



Regional Planning Commission
Kingston Springs, Tennessee

09 February 2023
Meeting Packet



**Kingston Springs Regional Planning Commission
Meeting Agenda
08 February 2024**

Submittal Deadline Date: January 12, 2024

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

1. Roll Call of Voting Members:

- Keith Allgood _____
- Tony Thompson _____
- Tony Gross _____
- Mike Hargis _____
- Lauren Hill _____
- Mike Patenaude _____
- Craig Kitch _____
- Marie Spafford _____
- Bob Stohler _____

2. Non-Voting Staff:

- Sharon Armstrong, Planner _____
- Peter Chimera, P.E. _____ (Attends at Request of Planning Commission)

3. Ex Officio Attendance:

- John Lawless, City Manager _____
- Attorney _____ (Attends at request of Planning Commission)

4. Declaration of Quorum by Chairperson.

5. Motion to approve 11 January, 2024, Planning Commission meeting minutes.

6. Motion to approve 09 February, 2024 Planning Commission meeting agenda.

7. Community Input

Public Comments shall be:

- a. limited to three (3) minutes for all regular agenda items and items removed from the Agenda and an overall time limit for all comments on an agenda item to ten (10) minutes unless extended by vote of a majority of the Planning Commission

b. The Chairman shall limit comments to the Agenda items, to relevant comments and shall restrict comments that are disruptive in nature.

8. Declaration of Conflict(s)

In the event that any member shall have a personal interest of any kind in a matter then before the Kingston Springs Municipal-Regional Planning Commission, she/he shall disclose his/her interest. Conflict of Interest is defined in the Kingston Springs Municipal Code Title 1, Chapter 4, Section 1-402 through Section 1-404.

9. Old Business:

A. Ellersly PUD – Update

B. GCTN – Update on Maintenance Facility Proposed Site Plan

C. Discussion of Sidewalks from the Ellersly PUD to Downtown Kingston Springs – Update.

D. Discussion of revision to the Zoning Ordinance, Article 3.100 Accessory Uses Update.

E. Roy B McPherson - The Willows, 129 E. Kingston Springs Rd., Consideration of staff recommendation to deny renewal of the PUD Plans for the project

11. New Business: Recommendations by the Town of Kingston Springs City Commission

A. Concept Review – 120 Petro Rd., Realtor Inquiry Warehouse and Printing Company Location, Property is Zoned C-2 Highway Commercial District. Project would require rezoning to I-1 Light Industrial Use

B. Concept Review 120, 126 Petro Rd. or 173 Luyben Hills Rd., Inquiry to relocate StoneTree Mulch, Gravel, and More, Inc. Project would require rezoning to I-1 Light Industrial Use.

12. Motion to Adjourn.

The meeting was adjourned by _____ at _____ pm

Lauren Hill
Planning Commission Chair

Jamie Dupré
City Recorder



**Kingston Springs Regional Planning Commission
Meeting Minutes
11 January 2024**

Submittal Deadline Date: 11 December, 2023

The meeting was called to order by Lauren Hill at 7:00 pm.

1. Roll Call of Voting Members:

Keith Allgood	Absent
Tony Thompson	Absent
Tony Gross	Present
Mike Hargis	Present
Lauren Hill	Present
Mike Patenaude	Absent
Craig Kitch	Absent
Marie Spafford	Present
Bob Stohler	Present

2. Non-Voting Staff:

Sharon Armstrong, Planner	Present
Peter Chimera, P.E.	Absent (Attends at Request of Planning Commission)

3. Ex Officio Attendance:

John Lawless, City Manager	Present
Attorney	Present (Attends at request of Planning Commission)

4. Declaration of Quorum by Chairperson.

Vice-Chair Hill declared a quorum.

5. Motion to approve 9 November, 2023, Planning Commission meeting minutes.

Motion to approve 9 November, 2023, Planning Commission meeting minutes made by Mike Hargis, with a second by Maroe Spafford. Motion passed.

6. Motion to approve 11 January, 2024 Planning Commission meeting agenda.

Motion to approve 11 January, 2024 Planning Commission meeting agenda made by Tony Gross, with a second by Mike Hargis. Motion passed.

7. Community Input

Public Comments shall be:

- a. Limited to three (3) minutes for all regular agenda items and items removed from the agenda and an overall time limit for all comments on an agenda item to ten (10) minutes unless extended by vote of a majority of the Planning Commission
- b. The Chairman shall limit comments to the agenda items, to relevant comments and shall restrict comments that are disruptive in nature.

None

8. Declaration of Conflict(s)

In the event that any member shall have a personal interest of any kind in a matter then before the Kingston Springs Municipal-Regional Planning Commission, she/he shall disclose his/her interest. Conflict of Interest is defined in the Kingston Springs Municipal Code Title 1, Chapter 4, Section 1-402 through Section 1-404.

9. Administrative Business: Election of Planning Commission Officers

City Planner Armstrong said bylaws require electing officers at the first meeting of the year: Chair, Vice-Chair, and Secretary.

Chair nominations: Mike Hargis nominated Mike Patenaude. Tony Gross said Mike Patenaude requested not to be nominated. Mike Hargis withdrew his nomination. Bob Stohler nominated Lauren Hill, with a second by Tony Gross. No further nominations. Roll call voting: Keith Allgood, absent, Tony Thompson, absent, Tony Gross, yes, Mike Hargis, yes, Lauren Hill, yes, Mike Patenaude, absent, Craig Kitch, absent, Marie Spafford, yes, and Bob Stohler, yes. Lauren Hill elected Chair. City Planner Armstrong turned the remainder of the nominations over to Chair Hill.

Vice-Chair nominations: Tony Gross nominated Bob Stohler, with a second by Mike Hargis. No further nominations. Roll call voting: Keith Allgood, absent, Tony Thompson, absent, Tony Gross, yes, Mike Hargis, yes, Lauren Hill, yes, Mike Patenaude, absent, Craig Kitch, absent, Marie Spafford, yes, and Bob Stohler, yes. Bob Stohler elected Vice-Chair.

Secretary nominations: Tony Gross nominated Marie Spafford, with a second by Lauren Hill. Spafford initially declined the nomination, but then agreed. No further nominations. Roll call voting: Keith Allgood, absent, Tony Thompson, absent, Tony Gross, yes, Mike Hargis, yes, Lauren Hill, yes, Mike Patenaude, absent, Craig Kitch, absent, Marie Spafford, abstain, and Bob Stohler, yes. Marie Spafford elected Secretary.

10. Old Business

A. Ellersly PUD – W. Kingston Springs Rd – Stop Work Order, Development Meeting, Next Steps, Revised Grading and Site Plan

City Planner Armstrong provided an update. Engineers have worked through issues. Once that is clarified in an email from the City Engineer, then the Stop Work will be lifted and they can go back to work, and begin the work that needs to be done. The

sticking point for last round of discussions was the ditch in front of the development and a way to ditch it appropriately. Second South Cheatham has waterlines in that ditch. We have a sewer line in that ditch. So, the deepening of the ditch requires them to relocate both sets of lines. Second South Cheatham will do their own work to lower the water lines. The contractor will relocate the sewer line. The round of calculations that were provided just prior to that still noted that there was almost 7 feet of water that would overtop the road in a 25-year storm. The calculations were redone. Deepening of the ditch should solve the issue, and an installation of two culverts rather than one. Armstrong said the plan will be brought back to board once revisions are final. Revisions weren't made in time to be put on the agenda.

B. The Golf Club of DBI, South Harpeth Rd. – Inspections, Soil and Erosion Reports

City Planner Armstrong reported that soil and erosion reports were provided by the developer at the last round. They have solved the issues with soil runoff and erosion on holes nine, ten, and four. They only have one area of stabilization that needs a little more work. They are going to have to install some additional riprap in the area where the Creek House development is underway. Other than that, they have been compliant, and we have not had any other issues on the road for that development.

