SOUTHVIEW CHURCH

ANNEXATION REQUEST

Thompson Station, Williamson County, Tennessee

SHEET INDEX

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DEVELOPMENT TEAM

OWNER/DEVELOPER:
SOUTHVIEW CHURCH COMMUNITY INC
CONTACT: MARK RAMPULLA
(615) 943-4655
MARK@SOUTHVIEW.CC
4935 MAIN ST #7-219
SPRING HILL, TN 37174

APPLICANT & LANDSCAPE ARCHITECT:
KIMLEY HORN
CONTACT: GREG GAMBLE
(615) 975-5765
GREG.GAMBLE@KIMLEY-HORN.COM
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067

ARCHITECT:
BAUER-ASKEW
CONTACT: JC ELDER
(615) 726 0047
JELDER@BAUERASKEWARCHITECTURE.COM
1615 SIXTEENTH AVENUE SOUTH
NASHVILLE, TN 37212



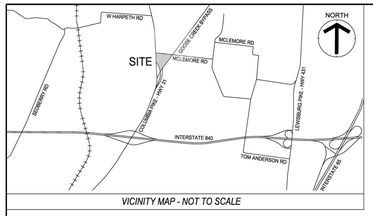
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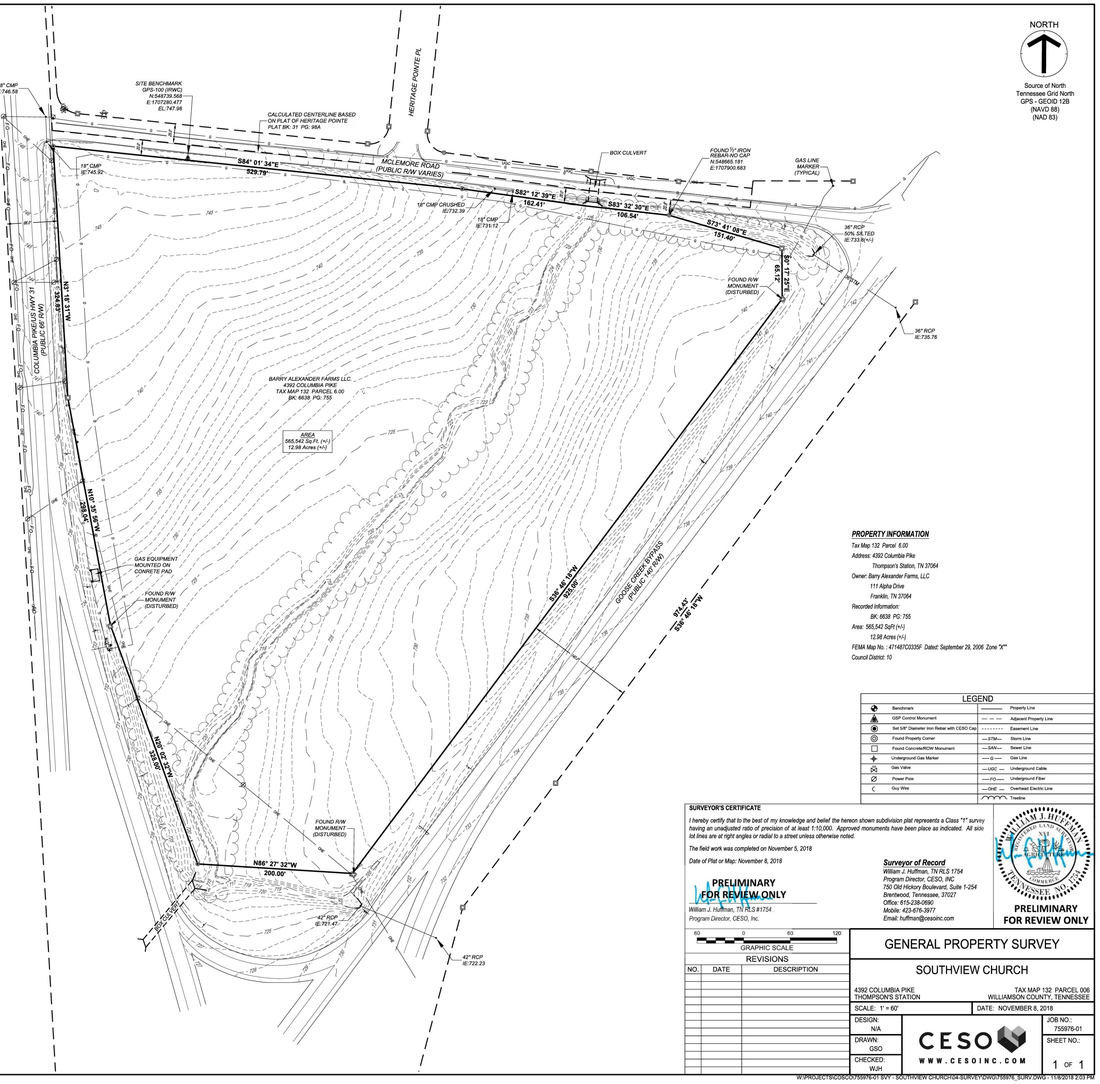
SITE DATA

