



Regional Planning Commission
Kingston Springs, Tennessee

March 9, 2023
Meeting Packet



**Kingston Springs Regional Planning Commission
Meeting Agenda
March 9, 2023**

Submittal Deadline Date: February 10, 2023

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

1. Roll Call of Voting Members:

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

2. Non-Voting Staff:

- Sharon Armstrong _____
- Dan Smola, P.E. _____ (Attends at Request of Planning Commission)

3. Ex Officio Attendance:

- John Lawless, City Manager _____
- Martha Brooke Perry _____

4. Declaration of Quorum by Chairperson.

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

6. Motion to approve March 9, 2023, 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, non-repetitive 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 and be disqualified from voting upon the matter, and the Secretary shall so record in the minutes that no vote was cast by such member.

9. Old Business

A. Ellersly Performance Bond and PUD agreement – Update.

B. The Golf Club of DBI LLC.

- 1. Inspection Report – March 2, 2023 Site Inspection.**
- 2. Stop Work Order issued 28 February 2023**

C. The Golf Club of Tennessee.

- 1. Stop Work Issued for GCTN Permits on DBI, LLC Site**

D. KS Regional Planning Commission Bylaws

- 1. Reconsideration of Bylaws with admendments from 9 February 2023 Meeting and insertion of omitted Conflict of Interest Article 10.**

10. New Business

A. Proposed Minor Subdivision - Harrison/Clark, Map 92, Parcel 101, R-1 Low Density Residential District, 377 E Kingston Springs Rd.

B. Proposed Minor Subdivision - Hill Property, Map 99, Parcel 71.01, E-1 Estates Zoning District, 1477 CC Rd. (In Kingston Springs UGB).

11. Other

A. Annual PC Training - Projects, plans, reviews, permits, local government liability

B. Open discussion regarding the concerns of citizens lying adjacent to the Golf Club of DBI, LLC project – Chairman Mike Patenaude, staff, citizens.

12. Motion to Adjourn.

The meeting was adjourned by _____ at _____ pm

Mike Patenaude, Chairman
KS Regional Planning Commission



**Kingston Springs Regional Planning Commission
Meeting Minutes
February 9, 2023**

Submittal Deadline Date: January 13, 2023

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

1. Roll Call of Voting Members:

Keith Allgood	Present
Tony Gross	Present
Mike Hargis	Absent
Lauren Hill	Present
Mike Patenaude	Present
Chuck Sleighter	Present
Marie Spafford	Present
Bob Stohler	Present

2. Non-Voting Staff:

Sharon Armstrong	Present
John Lawless	Present
Martha Brooke Perry	Present

3. Declaration of Quorum by Chairperson.

Chair Patenaude declared a quorum.

4. Motion to approve January 12, 2023, Planning Commission meeting minutes.

Motion to approve January 12, 2023, Planning Commissioner meeting minutes made by Chuck Sleighter with a second by Lauren Hill. Motion passed.

5. Motion to approve February 9, 2023, Planning Commission meeting agenda.

Motion to approve February 9, 2023 Planning Commission meeting agenda made by Chuck Sleighter with a second by Tony Gross. Motion passed.

6. **Community Input**

None

7. **Old Business**

A. **Ellersly Performance Bond and PUD agreement – Update.**

City Planner Sharon Armstrong gave an update on the Ellersly Performance Bond and PUD agreement. The bond has been done.

B. **The Golf Club of DBI LLC.**

1. **Grading Plan Amendments.**

City Planner Armstrong said the grading plan amendments were required by the Planning Commission at last meeting. Those have been submitted and reviewed by the Engineer and approved.

2. **Updated PUD Agreement Exhibits.**

The grading plan and soil erosion control were updated and added to the PUD agreement.

3. **Inspection Report – January 19, 2023 Site Inspection.**

Site inspection on January 19, 2023. Report on the inspection in the packet.

4. **Request for clarification of project status, permits, Mr. Robert West.**

Applicant's attorney, Robert West, had several questions after the last meeting regarding permits, whether some of the permits could be released. Mr. West was informed that the permits are site specific and not project specific. Stop work order was lifted January 21. The next site inspection is scheduled for February 10th by City Planner to check after the recent rain.

Last meeting there was a request for calculations for improvements to South Harpeth Road. City Attorney contacted County Attorney to get a dialogue started. Golf Club has met with Road Superintendent for the County and their engineer. Everything Planning Commission has requested they do, has been fulfilled, and we will continue to monitor site.

