



Regional Planning Commission
Kingston Springs, Tennessee

14 March 2024
Meeting Packet



**Kingston Springs Regional Planning Commission
Meeting Agenda
14 March 2024**

Submittal Deadline Date: February 9, 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 9 February, 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, Performance Bond Requirements for construction damage to South Harpeth Rd, to CC Rd. within the city limits of the Town of Kingston Springs

a. Soil and Erosion issues reported by Mimi Roase

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., Core Drill update

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

A. Knobel Signs - 121B Luyben Hills Rd. Considerations of Signage recommendation of the KS Design Review Committee to the KS Regional Planning Commission.

1. Recess for the Design Review Committee Recommendation on Signage – 121B Luyben Hills Rd.

2. Reconvene to consider recommendation of the Design Review Committee Recommendation on Signage – 121B Luyben Hills Rd.

B. Recommendation by the KS Regional Planning Commission - Concept Review Application, property at located 173 Luyben Hills Rd. regarding proposed from C-2 Highway Commercial District to I-1 Light Industrial District.

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
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	Present
Tony Thompson	Present
Tony Gross	Present
Mike Hargis	Present
Lauren Hill	Present
Mike Patenaude	Present
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
City Attorney	Absent (Attends at request of Planning Commission)

4. Declaration of Quorum by Chairperson.

Chair Hill declared a quorum.

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

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

6. Motion to approve 08 February, 2024, Planning Commission meeting agenda.

Motion to approve 08 February, 2024, Planning Commission meeting agenda made by Mike Patenaude, with a second by Tony Gross. 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.

Bob Sanders, 225 Woodlands Drive, informed Planning Commission members that Mr. Kitch had been moved to a rehab facility in Bellevue.

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

City Planner Armstrong stated they did receive the final set of plans that the engineer has signed off on last week for the grading plan for Ellersly, and the improvements for the ditch line in front of it on West Kingston Springs Road. The Stop Work Order was lifted. Work has begun on that area. A new permit was issued to incorporate the new plans rather than going back to old permit which was close to maturation. Very clear restrictions were placed on it. They are very clear in detail about sticking to the subscribed set of plans and calling 811 before digging. All the lots that will be affected by this work will have to scope the sewer line to make sure there is no damage to sewer line for each of the lots that are under development. They also had a conversation with them about any potential plans for the property in the rear. There is no longer a Phase II or Phase III. It is just vacant land. They indicated they were working on a set of plans for development for the rear portion of that property. Their performance bond and their permit would have stopped in a couple of months. That is why the grading permit was made for the year. Their performance bond and PUD agreement also expire at a year, which PC approved that in March of 2023. On the March agenda next month PC will have to revote on whether or not to extend the performance period for planned unit development approved last year. It was kept on a tight schedule for a reason, so that we did not find ourselves 15 years down the road with property still under development.

City Planner Armstrong and City Manager Lawless had a meeting with Mr. Merville, Mr. Mayne, and Mr. Reisner to discuss a proposed sidewalk from back of Phase I connecting to sidewalk at the condos. She has a discussion scheduled next week on the back row of the condo buildings. If that is successful, then she can speak to Mr. Francis who owns the rental house next door. It is a short stretch to connect that sidewalk if he is willing to donate the right-of-way to the city for the sidewalk. Then we can connect to the sidewalk at the end of the commercial strip where Turnbull Provisions is located. That would give residents a walkable path from the subdivision all the way through to downtown.

B. GCTN – Update on Maintenance Facility Proposed Site Plan

City Planner Armstrong said in October GCTN submitted a site plan that had an in-and-out driveway for that location at the maintenance facility. Armstrong spoke with Mr. Hooper by email. They are still working with Mrs. Dorris in order to come to some agreement for that second entrance because it will require a perpetual agreement between the two. It can't have a time expiration because they are putting hardscape on a parking lot, and an entry and maintenance for that. Those plans are still on hold until that is resolved. The city is ready to respond when that agreement comes forward.

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

City Planner Armstrong touched on sidewalks earlier in the meeting. She added that they will move forward with discussions with property owners to see if we can pull that together. It is her understanding from the discussion with the group she and the City Manager met with, that it should not be a very expensive pursuit to take it through that path from the rear of the development. It's shorter and easier to accomplish. We have utilities running in the boundary line of the ditch between Ellersly and the property next door. At the location where the sidewalk crosses, Armstrong made the suggestion that the utilities be encased in a concrete culvert so that there is no potential for damage to the utilities in the future.

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

City Planner Armstrong said last month she brought the suggestion from one of City Commissioners that we explore the extension/expansion of accessory uses in the districts. She has looked at proposal and said it would be difficult to accomplish it with a square footage scale for an individual lot because every lot has particulars on it that may not be present on another lot, depending on where the utilities run, sewer lines run. There are a number of things that come to bear. The simplest, easiest method to accomplish this is percentage. However, the smaller the lot the more difficult it is to increase the percentage, because you have lots in the city that are 0.15 of an acre, so increasing accessory uses on a lot that small is very difficult to do without running into the step tank, parking spaces, utilities, or whatever else. Her suggestion would be to bring back to the PC an increase in percentage, somewhat zoning district dependent, but also takes into account that there is a wide variation of the lot size in these districts. We may want to look at establishing something, as we did for keeping of animals on three acres or more, something of that nature that we may want to look at it from that perspective. She has been working on that for the last month and hopes to have

something in draft form by the next meeting. She said we also have to be cognizant that it affects other areas of the zoning ordinance like lot coverage in a district. It also affects existing private covenants and restrictions or HOA restrictions that may be in place, and we would have to be able to draft it in such a way that we don't come in conflict. While we don't enforce those, we are not allowed to issue a permit in conflict with them. As an example, in The Woodlands accessory uses in buildings are restricted to 900 sq. ft. regardless of the size of the lot. That's just the covenants and restrictions that were placed on them and they are perpetual. They may not be enforced by the residents, but they're still in place, and until they remove them, we are stuck with those parameters. Armstrong will try to see if there is some way to provide flexibility, but cautioned that we need to keep in mind that there may be push back by some residents because they've been restricted, whereas others are not. We already have allowances and variances for the location of accessory structures. If you have severe topography or some other issue that's tied to the land, then the Board of Zoning Appeals can give you a variance to locate it in the side yard or some other place if you simply can't place it, but those are not tied to the preference of the property owner. They are tied to the circumstances of the land. Variances, in this particular case can be problematic from a litigation standpoint because you are picking and choosing how you apply them, so we have to be sure that what we do is consistent, and allows the same opportunity for everybody within that district. Chair Hill asked if this was something that there is a pressing need for the PC to consider doing at this time. Armstrong said that she didn't know that there's a pressing need. She thought we had to be mindful that each district has a principal use. As an example, whether it's R1 R2 or R3, the principal use of that zoning district is residential, which is the house. That is the primary and principal use. All planning and zoning regulations are based on a dictionary that is dedicated solely to land use, which is Black's Law. That is the dictionary that is the basis of zoning. While there's not a pressing issue, people want to use more and more of their property. We have to keep accessory use below the superior use, which is residential in a residential area. We also have to look at lot coverage, which is there to make sure that there is sufficient room to accommodate the other uses, such as sewer, the step tank, parking spaces, driveway. The district lot coverage restrictions are a percentage. They range as low as 25% for people that bought in more rural areas, and didn't want to live in a congested neighborhood, and go all the way up to 50%. There is no magic number that is useable for every single district. As an example, in Ellersly Place the lots are very small, so they are zoned R3. If we were to say you can build out for accessory use 70% on your lot in Ellersly, you might get a 6x4 building because the lots are so small. We have to make sure that we are not violating the intent of the ordinance, which is the principal use, so it has to be subordinate, not only in size, but in use. It is not something that is pressing and needs to be rapid. It needs to be carefully considered because so many other elements of land use come to bear. Hill said that her concern would be that there are so many varieties of sizes and shapes, can we craft a One Stop Shop fix all type of thing or do we need to just let it go with exceptions through BZA. Armstrong said the BZA can except the location of accessory use. It cannot except size. Size is limited by fixed number. As an example, R1A, which is our residential agricultural district. Lot coverage is restricted to 25%. People buy in these areas relying on the confidence that the zoning ordinance is going to allow much larger open spaces between structures than would exist in R3, where the lots can be as small as 6,000 SF, so very compressed. You have to think about what's occurred before you change it and what's occurred afterwards. As an example, from

several years ago, someone applied to build a workshop on their property in the R1A district, and the proposed size of that workshop was 9,000 SF. The house on the lot was 1320 SF. It defeats the purpose of the intent of the district, because it is residential. In areas like R1A, we have larger lots, more expansive land use, but we allow that you are insulated somewhat on those lots by agricultural use. Armstrong used Mike Patenaude as an example. He has horses. He needs a stable for his horse. He has more than three acres. That is an agricultural use that's insulated by state agricultural statutes. While we still require a permit to make sure that Mike builds a barn that doesn't fall on his head, we don't restrict the zoning element of that. Anything above five acres that doesn't require the extension of a primary utility, a large meter for the utility, or the crafting of a new road, not a driveway, are exempt from zoning anyway. They are completely exempt from those restrictions, which is why, as you get in the county you may see a huge barn and small house. As you find a pathway in one area of the ordinance, then you may be bumping up against a conflict in another area. While we do not have authority to enforce HOA regulations or covenant restrictions, we can't issue a permit that goes against them, whichever is more stringent will apply. Mike Patenaude said that something that was confusing to him, and probably others as well: Many times, when talking about a home, we talk about livable square footage, what's inside the walls of the house, but as he read the minutes from last month, an attached garage is part of the total square feet, an attached porch is part of the total square feet. Armstrong said that was correct. Someone living in what they think is a 1600 SF house, it may have to be bigger; 50% is a bigger number than I may think it is. That clarification needs to be there. Patenaude asked for clarification regarding his own home. He said his house has a full, unfinished basement with concrete poured walls and concrete floor, that has a drive out garage. The garage is under the roof of the living area. Does the square footage of that garage count as part of the total square footage of the house? Armstrong said that can be very complex. We don't permit in the city the same way they permit in the county. In the county if you submit a set of building plans that has an upper story, a first story, and a basement, whether it has a garage or nothing, it's just a basement. They require you to pay the building permit fee for all that space, whether you finish it or not. She would not advise doing this because someone may never finish that basement, and you are charging them for it as part of building permit fee, and it becomes calculated in their tax bill as finished space. That affects their tax bill for space they're actually not living in. What we've done in the Town Kingston Springs, which is equitable and fair, is when you get ready to finish that basement, and we tried to get the word out, please get a building permit. It affects the appraised value of your house, if affects your homeowner's insurance if you have not secured a building permit, and affects the value of your structure, and it's allowing a privilege for someone that finishes a basement without a permit in not paying property tax on finished space that your neighbors are paying. In answer to question that was asked, if it is unfinished, it is not counted. Patenaude asked if a garage that is attached to the house, it is unfinished inside even though it has a roof and a poured concrete floor, but it has no special duct work inside. Armstrong said they are not required to be heated and cooled. That's another designation for an attached garage. She said for an attached garage, we don't make those distinctions. Those distinctions are made by the property assessor. She said if you have on your tax bill, garage finished, that means it has been drywalled. It doesn't count as living space, so we don't charge you adequate facilities tax on it because you are not living in the garage. When we calculate accessory use, we count that space as part of the building structure. If you have an

unfinished basement, nothing has ever been done, it is just raw studs and concrete floor, if it's not assessed as finished, even though it's a drive out garage or whatever it is, it can't be calculated as part of the total square footage. It creates a lot of confusion, but we are distinct from what the property assessor says, but we try to give every benefit to everyone that we can under the current regulations. Some of those are outside the control of the city because it is a designation on taxation, adequate facilities tax, both in the county and the city, and it has a huge impact on your homeowner's insurance and your mortgage, and the appraised value of your house. The language is difficult to decipher sometimes, but we try to give every benefit that we can in accommodating that.

