



Regional Planning Commission
Kingston Springs, Tennessee

June 10, 2021
Meeting Packet



**Kingston Springs Regional Planning Commission
Meeting Agenda
June 10, 2021**

Submittal Deadline Date: May 14, 2021

The meeting was called to order by _____ at _____ pm.

1. Roll Call of Voting Members:

- Keith Allgood _____
- Tony Campbell _____
- Tom Cullen _____
- Josh Eatherly _____
- Tony Gross _____
- Brian McCain _____
- Mike Patenaude _____
- Chuck Sleighter _____
- Bob Stohler _____

2. Non-Voting Staff:

- Sharon Armstrong _____
- John Lawless _____
- Martha Brooke Perry _____
- Brittney Stanley _____

3. Declaration of Quorum by Chairperson.

4. Motion to approve May 13, 2021 Planning Commission meeting minutes.

5. Motion to approve June 10, 2021 Planning Commission meeting agenda.

6. Community Input

7. Old Business

A. None

8. New Business

A. Consideration of Preliminary MUPUD Master Development Plan and recommendation to the City Commission of the PUD MUPUD Agreement.

9. Other (For Discussion Only).

A. **Training Reminder –Training Date of June 17, 2021 for joint Planning Commission, City Commission, and Board of Zoning Appeals Training. Training will begin at 6:00pm in the Beck Meeting Hall.**

10. Motion to Adjourn.

The meeting was adjourned by _____ at _____ pm

Mike Patenaude
Planning Commission Chair

Jamie Dupré
City Recorder



**Kingston Springs Regional Planning Commission
Meeting
May 13, 2021**

The meeting was called to order by Tony Campbell at 7:00pm.

1. Roll Call of Voting Members:

Keith Allgood	Present
Tony Campbell	Present
Tom Cullen	Present
Josh Eatherly	Absent
Tony Gross	Present
Brian McCain	Absent
Mike Patenaude	Absent
Chuck Sleighter	Present
Bob Stohler	Present

2. Non-Voting Staff:

Sharon Armstrong	Present
John Lawless	Present
Martha Brooke Perry	Present
Brittney Stanley	Present

3. Declaration of Quorum by Chairperson.

Declaration of Quorum by Co-Chairman Tony Campbell

4. Motion to approve April 8, 2021 Planning Commission meeting minutes.

Motion to approve the April 8, 2021 Planning Commission meeting minutes made by Chuck Sleighter, 2nd by Tony Gross Motion passed unanimously.

5. Motion to approve May 13, 2021 Planning Commission meeting agenda.

Motion to approve May 13, 2021 Planning Commission meeting agenda was made by Chuck Sleighter, 2nd by Tony Gross motion passed unanimously.

6. Community Input

7. Old Business

A. None

8. New Business

A. Carolyn Clark, City Commissioner - Public Notification Discussion – Proposed changes to the Subdivision Regulations, Zoning Ordinance, and Meeting By-Laws for the purposes of revising the requirements for advertisement, public Notice, and signage of properties located in Kingston Springs and the UGB under consideration by the Kingston Springs Regional Planning Commission and City Commission.

City Commissioner Carolyn Clark presented to the Planning Commission ideas to better inform the public of Public Notices. Commissioner Clark has received feedback from Kingston Springs residents that they felt uninformed of Public Notices. Commissioner Clark mentioned ideas such as advertising public notices in the newspaper with clear property locations and descriptions of notices, mail notifications ideally being sent to property owners in proximity to the property of discussion, visible public notification signs and or a community message board with public notifications posted.

B. Preliminary Plat to combine three parcels for the purposes of development of an approved Preliminary Master Plan Multi-Family Apartment Complex containing 40 units, 115 E. Kingston Spring Rd. Adjacent to Stuff It In Storage. Map 96K Group C Parcels 33, 35, 36.01. Zoned R-3 PUD.

Motion to approve preliminary plat to combine three parcels for the purpose of development of an approved Preliminary Plan Multi-Family Apartment Complex containing 40 units, 115 E. Kingston Spring Rd. Adjacent to Stuff It In Storage. Map 96K Group C Parcels 33, 35, 36.01. Zoned R-3 PUD with easement made by Chuck Sleighter, 2nd by Tony Gross motion passed unanimously.