C. **The Golf Club of Tennessee.**

1. **Request for clarification of project status, permits, Mr. Robert West.**

Same as above, but they are separate entities. They've been informed that any questions about permits be submitted to City Planner first.

8. **New Business**

A. **Appointments of Kingston Springs Mayor to the Kingston Springs Regional Planning Commission.**

There are no appointments yet.

B. **Election of Kingston Springs Regional Planning Commission Officers.**

1. Chair Patenaude turns meeting over to City Planner for Election of KS Regional Planning Commission Chair.

Tony Gross nominated Mike Patenaude for chair, with a second from Chuck Sleighter. No other nominations, nomination cease. Lauren Hill moved to accept the nomination to elect Mike Patenaude chair. Tony Gross seconded the nomination. All votes were in favor of Mike Patenaude for Chair.

2. City Planner turns meeting over to KS Regional Planning Commission Chair for election of Vice-Chair and Secretary.

Chuck Sleighter nominated Lauren Hill for Vice-Chair, with a second from Tony Gross. Nominations cease. All votes were in favor of Lauren Hill for vice-chair.

3. Nominations for Secretary.

Tony Gross nominated Chuck Sleighter for Secretary, with a second from Bob Stohler. Nominations cease. All votes were in favor of Chuck Sleighter for secretary.

C. Neighborhood Preservation District Overlay – City Planner.

City Planner Armstrong drafted revisions to the Downtown Overlay to include a Neighborhood Preservation component and language for that for structures built in 1955 and before. This area is architecturally distinct. These structures are not necessarily in compliance with setbacks. This is only for residential structures, and heard on a case-by-case basis. Tony Gross abstained from voting because his home is one of these structures, but said it will help preserve history of these structures. Armstrong said there are about 57 structures that qualify in the downtown area, less than 20% of overlay. Motion to recommend these revisions to Zoning Ordinance with revisions to the Downtown Overlay to the City Commission made by Bob Stohler with a second by Chuck Sleighter. All in favor, minus Tony Gross, who abstained.

D. Kingston Springs Regional Planning Commission By-Laws update – City Planner.

City Planner Armstrong said body of bylaws has not been amended since 1996, other than one amendment. City Commission voted to do away with municipal planning body and create a regional planning body which includes the city limits as well as areas withing urban growth area. Bylaws are not in compliance for state statutes. In the meeting packet are proposed bylaws and suggested revisions by the City Attorney. There needs to be some clarity on the duties of the planning commission and the staff. City Attorney Perry has some housekeeping edits that should be included. The Kingston Springs Regional Planning Commission includes jurisdiction over town and the urban growth boundary. Proposed bylaws will bring planning commission into compliance. A committee for staff is included so that staff can have direction from the planning commission.

- Article 1 – authority and purpose – no questions
- Article 2 – officers and staff duties – Chair Patenaude had a question on section 3 on the role of the chairman. “Chairman should refrain from making a motion.” City Planner said there may be a scenario where chair would need to make a motion, so that statement should be struck from the document. City Attorney said it is generally appropriate for the chair not to make motions, but in some instances

a motion needs to be made and there is no other member of the body willing to make it. The other item he noted was that the secretary will be extremely busy. City Attorney suggested that a designee may be appointed to handle taking the minutes, etc. from City resources. No staff member would have authority to sign binding documents. The designee would simply take care of housekeeping duties. In the past these duties have been designated, they just haven't been stated in the bylaws.