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

City Planner Armstrong said the last time we visited this we were in the discussion for the core drilling sites on this property for the field that was installed in excess of the permit and for some of the materials that staff observed on site that are not permissible – construction waste and other things. Mr. McPherson is at a point where his PUD plans are about to expire. It expires at the end of the month. This is the PUD plans that the Planning Commission approved. Armstrong gave a brief update of what has occurred since the approval of the core drill site. Armstrong asked for and received an update from Mr. McPherson on the progress that has been made since the PC approved the core drilling sites. What she received was a response that said that the sites as approved were drilled. Fifty percent of the drills failed because they used cardboard tube in order to collect samples for compaction. When fill has been placed on a construction site and compacted, whether appropriately or inappropriately, which is what we are trying to establish – was it compacted sufficiently that it could support development – parking lots, structures. When you use cardboard and it encounters rock, it crushes the tube so sample is useless. They also said the lab tests were done, and they used a term that she was not used to in a lab report for inorganic compounds, parameters. She did not know what this was, and has asked for clarification. They state that they are about ready to submit their reports for review by the owner and by advisors of the owners. Staff asked for 13 locations for compaction. They were not arbitrarily selected. They were selected because they were in areas that were outside of the grading permit or areas where fill was installed that was suspect because there was construction debris and other materials in it. The requirement for the city is so that we have sufficient evidence provided by the developer that the site as filled will not present a hazard to future construction on the property. The failure of 50% of the samples that we asked for is insufficient in Armstrong's opinion, to provide a proper report because the areas that failed are in areas that we have particular concerns. With the Planning Commission's consent, Armstrong would like to go back to the developer and his team at this point, and tell them that the first time we went through this process about six years ago, those drills were done with almost the same equipment that an arc steel drove it into the ground with a bag inside of it that collects the sample as it is cored as it comes out of the ground in order to test the compaction. What we are looking for is safety in the degree of compaction. For the lab, she is uninterested in what parameters they chose to use. She is interested in what they put in the ground. Armstrong said the lab report from five years ago listed carcinogens: lead, mercury, and other compounds that can poison the drinking water. The lab test taken after they removed all that fill indicated some of those chemicals barely survived the tolerance rate for what's allowed. Armstrong asked for permission and consent from

the Planning Commission to go back to developer and tell him that those core tests are insufficient to meet what was approved on those site locations based on staff recommendation (City Planner and City Engineer) of where we needed those samples collected in order to assure the stability of the ground, and in order to determine what's in the dirt. Tony Gross said on a further level this was a discussion too on the idea of denying the renewal of the PUD. Armstrong said we need to split these two things apart. One is an enforcement mechanism, which is the collection and lab reports for the soil for what's been done. Regardless of the status of the approval of the PUD or not, this is an enforcement effort. It's separate from that. Armstrong said they need to be considered separately. One doesn't have any bearing on the other. The core drilling and the lab reports are going to be required whether the project goes forward or not. Tony Gross made the motion to give the city planner approval to address the core drill sites with the developer, with a second by Mike Hargis. Motion passed.

Armstrong said for the second part of this, there was a great deal of discussion in the last meeting that this was on the agenda, as to the willingness of the developer to move forward and staff's frustration with the lack of progress towards the development, the number of times we've had to intercede in order to try to obtain that. The Planned Unit Development agreement has never been completed because we haven't gotten to that point yet because we have to keep backtracking for enforcement issues. But the plans themselves were submitted in 2013, withdrawn, submitted again in 2016, withdrawn, submitted again in 2018, and approved. Then there was a change again in 2020. We are on the fourth set of plans on this project. It has an expiration date under the statutes of the city ordinance. That expiration date is there for a reason. The ordinance states that if no progress towards the construction of the utilities for the development is made in 12 months, approval is void. This can be reconsidered, which is the reason she placed it on the agenda. Staff recommendation would be not to approve. Tony Gross said that was where he was. It has gone on long enough. Mike Patenaude asked if they did not approve the extension, what happens. Armstrong said the property will not just sit there. The core drill stability of that, cleaning up of the site is an enforcement action. That will continue regardless. That's why discussion was separated into two different topics. Where we are now: more than a year ago the city was granted approval to file the application with TDOT to drill under the road. To say that gaining the performance bond and the other items necessary to cause that to happen has been a challenge, would be an understatement. In the midst of all of this, we have a developer who has yet once again violated very specific written restrictions on that grading permit and caused things to happen, which increases the cost to the city for enforcement activity, engineering review time before this body. She said she did not make this recommendation lightly, but there is no evidence of forward progress. She said what she sees is a willful violation of the ground rules and requests for forgiveness over and over again. Had this developer not gone through this process four years ago, expended a tremendous amount of time and money to correct this deficiency the first time, and then done it again, she might have taken a different recommendation, but it is a willful violation. Mike Patenaude clarified that Mr. McPherson has to do the core drills for the purpose stated, and Armstrong added that he has to correct whatever deficiencies exist. Chair Hill asked if this was regardless of the PUD being approved or not, because of the damage to the environment, and Armstrong said that was correct. Patenaude asked if the PUD is disapproved, and Armstrong added that there is no PUD yet. The PC never even got to the agreement, just

the plan set was submitted. Patenaude asked what are his obligations? Armstrong said if PC does not renew the approval of the plan sets, which have expired, then Mr. McPherson's obligations are still to clean up that site, stabilize the ground, and remove anything that creates an issue for the water or the soil that is a hazard to this community. Patenaude asked if he can then own it in that state indefinitely. Armstrong said he can own it or sell it. At one point there was an attempt to market the property with an improved plan unit development on it that had not been approved. There is still a solicitation sign for rock and dirt even though it is under a Stop. Armstrong said the PC has cooperated, encouraged, and right now it is a tremendous amount of staff time in a revolving conversation that is ongoing with no forward movement. Marie Spafford asked, if PC disapproves it if he can come back for another one. Armstrong said anybody can file in front of the Planning Commission a request, but given the history of the development of this property so far, the comments that would be most relevant are that there is a lot of energy being expended on pushing dirt, pushing things around and burying them with absolutely no goal in sight. At this point, it is a huge demand on staff resources and it is not bearing any fruit, for both engineer and planner, and city manager. Mike Hargis asked for clarification on whether or not there was a PUD agreement in place, and Armstrong said there is not. He never completed the steps necessary for PUD agreement. The plan set was approved, and it has an expiration date that is expired. Hargis asked if he fixed what needed fixing, could he resubmit a plan for approval. Armstrong said he could, but her recommendation would probably remain the same. Tony Gross made a motion to deny renewal PUD plan (there is no PUD agreement because he hasn't taken necessary steps). There was a second to the motion. Tony Gross said this was a project he was optimistic about initially, but it has gone on and on, and he did not feel like there's been any sincerity from his point of view to the town. Armstrong added that the activity going on is controversial to the plan set that has been approved. It's not going anywhere. It was not being properly done. It has been pushed around for 13 years. Motion to deny renewal of PUD plan approved unanimously.

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

City Planner Armstrong said request is from Mr. Cashman, a realtor. He does not own the property. This property is located behind Dr. Shew's office, between there and the Indian Restaurant on Petro Road. Armstrong discussed the proposal at length with Mr. Cashman. The proposal is to put in a 16,000 SF warehouse, single story, and 3500 SF office space on that lot for the relocation of an existing Global label printing industrial operation that is currently located in Nashville. She explained to Mr. Cashman that this would require rezoning. It is currently zoned C-2 Highway Commercial District. And in the rezoning of this property to industrial property, unlike commercial property, it has a 50% lot coverage restriction. The mindset and rationale for restricting the lot coverage on an industrial operation to 50% is to ensure that it's buffered from commercial uses, residential uses, all those sorts of things. That is the reason that limitation exists. If this were to be rezoned to I-1, and she explained it to the applicant, this project would not fit. We do not allow the primary use of storage within the C-2 district. It can be an ancillary use to the primary use of commercial. Staff opinion is that this project will not fit on this

lot if it is rezoned. It would have to be greatly reduced in scale. It still would not overcome the fact that the primary proposed use is storage warehousing, which is through traffic, and would be located at the intersection of Luyben Hills and Petro Road, and like many other proposals that she's seen, surviving a traffic study would be somewhat difficult. This is a globally distributed printing company. There is a great deal of truck traffic. She reviewed the site where they are currently located. There are a number of dock stations in that warehouse, which implies there are a number of semitrucks coming in and out every day, and she didn't know how they were going to swing those in and out, given the short stretch to Luyben Hills Road. It won't fit on the lot and allow for semi traffic to come in and out and turn around. It's a very small lot. The recommendation to them was that this would not be the best use of this property, that it would remove a commercial lot out of the mix for the town, and that the restriction of 50% lot coverage would not allow for it to go there. Even after delivering that information, the applicant wanted the Planning Commission to discuss and recommend on it. They wanted feedback. Armstrong said there was a drawing in the packet, and as it is proposed, it can't fit on the lot. If you reduced it in size to 50%, it still doesn't take into account how you get the trucks in and out of there, and how you accommodate a step tank, parking spaces for employees, all those other things that have to be taken into consideration. This lot is too small to accommodate this use. Members were asked their thoughts.

Bob Stohler: He had infrastructure concerns. This project will use a tremendous amount of water, and have a lot of waste water, and that would have to be pretreated before it could be taken into the wastewater system. Armstrong confirmed that that the chemicals involved with this type of printing are inorganic compounds that have the potential to dirty the water streams.

Keith Allgood: We haven't ever had the desire to have that type zoning, and for this to go in, and the plan doesn't meet the needs for the zoning, raised a flag. Armstrong added that if you open this lot to the rezone of industrial use, you have opened up every other lot along that corridor to the same intensity of use.

Tony Thompson: He feels the same way. It is opening up way too many problems, too many businesses, junkyards, anything they want to put in that's not what needs to be in Kingston Springs.

Mike Patenaude: He agreed with previous comments. He said we don't have a lot of commercial zoning in Kingston Springs, which would support tax base here, and giving that up is short-sighted, for that reason and infrastructure issues and space issues. Armstrong commented that it deprives the primary use of the C-2 Highway District, which is to provide things to the motoring public, and also for your resident services.

Lauren Hill: She agreed with previous comments.

Tony Gross: He said he respects their desire to move, but did not think this was the right location.

Mike Hargis: Agreed with previous comments and said property was not big enough for the proposal, even if we wanted to change it, and he didn't think we wanted to change it anyway. Armstrong added that another consideration that they did not focus on was traffic.

Marie Spafford: Agreed with other members.

Armstrong thanked members for their comments. She will report them to the applicant. This is a concept review at this point. There is a staff review page in the packet with her comments.

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.

Armstrong said this is a proposal to look at three separate lots. This is a company that currently exists in Nashville, and operates out of a temporary trailer unit office. At this location they provide landscaping material, big rocks, that sort of thing. The first question proposed to staff was will this fit under building materials. It does not. These are landscaping materials, mulch, rock and gravel. Armstrong reviewed aerials of the current location in Nashville. There are a number of pieces of equipment on that lot that are used in the provision of the business. This, in Kingston Springs, is an industrial use. Any one of these three locations would require rezoning. That rezoning would have to be industrial, which would limit the usage of the lot for all uses to 50%. For 120 and 126 Petro, rezoning would compact its use and business could not fit on one of those lots. They are currently on a large-scale property in Nashville. She did check the zoning in Nashville. It's underlying base, even though the top layer is commercial, the underlying base is industrial. There is an overlay district on top of that property. She also informed the applicant that we do not allow temporary offices for trailers. It would have to be a stick-built office. The third site, 173 Luyben Hills is a 3-acre lot. For that 3-acre lot the use would then be reduced to 1.5 acres because of 50% restriction, and then there is the consideration of traffic, and the amount of rock, dirt, pavers, big rocks, gravel, that would come in and out of that use and there is currently not a demand for that much material in Kingston Springs, so the provision of these products would be to people outside of this area. That is not a disqualifier, but again it removes another commercial lot with an industrial use assigned to it, with a heavy usage and potentially high traffic. Staff recommendation is it's not a good fit for the lot. It's currently zoned C-2 because town wanted to preserve that corridor for its current and future use as C-2. Chair Hill invited the applicant to speak to the Planning Commission. Applicant said they have been in Bellevue for 10 years and they own their property. As they've grown, they've discovered that 25% of their customers live in Cheatham County. The applicants live in Pegasus. They deliver in this area two to three times a day. They would love their sales tax to not go into Davidson County because a majority of their customers are coming from Dickson and Cheatham. They are looking to expand and grow and continue what they are doing. They would love to be here and are looking to see what is available and if Kingston Springs wants their business. Armstrong had a couple of observations. It is not a question of whether they want the business, that corridor is so compressed right now, it has been difficult to find a project that the westbound traffic can tolerate. There is zero potential to widen Luyben Hills road. It's bound by sidewalks on both sides. The

state has zero plans to do any improvements along that corridor. Traffic is a huge issue here. The secondary concern is emergency response. The exit at Kingston Springs, just taking I-40 across the state into account, has the highest accident rate of any exit in the state. This is a very small town with a short corridor, with short stacking availability. She said all development can be accomplished, but it needs to be in the right environment. This would contribute to an already bad situation. That corridor was reserved for commercial purposes. It is not a question of whether the town wants someone in their community, it's a question of whether or not the land and the traffic grid can tolerate the use. Applicant said that is why she was here to get educated and learn. Applicant was asked what type of volume of business she expected. She said that they are probably 50% homeowner and 50% contractor. She said 50% of what they do is deliveries. There are trucks that are going out. They average about 25 cars/trucks a day coming in. Their trucks are a single-axle dump truck and a 20-ft flatbed. The flatbed goes out three times a day; dump truck five to seven times. Customer trucks coming in are about 25 times a day (homeowners and contractors). They have one semitruck delivery a day. The location for 173 Luyben Hills is to the left of the box factory if you are facing box factory, in that curve. Applicant was thanked for her time.

