

Town of Thompson's Station
Design Review Commission
Meeting Agenda
April 6, 2022

Meeting Called To Order - Confirm Quorum

Annual Meeting:

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

Minutes-

Consideration Of The Minutes Of The October 20, 2021, Meeting.

Documents:

[10 20 2021 DRC MINUTES.PDF](#)

Previous Business:

1. Design Review For A 1,500 Square Foot Commercial Building At 2201 Portsmouth Drive.

Documents:

[ITEM 1- 2201 PORTSMOUTH DR DRC REPORT 4-6-22.PDF](#)
[ITEM 1 DRC ARCHITECTURAL REVIEW 4-6-22.PDF](#)

Adjourn

*This meeting will be held at 4:00 p.m. at the Thompson's Station Community Center
1555 Thompson's Station Road West.*

Town of Thompson's Station
Design Review Commission
Minutes of the Meeting
October 20, 2021

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, October 20, 2021 with the required quorum.

Members and staff in attendance were Commissioners Rick Guard, Huntly Gordon, Graham Russell, and Carole Schneider; Town Planner Micah Wood and Planning Technician Jennifer Banaszak. Commissioner Steve Bennett arrived at 4:02.

Minutes

The meeting minutes of the August 31, 2021 meeting were presented.

After discussion, Commissioner Russell made a motion to approve the minutes of the August 31, 2021. The motion was seconded and approved by all present.

New Business:

- 1. Design Review for a 7,500 square foot building with a therapy use and a 2,800 square foot building with a medical clinic use both on the same lot located at 991 Elliston Way in Tollgate Village. Item referred back to the DRC from the Planning Commission.**

Mr. Woods reviewed his staff report and based on the project's consistency with the Town's Design Guidelines, Staff recommends approval of the revised building designs.

Mr. Derrick Slusser with MJM Architects came forward to answer any questions on behalf of the applicant.

The following email was sent to the Design Review Commissioners and is being submitted to the minutes as a matter of public record:

From: Brandon Davis <bdavis@2pa.net>

Sent: Tuesday, October 12, 2021 3:33 PM

To: huntly@huntlygordon.com; caroletn7020@gmail.com; ask4mesa@gmail.com; rick.guard@outlook.com; steve@riverbendnurseries.com

Cc: Brandon Bell; Brandon Davis; jerrybrase@aol.com; mikegrayson21@gmail.com; Stephen Resch; kyle.a.mcclain@gmail.com

Subject: Tollgate Village Commercial Buildings

Members of the Thompson Station DRC,

I am a resident of Tollgate Village and a member of the ARC here. The TGV HOA board and the TGV ARC members asked me to reach out to you regarding the 2 new projects that are being proposed at the front of Tollgate Village.

We have been in contact with Brian Rowe from MBSC and he has asked us to review all new projects for the commercial area since there is not an ARC currently established for the commercial areas. I believe it is a requirement of the TGV development CC&R's to establish an ARC to review all new projects in the commercial area prior to you guys approving them.

Design Review Commission Minutes

October 20, 2021

Page 2

Mr. Rowe has provided us with the contacts for the Ace Hardware and the Retail buildings in front of the shelter insurance building and we sent them both our comments / concerns this morning. I heard back from the retail Architect that they had addressed your previous comments and just resubmitted a package for your review. After reviewing this new package (they send it to me this afternoon) we feel that there is still a substantial amount of rework needed to maintain the character desired for the TGV commercial areas.

I have attached our comments to each of these projects for your review and would ask that you not give final approval until the TGV ARC has reviewed and approved these projects.

I have cc'd the TGV ARC members, one of our Board members and Mr. Bell here as well so that everyone is in the loop here on the communication.

If you should have any questions about our comments or anything else please do not hesitate to contact me.

Sincerely,
Brandon Davis

**After discussion, Commissioner Russell made a motion to approve the design review for a 7,500 square foot building with a therapy use and a 2,800 square foot building with a medical use both on the same lot located at 991 Elliston Way in Tollgate Village
The motion was seconded and carried by all present.**

There being no further business, the meeting was adjourned at 4:09 p.m.