PROJECT TITLE:	SOUTHVIEW CHURCH
SITE ACREAGE/SF:	12.98 AC
EXISTING ZONING:	MGA-1
MAP:	132
PARCEL:	00616
ADDRESS:	4360 COLUMBIA PIKE FRANKLIN TN 37064 US

PRE-APPLICATION MEETING: MARCH 11, 2026

JEFFREY A. ROSS
REGISTERED
LANDSCAPE ARCHITECT
10.01.26





PROPERTY INFORMATION

Tax Map 132 Parcel 6.00
Address: 4392 Columbia Pike
Thompson's Station, TN 37064
Owner: Barry Alexander Farms, LLC
111 Alpha Drive
Franklin, TN 37064
Recorded Information:
BK: 6638 PG: 755
Area: 565,542 SqFt (+/-)
12.98 Acres (+/-)
FEMA Map No.: 47187C0335F Dated: September 29, 2006 Zone "X"
Council District: 10

LEGEND

	Benchmark	————	Property Line
	GSP Control Monument	— — — —	Adjacent Property Line
	Set 5/8" Diameter Iron Rebar with CESO Cap	- - - - - - -	Easement Line
	Found Property Corner	—STM—	Storm Line
	Found Concrete/ROW Monument	—SAN—	Sewer Line
	Underground Gas Marker	—G—	Gas Line
	Gas Valve	—UGC—	Underground Cable
	Power Pole	—FO—	Underground Fiber
	Guy Wire	—OHE—	Overhead Electric Line
			Treeline

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "1" survey having an unadjusted ratio of precision of at least 1:10,000. Approved monuments have been place as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

The field work was completed on November 5, 2018

Date of Plat or Map: November 8, 2018

PRELIMINARY
FOR REVIEW ONLY
William J. Huffman, TN RLS #1754
Program Director, CESO, Inc.

Surveyor of Record
William J. Huffman, TN RLS 1754
Program Director, CESO, INC.
750 Old Hickory Boulevard, Suite 1-254
Brentwood, Tennessee, 37027
Office: 615-238-0690
Mobile: 423-676-3977
Email: huffman@cesoinc.com

WILLIAM J. HUFFMAN
REGISTERED
LAND SURVEYOR
2026
TENNESSEE

PRELIMINARY
FOR REVIEW ONLY

GRAPHIC SCALE
60 0 60 120

REVISIONS

NO.	DATE	DESCRIPTION

GENERAL PROPERTY SURVEY

SOUTHVIEW CHURCH

4392 COLUMBIA PIKE — TAX MAP 132 PARCEL 006
THOMPSON'S STATION — WILLIAMSON COUNTY, TENNESSEE

SCALE: 1" = 60' — DATE: NOVEMBER 8, 2018

DESIGN: N/A — JOB NO.: 755976-01
DRAWN: GSO — SHEET NO.: 1 OF 1
CHECKED: WJH

CESO
WWW.CESOINC.COM

SURVEYOR NOTES

1. *The location of the property boundaries depicted heron, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. As a professional opinion, this survey carries no guarantees or warranties, expressed or implied.*
2. *Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat.*
3. *Survey not final without Seal and Signature of Surveyor.*
4. *All set property corners are marked with 5/8" diameter rebar with a CESO cap.*
5. *This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.*
6. *This property has direct access to a dedicated public right-of-way by access easements.*
7. *As shown on survey, there are no gaps or gores between tracts.*

UTILITY DISCLAIMER

CESO/Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. CESO has not physically located the underground utilities, above grade and underground utilities shown were taken from visible appurtenances at the site, public records and for maps prepared by others. CESO makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. CESO further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility accompany. 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) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.

