Planning Commission Regular Meeting

Agenda Packet

October 25, 2022, 06:00 pm

1110 Fountain View Boulevard
P.O. Box 100
Thompson’s Station, TN 37179

Phone 615-794-4333
Fax 615-794-3313
www.thompsons-station.gov

Town of Thompson's Station
Planning Commission Regular Meeting

October 25, 2022, 06:00 pm **Town Hall Board Room**

1. Call to Order

2. Pledge of Allegiance

3. Minutes

Attachment: September 27 2022 Minutes.docx

4. Public Comment

5. Planner Report

6. AGENDA ITEMS

1. Plats and Plans

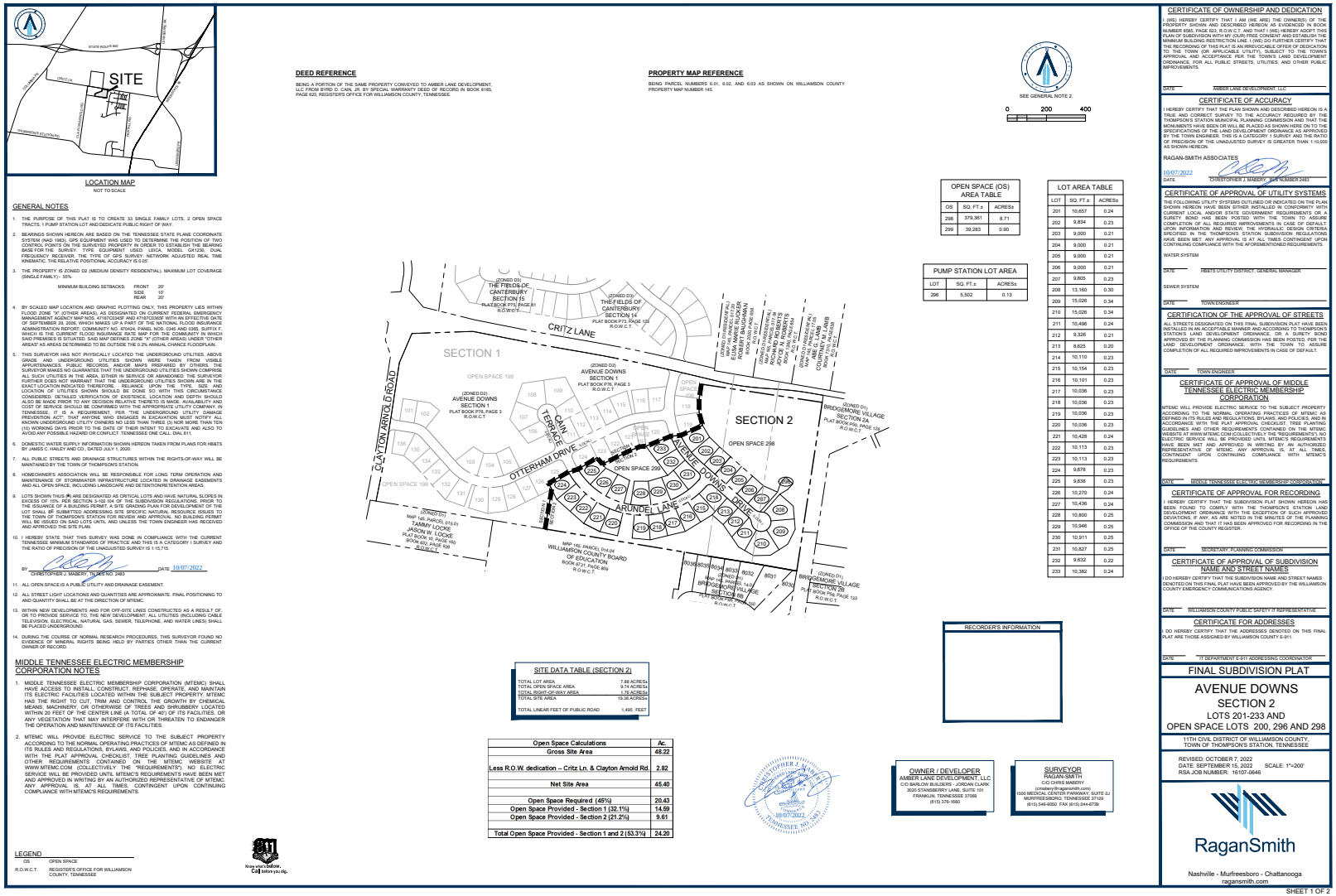
a. Avenue Dows Subdivision, Final Plat, Section 2