C. The Golf Club of TN, 1000 Golf Club Dr. –

a. Maintenance Facility Revision – Update on Maintenance Facility Proposed Site Plan

City Planner Armstrong said that in the meeting packet were a number of emails and documents. Included is the proposed lease agreement between the Dorris property and the Golf Club of Tennessee in order to effectuate an entrance there. What was presented to us did not meet the requirements of the ordinance. It was not perpetual, nor was it deemed a permanent easement, which we require. The point of this easement was to install a portion of the parking lot and the entrance to the maintenance facility just off the ridge on part of the property that belongs to the Dorris family. They need to enter into an agreement for the maintenance upkeep to be perpetual because they are a public infrastructure to the driveway connection to the road and to the parking lots necessary for the office building that is going in at that location. They have been instructed and have agreed to revise that agreement. It will be voted on at a future date when it is finalized. It is part of the PUD agreement. The agreement has to be done before any consideration of site permits.

b. Road improvements to South Harpeth Rd. From the GCTN Maintenance Facility to CC Rd.

City Planner said there had been a discussion at the October meeting that carried over to the November meeting to discuss with the Golf Club of Tennessee and the Golf Club of DBI what improvements need to be made in order for these accesses to be allowed, to have a double access off of one, and a single access off the other. We are still in progress with that because the easement agreement has not been provided. We can't move forward until it is. This is essentially an update to keep it on the agenda until the provision of documents.

11. New Business

A. Plat Revision, Bluffs of the Harpeth, Phase II, Lot 4

City Planner said the applicants who are purchasing the lot are present. City Planner provided some history. Attached to the Bluffs of the Harpeth was an undeveloped second phase. At some point in the early 2000s Mr. Francis subdivided that into rather large lots and presented it to the Planning Commission and then to the City Commission in 2004 or 2005. It was approved. One of the lots which is lot 4, which is a plat, was done. The original plat showed that a sewer line would come off of West Kingston Springs Road, travel up behind the lots that are currently developed on Bluffs of the Harpeth, would come there with sewer lines and water lines and serve those large lots. That did not occur. None of them have been developed. This particular lot faces the cul-de-sac road of phase I that is developed. It is right next to the Hargis property. This young couple is interested in buying this lot, leaving it at the 5-acres plus that it has, and building a single house on the lot. The issue for them is that this was not part of phase I. So, there is no sewer line service. They don't have a road through there because one's never been built up that hill from West Kingston Springs Road, so there's no way to connect to it. It entailed a rather lengthy process for them. We had to get the HOA to agree to allow them 1) to use the road, and 2) to have access to sewer line so that they can build the lot out. So, both of those things have been done. They will connect to the sewer system in Phase I because it stops just short of this lot. It lacks very little getting to them. They will have to pay for the extension to that lot that will be done through our Sewer Department. The HOA has signed off on that plat allowing them to connect to the road and exit in and out of there for the purpose of a single-family home. This vacates this lot from the plat of Phase II. It is now part of Phase I if this plat is approved. This plat is necessary in order for them to move forward to secure a building permit, for the HOA to bring them into the HOA and allow them to develop this lot and use their road, and for the city to allow a sewer extension through Phase I to service this lot. It has been signed by all parties of the HOA and the Water Department. It has been signed by everyone, with the exception of sewer, which City Manager will sign, and the PC Secretary for recording. They can then move forward with the development. Staff has examined this plat. It exceeds the requirements for 5 acres or more for a plat, and it also solves the issue with the non-provision of sewer with this lot. Tony Gross motioned to approve the Plat Revision, Bluffs of the Harpeth, Phase II, Lot 4, with a second by Bob Stohler. Motion passed.

City Planner Armstrong addressed the applicants briefly. She told them the plat would be signed tonight. City Manager will record it. Once copy will go to City and one to Cheatham County Registrar of Deeds. They would be able to get a staff file copy within a few days.

12. Other (For Discussion Only).

a. Discussion of Sidewalks from the Ellersly PUD to Downtown Kingston Springs

City Planner Armstrong said this was brought to the City Commission by one of the commissioners, and the City Commission forwarded this to the Planning Commission

because most development and infrastructure projects have to start here. There is a proposal to connect the Ellersly Planned Unit Development to downtown Kingston Springs. The residents would like to be connected. We have explored a couple of options: accessing from the rear of the development or building along West Kingston Springs Road. The option of a rear connection to the development seems to be more easily workable than the other. It was the subject of a fair amount of discussion at the City Commission meeting. Armstrong said she would update group on staff progress since then. They met with the Mervilles and their development partner from Delamar Homes and they are amenable to the idea of a rear connection from the Planned Unit Development, which residents are using because it is quick cut through. Next steps for staff would be to explore whether or not the Condo Association would be willing to allow that short sidewalk attachment from Madeleine Way to their condo sidewalk at the last building in the rear. There would be a stretch across the property that belongs to Carl Francis, the house that's right of the parking lot behind Turnbull Provisions, and then that sidewalk behind Turnbull goes down. Staff have explored that option with residents and they seem to be amenable. The next step would be to contact the Condo Association and contact Mr. Francis to see if we can work through that. Armstrong said she was more comfortable with an exit from the rear of Ellersly to the Turnbull location to bring residents to downtown for a couple of reasons. A sidewalk coming out of Ellersly onto West Kingston Springs Road had several concerns: it is poorly lit; the water lines, sewer lines, and electrical lines are buried, and pouring a sidewalk in that area is not ideal; and the ability to gain consent from the railroad if built across WKS Road. Their regulations specifically prohibit the location of sidewalks on the area adjacent to their tracks and they have not been particularly noted for granting consent on their property for a public project. We have three grant projects underway for sidewalks right now in the city. It would be some time before we could acquire another because we haven't closed these out. Going from the rear, if we can get consent for the property to come to the city, we'd be eligible for grants, at some point, but it also becomes public infrastructure. Staff thinks it is the least intrusive on existing infrastructure. It is the shortest path to get them downtown. It does not bring them out in the busy intersection in the downtown area. The discussion with Mr. Merville went well. City Manager Lawless said he concurs with everything the City Planner had to say. They had a fruitful discussion and they will continue those discussion to see how far we can move this. It is the safest and most cost-effective option. Armstrong said as staff looked at the option of putting a crosswalk in from Ellersly. It would be across from a business on the other side, and in an area where we don't have a stop or slow for traffic. It is not safe to cross the street to get to a sidewalk on the other side of the street. The cut through would be behind the last condo. Shortest distant, easiest to maintain. Lighting would be needed. Staff feels that is the best solution. Residents are already using this path. Staff will update as more meetings are held. At this point, staff is looking at what it takes to get this off the ground. We are not looking at funding structures at this time. We are exploring what is the safest, easiest path to accomplish that connectivity.

b. Discussion of revision to the Zoning Ordinance, Article 3.100 Accessory Uses

City Planner Armstrong said there was a suggestion by a Commissioner to the City Commission that we explore some revisions to accessory uses. Armstrong explained accessory uses as: a swimming pool, a deck, a detached garage, anything that is not permanently and physically attached to a house. If it is attached to the house, it is taxed