W:\PROJECTS\CSO\SCO755976\01 SVY - SOUTHVIEW CHURCH\04-SURVEY\DWG\755976_SURV.DWG - 11/8/2018 2:03 PM

EXISTING CONDITIONS

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Kimley»Horn

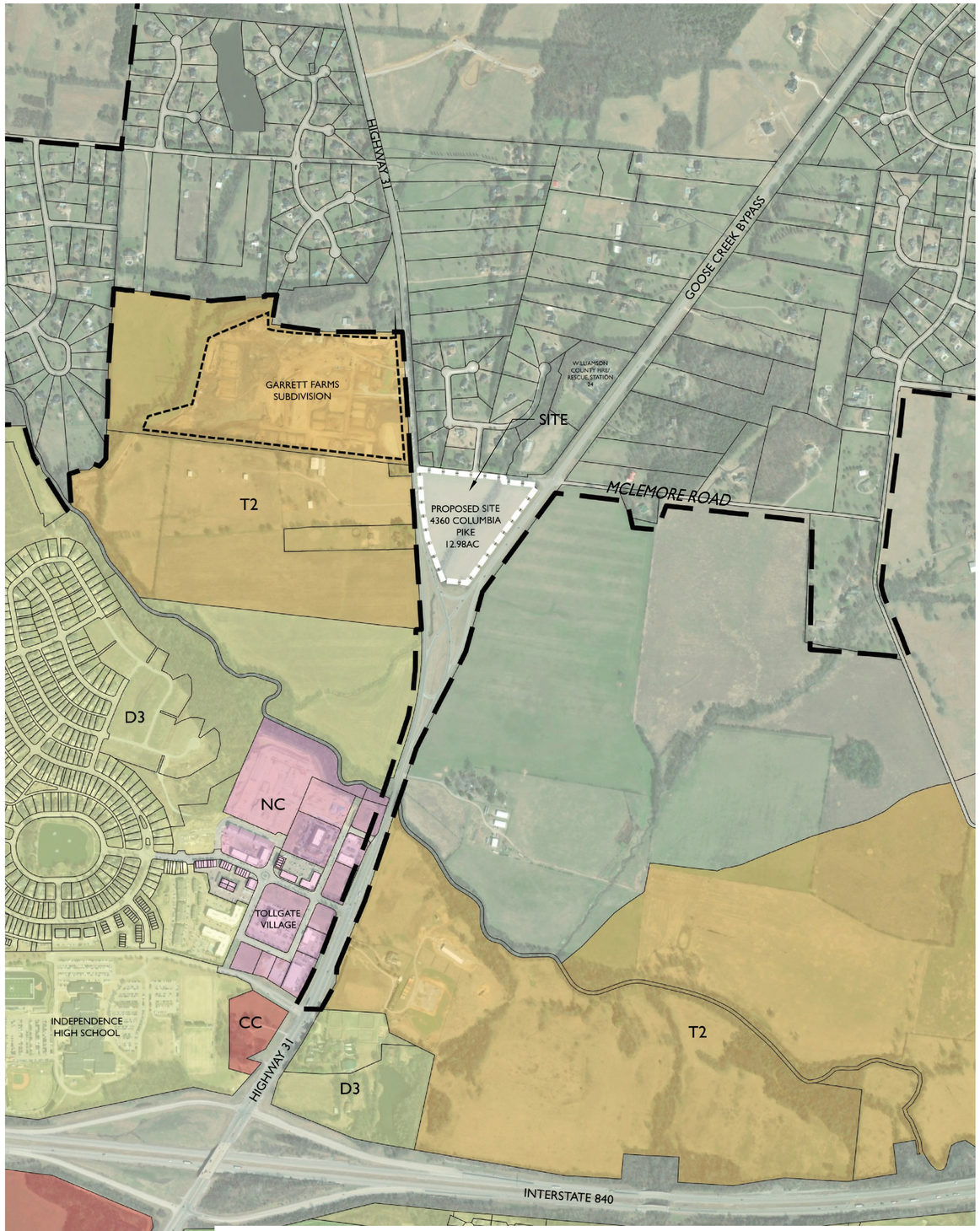
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SOUTHVIEW CHURCH
ANNEXATION REQUEST
Thompson Station, Williamson County, Tennessee

JEFFREY A. ROSS
REGISTERED
LANDSCAPE ARCHITECT
10.01.26

Revision Date
1 August 4, 2026
2 October 2, 2026
3 _____
4 _____

EXISTING CONDITIONS
SHEET
C1.0



EXISTING SITE AND SURROUNDING CONDITIONS

SITE DATA

PROJECT TITLE:	SOUTHVIEW CHURCH
SITE ACREAGE/SF:	12.98 AC
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OPERATIONS

