

Updated:
ORDINANCE 2026-020

**AN ORDINANCE OF THE TOWN OF THOMPSON'S STATION, TENNESSEE,
INITIATING THE CREATION OF A CENTRAL BUSINESS IMPROVEMENT
DISTRICT WITHIN THE TOWN OF THOMPSON'S STATION**

WHEREAS, the Board of Mayor & Aldermen (the "BOMA") of the Town of Thompson's Station, Williamson County, Tennessee (the "Town") desires to encourage economic development throughout the Town; and

WHEREAS, pursuant to Title 7, Chapter 84, Tennessee Code Annotated, known as the "Central Business Improvement District Act of 1971" (the "Act"), the Town desires to initiate the creation of a Central Business Improvement District in the Town, to be known as the "Town of Thompson's Station Central Business Improvement District - Town Center Depot District" (the "District"), by adoption of this Ordinance; and

WHEREAS, the creation of the District will facilitate the economic development of the Town through construction and installation of public improvements in the District and surrounding area, all of which is necessary for further development in the District; and

WHEREAS, the District is proposed to be comprised of the property that is more specifically described on Exhibit A attached hereto and incorporated herein and illustrated in the District Map attached hereto and incorporated herein as Exhibit B; and

WHEREAS, in order to facilitate the development of the District, the Town intends for certain public infrastructure improvements to be made within the District, including, but not limited to, improvements to the roadways and streetscapes within the District and the improvement of utilities, specifically wastewater lines, within the District (the "Improvements"); and

WHEREAS, the estimated cost of the Improvements is approximately Six Million Dollars (\$6,000,000); and

WHEREAS, once the Improvements have been constructed and installed, the Town anticipates increased commercial development to occur within the District, triggering further mixed-use retail, hotel, and other commercial development within the District; and

WHEREAS, pursuant to the Act, the Town recognizes it has the authority to levy special assessments against all properties within the District to cover a portion of or all costs and expenses of each and every Improvement constructed, erected, or purchased

and placed within the District, or any other lawful expenditure, as further provided in the Act; and

WHEREAS, the Town, while recognizing said authority, will not assess any special assessment as part of the adoption this ordinance and recognizes that any change to provide for a special assessment will require an amendment with all required public notifications and public hearing; and

WHEREAS, pursuant to the Act, the Town intends to collect annual maintenance or service fees against the properties within the District as further provided in Section 7-84-307 of the Act; and

WHEREAS, the BOMA desires to initiate the creation and establishment of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF BOARD OF MAYOR & ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE:

SECTION 1. The name of the District shall be the "Town of Thompson's Station Central Business Improvement District - Town Center Depot District" and the District shall be formed and administered pursuant to the Act.

SECTION 2. The boundaries of the District shall be those bounds as more specifically described on Exhibit A attached hereto and incorporated herein and illustrated in the District Map attached hereto and incorporated herein as Exhibit B.

SECTION 3. Pursuant to Tenn. Code Ann. § 7-84-208(8), no board of assessment commissioners is required at the time of adoption of this Ordinance. The Town does not anticipate that special assessments will be levied against any properties within the District until a later date. Prior to the levying of any such special assessments, this Ordinance shall be amended to include (i) a description of the District by metes and bounds, (ii) a plan of improvements and assessments, including the time and manner in which assessments shall be paid, as prepared by a third-party consultant or other assessment expert hired by the Town; and (iii) the creation of a board of assessment commissioners. Prior to the final adoption of such amendment, all public hearing and notice requirements shall be satisfied in accordance with Tenn. Code Ann. § 7-84-205.

SECTION 4. The proceeds of the special assessments to be levied on the properties within the District shall be used to pay for the costs of the Improvements and other permitted expenditures, pursuant to the Act.

SECTION 5. The estimated cost of the Improvements is Six Million Dollars (\$6,000,000) which include but are not limited to: improvements to the roadways and streetscapes within the District and the improvement of utilities, specifically wastewater lines, within the District.

SECTION 6. This Ordinance, being in the best interest of the citizens of the Town of Thompson's Station, is hereby approved by the Board of Mayor & Aldermen, and the Mayor and Town Staff are hereby authorized to take all appropriate action to organize the District, as applicable.

This Ordinance shall be in full force and effect upon its passage and signing by the Mayor and such publication as required by law.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the ____ day of _____ 2026.

Brian Stover, Mayor

ATTEST:

Regina Fowler, Town Recorder

Passed First Reading: _____

Passed Second Reading: _____

Submitted to Public Hearing on the ____ day of _____, 2026, at 6:00 p.m., after being advertised in the Williamson Herald Newspaper on the ____ day of _____, 2026.

APPROVED AS TO FORM AND LEGALITY:

Town Attorney

EXHIBIT A

REAL PROPERTY TO BE INCLUDED IN THE
TOWN CENTER DEPOT DISTRICT

Parcel ID Number	Property Address
146 04001	1557 THOMPSONS STA RD W
146N A 00100	1555 THOMPSONS STA RD W
146N A 01500	1551 THOMPSONS STA RD W
146N A 01601	1550 THOMPSONS STA RD W

EXHIBIT B

DISTRICT MAP