- Article 3 – members – dictated by state law, and nothing changes.
- Article 4 – staff – contract for planner and engineer is currently housed with city commission, but needs to be housed with the planning commission as statute requires.
- Article 5 – meetings – City Attorney Perry had question about time limit for public comments. It needs to be clear as to whether it is total time for all comments or 10 minutes per agenda item. Chair Patenaude said it would be easier for him to be looking at total time, where he knows how many people want to speak and the amount of time they can speak. It was suggested that overall time limit for all comments is 12 minutes.
- Article 6 – order of business – no questions
- Article 7 – voting – in some circumstances you need a majority of the entire board. Other circumstances it is majority of those present. City Attorney Perry suggested inserting majority of the entire board. Five members present would constitute a quorum. If you did a majority of three, then a third of members are deciding an issue. City Planner Armstrong suggested establishing a minimum number for voting, four votes are considered a majority for a quorum of five. Chair Patenaude asked if it would be appropriate to table the issue if there is contention. That is the suggestion from City Planner, except for voting on a plat, which has a time issue involved. If a plat comes before the commission, it meets all requirements. The suggestion from City Planner was that if there is a quorum of five, you should have an agreement by four to pass or deny; or table by motion, which could be done by 3 of 5. Perry: Unless otherwise specified by law or in these bylaws, any motion made at a meeting at which no more than a quorum is present, shall require four votes to approve or deny any motion made, excluding a motion to table, which shall only require three votes for approval. Statute requires that specific reasons why something is denied needs to be stated, and it needs to agree with statute. Chair Patenaude asked if there were certain items than need to be voted on by roll call. Perry suggested for contentious items or in situations where the vote will be close then a roll call vote would be appropriate. If there is no ambiguity then not needed. Armstrong added that if the discussion indicates that the members are divided on an issue, then a roll call vote would be appropriate.
- Article 8 – minutes – remove verbatim and state minutes shall be reflective of motions and votes. “Insofar as possible, the portion of the minutes reflecting motions and votes, shall be captured in written record of the proceedings.” Section 3 – minutes shall not be considered official, and therefore not distributed for public review, until they have been approved by the Planning Commission. City Attorney Perry said they are subject to open records, and should be stamped as draft, not approved until voted on, if requested before approval.

- Article 9 – committees – Committee to deal with staff, etc. Meetings would have to be open meetings due to Chair and Mayor being voting members of Planning Commission and City Commission. Armstrong suggested making it clear when someone has an issue with staff that they would go to this committee. Chair Patenaude thought it would be useful for committee to work out details of an issue and then bring it to the Planning Commission. Lauren Hill said her only issue is that it would have to be advertised. City Attorney Perry said it would need to be advertised three days prior as a special called meeting to talk about staffing issue. State law says you have to have a reasonable notice. You post it on conspicuous locations around town and social media. It doesn't need to be in paper because of short notice. Keith Allgood asked if committee should consist of another member of the city commission instead of the mayor. Armstrong said the mayor serves as the liaison between the two.
- Perry: Motion should be a motion to approve the bylaws with edits as presented by the City Attorney as amended by the planning commission which would include, Article 2, Section 3 and 6; Article 5.a, changing public comments from 10 to 12 minutes; Article 7 to include language on voting requirements; include as required by state statutes; Article 8, Section 1, Article 9; made by Lauren Hill with a second by Bob Stohler. Motion passed.

E. Update on sidewalk projects (Woodlands Connector Phase 1 – Safe Routes to School and Woodlands Connector Phase 2 – TAP Grant) – City Manager.

City Manager Lawless gave updates on infrastructure projects. Multimodal is almost finished. The last step is paving Luyben Hills Road. Paving contractor should be on site no later than 20th. Paving will be flush with aprons to entrances and exits to businesses. After than it will be punch list to make sure everything is done. Bob Stohler asked who signs off on accepting the finished paving. That will fall under punch list, and TDOT representatives will sign off because it is a TDOT project. The contractor will be there, as well as engineer and City Manager. Safe Routes to School Project (Woodlands Connector Phase 1), which is sidewalks on middle school side of Harpeth View Trail from East Kingston Springs Road to Cedar Court. The silt fences are up. Contractor is starting at the EKS side and will work up Harpeth View Trail, and will work in phases. Preconstruction meetings have taken place. Next step is for contractor to do road cuts, followed by gravel. We are at a pause right now. They found some additional engineering issues, and Collier is redrawing engineering plan set for certain areas. TAP Grant (Woodland Connector Phase 2), goes from Cedar Court around Harpeth View Trail up to Woodlands Drive and then back down to EKS Road to connect to existing sidewalks. Kimley Horn is engineer as well as administrative arm of that project. TDOT has been reviewing their final plans as well as the updated cost estimates for that project and we hope to have that out to bid by the end of March. City Planner Armstrong said as a brief aside to that, it hasn't been done in the past, but in the future all projects for infrastructure improvements will come to this body first because you are required by law to review.

F. Committee Appointments – Planning Commission Staff

Motion to appoint the chair and the mayor for the standing committee for staff made by Keith Allgood, with a second by Chuck Sleighter. Chair Patenaude and Mayor Gross abstained from voting. All approved. Motion passed.