Huntly Gordon, Chairman

Steve Bennett, Vice Chairman

PROJECT REQUEST

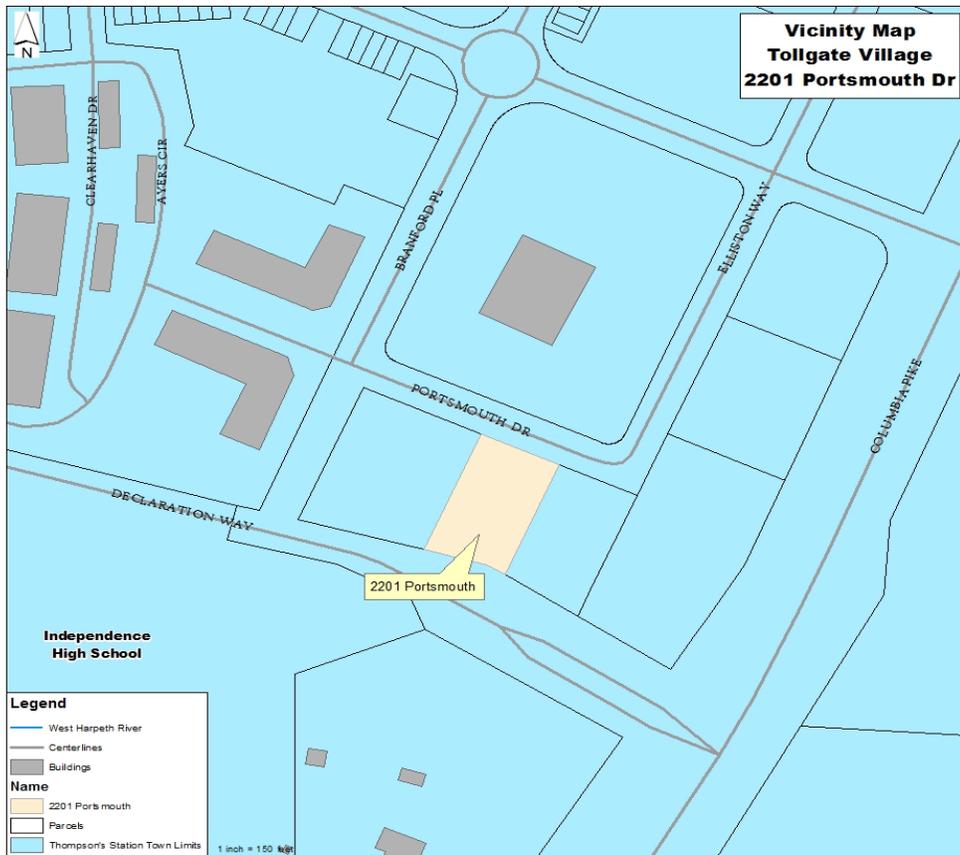
Design Review for a 1,500 square foot commercial building located at 2201 Portsmouth Drive within the Tollgate Village neighborhood.

PROJECT DESCRIPTION

The applicants request design approval for the development one commercial building within the Neighborhood Commercial (NC) zoning district in the community of Tollgate Village.

The project site consists of 1.26 acres and is located along south side of Portsmouth Drive with additional frontage on Declaration Way. The project site is part of a Unified Development on Lots 20.4A and 20.4B in Tollgate Village and will share access, parking, solid waste, and other site elements. This request pertains only to the development on Lot 20.4A. The project site is within the undeveloped commercial portion of Tollgate Village, which has been previously graded. As noted, this parcel is bordered by two roadways, creating design challenges for the site. The site will be accessed from Portsmouth Drive.

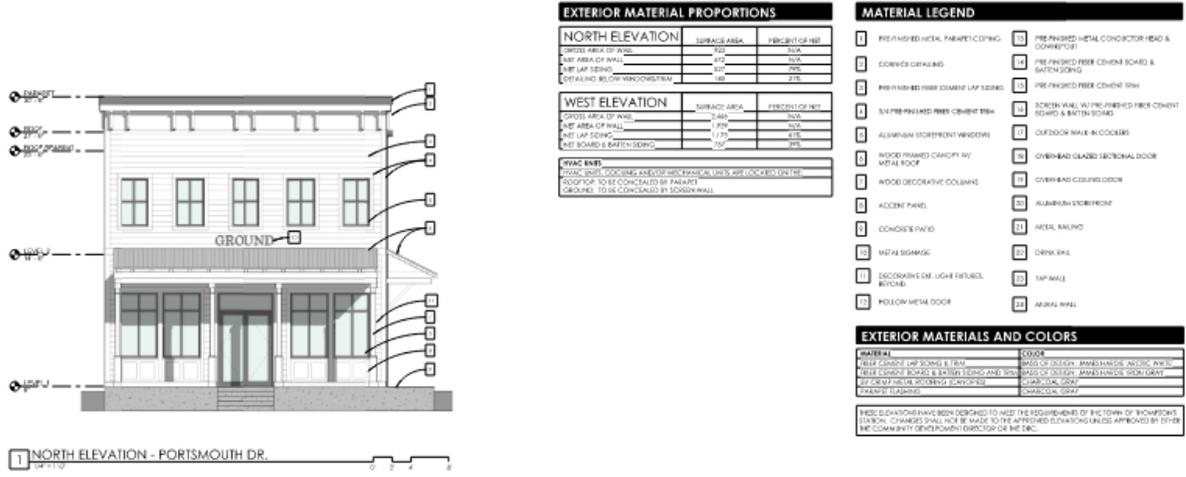
The site is required to meet the minimum requirements of the Land Development Ordinance (LDO) and show general conformity with the Design Guidelines.