differently than if detached or accessory space. Accessory uses are not considered living space or usable space. They are accessory space. Currently the zoning ordinance in some districts cap the accessory use at 50%, some are capped at 25% of the size of the principal structure. R1A is residential / agricultural zone. It is the lowest density development that we have. R1 is the next density level. They are capped at 50% of the size of the principal structure in most of those districts for accessory use. Attached garages and porches are counted as part of the square footage of the principal structure. A detached garage is one that is entirely in the rear of the house, has no connection to the house at all. Definition of principal structure comes from Black's Law Dictionary, which is the dictionary for planning and development. Black's Law defines the principal structure as the principal use. It needs to have a roof. It needs to have a floor. This definition is used by almost every jurisdiction. That the baseline. In some instances, HOAs limit amount of accessory use. Covenants and restrictions take precedence, whichever is more restrictive. Tennessee courts have already ruled that we can't enforce HOA covenants and restrictions, but we also can't violate them as a town and give out a permit that goes against it. In most instances accessory use is 50%. In some instances where it is reduced to 25%, it may be because it is a large lot people bought because they wanted agricultural space, and it was set that way in the zoning ordinance. Some lots are so small that they don't allow for accessory uses. Armstrong's suggestion was to increase percentage by district rather than by lot. Not every lot in R1 is an acre. Some of them in R1 are an acre and a half or two acres, but some are 30,000 SF. They have a house, a septic tank, a driveway, two parking space on the lot, which reduces the availability for anything else. In the core of the city, most everyone is on sewer. As you get further away from town, not everyone is on sewer. So, then you have a septic tank and the field lines that you can't build on top of because it violates TBAC restrictions. TN Department of Environment Conservation states that you can't build on top of your septic line. Having looked at this proposal, Armstrong had suggestions if the Planning Commission wanted to revise it. Increase the percentage in larger lot districts, like R1A where you have three acres or more. You have to look at how much is available without encumbering on any utilities. It can't be done by a specific square footage, because everyone's house is different. It has to be done by percentage and what the lot will tolerate. When you update accessory use, you have to look at zoning district, and the impact on that. We have to make sure we are not having an impact on infrastructure regulations, parking regulations, septic tank location, and sewer regulations. It is a little more complicated than just making a simple decision. Armstrong suggested that the Planning Commission direct staff to look at this to see if there is a way to have more usable space. You also have to keep in mind that you've had hundreds of people over the years who have built with the current restrictions, and now suddenly their neighbors are going to get potentially, a privilege that they didn't get. It may violate the covenants and restrictions of the Homeowners Association rules. You have to look at all of that. She said probably in all of that, there is a balance that works for everything, but it can't be just in this section of the ordinance because it's going to make it unworkable for everything else. Armstrong added that you cannot overcome the principal use. You cannot make accessory space equal or over the principal structure square footage, because then the accessory use overwhelms the principal use. Mike Hargis motioned that staff explore this and come with a recommendation to the Planning Commission. Marie Spafford seconded the motion. Motion passed.

c. **Concept Review – 120 Petro Rd., Realtor Inquiry Warehouse and Printing Company Location, Property is Zoned C-2 Highway Commercial District. Project would require rezoning to I-1 Light Industrial Use**

Armstrong said 120 Petro Road is directly behind the veterinarian's office. We had a proposal to relocate a large-scale printing company (Labels Unlimited, LLC) from Nashville to there. The proposal was a 16,500 SF warehouse and a 3000 SF office to go with that. There are several things to consider as we look at this. We don't have any lot coverage restrictions in the C-2 Highway service district at all. You can cover the lot, as long as you meet setbacks, infrastructure, parking. This business is light industrial, not commercial. Because the subordinate use is the office space, the primary use is the printing company. It is classified that way by the NACIS code and by zoning ordinance. It's zoned that way where it is currently located in Nashville. This lot would have to be rezoned to I-1. Armstrong said it wasn't a bad concept, but it's a small lot. The issue they will face, even if we successfully rezoned it, is we limit use on industrial lots to 50%. The reason for that is the chemicals, the traffic, the semis, the parking, all that stuff takes up space. The processes themselves are not conducive or compatible with certain other occupations or uses. If that lot was rezoned to I-1 they couldn't fit the warehouse, the office, the 30 parking spaces, the turnaround for the semi that has to come in and out on that lot. Applicant is looking at other locations. You have one industrial lot in town, and that is where the box factory is. Everything else is C-2. Armstrong sent back the review to the proposal and invited the applicant to attend the meeting tonight, but he did not attend. No formal action is required. Armstrong said it is something she would like to the Planning Commission to begin considering. This is the ninth industrial relocation request that we have had in the last six weeks. She said Nashville would love to deposit most of their ill will for development somewhere else. So far, we've seen located in the general area, the gasoline depot, and the county is taking on the turbine-driven, gas burning facility. In Cheatham County, if you open yourself up to anything other than light industrial or light commercial, that is the kind of development you are going to get. We've had a proposal for a junk salvage yard, an impound yard for wrecked and police acquired vehicles and repossessed vehicles, and a place that smelts metal and makes reform out of it and ships the aluminum out. She said we are pretty adjacent to Nashville and we don't cost as much. Armstrong proposed that we start looking at the area on Petro and beyond, going out Luyben Hills Road because it is not nearly as hard to get to the interstate from that side as it is from the other side of Luyben Hills Road. Secondly, there are some large footprint tracks over there that might be more appropriate for light industrial, not heavy. But the other thing to keep in mind is that if you rezone a parcel in that area, you open it to every single use in that zoning district, every single allowance. She gave the PC a bit of homework. One, look up light industrial on the city's website and see what rezoning would allow; and secondarily, consider looking at areas where you would want industrial or you don't want industrial. Those are the kind of proposals we are getting and they are coming pretty quickly. Bob Stohler asked about the size of the lot. Armstrong said it is less than an acre. She did the calculations for setback, septic, and all of the other things, and what they are proposing would be 87.6% of the lot coverage. That is before you consider how a semi is going to turn around on the lot. Stohler confirmed with Armstrong that light industrial is 50% max. There's not another vacant lot adjacent to that lot that is available. Armstrong said down the road, there's 30 acres at the end of the cul-de-sac that belongs to a gentleman that recently passed away. Josh Etherly owns several lots in the area. Because of its proximity to intersection of Luyben

Hills and Petro Road, Armstrong had grave concerns coming out of a tight lot with a turnaround of a semi, hauling a big load, even getting out of the lot without running over something and getting to the interstate. The major impositions of this proposal are the type of process that's being done, size of the building is a huge issue, and it doesn't comply with the ordinance, which says you can have a little bit of warehousing with your commercial development, but it has to be subordinate to the use. Warehousing in this case is 87 % of use of lot and 91% of the business use of the land. Mike Hargis asked about the 30 acres at the end of the cul-de-sac, and if it was owned by one individual. Armstrong said it is owned by one individual. Currently we don't have infrastructure (water and sewer) down there. The other thing that needs to be considered is that printing processes for this type of work has huge water consumption, and if you have huge water uses in the manufacturing processes, which isn't an issue because we Second South Cheatham has adequate water supply, but that also creates the stuff that has to be treated, and goes into the sewer system. If we are going out from water to the waste, given some of the other challenges, that might not be the best thing to consider. Armstrong said she is trying to be as respectful as she can, but some things in some areas, don't fit. Not because of who they are and what they are, but because we don't have the ability right now to absorb it. The thirty acres at the end of the road goes down to the river, which is in flood territory. We don't allow development in flood areas. We allow an access road and that's it. Armstrong said it's not that these aren't viable business, it's that you don't have the footprint needed to absorb the use that they are proposing. The applicant may come back with a formal proposal. She told them they would need to seek rezoning and convince PC that this is a good fit, and then we would need to discuss infrastructure. But on that particular lot, there's no way to fit what they want on it. Applicant asked for leads on other locations. Staff is prohibited from doing that. Chair Hill said they need to educate themselves on light industrial and commercial. Armstrong said as an FYI, adult entertainment is zoned light industrial.

Marie Spafford gave an update on Craig Kitch, who is in the hospital following a stroke and emergency surgery to take out a blood clot. He acquired pneumonia, but is responding to the antibiotics.

13. Motion to Adjourn.

Motion to adjourn made by Bob Stohler, with a second by Tony Gross. The meeting was adjourned by Lauren Hill at 7:51pm

Lauren Hill
Planning Commission Chair

Jamie Dupré
City Recorder



Concept Review Application

Kingston Springs, TN Planning Department

Phone: 615-952-2110

Fax: 615-952-2397

Applicant Name: Decklan Decklan Cashman Date: 12/5/2023

Applicant Phone: 615.927.6103 Applicant Email: decklan@keltyrealestate.com

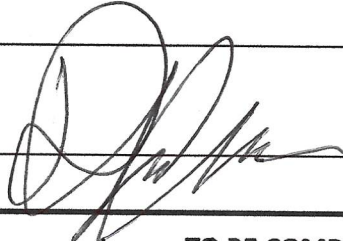
Project Address: 120 Petro Road Kingston Springs 37082

If Applicant differs from Property Owner please complete below information

Property Owner Name: Unknown we do not own the land we'd like to buy it.

