEWER MANHOLE	⊙	UTILITY STUBOUT
⊙	PROPOSED STREET LIGHT	⊙	LIGHT STANDARD
⊙	LOT NUMBER	⊙	YARD LIGHT
⊙	FIRE HYDRANT	⊙	SIGN
⊙	WATER VALVE	⊙	STREET ADDRESS
⊙	WATER METER	⊙	REINFORCED CONCRETE PIPE
⊙	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	—X—X—	FENCE
		—P.U.D.E.—	PUBLIC UTILITY DRAINAGE EASEMENT
		—M.B.S.L.—	MINIMUM BUILDING SETBACK LINE

FINAL PLAT

AVENUE DOWNS
SECTION 1
LOTS 101-136 AND OPEN SPACE LOTS 196-199

11TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE

REVISED: MARCH 8, 2021
REVISED: FEBRUARY 8, 2021
DATE: DECEMBER 18, 2020
JOB NO. 16107 W.O. 0646

OWNER / DEVELOPER
AMBER LANE DEVELOPMENT, LLC
C/O JORDAN CLARK
1804 WILLIAMSON COURT, SUITE 107
BRENTWOOD, TENNESSEE 37027
(615) 794-6401

RAGAN • SMITH

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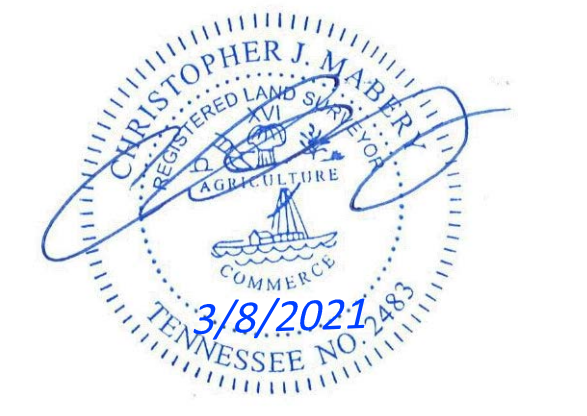
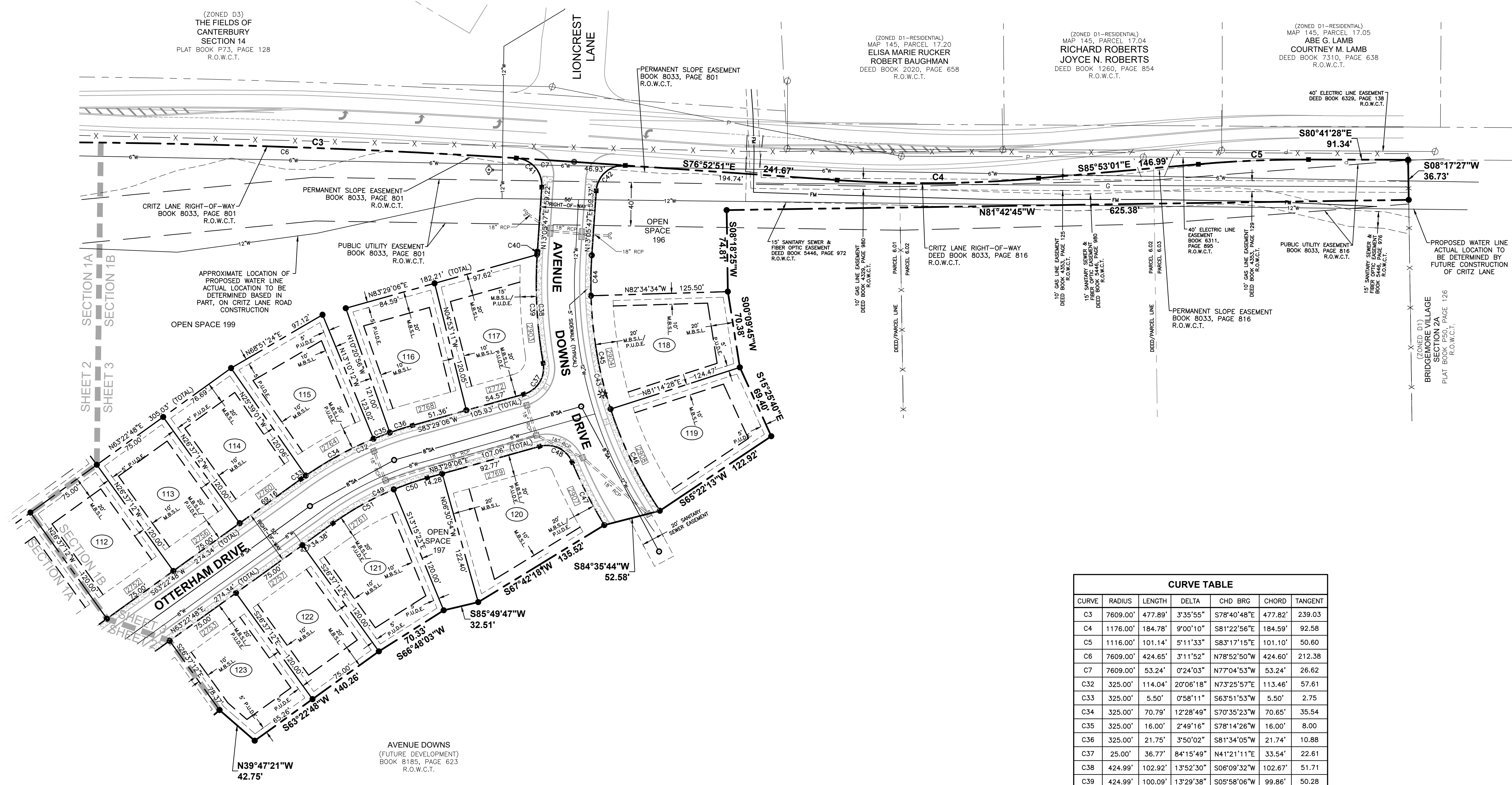
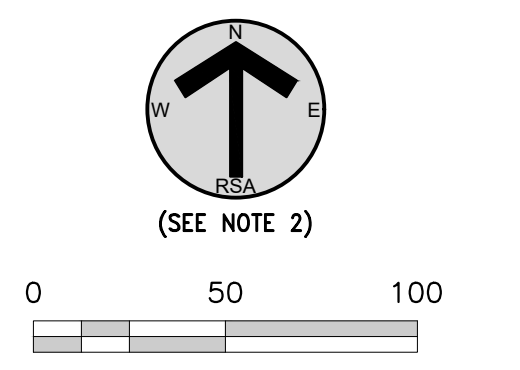
SHEET 2 OF 3