Location Map

ANALYSIS

The proposal consists of a two-story commercial building with a proposed use of restaurant, with an outdoor seating/activity area. The elevations are shown, below.



EXTERIOR MATERIAL PROPORTIONS

NORTH ELEVATION		USAGE AREA	PERCENT OF NET
CURVE AREA OF WALL		482	30%
NET LAP SIDING		414	25%
DETAILS BELOW WINDOWS/DOOR		100	2%

WEST ELEVATION		USAGE AREA	PERCENT OF NET
CURVE AREA OF WALL		246	30%
NET AREA OF WALL		774	90%
NET LAP SIDING		127	15%
NET BOARD & BATTEN SIDING		157	20%

MATERIAL LEGEND

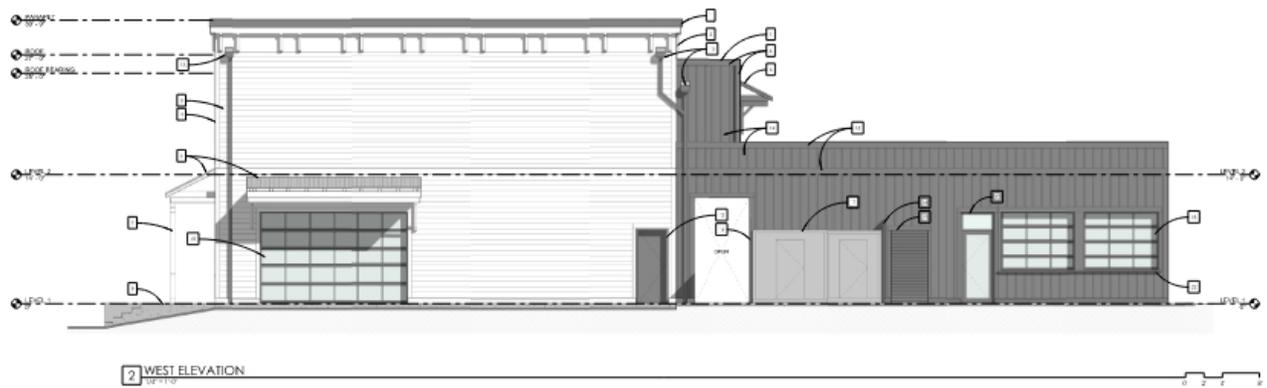
1 PRE-FINISHED METAL PAN/PET COILING	13 PRE-FINISHED METAL CONDUCTOR HEAD & DOWNPIPE
2 CEDAR CEILING	14 PRE-FINISHED FIBER CEMENT BOARD & BATTEN SIDING
3 PRE-FINISHED FIBER CEMENT LAP SIDING	15 PRE-FINISHED FIBER CEMENT TRIM
4 2x4 PRE-FINISHED FIBER CEMENT BRN	16 SCREEN WALL W/ PRE-FINISHED FIBER CEMENT BOARD & BATTEN SIDING
5 ALUMINUM STOREFRONT WINDOWS	17 OUTDOOR WALK-IN COOLERS
6 WOOD FRAMED CANOPY W/ METAL ROOF	18 OVERHEAD GLAZED SECTIONAL DOOR
7 WOOD DECORATIVE COLUMNS	19 OVERHEAD CEILING DESIGN
8 ACCENT PANEL	20 ALUMINUM STOREFRONT
9 CONCRETE PATIO	21 METAL RAILING
10 METAL SIGNAGE	22 DRIVE SHAFT
11 DECORATIVE MET. LIGHT FIXTURES, RECYCLE	23 TAP WALL
12 HOLLOW METAL DOOR	24 METAL WALL