Property Owner Phone: _____ Property Owner Email: _____

Association of Applicant to Property Owner: _____

Applicant Signature:  Date: 12/5/2023

TO BE COMPLETED BY REVIEWER			
Property Map Number: _____	Property Parcel Number: _____	Property Zoning: _____	Property Flood Zoning: _____

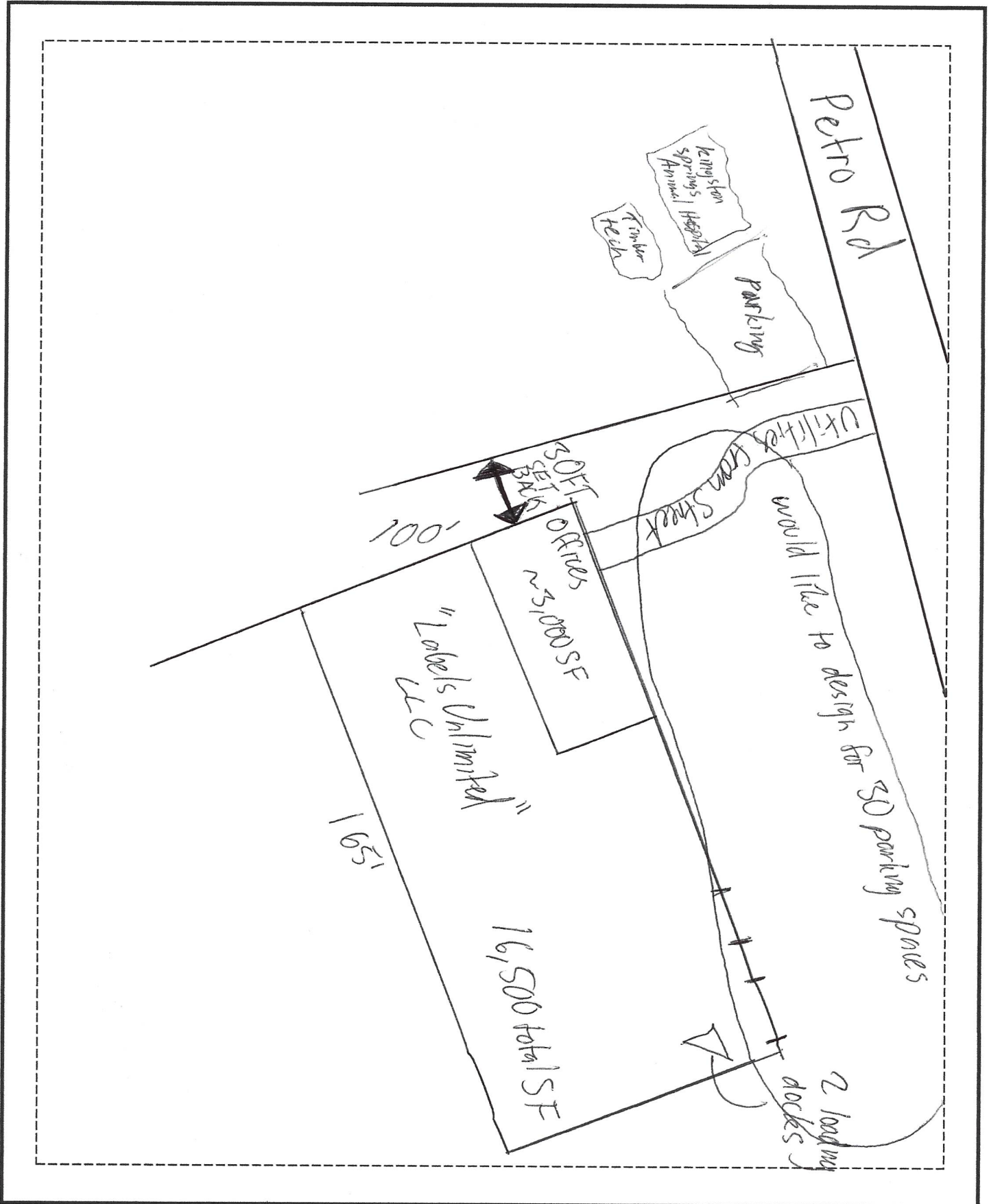
TYPE OF PROJECT TO BE REVIEWED (check all that apply):

- | | | | |
|--|---|--|---------------------------------|
| <input checked="" type="checkbox"/> NEW | <input type="checkbox"/> ADDITION | <input type="checkbox"/> REMODEL | <input type="checkbox"/> REPAIR |
| <input type="checkbox"/> Residential Construction | <input checked="" type="checkbox"/> Commercial Construction | <input type="checkbox"/> Accessory Structure | |
| <input type="checkbox"/> Grading/Excavating | <input type="checkbox"/> Driveway | <input type="checkbox"/> Demolition | |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Signage | <input type="checkbox"/> Roofing | |
| <input type="checkbox"/> Pool (above and below ground) | | | |

Description of Project: Build 16,000 SF warehouse single story 13-15' high ceilings. less than 12-15 employees would not need much parking. Company is called Labels unlimited LLC Tennessee company. They print and distribute food packaging labels. They have semi trucks in & out a ~~few~~ 3-4 times per week.

SITE PLAN

Please use the space below to illustrate your proposed project. Make sure to include all structures, driveways, known utilities (septic, sewer, water, gas), and setbacks. **NOTE:** If you have a surveyed plat, topographical plat, architectural drawings, or other relevant material, please include along with this document.



THIS PAGE FOR STAFF USE ONLY

Notes on Proposed Project from City Planner:

Potential Next Steps:

To Proceed with your Project you will need:

- The following Approved Permit(s):
 - Residential Construction
 - Commercial Construction
 - Accessory Structure
 - Grading/Excavating
 - Driveway
 - Demolition
 - Deck
 - Signage
 - Roofing
 - Pool (above and below ground)

- Surveyed Site Plan showing existing structures, driveways, utilities (septic, sewer, water, gas), setbacks, and proposed project location.
- Stamped Architect or Engineered Plans
- 911 Addressing Compliance
- Sewer Application, including septic tank size
- Contractor Documentation – TN License, Local Business License, Certificate of Liability Insurance.
- Sprinkler Plan

City Planner Signature: _____ Date: _____

Cheatham (011)	Jan 1 Owner	Current Owner	PETRO RD 120				
Tax Year 2023 Reappraisal 2019	PETRO PROPERTIES LLC	992 DAVIDSON DRIVE STE H	Ctrl Map:	Group:	Parcel:	PI:	SI:
	992 DAVIDSON DRIVE STE H	NASHVILLE TN 37205	096M	B	001.00		000
	NASHVILLE TN 37205						

Value Information

Land Market Value:	\$110,300
Improvement Value:	\$0
Total Market Appraisal:	\$110,300
Assessment Percentage:	25%
Assessment:	\$27,575

Subdivision Data

Subdivision:			
INTERSTATE CENTER SUB			
Plat Book:	Plat Page:	Block:	Lot:
11	64		1

Additional Information

General Information

Class: 00 - Residential	City: KINGSTON SPRINGS
City #: 384	Special Service District 2: 000
Special Service District 1: 000	Neighborhood: K01
District: 11	Number of Mobile Homes: 0
Number of Buildings: 0	Utilities - Electricity: 01 - PUBLIC
Utilities - Water/Sewer: 12 - NONE / NONE	Zoning:
Utilities - Gas/Gas Type: 00 - NONE	

Outbuildings & Yard Items

Building #	Type	Description	Units
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Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 1 **Calculated Acres:** 0 **Total Land Units:** 1

Land Code	Soil Class	Units
10 - COM		1.00

Sale Information

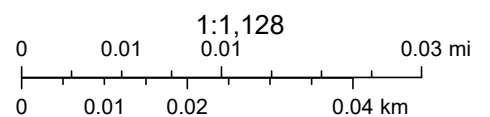
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
8/23/2022	\$0	608	2087		QC - QUITCLAIM DEED	-
5/9/2022	\$200,000	603	2364	V - VACANT	WD - WARRANTY DEED	J - ESTATE SALE
8/26/2005	\$0	163	889		ID - INSTALLMENT DEED	-
5/27/1996	\$0	451	804		-	-

Cheatham County - Parcel: 096M B 001.00



Date: January 8, 2024

County: Cheatham
Owner: PETRO PROPERTIES LLC
Address: PETRO RD 120
Parcel Number: 096M B 001.00
Deeded Acreage: 1
Calculated Acreage: 0
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023



Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Tennessee, Comptroller of the Treasury, TDOT Aerial Surveys

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

and/or water storage tank(s), as are necessary. The Board of Zoning Appeals shall determine the adequacy of such system(s).

