



Regional Planning Commission  
Kingston Springs, Tennessee

**September 9, 2021**  
**Meeting Packet**





**Kingston Springs Regional Planning Commission  
Meeting Agenda  
September 9, 2021**

*Submittal Deadline Date: August 13, 2021*

The meeting was called to order by \_\_\_\_\_ at \_\_\_\_\_ pm.

**1. Roll Call of Voting Members:**

- Keith Allgood \_\_\_\_\_
- Tony Campbell \_\_\_\_\_
- Josh Eatherly \_\_\_\_\_
- Tony Gross \_\_\_\_\_
- Lauren Hill \_\_\_\_\_
- 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 August 12, 2021 Public Hearing meeting minutes.**

**5. Motion to approve August 12, 2021 Planning Commission meeting minutes.**

6. Motion to approve September 9, 2021 Planning Commission meeting agenda.

7. Community Input

8. Old Business

A. None

9. New Business

A. Roy B. McPherson - Master Development Plan, Construction Plans, property located at 115 E. Kingston Springs Road, adjacent to the Stuff It Storage business and Luyben Hills Road.

10. Other (For Discussion Only).

11. Motion to Adjourn.

The meeting was adjourned by \_\_\_\_\_ at \_\_\_\_\_ pm

\_\_\_\_\_  
Mike Patenaude  
Planning Commission Chair

\_\_\_\_\_  
Jamie Dupré  
City Recorder



**REGIONAL PLANNING COMMISSION  
August 12, 2021 Public Hearing Meeting Minutes**

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**1. Call to Order:**

The meeting was called to order by Chair Patenaude at 7:00p.m.

2. **Open Public Comments on consideration and recommendation of the Coordinating Committee concerning updates to the Cheatham County Joint Growth Plan of the Town of Kingston Springs. Growth Planning in TN is legislated in Public Chapter 1101 and TN Code Annotated § 6-58-101 thru § 6-58-118.**

No comments received.

**3. Adjournment**

Chair Patenaude adjourned the meeting at 7:03p.m.

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**Mike Patenaude**  
Planning Commission Chair

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**Jamie Dupré**  
City Recorder



**Kingston Springs Regional Planning Commission  
Meeting Minutes  
August 12, 2021**

The meeting was called to order by Mike Patenaude at 7:03 pm.

**1. Roll Call of Voting Members:**

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

**4. Motion to approve July 10, 2021 Planning Commission meeting minutes.**

Chair Patenaude stated the date of training listed in the meeting minutes should be changed to June 17, 2021. Planner Armstrong stated item eight under new business should be changed to "Grading Plan with a TDEC Permit" rather than "TDEC Certificate" and include "SWPP". Motion to approve July 10, 2021 Meeting Minutes as amended made by Tony Campbell 2<sup>nd</sup> by Bob Stohler. Motion passes unanimously.

5. **Motion to approve August 12, 2021 Planning Commission meeting agenda.**

Motion to approve the August 12, 2021 Planning Commission meeting agenda by Tony Campbell 2nd by Tony Gross. Passed unanimously.

6. **Community Input**

Jeff Royals  
Laura Street  
Lindsey Clark

7. **Old Business**

A. **None**

8. **New Business**

A. **Consideration of recommendation to the Kingston Springs Board of Commissioners Ordinance 21-007 – Amending Article VIII of the Town of Kingston springs Zoning Ordinance - Notice Requirements to PC and BZA.**

Motion by Tom Cullen 2<sup>nd</sup> by Tony Gross to approve recommendation to the Kingston Springs Board of Commissioners of Ordinance 21-007 - update of public notifications. Motion passes unanimously.

B. **Consideration and Recommendation to the Kingston Springs City Commission for the update to the Joint Cheatham County Growth Plan.**

Motion by Tom Cullen 2<sup>nd</sup> by Tony Gross to send update of the Joint Cheatham County Growth Plan to the Kingston Springs Board of Commissioners. Motion passed unanimously.

C. **Rezone/Change of Use Request - 172 Luyben Hills Road. Request to amend the C-2 Highway Commercial District to allow residential occupation of commercial buildings.**

A motion was made by Tony Campbell to deny the request of rezone/change of use 2<sup>nd</sup> by Tony Gross.

Roll Call Vote: Keith Allgood no, Tony Campbell no, Tom Cullen no, Josh Eatherly no, Tony Gross no, Brian McCain no, Mike Patenaude no, Chuck Sleighter absent, Bob Stohler no. Motion for rezone/change of use denied.

D. **Preliminary Plat – 601 Mt. Pleasant Road - Resubdivision of an existing parcel into 3 lots. Map 96O, Grp. A, Parcel 14. Property lies in the R-1A Low Density Residential – Agricultural Zoning District.**

Brian McCain presented to the Planning Commission the preliminary plat to split 601 Mt. Pleasant Road into 3 lots. City Planner has reservations on the lots availability to perk and city sewer not being an option at this location.

Motion by Tony Campbell 2<sup>nd</sup> by Tom Cullen approve the preliminary plat contingent on a perk sign off by TDEC. Brian McCain recused from the vote. Motion passed unanimously.

**E. Final Plat – McPherson - combining 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. Map 96K Group C Parcels 33, 35, 36.01. Zoned R-3 PUD.**

Motion by Tony Campbell 2<sup>nd</sup> by Tony Gross to combine 3 parcels for the purpose of development. Motion passed unanimously.

**F. Concept Review – Consideration of a proposed Glamping Campsite located at 1071 Simms Heights Rd. 23.99 Acre site located in the R-1A Zoning District. Adjacent to Watkins Heights Subdivision on Simms Heights Rd.**

Applicant was not present at the Planning Commission meeting to present the concept review. However, discussion on the proposal was held by the Planning Commission and concern of the need for commercial zoning in a residential area was made.