EXTERIOR MATERIALS AND COLORS

MATERIAL	COLOR
PRE-FINISHED METAL PAN/PET COILING	PAINTS OF COLOR: JAMES HANCOX METAL PAINT
PRE-FINISHED FIBER CEMENT BOARD & BATTEN SIDING	PAINTS OF COLOR: JAMES HANCOX SOLID GRAY
PRE-FINISHED FIBER CEMENT TRIM	PAINTS OF COLOR: JAMES HANCOX SOLID GRAY
ALUMINUM STOREFRONT WINDOWS	PAINTS OF COLOR: JAMES HANCOX SOLID GRAY
WOOD FRAMED CANOPY W/ METAL ROOF	PAINTS OF COLOR: JAMES HANCOX SOLID GRAY
WOOD DECORATIVE COLUMNS	PAINTS OF COLOR: JAMES HANCOX SOLID GRAY
ACCENT PANEL	PAINTS OF COLOR: JAMES HANCOX SOLID GRAY
CONCRETE PATIO	PAINTS OF COLOR: JAMES HANCOX SOLID GRAY
METAL SIGNAGE	PAINTS OF COLOR: JAMES HANCOX SOLID GRAY
DECORATIVE MET. LIGHT FIXTURES, RECYCLE	PAINTS OF COLOR: JAMES HANCOX SOLID GRAY
HOLLOW METAL DOOR	PAINTS OF COLOR: JAMES HANCOX SOLID GRAY

FIELD ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE TOWN OF PORTSMOUTH. STATICAL CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE MET. COMMUNITY DEVELOPMENT DIRECTOR OR MET. DEC.

North Elevation- Portsmouth Drive



West Elevation



South Elevation

EXTERIOR MATERIAL PROPORTIONS		
SOUTH ELEVATION		
GROSS AREA OF WALL	360	SQA
NET AREA OF WALL	334	SQA
FIBER LAP SIDING	314	SQA
NET BOARD & BATTEN SIDING	450	SQA
EAST ELEVATION		
GROSS AREA OF WALL	2,435	SQA
NET AREA OF WALL	2,349	SQA
FIBER LAP SIDING	1,164	SQA
NET BOARD & BATTEN SIDING	256	SQA

HVAC UNITS
HANG UNITS, COILS AND/OR MECHANICAL UNITS ARE LOCATED ON THE ROOFTOP TO BE CONCEALED BY PARAPET SCREENING TO BE CONCEALED BY SCREEN WALL.

MATERIAL LEGEND	
1	PRE-FINISHED METAL PARAPET COPING
2	CORNICE DETAILING
3	PRE-FINISHED FIBER CEMENT LAP SIDING
4	S44 PRE-FINISHED FIBER CEMENT TRIM
5	ALUMINUM STOREFRONT WINDOWS
6	WOOD BEAMED CANOPY W/ METAL ROOF
7	WOOD DECORATIVE COLUMNS
8	ACCENT PANEL
9	CONCRETE PATIO
10	METAL SIGNAGE
11	DECORATIVE EXT. LIGHT FIXTURES BEYOND
12	HOLLOW METAL DOOR
13	PRE-FINISHED METAL CONDUCTOR HEAD & DOWNSPOUT
14	PRE-FINISHED FIBER CEMENT BOARD & BATTEN SIDING
15	PRE-FINISHED FIBER CEMENT TRIM
16	SCREEN WALL W/ PRE-FINISHED FIBER CEMENT BOARD & BATTEN SIDING
17	OUTDOOR WALK-IN COOLERS
18	OVERHEAD GLAZED SECTIONAL DOOR
19	OVERHEAD COOLING DOOR
20	ALUMINUM STOREFRONT
21	METAL RAILING
22	DRINK RAIL
23	ENF WALL
24	MURAL WALL

EXTERIOR MATERIALS AND COLORS	
MATERIAL	COLOR
FIBER SIDING LAP SIDING & TRIM	LANE OF CROWN JAMES HARDIE METAL WHITE
FIBER SIDING BOARD & BATTEN SIDING AND TRIM	LANE OF CROWN JAMES HARDIE TRICH GRAY
ALUMINUM STOREFRONT WINDOWS	CHARCOAL GRAY
WOOD/PAINT FINISHING	CHARCOAL GRAY

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE TOWN OF THOMPSON'S STATION. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE COMMUNITY DEVELOPMENT DIRECTOR OR THE DEC.