C. Construction Plans, approved Preliminary Master Plan Multi-Family Apartment Complex containing 40 units, 115 E. Kingston Spring Rd. Adjacent to Stuff It In Storage. Map 96K Group C Parcels 33, 35, 36.01. Zoned R-3 PUD.

Construction plans were not available at the time of the Planning Commission Meeting. Motion was made to defer Construction Plans by Tony Gross, 2nd by Chuck Sleighter motion passed unanimously.

D. Consideration of abandonment of 20' Public Utility and Drainage Easement, approved by the Planning Commission on 11/15/2012. Map 99 Parcel 191, Mt. Pleasant Rd., Kingston Springs, TN. Simpkins Subdivision, Lot 1.

City Planner Sharon Armstrong stated the abandonment of the Public Utility and Drainage Easement (P.U.D.E.) would impact adjacent properties on each side of the parcel and remove a publicly held easement for future utility expansion and construction. Abandoning the easement removes buffering of the subsurface sewage

system disposal drain field between the subject parcel and two adjoining parcels at the side property line. Mrs. Armstrong recommended denial of the request to abandon the easement. City Attorney Martha Brooke Perry concurred with the Planning recommendation. Co-Chair Campbell called for a motion and none was presented.

E. UGB recommendation upon application of a request to rezone to the Cheatham County Commission, Map 105, Parcel 219, containing 2.85 acres, Bald Eagle Dr. from E-1 to R-1. Property lies in the Kingston Springs Urban Growth Boundary, within unincorporated Cheatham County.

Motion to table this Item E to the end of the meeting to allow City Planner Armstrong time to review the request made by Bob Stohler 2nd by Keith Allgood motion passed unanimously.

Motion was made by Keith Allgood, 2nd by Chuck Sleighter to recommend the rezone request to the Cheatham County Commission, Map 105, Parcel 219, containing 2.85 acres, Bald Eagle Dr. from E-1 to R-1. Property lies in the Kingston Springs Urban Growth Boundary, within unincorporated Cheatham County. Motion passed unanimously.

F. Flood Development Application, 211 Brookside Dr., Kingston Park Subdivision, Map 96K Group A, Parcel 18.00. Consideration of Zoning Ordinance Floodplain District Regulations.

- a. **4.130.4. Standards for streams without established base flood elevations. It is intended that all construction whether within or adjacent to delineated floodplains, shall be subject to the provisions of these regulations. Exceptions to this standard may be granted on appeal to the Board of Zoning Appeals based on a demonstration that the regulatory elevation is so conservative as to place an unreasonable burden upon developers or property owners.**

For proposed developments located near small streams where no base flood data or floodways have been provided or required under the Federal Flood Insurance Program or by Section 4.120.3, of these regulations, the following provisions apply:

No encroachments, including fill material and structures, shall be located within a minimum distance of twenty-five (25) feet from the top of the stream bank on each side or thirty (30) feet from the centerline of a stream channel, whichever is greater. Work within the floodplain will be subject to the same provisions of this ordinance that apply to streams with established Base Flood Elevations.

- b. **Article 4, 4.130.6. Standards for small streams. watercourses and sinkholes. Located within the Town of Kingston Springs are streams and sinkholes where areas of special flood hazard are neither indicated nor base flood data or floodways provided. Within these areas the following provisions shall apply:**

In areas adjacent to such unmapped streams, no encroachments including fill material or structures shall be located within an area at

least equal to twice the width of the stream along each side of the stream, unless certification by a registered professional engineer or licensed surveyor is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood.

City Planner Armstrong has done extensive research on the property at 211 Brookside Drive, and the current elevation certificate states that the property is no longer in a flood zone. Mr. Mapes the current property owner has also agreed to build the home 6 ½ feet above the 2010 flood stage as an extra precaution. City Planner Armstrong is asking that the Planning Commission allow Mr. Mapes to install flow through vents opposed to the one-way vent that is in the current building code.

Motion was made by Chuck Sleighter, 2nd by Tony Gross to allow Mr. Mapes to install flow through vents in the block of the manufactured home, in the event that the water level did reach the home the flow through vents would allow the water to flow. All in favor and the motion passed unanimously.