**G. Ellersly Subdivision, Ron Merville – Notice of Violation for Erosion and Sediment Control – PUD approval lapse, Code Enforcement Complaints; and HOA documents:**

- **Soil and Erosion occurring on the lot causing damage to the road surface, curbing, adjacent lots and water intrusion into adjacent structures. Enforcement actions taken and staff recommendation will include consideration of As Built Performance Bonding in favor of the city, a revised Grading Plan, street, curb, guttering, and detention areas for the currently vacant lots, and Phase 2 & 3 undeveloped areas.**
- **Expired PUD - consideration of staff recommendations requiring**
- **reapplication for PUD approval for Phase 2 & 3 undeveloped areas.**
- **HOA transfer to property owners - HOA transfers occurred without Planning Commission input and approval. Consideration of staff recommendations to rescind the HOA agreements in favor of approved HOA documents and conditions recommended to the City Commission.**
- **PUD Agreement addressing Grading, soil and erosion, streets, curb, gutters, stormwater retention, and infrastructure maintenance requirements for all private and public improvements to the built environment and undeveloped Phase 2 & 3 of the property.**
- **Consideration of Construction Bond requirement, Phase 2 and 3 development plan requirements.**



City Planner Armstrong recommends The Planning Commission direction to staff:

Motion was made by Tony Campbell, 2<sup>nd</sup> by Josh Eatherly pass unanimously as listed

1. Require the developer to produce an updated Soil & Erosion Plan, Grading Plan, and Master Development Plan for the Subdivision.
2. Require the developer to provide an As-Built Performance Bond in favor of the Town of Kingston Springs in an amount sufficient to cover all infrastructure improvements for the site.
3. Require the developer to submit a new PUD Application for Phase 2 and 3 of the development.
4. Require the developer to provide all HOA documents.

**9. Other (For Discussion Only).**

**A. Flood Study – ESP Endangered Species data.**

City Planer Armstrong stated that staff is still waiting on the endangered species study from the Golf Club of TN. In addition, after a recent site visit it was discovered a building in the flood area was being used without authorization and a notice of violation was issued.

**B. Expansion of Sewer – Luyben Hills Road Consideration of recommendation to City Council to expand city sewer service on Luyben Hills road. Economic development impact, costs, and future growth.**

City Planner Armstrong suggest Recommendation to consider growth of the city sewer with potential to go down Luyben hills road beyond Petro, this growth could be completed at a low cost to the city.

**C. Luyben Hills Transportation Planning Report – Staff recommendation for response to draft report.**

Staff received an initial draft the traffic study and City Planner Armstrong and City Manager Lawless reviewed and supplied feedback. An updated version has just been received and will be reviewed again to assure all outstanding items have been addressed.

**10. Motion to Adjourn.**

Motion to adjourn by Tony Campbell 2<sup>nd</sup> Tom Cullen. The meeting was adjourned by Chair Patenaude at 8:15 pm

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**Mike Patenaude**  
**Planning Commission Chair**

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**Jamie Dupré**  
**City Recorder**

SITE PLAN FOR

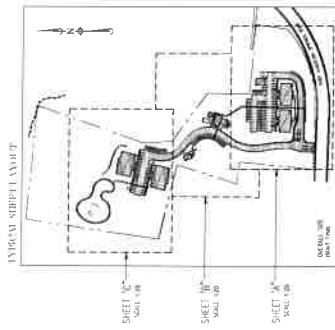
# MCPHERSON SITE

115 EAST KINGSTON SPRINGS ROAD  
 KINGSTON SPRINGS, TN  
 CHEATHAM COUNTY

TNR#240517

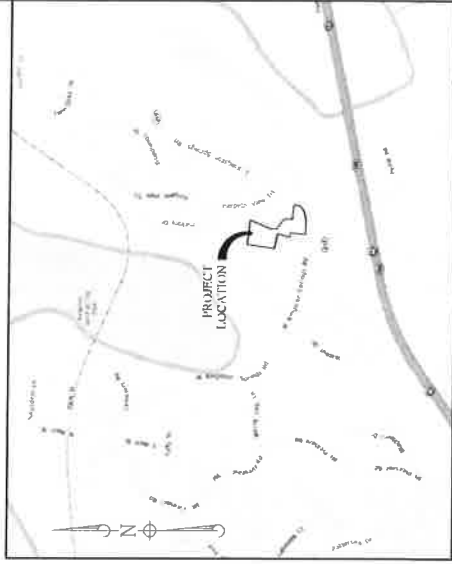
MCPHERSON SITE DEVELOPMENT

DATE: 08/04/21



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FNMDP	FINAL MASTER DEVELOPMENT PLAN
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C1.01a-c	DEMO AND INITIAL E.P.S.C
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C1.04a-c	DRAINAGE PLAN
C1.04d	DRAINAGE TABLES
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C1.06a-c	FINAL STABILIZATION
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C1.07a-c	PHOTOMETRIC LAYOUT
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C2.02	INTERSECTION SIGHT DISTANCE P&P
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CS.01-05	CONSTRUCTION DETAILS
LI.1	OVER-ALL LANDSCAPE PLAN
LI.2-4	LANDSCAPE PLAN
AJ.01-03	ARCHITECTURAL ELEVATIONS