East Elevation

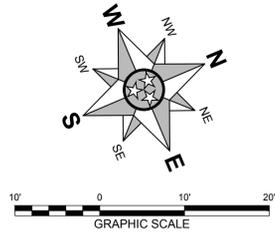
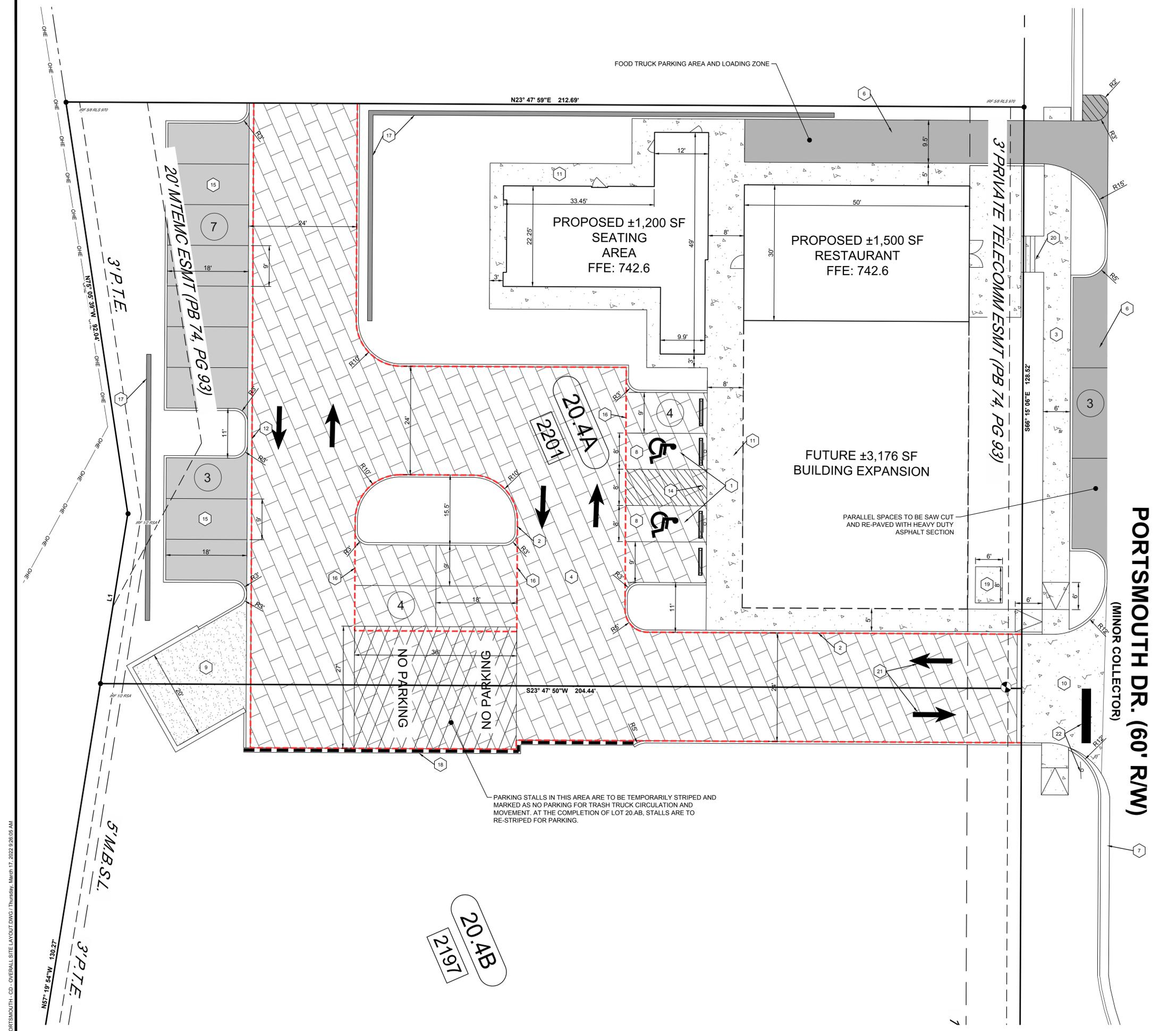
The building's exterior includes pre-finished fiber cement lap siding as the primary material on each elevation, except for the South, with accents of board and batten siding. The South elevation exterior, which opens to the outdoor seating/activity area, includes board and batten siding as the primary material, with accents of lap siding. A metal parapet coping is consistently utilized to provide to a cap to the building along each elevation, along with the use of cornice detailing. The Portsmouth Drive/North Elevation provides appropriate articulation and detailing for a storefront, as generally recommended by the Design Guidelines. Overall, the presented design achieves the Town-wide Design Principles of Character, Compatibility, and Views. Additionally, the design for these two buildings generally satisfies with Design Guidelines goals for Commercial, Mixed Use, and Multi-family of Livability, Context, Harmony, and Durability.