City Planner Armstrong informed the PC that there are three more proposals for that area that will be coming to PC. One is a salvage and junkyard; another is a proposal to store confiscated and repossessed wrecked vehicles; and a proposal for a business for business incubation with a warehouse at the back of each of the businesses.

12. Motion to Adjourn.

Motion to adjourn meeting made by Mike Hargis, with a second by Tony Gross. Motion passed and meeting was adjourned at 8:07 pm.

Lauren Hill
Planning Commission Chair

Jamie Dupré
City Recorder

Re: Kingston Springs, TN Permit # 220025 - Commercial - New Construction-32610

City Planner <cityplanner@kingstonsprings-tn.gov>

Fri 3/1/2024 12:01 PM

To: Jeff Hooper <jhooper@bcacivil.com>

Cc: Larry Wieck <lwieck@wieckconstruction.com>; Andy Howell <ahowell@cahco.com>; Andy Johnson <andyjskier@gmail.com>; John Lawless <jlawless@kingstonsprings-tn.gov>

Good morning Jeff,

As discussed with the Kingston Springs Regional Planning Commission on several occasions in recent months, the activities and construction traffic previously routed along the detour path for the bridge replace and are now rerouted to South Harpeth Rd. within the jurisdiction of the town and are causing damage to the road surface. The continued use of the city section of the road from South Harpeth Rd. to CC Road is the source of complaint by the City Manager, Public Works, and citizens. Roads and streets within the town were visually inspected when the traffic flow for the project was rerouted after completion of the bridge replacement project.

A Performance Bond must be provided to ensure appropriate coverage against damage for the use of the road for the construction activity taking place on the development. As you are aware, Cheatham County required a bond for the county section of the road during construction.

The regulations of the town of Kingston Springs require a bond in the event of damage to the roadway surface just as we required for the Soil and Erosion Bond. Please supply the Performance Bond as requested.

The permitted work for the Maintenance Facility and any and all other construction work occurring on The Golf Club of TN and or The Golf Club of DBI using city streets must be bonded, regardless of the ingress or egress roadways.

The permits are in place for the Maintenance Facility buildings; however no improvements can be made covered in the Revised Site Plan submission to the Kingston Springs Regional Planning Commission until and unless the proposed changes are approved by that body.

It is concerning that failures in the Soil, Erosion, and Stormwater Controls have yet again surfaced as a community complaint. Please provide aerial photos and a plan of corrections. Please provide the EPSC weekly reports since the last reporting period you provided as they are a condition of the permits.

I anticipate the discussion regarding the city roadways and streets to be discussed at the 14 March 2024 KS Regional Planning Commission where I will ask them to formally require a Performance Bond from the city boundary on South Harpeth Rd. to CC Road and all other roads and streets within the city damaged by the construction activities for the Golf Club of TN and The Golf Club of DBI to comply with our codes and regulations.

I am available if you wish to discuss,

Sharon Armstrong

From: Jeff Hooper <jhooper@bcacivil.com>

Sent: Thursday, February 29, 2024 10:41 AM

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

Cc: Joseph Tichenor <buildingcodes@kingstonsprings-tn.gov>; Jamie Dupre <jdupre@kingstonsprings-tn.gov>; Larry Wieck <lwieck@wieckconstruction.com>; Andy Howell <ahowell@cahco.com>; Andy Johnson <andyjskier@gmail.com>

Subject: Re: Kingston Springs, TN Permit # 220025 - Commercial - New Construction-32610

Good Morning Sharon,

Just to clarify, the Golf Club has not commenced any work on the Dorris property. The Golf Club will not commence work on the Dorris' property until (i) it has reached an agreement with the Dorris family (which it has not); and (ii) it has received all required approvals.

At this juncture, the Club is merely continuing with the construction applicable to Permit 220025 and the inspection requested is associated with the concrete slab associated with the facility described in the building permit application.

I cannot speak specifically to the 911 addressing system, however, the existing maintenance facility for the Golf Club has a postal address of 460 South Harpeth Road for which it receives mail and deliveries and has done so for many years. The plans submitted and approved by the KS Regional Planning Commission showed the existing drive that has been assigned that address and it is the construction entrance for the permitted project applicable to the work in question.

Regarding the deferred application for use of the adjoining property owned by the Dorris Family, an easement agreement has been submitted to Dorris' counsel and currently being reviewed. Based on recent positive conversations, we are hopeful to have that document approved by the Dorris family prior to the filing deadline for the April Planning Commission meeting, but the approval of the Dorris Family is outside of our control. After The Golf Club has secured the Dorris' approval, we understand that KS Regional Planning Commission approval will be necessary.

Please let me know if you would like to discuss.

Thanks,
Jeff

On Feb 28, 2024, at 3:33 PM, City Planner <cityplanner@kingstonsprings-tn.gov> wrote:

[EXTERNAL EMAIL]

Joe and Jamies,

There is a Subsurface Sewer Permit for the Maintenance Facility. Please check for a 911 Address for this location at 460 S. Harpeth Dr. as I have no record of this address in my file. There is a pending application (deferred since November of 2023) before the KS Regional Planning Commission for the revised Site Plan for Horseshoe Driveway and a requirement from the Planning Commission for Performance Bond (road is damaged by the construction), and compliant Perpetual Easement Agreement between the adjacent property owner who owns the triangular property in front of the Maintenance Facility. The Golf Club of TN nor Golf Club of DBI has a connection to South Harpeth Rd. at this location.

Until the applicant the required information and it is approved by the KS Regional Planning Commission, the construction entrance cannot be used for any purposes other than the permitted building cited in the 11-9-2023 Permit Renewal issued to the applicant no further work other than approved in the renewal can be constructed.

The damage to the bridge abutment and city roads from the construction activity reported to staff last month and observed by city staff since then will require the applicant to supply a Performance Bond for review and approval by the City Engineer and City Planner.

Having said that, the inspection requested today can occur for the slab inspection only. A Performance Bond is required before any further work can continue on the other facilities as the applicant has not provided the items required by the Planning Commission and staff.

Sincerely,
Sharon Armstrong, Planner
KS Regional Planning Commission

From: Kingston Springs TN <wo@iworq.net>

Sent: Wednesday, February 28, 2024 9:01 AM

To: City Planner <cityplanner@kingstonsprings-tn.gov>; Joseph Tichenor <buildingcodes@kingstonsprings-tn.gov>

Subject: Kingston Springs, TN Permit # 220025 - Commercial - New Construction-32610

Slab Inspection - enter via 460 S. Harpeth Road. Contact Anthony Scott at 615-533-9912. Click [Here](#) to open inspection



Inspection Information**Permit #:** 220025**Permit Date:** 10/31/2022**Inspection Date:** 02/28/2024**Permit Type:****Inspection Type:** Footing/Slab**Requested By:** Anthony Scott**Contact Info:** 615-533-9912**Scheduled Date:** 02/28/2024**Scheduled Time:** 00:00**Completed****Date:****Description:** Enter via 460 S. Harpeth Road - slab inspection. Contact Anthony Scott at 615-533-9912**Inspection
Status:** Pending**Assigned To:** Joe Tichenor**Time In:** 00:00**Time Out:** 00:00**Hours:** 0.0**Property Information**

Parcel#: 099 06600 000

THE GOLF CLUB OF TN

1000 GOLF CLUB DR

Zoning: Overlay District Lot: Block: Sub:

THE GOLF CLUB OF TN

1000 GOLF CLUB DR

Kingston Springs, TN 37082

david.yoder@dbibeverage.com



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: 2.21.24
 Property Address/Location: 121 B LUYBEN HILLS RD.
 Property Owner's Name: SANJIV PATEL
 Property Owner's Address: 121 B LUYBEN HILLS RD.
 Property Owner's Primary Phone #: 615.686.8604 Secondary #: _____
 Property Owner's Email: _____
 Applicant's Name: SANJIV PATEL
 Applicant's Email: _____ Applicant's Phone #: 615.686.8604
 Signature of Applicant: James K... [Signature] 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)
- 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. \$1,150.00

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: \$ 150.00

Recording Fee (if applicable): \$ _____

Pass Thru Fee (if applicable): \$ _____

TOTAL FEES DUE: \$ 150.00

Date Paid: 2.21.24

Amount Paid: \$ 150.00

Receipt Number: _____



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

Applications will be processed in the order received and will be completed as soon as possible once all required submissions are provided by the applicant.

Signage Permit Application

Property Owner Name: <u>Allure Wine & Spirits</u>
Project Address: <u>121 B Luyben Hills Rd.</u>
Phone Number: <u>615-378-1456</u>
Email:
Map/Parcel # (leave blank if not known):

INTERNAL USE ONLY
Permit #:
Expiration Date:

Contractor Information			
Company: <u>Knobel Signs</u>	Contact Person: <u>James Knobel</u>		
Address: <u>1115 Kingston Springs Rd.</u>	City: <u>Kingston Spgs</u>	State: <u>TN</u>	Zip: <u>37082</u>
Phone: <u>615-686-8604</u>	State of TN License #:		
Cell: <u>same</u>	Cheatham County Business License #: <u>1000744042</u>		
Email Address: <u>KnobelSigns@gmail.com</u>	NOTE: Include Copies of Licenses with Application		
Scope of Work: <u>1 set channel letters on Raceway over canopy and add 4'x5' sign under price sign at road.</u>			

Project Information	Number of Signs being requested: <u>2</u>		
Project Address: <u>121 B Luyben Hills Rd.</u>	Sign Materials: <u>Aluminum / Plastic</u>		
Sign Dimensions: <u>Building 18" x 260"</u>	Sq. Footage: <u>32.6</u>	Project Value: \$ <u>5700-</u>	
<u>ROAD 4' x 5'</u>	<u>20</u>		

Type of Sign: <u>Building</u>			
<input type="checkbox"/>	Construction/Development	<input type="checkbox"/>	Monument
<input type="checkbox"/>	Temporary	<input checked="" type="checkbox"/>	Pole
<input type="checkbox"/>	Banner	<input type="checkbox"/>	Projecting
<input type="checkbox"/>	Directional	<input type="checkbox"/>	Billboard

NOTE: All signs must be in compliance with Kingston Springs Sign Ordinance 05-012

The information submitted in this Project Application may be used by the Town of Kingston Springs and/or any of its contractors or consultants. By signing below you certify that you are the owner of record of the named property, or that the proposed work has been authorized by the owner of record and that you have been authorized by the owner to make this application as his/her/their authorized agent. You agree to conform to all applicable laws, statutes, ordinances, and codes of this jurisdiction, including those adopted by reference. If the Town issues a permit for the work described in this Project Application, you certify that the Towns Code Enforcement Official or the Code Enforcement Official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the laws, statutes, ordinances, and codes applicable to such permit. I certify that the information and exhibits herewith are true and correct.