PLAT 145, PARCEL 015.01
 MAP 145, PARCEL 015.01
 TANNY LOCKE
 JASON W. LOCKE
 PLAT BOOK 10, PAGE 160
 DEED BOOK 632, PAGE 926
 R.O.W.C.T.

(ZONED D1)
 MAP 145, PARCEL 015.01
 TANNY LOCKE
 JASON W. LOCKE
 PLAT BOOK 10, PAGE 160
 DEED BOOK 632, PAGE 926
 R.O.W.C.T.

MAP 145, PARCEL 014.04
 WILLIAMSON COUNTY BOARD
 OF EDUCATION
 DEED BOOK 6731, PAGE 809
 R.O.W.C.T.

GENERAL NOTE
SEE SHEET 1 OF 3 FOR NOTES, AREAS, AND REFERENCES.



RECORDER'S INFORMATION

CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD	TANGENT
C3	7609.00'	477.89'	3°35'55"	S78°40'48"E	477.82'	239.03'
C4	1176.00'	184.78'	9°00'10"	S81°22'56"E	184.59'	92.58'
C5	1116.00'	101.14'	5°11'33"	S83°17'15"E	101.10'	50.60'
C6	7609.00'	424.65'	3°11'52"	N78°52'50"W	424.60'	212.38'
C7	7609.00'	53.24'	0°24'03"	N77°04'53"W	53.24'	26.62'
C32	325.00'	114.04'	20°06'18"	N73°25'57"E	113.46'	57.61'
C33	325.00'	5.50'	0°58'11"	S63°51'53"W	5.50'	2.75'
C34	325.00'	70.79'	12°28'49"	S70°35'23"W	70.65'	35.54'
C35	325.00'	16.00'	2°49'16"	S78°14'26"W	16.00'	8.00'
C36	325.00'	21.75'	3°50'02"	S81°34'05"W	21.74'	10.88'
C37	25.00'	36.77'	84°15'49"	N41°21'11"E	33.54'	22.61'
C38	424.99'	102.92'	13°52'30"	S06°09'32"W	102.67'	51.71'
C39	424.99'	100.09'	13°29'38"	S05°58'06"W	99.86'	50.28'
C40	424.99'	2.83'	0°22'52"	N12°54'21"E	2.83'	1.41'
C41	25.00'	39.43'	90°22'41"	N32°05'34"W	35.47'	25.17'
C42	25.00'	39.28'	90°01'22"	S58°06'28"W	35.36'	25.01'
C43	374.99'	246.91'	37°43'34"	S05°46'00"E	242.47'	128.12'
C44	374.99'	37.12'	5°40'21"	N10°15'37"E	37.11'	18.58'
C45	374.99'	105.91'	16°10'58"	N00°40'03"W	105.56'	53.31'
C46	374.99'	103.87'	15°52'15"	N16°41'39"W	103.54'	52.27'
C47	424.99'	64.95'	8°45'23"	S17°55'00"E	64.89'	32.54'
C48	25.00'	36.21'	82°58'35"	S55°01'37"E	33.12'	22.11'
C49	275.00'	96.50'	20°06'18"	N73°25'57"E	96.00'	48.75'
C50	275.00'	32.36'	6°44'29"	N80°06'51"E	32.34'	16.20'
C51	275.00'	64.14'	13°21'49"	N70°03'42"E	64.00'	32.22'

- LEGEND**
- IRON ROD (NEW) (1/2" x 18" W/CP STAMPED "RAGAN SMITH & ASSOCIATES")
 - MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
 - IRON ROD (OLD)
 - ⊠ CABLE TV BOX
 - ⊞ ELECTRIC BOX
 - ⊞ CATCH BASIN
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ PROPOSED STREET LIGHT
 - ⊞ LOT NUMBER
 - ⊞ FIRE HYDRANT
 - ⊞ WATER VALVE
 - ⊞ WATER METER
 - ⊞ REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
 - SA— SANITARY SEWER LINE
 - FM— SANITARY FORCE MAIN
 - G— GAS LINE
 - W— WATER LINE
 - FM— FORCE MAIN
 - ⊞ STORM MANHOLE
 - ⊞ UTILITY STUBOUT
 - ⊞ LIGHT STANDARD
 - ⊞ YARD LIGHT
 - ⊞ SIGN
 - ⊞ STREET ADDRESS
 - ⊞ REINFORCED CONCRETE PIPE
 - X—X— FENCE
 - P.U.D.E.— PUBLIC UTILITY DRAINAGE EASEMENT
 - M.B.S.L.— MINIMUM BUILDING SETBACK LINE
 - OS OPEN SPACE



FINAL PLAT

AVENUE DOWNS
SECTION 1
LOTS 101-136 AND OPEN SPACE LOTS 196-199

11TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TOWN OF THOMPSON'S STATION, TENNESSEE