THE MAJORITY OF OPERATIONS FOR SOUTHVIEW CHURCH WILL OCCUR ON SUNDAYS. WEEKDAY ACTIVITY IS EXPECTED TO BE RELATIVELY LIMITED AND OCCUR DURING OFF-PEAK COMMUTER PERIODS. A WEEKDAY SCHEDULE MAY LOOK SIMILAR TO THE BELOW:

- Church staff offices and small meetings, generally occurring Monday through Friday between 10:00 a.m. and 3:00 p.m.
- A weekday tutorial program serving approximately 100 to 150 students between 8:00 a.m. and 2:00 p.m. or 9:00 a.m. and 3:00 p.m.
- A Wednesday evening midweek service attended by approximately 100 individuals between 6:30 p.m. and 9:00 p.m.
- A Friday evening gathering attended by approximately 50 to 100 individuals between 6:30 p.m. and 9:00 p.m.

The TA states that Sunday services are only anticipated, rather than Wednesday evening. The applicant shall verify operations and ensure consistency across all submittal documents and analyses.

COST BENEFIT ANALYSIS

THE PROPERTY, WHICH IS OWNED BY SOUTHVIEW CHURCH, IS CONTIGUOUS TO THE EXISTING TOWN LIMITS AND LIES WITHIN THE TOWN OF THOMPSON'S STATION URBAN GROWTH BOUNDARY (UGB). THE SITE IS CURRENTLY UNDEVELOPED AND IS LOCATED NEAR GARRETT FARMS, INDEPENDENCE HIGH SCHOOL, AND TOLLGATE VILLAGE. A STREAM TRAVERSES THE PROPERTY AND WILL BE INCORPORATED INTO FUTURE SITE PLANNING AND DEVELOPMENT.

THE PURPOSE OF THE ANNEXATION REQUEST IS TO ALLOW FOR THE DEVELOPMENT OF A NEW SOUTHVIEW CHURCH SERVING THOMPSON'S STATION AND SURROUNDING COMMUNITIES. THE PROPOSED USE IS CONSISTENT WITH THE EXISTING CHURCH IN SPRING HILL AND SUPPORTS THE CONTINUATION OF GROWTH WITHIN THOMPSON'S STATION BY INCORPORATING A PROPERTY LOCATED WITHIN THE UGB AND CONTIGUOUS TO EXISTING MUNICIPAL BOUNDARIES. THE PROPOSED INSTITUTIONAL USE PROVIDES A COMMUNITY-SERVING DESTINATION THAT COMPLEMENTS SURROUNDING RESIDENTIAL NEIGHBORHOODS, SCHOOLS, AND COMMERCIAL SERVICES WHILE PRESERVING THE SITE'S NATURAL FEATURES INCLUDING STREAM CORRIDORS AND ASSOCIATED OPEN SPACE. DEVELOPMENT OF THE PROPERTY WILL OCCUR THROUGH THE TOWN'S ESTABLISHED REVIEW PROCESS, ENSURING THAT TRANSPORTATION, UTILITIES, STORMWATER INFRASTRUCTURE, LANDSCAPING, BUFFERING, LIGHTING, ARCHITECTURE, AND SITE DESIGN ARE COORDINATED WITH SURROUNDING DEVELOPMENT AND IMPLEMENTED IN A MANNER THAT PROTECTS THE HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY. THIS ANNEXATION PROMOTES EFFICIENT DELIVERY OF MUNICIPAL SERVICES AND REINFORCES THE TOWN'S LONG-TERM PLANNING OBJECTIVES FOR GROWTH WITHIN THE URBAN GROWTH BOUNDARY.

COST

SEWER CAPACITY
THE PROPOSED DEVELOPMENT WILL CONNECT TO THE TOWN'S WASTEWATER SYSTEM AND WILL COMPLY WITH ALL APPLICABLE UTILITY REQUIREMENTS. SOUTHVIEW CHURCH HAS APPLIED FOR SEWER CAPACITY AND WAS GRANTED APPROVAL IN 2024.

