



Regional Planning Commission
Kingston Springs, Tennessee

October 13, 2022
Meeting Packet



**Kingston Springs Regional Planning Commission
Meeting Agenda
October 13, 2022**

Submittal Deadline Date: September 9, 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 October 5, 2022, Public Hearing meeting minutes.

5. Motion to approve October 5, 2022, Planning Commission meeting minutes

6. Motion to approve October 13, 2022, Planning Commission meeting agenda.

7. Community Input

8. Old Business

- A. Golf Club of DBI – Site Plan Review for Pump House - Consideration of expansion of Special Exception, upon approval of revised PUD Agreement and filing of signed use and easement commitment letters/agreements.
- B. Ellersly PUD Subdivision - Energy Fit Solutions, INC. – Update and Next Steps
 - a. Filing of Performance Bond with the Town of Kingston Springs
 - b. Execution of PUD Agreement
- C. Roy B. McPherson - 115 E. Kingston Springs Road – Update and Next Steps
 - a. Consideration of Sewer Plan approval

9. New Business

- A. Patel – 121B Luyben Hills Road
 - a. Change of Use from Restaurant to Liquor Store.
 - b. Consideration of revised Site Plan
- B. Tyler Technologies – East Kingston Springs Road
 - 1. Consideration of Site Plan.

Recess for Design Review Committee

- 2. Consideration of Design Review Committee approval of Building Materials, Landscape Plan, and Photometric Plan

10. Other (For Discussion Only).

A. Setback Requirements

- Consideration of driveway and sidewalks within the zoning setbacks.
- Consideration of accessory uses within the setback, i.e., storage buildings, sheds, carports, etc.
- Recommendation of Revisions to Zoning Ordinance to clarify location of development within setbacks.

11. Motion to Adjourn.

The meeting was adjourned by _____ at _____ pm

Mike Patenaude
Planning Commission Chair

Jamie Dupré
City Recorder



**Kingston Springs Regional Planning Commission
October 5, 2022 Public Hearing Meeting Minutes**

A. Call to Order:

The meeting was called to order by Chair Patenaude at 6:00pm

B. Comment on recommendation to the Kingston Springs Board of Commissioners to alter the Kingston Springs Growth Plan parcel list and map to remove parcels related to the 1000-foot strip overlay Cheatham County assigned to Hwy. 70 as well as developed parcels, and parcels lying in the regulated floodplain outside the municipal boundary.

No comments received.

C. Motion to adjourn made by Tony Campbell, seconded by Tony Gross, and passed unanimously.

Chair Patenaude adjourned the meeting at 6:01p.m.

Mike Patenaude
Planning Commission Chair

Jamie Dupré
City Recorder



**Kingston Springs Regional Planning Commission
Special Called Meeting Minutes
October 5, 2022**

The meeting was called to order by Chair Patenaude at 6:01pm.

1. Roll Call of Voting Members:

Keith Allgood	Present
Tony Campbell	Present
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
Jennifer Noe	Present

3. Declaration of Quorum by Chairperson.

Quorum declared by Chair Patenaude.

4. Motion to approve September 8, 2022, Planning Commission meeting minutes.

Motion to approve September 8, 2022, Planning Commission meeting minutes made by Tony Campbell, seconded by Lauren Hill and passed unanimously.

5. **Motion to approve October 5, 2022, Planning Commission meeting agenda.**

Motion to approve October 5, 2022, Planning Commission meeting agenda made by Tony Campbell, seconded by Tony Gross, and passed unanimously.

6. **Community Input**

None

7. **Old Business**

A. **Recommendation to the Kingston Springs Board of Commissioners to alter the Kingston Springs Growth Plan parcel list and map to remove parcels related to the 1000-foot strip overlay Cheatham County assigned to Hwy. 70 as well as developed parcels, and parcels lying in the regulated floodplain outside the municipal boundary.**