REVISED: MARCH 8, 2021
REVISED: FEBRUARY 6, 2021
DATE: DECEMBER 18, 2020 SCALE: 1"=50'
JOB NO. 16107 W.O. 0646

OWNER / DEVELOPER
AMBER LANE DEVELOPMENT, LLC
C/O JORDAN CLARK
1804 WILLIAMSON COURT, SUITE 107
BRENTWOOD, TENNESSEE 37027
(615) 794-6401

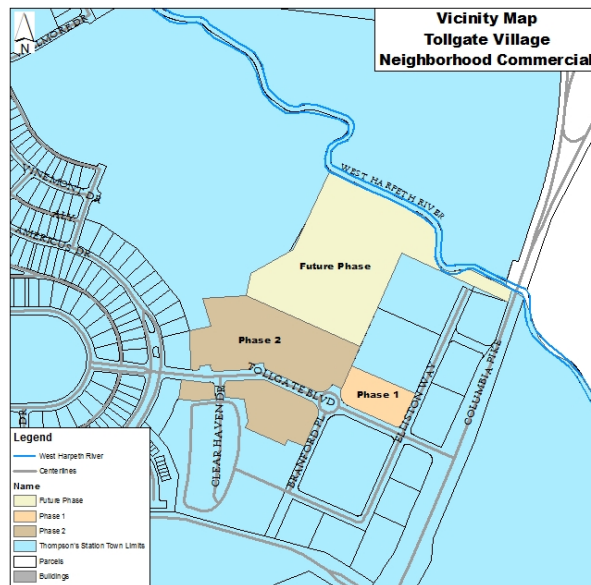
RAGAN•SMITH
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315 WOODLAND ST., P.O. BOX 60070 NASHVILLE, TN, 37206
(615) 244-8591 FAX (615) 244-6739 cmabery@ragansmith.com
CONTACT: CHRISTOPHER J. MABERY
SHEET 3 OF 3



DATE: March 23, 2021
TO: Planning Commission
FROM: Micah Wood, Planning Director
SUBJECT: Item 2- Tollgate Town Center Concept Plan

A Concept Plan does not require a vote by the Planning Commission. This item is presented for the applicant to discuss the proposal with Planning Commission and for Planning Commissioners to provide feedback on site design considerations prior to a preliminary plat submittal.

Ragan Smith has submitted a concept plan for review for the development of 232 units including townhomes, live/work, condominiums, and mixed use and up to 60,000 square feet of commercial totaling 25.8 acres located the north and south side of Tollgate Boulevard within the NC zone. This Concept Plan was previously discussed at the June 2018 Planning Commission meeting.



Concept Plan

The land, consisting of approximately 25.8 acres is located mostly within the NC zone (25.34) with a small portion being in the D3 zone (0.46). The site is located on along Tollgate Boulevard, Branford Place, and Elliston Way in the front of the Tollgate Village subdivision. The subject site is predominantly zoned NC which is intended for “neighborhood commercial activities, small scale businesses and high intensity residential” (Section 1.2.7) and permits a density of up to 12 units per acre.



The project proposes 232 residential units which will consist of 128 townhomes, 19 live/work units, 69 condominiums and 16 mixed use units for a density of nine units an acre. Lot width is not identified on the concept plan, however, is a 20 foot minimum for residential, and varies between 50 – 200 feet for non-residential uses. Setbacks are not identified on the concept plan; however, the zone requires a 12-foot front yard setback with 10 feet for a secondary frontage, no side yard setback and a five-foot rear yard setback. Parking setbacks are a minimum of 20 feet from the primary frontage and secondary frontage and a three-foot rear yard setback. Buildings shall be a maximum height of three stories and a frontage is required for all buildings consisting of a stoop, terrace, common entry, gallery, forecourt or shop front.

Lot coverage has not been specified on the concept plan, however, the maximum coverage for non-residential is 50% and 90% for residential. Parking is shown on the concept plan; however, a parking analysis has not been submitted. Additional information related to vehicular and bicycle parking will be required in accordance with the requirements of the LDO at preliminary plat and/or construction document stage of submittal.

The site requires a buffer between the property to the west and the project site to a height of at least 20 feet. A landscaping plan was not submitted but will be required at preliminary plat and/or construction document stage of submittal.

The D3 zone requires 35% open space as approved via the 2014 Concept Plan and, as proposed, the D3 portion of this concept plan includes 37% open space. Additional open space in the NC zoned areas will be reviewed as part of the construction document and final plat stages of review.

Slopes

The site does not contain any land within the Ridgeline Hilltop Preservation Area. Any slopes in excess of 15% shall be identified with the preliminary plat.

Floodplain

A portion of the overall site is located within the 100-year floodplain, shown on the flood insurance rate map (FIRM – 47187C0335F) as zone AE. The floodway is not identified, and Staff does not have enough information to confirm whether any of this area is also located within the floodway. The concept plan shows the existing 100-year flood plain in addition to a “revised” 100-year flood plain. No written documentation is provided to demonstrate approval of the revision. The developer’s engineer has previously requested that the Town sign a Letter of Map Revision (LOMR) and has provided some information related to the conditions on site. Staff is unable to make a determination on the grading activities conducted within the flood plain or floodway and a hydraulic and hydrologic study has not been submitted, therefore, has not signed the LOMR.

Twenty-one townhome lots are shown within this flood zone along with the parking lot and the front portion of four additional townhome lots. The LDO requires that residential structures in AE zones with a determined base flood elevation (BFE) be a built a minimum of one (1) foot above the BFE. In

Phone: (615) 794-4333
Fax: (615) 794-3313
www.thompsons-station.com



1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

the event that the BFE is not established, the lowest floor of the building shall be elevated to three (3) feet above highest adjacent grade. Because Staff cannot confirm the 100-year flood boundary or the presence of floodway, staff recommends no plats or site plans be submitted until a hydraulic & hydrological study is completed and reviewed and a determination on the flood zone is complete.