BENEFIT

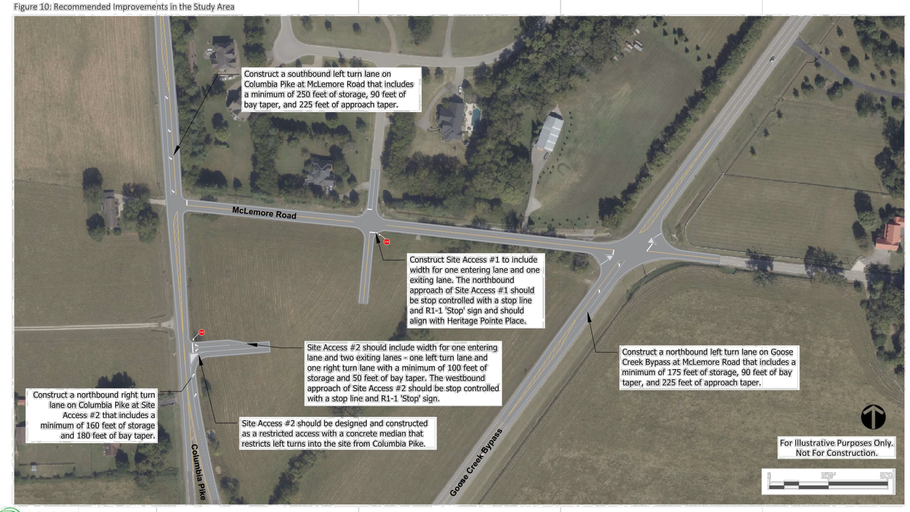
ROADWAY IMPROVEMENTS
A TRANSPORTATION ASSESSMENT PREPARED FOR THE PROPOSED CHURCH DEVELOPMENT CONCLUDED THAT THE SURROUNDING ROADWAY SYSTEM CAN ADEQUATELY ACCOMMODATE PROJECTED TRAFFIC ASSOCIATED WITH THE PROPOSED USE WITH THE IMPLEMENTATION OF TARGETED ROADWAY IMPROVEMENTS. THE STUDY IDENTIFIED THE NEED FOR A SOUTHBOUND LEFT-TURN LANE ON COLUMBIA PIKE AT MCLEMORE ROAD, A NORTHBOUND LEFT-TURN LANE ON GOOSE CREEK BYPASS AT MCLEMORE ROAD, AND A NORTHBOUND RIGHT-TURN LANE AT THE PROPOSED COLUMBIA PIKE ACCESS. THE DEVELOPMENT WILL ALSO INCLUDE A PRIMARY ACCESS ON MCLEMORE ROAD AND A SECONDARY ACCESS ON COLUMBIA PIKE, SUBJECT TO APPLICABLE AGENCY APPROVALS. THE TRANSPORTATION ASSESSMENT CONCLUDED THAT STUDY INTERSECTIONS ARE EXPECTED TO CONTINUE OPERATING AT ACCEPTABLE LEVELS OF SERVICE FOLLOWING THE CONSTRUCTION OF THESE IMPROVEMENTS.

SITE IMPROVEMENTS
AS INDICATED IN THE CONCEPT PLAN (SEE APPENDIX A OF THE TRANSPORTATION ASSESSMENT REPORT), THE CHURCH DESIRES TO BE AN ASSET TO THE TOWN BY PROVIDING FACILITIES, PARK-LIKE AMENITIES, AND SIDEWALKS TO SERVICE THE FAMILIES OF THE COMMUNITY.

COMMUNITY PARTNER IMPROVEMENTS
SOUTHVIEW CHURCH ENDEAVORS TO BE A COMMUNITY RESOURCE FOR THE TOWN OF THOMPSON'S STATION BEYOND WORSHIP ON SUNDAYS. THE CHURCH INTENDS TO CONTINUE SUPPORTING ITS COMMUNITY BY HOSTING EVENTS AND CONFERENCES, AND TO PROVIDE NEEDED RESOURCES AND CARE FOR COMMUNITY MEMBERS AND THE MOST VULNERABLE. ADDITIONALLY, SOUTHVIEW CHURCH FOCUSES ON BUILDING THE NEXT GENERATION OF LEADERS WITHIN THE COMMUNITY WITH THEIR YOUTH AND CHILDREN'S MINISTRY.

Southview Church (Transportation Assessment) *5/28/2026*

Figure 10: Recommended Improvements in the Study Area



BURCH TRANSPORTATION

NOT TO SCALE

SUGGESTED TRAFFIC IMPROVEMENTS

Kimley»Horn
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JEFFREY A. ROSATI REGISTERED LANDSCAPE ARCHITECT 10.01.26

Revision Date
1 August 4, 2026
2 October 2, 2026
3
4

COST BENEFIT ANALYSIS SHEET
C2.0