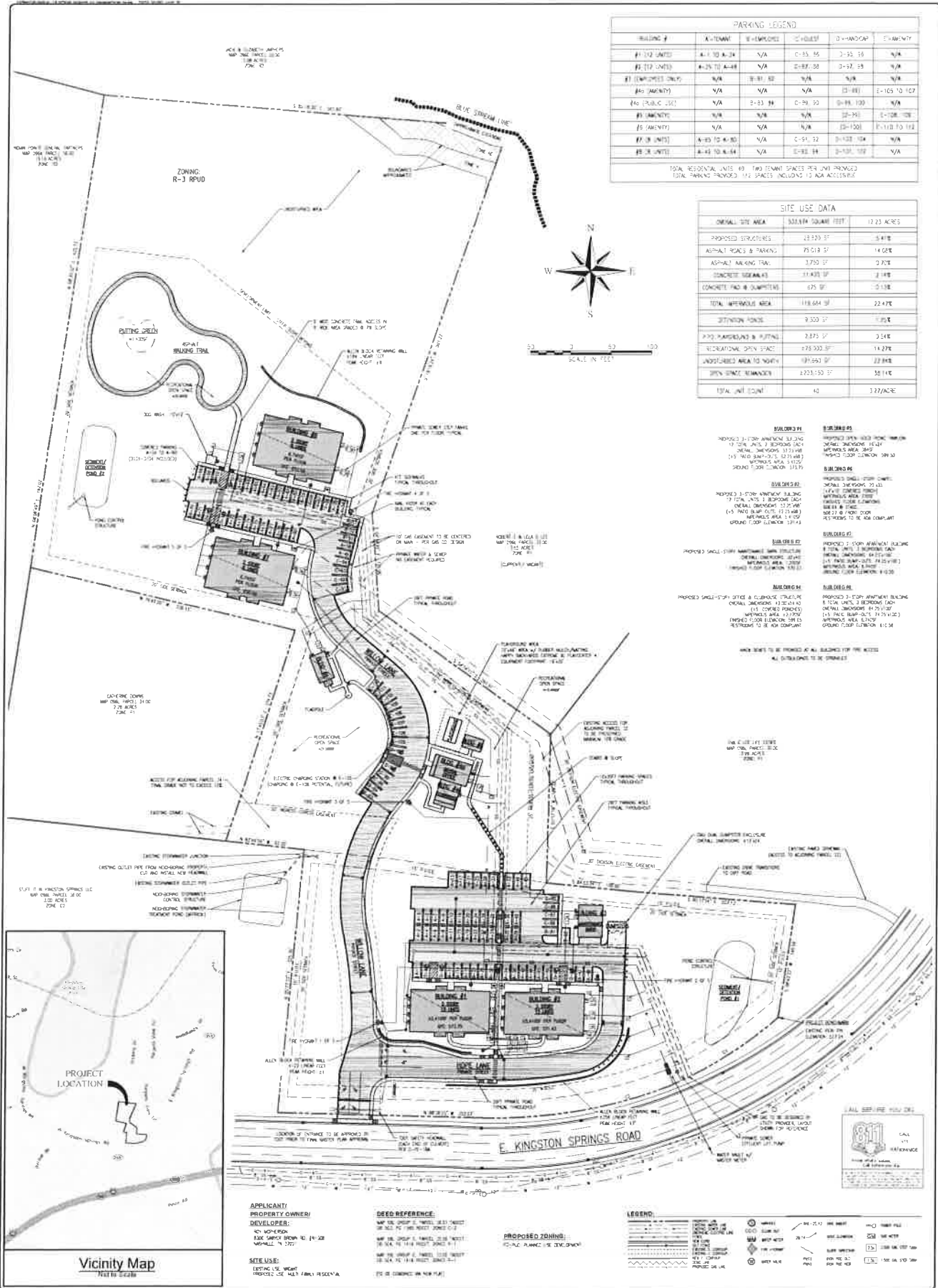
Vicinity Map  
1/4" = 100'

NOT FOR CONSTRUCTION



**KLOBBER**  
 ENGINEERING SERVICES

115 EAST KINGSTON SPRINGS ROAD, KINGSTON SPRINGS, TN 37057  
 (615) 833-1100  
 www.klobber.com



FMDDP

## MCPHERSON SITE DEVELOPMENT

FINAL MASTER DEVELOPMENT PLAN

**NOT FOR CONSTRUCTION**

**KLOBNER ENGINEERING SERVICES**

MEMBER OF THE KLOBNER GROUP

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PH: 615.373.7575 • FAX: 615.373.7576