City Planner Armstrong explained that several months ago Kingston Springs worked through and approved an updated Growth Plan. Cheatham County met with county and municipalities together to discuss the full updated Cheatham County Growth Plan on Thursday, September 8th. At that meeting it was disclosed that Cheatham County has deemed 500' on either side of Highway 70 as part of a County Commercial Boundary. There are parcels in this County Commercial Boundary along Highway 70 that also lie within the Kingston Springs Growth Plan, and to avoid overlap the parcels impacted by this boundary in our area would need to be removed from the Kingston Springs Growth Plan. In addition, staff has reviewed additional parcels in this area and would like to alleviate the hardship put on the residents in this area of being referred to the KS Regional Planning Commission and the Cheatham County Commission and the potential discrepancies between the zoning requirements of the Town of Kingston Springs and Cheatham County. Also, much of this area contains fully developed parcels, parcels with steep slope challenges, and parcels lying in the regulated floodplain. Staff has readdressed the Kingston Springs Growth Plan and has removed the impacted parcels reflected in the updated map and parcel list included in tonight's meeting packet. Motion to recommend to the Kingston Springs Board of Commissioners to alter the Kingston Springs Growth Plan parcel list and map to remove parcels related to the 1000-foot strip overlay Cheatham County assigned to Hwy. 70 as well as developed parcels, and parcels lying in the regulated floodplain outside the municipal boundary made by Tony Campbell, seconded by Tony Gross, and passed unanimously.

8. **New Business**

A. **None**

9. Other (For Discussion Only).

A. None

10. Motion to Adjourn.

The meeting was adjourned by Chair Patenaude at 6:27pm

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: 08.22.22
Property Address/Location: South Harpeth Road
Property Owner's Name: The Golf Club of DBI (David Yoder, CFO)
Property Owner's Address: 2 Ingram Boulevard, LaVergne TN 37089
Property Owner's Primary Phone #: 615-287-4122 Secondary #: _____
Property Owner's Email: david.yoder@dbibeverage.com
Applicant's Name: Barge Cauthen & Associates, Inc. (Jeff Hooper, PE)
Applicant's Email: jeff@bargecauthen.com Applicant's Phone #: 615-356-9911
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)

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



9.A.

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: 8/31/22

Property Address/Location: 121A Luyben Hills Drive, Kingston Springs, TN

Property Owner's Name: Sachin Patel

Property Owner's Address: 121A Luyben Hills Drive, Kingston Springs, TN

Property Owner's Primary Phone #: 848-219-9427 Secondary #: _____

Property Owner's Email: sachinpatel83@yahoo.com

Applicant's Name: Hayes & Sons Construction LP

Applicant's Email: phayes8540@yahoo.com Applicant's Phone #: 731-968-8540

Signature of Applicant: *Russell Hayes* Signature of Owner: _____

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Commercial:

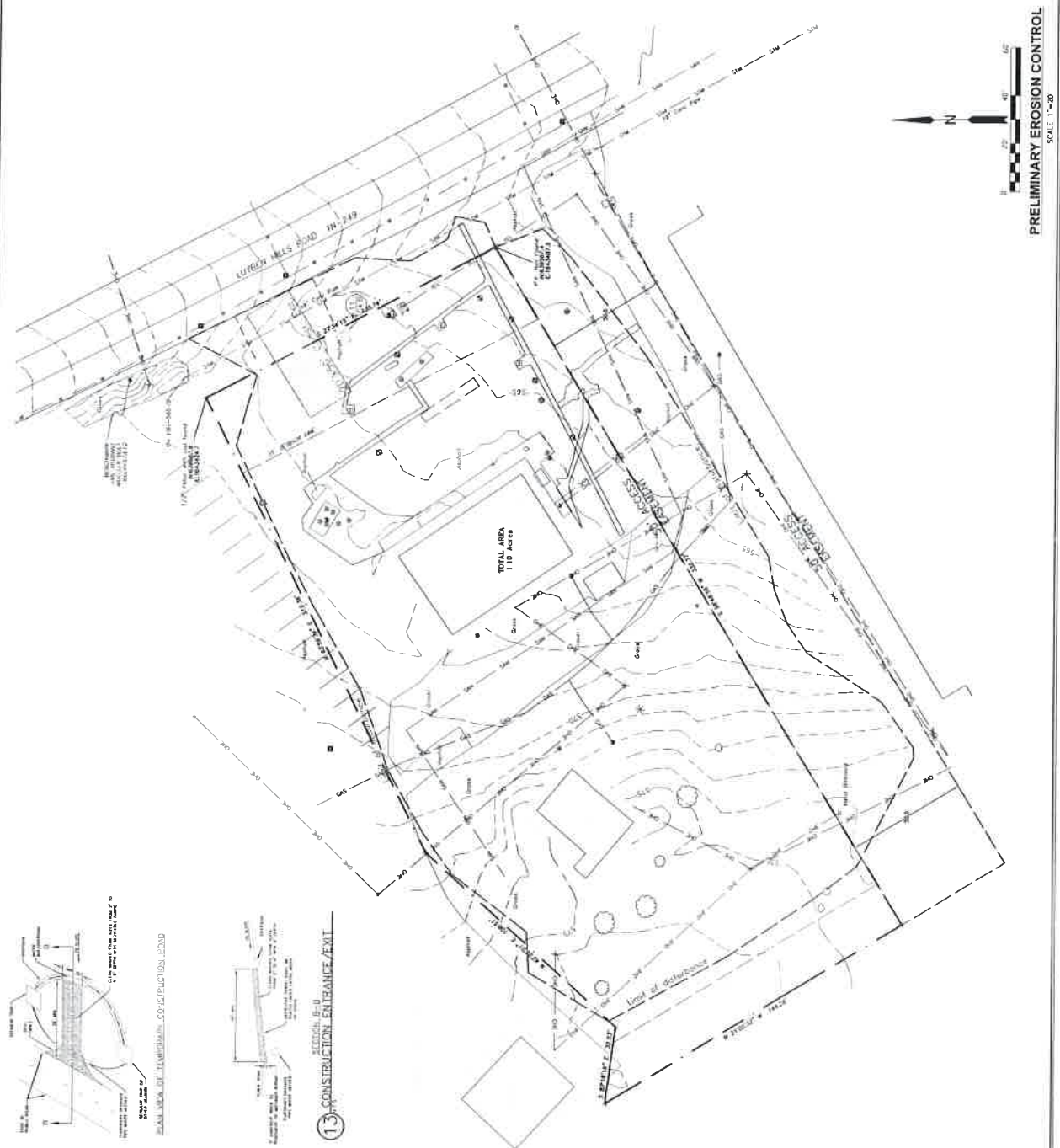
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See Reverse Side for FINAL PLAT Requirements



GENERAL EROSION CONTROL NOTES

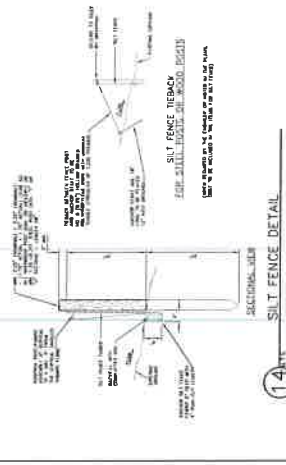
1. ALL EROSION CONTROL MEASURES SHALL BE PERFORMED, MAINTAINED, AND MONITORED TO EFFECTIVELY CONTROL EROSION AND SEDIMENTATION.
2. A SUFFICIENT NUMBER SHALL BE DESIGNATED TO BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL ON EACH PROJECT SITE.
3. A COPY OF THE EROSION CONTROL PLAN MUST BE AVAILABLE ON SITE FOR THE DMPC INSPECTOR ON PROJECT SITE DURING CONSTRUCTION.
4. EROSION CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE ANY CONSTRUCTION ACTIVITIES BEGIN. EROSION CONTROL MEASURES MUST BE MAINTAINED THROUGHOUT CONSTRUCTION AND MUST BE REPAIRED AS NECESSARY.
5. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE END OF THE WORK.
6. ALL EXCAVATION AND GRADING SHALL BE COMPLETED TO PREVENT THE SURFACE FROM BEING UNPROTECTED FOR MORE THAN 72 HOURS. GRADING SHALL NOT BE CONSIDERED AS PROTECTED UNLESS IT IS COVERED WITH A PERMANENT EROSION CONTROL MEASURE.
7. ALL AREAS LEADING TO TEMPORARILY EXPOSED EROSION CONTROL MEASURES SHALL BE PROTECTED FROM EROSION ACCORDING TO THE PLAN. IN THESE AREAS, THE EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE END OF THE WORK.
8. ALL BROCKERS IN THE PROJECT SHALL BE STABILIZED WITH SEED AND MULCH OR EROSION CONTROL MATS AS SOON AS PRACTICABLE AFTER CONSTRUCTION.