Tree Protection

The site is predominantly open land and the trees appear outside of the development area. A tree inventory has not been submitted for review and the natural resource map does not show any tree impacts. However, any trees over 18 inches in diameter proposed for removal will be required to have a replacement ratio of one and a half inches for every inch removed.

Stormwater Considerations

Stormwater will be reviewed further during the construction document and platting process.

Sewer

The developer has submitted application for Reservation of Future Wastewater Capacity under the Town's updated Wastewater Ordinance in anticipation of the new MBR Wastewater Treatment Facility coming on-line. The Reservation Agreement shall be approved by the BOMA prior to any further actions related to this concept plan.

Attachments

Concept Plan/Enlargement

LEGEND

- TOWNHOMES
- CONDOMINIUMS
- LIVE / WORK
- MIXED USE
- COMMERCIAL

SITE DATA:

PROPERTY INFORMATION:
 TAX MAP: 132
 PARCELS: 1.07, 1.08 AND PORTIONS OF PARCELS 1.09 & 1.10
 SITE AREA: 25.80± AC (1,123,820 SF)

OWNER / DEVELOPER:
 REGENT HOMES
 6901 LENOX VILLAGE DRIVE, SUITE 107
 NASHVILLE, TN. 37211
 ATTN: DAVID MCGOWAN
 (615) 333-9000
 david.mcgowan@regenthomes-tn.com

PROJECT PLANNER:
 RAGAN-SMITH ASSOCIATES
 315 WOODLAND STREET
 NASHVILLE, TN. 37206
 ATTN: TROY GARDNER, PLA
 (615) 244-8591
 tgardner@ragansmith.com

ZONING INFORMATION:
 ZONING: NC (NEIGHBORHOOD COMMERCIAL)

RESIDENTIAL
 DWELLING UNITS: 232 UNITS (TOTAL)
 • 16 MIXED USE UNITS
 • 19 LIVE/WORK UNITS
 • 69 CONDOMINIUM UNITS
 • 128 TOWNHOME UNITS

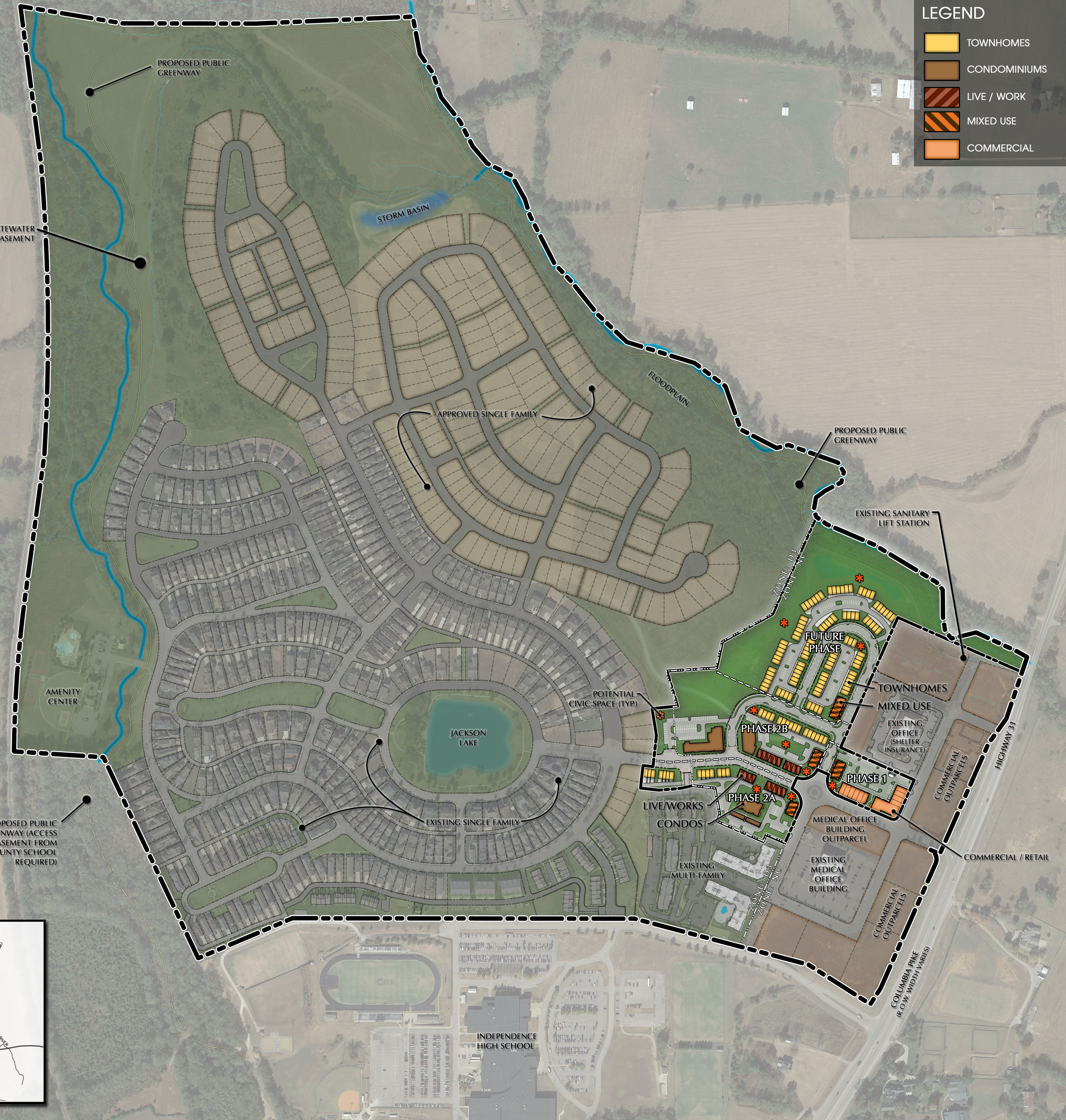
DENSITY PROPOSED: 9.0 UNITS/ACRE (232 D.U./25.80 AC.)
 DENSITY ALLOWED: 12.0 UNITS/ACRE