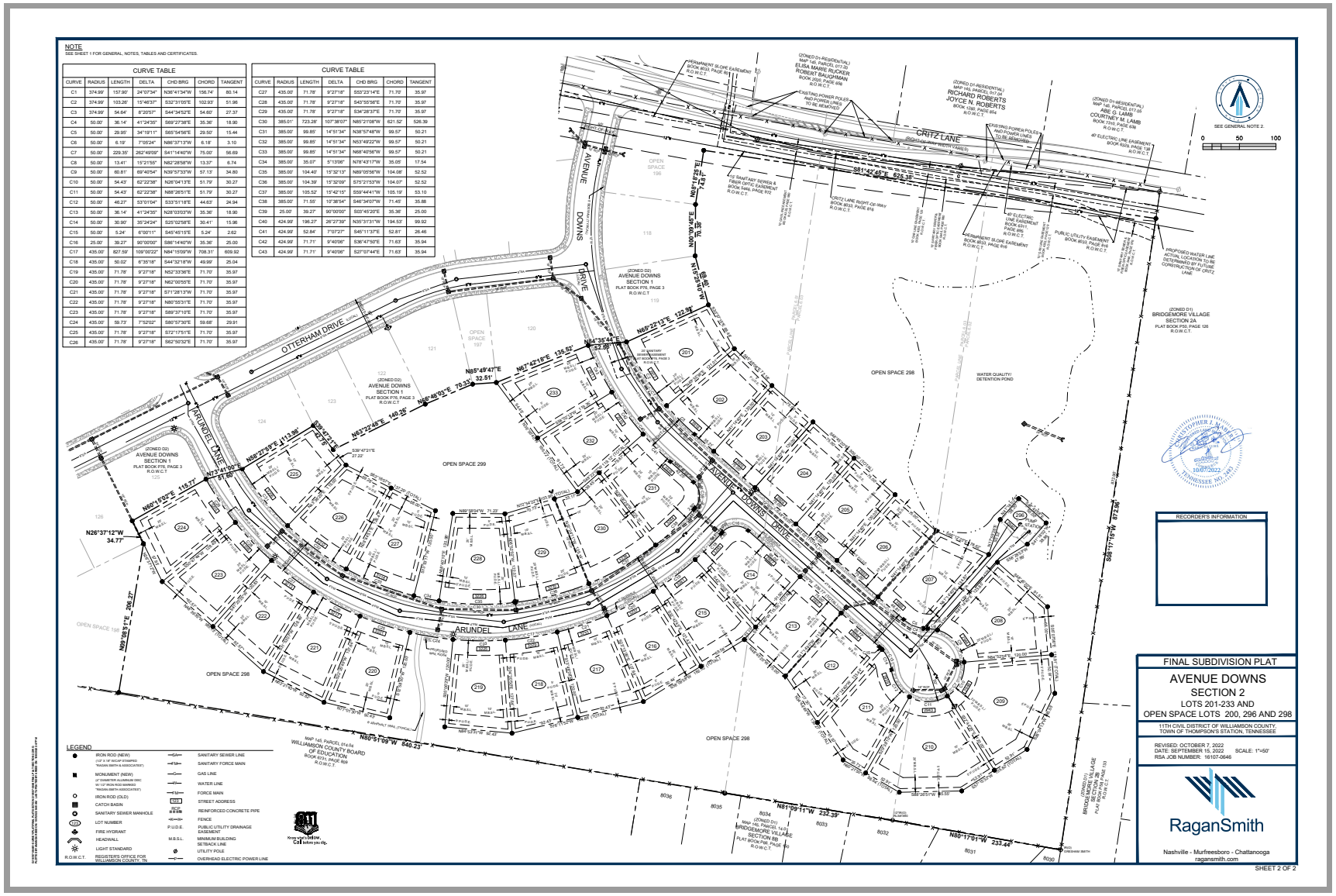
Request for approval of 33 single-family lots, 1 pump station lot, and 2 open space lots located along Avenue Downs Drive and Arundel Lane.

Attachment: Item 1- Avenue Downs Sec 2 Final Plat.pdf
Attachment: Item 1- Avenue Downs Section 2 FP Staff Report 10-25-22.docx

The following attachment is not a PDF, so a link to the native file format is being provided instead:

September 27 2022 Minutes.docx (LINK)