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**C1.01a**

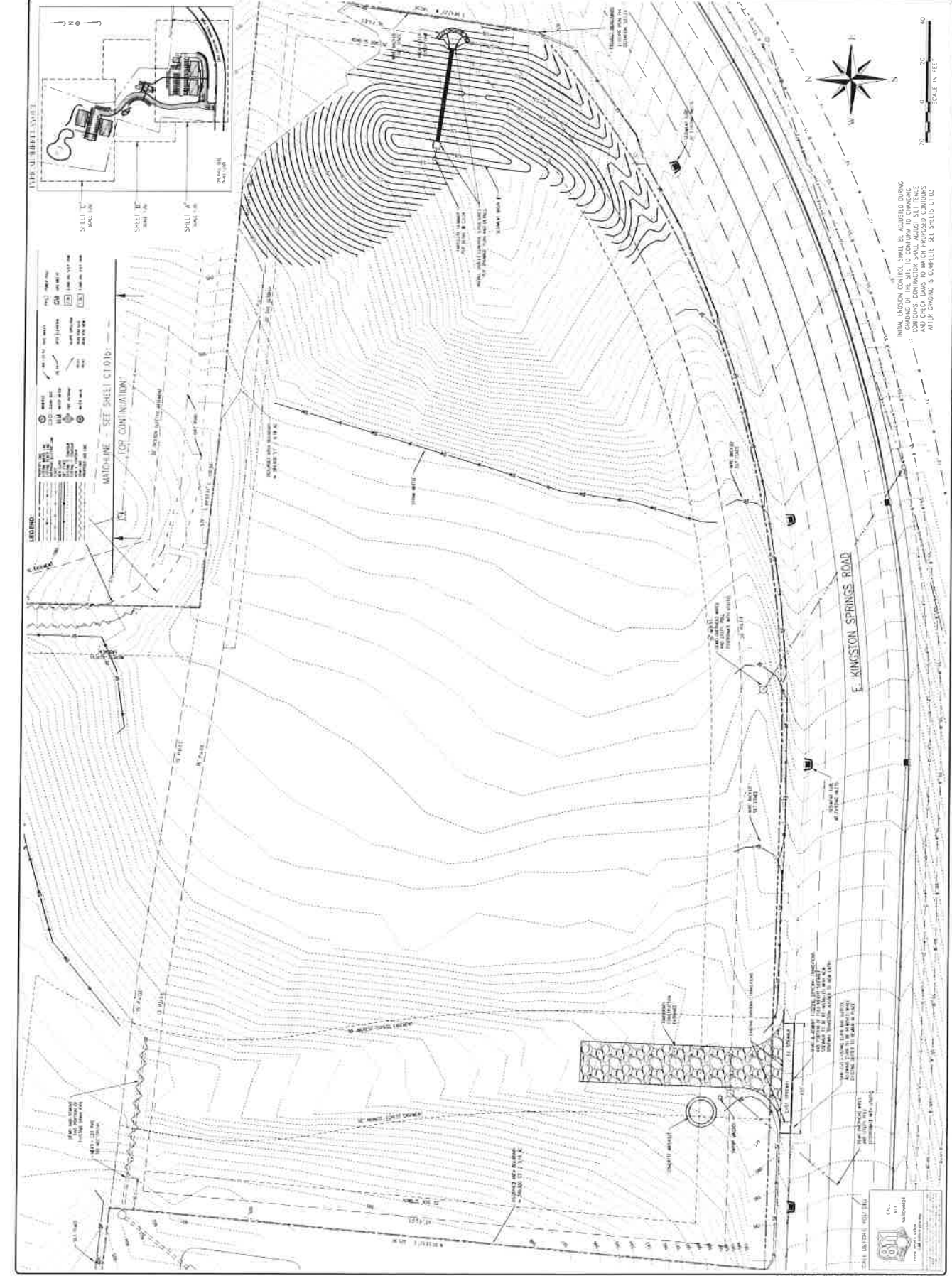
**DEMO AND INITIAL EP&SC**

PROJECT NO: 11-11-11-001  
 SHEET NO: C1.01a  
 DATE: 11/11/11

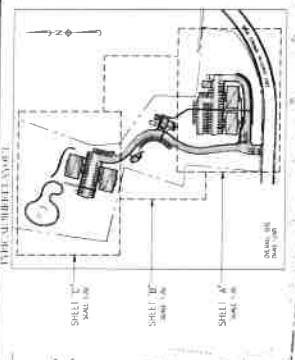
**MCPHERSON SITE DEVELOPMENT**

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INITIAL POSITION CONTROL SHALL BE AUGURED DURING CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ALL FENCE AND CHECK MARKS TO MATCH PROPOSED CONDITIONS AND GRADING TO COMPLETE ALL SHEETS TO 0.00



**LEGEND:**

[Symbol]	1" x 1" CONC. CURB
[Symbol]	6" x 6" CONC. CURB
[Symbol]	12" x 12" CONC. CURB
[Symbol]	18" x 18" CONC. CURB
[Symbol]	24" x 24" CONC. CURB
[Symbol]	30" x 30" CONC. CURB
[Symbol]	36" x 36" CONC. CURB
[Symbol]	42" x 42" CONC. CURB
[Symbol]	48" x 48" CONC. CURB
[Symbol]	54" x 54" CONC. CURB
[Symbol]	60" x 60" CONC. CURB
[Symbol]	66" x 66" CONC. CURB
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[Symbol]	132" x 132" CONC. CURB
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[Symbol]	150" x 150" CONC. CURB
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[Symbol]	162" x 162" CONC. CURB
[Symbol]	168" x 168" CONC. CURB
[Symbol]	174" x 174" CONC. CURB
[Symbol]	180" x 180" CONC. CURB
[Symbol]	186" x 186" CONC. CURB
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[Symbol]	198" x 198" CONC. CURB
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[Symbol]	240" x 240" CONC. CURB
[Symbol]	246" x 246" CONC. CURB
[Symbol]	252" x 252" CONC. CURB
[Symbol]	258" x 258" CONC. CURB
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[Symbol]	270" x 270" CONC. CURB
[Symbol]	276" x 276" CONC. CURB
[Symbol]	282" x 282" CONC. CURB
[Symbol]	288" x 288" CONC. CURB
[Symbol]	294" x 294" CONC. CURB
[Symbol]	300" x 300" CONC. CURB

SCALE: 1" = 20'