COMMERCIAL
 PROPOSED S.F. 39,000 - 60,000 S.F. (TOTAL)
 • 18,000 - 25,000 S.F. STAND ALONE
 • 12,000 - 20,000 S.F. MIXED USE
 • 9,000 - 15,000 S.F. LIVE/WORK

NOTES:

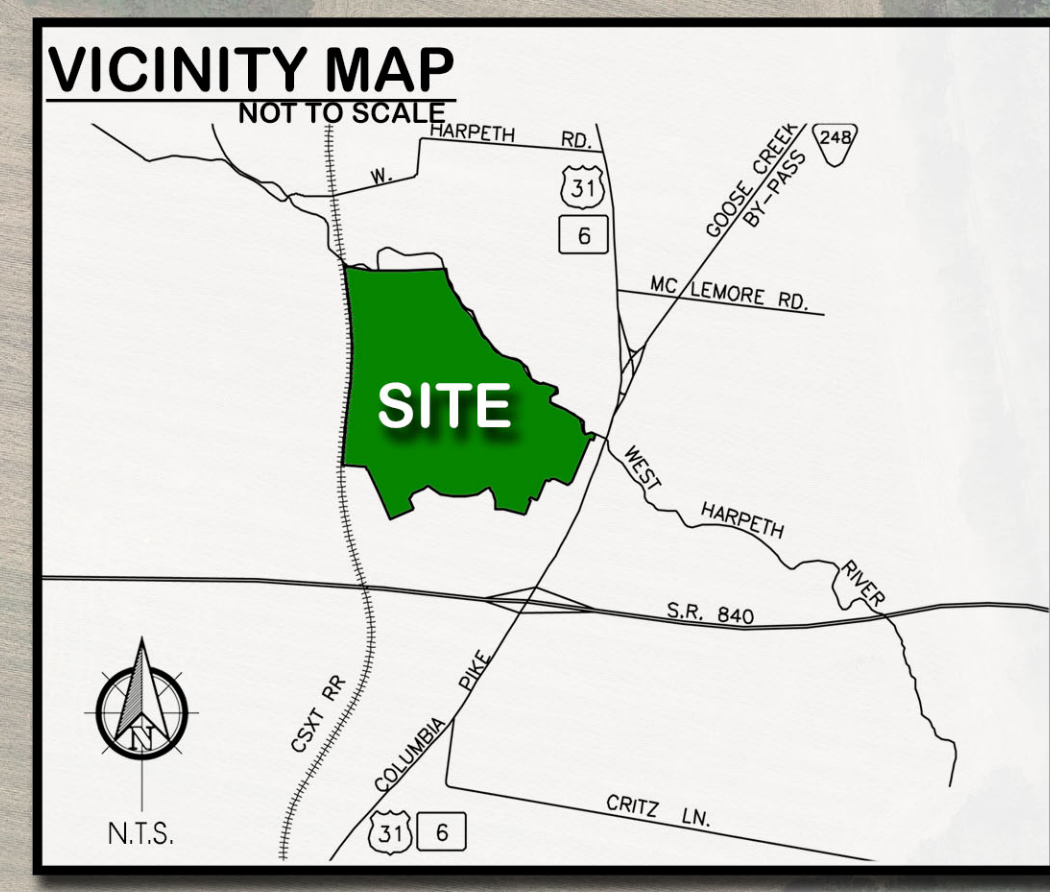
- OPEN SPACE IS NOT REQUIRED IN THE NC ZONE. HOWEVER, CIVIC SPACE WILL BE IDENTIFIED & QUANTIFIED, IN COMPLIANCE WITH THE LAND DEVELOPMENT ORDINANCE, ONCE SITE PLANS AND/OR CONSTRUCTION PLANS ARE SUBMITTED.
- STORMWATER MANAGEMENT/WATER QUALITY MEASURES WILL BE ACCOMPLISHED BY MEANS OF PERVIOUS PAVERS AND BIO-RETENTION FACILITIES AS DETERMINED BY SPACE AVAILABILITY. PERVIOUS PAVERS WILL BE IMPLEMENTED PREDOMINANTLY ON THE SOUTH SIDE OF TOLLGATE BOULEVARD WITH BIO-RETENTION FACILITIES IMPLEMENTED ON THE NORTH SIDE. AN ESTIMATE OF THE TOTAL IMPERVIOUS AREA GENERATED BY THE DEVELOPMENT OF PHASES 1 AND 2 OF THE TOWN CENTER ALONG WITH THE BALANCE OF THE UNDEVELOPED NC ZONED AREA WAS DETERMINED BY TAKING THE PROPOSED AREA OCCUPIED BY BUILDING, ROOF TOPS, SIDEWALKS AND CONVENTIONAL PAVING AND APPLYING A RUNOFF COEFFICIENT OF .90 AS FOLLOWS:

 9.1 ACRES (BUILDING, ROOFTOPS, SIDEWALKS, CONCRETE PAVING) X 0.90
 = 8.19 ACRES IMPERVIOUS AREA
- WATER SERVICE TO THE PROJECT WILL BE PROVIDED BY THE HB&TS UTILITY DISTRICT VIA CONNECTIONS TO EXISTING PUBLIC WATER LINES IN TOLLGATE BOULEVARD AND BRANFORD PLACE. DESIGN WILL CONSIST OF LAYOUTS FOR THE DOMESTIC (AND FIRE SERVICE LINES IF APPLICABLE) REQUIRED TO SERVE THE PROPOSED BUILDINGS. WATER LINE SIZES AND ADEQUATE PRESSURES/FLOWS REQUIRED FOR THE BUILDINGS WILL BE DESIGNED BY THE BUILDING MECHANICAL ENGINEER AND THE SPRINKLER CONSULTANT AS COORDINATED BY THE PROJECT ARCHITECT. WATER LINE EXTENSIONS FOR THE PROJECT WILL BE PRIVATE IN NATURE.
- SANITARY SEWER SERVICE TO THE PROJECT WILL BE PROVIDED BY THE TOWN OF THOMPSON'S STATION. PHASES 1 AND 2 OF THE TOWN CENTER, ALONG WITH THE BALANCE OF THE UNDEVELOPED NC ZONED AREA OF THE TOWN CENTER, WILL REQUIRE THE INSTALLATION OF AN 8" GRAVITY LINE COLLECTION SYSTEM ON BOTH SIDES OF TOLLGATE BOULEVARD. THE SOUTH SIDE WILL BE SERVED VIA A GRAVITY LINE EXTENSION FROM AN EXISTING MANHOLE IN BRANFORD PLACE, WHILE THE NORTH SIDE WILL BE SERVED VIA GRAVITY LINE EXTENSIONS FROM PROPOSED MANHOLES THAT WILL BE INSTALLED AS PART OF FUTURE DEVELOPMENT. ALL WASTE WATER FLOWS FOR UNDEVELOPED NC AREAS WILL BE CONVEYED BY GRAVITY FLOW TO THE EXISTING PUMP STATION AT THE NORTHEAST CORNER OF TOLLGATE VILLAGE, ADJACENT TO THE WEST HARPETH RIVER AND HIGHWAY 31. A DETAILED HYDRAULIC ANALYSIS WILL BE PREPARED DURING THE DESIGN PHASE OF THE PROJECT TO DETERMINE THE SPECIFIC NATURE OF THE PROPOSED IMPROVEMENTS REQUIRED TO SERVE THE PROPOSED BUILDINGS.
- TECHNICAL STUDIES ADDRESSING ENDANGERED SPECIES, NATURAL AND CULTURAL RESOURCES, TRAFFIC IMPACTS AND GEOTECHNICAL CONDITIONS HAVE BEEN OR ARE BEING PREPARED AS APPLICABLE AND WILL BE SUPPLEMENTED AS NECESSARY PENDING EVALUATION OF THE CONCEPT PLAN.
- A PROPOSED PHASING PLAN HAS BEEN SHOWN BASED UPON THE MOST LOGICAL AND ECONOMIC SEQUENCE OF CONSTRUCTION FOR THE PROJECT.



SHEAFER WASTEWATER RECLAMATION EASEMENT

PROPOSED PUBLIC GREENWAY (ACCESS EASEMENT FROM COUNTY SCHOOL REQUIRED)

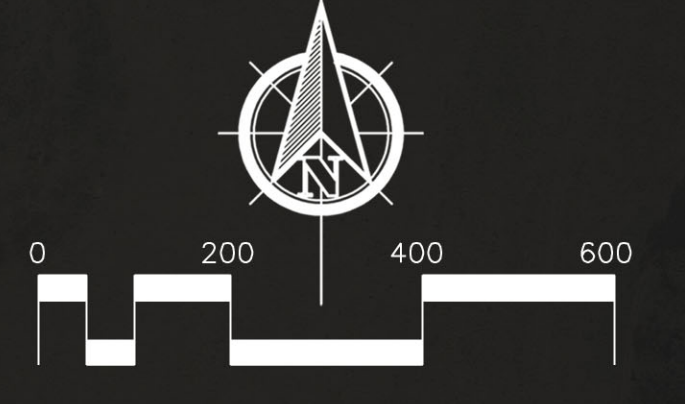


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 LANDSCAPE ARCHITECTS • SURVEYORS
 315 WOODLAND ST. P.O. BOX 60070
 NASHVILLE, TN 37206 PH (615) 244-8591
 FAX (615) 244-8738 WWW.RAGANSMITH.COM
 JOB NO: 10-081 / 1172
 DATE: 05-18-2018
 REV: 02-19-2021

STATE RT. 840

Tollgate Village Town Center

Development Concept Presentation



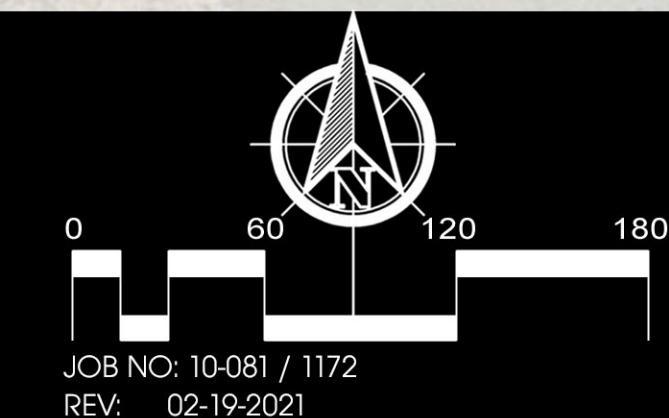


Tollgate Village Town Center

Development Concept Enlargement

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS • SURVEYORS
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JOB NO: 10-081 / 1172
 REV: 02-19-2021

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1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

THOMPSON'S STATION BOND ACTION FORM

BOND	Bridgemore Village Section 6A Roadways, drainage and erosion control (RDEC) Performance Surety. <i>Amount: \$78,000 (7/26/16)</i> <i>BOMA Released To Maintenance 11-12-19</i>
PLANNING COMMISSION ACTION	Released the Maintenance Surety and recommend BOMA approval the of the acceptance of this public improvement.
BOMA ACTION	Approved acceptance of dedication of this public improvement at their 11-12-19 meeting.

Bond History

On July 26, 2016, Section 6A was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a surety for roads, drainage and erosion control in the amount of \$102,000. The performance amount was reduced to \$78,000 and later converted to a maintenance bond by the BOMA.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards. The maintained period is beyond the required 1-year period.