9. Other (For Discussion Only).

A. John Lawless - Discussion of Utility and Infrastructure – Public Works, Transportation, Parks, Sewer, and Water.

City Manager Lawless presented the Commission with upcoming improvements for the Town of Kingston Springs the sewer department including the mapping of sewer lines with a new GPS system to help with finding problem areas.

B. Planning Commission Training – Schedule Training Date for joint Planning Commission, City Commission, and Board of Zoning Appeals Training.

On June 17th The Planning Commission will meet at 6pm for annual training for the Kingston Springs City Commission, Kingston Springs Regional Planning Commission, and the Kingston Springs Board of Zoning Appeals.

10. Motion to Adjourn.

Motion to adjourn made by Chuck Sleighter 2nd by Tony Campbell motion passed unanimously.

The meeting was adjourned by Tony Campbell at 8:05pm

Mike Patenaude
Planning Commission Chair

Jamie Dupré
City Recorder



Town of Kingston Springs
 Building and Codes Department
 PO Box 256
 396 Spring Street
 Kingston Springs, TN 37082
 615-952-2110

KINGSTON SPRINGS PLANNING COMMISSION APPLICATION FOR REVIEW

Date of Application: 5-25-21
 Property Address/Location: SOUTH HARPETH ROAD
 Property Owner's Name: GOLF CLUB OF DBI, LLC (DAVID INGRAM) CONTACT: DAVID YODER
 Property Owner's Address: TWO INGRAM BLVD.
 Property Owner's Primary Phone #: 615.287.4122 Secondary #: 615.476.1850
 Property Owner's Email: DAVID.YODER@DBI-REVENUE.COM
 Applicant's Name: BARRE CAUTHER & ASSOCIATES, JEFF HOOPER
 Applicant's Email: JEFF@BARRECAUTHER.COM Applicant's Phone #: 615.324.4208
 Signature of Applicant: [Signature] Signature of Owner: [Signature]

SELECT ITEM BELOW TO BE REVIEWED BY PLANNING COMMISSION:

Residential:

- Sketch Plan: \$100 (34125)
- Site Plan: \$150 (34125)
- Preliminary Plat (Minor Sub – 5 lots or less): \$350 (34125)
- Preliminary Plat (Major Sub – 6 lots or more): \$500 (34125)
- Final Plat (Minor Sub – 5 lots or less): \$150 (34125)
- Final Plat (Major Sub – 6 lots or more): \$300 (34125)
- Final Plat Revision (Minor Sub – less than 5 lots): \$350 (34125)
- Final Recorded Plat Revision (Minor Sub – less than 5 lots): \$150 (34125)

Commercial:

- Concept Site Plan: \$100 (34125)
- Preliminary Plat: \$500 (34125)
- Final Plat: \$300 (34125)
- Final Recorded Plat Revision: \$150 (34125)
- Construction Drawing Review: \$500 (34125)
- Plan Review: \$350 (34125)

Other:

- Rezone Request: \$150 (34125)
- Change of Use Request: \$50 (34125)
- Conditional Use Review: \$100 (34125)
- Final Plat Recording Fee: \$50 (34125)
- PRELIM PUD: PASS THRU FEES**

Design Review Committee Plan review (Commercial Construction): Pass Thru fee from consultant. All new construction with the exception of single family and duplexes is subject to Design Review Pass Thru, including multi-family and major subdivisions.

See Reverse Side for FINAL PLAT Requirements

FINAL PLAT Requirements (Residential and Commercial)

For appearances before the Kingston Springs Regional Planning Commission requesting approval of Final Plats:

- Once on the meeting agenda, but prior to appearance before the Kingston Springs Regional Planning Commission, two (2) mylars and three (3) paper copies signed by all appropriate representatives (with the exception of the Planning Commission Secretary) must be delivered to Kingston Springs City Hall.
- If two (2) mylars signed by all appropriate representatives (with the exception of the Planning Commission Secretary) are not available prior to the start of the meeting the agenda Item will be tabled to the following month.
- If the Final Plat is approved the Kingston Springs Regional Planning Commission Secretary will sign both mylars.
- Payment of the \$50.00 Final Plat Recording Fee will then be due.
- Once the \$50.00 Final Plat Recording Fee is received the Final Plat will be delivered to the Cheatham County Register of Deeds office to be recorded and the applicant will be notified.
- If the \$50.00 Final Plat Recording Fee is not submitted prior to the following month's Kingston Springs Regional Planning Commission meeting, the Final Plat will be revoked at that meeting.