5. Parking Space Requirements: As regulated in ARTICLE N, SECTION 4.010.

5.052.2. C-2. Highway Service District.

A. District Description:

This district is designed to provide adequate space in appropriate locations for uses which serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments primarily characterize this district. In addition, commercial trade and service uses are permitted if necessary to serve the recurring needs of persons frequenting these districts. Community facilities and utilities necessary to serve these districts, or necessary for the general community welfare are also permitted. Bulk limitations required of uses in these districts, in part, are designed to maximize compatibility with lesser intense use of land or building in proximate residential districts. Appropriate locations for this district are along major traffic arteries.

B. Uses Permitted:

In the C-2, Highway Service District, the following uses and their accessory uses are permitted:

1. Retail Trade:

- (a) Building materials, hardware, and farm equipment,
- (b) General merchandise;
- (c) Food;
- (d) Appropriately licensed dealerships for automotive, marine craft, aircraft and accessories; (Amended by Ordinance 02-006, February 20, 2003)
- (e) Apparel and accessories;
- (f) Furniture, home furnishings, and equipment;
- (g) Eating and drinking;
- (h) Drug, antiques, books, sporting goods, garden supplies, jewelry, fuel and ice.

2. Hotels, motels, and tourist courts.
3. Churches and mortuaries.
4. Professional services.
5. Gasoline service stations subject to the provisions of ARTICLE IV, SECTION 4.060.
6. Commercial recreation uses.
7. Signs and billboards as regulated in City Sign Ordinance.
8. Finance, insurance and real estate services.
9. Personal services.
10. Business services.
11. Repair services.
12. Governmental services.
13. Educational services.
14. Transportation, communication and utility services.
15. Medical offices, clinics, etc.
16. Nursing homes.
17. Florist shops.
18. Medical and dental laboratories.
19. Offices providing advice, design, or consultation of a professional nature, i.e., lawyers, accountants, engineers, architects, etc.
20. Credit bureau offices.
21. Banks and savings and loan associations.
22. Real estate, insurance, and other related business offices.
23. Day care centers.
24. ~~Mini-storage warehouse facilities.~~
(Deleted by Ordinance 015-005, June 18, 2015)

C. Uses Permitted as Special Exceptions:

In the C-2, Highway Service District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Travel trailer parks and overnight campgrounds. D.

Uses Prohibited:

Industrial uses; warehousing and storage uses, except those which are located within an incidental to permitted use; truck terminals, junkyards, including automobile wrecking and salvage; uses not specifically permitted or uses not permitted upon approval as a specific exception.

E. Dimensional Regulations:

1. Minimum Lot Size: No minimum lot size shall be required in the C-2 District.

2. Minimum Yard Requirements:

Front Setback -
Side-

Thirty-five (35) feet

None is required. However, if an open area extending along a side lot line is provided, it shall be at least fifteen (15) feet wide, and it shall be unobstructed.

Rear-

Twenty (20) feet

3. Maximum Lot Coverage: No maximum lot coverage shall be imposed in the C-2 District.
4. Height Requirements: No building or structure shall exceed forty (40) feet in height, with the exception of ground signs and billboards situated within two hundred (200) feet of Interstate Highway 40 to which a sixty (60) foot maximum height requirement shall apply. Those specific types of structures as specified in ARTICLE VI, SECTION 6.050 are also exempted from this maximum height limitation of forty (40) feet. All buildings taller than three (3) stories or thirty-five (35) feet in height shall make on-site provisions for the installation of adequate fire protection facilities via a sprinkler system and/or water storage tank(s), as are necessary. The Board of Zoning Appeals shall determine the adequacy of such system(s).
5. Parking Space Requirement: As regulated in ARTICLE IV, SECTION 4.010.

5.053.1. I-1, Light Industrial District. A.

District Description:

This district is designed to accommodate a wide range of industrial and related uses which conform to high level of performance standards. Industrial establishments of this type, within completely enclosed buildings, provide a buffer between Commercial Districts and other industrial uses which involve more objectionable influences. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development. Community facilities which provide needed services to the allowable industrial uses are also permitted.

B. Uses Permitted:

In the I-1, Light Industrial District, the following uses and their accessory uses are permitted:

1. Food and kindred products manufacturing, except meat products.
2. Textile mill products manufacturing except dyeing and finishing of textiles.
3. Apparel and other finished products made from fabrics, leather, and similar materials manufacturing.
4. Furniture and fixtures manufacturing.

5. Printing, publishing and allied industries.
6. Stone, clay, and glass products manufacturing.
7. Fabricated metal products manufacturing except ordinance and accessories.
8. Professional, scientific, and controlling instruments, photographic and optical goods, watches and clocks manufacturing.
9. Miscellaneous manufacturing including jewelry, silverware and plated ware, musical instruments and parts, toys, amusement and sporting goods manufacturing, pens, pencils, and other office materials, costume jewelry, novelties and miscellaneous notions; tobacco manufacturing, motion picture production.
10. All types of wholesale trade.
11. Office functions only where they are directly related to the industrial establishment in which they are located.
12. Signs and billboards as regulated in City Sign Ordinance.
13. Warehouse and storage facilities including mini-storage warehouse facilities (Amended by Ordinance 015-005, June 18, 2015)
14. Agricultural equipment sales and repair.
15. All public utilities including buildings, necessary structures, storage yards and other related uses.
16. Animal health facilities including veterinary clinics.
17. Building materials storage and sales.
18. Airports.
19. Mini-storage warehouse facilities. C.

Uses Permitted as Special Exceptions:

In the I-1, Light Industrial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with ARTICLE VII, SECTION 7.060.

1. Retail and convenience.
2. Special institutional care facilities.

D. Uses Prohibited:

All uses not specifically permitted or uses not permitted upon approval as a special exception.

E. Dimensional Regulations:

All uses permitted in the I-1, Light Industrial District shall comply with the following requirements except as provided in ARTICLE VI.

1. Minimum Lot Size: No minimum lot size is required in the I-1 District.

2. Minimum Yard Requirements:

Front Setback	30 feet
Side	30 feet
Rear	30 feet

3. Maximum Lot Coverage: On any lot or parcel of land, the area occupied by all buildings including accessory buildings may not exceed fifty (50) percent of the total area of such lot or parcel

4. Height Requirements: No building shall exceed fifty (50) feet in height, except as provided in ARTICLE VI, SECTION 6.030. All buildings taller than three (3) stories or thirty-five (35) feet in height shall make on-site provisions for the installation of adequate fire protection facilities via a sprinkler system and/or water storage tank(s), as are necessary. The Board of Zoning Appeals shall determine the adequacy of such system(s).

5. Parking Space Requirements: As regulated in ARTICLE IV, SECTION 4.010.

5.053.2. I-2, Heavy Industrial District. A.

District Description:

This district is designed to accommodate industrial uses which involve more objectionable influences and hazards, and which therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential for the economic viability of the Kingston Springs area. No new residential developments are permitted, thereby insuring protection of such developments from an undesirable environment while at the same time insuring adequate areas for industrial activities.

Re: Concept Review Application for Labels Unlimited - 120 Petro Rd.

City Planner <cityplanner@kingstonsprings-tn.gov>

Wed 1/10/2024 10:50 AM

To: Decklan Cashman <decklan.cashman@gmail.com>

Mr. Cashman,

You may ask the KS Regional Planning Commission for feedback on the property to obtain an answer to the first question.

Currently, there is one Light Industrial Parcel located within the jurisdictional boundaries of Kingston Springs. There have been multiple inquiries over the years regarding industrial and warehousing uses and rezoning. None have been approved by the KS Regional Planning Commission thus far.

Sincerely,
Sharon Armstrong

From: Decklan Cashman <decklan.cashman@gmail.com>**Sent:** Wednesday, January 10, 2024 10:38 AM**To:** City Planner <cityplanner@kingstonsprings-tn.gov>; Travis Kelty <travis@keltyrealestate.com>**Subject:** Re: Concept Review Application for Labels Unlimited - 120 Petro Rd.