Staff recommendation:

1. Release maintenance surety for roads, drainage and erosion control.
2. Recommend BOMA approve the acceptance of the public improvement.

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THOMPSON'S STATION BOND ACTION FORM

BOND	Bridgemore Village Section 6B Roadways, drainage and erosion control (RDEC) Performance Surety. Original Amount: \$125,000 (8/23/16) <i>BOMA Released To Maintenance 1/14/20</i>
PLANNING COMMISSION ACTION	Released the Maintenance Surety and recommend BOMA approval the of the acceptance of this public improvement.
BOMA ACTION	Approved acceptance of dedication of this public improvement at their 1-14-20 meeting.

Bond History

On July 26, 2016, Section 6B was approved for the creation of single-family lots within Bridgemore Village. The plat was approved with a surety for roads, drainage and erosion control in the amount of \$125,000. The performance amount was later converted to a maintenance bond by the BOMA.

The applicant's form indicates that this public improvement has been designed and installed per the approved construction plans and Town standards. The maintained period is beyond the required 1-year period.

Staff recommendation:

1. Release maintenance surety for roads, drainage and erosion control.
2. Recommend BOMA approve the acceptance of the public improvement.

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MEMO

DATE: March 15, 2021
TO: Planning Commissioners
FROM: Micah Wood, AICP
Planning Director
SUBJECT: Update to Planning Commission Bylaws

Town Staff has identified several house-keeping updates related to nomenclature, the keeping of the minutes, the regular order of meeting proceedings, and other process related aspects of the Planning Commission meeting and review cycle. In addition, Town Staff, in consultation with the Chair of the Commission, proposes the following revisions:

- Change the monthly meeting time from 7pm to 6pm
- Delegate the Planning Commission Secretary functions to Town Staff
- Create a more detailed submittal and review cycle for Planning Commission submittals



BYLAWS
TOWN OF THOMPSON'S STATION MUNICIPAL
PLANNING COMMISSION

GENERAL PROVISIONS

SECTION 1. OBJECTIVE

The objectives and authority of the Thompson's Station Planning Commission shall be set forth in Sections 13-3-101 through 13-3-105, and Sections 13-4-101 through 13-4-105, and Sections 13-7-201 through 13-7-210, Tennessee Code, and amendments and supplements, thereto.

SECTION 2. OFFICE AND RECORDS OF THE COMMISSION

The meeting place of the Commission shall be the Thompson's Station Community Center Building **or as otherwise specified**. The office and records of the Planning Commission are maintained **in the Office of the Town Recorder or by the Staff of the Town of Thompson's Station located in the Town offices Hall/Depot Building** and shall be available for public inspection during regular business hours through a public records request. A record of the business conducted at all Planning Commission meetings shall be kept **in a Minute Book on file in the Town offices, as adopted meeting minutes**, which shall record the names of all commissioners present or absent, the names of all persons in attendance, the business conducted, and the vote or abstention of all commissioners on any item of business on which a vote is taken. **The Planning Commission shall only speak through its minutes, which shall be prepared by the Secretary or designee. The adopted meeting minutes shall be affirmed by the Secretary and signed for approval by the Chair.**

SECTION 3. MEMBERSHIP

The membership of this Commission shall consist of seven (7) members. Each member shall be appointed for a term of three (3) years. One (1) of the members shall be the Mayor or his designee/appointee of the municipality, and one (1) of the members shall be a member of the chief legislative body of the municipality selected by such legislative body. All other members shall be appointed by the Mayor. A record of the membership of the Commission shall be maintained by the Town **Staff Recorder**.

MEETINGS

SECTION 4. ANNUAL ORGANIZATION MEETINGS

The annual meeting of the Planning Commission shall be the regular January meeting of each year. Such meeting shall be devoted to the election of officers for the ensuing year and such other business as shall be scheduled by the Planning Commission.

SECTION 5. REGULAR MEETINGS

Regular meetings of the Planning Commission shall be held at the Thompson's Station Community Center or **as otherwise specified**, on the Fourth Tuesday of every month at **7:00 6:00** p.m., except the month of December (in which there will be no regularly scheduled meeting). At such meetings, the Commission shall consider all matters properly brought before the Commission **without the necessity of prior notice, thereof, given to any members.**

The commission, by majority vote of all members present, may add item(s) to the agenda that are presented to Commissioners, Chair, or Staff prior to the meeting, unless otherwise specified by law.

SECTION 6. PUBLICATION

Notice of all Regular Meetings of the Planning Commission shall be posted prior to each meeting at the Thompson's Station website City Hall with an agenda of items to be considered at the meeting. Notice of all Special Meetings shall be published in at least one (1) newspaper of general circulation in Thompson's Station area and on the Town website, with an agenda, prior to holding such meeting.

SECTION 7. SPECIAL MEETINGS

Special meetings of the Planning Commission shall be held at a time and place designated by the officer calling the same and shall be called by the Chair or four (4) members of the Planning Commission. Written notice and an agenda of items to be considered at the meeting, shall be given to all the members not less than seven (7) days in advance, thereof, except in case of emergency.

SECTION 8. QUORUM

At any meeting of the Planning Commission, a quorum shall consist of four (4) Commission members. No action shall be taken in the absence of a quorum, except to adjourn the meeting to a subsequent date.