**OFFICE USE ONLY
APPLICANT DO NOT WRITE BELOW THIS LINE**

Date of Review: _____

Approved

Denied

Withdrawn

Planning Commission Review Fee: \$ _____

Recording Fee (if applicable): \$ _____

Pass Thru Fee (if applicable): \$ _____

TOTAL FEES DUE: \$ _____

Date Paid: _____

Amount Paid: \$ _____

Receipt Number: _____

DATE: May 25, 2021

JOB NO: 2653-10

TO: Sharon Armstrong - City Planner
Kingston Springs Planning Commission
(615) 952-2110

RE: Golf Club of DBI-PUD Submittal

FROM: Liza Carpenter, Office Administrator



WE ARE SENDING YOU:

- | | |
|---|---|
| <input type="checkbox"/> Shop drawings | <input checked="" type="checkbox"/> Prints |
| <input type="checkbox"/> Copy of letter | <input checked="" type="checkbox"/> Other: CD |
| <input type="checkbox"/> Change order | <input type="checkbox"/> Samples |
| <input type="checkbox"/> Specifications | |

Copies	Date	No.	Description
3	5/25/21		30x42 PUD Submittal
1	5/25/21		Disc with PDF

THESE ARE TRANSMITTED as checked below:

- | | | |
|---|--|---|
| <input type="checkbox"/> For signature | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit ___ copies for approval |
| <input type="checkbox"/> For your records | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit ___ copies for distribution |
| <input type="checkbox"/> As requested | <input checked="" type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return ___ corrected prints |
| <input checked="" type="checkbox"/> For review and approval | <input type="checkbox"/> Other: | |
| <input type="checkbox"/> FOR BIDS DUE: | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

PLANNER COMMENTS:

- Please add of a table of all improvements located in the regulated flood zones of Kingston Springs, TN. Include structure type, square footage, and use.
- Please provide a detailed grading table including a. any fill materials not present on site. b. type of fill material proposed. c. current and proposed elevations at grading locations.

THE GOLF CLUB OF DBI SOUTH HARPETH ROAD KINGSTON SPRINGS, TENNESSEE

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
C0.0	COVER SHEET
C1.0	PUD REGULATING PLAN
C1.1	LEV. MAP PLAN
C2.0	SITE & UTILITY PLAN ZONE A
C2.1	SITE & UTILITY PLAN ZONE B
C2.2	SITE & UTILITY PLAN ZONE C
C2.3	SITE & UTILITY PLAN ZONE D
C2.4	SITE & UTILITY PLAN ZONE E
C2.5	SITE & UTILITY PLAN ZONE F
C3.0	GRADING PLAN ZONE A
C3.1	GRADING PLAN ZONE B
C3.2	GRADING PLAN ZONE C
C3.3	GRADING PLAN ZONE D
C3.4	GRADING PLAN ZONE E
C3.5	GRADING PLAN ZONE F