Hi Sharon,

Thank you for the quick response. Is this a project you guys are open to elsewhere in the city or nearby? They love the location as they are residents of Bellevue.

Is there a current zoning in Kingston Springs where this use/building would be acceptable?

Thanks,

On Mon, Jan 8, 2024 at 2:23 PM City Planner <cityplanner@kingstonsprings-tn.gov> wrote:

Mr. Cashman,

After a thorough review of your Concept Review Proposal for the lot located at 120 Petro Rd., Kingston Springs, TN 37082 several items are relevant to your inquiry regarding the site:

1. The property is currently zoned as C-2 Highway Service District (provided in the Planning Comments - Concept Review Application attached). The use proposed is clearly Industrial and is prohibited within the C-2 Highway Service District.
2. The lot does not adjoin any Industrial District parcels; a rezoning would constitute a spot zone.
3. If the lot were rezoned the requirements to construct the proposed warehouse and office would produce a lot coverage of approximately 87.5% lot coverage. Lot coverage within the I-1 Light Industrial District is limited to 50% lot coverage for all uses (provided in the Planning Comments - Concept Review Application attached). If rezoned the proposed project would not meet the zoning requirements of the Town of Kingston Springs, TN.

You may attend the 8 February 2024 KS Regional Planning Commission Meeting, 7:00 PM, Beck Meeting Hall, adjacent to Kingston Springs City Hall on N. Main St. to discuss and receive feedback from the Planning Commission. Generally, feedback is helpful to applicants in determining the viability of proposed development within the town.

Sincerely,
Sharon Armstrong, Planner
KS Regional Planning Commission

From: Decklan Cashman <decklan.cashman@gmail.com>
Sent: Monday, January 8, 2024 8:56 AM
To: City Planner <cityplanner@kingstonsprings-tn.gov>
Cc: Jamie Dupre <jdupre@kingstonsprings-tn.gov>
Subject: Re: Concept Review Application for Labels Unlimited - 120 Petro Rd.

Not sure why this was not attached before.

Let me know what you think.

Thanks,

On Tue, Dec 12, 2023 at 10:43 AM Decklan Cashman <decklan.cashman@gmail.com> wrote:

Thanks,

Here is the scanned version.

On Thu, Dec 7, 2023 at 8:09 AM City Planner <cityplanner@kingstonsprings-tn.gov> wrote:

Mr. Cashman,

Please provide the Concept Review Application in a .pdf scanned copy to Jamie Dupre (copied above) for processing and response.

Sincerely,
Sharon Armstrong, Planner
KS Regional Planning Commission

From: Decklan Cashman <decklan.cashman@gmail.com>
Sent: Wednesday, December 6, 2023 1:07 PM
To: City Planner <cityplanner@kingstonsprings-tn.gov>; Travis Kelty <travis@keltyrealestate.com>
Cc: decklan@keltyrealestate.com <decklan@keltyrealestate.com>
Subject: Re: Concept Review Application for Labels Unlimited - 120 Petro Rd.

Hey Sharon,

Here is my first crack at the site plan. Let me know what you think. I would be happy to make corrections/redo or answer any second level questions. Thank you!



Concept Review Application

Kingston Springs, TN Planning Department

Phone: 615-952-2110

Fax: 615-952-2397

Applicant Name: Decklan Cashman Date: 12/5/2023
 Applicant Phone: 615.927.6105 Applicant Email: decklan@keltyrealestate.com
 Project Address: 120 Petro Road Kingston Springs 37082

If Applicant differs from Property Owner please complete below information

Property Owner Name: Unknown we do not own the land we'd like to buy it.
 Property Owner Phone: _____ Property Owner Email: _____
 Association of Applicant to Property Owner: _____

Applicant Signature: [Signature] Date: 12/5/2023

TO BE COMPLETED BY REVIEWER

Property Map Number: _____ Property Parcel Number: _____
 Property Zoning: _____ Property Flood Zoning: _____

TYPE OF PROJECT TO BE REVIEWED (check all that apply):

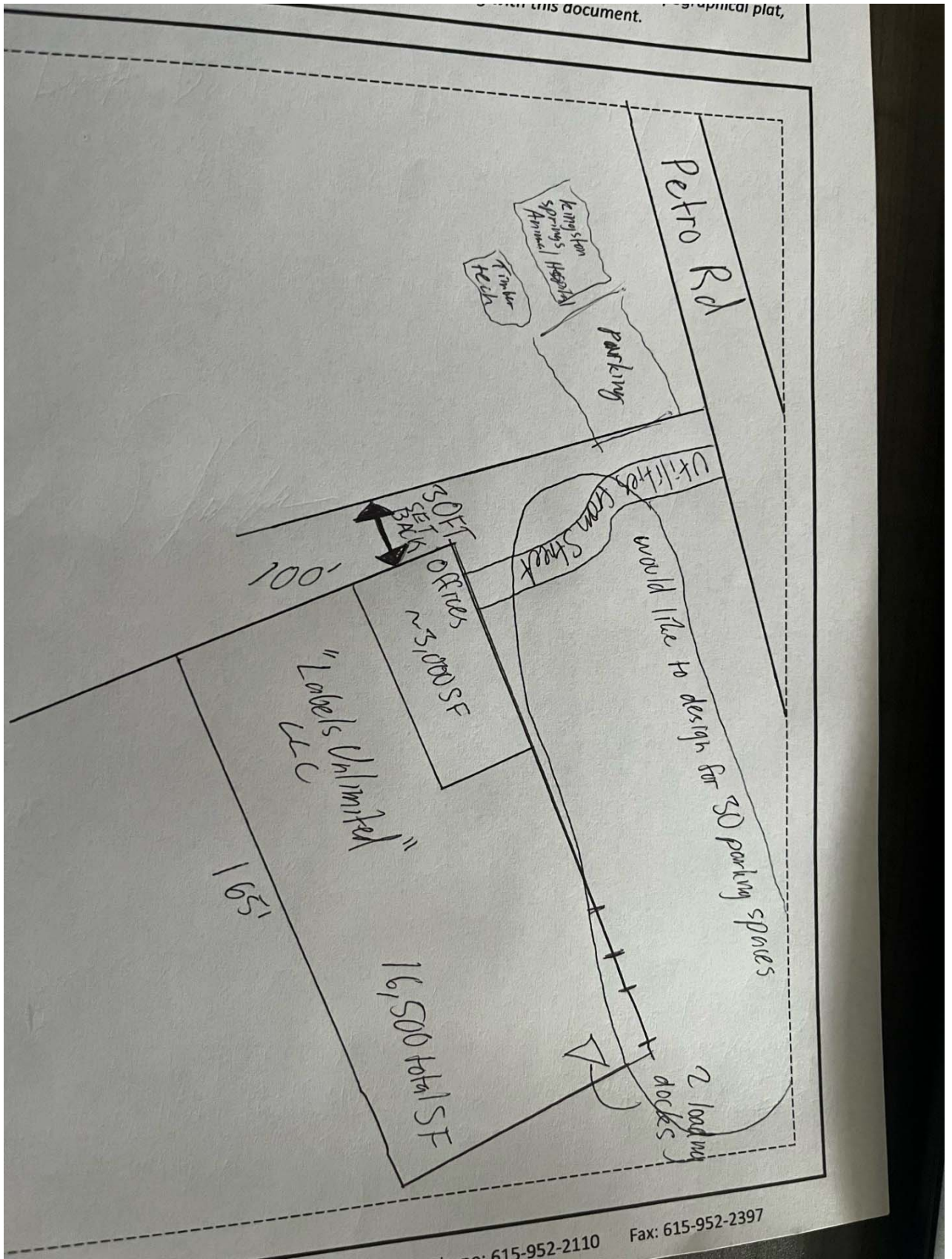
- NEW ADDITION REMODEL REPAIR
- Residential Construction Commercial Construction Accessory Structure
- Grading/Excavating Driveway Demolition
- Deck Signage Roofing
- Pool (above and below ground)

Description of Project: Build 16,000 SF warehouse single story 13-15' high ceilings. less than 12-15 employees would not need much parking. Company is called Labels unlimited LLC Tennessee company. They print and distribute food packaging labels. They have semi trucks in & out a 3-4 times per week.