Property Owner Contractor

Signature: James Knobel Print Name: James Knobel Date: 12/19/23

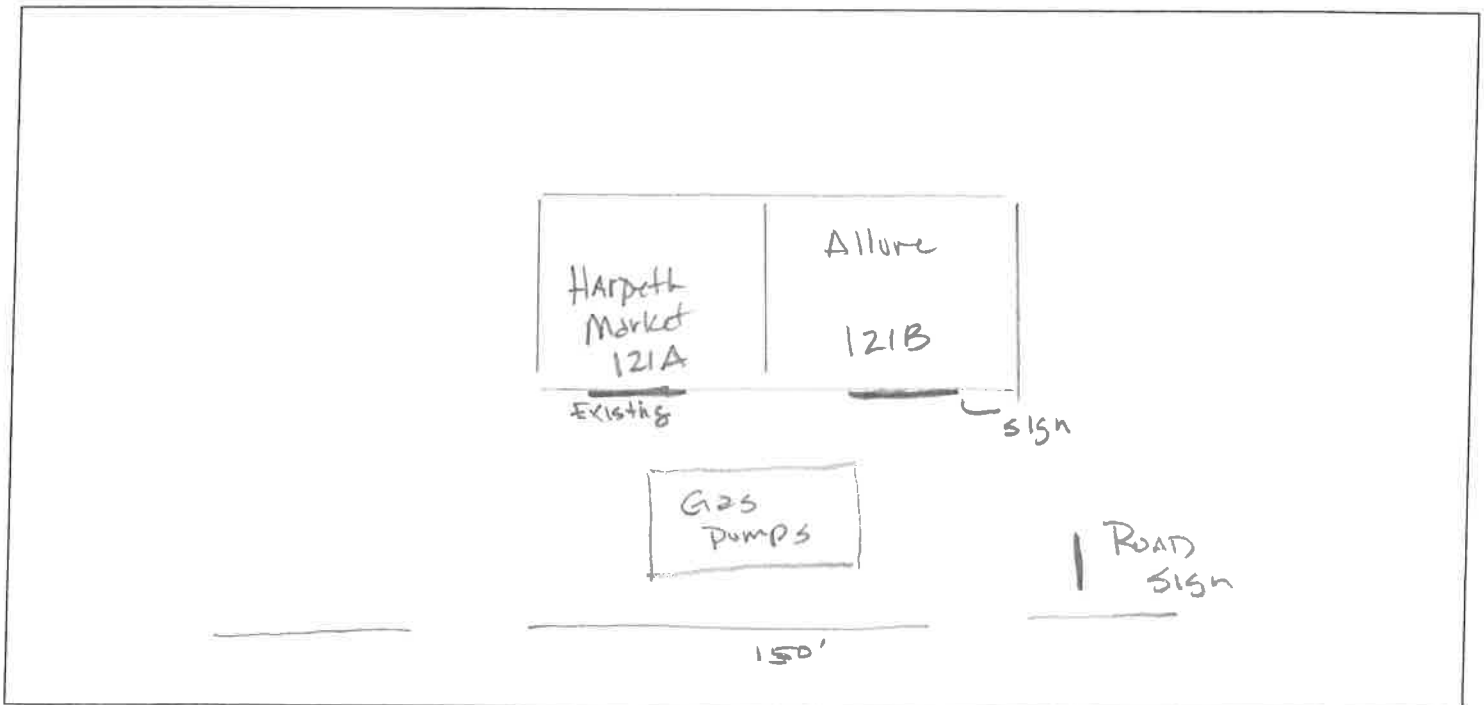


Town of Kingston Springs
Building and Codes Department
PO Box 256
396 Spring Street
Kingston Springs, TN 37082
615-952-2110

Site Plan

(May include on separate sheet)

	Distance to and location of any critical area, such as stream, creek, river, irrigation ditch, floodplain
	Include location, type, square footage, and date of original permit of ALL EXISTING SIGNAGE
	Street frontage
	Access/Driveway
	Lot lines and dimensions
	Location of all structures and specific use (any new buildings will require building permits)
	Location of well, septic, and drain field
	Distances between all structures and property lines
	Easements and/or right-of-way and any overhead or underground utility lines



I hereby certify that all work related to this application will be performed in accordance with all applicable Town and State laws and codes pertaining to building construction, and demolition and the information submitted and contained herein is accurate and correct. I further certify that I am the owner of record or an authorized agent of the property owner listed on this application and have authority to make application for work to be performed.

Property Owner Contractor

Signature: James Knobel Print Name: James Knobel Date: 12/19/23



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

REVIEW and INSPECTION PASS-THRU CHARGES

Per Section 20-301 of the Kingston Springs, Tennessee Municipal Code the town has the authority to pass-thru charges incurred by Town staff or consultants related to project review or inspection that may be required on a per project basis:

Ordinance 04-009. Section 20-301. Oversight and Project Site Inspection Charges.

1. All owners, developers and applicants, individually or by their authorized agents, employees or servants, seeking municipal approval for any proposed development/improvement of land by: subdivision, planned unit development, site plan, special exceptions approved by the board of zoning appeals, use changes, landscape plans, sketch plats, preliminary plats, final plats, construction plans, grading plans, roadway plans, drainage plans, wastewater facility plans, matters requiring the establishment of performance bonding, dedication of easements and facilities/structures associated with any of the foregoing, shall be responsible for the reimbursement to the Town of Kingston Springs for all actual review charges including, but not limited to, engineering review, engineering oversight and project site inspection charges/fees for services incurred by said town by virtue of, and as relate to the foregoing, by the town's designated consulting engineer and/or his appointed designee, City Attorney or any other designated consultant rendering services ancillary to the foregoing for and on behalf of the municipality.
2. All actual charges to be reimbursed to the municipality shall be paid within fifteen (15) days from the date of billing by the municipality. In the event said reimbursed charges are not paid, timely, any permit or approval before given or issued shall become void and default may be declared upon any performance bonding posted with the Town of Kingston Springs.
3. Notwithstanding all of the foregoing, certain charges shall be paid at the time of submittal or time of application is made to the town or its planning commission as a base minimum, all of which is set forth on Appendix "A" of the Municipal Code hereto and of which is incorporated by reference herein.
4. This ordinance is not deemed to be a tax but is to offset actual incurred expenses of the municipality for an owner, developer and applicant seeking development of land and improvement of lands within the municipality. (Ord. #95-001, April 1995, as replaced by Ord. #04-009, Sept. 2004)

I have read Section 20-301 of Ordinance 04-009 and understand that I am responsible for all review and inspection fees to be reimbursed to the Town of Kingston Springs.

Signature: _____

Date: _____

12/19/23



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

SETBACK REQUIREMENTS

It is the responsibility of the applicant to comply with the placement of any improvements on a lot (footings, foundation, etc.) in accordance with the minimum required building setback lines on the front, rear, and side of the property. These requirements are set by the Zoning District the property is located in, as well as by other plans, plats or restrictive covenants of record. The Town of Kingston Springs and its planning commission will gladly provide information on setback requirements established by the town's zoning ordinance, but is not responsible for providing information or enforcing requirements from plats of record or restrictive covenants.

The applicant must determine that all minimum setback requirements are met and are strongly encouraged to use a licensed surveyor to establish certainty. Additionally, it is the applicant's responsibility to place the improvement within the building envelope and not encroach upon restricted lot areas such as the septic disposal field and public utility and drainage easements. Should this office question the placement of the building at the time of the footing inspection, a surveyor's certificate will be required. Failure to comply will not guarantee a variance will be granted or required. However, it may have a financial impact on the applicant with regard to third parties such as a mortgage lender. If you have any questions, please contact the Building Inspector.

ZONING REQUIREMENTS

It is the responsibility of the applicant to comply with the placement of any improvements on a lot (footings, foundation, etc.) in accordance with the minimum required building setback lines on the front, rear, and side of the property. These requirements are set by the Zoning District the property is located in, as well as by other plans, plats or restrictive covenants of record. The Town of Kingston Springs and its planning commission will gladly provide information on setback requirements established by the town's zoning ordinance, but is not responsible for providing information or enforcing requirements from plats of record or restrictive covenants.

The applicant must determine that all minimum setback requirements are met and are strongly encouraged to use a licensed surveyor to establish certainty. Additionally, it is the applicant's responsibility to place the improvement within the building envelope and not encroach upon restricted lot areas such as the septic disposal field and public utility and drainage easements. Should this office question the placement of the building at the time of the footing inspection, a surveyor's certificate will be required. However, it may have a financial impact on the applicant with regard to third parties such as a mortgage lender. If you have any questions, please contact the Building Inspector.

I have read and understand the Town of Kingston Springs policy regarding setback and zoning requirements and I hereby certify that all work related to this application will be performed in accordance with all applicable town, and state laws and codes pertaining to building construction, and demolition and the information submitted and contained herein is accurate and correct. I further certify that I am the owner or an authorized agent of the property owner listed in this application, and have authority to make application for work to be performed.

Signature James Knobel Print Name James Knobel Date: 12/18/23

OFFICE USE ONLY

APPLICANT DO NOT WRITE BELOW THIS LINE

ZONING COMPLIANCE / PLANNING AND ZONING REVIEW AND COMMENTS:

Approved/Rejected:

Zoning/Land Use: _____ Date: _____

Building Official: _____ Date: _____

****DOUBLE PERMIT FEES WILL BE CHARGED FOR WORK STARTED PRIOR TO OBTAINING PERMITS****

Permit Fees:

Signage Permit (per unit): \$75.00 (32690)

Pass-Thru Charges (if applicable): \$_____ (13270)

Pass-Thru Reason: _____

TOTAL PERMIT FEE: _____

Date Paid: _____

Amount Paid: _____

Receipt Number: _____



STATE OF TENNESSEE
DEPARTMENT OF REVENUE

Business Tax Filing Status Certificate

February 19, 2023



KNOBEL SIGNS
1115 KINGSTON SPRINGS RD
KINGSTON SPRINGS TN 37082-9278

Letter ID: L1801551936
Account ID: 1000744042-BUS
Account Type: Business Tax

Dear JAMES L. KNOBEL:

This certificate confirms the business tax filing status of Wholesaler for the above-named taxpayer. The certificate is valid beginning April 18, 2023 and expiring on April 15, 2024 for the following location:

Location ID: 0104348949
Location Address: KNOBEL SIGNS
1115 KINGSTON SPRINGS RD
KINGSTON SPRINGS TN 37082-9278

According to Tenn. Code Ann. § 67-4-720, a vendor that receives a certificate from a customer shall not owe additional tax, nor be refunded tax, based on a retroactive change in the customer's filing status as a wholesaler or retailer during the certificate's effective period.

The taxpayer may furnish its supplier(s) with a **COPY** of the enclosed certificate upon vendor(s) request. Vendors may rely on the certificate for transactions occurring during the certificate's effective period for the purpose of determining their business liability. The original certificate should be retained **for the taxpayer's records**. The vendor must maintain a file copy as evidence of their business tax filings.

Tennessee Department of Revenue

Business Tax Filing Status Certificate

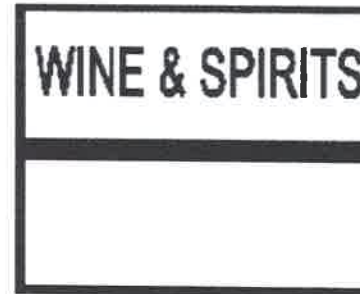
Location Address:
KNOBEL SIGNS
1115 KINGSTON SPRINGS RD
KINGSTON SPRINGS TN 37082-9278

Effective Period Begin: April 18, 2023
Effective Period End: April 15, 2024
Filing Status: Wholesaler
Location ID: 0104348949



18" Channel Letters Logo & ALLURE
16" Channel Letters WINE & SPIRITS
Illuminated by Low Voltage LED's

Road Sign



4' x 5'
Located under
Price Sign

ALLURE Wine & Spirits
121B Luyben Hills Road

Knobel Signs
1115 Kingston Springs Road
Kingston Springs, TN 37082
615-686-8604

TOWN OF KINGSTON SPRINGS

Design Review Committee Design Guidelines Manual



PREFACE

The Town of Kingston Springs, a picturesque community located only 30 minutes west of Nashville in Cheatham County, is a community rich in history, heritage and community pride. A variety of businesses operating within the Town offer amenities that enhance the quality of life for its residents. Community services including award-winning schools and a variety of churches, combined with a peaceful country setting, offer an outstanding environment in which to raise a family or start a business.

Established in 1807, Kingston Springs has always held its small town charm in high regard, and therefore, it seeks to maintain that charm and character by ensuring attractive and quality residential and commercial development. The City Commission, town administration, and citizens of Kingston Springs desire to protect the established character of the community by developing, enacting, and maintaining an architectural and aesthetic vision for all development. This vision consists of I) the Design Review Commission, a body of citizens appointed to review and approve all proposed commercial and multi-family building(s) exterior appearances, including the architecture, landscaping, signs, site lighting and non-residential entrances, and 2) a Design Guidelines Manual, a collection of the principles and design standards that the Design Review Commission applies to the applications it reviews.

The primary goals of this architectural and aesthetic vision are to protect the community's identity, enhance and protect property values, and promote economic development. These factors, as they relate to the aforementioned commercial and residential development, are critical elements in developing and maintaining an attractive and thriving municipality. Through the successful implementation of the Design Review process and guidelines, the Town of Kingston Springs intends to secure its character, heritage, and small town charm for many generations to come.

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I. INTRODUCTION

A. WHAT IS DESIGN REVIEW

The purpose of Design Review is to protect the established character of the Town, and to ensure that new development, or changes to existing development, are consistent with the Town's aesthetic vision. Design Review serves to preserve the unique character of Kingston Springs and to provide cohesive development standards and consistency with adopted Open Conservation principles.

