



Regional Planning Commission
Kingston Springs, Tennessee

April 14, 2022
Meeting Packet



**Kingston Springs Regional Planning Commission
Meeting Agenda
April 14, 2022**

Submittal Deadline Date: March 11, 2022

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

1. Roll Call of Voting Members:

- Keith Allgood _____
- Tony Campbell _____
- Tony Gross _____
- Mike Hargis _____
- Lauren Hill _____
- Brian McCain _____
- Mike Patenaude _____
- Chuck Sleighter _____
- Todd Verhoven _____

2. Non-Voting Staff:

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

3. Declaration of Quorum by Chairperson.

4. Motion to approve March 10, 2022 Planning Commission meeting minutes.

5. Motion to approve April 14, 2022 Planning Commission meeting agenda.

6. Community Input

7. Old Business

- A. Oak Street - Final Plat for Kingston Springs United Methodist Church – deferred from March meeting.
- B. Ellersly Subdivision - Update and Next Steps.

8. New Business

- A. 132 Petro Road – Site Plan for Punjabi Dhaba Restaurant.
 - 1) Addition to existing building.
 - 2) Correction of violations existing on property for work done without a permit.
- B. 134 Petro Road – Final Plat for AK Lube.
 - 1) Combination Plat to combine two parcels for construction of expansion of existing business.
- C. 134 Petro Road – Site Plan for AK Lube.
 - 1) Site Plan to expand existing business with the addition of additional structure and parking.

9. Other (For Discussion Only).

- A. Proposed City Sewer Expansion - 191 Luyben Hills Rd.
- B. Capital Improvement Plan - Retreat discussion

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 Minutes
March 10, 2022**

Submittal Deadline Date: February 11, 2022

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

1. Roll Call of Voting Members:

Keith Allgood	Present
Tony Campbell	Absent
Tony Gross	Present
Mike Hargis	Present
Lauren Hill	Present
Brian McCain	Present
Mike Patenaude	Present
Chuck Sleighter	Absent
Todd Verhoven	Present

2. Non-Voting Staff:

Sharon Armstrong	Present
John Lawless	Present
Martha Brooke Perry	Present

3. Declaration of Quorum by Chairperson.

4. Motion to approve January 13, 2022 Planning Commission meeting minutes.

Motion to approve January 13, 2022 Planning Commission meeting minutes made by Todd Verhoven, second by Lauren Hill, and passed unanimously.

5. **Motion to approve March 10, 2022 Planning Commission meeting agenda.**
Motion to approve March 10, 2022 Planning Commission meeting agenda made by Todd Verhoven, second by Tony Gross, and passed unanimously.

6. **Community Input**
None

7. **Old Business**

A. **None**

8. **New Business**

A. **KS United Methodist Church - Consideration of application of assignment of overlay within the ARTICLE 5.300 - MIXED USE to Map 96B, GRP D, Parcels 6, 7, 7.01 for the purpose of preserving the historic structure constructed in 1927. The structure preceded adoption of zoning in the town.**

Motion to table agenda item to the April 14, 2022 meeting at the request of the applicant made by Mike Hargis, second by Lauren Hill, and passed unanimously.

B. **KS United Methodist Church - Consideration of a Final Plat for consolidation of three parcels, Map 96B, GRP D, Parcels 6,7,7.01.**

Motion to table agenda item to the April 14, 2022 meeting at the request of the applicant made by Mike Hargis, second by Lauren Hill, and passed unanimously.

C. **The Golf Club of TN 1000 Golf Club Dr. - Consideration of the updated Master Plan of The Golf Club of TN, 1000 Golf Club Dr. for the construction of maintenance buildings, offices, and utility buildings.**

Prior to the discussion Mike Hargis declared a conflict as a member of the Golf Club of Tennessee. Motion to approve updated Master Plan of The Golf Club of TN, 1000 Golf Club Dr. for the construction of maintenance buildings, offices, and utility buildings and recommend to the Kingston Springs Board of Commissioners made by Lauren Hill, second by Todd Verhoven. Motion passed unanimously.