RECOMMENDATION

Based on the project's consistency with the Town's Design Guidelines, Staff recommends approval of the building architectural elevations.

ATTACHMENTS

Architectural Submittal

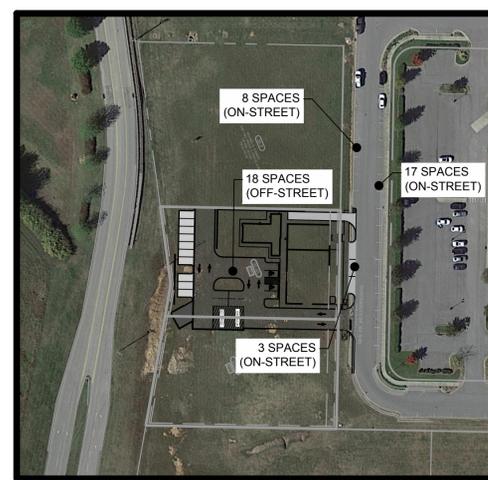


SITE PLAN KEY NOTES

- 1 ADA ACCESSIBLE PARKING LAYOUT AND SIGNAGE
- 2 6" POST CURB (TYP.)
- 3 INTEGRAL CONCRETE CURB AND SIDEWALK
- 4 PERMEABLE PAVERS
- 6 HEAVY-DUTY ASPHALT PAVEMENT SECTION
- 7 CONCRETE CURB TAPER
- 8 ADA PARKING
- 9 SHARED DUMPSTER ENCLOSURE
- 10 ENTRANCE DRIVE (PER THOMPSON'S STATION REQUIREMENTS)
- 11 CONCRETE SIDEWALK
- 12 CONCRETE RIBBON CURB
- 13 LIGHT FIXTURE
- 14 BOLLARD
- 15 LIGHT-DUTY ASPHALT PAVEMENT SECTION
- 16 SHARED ACCESS EASEMENT
- 17 RETAINING WALL WITH RAILING (DESIGNED BY OTHERS)
- 18 TEMPORARY ASPHALT CURB
- 19 BIKE RACK AREA (3 SPACES)
- 20 STAIRS
- 21 DIRECTIONAL ARROWS
- 22 STOP BAR AND STOP SIGN

LAYOUT NOTES:

1. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
2. SITE DIMENSIONS SHOWN ARE TO FACE OF CURB, EDGE OF PAVEMENT, EDGE OF CONCRETE, OR EDGE OF BUILDING UNLESS OTHERWISE NOTED.
3. COORDINATION WITH ALL UTILITY COMPANIES IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL EQUIPMENT IS COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS.
5. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT ADDITIONAL MEASURES BE TAKEN TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.



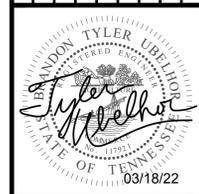
PARKING MAP
SCALE: 1" = 100'

EASEMENT LEGEND
--- CROSS ACCESS EASEMENT



REVISION #	DATE	DESCRIPTION

REVISION #	DATE	DESCRIPTION



SITE PLANS FOR:
TOLLGATE FOOD HALL
TOWN OF THOMPSON'S STATION PROJECT # XXXX
2201 PORTSMOUTH DRIVE
WILLIAMSON COUNTY, TENNESSEE



DATE: MARCH, 2022	DRAWN BY: MWB
PROJECT NO.: 22-005	CHECKED BY: MWB

SHEET NUMBER:
C2.0

PORTSMOUTH, CD - COVERALL SITE LAYOUT DWG / Thursday, March 17, 2022 9:26:05 AM



EXTERIOR MATERIAL PROPORTIONS

NORTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	923	N/A
NET AREA OF WALL	672	N/A
NET LAP SIDING	527	79%
DETAILING BELOW WINDOWS/TRIM	145	21%

WEST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	2,466	N/A
NET AREA OF WALL	1,929	N/A
NET LAP SIDING	1,175	61%
NET BOARD & BATTEN SIDING	757	39%

HVAC UNITS
HVAC UNITS, COOLING AND/OR MECHANICAL UNITS ARE LOCATED ON THE:
ROOFTOP: TO BE CONCEALED BY PARAPET
GROUND: TO BE CONCEALED BY SCREEN WALL