The Design Review process considers a wide range of design issues. These include such things as open space and natural features, building scale and massing, architectural design, signs, landscaping, site lighting, utility connections and storm water detention/retention areas, etc. Each issue considered may appear individually insignificant. However, collectively, they can contribute to a successful, quality project.

Design Review is an important tool for protecting community character and enhancing community appearance and property values. It encourages the Town to look beyond the specifics of a proposed development to consider its context and how a project will fit and complement its surroundings. Design Review benefits the community and individual property owners in many important ways:

Protect Community Identity

Kingston Springs has a small town charm and unique history that should be preserved and enhanced. Additionally, Town leaders desire to improve the community's existing high quality of life and make the Town more attractive for investment. Design Review provides guiding principles to protect these assets for current residents and future generations.

Enhance and Protect Property Values

Design Review serves property owners by ensuring their investment will be protected. Just as traditional zoning prevents landfills from locating in a residential neighborhood, Design Review seeks to ensure that the character of the neighborhood is maintained. Improvements in the quality of design stabilize and, in some cases, enhance the value of private property.

Promote Economic Development

Design Review is an especially important tool for commercial districts where increased private investment and maintaining an image of vitality is a common community goal. Areas such as the Corridor to Interstate 40 (Luyben Hills Road), Main Street and Kingston Springs Road will increasingly rely on Design Review to protect and enhance public and private investments, and to support and encourage new development.



B. BASIS FOR DESIGN GUIDELINE STANDARDS

The Town of Kingston Springs City Commission created the Kingston Springs Community Design Review Commission (DRC) by ordinance (Ordinance 2009*001) in March 2009. The DRC is governed by the following provisions:

1. Composition:

The DRC shall consist of nine (9) members and should be composed of the same membership as the Kingston Springs Municipal Regional Planning Commission.

It is desirable that at least one architect and one engineer serve on the board at all time, however, an individual with building experience may be substituted for the architect and an individual with construction experience may be substituted for the engineer, should there be no one to serve in those positions.

2. Vacancies:

Vacancy of members of the DRC should be filled in the same manner as those adopted by the Kingston Springs Municipal Regional Planning Commission.

3. Meetings:

Meetings of the DRC should be held on the second Thursday of each month at 7:00 p.m., prevailing time, at the Town meeting hall or such other place as may be designated by the Chairman. The Chairman is vested with the authority to cancel a meeting should there be no business to come before the DRC. A majority of the DRC may adopt rules and regulations to govern the procedure before the DRC.

The requirements of a quorum of the DRC to conduct formal business: Sixty percent (60%) of the total membership of the board shall constitute a quorum, and the affirmative vote of a majority of the members serving on the board shall be necessary for any action to be taken by the board. The members shall serve without compensation, but each member shall be entitled to reimbursement for such member's actual and necessary expenses incurred in the performance of such member's official duties as established by the board. (Source: Tenn. Code Ann. § 13-13-104)

4. Responsibilities:

It shall be the duty of the DRC to develop general guidelines and specific review procedures for construction or development of all non-residential properties, multi-family residential properties, and any entrances to nonresidential developments and to apply such procedures in either approving or disapproving proposals for such improvements in the Town of Kingston Springs.

5. Building Applications - Submittals to Committee:

Prior to application for a building permit all non-residential properties, multiple family residential properties, and any entrances to nonresidential developments shall be submitted to the DRC, along with plans, elevations and detailed landscape plans (distinguish how different from zoning requirement). A preliminary submittal prior to completion of detailed plans and specifications is recommended but not mandatory.

6. Building Applications - Due consideration

Within 30 days after an application shall have been submitted to the DRC, the Town staff shall examine same and present it to the members of the Committee for examination and determination of whether the proposed structure will conform to proper urban design standards and be conducive to the proper architectural development of the Town. At said meeting, the DRC shall examine the plans, elevations, and specifications, and any other evidence that may be pertinent or requested. The applicant or his representative is required to

appear at the Committee meeting. The DRC shall act as expeditiously as practicable and in no event shall any applicant be caused unreasonable delay.

7. Building Applications - approval or disapproval

At said meeting or at any meeting within fifteen (15) days subsequent thereto, the DRC shall approve the application if, in its opinion, the proposed development will conform to proper design standards and be conducive to the proper development of the Town. The DRC shall disapprove and return the application if it determines that the proposed development will be unsightly or unsuitable in appearance or detrimental to the environment of the community. However, the DRC may make comments and recommendations if it sees fit, toward the end of informing the applicant, the building official, and the City Commission why the proposal is unsuitable and what might be done to help bring it into conformance.

8. Building Applications - issuance of permit:

If the DRC approves the application, the Town staff may submit the plans to the building official for the permit. If the DRC returns the application with its disapproval and recommendations, the Town staff shall not submit the project for a building permit until such time as appropriate changes have been made and resubmitted in such form that meets the approval of the DRC. If, in the opinion of the Chairman of the DRC, the re-submittal clearly meets the design standards and recommendations of the DRC, he or she may approve the application for the Committee without further delay.

9. Appeals:

In the event any application is refused by the building official under the provisions of these Guidelines, the applicant may appeal to the City Commission to review the decision of the DRC at a regular meeting of the City Commission. At said hearing, the City Commission shall listen to all parties who desire to be heard and after said hearing shall approve or disapprove the application. If the City Commission approves, the project may be submitted to the building official for approval.



C. PURPOSE OF THE DESIGN GUIDELINES MANUAL

This manual is intended to identify the principles and design standards that the DRC will apply to the applications before them. These standards do not reproduce all the specific requirements stated in the Zoning Ordinance, Subdivision Regulations, or other applicable development standards and regulations. DRC approval does not relieve the applicant of compliance with the existing Zoning Ordinance and Subdivision Regulations. Property owners, developers, architects, builders, business owners and others should consult these standards when considering redevelopment or new construction prior to preparing their plans. These standards are intended to complement the Town's ordinances and regulations by providing a graphic explanation of what is intended. In the event that there is a conflict between these standards and other Town ordinances/codes, or other standard(s) adopted by any Town board or commission, the more stringent shall apply.

The design standards do:

- *Provide developers and design professionals with a clear and equitable set of parameters for site and building design.*
- *Identify important design elements that are to be maintained or enhanced.*
- *Encourage high quality development through recommended appropriate design approaches.*
- *Provide for reasonable, logical, and timely review and appeal procedures.*
- *Maintain as well as enhance the quality of life for Town of Kingston Springs residents.*

- *Reinforce civic pride of the Town's citizens through attractive development.*
- *Protect and enhance property values.*
- *Increase awareness of aesthetic, social, ecological, and economic values.*
- *Create a "sense of place".*

The design standards do not:

- *Discourage growth within the Town of Kingston Springs.*
- *Dictate stylistic design approaches or restrict creative design solutions*

II. COMPATIBILITY, SITE DESIGN AND MASSING

A. COMPATIBILITY AND SITE DESIGN

1. Evaluate existing site conditions and identify site and surrounding features. Design with the existing natural and cultural features of a site. Provide a design strategy that is compatible with these features and enhances their qualities.
2. Site design should consider adjacent land uses and design, site size, location, vehicular and pedestrian movement, interconnectivity, ingress/egress, and the proposed use of the site.
3. Provide vehicular, bicycle and pedestrian connectivity. A well-designed, highly-connected network helps reduce the volume of traffic and ultimately improves livability in communities by providing alternative routes. Pedestrians should be able to access adjacent uses without getting in a vehicle to do so.
4. Streets should have vistas and terminate on a prominent building façade, large existing trees or views to open space. Dwelling units should not align or look down alley ways.
5. Development sites with multiple buildings should contain compatible design elements and a strong visual relationship between buildings. Landscaping and exterior architectural elements should be compatible.
6. Building forms shall be tailored to fit within the existing topography of the site and the site features specifically existing trees and vegetation.
7. Buildings are viewed in context with other buildings in the immediate vicinity and design shall indicate how they are compatible in regards to mass, placement, scale, and proportion of window openings, entryways, roof types, and the degree of detail.
8. Buildings should reflect the unique style of the Town and not develop according to a standard “corporate” or “franchised” style typically found with big-box or other national businesses.

B. MASSING

The building massing and scale plays a key role in the character of the development. The design should be focused on how the project fits within the community.

1. Building massing and orientation should place strong visual emphasis on the street in order to activate public space and streetscape.
2. To create a coherent streetscape, buildings should maintain a similar floor to floor height along a block, allowing for exceptions associated with a special uses such as an entryway.
3. Large, monolithic buildings are discouraged. Use smaller sub-volumes in the massing of a building to create a transition in size to adjacent residential structures that are smaller in scale.

4. All buildings are encouraged to encompass three defined elements: a “base” consisting of storefronts and belt course; a middle zone that is less detailed than the other two areas; and a “cap” consisting of a eaves, cornice, etc. at the top of a building. Buildings may have appropriate form and proportion as reflected in the tradition of vernacular, historic buildings. Buildings should face the street with the façade aligned with the front property line. Angled or non-rectilinear buildings, unless relating to the street alignment, may be considered inappropriate.
5. The building should maintain a consistent line along the front setback except to provide recesses for architectural interest. Acceptable examples include a special corner feature, outdoor dining or mid-block pedestrian passageway.
6. Buildings should establish a rhythm with variations in windows, doors, trim and balconies for added visual interest. Wall offsets, breaks in roof/cornice line, and material changes provide longer buildings distinct massing & vertical proportioning.
7. Building Orientation
 - a) Buildings should be oriented such that their main entrances are visible from the public right-of-way and streets located therein.
 - b) Building service areas, loading and utility areas should not be visible from public streets. Such service areas should be located behind the facade of the main structure. Review of local sanitation company criteria is essential in the placement and number of sanitation collection service areas.
 - c) Primary entrances to office and retail buildings should be oriented to the public right-of-way, with secondary entrances opening to parking areas.
8. Corner Lots
 - a) Buildings on corner lots should be designed to have two fronts and should have special architectural elements, such as wrap-around porches and building massing to accentuate corners and terminating views.
 - b) Corners lots should generally be larger in size than adjacent lots.

III. ARCHITECTURAL CHARACTER

Building design and architectural character is a key element in the built environment that contributes to Kingston Springs’ success and prosperity as a community. The building design guidelines contained herein are intended to help protect the integrity and enhance the value of the Town’s existing neighborhoods by articulating to the development community those design values and preferences that the Town has determined will result in a high-quality built environment and improved quality of life.

Prototype designs shall be adapted to reflect the Town of Kingston Springs design standards and should be compatible with the site’s immediate surroundings. Careful siting, site design, use of compatible materials and colors, and landscaping are some of the ways that a franchise design is expected to adapt to blend with its surroundings.

A. BUILDING HEIGHTS

Building heights shall conform to the Town of Kingston Springs Zoning Regulations. Building heights are specifically regulated not to exceed 35 feet in height in all commercial and office zone districts. A maximum of 35 feet height is permitted within the industrial district. The height limitations shall not apply to civic buildings with belfries, cupolas, spires and domes that are not intended for human occupancy; however all architectural features listed above shall be subject to review by the DRC.



B. FACADES

1. Consideration should be given to create a strong front building façade wall that provides discernible features, depth and does not appear architecturally flat. Buildings should have a storefront, porch or stoop at entrances. The DRC may require commercial buildings to provide a more traditional storefront or porch in order to reflect the unique style of the Town.
2. Buildings should avoid a long uninterrupted facade plane. Blank walls shall be avoided. The maximum permitted width of an uninterrupted plane shall be 25 feet as viewed from the public right-of-way. Longer width may be considered for industrial uses or facades not seen from the public right-of-way and/or public open spaces. Buildings that have long walls should use varied setbacks or architectural details to reduce the perceived length and mass of the building.
3. Facades along public streets shall be treated in a manner which creates an attractive and inviting pedestrian street-front. Undifferentiated and bland facades that are visible from the public right-of-way are discouraged.
4. Facades that appear flat or “Stage-set” facades are not acceptable. Aesthetic considerations go beyond the primary elevation of the building. The materials and colors utilized on the street

face shall wrap around corners and should continue on the sides and rear of the structures to create visual depth.