Town of Kingston Springs Planning Department

Phone: 615-952-2110

Fax: 615-952-2397



Sent from my iPhone

On Dec 5, 2023, at 11:59 AM, City Planner <cityplanner@kingstonsprings-tn.gov> wrote:

Mr. Cashman,

Attached is the Concept Review Application and Zoning District regulations for 120 Petro Rd., Kingston Springs, TN. Please complete and return the application Page 1 to me at cityplanner@kingstonsprings-tn.gov.

Sincerely,
Sharon Armstrong, Planner
KS Regional Planning Commission

--

Decklan Cashman
K E L T Y
Commercial Real Estate
P.O. Box 1402
Brentwood, TN 37024
Phone 615.927.6103

OFFICE RETAIL INDUSTRIAL LAND

--

Decklan Cashman
K E L T Y
Commercial Real Estate
P.O. Box 1402
Brentwood, TN 37024
Phone 615.927.6103

OFFICE RETAIL INDUSTRIAL LAND

--

Decklan Cashman
K E L T Y
Commercial Real Estate
P.O. Box 1402
Brentwood, TN 37024
Phone 615.927.6103

OFFICE RETAIL INDUSTRIAL LAND



CONCEPT REVIEW APPLICATION

KINGSTON SPRINGS, TN PLANNING DEPARTMENT

PHONE: (615) 952- 2110 FAX: (615) 952-2397

City Planner: cityplanner@kingstonsprings-tn.gov

Planning Department: citymanager@kingstonsprings-tn.gov

Complete form and email to citymanager@kingstonsprings-tn.gov. After review the form will be returned to you with comments regarding your proposed project.

INSTRUCTIONS: PLEASE TYPE OR PRINT (IN INK) AS MUCH INFORMATION AS KNOWN. THE MORE INFORMATION SUPPLIED THE BETTER THE ANALYSIS.

(Note: An incomplete application may delay the review process.)

PROPERTY OWNER: _____ PHONE: _____
EMAIL: _____

PROPERTY ADDRESS: 120 & 126 Petro Rd and/or 173 Luyben Hills Rd _____

MAP # _____ PARCEL #: _____

SUBDIVISION: _____ BLOCK: _____

LOT: _____

PROPERTY ZONING: C2 FLOOD ZONE: _____

IN GROWTH PLAN: _____

If Applicant differs from Property Owner please indicate below:

APPLICANT: Melissa Raber & Christopher Jennings PHONE: 615.406.4948

ADDRESS: 1094 Savely Rd, Pegram, TN 37143

TYPE OF PROPOSED PROJECT:

NEW ADDITION ALTERATION REPAIR FRAMING
 INTERIOR WALLS PLUMBING HVAC
 SINGLE FAMILY DWELLING MULTI-FAMILY RESIDENTIAL
 COMMERCIAL OTHER

DESCRIPTION OF WORK:

Relocate StoneTree Mulch, Gravel & More from Bellevue to Kingston Springs. StoneTree is a retail store for hardscape and landscape materials. We would like to know if the 2 listed properties could be rezoned to Light Industrial and if Kingston Springs would like to have our business in your community.

I HEREBY CERTIFY THAT I HAVE COMPLETED, READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS, ORDINANCES, POLICIES AND PROCEDURES GOVERNING THIS WORK SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. ALL PARTIES INVOLVED IN THIS WORK SHALL COMPLY WITH ALL PROVISIONS OF LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, POLICIES, PROCEDURES AND REGULATIONS. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER LOCAL, STATE OR FEDERAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION. UPON PAYMENT OF ALL FEES, THIS APPLICATION BECOMES PART OF THE BUILDING PERMIT. THE PERMIT BECOMES NULL AND VOID IF THE AUTHORIZED WORK IS NOT COMMENCED WITHIN SIX MONTHS, (ONE YEAR FOR PUD PROJECTS) OR IF THE WORK IS SUSPENDED OR ABANDONED FOR A CONTINUOUS PERIOD OF SIX MONTHS AT ANY TIME AFTER INITIAL START OF THE WORK. A NEW PERMIT AND APPLICABLE FEES ARE REQUIRED IN THESE CASES

NOTE: IF THE APPLICANT IS NOT THE PROPERTY OWNER A NOTARIZED STATEMENT DESIGNATING A LEGALLY AUTHORIZED AGENT IS REQUIRED BEFORE APPLICATION APPROVAL OR ISSUANCE OF A PERMIT.

SIGNATURE: _____ DATE: _____

____ OWNER ____ AUTHORIZED REPRESENTATIVE (include Notarized Statement)

SUBMIT TOGETHER WITH APPLICABLE EVIDENCE OF:

____ CURRENT DEED (IF APPLICABLE)
____ SITE PLAN (DRAW ON PAGE 3 OR PROVIDE ATTACHMENT)
____ NOTARIZED REPRESENTATIVE STATEMENT (IF APPLICABLE)

**IF APPLICANT APPEARS BEFORE THE PLANNING COMMISSION – 5 COPIES OF SIGNED (ALL BUT PLANNING SECRETARY SIGNATURE) PRELIMINARY/FINAL PLAT AND/OR SITE PLAN WITH APPROVED CONCEPT REVIEW ATTACHED. DUE AT THE TIME APPLICATION IS SUBMITTED

SUBMIT THE FOLLOWING ONLY IF APPLICABLE TO YOUR REQUEST :

____ SUBSURFACE WASTE DISPOSAL PLAN & CERTIFICATE (SEPTIC TNK. PRMT)
____ SEWER CONNECTION PERMIT
____ DRIVEWAY CONNECTION PERMIT
____ CONSTRUCTION PLANS
____ SURVEY PLAT & LEGAL DESCRIPTION

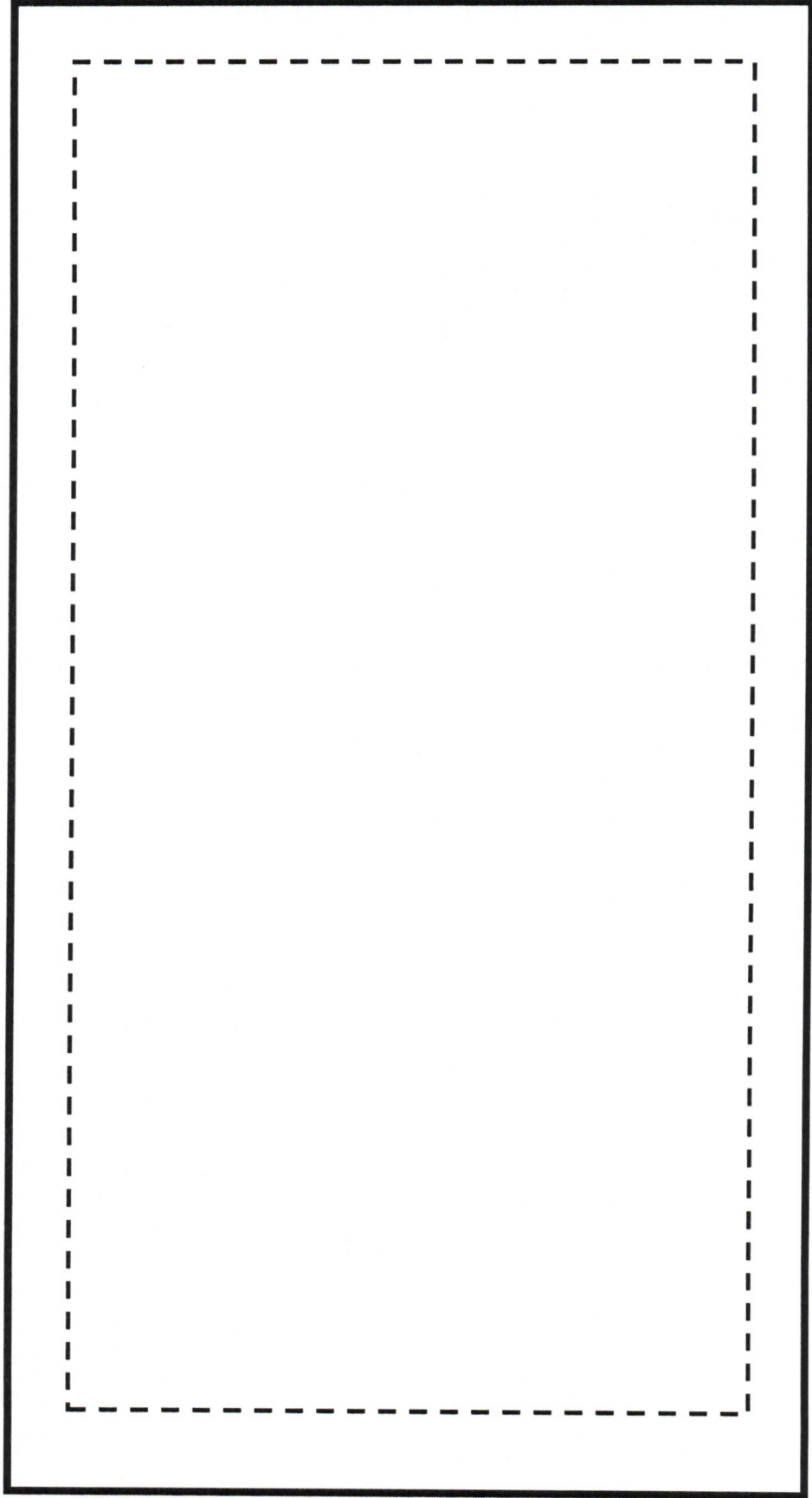
CONTRACTOR: _____ PHONE: _____
ADDRESS: _____