SECTION 9. AGENDA

It is the duty of Town Staff to Chair of the Planning Commission or other designated official shall have prepared for each meeting an Agenda specifying the order in which the items of business shall appear before the Commission. All items, including subdivision plats and zoning requests shall be submitted, as follows:

- (1) An applicant wishing to present an item to the Planning Commission shall contact Town Staff to schedule a preapplication conference for any item to be considered on an upcoming agenda at least 7 days prior to a Planning Commission initial submittal deadline.
- (2) Items for Planning Commission consideration shall be submitted to the Town by 5:00 p.m. thirty-eight (38) calendar days prior to the Planning Commission meeting. Town Staff shall perform a completeness review of the items submitted before acceptance of any item. Any item requested as incomplete shall automatically roll to the next available Planning Commission initial submittal deadline.
- (3) Town Staff shall review, within two weeks, the items submitted by the deadline date.
- (4) Once the items have been reviewed by Town Staff, comments, revisions, questions, and/or other necessary elements of review shall be conveyed to the applicant no later than 12:00 p.m., twenty-two (22) calendar days prior to the desired Planning Commission meeting.
- (5) It shall be the responsibility of the applicant to make the necessary identified corrections and resubmit the item, along with any other additional information required, to the Town by 5:00 pm, fifteen (15) calendar days prior to the Planning Commission meeting.
- (6) Town Staff shall prepare the Planning Commission Agenda and Packets seven (7) days prior to the Planning Commission meeting date, or as soon thereafter as is practical. Prior to finalization of the Agenda, Town Staff shall meet with the Chair of the Planning Commission to review the items to be placed on the Agenda for that Planning Commission meeting. The Chair may remove items not statutorily required to be heard by the Planning Commission according to a Tenn. Code Ann. specified timeframe, such as preliminary and final plats.

SECTION 10. VOTING

At all meetings of the Planning Commission, each member attending shall be entitled to cast one (1) vote. Voting shall be by **voice** votes with ayes and noes, with all votes, recusals, and abstentions entered upon the record of the meeting. **If the voice vote is not unanimous, the Chair may call for a roll call vote for confirmation of vote of each member.**

SECTION 11. CONFLICT OF INTERESTS

In the event that any member shall have a personal interest of any kind in a matter then before the Commission, ~~he~~ **that Commissioner** shall disclose ~~his~~ **such** interest and be disqualified from voting upon the matter, and the Secretary shall so record in the minutes that ~~no vote was cast~~ **recusal from any vote on that item** by such member. The affirmative vote of at least the majority present at the meeting shall be necessary for the adoption of any resolution or other voting matter. Further, all conflict of interests shall be identified and governed by the Town's Code of Ethics, duly adopted.

SECTION 12. PROCEEDINGS

a. At any regular meeting of the Planning Commission, the following shall be the regular order of business:

1. ~~Roll Call~~ **Call the meeting to order and make a determination of quorum**
2. **Approve the minutes of the preceding meeting**
3. ~~Public Hearings~~ **Public Comments**
4. ~~Business Items~~ **Planner Report and Announcements**
5. ~~Report of the Chair~~ **Regular Agenda Items**
6. ~~Report of Committees~~ **Bond Report**
- ~~7. Report of the Planning Staff~~
- & 7. Adjournment**

b. Each formal action of the Planning Commission required by law, **city Town** charter, rule or regulation shall be embodied within the Minute Book meeting minutes after an affirmative vote as provided in SECTION 5, hereof.

SECTION 13. RULES OF PROCEDURE

SECTION 14. PUBLIC COMMENT

Public comment shall be allowed at Planning Commission meetings. Time allotted shall be designated at the beginning of each regularly scheduled meeting. Any individual wishing to speak will be limited to three (3) minutes. If multiple attendees wish to speak on a related topic, the ~~chairman~~ **Chair** can request that a spokesperson be designated to speak on behalf of the group.

OFFICERS

SECTION 15. OFFICERS

The officers of the Planning Commission shall consist of a Chair, **and** Vice-Chair, **and** ~~Secretary~~ **Secretary** elected by the Commission at the annual meeting for a term of one (1) year. ~~In the event the Secretary shall be absent from any meeting, the officer presiding shall designate an acting Secretary.~~ The Secretary of the Planning Commission shall be the Town Planning Director, or designee.

SECTION 16. DUTIES OF OFFICERS

The duties and powers of the officers of the Planning Commission shall be as follows:

- a. Chair
 1. To preside at all meetings of the Commission.
 2. To call special meetings of the Commission in accordance with these By-Laws.
 3. To sign documents of the Commission.
 4. To see that all actions of the Commission are properly taken.

- b. Vice-Chair
 During the absence, disability or disqualification of the Chair, the Vice-Chair shall exercise or perform all the duties and be subject to all the responsibilities of the Chair.

- c. Secretary
 1. To keep or to assure that the minutes of all meetings of the Commission are keep ~~in the Minute Book~~ current and on file in the Town offices.
 2. To give or serve all notices required by law or by these By-Laws.
 3. To be custodian of Commission records.
 4. To inform the Commission of correspondence relating to business of the Commission and to attend to such correspondence.
 5. To sign official documents of the Commission. In the absence of the Secretary, official documents, most especially subdivision plats, may be signed by either the Thompson's Station Town Administrator or the Thompson's Station Town Recorder.

SECTION 17. ATTENDANCE

The absence by any member from three (3) consecutive regular meetings or five (5) of the eleven (11) regular meetings held in one (1) year may be grounds for removal by the Mayor. Notice of excessive absenteeism will be submitted in writing to the Mayor by the secretary of the Commission. At Mayor's discretion, any extenuating circumstances to enforcing this provision may be considered.

SECTION 18. VACANCIES

Should any vacancy occur among the members of this Planning Commission by reason of death, resignation, disability or otherwise, immediate notice, thereof, shall be given to the Town Attorney by the Secretary. Should any vacancy occur among the officers of the Planning Commission, the vacant office shall be filled in accordance with SECTION 3, of these By-Laws, such officer to serve the unexpired term of the office in which such vacancy shall occur.

AMENDMENTS

SECTION 19. AMENDING BY-LAWS

These By-Laws may be amended at any meeting of the Planning Commission provided that notice of said proposed amendment is given to each member in writing at least seven (7) days prior to said meeting.

Adoption Date:

Chair

Town of Thompson's Station Planning Commission

Secretary
Town of Thompson's Station Planning Commission