DATE: 11/11/11

PROJECT: 11-11-11-001

SHEET: C1.01a

BY: JML

CHECKED: JML





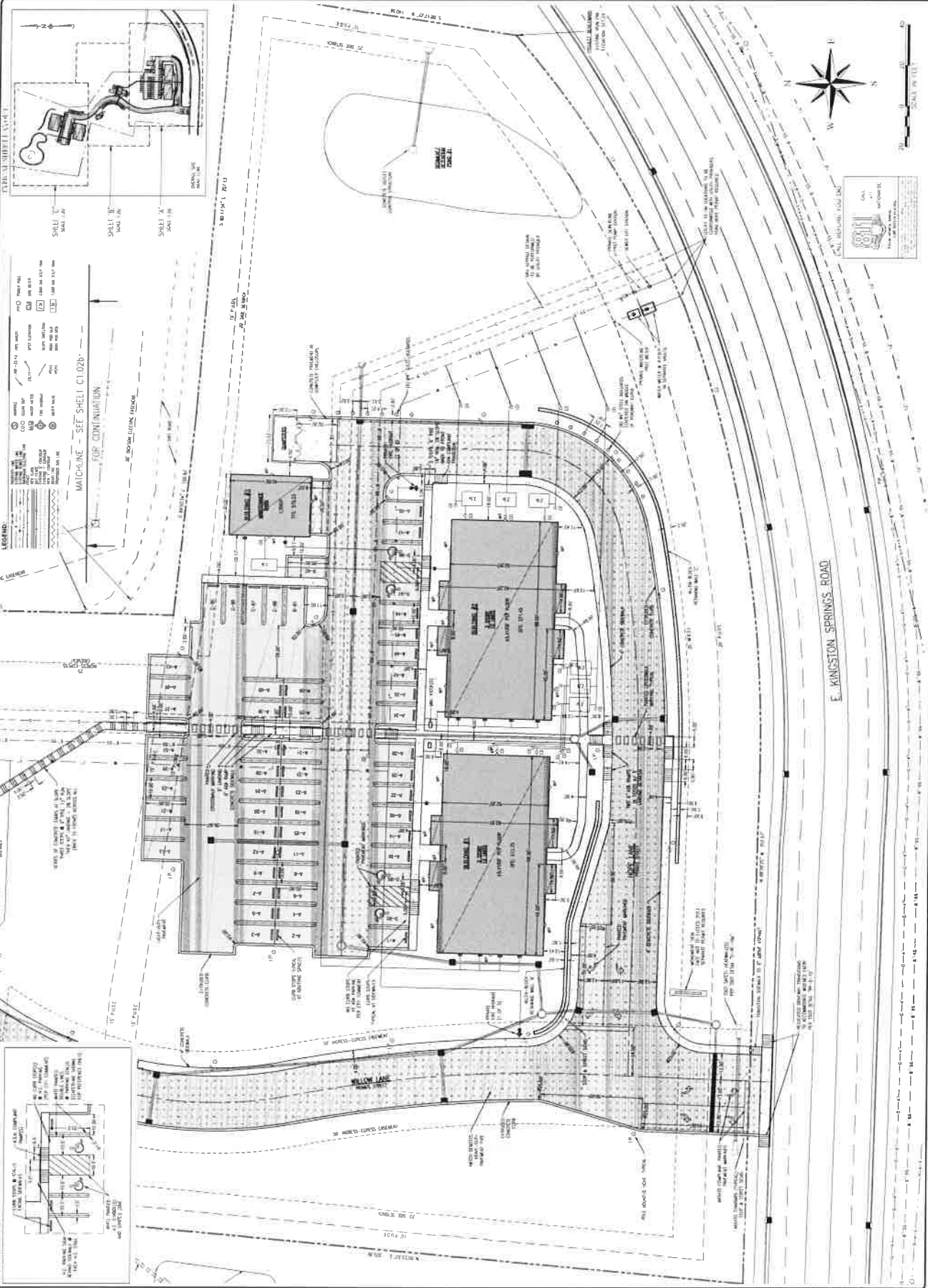
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**MCPHERSON SITE  
DEVELOPMENT**

1111 KINGSTON SPRINGS ROAD  
HOUSTON, TEXAS 77058

**SITE  
LAYOUT**

**C1.02a**







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REVISIONS:

NO.	DATE	DESCRIPTION

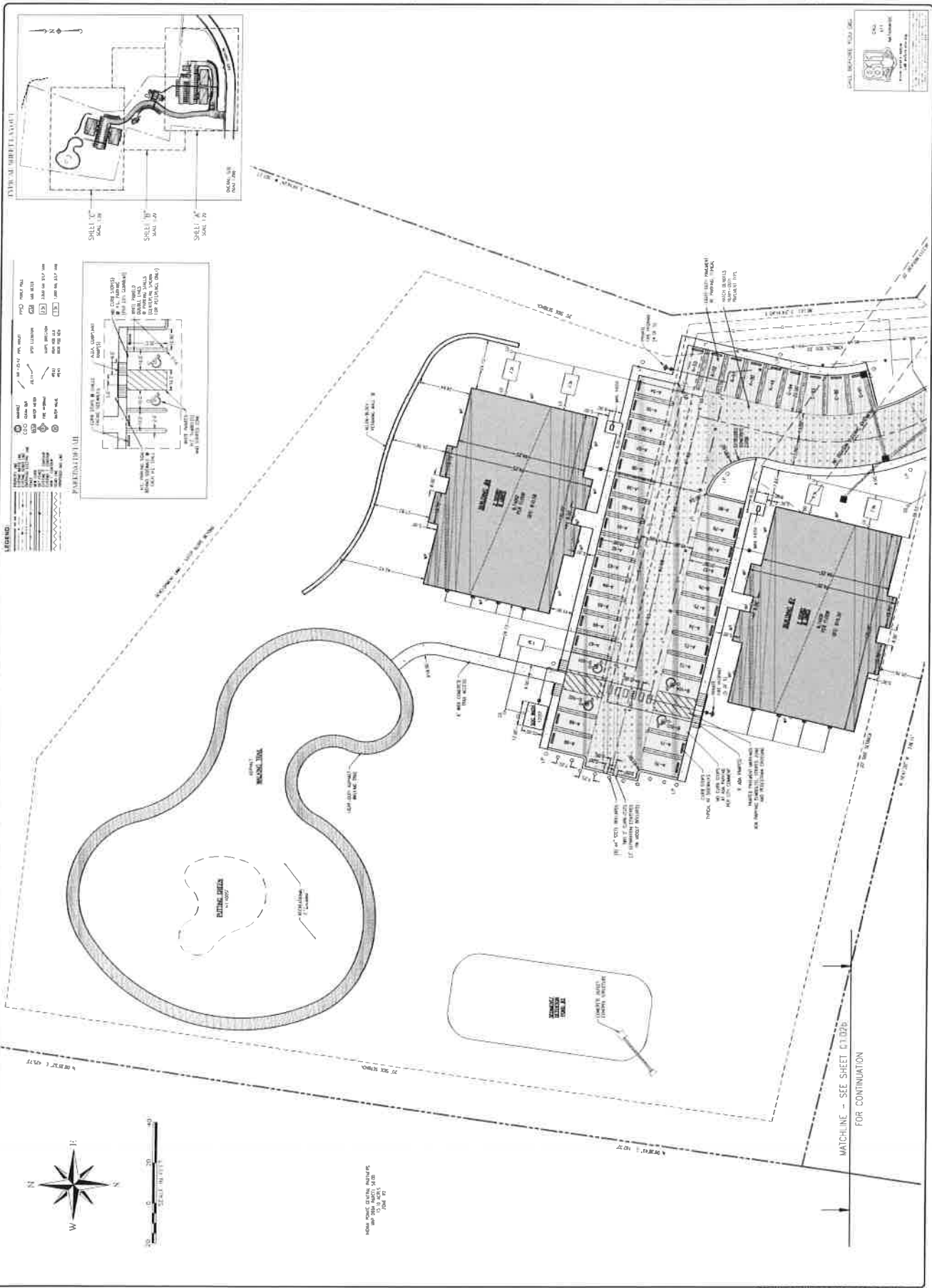
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**MCPHERSON SITE DEVELOPMENT**

**C1.02c**  
SITE LAYOUT  
SHEET C1.02c



MATCHLINE - SEE SHEET C1.02b  
FOR CONTINUATION

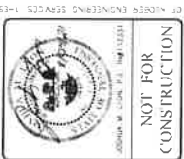






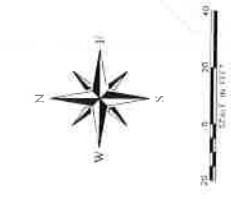
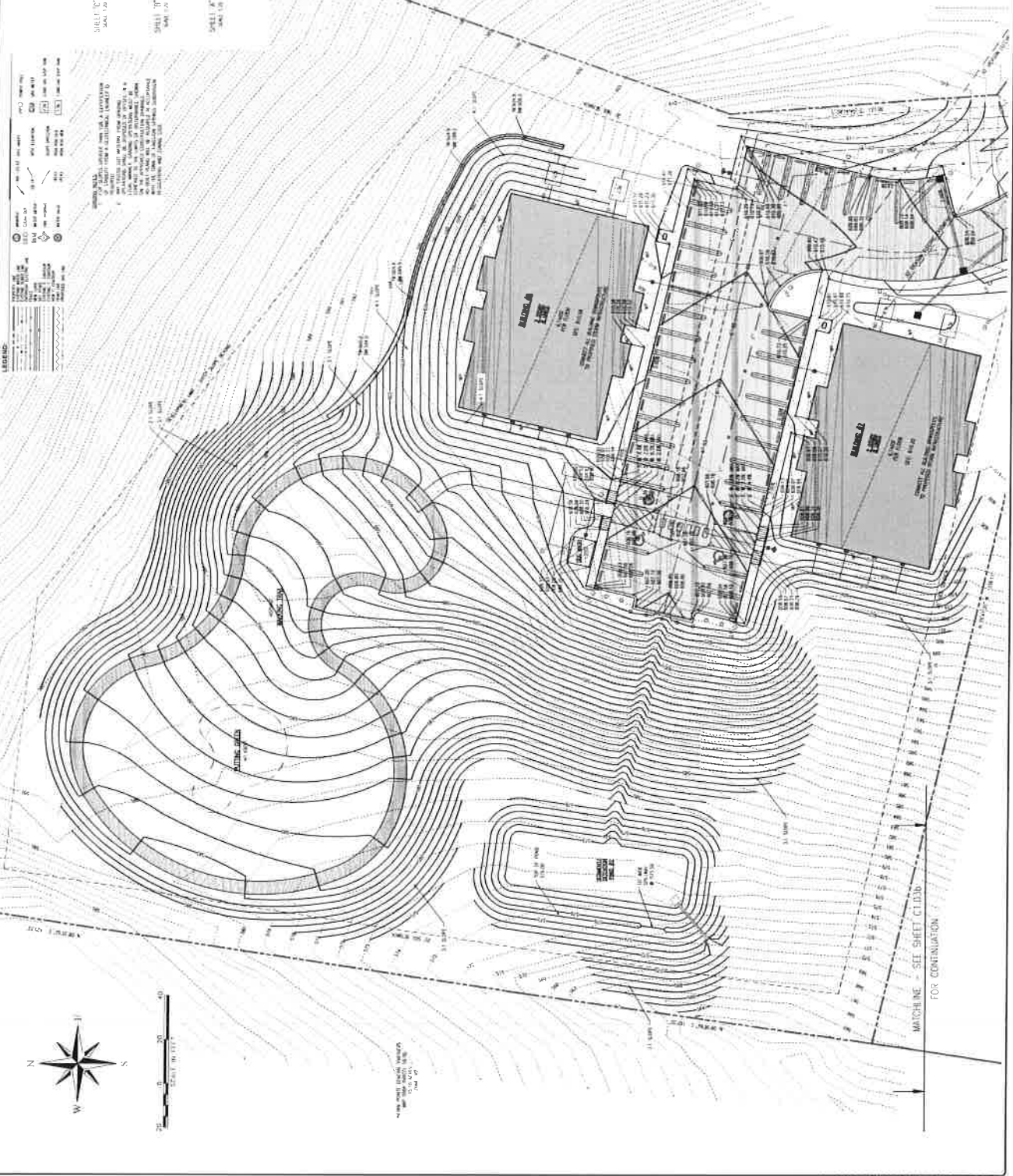
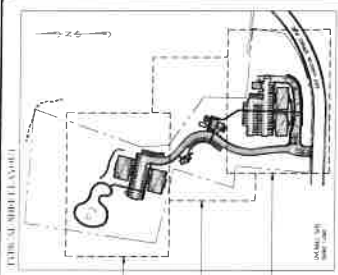