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

A. Update on the Golf Club of DBI LLC project – ARAP Water Withdrawal Permit, CLOMR, Preliminary PUD Submission.

City Planner Armstrong gave an update on the status of the Golf Club of DBI LLC project

10. Motion to Adjourn.

Motion to adjourn made by Keith Allgood, seconded by Tony Gross with all in favor. The meeting was adjourned at 7:12pm

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: 2/10/22
Property Address/Location: 325, 335, 341 Oak Street
Property Owner's Name: Kingston Springs United Methodist Church
Property Owner's Address: 368 N. Main St. KS, TN 37082
Property Owner's Primary Phone #: 615-952-4218 Secondary #: _____
Property Owner's Email: mail4dmj@gmail.com
Applicant's Name: Brian McCain
Applicant's Email: brian@southernprecision.net Applicant's Phone #: 615 772 5481
Signature of Applicant: Brian McCain Signature of Owner: _____

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)
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Commercial:

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- 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)

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: _____

Town of Kingston Springs
396 Spring Street
Kingston Springs, TN 37082
PHONE: (615) 952-2110

Rcpt Date: 02/10/2022
Cash Acct: 110-11211
Received Of: MCCAIN, BRIAN
Cmt: FINAL PLAT

Rcpt #: 00016670

Tendered Amount: 150.00
Receipt Amount: 150.00

Change Due: 0.00

----- RECEIPT DISTRIBUTION -----			----- PAYMENT DISTRIBUTION -----		
FUNCT-OBJ	DESCRIPTION	AMOUNT	TYPE	REF NUMBER	AMOUNT
34125	PLANNING REVIEW FEES	150.00	CHECK	3626	150.00

ORIGINAL COPY

Received By: JAMIE DUPRE

B. A. 1.



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: February 23, 2022
Property Address/Location: 132 Petro Rd. Kingston Springs, TN 37082
Property Owner's Name: James Singh
Property Owner's Address: 132 Petro Rd. Kingston Springs, TN 37082
Property Owner's Primary Phone #: 740-760-0030 Secondary #: _____
Property Owner's Email: jan074@outlook.com
Applicant's Name: Robin E. Hood
Applicant's Email: robin@crossroadsarchitecture.com Applicant's Phone #: 615-957-4291
Signature of Applicant: Robin Hood Signature of Owner: James Singh

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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: _____

Kingston Springs 1797

Town of Kingston Springs Site Plan Checklist		
Provided with Submittal	Project Title: <u>Addition to Punjabi Dhaba Restaurant</u> Date: <u>March 2, 2022</u>	For office use
✓	Five (5) copies of proposals for the construction or location of one (1) or more principal structures on a lot (with the exception of single-family and two-family dwellings)	
✓	Title of site plan	
✓	Proposed use(s) of building(s)	
✓	Building area (dimensions of building(s) and number of stories)	
✓	Location map	
✓	Tax map and parcel number for subject parcel(s)	
✓	Lot area in square feet and acreage	
✓	North arrow	
✓	Scale no smaller than 1"=100'	
N/A	Limits of proposed fill and proposed final grading (existing contours at a minimum of two (2) foot intervals)	
N/A	Proposed drainage plan as per the city's Stormwater Management Ordinance	
✓	Required automobile storage areas	
✓	Name, address, telephone number of Owner/Developer	
✓	Name, address, telephone number of Design Firm and contact person	
✓	Boundary information (distances and bearings) including property corners marked with iron pins and stakes	
✓	Building setback lines	
✓	Maximum lot coverage	
✓	Dumpster pad location and proposed screening	
N/A	Location of the 100-year floodplain, floodway, and proposed finished floor elevation (if applicable)	
N/A	Existing and/or proposed development signage (size, height, and location)	
N/A	Servicing utilities with reference to location, availability, compatibility, and related easements	
N/A	A graphic cross-section of any on-site paving that is required	
✓	Fire hydrants	
N/A	Loading and unloading spaces	
✓	Maneuvering areas	
N/A	Openings for ingress and egress to public streets	
✓	The location of the centerline, right(s)-of-way, and edge of pavement of existing public streets	
✓	Location of existing curbing when applicable	
N/A	Density of development or the required open space	
N/A	Landscape treatment (the location of all on-site landscaping as well as a tabular listing of the type and number of landscaping in relation to the total paved on-site square footage)	
N/A	Number of dwelling units per acre if applicable	
✓	All required building setbacks and other yard requirements	
✓	All site plans shall be prepared and stamped by an individual licensed and certified by the State of Tennessee to perform such design service	
	Improvements shown on the site plan may include, but are not limited to:	
N/A	Existing road improvements	