EROSION CONTROL NOTES

1. THE SILT FENCE SHALL BE RESPONSIBLE FOR EROSION CONTROL AND MAINTENANCE THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE END OF THE WORK.
2. THE SILT FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE END OF THE WORK.
3. THE CONSTRUCTOR IS RESPONSIBLE FOR CLEANING AND ALL OTHER NECESSARY MAINTENANCE INCLUDING FILLING, PILING, ETC., PRIOR TO COMPLETION OF THIS PROJECT.
4. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE END OF THE WORK.
5. EROSION CONTROL MEASURES ARE TO BE INSTALLED PRIOR TO ANY GRADING ON-SITE AND SHALL REMAIN IN PLACE UNTIL THE END OF THE WORK.

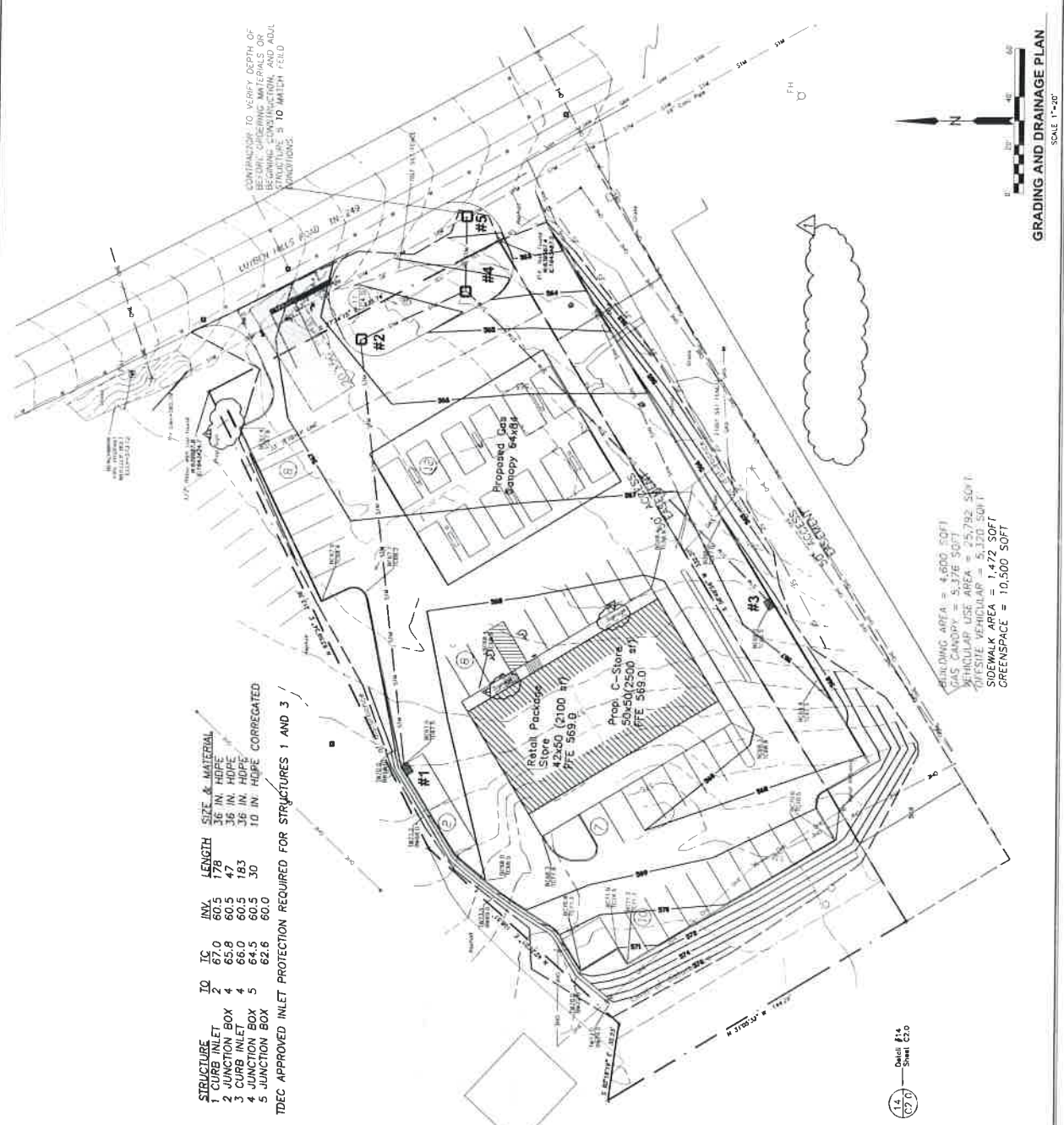
EPSC PHASING

1. INSTALL CONSTRUCTION ENTRANCE/EXIT
2. INSTALL SILT FENCE @ DOWNSLOPE AREAS
3. COMMENCE GRADING OPERATIONS.



14 SILT FENCE DETAIL

THE SITE AS SHOWN ON THESE CONSTRUCTION DRAWINGS IS UNPROTECTED. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE THAT THE CONSTRUCTION ACTIVITIES ARE CONDUCTED IN ACCORDANCE WITH THE DESIGN AS NOTED, DESCRIBED, AND ILLUSTRATED ON THESE DRAWINGS. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.



TDEC APPROVED INLET PROTECTION REQUIRED FOR STRUCTURES 1 AND 3