MATERIAL LEGEND

- | | |
|---|---|
| 1 PRE-FINISHED METAL PARAPET COPING | 13 PRE-FINISHED METAL CONDUCTOR HEAD & DOWNSPOUT |
| 2 CORNICE DETAILING | 14 PRE-FINISHED FIBER CEMENT BOARD & BATTEN SIDING |
| 3 PRE-FINISHED FIBER CEMENT LAP SIDING | 15 PRE-FINISHED FIBER CEMENT TRIM |
| 4 5/4 PRE-FINISHED FIBER CEMENT TRIM | 16 SCREEN WALL W/ PRE-FINISHED FIBER CEMENT BOARD & BATTEN SIDING |
| 5 ALUMINUM STOREFRONT WINDOWS | 17 OUTDOOR WALK-IN COOLERS |
| 6 WOOD FRAMED CANOPY W/ METAL ROOF | 18 OVERHEAD GLAZED SECTIONAL DOOR |
| 7 WOOD DECORATIVE COLUMNS | 19 OVERHEAD COILING DOOR |
| 8 ACCENT PANEL | 20 ALUMINUM STOREFRONT |
| 9 CONCRETE PATIO | 21 METAL RAILING |
| 10 METAL SIGNAGE | 22 DRINK RAIL |
| 11 DECORATIVE EXT. LIGHT FIXTURES, BEYOND | 23 TAP WALL |
| 12 HOLLOW METAL DOOR | 24 MURAL WALL |

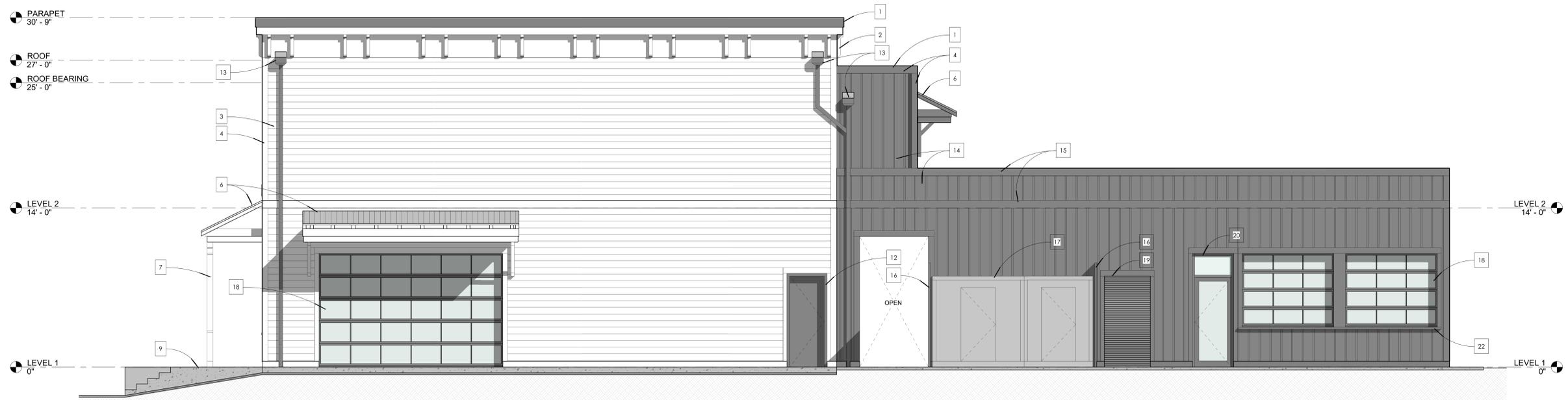
EXTERIOR MATERIALS AND COLORS

MATERIAL	COLOR
FIBER CEMENT LAP SIDING & TRIM	BASIS OF DESIGN: JAMES HARDIE 'ARCTIC WHITE'
FIBER CEMENT BOARD & BATTEN SIDING AND TRIM	BASIS OF DESIGN: JAMES HARDIE 'IRON GRAY'
5V CRIMP METAL ROOFING (CANOPIES)	CHARCOAL GRAY
PARAPET FLASHING	CHARCOAL GRAY

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE TOWN OF THOMPSON'S STATION. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE COMMUNITY DEVELOPMENT DIRECTOR OR THE DRC.