Kingston Springs

N/A	Buffer strips	
N/A	Proposed road construction	
✓	Parking aisles	
✓	Parking spaces	
✓	Driveways	
N/A	Sewer and water extensions or connections	
N/A	Storm sewer	
N/A	Culverts	
N/A	Drainageways including catch basins	
N/A	Location and size of next two (2) downstream drainage structures	
✓	Names of all public streets adjoining property	
N/A	Location of existing access points (streets, driveways) across from the site along roadways	
N/A	Existing and proposed pole lights (a photometric plan showing light levels along perimeter of property may be required by the planning commission)	
✓	Any other improvements required by the planning commission before the site plan is approved	
✓	All required fees and/or bonds have been paid	

Town of Kingston Springs
 396 Spring Street
 Kingston Springs, TN 37082
 PHONE: (615) 952-2110

Rcpt Date: 03/10/2022

Rcpt #: 00016732

Cash Acct: 110-11211

Received Of: CROSSROADS ARCHITECTURE, LLC

Cmt: PLAN REVIEW PUNJABI DHABA RES Tendered Amount: 350.00

Receipt Amount: 350.00

Change Due: 0.00

RECEIPT DISTRIBUTION		PAYMENT DISTRIBUTION		
FUNCT-OBJ	DESCRIPTION	AMOUNT	TYPE REF NUMBER	AMOUNT
34125	PLANNING REVIEW FEES	350.00	CHECK 4136	350.00

ORIGINAL COPY

Received By: DORIS

CROSSROADS ARCHITECTURE, LLC 87-0383/0841 4136
 PH: 615-255-7796
 667 WEDGEWOOD AVE. STE. B
 NASHVILLE, TN 37203

DATE 3/10/22

PAY TO THE ORDER OF Town of Kingston Springs \$ 350.00/nd
THREE hundred fifty + No/nd DOLLARS

FIFTH THIRD BANK

MEMO: PLAN REVIEW: PUNJABI

⑆064103833⑆ 7361013019⑈ 4136



PROJECT DESCRIPTION:
 ADD 1,029 S.F. ADDITION THAT INCLUDES
 KITCHEN EXPANSION, WALK-IN REFRIGERATION,
 DRY STORAGE AND AN OFFICE TO EXISTING
 RESTAURANT.

MAP = 96-M, PARCEL 3
 BOOK 451, PAGE 804

TOTAL AREA = 0.535 ACRES
 = 23,323,659 S.F.
 IMPERVIOUS AREA = 0.418 ACRES
 MAXIMUM LOT COVERAGE = 0.78

PARKING SUMMARY:

RESTAURANT: 1 Space per 100 s.f.
 2,592 S.F. = 26 PARKING SPACES
 PARKING SPACES = 25 (EXISTING)
 H/C PARKING SPACES = 1 (EXISTING)
 TOTAL PARKING SPACES = 26 (EXISTING)

Architect:

Contact: Robin E. Hood, R.A.
 e-mail: robin@crossroadsarchitecture.com
 (615) 255-7798
 (615) 255-7797

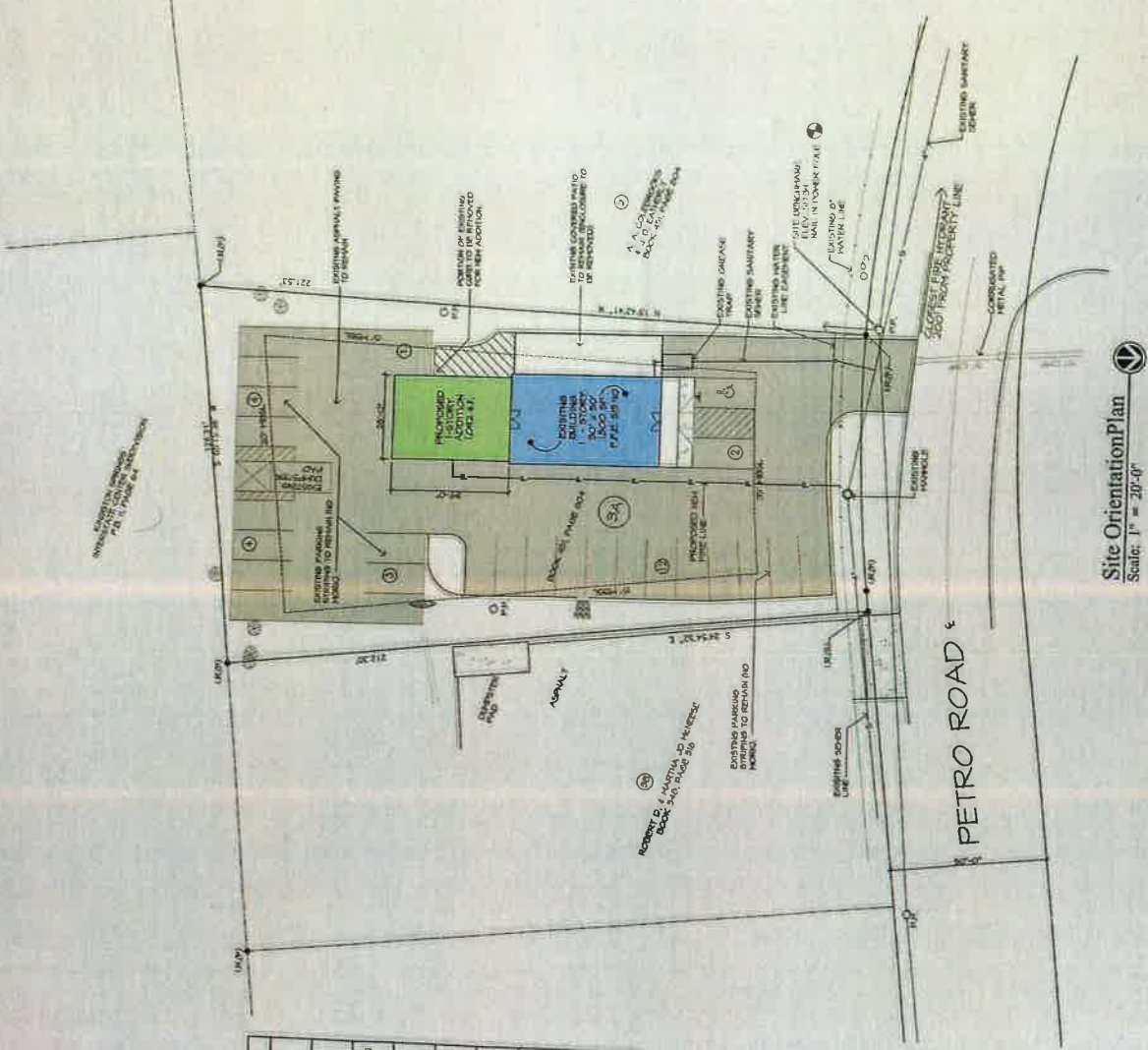
Owner:

Contact: James Singh
 e-mail: jan074@outlook.com
 Punjabi Dhaba
 Attn: James Singh
 132 Petro Road
 Kingson Springs, Tennessee 37082
 740-760-0030

CRITICAL NOTE:
 The Site Orientation Plan provided is to indicate the location of the proposed building addition ONLY.
 The basic road file with provided to Crossroads by Datta and Associates and has been used solely as an aid in locating the new building addition for Planning Commission.
 Civil Engineering has not been performed or intended to be implied by Crossroads Architecture, LLC or its Registered Architect.



Site Location Map
 Scale: N.T.S.



Site Orientation Plan
 Scale: 1" = 30'-0"

Legend:	
[Green Box]	* INDICATES PROPOSED BUILDING ADDITION
[Blue Box]	* INDICATES EXISTING BUILDING TO REMAIN
[Light Tan Box]	* INDICATES EXISTING ASPHALT PAVING TO REMAIN
O P P	* INDICATES EXISTING POWER POLE TO REMAIN
IR ()	* INDICATES EXISTING IRON RIG FOUND
()	* INDICATES EXISTING EXTERIOR EXHAUST FAN/BLAZER
MBGL	* INDICATES EXISTING MANHOLE/ RAIN/STORM/SEWER LINE
()	* INDICATES EXISTING IRON CULVERT
- - -	* INDICATES PROPOSED PER LINE

B.B



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: 3/10/22
Property Address/Location: 134 Petro Road
Property Owner's Name: A.K. Lube & Auto
Property Owner's Address: 4610 Tanglewood Road
Property Owner's Primary Phone #: 404-805-1649 Secondary #: _____
Property Owner's Email: paulshedd27@gmail.com
Applicant's Name: Brian McCain
Applicant's Email: brian@southanprecision.net Applicant's Phone #: 615-712-5481
Signature of Applicant: Brian McCain Signature of Owner: _____

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Other:

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- Change of Use Request: **\$50** (34125)
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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)

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**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: _____

Town of Kingston Springs
 396 Spring Street
 Kingston Springs, TN 37082
 PHONE: (615) 952-2110

Rcpt Date: 03/10/2022
 Cash Acct: 110-11211

Rcpt #: 00016733

Received Of: SOUTHERN PRECISION LAND SURVEYING, INC.
 Cmt: FINAL PLAT A.K. LUBE & AUTO
 Tendered Amount: 150.00
 Receipt Amount: 150.00
 Change Due: 0.00

RECEIPT DISTRIBUTION			PAYMENT DISTRIBUTION		
FUNCT-OBJ	DESCRIPTION	AMOUNT	TYPE	REF NUMBER	AMOUNT
34125	PLANNING REVIEW FEES	150.00	CHECK	3636	150.00

ORIGINAL COPY

Received By: DORIS

3636



Southern Precision Land Surveying, Inc.
 227 McCain Drive
 Kingston Springs, Tn 37082

Pinnacle

87-863/640

3/10/2022

PAY TO THE
 ORDER OF

City of Kingston Springs

\$ **150.00

DOLLARS

One Hundred Fifty and 00/100

City of Kingston Springs

Void After 90 Days

Ashley McCain
 AUTHORIZED SIGNATURE

MEMO

Petro Road Project 21-2295

⑈00003636⑈ ⑆064008637⑆

⑈01213040⑈

Security features. Details on back.