STRUCTURE	TO	IC	INV.	LENGTH	SIZE & MATERIAL
1 CURB INLET	2	67.0	60.5	178	36 IN. HDPE
2 JUNCTION BOX	4	65.8	60.5	47	36 IN. HDPE
3 CURB INLET	4	66.0	60.5	183	36 IN. HDPE
4 JUNCTION BOX	5	64.5	60.5	30	10 IN. HDPE CORRUGATED
5 JUNCTION BOX	5	62.8	60.0	60.0	10 IN. HDPE CORRUGATED

CONSTRUCTION TO VERIFY EVIDENCE OF BEGINNING GRADING MATERIALS OR STRUCTURES TO MATCH FIELD CONDITIONS.

BUILDING AREA = 4,600 SQ FT
GAS CANOPY = 5,376 SQ FT
TOTAL FLOOR AREA = 175,792 SQ FT
TOTAL SIDEWALK AREA = 1,472 SQ FT
TOTAL GREENSPACE = 10,500 SQ FT

GRADING AND EROSION CONTROL

1. THE CONTRACTOR SHALL MAINTAIN THE STABILITY OF ALL EXISTING AND PROPOSED SLOPES. ALL SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES TO PREVENT EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
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GRADING AND EROSION CONTROL LEGEND

Symbol	Description	Elevation
--- 345 ---	Existing Contour	345
--- 345 ---	Proposed Contour	345
--- 345 ---	Storm Structure	345
---	Proposed Storm	
---	Inlet Protection	
---	Structure/Pipe ID	
---	Site Fence	
---	EX SPOT ELEV	x 4.0/6
---	PROP SPOT ELEV	+ 1.0