1 NORTH ELEVATION - PORTSMOUTH DR.
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

TOLLGATE FOOD HALL

GROUND, LLC
MATT GONZALES
2201 PORTSMOUTH DR.
THOMPSON STATION, TN



2021, 906 STUDIO ARCHITECTS, LLC. DRAWINGS AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM WITHOUT PRIOR WRITTEN CONSENT OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL	3/18/22

Project Number
22.1009

**OVERALL
ELEVATIONS**

A-01



EXTERIOR MATERIAL PROPORTIONS

SOUTH ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	980	N/A
NET AREA OF WALL	634	N/A
NET LAP SIDING	203	30%
NET BOARD & BATTEN SIDING	456	70%

EAST ELEVATION		
	SURFACE AREA	PERCENT OF NET
GROSS AREA OF WALL	2,426	N/A
NET AREA OF WALL	2,069	N/A
NET LAP SIDING	1,364	66%
NET BOARD & BATTEN SIDING	706	34%

HVAC UNITS
HVAC UNITS, COOLING AND/OR MECHANICAL UNITS ARE LOCATED ON THE:
ROOFTOP: TO BE CONCEALED BY PARAPET
GROUND: TO BE CONCEALED BY SCREEN WALL

MATERIAL LEGEND

- | | |
|---|---|
| 1 PRE-FINISHED METAL PARAPET COPING | 13 PRE-FINISHED METAL CONDUCTOR HEAD & DOWNSPOUT |
| 2 CORNICE DETAILING | 14 PRE-FINISHED FIBER CEMENT BOARD & BATTEN SIDING |
| 3 PRE-FINISHED FIBER CEMENT LAP SIDING | 15 PRE-FINISHED FIBER CEMENT TRIM |
| 4 5/4 PRE-FINISHED FIBER CEMENT TRIM | 16 SCREEN WALL W/ PRE-FINISHED FIBER CEMENT BOARD & BATTEN SIDING |
| 5 ALUMINUM STOREFRONT WINDOWS | 17 OUTDOOR WALK-IN COOLERS |
| 6 WOOD FRAMED CANOPY W/ METAL ROOF | 18 OVERHEAD GLAZED SECTIONAL DOOR |
| 7 WOOD DECORATIVE COLUMNS | 19 OVERHEAD COILING DOOR |
| 8 ACCENT PANEL | 20 ALUMINUM STOREFRONT |
| 9 CONCRETE PATIO | 21 METAL RAILING |
| 10 METAL SIGNAGE | 22 DRINK RAIL |
| 11 DECORATIVE EXT. LIGHT FIXTURES, BEYOND | 23 TAP WALL |
| 12 HOLLOW METAL DOOR | 24 MURAL WALL |

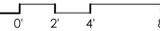
EXTERIOR MATERIALS AND COLORS

MATERIAL	COLOR
FIBER CEMENT LAP SIDING & TRIM	BASIS OF DESIGN: JAMES HARDIE 'ARCTIC WHITE'
FIBER CEMENT BOARD & BATTEN SIDING AND TRIM	BASIS OF DESIGN: JAMES HARDIE 'IRON GRAY'
5V CRIMP METAL ROOFING (CANOPIES)	CHARCOAL GRAY
PARAPET FLASHING	CHARCOAL GRAY

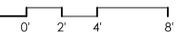
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2 SOUTH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"



TOLLGATE FOOD HALL

GROUND, LLC
MATT GONZALES
2201 PORTSMOUTH DR.
THOMPSON STATION, TN



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SHALL NOT BE USED OR REPRODUCED
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WITHOUT PRIOR WRITTEN CONSENT
OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
1	SITE PLAN SUBMITTAL	3/18/22

Project Number
22.1009

**OVERALL
ELEVATIONS**

A-02



MATERIAL BOARD

TOLLGATE
FOOD HALL
Thompson's Station, TN



ARCTIC WHITE

Snowcapped mountains and the first flakes of winter: These pure whites are always the prettiest. Whether for the body of a home, or as an accent color alongside darker hues, classic white always has a place.

LAP SIDING - SMOOTH
COLOR: ARCTIC WHITE



CANOPY - 5V CRIMP METAL ROOFING
PARAPET FLASHING
COLOR: CHARCOAL GRAY



OVERHEAD SECTION DOOR - GLAZED
ALUMINUM STOREFRONT
COLOR: DARK BRONZE



IRON GRAY

Create the house that everyone notices and admires, just like the unique doors all over old European cities. Iron Gray's deep, bold shade provides a dramatic yet elegant look. Pair with Arctic White trim for a crisp combination that pops.

BOARD & BATTEN SIDING -
SMOOTH PANEL
COLOR: IRON GRAY