5. Where a clearly established development character and scale exist, new in-fill development should include the key design elements of surrounding buildings with respect to windows, doors, rhythm of bays, detailing, roof forms, materials and colors.
6. Rear and side facades, if visible from public streets, shall be similar to the primary facade in their architectural treatment. Materials should be of high quality (See D: Materials).
7. Window and door openings shall have proportions similar to those on adjoining buildings.
 - c) Pilasters, variations in the roof line or parapet wall, and building wall recesses shall be used to break up the mass of a single building into distinct vertical bays which maintain a rhythm to surrounding buildings.
8. Use of Similar Building Materials in a Commercial Center
 - a) In order to achieve unity between all buildings in a Commercial Center, all buildings in the center, including out parcel buildings, shall be constructed of building materials from the color and materials palette approved for the center.
 - b) A comprehensive building materials and color palette shall be submitted to the Design Review Committee for approval with the first building of a commercial development.
9. Use of Similar Architectural Styles or Theme in a Commercial Center.
 - a) A consistent architectural style or theme should be used throughout a Commercial Center, in particular, to tie out parcel buildings to the primary building(s).
 - b) Building entrances are appropriate locations to express individual building character or identity.
10. Where a site or building is not part of a Commercial Center, the architecture should consider surrounding sites in terms of building materials, colors and architectural style. These buildings should blend within the development. The intent is not for all developments to look the same, but to have developments of high quality design and materials that transition well from surrounding developments where stark contrasts are not evident to the visitor or passerby.

C. ROOFS

In order to enhance the architecture, roofs should draw upon historical precedents. This may include both typical “flat” façade with parapet walls along the street edge and colonial sloped roofs including gable, hipped, shed roofs and dormers.

On all buildings where the facade wall meets the roof provide articulation and detailing such as extended parapets, projecting cornices or decorative moldings to give the roof/cornice area proper visual weight and proportion to the building.

1. Pitched roofs are recommended to have slopes between 3:12 and 12:12; however, alternative roof forms or pitches may be considered for small roof sections over porches, entryways, or similar features.
 - a) Breakup long pitched roof lines with offsets and dormers.
 - b) Pitched roof heights from eave to peak should not exceed the height from grade to eave - meaning the roof should not be taller than the building wall supporting the roof.
2. Parapets are recommended to be used on sloped roofing 1-in-12 or less and should wrap corners by a minimum of 18" on corners or if the adjoining building is recessed.
 - a) Parapet walls fronting a street may include three-dimensional cornice treatments so not to appear flat.
 - b) Cornice lines should relate between buildings to help unify the architecture along both sides of the street, when appropriate.
 - c) The form of the roof or cornice should hide mechanical equipment and roof penetrations, such as plumbing stacks and vents, from view of streets and sidewalks.
3. Green roofs, which can be used to mitigate stormwater and may extend the life of the roofing membrane, are encouraged. Other sustainable solutions, such as solar panels, are also encouraged on roofs but should be incorporated into the overall design.

D. MATERIALS

Exterior building materials shall be high quality and durable materials subject to the following:

1. Primary façade materials should wrap around exterior corners. A change in material should occur only at inside corners; changing at exterior corners is inappropriate.
2. Primary Building Materials: The primary materials for exterior wall surfaces, exclusive of all windows, doors, roofs and walkway covers, shall be natural materials such as clay brick, stone, marble, limestone and wood. Cement stucco and fiber cement board may also be used as primary building materials. Other materials may be considered on a case-by-case basis, but in no case shall the primary building material be a material simulated to give the appearance of the above-listed primary building materials. In consideration of alternate materials, the Design Review Committee and the design professional should consider the architectural style of the building, and collaborate in selecting appropriate materials for the architectural style.
3. Secondary Building Materials: Secondary materials for exterior wall surfaces may be used for up to 10% of the elevations, exclusive of all windows, doors, roofs, and walkway covers, for the purpose of accent. Acceptable secondary building materials include precast concrete, exterior insulation and finishing systems (EIFS), or precast concrete, and textured block.
4. For industrially-zoned properties tilt-up concrete wall panels may be used, except for frontage along Kingston Springs Road, the corridor locations adjacent to Interstate 40 or Highway 70 or other major corridors as determined by the DRC. No more than 60% of the wall area, exclusive of all windows, doors, roofs, and walkway covers, visible from the public right-of-way and public open space may be constructed of tilt-up on a building's exterior. The remaining area visible to the public shall be those materials listed above for the primary

building materials. The DRC shall have the discretion to permit metal facades on the side and rear of a building not generally visible from a public right-of way, and where that side or rear elevation of the building does not abut a residentially-zoned property.

5. Where the rear of the building is not/will not be visible from the public right-of-way or ingress/egress easement and does not abut a residential development or zoning district, the DRC may consider up to 50% of the rear of the building to be constructed with secondary building materials. This exception will be reviewed on a case by case basis with the burden of proof lying with the applicant on the question of visibility.
6. Non-preferred exterior building materials on non-industrially zoned properties, exclusive of all windows, doors, roofs, and walkway covers, include the following: exposed or painted concrete block, metal, plywood, synthetic stucco, vinyl or aluminum siding, plastic materials (including pvc and urethane trim), or similar products.
7. Exterior finish colors should fit into the context of the built environment. Subtle earth tones are preferred over stark or bright colors. Full chroma colors are discouraged but may be approved for building accents.
8. The color of door and window framing systems should be compatible with the overall design of the building.

IV. STREETScape AND SITE ELEMENTS

A. STREETScape

Active, attractive streets are critical to the growth and future success of Kingston Springs. Streets are an important part of creating livable communities and should be created with everyone in mind, whether young or old, motorist or bicyclist, walker or wheelchair user, bus rider, shopkeeper or café patron.

All Streets consist of vehicular lanes and the streetside zone. The vehicular lane widths should correspond with the adjacent land use i.e. wider lanes for denser uses. The vehicular lanes may provide parking capacity and may include dedicated bicycle lanes. The streetside zone contributes to the urban character of each neighborhood. It may include pedestrian paths, landscaped planters, street furnishings, lighting, and street trees.

All streetscapes shall adhere to the following provisions:

1. Limit curb cuts by providing shared access or utilizing alleys for vehicular access.
2. Street Trees: Tree species are an essential component of the streetscape design. All landscaping shall be installed and meet the quality requirements outlined in the American Standard for Nursery Stock, vigorous, healthy and free of diseases or infestations.
 - a) Street trees shall be planted approximately 40 ft on center and be a minimum of 2.5 to 3 inch caliper upon time of planting and limbed up to 7 ft. Street trees must be maintained and replaced if dead. Street trees type, exact cultivar, and placement must be coordinated with the DRC as lots/ parcels are developed.
 - b) Avoid the bucket effect: when planting trees, provide non-compacted soil for roots to extend beyond the placement of the plant.

- c) Tree grates shall be modular and allow for removal as trees grow.
- 3. The sidewalk should be set back a minimum of five feet (5') from the back of the curb with limited exceptions including where plaza spaces are provided and extend to the curb. Sidewalks should be incorporated within a landscaped pedestrian way, street trees shall be planted between the curb and sidewalk, unless such plantings would interfere with overhead utility lines or underground utilities. In such cases ornamental trees shall be planted behind the sidewalk and shall be of a species that will not interfere with overhead wires at maturity. Coordinate with standard road sections and existing conditions.

B. SITE ELEMENTS

Site elements, such as furniture, amenities and public spaces within a site contribute to placemaking and the visitor's overall experience. The addition of site elements may not be appropriate on all sites. However, coordinated and well-placed elements can provide for a greater sense of community, create places for people to gather, focal points and prominence of a site.

- 1. Furniture
 - a) Furniture should be provided to allow for visitor resting places, eating or gathering.
 - b) Furniture should be of high-quality materials and should coordinate with the scale and design of the development.
 - c) Furniture colors should be of a natural color.
 - d) Colors such as cream, black and dark green are appropriate.
- 2. Outdoor Dining
 - a) Restaurants are encouraged to provide for outdoor dining spaces.
 - b) The use of any umbrella covering shall be coordinated with the character of the development in terms of color and design.
 - c) No commercial signage on umbrellas should be visible from the public right-of-way.
 - d) Canvas umbrellas should be of a flame-retardant, mildew-resistant fabric.
 - e) Outdoor dining areas should be kept clean and free of litter.
- 3. Art, Water Features
 - a) The use of public art, water fountains and other water features and architectural elements that enhance the site may be appropriate.
- 4. Miscellaneous
 - a) Coordinated trash receptacles made of metal, wrought iron, stone or other durable material.
 - b) Planters made of durable materials should be compatible with other site elements.
 - c) Bike racks should be provided and located so as not to interfere with vehicular and pedestrian circulation.

V. LANDSCAPING AND SCREENING

Landscaping can add value, create pleasant spaces that attract people, and help to develop a distinctive identity in a district. By enhancing, preserving and protecting the scenic landscape, new projects can help reflect the area's natural heritage and provide a pleasing local environment. See Kingston Springs Zoning Ordinance Section 3.15 for Landscape treatment.

A. LANDSCAPE PLAN GENERAL PROVISIONS

1. Preserve existing trees. Preserving mature trees in new developments helps to create value and a sense of place. Removing trees can reduce the aesthetic, resale, or rental value of a property and negatively affect the character of the Town.
2. The removal or clear cutting of trees and other existing vegetation on undeveloped or underdeveloped sites is prohibited, except as otherwise permitted in accordance with an approved site and/or subdivision plan.
3. All new developments, whether public or private, and all existing commercial, industrial or multi-family residential property where the site or the exterior of the building is to be modified shall be required to submit a Landscape Plan stamped by a registered Landscape Architect.
4. Landscape plans shall include all designated common areas and open space. Landscaping should be located along the public boundaries of a site, including site entrances and parking areas, around buildings and building entries, and along drainage or storm water management structures and retention areas.
5. Landscaping shall define the building entries, as well as the entrances to the development from the public street. Landscaping should not impede visibility from entrances onto public streets and shall not conflict with pedestrian connectivity.
6. Prohibited Plant Materials: Any species designated invasive by the Tennessee Exotic Pest Plant Council's Invasive List. Recommended Plant Materials: Native and adapted plants that are naturally drought tolerant.
7. Rain gardens and bioswales are encouraged and should be used as a means of collecting and cleaning runoff from impervious surfaces.

B. OPEN SPACE

1. Open Space: Many types of Open Space are encouraged to serve the needs of both citizens and visitors for passive and active recreation. Public art, other amenities, and interactive features are encouraged in open spaces.
 - a) Calculations: Overall development should provide a minimum of 20% open space. Open space is classified as space used for active or passive recreational or resource protection purposes and not including the minimum lot area required for any housing type. Open space may include greenways, sports fields, landscaped parking islands, foundation plantings, buffer screening, bioswales, rain gardens, open lawns, pocket parks, playgrounds, and natural areas. Calculations for open space may not include buildings, parking facilities, driveways, and storage or service areas.

- b) Access: Open space should be easily accessible and, generally, lots should front onto open space. Buildings that are part of the same development as the open space and abut the open space shall have a minimum of one pedestrian entrance on the open space.
- c) Seating: Types of seating that are encouraged include movable individual seats, fixed benches, seat walls, planter ledges and seating steps.

C. SCREENING

When possible, surface parking, loading areas, dumpsters, HVAC units, electrical boxes and meters should be located out of the public view from the right-of-way. When it is not feasible or in the case of a conflicting land uses, provide landscaping to visual and physical separate and conceal areas from public view.

1. Surface Parking

- a) Parking area screening and landscaping standards shall apply to all surface parking lots including, but not limited to, public and private parking facilities, driveways and access aisles, the outdoor display of automobiles and other vehicles that are for sale or lease.
- b) All perimeter landscape strips visible from the public streets and open space should be screened with evergreen shrubs a minimum of 24" tall or may include a fence or wall.
- c) Parking areas shall be separated from adjacent side lot lines by a perimeter landscape strip a minimum of five feet in width minimum. However, two adjacent properties may share equally in the establishment of a 5ft min. planting strip along the internal common property line to screen parking. With a shared parking agreement and access, no screen on the internal common property line of the two owners is required.

2. Garbage collection areas including dumpsters, trash, refuse, compactors, and recyclable containers shall be set in a location that is at the rear of the buildings or site and shall not be located within any designated streetscape. The following criteria shall apply:

- a) Dumpster enclosures shall be located on a concrete pad of sufficient size to accommodate the desired number of receptacles.
- b) Dumpster enclosures shall be constructed of brick and/or masonry walls, and screened with appropriate plant material. The dumpster enclosure shall be constructed of a similar material from which the principal use was constructed.
- c) The screening of all dumpsters shall be at least two feet taller than the dumpster, but no more than eight feet. Doors shall be in a closed position when the dumpster is not being loaded or emptied and the doors shall have a usable latch to ensure that they can stay closed. The door framework shall be of metal construction.
- d) For compaction units the concrete pad shall have a floor outside drain, which ties directly to the sanitary sewer.
- e) For restaurants, exterior grease collection devices shall be located underground or within an opaque enclosure similar to the dumpster enclosure.
- f) Grocery cart storage should be concealed from public view. Storage of carts should be provided within the interior of the building, or if outside, be incorporated into the exterior design of the building frontage.