SITE
LOCATION MAP
NOT TO SCALE
DEED REFERENCE
PROPERTY MAP REFERENCE
SEE GENERAL NOTE 2.
0 200 400
GENERAL NOTES
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION NOTES
LEGEND
OS OPEN SPACE
R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
Know what's below. Call before you dig.
OPEN SPACE (OS) AREA TABLE
OS SQ. FT.± ACRES±
298 379,361 8.71
299 39,283 0.90
PUMP STATION LOT AREA
LOT SQ. FT.± ACRES±
296 5,502 0.13
LOT AREA TABLE
LOT SQ. FT.± ACRES±
201 10,657 0.24
202 9,834 0.23
203 9,000 0.21
204 9,000 0.21
205 9,000 0.21
206 9,000 0.21
207 9,805 0.23
208 13,160 0.30
209 15,026 0.34
210 15,026 0.34
211 10,496 0.24
212 9,326 0.21
213 8,625 0.20
214 10,110 0.23
215 10,154 0.23
216 10,101 0.23
217 10,036 0.23
218 10,036 0.23
219 10,036 0.23
220 10,036 0.23
221 10,428 0.24
222 10,113 0.23
223 10,113 0.23
224 9,878 0.23
225 9,838 0.23
226 10,270 0.24
227 10,436 0.24
228 10,800 0.25
229 10,946 0.25
230 10,911 0.25
231 10,827 0.25
232 9,632 0.22
233 10,382 0.24
SECTION 1
SECTION 2
CRITZ LANE
CLAYTON ARNOLD ROAD
OTTERHAM DRIVE
CAIN TERRACE
AVENUE DOWNS
ARUNDEL LANE
OPEN SPACE 199
OPEN SPACE 298
OPEN SPACE 299
SITE DATA TABLE (SECTION 2)
TOTAL LOT AREA 7.88 ACRES±
TOTAL OPEN SPACE AREA 9.74 ACRES±
TOTAL RIGHT-OF-WAY AREA 1.76 ACRES±
TOTAL SITE AREA 19.38 ACRES±
TOTAL LINEAR FEET OF PUBLIC ROAD 1,495 FEET
Open Space Calculations Ac.
Gross Site Area 48.22
Less R.O.W. dedication -- Critz Ln. & Clayton Arnold Rd. 2.82
Net Site Area 45.40
Open Space Required (46%) 20.43
Open Space Provided - Section 1 (32.1%) 14.59
Open Space Provided - Section 2 (21.2%) 9.61
Total Open Space Provided - Section 1 and 2 (53.3%) 24.20
RECORDER'S INFORMATION
OWNER / DEVELOPER
AMBER LANE DEVELOPMENT, LLC
C/O BARLOW BUILDERS - JORDAN CLARK
3020 STANSBERRY LANE, SUITE 101
FRANKLIN, TENNESSEE 37069
(615) 376-1660
SURVEYOR
RAGAN-SMITH
C/O CHRIS MABERRY
(cmabery@ragansmith.com)
1500 MEDICAL CENTER PARKWAY, SUITE 2J
MURFREESBORO, TENNESSEE 37129
(615) 546-6050 FAX (615) 244-6739
CERTIFICATE OF OWNERSHIP AND DEDICATION
DATE AMBER LANE DEVELOPMENT, LLC
CERTIFICATE OF ACCURACY
RAGAN-SMITH ASSOCIATES
10/07/2022
DATE CHRISTOPHER J. MABERRY TN# NUMBER 2483
CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
WATER SYSTEM
DATE HB&TS UTILITY DISTRICT, GENERAL MANAGER
SEWER SYSTEM
DATE TOWN ENGINEER
CERTIFICATION OF THE APPROVAL OF STREETS
DATE TOWN ENGINEER
CERTIFICATE OF APPROVAL OF MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
DATE MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
CERTIFICATE OF APPROVAL FOR RECORDING
DATE SECRETARY, PLANNING COMMISSION
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
DATE WILLIAMSON COUNTY PUBLIC SAFETY IT REPRESENTATIVE
CERTIFICATE FOR ADDRESSES
DATE IT DEPARTMENT E-911 ADDRESSING COORDINATOR
FINAL SUBDIVISION PLAT
AVENUE DOWNS
SECTION 2
LOTS 201-233 AND
OPEN SPACE LOTS 200, 296 AND 298
11TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE
REVISED: OCTOBER 7, 2022
DATE: SEPTEMBER 15, 2022 SCALE: 1"=200'
RSA JOB NUMBER: 16107-0646
RaganSmith
Nashville - Murfreesboro - Chattanooga
raganSmith.com
SHEET 1 OF 2


NOTE
SEE SHEET 1 FOR GENERAL NOTES, TABLES AND CERTIFICATES.
CURVE TABLE
CURVE TABLE
LEGEND
OPEN SPACE 298
OPEN SPACE 299
OPEN SPACE 197
OPEN SPACE 198
WATER QUALITY/ DETENTION POND
OTTERHAM DRIVE
AVENUE DOWNS DRIVE
ARUNDEL LANE
CRITZ LANE
RECORDER'S INFORMATION
FINAL SUBDIVISION PLAT
AVENUE DOWNS
SECTION 2
LOTS 201-233 AND
OPEN SPACE LOTS 200, 296 AND 298
11TH CIVIL DISTRICT OF WILLIAMSON COUNTY,
TOWN OF THOMPSON'S STATION, TENNESSEE
REVISED: OCTOBER 7, 2022
DATE: SEPTEMBER 15, 2022 SCALE: 1"=50'
RSA JOB NUMBER: 16107-0646
RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com
SHEET 2 OF 2

The following attachment is not a PDF, so a link to the native file format is being provided instead:

Item 1- Avenue Downs Section 2 FP Staff Report 10-25-22.docx (LINK)