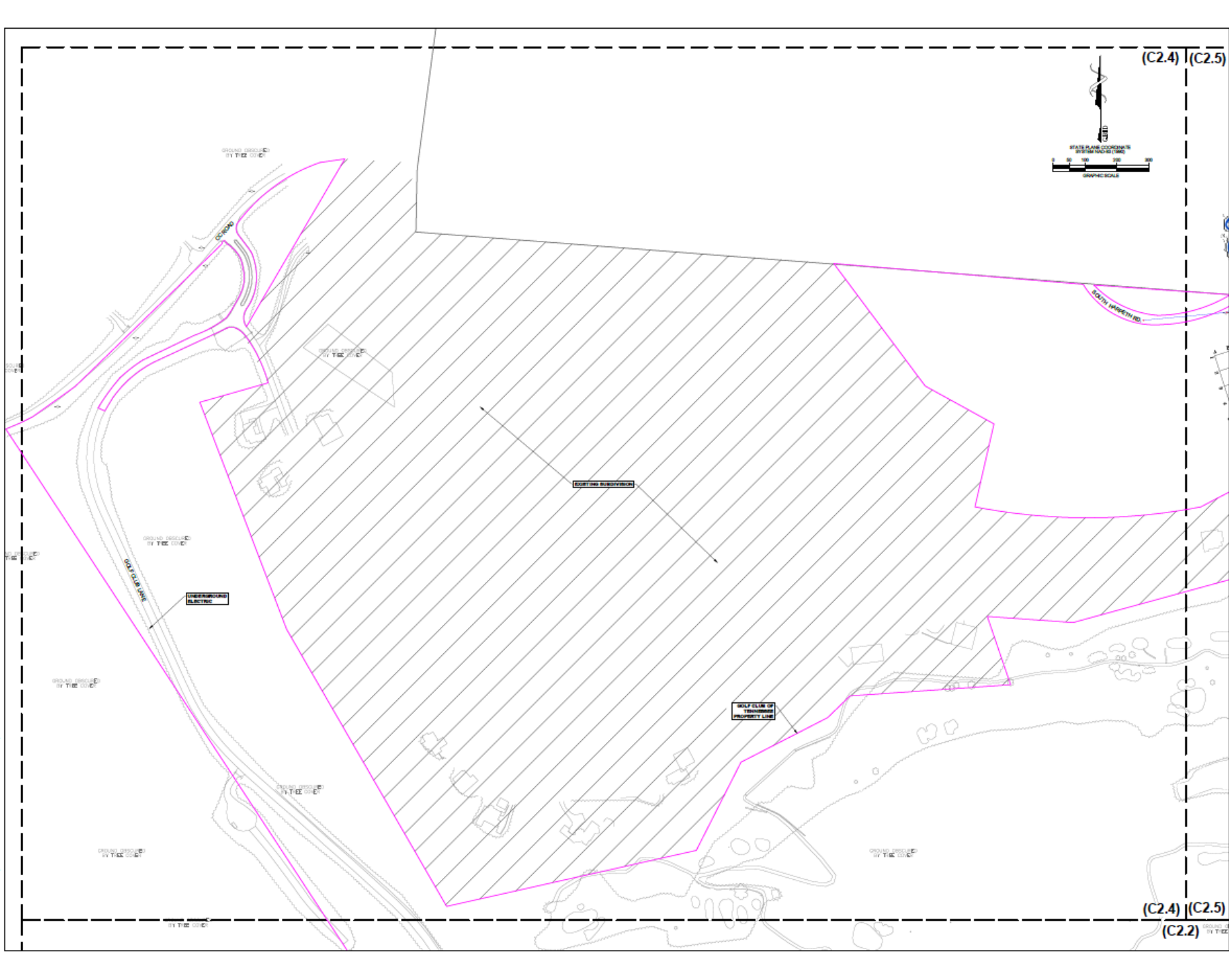
OWNER

THE GOLF CLUB OF DBI, LLC
SOUTH HARPETH ROAD
KINGSTON SPRINGS, TENNESSEE 37083
OWNER: DAVID INGRAM
CONTACT: DAVID YODER
PHONE: (615) 237-4122 / (615) 476-1350
EMAIL: david.yoder@dbi-tenn.com