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: 3/21/22
Property Address/Location: 134 Retro Road
Property Owner's Name: A.K. Lube & Auto, LLC c/o Paul Shedd
Property Owner's Address: 4610 Tanglewood Road, Pegram TN 37143
Property Owner's Primary Phone #: (404) 805-1649 Secondary #: _____
Property Owner's Email: paulshedd27@gmail.com
Applicant's Name: Brian McCain
Applicant's Email: brian@southernprecision.net Applicant's Phone #: 615-772-5481
Signature of Applicant: Brian McCain Signature of Owner: _____

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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: _____

Town of Kingston Springs
396 Spring Street
Kingston Springs, TN 37082
PHONE: (615) 952-2110

Rcpt Date: 03/21/2022 Rcpt #: 00016752
Cash Acct: 110-11211
Received Of: SOUTHERN PRECISION LAND SURVEYING, INC.
Cmt: PLAT REVEIW FEE PAUL SHEDD Tendered Amount: 350.00
Receipt Amount: 350.00
Change Due: 0.00

RECEIPT DISTRIBUTION			PAYMENT DISTRIBUTION		
FUNCT-OBJ	DESCRIPTION	AMOUNT	TYPE	REF NUMBER	AMOUNT
34125	PLANNING REVIEW FEES	350.00	CHECK	3646	350.00

ORIGINAL COPY

Received By: DORIS

3646



Southern Precision Land Surveying, Inc.
227 McCain Drive
Kingston Springs, Tn 37082

Pinnacle
87-863/640

3/21/2022

PAY TO THE ORDER OF Town of Kingston Springs \$ **350.00

Three Hundred Fifty and 00/100 ***** DOLLARS

Town of Kingston Springs
P.O. Box 256
Kingston Springs, TN 37082

Void After 90 Days

Ashley McCain
AUTHORIZED SIGNATURE

MEMO

Plat Review Fee: 21-2295 Paul Shedd

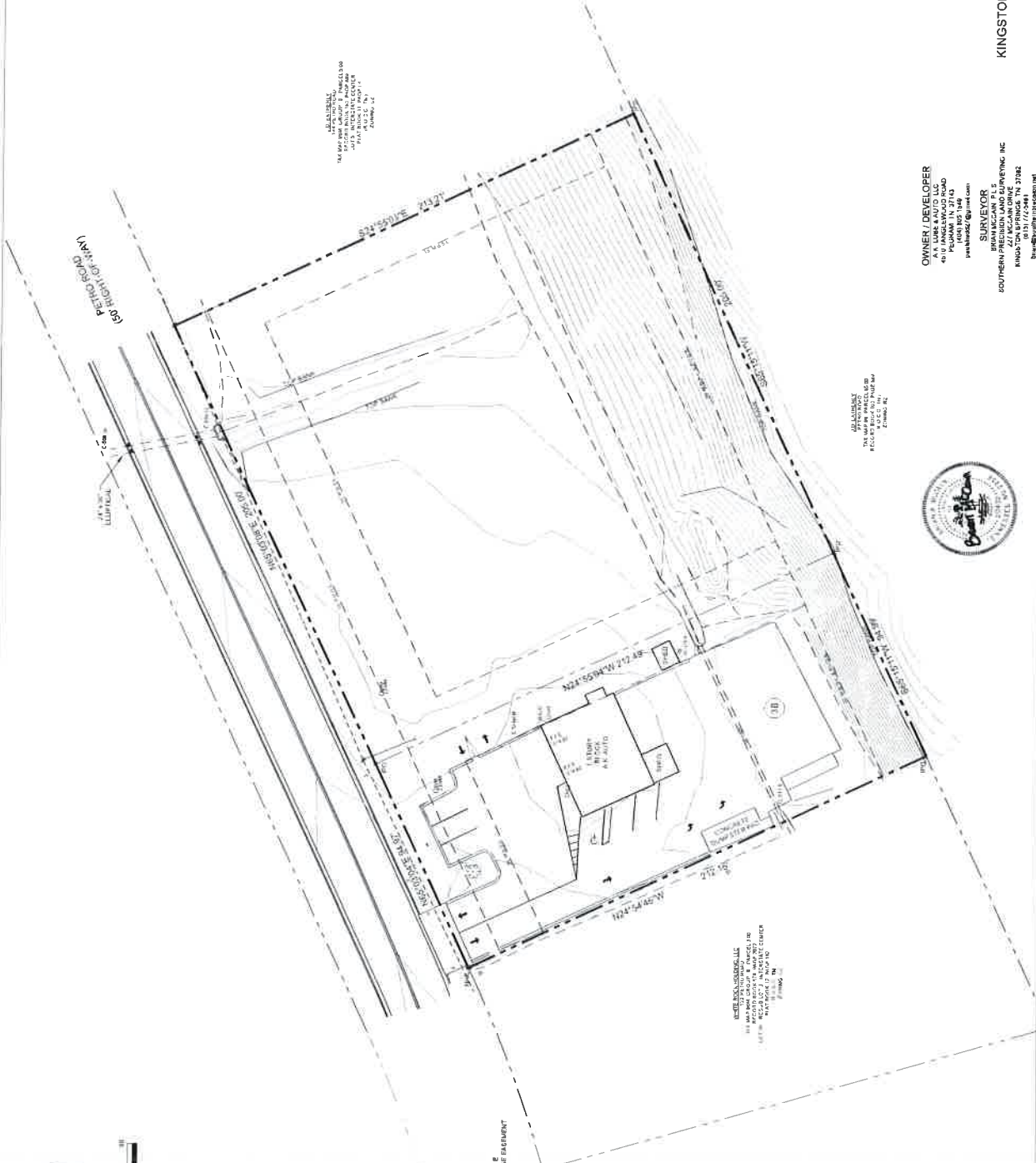
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Security features. Details on back.