D. UTILITIES LOCATIONS

1. Gas, Electric Meters and Transformer Locations (subject to utility company requirements):
 - a) Plans shall show the locations of all meters, gas and electric and must be identified with the type of screening proposed utility meters shall be screened from public view with an opaque fence wall or evergreen hedge that screens objectionable views.
 - b) Transformers shall be screened with evergreen landscape materials of sufficient height and width at the time of planting. An area of fifteen (15 ') feet shall remain open on the side of the transformer used for access.
 - c) Mechanical equipment on roofs or sides of a building shall not be visible from streets. When mechanical equipment is ground mounted, screening shall include either an opaque fence or wall or a suitable evergreen hedge that screens objectionable view from the public.
2. Mechanical units, vents, plumbing and heating
 - a) The location of all ground and roof-mounted mechanical and air conditioning units must be identified on the plans with the type of screening proposed.
 - b) Ground-mounted mechanical and air conditioning units shall be screened from public view with an opaque fence, wall or evergreen hedge that screens objectionable views.
 - c) Roof-mounted mechanical and air conditioning units, vents and pipes must be screened from public view. Where parapets are used, they must be of a height to completely screen such items from neighboring properties and rights-of-way. Individual rooftop screens are not acceptable. Vents, pipes and other rooftop items on a pitched roof must be incorporated into the design of the building. The use of dormers is one way to conceal such items.

E. LANDSCAPE MAINTENANCE AND IRRIGATION

1. All planted areas installed by the developer should be privately maintained as originally designed and approved by the DRC for the life of the project. All dead and/or dying landscape material shall be removed by the property owner and replanted per the DRC's originally approved Landscape Plan.
2. Irrigation should be provided to ensure sufficient longevity and health of the planting areas on all new construction. Existing and renovated landscaped areas will be evaluated individually based on the complexities of providing irrigation.
3. Irrigation backflow preventers should be screened or concealed. Backflow preventers should not be located within a required streetscape area.
4. Irrigation systems should be installed below ground with spray hood flush with the ground surface but allow for drip or low-flow systems in plant beds, which are not typically below grade.

5. All landscaped parking islands should be irrigated or the applicant shall provide a hose bib within 100 feet of new plant material and a description of how the landscape maintenance will be provided.

F. STORM WATER MANAGEMENT

As more sites in the community are developed, the amounts of stormwater runoff increase. Impervious spaces such as buildings and parking lots contribute to the runoff but also lawn areas create significant amounts of runoff. By reducing lawn area and preserving or providing for forested or meadow areas, developments can mitigate adverse impacts and potentially lower infrastructure cost.

Managing stormwater at its source may reduce impact of peak water discharges on downstream facilities. The rate of post-development peak runoff at site boundaries cannot be greater than peak runoff stipulated in the *Town of Kingston Springs Stormwater Management Regulations*. Where site runoff requires detention areas, the areas shall be designed as a visual amenity for the site and be incorporated into the overall landscaping of the site. Techniques such as greenroofs, bioswales, rain gardens, porous pavement, overland drainage and detention ponds should be utilized to manage stormwater run-off.



All drainage shall conform to the Town of Kingston Springs Stormwater Management Ordinance and shall be approved by the Town Engineer prior to construction or alteration in the case of existing storm water facilities.

All detention areas shall incorporate the following standards:

1. Detention basins may should be designed to the standards in the *Town of Kingston Springs Stormwater Management Regulations*.
2. Landscaping shall be provided so as to provide a visual amenity within the overall landscaping of the site.
3. In basins that retain water, the water should not remain stagnant for over 48 hours. Fountains or other measures should be provided to aerate the water surface for wet ponds.

VI. LIGHTING

Exterior lighting plays an important role in the design of a development site, whether its function is to emphasize architectural features of a building, the landscape of the site, or to illuminate a parking area serving as a security measure. However, left unregulated, poor site lighting can result in the degradation of the nighttime visual environment as a result of obtrusive light trespass, glare and light pollution.

The site lighting standards contained herein are intended to regulate exterior lighting in order to reduce or prevent light pollution. This means to the extent reasonably possible the reduction or prevention of glare and light trespass, the conservation of energy, and the promotion of safety and security.

The DRC shall review a submitted Lighting Plan illustrating the style, location, height, and intensity of fixtures proposed, in addition to a Photometric Plan illustrating compliance with the required lighting levels.

A. GENERAL DESIGN CRITERIA

1. Lighting levels should meet the minimum standards as set forth in the Illuminating Engineering Society of North America (IES or IESNA, is an organization that establishes updated standards and illumination guidelines for the lighting industry).
2. All exterior illuminating devices shall be full-cutoff. Applicants should review *Guidelines for Good Exterior Exterior Lighting Plans* <http://www.darkskysociety.org/handouts/LightingPlanGuidelines.pdf>, which provides images of “acceptable” and “unacceptable/discouraged” fixtures.
3. The pole heights for all nonresidential applications should generally be in proportion to the building mass and relate the pedestrian. For the purposes of these standards, height shall be measured from the ground surface to the bottom of the lighting fixture.
4. The lighting of a structure or parking area should not cast light beyond property boundaries, and shall not, under any circumstance, exceed one foot candle at a commercial property line, or one-half foot candle at a residential property line.
5. Building mounted light fixtures shall not be located higher than the roofline, and shall have its lamp source shielded from view to minimize glare.
6. The use of creative lighting, such as uplighting, downlighting, accent lighting and facade lighting should be used to prevent glare with the fixtures being aimed away from the pedestrian or motorist.
7. Lighting levels shall be based on initial lamp lumens and 1.0 maintenance factor.
8. All lighting installations shall be maintained such that they continually provide acceptable luminance levels and glare control.

B. SITE SPECIFIC STANDARDS

1. Gasoline Station/Convenience Store Aprons and Canopies:

Light fixtures mounted under canopies should be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy.

- a) The sides (fascias) of the canopy should extend below the lens of the fixture twelve (12) inches to block the direct view of the light sources and lenses from the property line.
- b) Lights shall not be mounted on the top or sides (fascia) of the canopy, and the sides of the canopy shall not be illuminated.
- c) The lighting levels for new facilities (pump islands and under canopies) shall not exceed a maintained average horizontal illumination level of twenty (20) footcandles and should conform to IESNA recommended practices. Individual luminaire lamp wattage should not exceed 250 watts.

2. Parking Lots:

- d) All luminaires should be a full cut-off design, aimed downward and away from the property line.
- e) Maintained average horizontal illuminance at grade shall not exceed two and one half (2.5) footcandles and should conform to IESNA recommended uniformity.

3. Recreational Areas:

- f) Where playing fields or other recreational areas are to be illuminated, lighting fixtures shall be specified in the Photometric Plan, mounted and aimed so that the illumination falls within the primary playing area and immediate surroundings so that no direct light illumination is directed off site. No outdoor recreational facility, public or private, shall be illuminated after 11:00 p.m., except to conclude any recreational event in progress prior to 11:00 p.m.

4. Exterior Illumination of Building, Landscaping and Signs:

- a) The unshielded outdoor illumination of any building or landscaping is prohibited. Lighting fixtures used to illuminate an outdoor sign either shall be by directed ground lighting or mounted on the top of the sign, and shall comply with shielding requirements provided herein.

5. Exemptions:

- a) Municipal Roadway lighting, approved by the Town of Kingston Springs;
- b) Temporary exemptions with specific written permission from the City Commission, based on findings and a recommendation from the Planning Commission;
- c) Construction and emergency lighting-(Lighting necessary for construction or emergencies is exempt from these provisions provided said lighting is temporary and is discontinued immediately upon completion of the construction work or abatement of the emergency necessitating said lighting).

6. Prohibitions:

- a) Floodlights

- b) Searchlights
- c) Mercury Vapor fixtures
- d) Sag or drop lenses
- e) Neon is limited to signage (see signage section for requirements)

7. Town Standard Fixture:

- a) Ornamental site lighting and streetscape lighting shall be of an “acorn” style fixture matching the ornamental lighting along Main Street. See Figure 7.A



Figure 7.A

8. Required Submittals:

- a) A site plan drawn to scale showing building(s), landscaping, parking areas and proposed exterior lighting fixtures.
- b) Location of all post, canopy, supports and light fixtures, including the height of each fixture.
- c) Specifications of the illuminating devices, lamps, supports and other devices, including designation as IESNA "cut-off" fixtures.
- d) A photometric report with point-by-point spacing no greater than 10' x 10'. Report shall include minimum, maximum and average footcandle lighting levels, max-to-min ratio; uniformity ratio, and shall indicate the lighting level at the property line.
- e) Indicate the means intended for on/off control of exterior lighting fixtures.

VII. SIGNAGE

The Town of Kingston Springs permits a wide variety of signage intended to identify businesses and institutions, and to convey commercial and non-commercial messages alike. The primary purpose of the Town's sign standards is to promote the reasonable, orderly, and effective use and display of signs, while enhancing the physical appearance of the Town. Specific sign requirements, including the types of signs allowed and prohibited, dimensions, and siting restrictions are found in the Town of Kingston Springs Sign Ordinance.

A. GENERAL DESIGN CRITERIA

1. Signage should be consistent in size, material, and location within each development, and proportional to the building it is placed on.
2. Signage shall conform to the architectural character of the principal building in terms of style, location, size, configuration, materials, and color.
3. Sign logos shall be subordinate to the overall sign design.

4. The number of signs used should be limited to encourage compatibility with the building and discourage visual clutter.
5. A comprehensive Sign Policy is required for developments of two or more tenants outlining the colors, type, illumination, size, and location of all development signage. Signage should be consistent in size, material, location, and design throughout each development.

B. SIGN TYPES AND LOCATION

1. Wall Signs:

- a) Wall signs should be placed in a manner that does not obstruct or crowd architectural elements and detail that define the design of the building.
- b) Wall signs for commercial buildings can be located above the storefront, within the frieze of the cornice, on covered transoms, or on the pier that frames display windows or on flat, unadorned surfaces of the façade. Wall signs that extend beyond the building roof line are not permitted.
- c) Typical franchised box panel/cabinet wall signs are not permitted. Only channel letter signs shall be permitted for wall signs.
- d) Sign colors shall compliment the primary building or other signage for the project.

2. Ground Signs:

- a) Ground signs, including single tenant and project signs should emulate the materials and architecture of the principal building.
- b) The base of ground signs shall have a solid skirt that is landscaped.
- c) Ground signs should be located so as not to impede visibility at entrances, exits, and intersections.
- d) Sign structures for incidental signage (i.e. directional, traffic management, etc.) within commercial retail centers, shall be comprehensively approved by DRC and include appropriate materials with adequate screening of the base Single tenant ground sign that compliments architectural elements of principal building

3. Subdivision Entrance Signs:



- a) Subdivision entrance signs shall be constructed of quality materials such as brick and stone.
 - b) Subdivision entrance signs may be placed on one or both sides of the entrance.
 - c) Subdivision entrance signs shall be placed in a landscape easement or common open space and shall be maintained by the homeowner's association.
 - d) Subdivision entrance signs and their appurtenances (support structures, landscaping, etc.) shall not obstruct the "clear site triangle" established for motorists at the subdivision entrance. The "clear site triangle" shall be determined by the method prescribed in the most recent edition of AASHTO *Geometric Design of Highways and Streets*.
- ### 4. Sign Materials:
- a) Preferred sign materials include brick, stone, limestone, molded concrete, wood, raised individual non-corrosive metal or painted wood letters, painted letters on wood, metal, or glass, reverse channel letters, or channel letters.
 - b) Individual letters are strongly encouraged.
 - c) The use of plastic-faced cabinet signs are strongly discouraged.
- ### 5. Sign Illumination:
- a) The light for or from any sign shall be so shaded, shielded or directed that intensity will not be objectionable to surrounding areas.
 - b) No sign shall have blinking, flashing or fluttering lights or other illuminating devices that change light intensity, brightness or color.
 - c) Exposed bulbs shall not be used on the exterior surface of any sign. Neon tube lighting such as an "open" sign is permitted but limited to one per business and maximum of three (3) square feet in size.
 - d) Canopies and awnings shall not have back-lighting. Canopy signs shall not be illuminated. Beacon lights are prohibited.