ENGINEER/APPLICANT

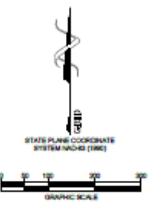
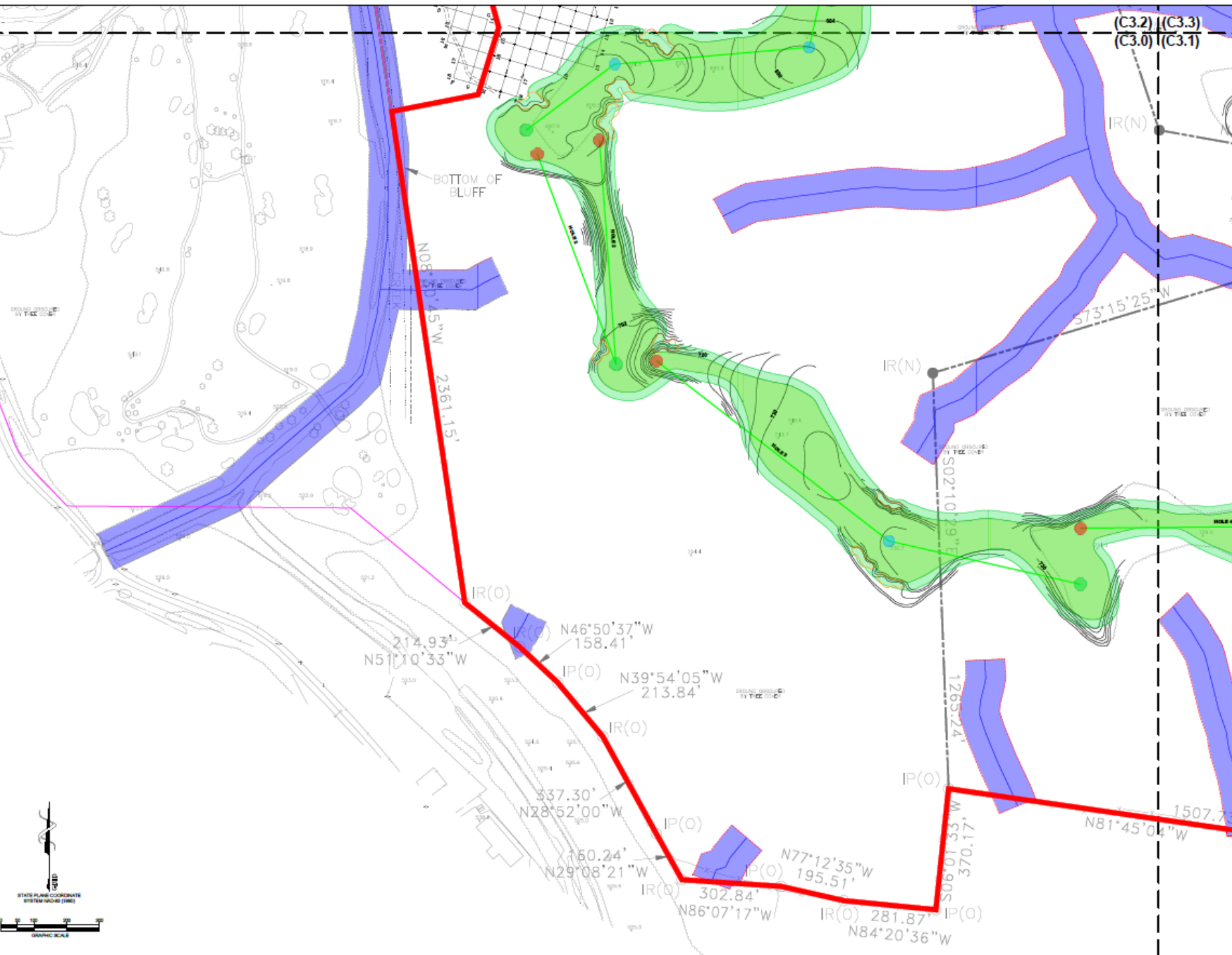
BARGE CAUTHEN & ASSOCIATES, INC.
8808 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37066
CONTACT: JEFF HOODES, P.E.
PHONE: (615) 354-4308
EMAIL: jeh@barga-cauthen.com