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 WWW.KLOBBER.COM

DATE	DESCRIPTION


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 JOSEPH M. LUTZ, P.E., No. 12323

**MCPHERSON SITE DEVELOPMENT**  
 THE ENGINEERING, ARCHITECTURAL, INTERIOR DESIGN, AND LANDSCAPE ARCHITECTURE FIRM OF  
 JAMES M. MCGUIRE, INC.

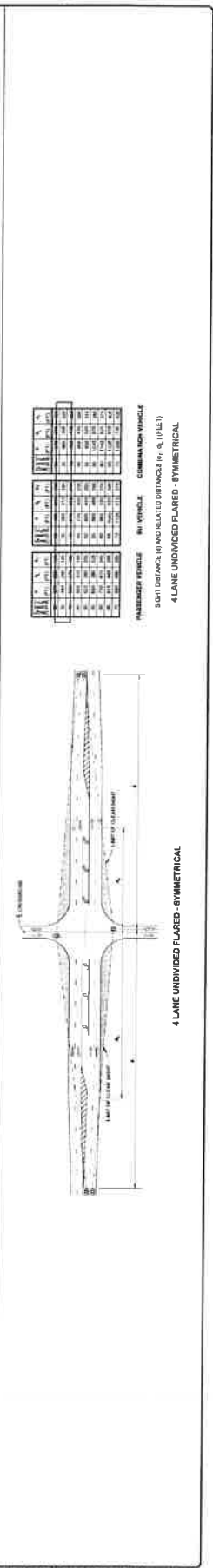
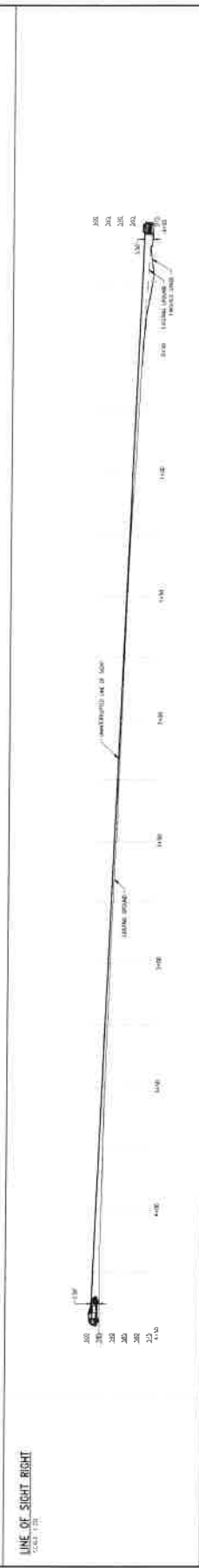
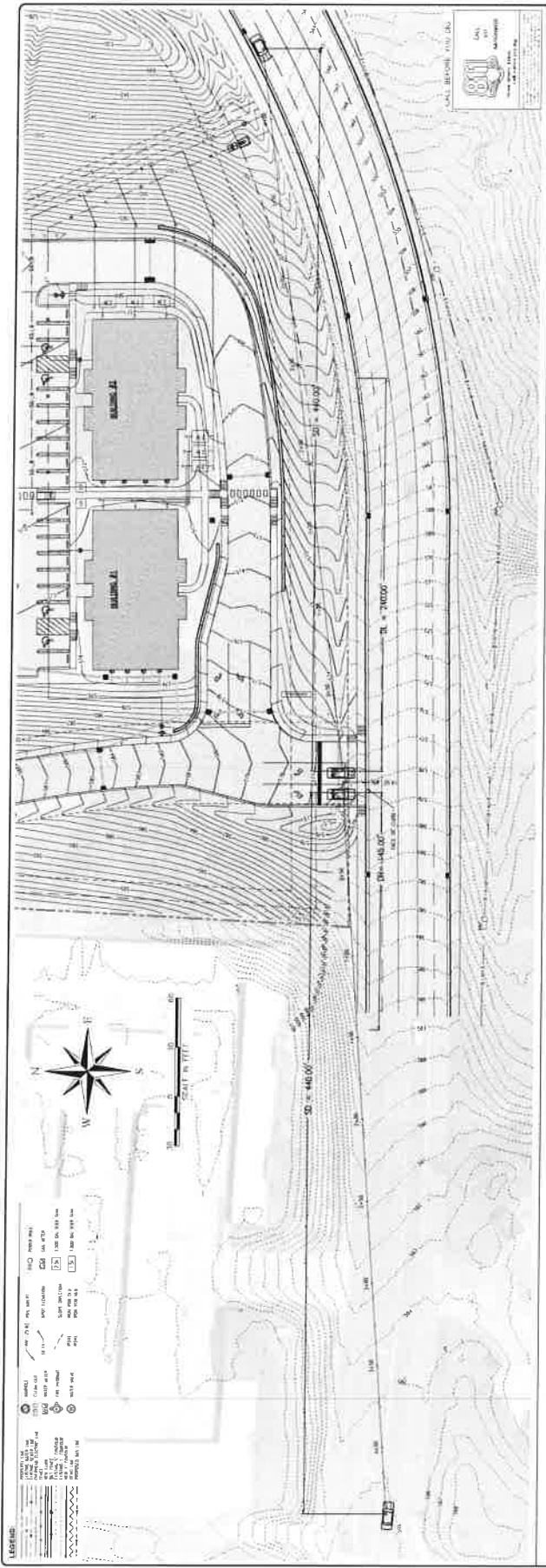
**GRADING PLAN**  
 SHEET NO. **C1.03C**  
 811  
 CALL BEFORE YOU DIG  
 811 TEXAS  
 1-800-4-A-DIG