G. Requests for Information, Process.

Item tabled.

9. Other (For Discussion Only).

1. City Planner Armstrong said that Mr. McPherson is in attendance. Armstrong updated the commission last month on TDOT regulations and their manual and what they say in reality. TDOT disregarded their regulations and forms, and decided the Town will file the application. The Town will make application for this project to bore under Kingston Springs Road. Because the project is a PUD, we are going to require McPherson project to post a performance bond and a maintenance bond for that project. They will pay for the construction to go under the road. City will have the bond in case something goes wrong. Bond is what protects the Town. Mr. McPherson said he talked with three people at TDOT and they are not going to allow McPherson to take over and be responsible for that sewer line. The line is a 2-inch pipe in a steel casing. Chances of anything happening to it are almost zero. He has talked with multiple people and they have never heard of a town requiring developer to be responsible instead of utility (sewer in this case). He would take responsibility for his property. After it is inspected State of TN is saying he is no longer responsible for the line. Lauren Hill said as she understands it, the town is requiring a maintenance bond in case something goes wrong in the future. No one wants to stop what he is doing. What they are doing is preventing the Town from taking on unnecessary expenses for something that is for his own personal profit. Armstrong said it became an issue for the Town when the application needed to be filed for boring under the road. Even though TDOT's regulations say the developer can file that under a private application, they won't allow it. The Town will file application. The cost of boring under the road cannot be for a PUD. The Town can't incur taxpayer expenditures for that development. Mr. McPherson has to pay for that. That is done in the form of a performance bond. We will sign the application if city commission rules that. The town will file that application for the bore under the road once he places a performance bond. We have had developments in the past that had a letter of credit that didn't work out so well. Performance bonds are insured by an insurance company. Once it's done, we are not going to accept responsibility for his sewer. His HOA will be responsible for any sewer issues that he has with tanks on the property. We are not accepting those. We are not pumping those. We are not maintaining them. It is a private development. He will then be required to post a maintenance bond for the line so that taxpayers don't have to pay for repairs. The maintenance bond would go to the HOA from him and he forms the HOA under the PUD agreement, it would be the HOA's responsibility. Sewer system is private. City Attorney Perry said the ordinance says that private property owner is liable once it is built, they are responsible up to point where it leaves private property. Because it is a state highway, and once it leaves his property, we may be responsible for section under highway that meets our line. We would require a maintenance bond for a certain period of time. He will have a maintenance bond for the property, and this is an additional one. Mr. McPherson has no problem with the performance bond, it is the maintenance bond he has a problem with. Armstrong said the state says we will be responsible, but doesn't care how we insulate ourselves against expenses in case of failure. Keith Allgood said the town is trying to help him with his project, but has to insulate itself against any costs, because it is a private residence that you are benefitting

from. Lauren Hill said so basically what we are saying is with the provision that we file the permit, and we help you with this project, there is nothing stopping you. Hill confirmed with Mr. McPherson that they would not grant permit to an individual, but to the Town of Kingston Springs, which is what they were doing. Mr. McPherson said the water company doesn't require a bond, but took an irrevocable letter of credit. Armstrong said once it is filed, from TDOT's perspective, we own the line under the road. The only way to insulate the Town from the cost of repair is a maintenance bond, which is what we've used on other projects. We are following that process. This project comes before this body for comment. City Commission will make the decision. Chair Patenaude told Mr. McPherson that they did not disagree with him, that City will do the permit and own the line. What we are saying is as part of this permit which is an agreement between town and developer, is we are going to require a maintenance bond. Allgood said the Town will put in the application to help Mr. McPherson. In return, Mr. McPherson will protect the town's investment by having this maintenance bond. There is nothing that says it can't go to the HOA. Mr. McPherson disagreed and said TDOT will not allow it. Chair Patenaude stopped discussion. He said the Town said it will take care of permit, and it will have an agreement with him to cover the Town in the future. Mr. McPherson said TDOT would not allow the Town to file the permit with the stipulation that he has to put up a bond. City Attorney said in reviewing regulations she did not see anything that prevented Town from requiring a maintenance bond. Mr. McPherson said when he call 811 six months ago, it only took a few days for water and gas to mark their utilities. It took six months for the sewer. City Manager Lawless said since the Town of Kingston Springs will be submitting the application, that will go before the Board of Commissioners for discussion. Armstrong added that the issue with finding the sewer line resulted from TDOT widening the road and paving over the sewer line without providing plans to city of where the line was, so they had to hand dig it out to find the line. The other issue is he moved the location of the utilities from one place to another.