ARCHITECT: _____ PHONE: _____
ADDRESS: _____

ENGINEER: _____ PHONE: _____
ADDRESS: _____

SITE PLAN *INCLUDE DRIVEWAY, STRUCTURE, UTILITY (SEPTIC, ELECTRIC, WATER, SEWER, ETC.) LOCATIONS, AND SETBACKS ON THIS SKETCH.

Include attachment drawing if needed.



FW: Questions

John Lawless <jlawless@kingstonsprings-tn.gov>

Thu 1/18/2024 11:40 AM

To: City Planner <cityplanner@kingstonsprings-tn.gov>

📎 1 attachments (3 MB)

Scan2024-01-18_112902.pdf;

John Lawless
City Manager
Town of Kingston Springs, Tennessee
<http://www.kingstonsprings.net/>
615-952-2110 ex.8
jlawless@kingstonsprings-tn.gov



From: Melissa Raber Jennings <raberjennings@gmail.com>

Sent: Thursday, January 18, 2024 11:39 AM

To: John Lawless <jlawless@kingstonsprings-tn.gov>

Subject: Re: Questions

We are considering moving our business from Bellevue to another location. We are interested in 2 listings that are currently for sale, 120 & 126 Petro Rd and 173 Luyben Hills Rd. I was advised to send a concept review application to see if the properties could be rezoned to light industrial and get feedback from the planning commission. We are in the very early stages of considering this move and trying to find the best place for our business.

See attached. Let me know if you need any additional information.

Thanks so much!
Melissa Raber Jennings

StoneTree Mulch, Gravel & More!
628 Old Hickory Blvd
Nashville TN 37209

615.646.2208 - office

615.406.4948 - cell

team@stonetreematerials.com

www.stonetreematerials.com

#stonetreemulch

On Jan 18 2024, at 9:37 AM, City Planner <cityplanner@kingstonsprings-tn.gov> wrote:

Ms. Jennings,

I previously explained the Concept Review process. You explain your business to the members and request feedback from them.

The form is attached.

Sharon Armstrong

From: Melissa Raber Jennings <raberjennings@gmail.com>
Sent: Thursday, January 18, 2024 6:21 AM
To: City Planner <cityplanner@kingstonsprings-tn.gov>
Subject: Re: Questions

Would you mind sending the form, it wasn't attached. How does the meeting work?

I am sorry for all the questions, this is my first experience doing anything outside of Davidson county.

Thanks so much!
Melissa Raber Jennings

StoneTree Mulch, Gravel & More, INC
628 Old Hickory Blvd
Nashville TN 37209

615.406.4948 - c
615.646.2208 - o

melissa@stonetreematerials.com
www.stonetreematerials.com
#stonetreemulch

On Jan 17, 2024 at 1:00 PM, <City Planner> wrote:

Ms. Jennings,

The C-2 Highway Service District does not allow open storage of building materials, in this case landscaping materials and stone. The district does not allow for the storage on the lot of construction equipment including loaders, dump trucks, or other material handling equipment and requires the principal use as sales offices with the warehousing of materials under roof and subordinate to the principal use.

Those activities are defined as industrial operations and are not permitted in the C-2 District.

Rezoning will require an application to the Kingston Springs Regional Planning Commission for a recommendation on rezoning from C-2 to I-1 to the City Commission. There are three meetings involved so the timeline is potentially 3 months.

I would suggest completing the attached Concept Review application (page one, page two is for staff review) and attendance at the 8 February

2024, Planning Commission Meeting 7:00 PM, Beck Meeting Hall, N Main St. (adjacent to City Hall) to share your proposed use and desire to rezone with the Planning Commission and receive feedback from the Planning Commission as a whole.

What is the current Zoning District in Metro Nashville for your business?

Sincerely,
Sharon Armstrong, Planner

From: Melissa Raber Jennings <raberjennings@gmail.com>

Sent: Wednesday, January 17, 2024 12:02 PM

To: City Planner <cityplanner@kingstonsprings-tn.gov>

Cc: John Lawless <jlawless@kingstonsprings-tn.gov>

Subject: Re: Questions

Since we don't manufacture materials (we are strictly a retail store), wouldn't we fall under the building materials section of c-2?

Thanks so much!
Melissa Raber Jennings

StoneTree Mulch, Gravel & More, INC
628 Old Hickory Blvd
Nashville TN 37209

615.406.4948 - c

615.646.2208 - o

melissa@stonetreematerials.com

www.stonetreematerials.com

#stonetreemulch

On Jan 17, 2024 at 11:53 AM, <[City Planner](#)> wrote:

Ms. Jennings,

I have attached the C-2 Highway Service District Zoning Ordinance for your review. The use proposed for a landscape and hardscape is not allowed within this district. Storage of materials, equipment, and temporary offices are not permitted with this district.

The uses provided by your company are classified in Kingston Springs, TN as Industrial Uses with the I-1 Light Industrial District.

Mobile Offices are not allow in any Zoning District in Kingston Springs with the exception of permitted development sites and are allowed only during construction.

Sincerely,
Sharon Armstrong

From: John Lawless <jlawless@kingstonsprings-tn.gov>
Sent: Wednesday, January 17, 2024 9:31 AM
To: City Planner <cityplanner@kingstonsprings-tn.gov>
Subject: FW: Questions

Good morning, please see the questions below.
Thanks,

John Lawless
City Manager
Town of Kingston Springs, Tennessee
<http://www.kingstonsprings.net/>
615-952-2110 ex.8
jlawless@kingstonsprings-tn.gov



From: Melissa Raber Jennings <raberjennings@gmail.com>
Sent: Tuesday, January 16, 2024 9:01 AM
To: John Lawless <jlawless@kingstonsprings-tn.gov>
Subject: Questions

StoneTree Mulch, Gravel & More has been located in Bellevue for over the last 10 years. We are a retail yard for hardscape and landscape supplies. We are looking at 2 properties (120-126 Petro Rd & 173 Luyben Hills Rd) in Kingston Springs to potentially expand our business. I believe both properties are zoned C-2 and would be zoned for our business.

Can you let me know what information you would need from us to confirm the properties would work for our business? Can we have a mobile office like we currently have? What are your parking space requirements? What other important information do we need to know?

This is all in the early, beginning stages and I do not want any of our customers or staff to know. Thank you for your help!

Thanks so much!
Melissa Raber Jennings

StoneTree Mulch, Gravel & More, INC
628 Old Hickory Blvd
Nashville TN 37209

615.406.4948 - cell

615.646.2208 - office

melissa@stonetreematerials.com

www.stonetreematerials.com

#stonetreemulch