- e) The use of external lighting with a shielded light source is encouraged. However, reverse-channel lighting is permitted.
6. Sign Colors:
- a) Use colors that complement the materials and color scheme of the associated building, including accent and trim colors.
 - b) Use earth tone tints of reds, browns, tans, grays, and greens. Full chroma colors shall be avoided.
7. Temporary Signs
- a) Event Banners: Special Event Banners shall be permitted to display announcement of special events and shall be permitted to be placed seven (7) days prior to event and must be removed within two (2) days following the event. No Special Event Banner shall remain in place for more than fourteen (14) days unless otherwise permitted through the Review Process. Conditional Use, 50 sf max. Permitted by review of the DRC.
 - b) Sandwich Board: Limited applications; In area of storefront during open hours only . Sandwich board shall not obstruct sidewalk or means of egress. The sign must be constructed of materials that present a finished appearance. The sign lettering should be professionally painted or applied; however, chalkboard signs should be permitted. The written message of Sandwich Board signs should be kept to the minimum necessary to communicate the name of the business and/or a special message relating to the business. 1 per restaurant, café or retail establishment. 10 sf per side max.; 24 inches width; 60 inch height limit measured from sidewalk
 - c) Street Pole Banner: street banner shall be mounted securely with an appropriate top and bottom bracket to the light pole. 1 per street light pole. 10 sf max. Permitted by review of the DRC. No commercial message;

VIII. EXISTING BUILDINGS AND SITES

A. REHABILITATION AND IMPROVEMENTS

As buildings and sites are renovated, updated and improved over time, it is the desire of the Town that these sites and buildings be updated to comply with the current Design Guidelines and open space requirements, to the extent practical. The use of high quality materials for such renovations should be used. Deteriorated materials should be removed. Deference may be granted to listed and / or eligible historical structures.

Applicants are encouraged to work closely with the Town staff to review existing and proposed conditions of a building or developed site to determine the best alternatives. Any change to the exterior of a building or site requires prior approval from the DRC, unless such changes fall in the following categories:

- Replacement of existing materials with the same, including materials, design and color.
- Repainting or re-roofing using similar color.
- Replacement of windows with similar design and color.

IX. DEFINITIONS

Bioswale- a vegetated swale that is a form of bioretention used to partially treat water quality, attenuate flooding potential and convey stormwater away from critical infrastructure.

Green Roof - a building with plants growing on it, designed to be environmentally and aesthetically pleasing. There are two categories of roofs: Extensive Roofs, which utilizes a shallow soil depth that is vegetated with groundcover and Intensive Roofs, which requires deeper soil amounts for a wider variety of plants; they are heavier and require additional structural support and maintenance. Green roofs may also include furniture, light paving materials and small structures.

Footcandle - A quantitative unit of measure referring to the measurement of illumination incident at a single point. One footcandle is equal to one lumen uniformly distributed over an area of one square foot. By way of reference, the illuminance of full moonlight is measured at 0.01 footcandles.

Glare - The sensation produced by a bright source within the visual field that is sufficiently brighter than the level to which the eyes are adapted to cause loss in visual performance and visibility.

Glazing - Percentage of glass openings on a façade.

Light - That part of the electromagnetic radiation in the wavelength range visible to the naked eye.

Lighting - An artificial supply of light.

Lumen - A standard unit of measurement referring to the amount of light energy emitted by a light source, without regard to the effectiveness of its distribution.

Luminaire - A complete light unit consisting of a lamp or lamps together with the components designed to distribute light on any property, to position and protect the lamps, and to connect the lamps to the power supply. A luminaire is also commonly referred to as a fixture.

Outdoor Light Fixtures - Any illuminating device, including electrically powered devices; reflective or refractive surfaces; and lamps and similar devices that is installed outdoors, including, but not limited to, devices used to illuminate any site, structure, or sign.

Parapet Wall - The part of a perimeter wall that extends above the surface of the roof.

Photometric Plan - A point-by-point plan depicting the intensity and location of lighting on the subject property.

Porch - is defined as a covered exterior space with no walls on at least one side, facing the street and acts as an appendage to the mass of the building. Porches should be designed at an elevation that is higher than the sidewalk grade in order to create a separation of private and public spaces. Porches should be deep enough to accommodate seating.

Rain garden – a shallow planted depression designed to retain or detain stormwater before it is infiltrated or discharged downstream.

Shield - A protective cover or shelter designed to obscure light emission.

Shielded (Fully) - A lighting fixture that is shielded in such a manner that all light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted.

Shielded (Partially) - A lighting fixture that is shielded in such a manner that ninety percent (90%) of the light rays emitted by the fixture are projected below the horizontal plane passing through the lowest point of the shield.

Stoop- a small landing connecting a building entrance to the sidewalk by a stair or ramp. Typically, a stoop is used for residential multi-family, condominiums, live-work buildings and offices but may be appropriate for other uses. Stoops do not have to accommodate seating.

Storefront - The side of a store facing a street. *Storefront should have substantial glazing on the façade at ground level, space for pedestrian-oriented signage, awnings, retail display, and other design features conducive with creating an active pedestrian streetscape.*

Uniformity Ratio - A quantitative unit of measure referring to the measurement of lighting uniformity over a specific area. Specified uniformity ratios are designed to protect against areas of insufficient or excessive luminance.



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: Buchanan Rev Living trust PHONE: _____

EMAIL: _____

PROPERTY ADDRESS: 173 Luyben Hills Rd Kingston Springs TN 37082

MAP # _____ PARCEL #: _____

SUBDIVISION: _____ BLOCK: _____

LOT: _____

PROPERTY ZONING: C2 FLOOD ZONE: ND

IN GROWTH PLAN: _____

If Applicant differs from Property Owner please indicate below:

APPLICANT: Chris Collins PHONE: 615-630-9973

ADDRESS: 6313 Henry Ford Dr Nashville TN 37209

TYPE OF PROPOSED PROJECT:

NEW ADDITION ALTERATION REPAIR FRAMING

INTERIOR WALLS PLUMBING HVAC

SINGLE FAMILY DWELLING MULTI-FAMILY RESIDENTIAL

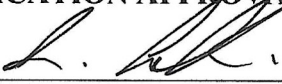
COMMERCIAL OTHER

DESCRIPTION OF WORK:

Rezoning from C2 to light industrial to build a
Business Park

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: 1/29/2024

 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: _____

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

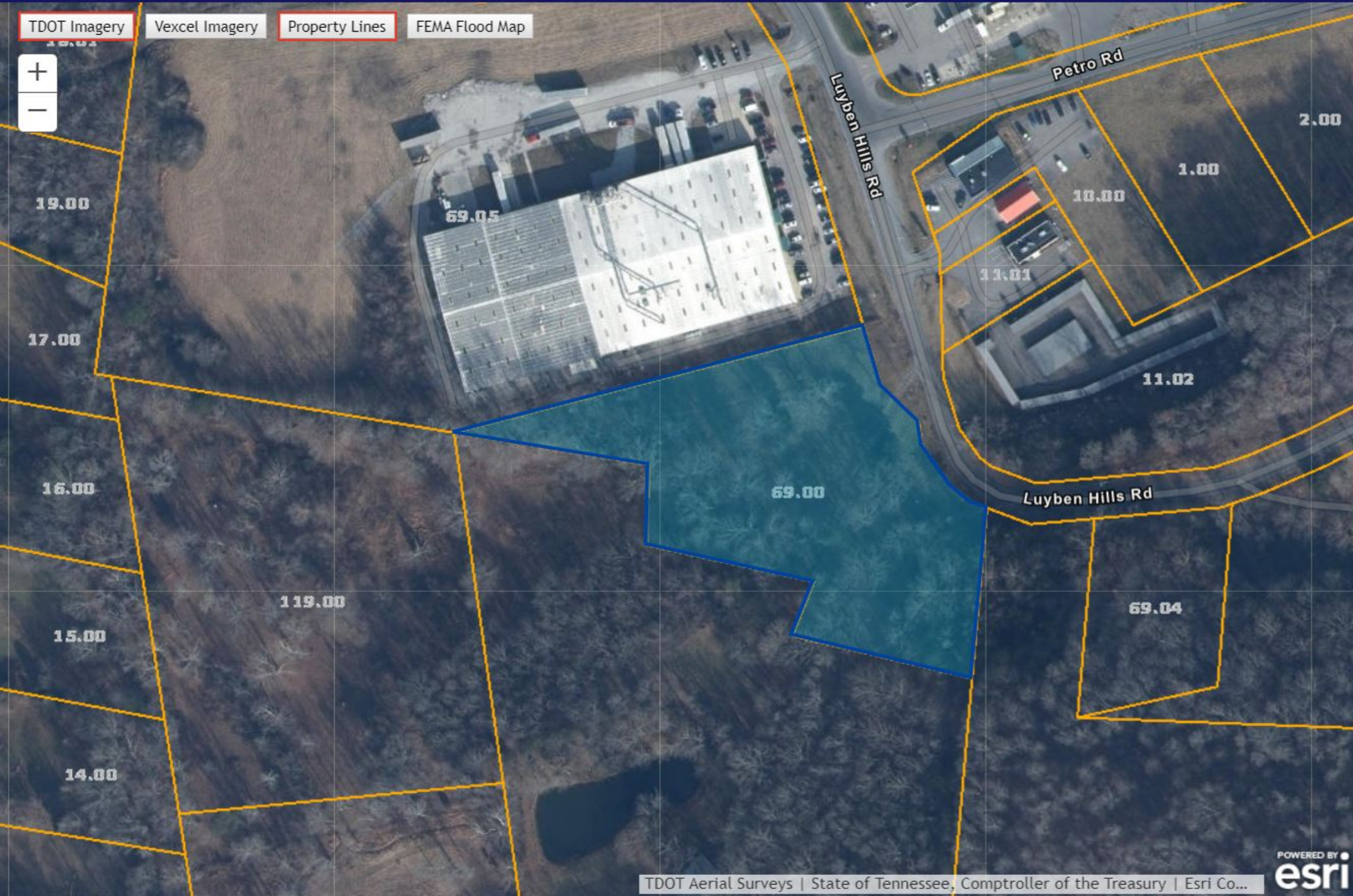
City Planner Signature: _____ Date: _____



Tennessee Property Viewer



- TDOT Imagery
- Vexcel Imagery
- Property Lines
- FEMA Flood Map



- Zoom in
- Pan
- Identify
- Help

Measure

Search

Search Results

Property Detail

County:	Cheatham
Owner:	BUCHANAN JEFFREY W & REBECCA M BUCHANAN
Owner 2:	TRUSTEES OF *THE BUCHANAN REV LIV TRUST
Address:	LUYBEN HILLS RD 173
Parcel Number:	096 069.00
Deeded Acreage:	3.01
Calculated Acreage:	0
Subdivision:	BUCHANAN PROPERTY
Subdivision Lot:	1
Date of TDOT Imagery:	2021
Date of Vexcel Imagery:	2023

Click [here](#) for the most up-to-date ownership and assessment information.

[Click here if there is a problem with this property.](#)

The property maps represented on this site are compiled from information maintained by your local county Assessor's office and are a best-fit visualization of how all the properties in a county relate to one another. The property lines are determined by examining detailed property descriptions on deeds and by using surveys created by a licensed surveyor but are not conclusive evidence of property ownership in any court of law. If you feel your property is drawn in error, you should contact your local Assessor's office and work with them to resolve the discrepancy.



Cheatham (011)
Tax Year 2023 | Reappraisal 2019

Jan 1 Owner
 BUCHANAN JEFFREY W & REBECCA M BUCHANAN
 TRUSTEES OF *THE BUCHANAN REV LIV TRUST
 4221 N CHAPEL ROAD
 FRANKLIN TN 37067

Current Owner
 4221 N CHAPEL ROAD
 FRANKLIN TN 37067

LUYBEN HILLS RD 173
 Ctrl Map: 096 Group: Parcel: 069.00 Pl: SI: 000

Value Information

Land Market Value: \$34,900
Improvement Value: \$0
Total Market Appraisal: \$34,900
Assessment Percentage: 25%
Assessment: \$8,725

Subdivision Data

Subdivision:
 BUCHANAN PROPERTY
Plat Book: 13 **Plat Page:** 390 **Block:** **Lot:** 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: 03 - PUBLIC / INDIVIDUAL **Zoning:**
Utilities - Gas/Gas Type: 00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Units
------------	------	-------------	-------

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 3.01 **Calculated Acres:** 0 **Total Land Units:** 3.01

Land Code	Soil Class	Units
03 - SMALL TRACT		3.01

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
11/8/2019	\$0	554	1646		QC - QUITCLAIM DEED	-
12/28/2018	\$260,000	542	2762	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
6/21/2017	\$235,000	524	1	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
12/6/1994	\$0	360	855		-	-
8/29/1955	\$0	0091	0493		-	-

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.