10. Motion to Adjourn.

Motion to adjourn made by Lauren Hill, with a second by Keith Allgood. Motion passed.

The meeting was adjourned by Chair Patenaude at 8:58 pm

Mike Patenaude
Planning Commission Chair

Jamie Dupré
City Recorder



9 March 2023

Sharon Armstrong, Planner
Kingston Springs Regional Planning Commission

STAFF REPORT RE: Golf Course of DBI, LLC Inspections 2 March 2023

On 28 February 2023 a Stop Work Order was issued to the Golf Club of DBI, LLC following multiple complaints from adjacent property owners, Mr. Bill Rodgers and on receipt of three (3) on site EPSC inspection reports requested by the Planner and provided by Jeff Hooper, P.E. (attached). On 2 March 2023, Planner Sharon Armstrong conducted a site inspection and met with the soil and erosion contractor.

The nature of the complaint concerned the failure of stormwater, soil and erosion controls on the site and onto South Harpeth Rd. and adjacent private properties.

The written Stop Work Order (attached) issued on 28 February 2023 to the Project Manager relayed that no activity that no further work on the project improvements other than stormwater, soil, and erosion controls could be conducted until revised stormwater, soil and erosion controls are presented, reviewed by the Planner and Engineer and approved by the Planning Commission and implemented to address the issue.

The inspection covered the entire site development to determine the extent of the issues associated with the complaint. Planner Armstrong and the soil and erosion contractor discussed the possible source of the control failures. The contractor was asked to provide a report of all measures taken after the previous Stop Work Order was issued, rain event data and site observations made by the project engineer and contractor since the last rain event, aerial and still video and photos gathered by the project team, and proposed remediation to gain compliance with the permit issued by the Town of Kingston Springs.

The DBI, LLC project and site are not in compliance with the permits for the work issued by the Town of Kingston Springs. The permit requirement to submit copies of all EPSC and TDEC reports are now submitted. Enforcement action at this juncture consists of the Stop Work Order on the site with the exception of stormwater, soil and erosion control activities only and the submission of design plans, documents, and other items required by the Kingston Springs Regional Planning Commission, Planner, and Engineer at the scheduled meeting on 9 March 2023.



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC)
 DIVISION OF WATER RESOURCES
 William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Avenue, 11th Floor
 Nashville, Tennessee 37243
 1-888-891-8332 (TDEC)

General NPDES Permit for Stormwater Discharges from Construction Activities (CGP)
Construction Stormwater Inspection Certification (Inspection Form)

Site or Project Name:		NPDES Tracking Number: TNR
Primary Permittee Name:		Date of Inspection:
Current approximate disturbed acreage:	Has rainfall been checked/documented daily? <input type="checkbox"/> Yes <input type="checkbox"/> No	Name of Inspector:
Current weather/ground conditions:	Rainfall total since last inspection:	Inspector's TNEPSC Certification Number:
Site Assessment <input type="checkbox"/> Yes <input type="checkbox"/> No	Assessor's TN PE registration number:	Assessor's TNEPSC Level II/CPESC number:

Check the box if the following items are on-site:	
<input type="checkbox"/>	Notice of Coverage (NOC)
<input type="checkbox"/>	Stormwater Pollution Prevention Plan (SWPPP)
<input type="checkbox"/>	Weekly inspection documentation
<input type="checkbox"/>	Site contact information
<input type="checkbox"/>	Rain Gage
Off-site Reference Rain Gage Location	

Best Management Practices (BMPs):

Are the Erosion Prevention and Sediment Controls (EPSCs) functioning correctly?			
If "No," describe below in Comment Section			
1.	Are all applicable EPSCs installed and maintained per the SWPPP per the current phase?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
2.	Are EPSCs functioning correctly at all disturbed areas/material storage areas? (permit section 5.5.3)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
3.	Are EPSCs functioning correctly at outfall/discharge points such that there is no objectionable color contrast in the receiving stream, and no other water quality impacts? (permit section 5.5.3.5 and 6.3.2)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
4.	Are EPSCs functioning correctly at ingress/egress points such that there is no evidence of track-out? (permit section 5.5.3.1)	<input type="checkbox"/> Yes	<input type="checkbox"/> No
5.	If applicable, have discharges from dewatering activities been managed by appropriate controls? (permit section 4.1.3) If "No," describe below the measure to be implemented to address deficiencies.	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
6.	If construction activity at any location on-site has temporarily/permanently ceased, was the area stabilized within 14 days? (permit section 5.5.3.4) If "No," describe below each location and measures taken to stabilize the area(s).	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
7.	Have pollution prevention measures been installed, implemented, and maintained to minimize the discharge of pollutants from wash waters, exposure of materials and discharges from spills and leaks per section 4.1.4? If "No," describe below the measure to be implemented to address deficiencies.	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No