PRELIMINARY PLANNED UNIT DEVELOPMENT
MAY 25, 2021
REVISION 1- JUNE 10, 2021



SITE & UTILITY PLAN ZONE E
GOLF CLUB OF DBI
SOUTH HARPETH ROAD
KINGSTON SPRINGS, TN 37082

DATE	DESCRIPTION
11.15.21	PRELIMINARY UTILITY PLAN
11.15.21	REVISIONS & COMMENTS



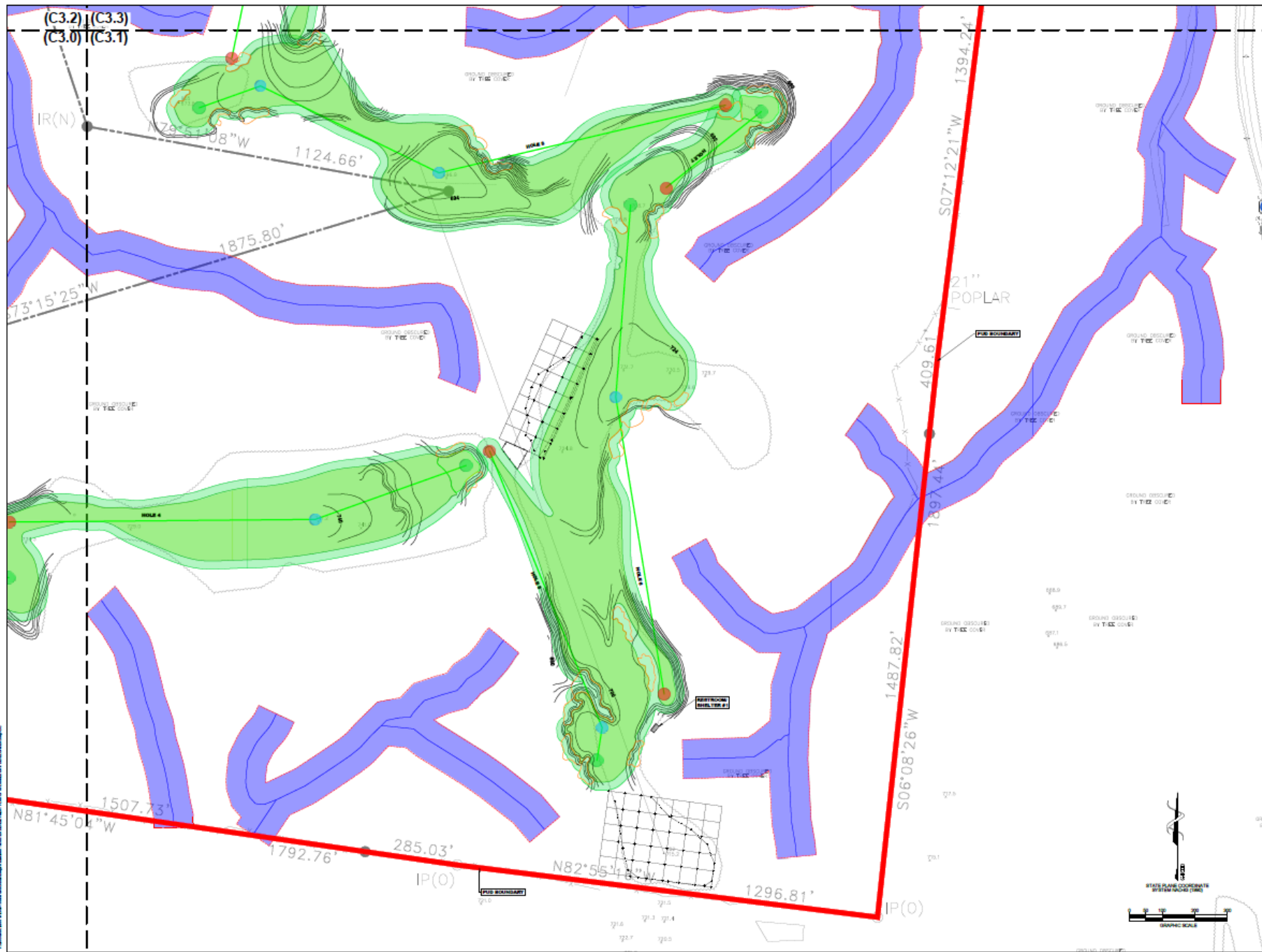
Barge Caughen ASSOCIATES
 4110 BIRMINGHAM
 KINGSTON SPRINGS, TN 37082
 (615) 588-1177

John
 4-10-21

GRADING PLAN ZONE A
GOLF CLUB OF DBI
SOUTH HARPETH ROAD
KINGSTON SPRINGS, TN 37082

DATE	DESCRIPTION
4-10-21	PRELIMINARY CALCULATIONS
6-25-21	REVISED PER COMMENTS
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C3.0
 SOJOURN 2023-10



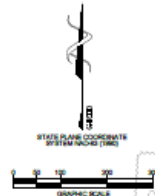
1. No portion of this plan shall be construed as a warranty, representation, or contract unless it is in writing and signed by the engineer.