- LEGEND**
- PROPERTY LINE
 - G.A. LINE
 - EOTM LINE
 - WATER LINE
 - S.E. LINE
 - OVERHEAD POWER CAT. & E
 - PUBLIC UTILITY A. DRAINAGE E
 - C&G
 - S.E. LINE
 - G.A. LINE
 - IRON PIPE (10" SET)
 - MONUMENT
 - WINDY (15" DIA)
 - WINDY (10" DIA)
 - CONCRETE
 - CONCRETE
 - LIGHT POLE
 - MAILBOX
 - POWER POLE
 - WATER METER



DATE: 11/27/2014
 TIME: 10:30 AM
 DRAWN BY: J. R. HARRIS
 CHECKED BY: J. R. HARRIS
 PROJECT: 14450



NOTES:

1. The surveyor certifies that this is a true and correct copy of the original survey and that the same has been compared with the original survey and that the same is a true and correct copy of the original survey.
2. This survey is based on the Tennessee State Plane Coordinate System (NAD 83) and the datum is the North American Datum of 1983.
3. The bearings and distances were measured and computed from the original survey and are shown on this plan.
4. The area of this survey is subject to the right of eminent domain.
5. This survey is subject to the right of eminent domain.
6. The surveyor certifies that this is a true and correct copy of the original survey and that the same has been compared with the original survey and that the same is a true and correct copy of the original survey.
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OWNER / DEVELOPER
 A. K. LUBE & AUTO, LLC
 40 E. LANGFORD ROAD
 KINGSTON SPRINGS, TN 37082
 Phone: (615) 935-1348
 Email: akharr@akauto.com

SURVEYOR
 SOUTHERN PRECISION LAND SURVEYING, INC.
 277 S. GILGAN DRIVE
 KINGSTON SPRINGS, TN 37082
 Phone: (615) 772-2944
 Email: info@southernprecision.net



ALL DIMENSIONS
 ARE IN FEET AND INCHES
 UNLESS OTHERWISE NOTED

EXISTING CONDITIONS
 A. K. LUBE & AUTO, LLC PROPERTY
 134 PETRO ROAD
 11TH CIVIL DISTRICT
 KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE
 SCALE: 1" = 20' DATE: 2/24/22