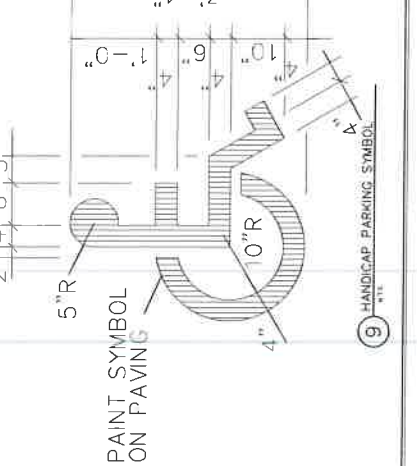
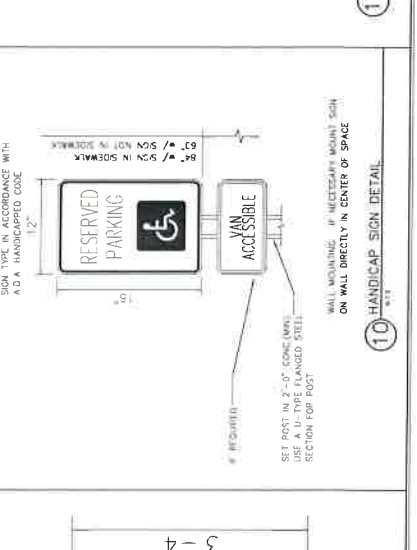
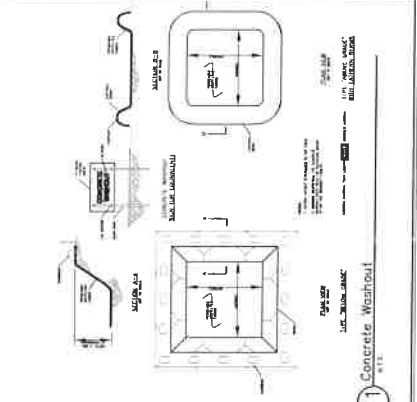
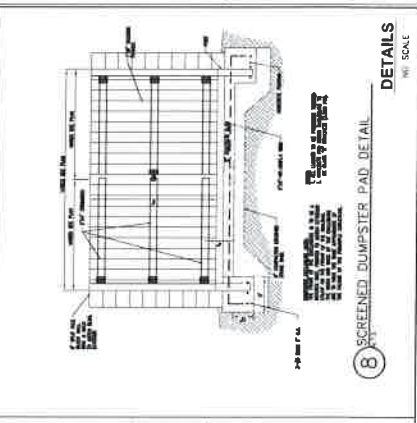
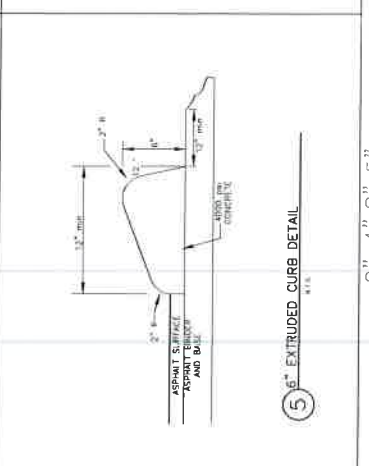
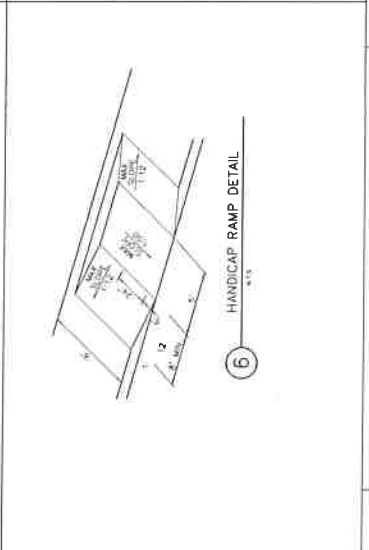
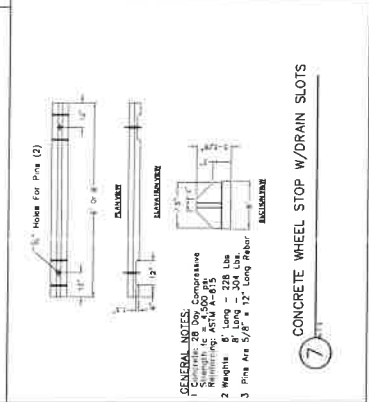
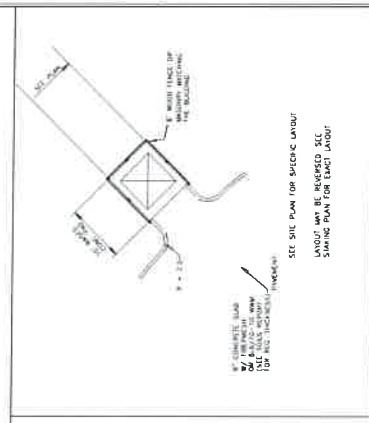
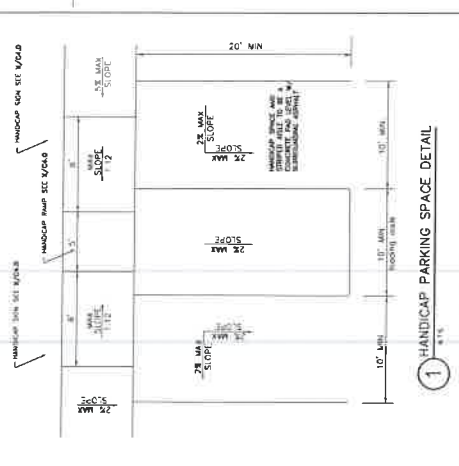
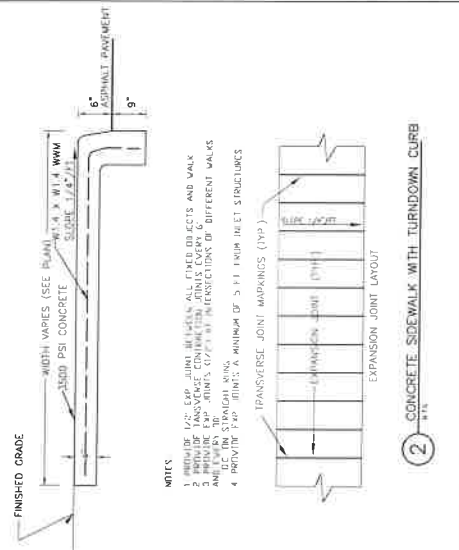
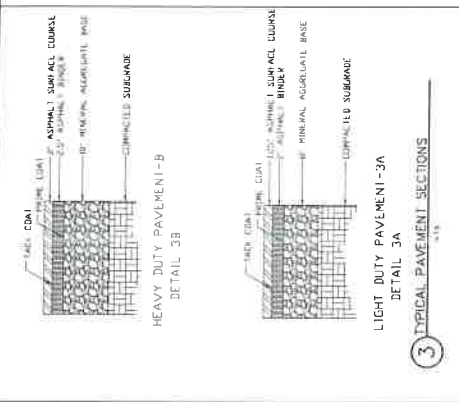
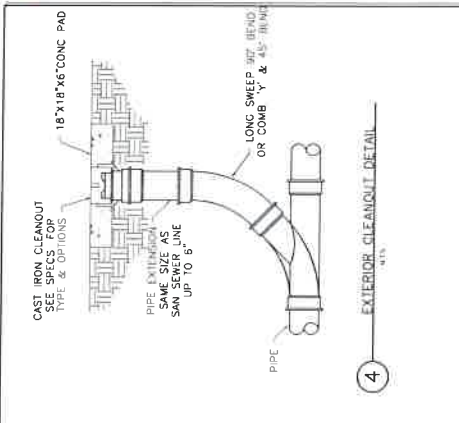
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SEAL

Kingston Springs BP
121 Luyben Hills Drive
 Kingston Springs, TN

DATE: August 28, 2017
 DATE: May 10, 2018
 DATE: May 4, 2017
 SCALE: C-4:0
 SHEET NO: 4



S.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: 9/9/2022
Property Address/Location: 0 E Kingston Springs Road (Map 096K, Group C, Parcel 28)
Property Owner's Name: Tyler Technologies
Property Owner's Address: 5101 Tennyson Parkway, Plano, TX 75024
Property Owner's Primary Phone #: 972-713-3770 Secondary #: 615-479-5285
Property Owner's Email: david.smith@tylertech.com; jim.beihoffer@tylertech.com
Applicant's Name: Caleb Paul, PE - Catalyst Design Group, PC
Applicant's Email: cpaul@catalyst-dg.com Applicant's Phone #: 615-622-7200
Signature of Applicant: *Caleb Paul* Signature of Owner: *James Beihoffer*

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