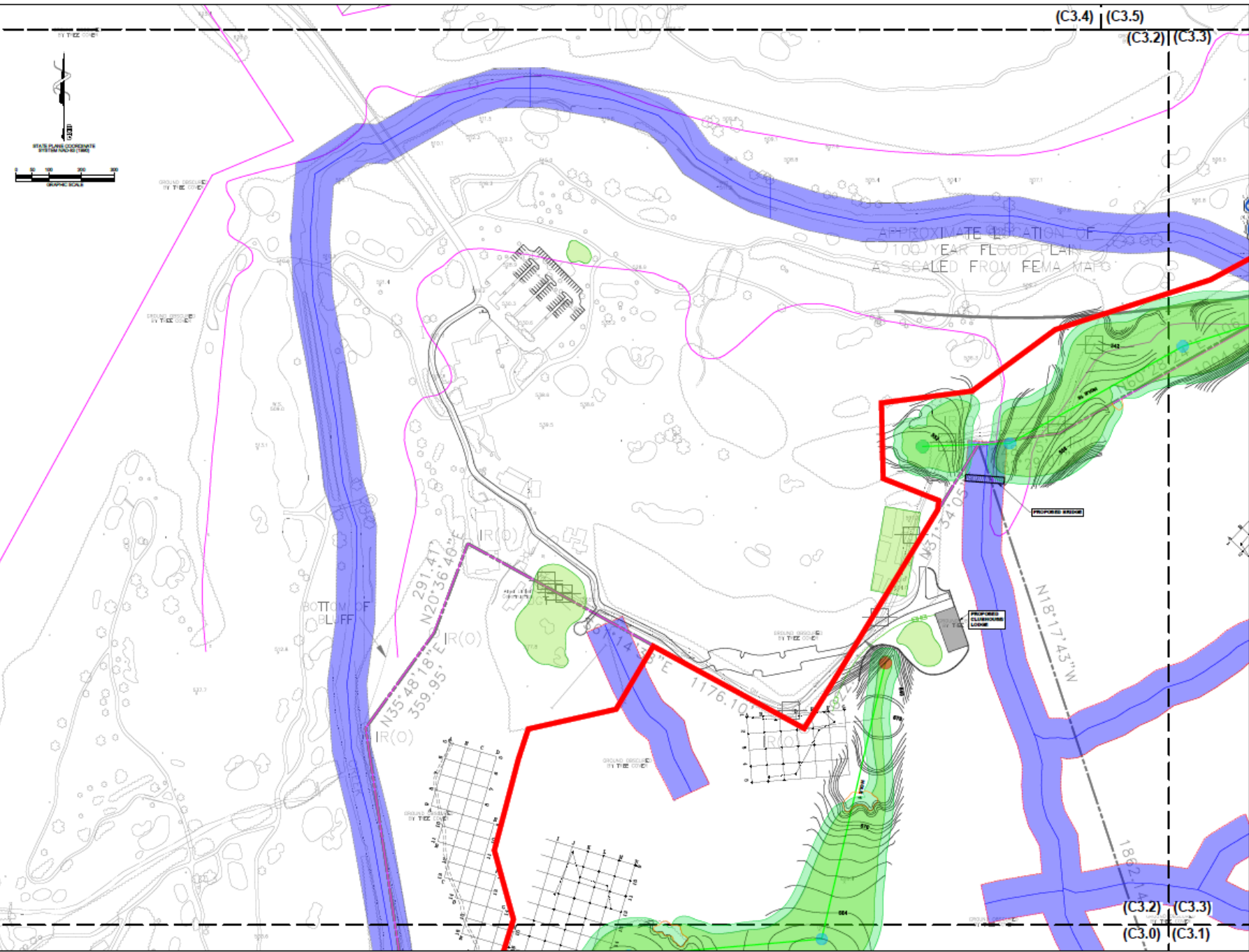
GRADING PLAN ZONE B
GOLF CLUB OF DBI
SOUTH HARPETH ROAD
KINGSTON SPRINGS, TN 37082

DATE	DESCRIPTION
11.15.23	ISSUED FOR PERMITTING

C3.1



(C3.4) (C3.5)
(C3.2) (C3.3)



Prepared by:
BARGE CAUTHEN ASSOCIATES
1118 NEW HAVEN RD.
KINGSTON, TN 37082
TEL: 615.596.1111
FAX: 615.596.1112

1-10-24

GRADING PLAN ZONE C
GOLF CLUB OF DBI
SOUTH HARPETH ROAD
KINGSTON SPRINGS, TN 37082

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BY:	
REVISIONS:	
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(C3.2) (C3.3)
(C3.0) (C3.1)

C3.2