MATCHLINE - SEE SHEET C1.03B FOR CONTINUATION







PERMANENT VEHICLE	IN VEHICLE	COMBINATION VEHICLE
100	100	100
150	150	150
200	200	200
250	250	250
300	300	300
350	350	350
400	400	400
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600	600	600
650	650	650
700	700	700
750	750	750
800	800	800
850	850	850
900	900	900
950	950	950
1000	1000	1000

SIGHT DISTANCE (LAND RELATED) DISTANCE BY AASHTO  
4 LANE UNDIVIDED FLARED - SYMMETRICAL



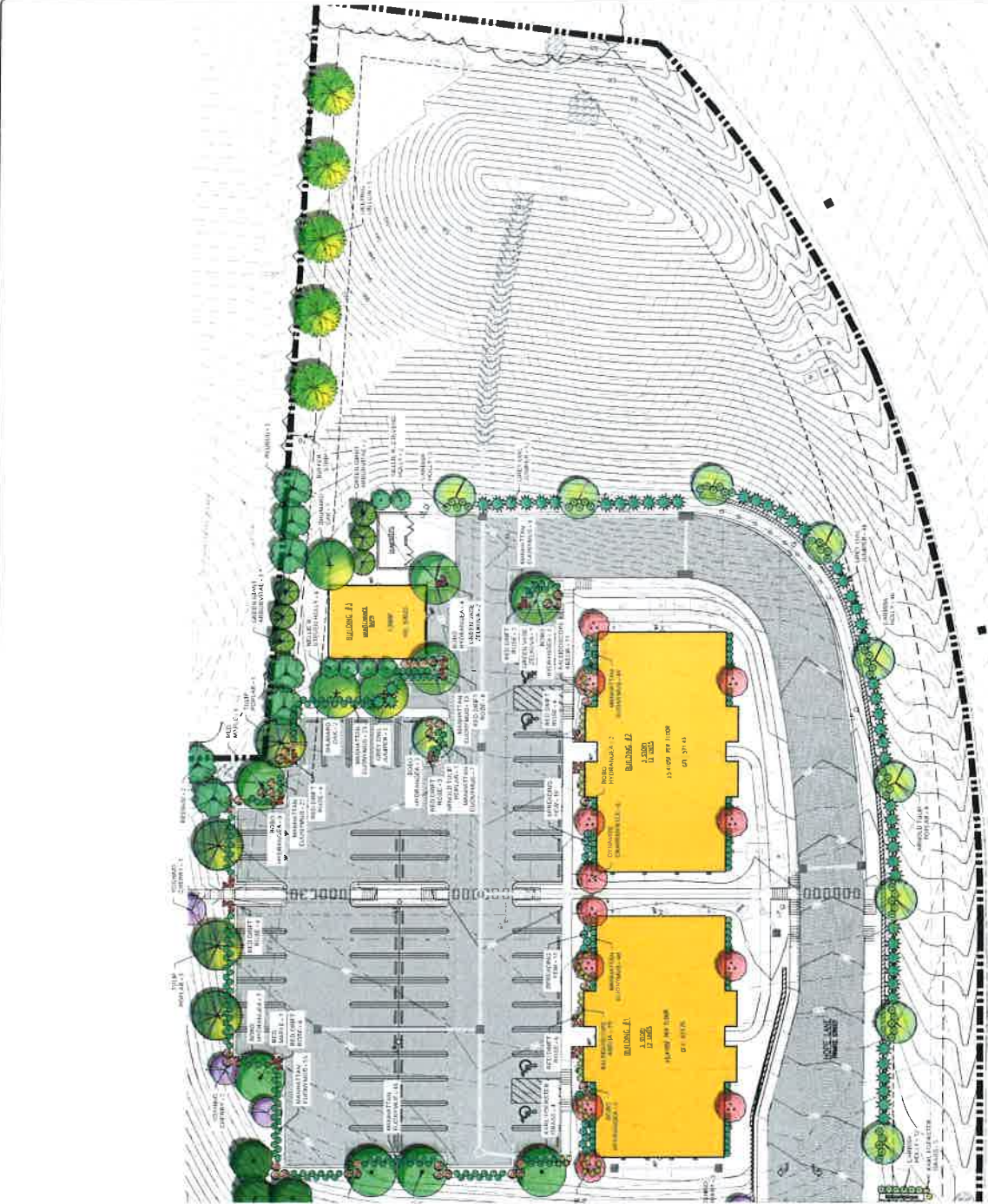












ROAD





Kevin Raff, RLA  
200 Market One  
Springfield, TN 37772  
(815) 489-1233 Cell  
(815) 584-7333 Cell  
krr@kita-design.biz



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