Site or Project Name:		NPDES Tracking Number: TNR		
Primary Permittee Name:		Date of Inspection:		
8.	If a concrete washout facility is located on site, is it clearly identified on the project and maintained? If "No," describe below the measures to be implemented to address deficiencies. (permit section 1.2.2)	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No
9.	Have all previous deficiencies been addressed? If "No," describe the remaining deficiencies in the Comments section. <input type="checkbox"/> Check if deficiencies/corrective measures have been reported on a previous form.	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Comment Section. If the answer is "No" for any of the above, describe the problem and summarize corrective actions to be taken. Otherwise, describe any pertinent observations:				
Certification and Signature (must be signed by the certified inspector and the permittee per Sections 5.5.3.11 (g) and 8.7.2 of the CGP)				
I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.				
Inspector Name and Title :		Signature:	Date:	
Primary Permittee Name and Title:		Signature:	Date:	

Construction Stormwater Inspection Certification Form (Inspection Form)

Purpose of this form / Instructions

An inspection, as described in subsection 5.5.3.9. of the General Permit for Stormwater Discharges from Construction Activities ("Permit"), shall be performed at the specified frequency and documented on this form. Inspections shall be performed at least 72 hours apart. Where sites or portion(s) of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions (e.g., site covered with snow or ice), such inspection only has to be conducted once per month until thawing results in runoff or construction activity resumes.

Inspections can be performed by:

- a) a person with a valid certification from the "Fundamentals of Erosion Prevention and Sediment Control Level I" course,
- b) a licensed professional engineer or landscape architect,
- c) a Certified Professional in Erosion and Sediment Control (CPESC), or
- d) a person who has successfully completed the "Level II Design Principles for Erosion Prevention and Sediment Control for Construction Sites" course.

Qualified personnel, as defined in subsection 5.5.3.10 of the Permit (provided by the permittee or cooperatively by multiple permittees) shall inspect disturbed areas of the construction site that have not been permanently stabilized, areas used for storage of materials that are exposed to precipitation, structural control measures, locations where vehicles enter or exit the site, and each outfall.

Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the site's drainage system. Erosion prevention and sediment control measures shall be observed to ensure that they are operating correctly.

Outfall points (where discharges leave the site and/or enter waters of the state) shall be inspected to determine whether erosion prevention and sediment control measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event if possible, but in no case more than 7 days after the need is identified.

Based on the results of the inspection, the site description identified in the SWPPP in accordance with section 5.5.1 of the Permit and pollution prevention measures identified in the SWPPP in accordance with section 5.5.2 of the Permit, shall be revised as appropriate, but in no case later than 7 days following the inspection. Such modifications shall provide for timely implementation of any changes to the SWPPP, but in no case later than 14 days following the inspection.

All inspections shall be documented on this Construction Stormwater Inspection Certification form. Alternative inspection forms may be used as long as the form contents and the inspection certification language are, at a minimum, equivalent to the Division's form and the permittee has obtained a written approval from the Division to use the alternative form. Inspection documentation will be maintained on site and made available to the Division upon request. Inspection reports must be submitted to the Division within 10 days of the request.

Trained certified inspectors shall complete inspection documentation to the best of their ability. Falsifying inspection records or other documentation or failure to complete inspection documentation shall result in a violation of this permit and any other applicable acts or rules.



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC)
 DIVISION OF WATER RESOURCES
 William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Avenue, 11th Floor
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General NPDES Permit for Stormwater Discharges from Construction Activities (CGP)
Construction Stormwater Inspection Certification (Inspection Form)

Site or Project Name:		NPDES Tracking Number: TNR
Primary Permittee Name:		Date of Inspection:
Current approximate disturbed acreage:	Has rainfall been checked/documented daily? <input type="checkbox"/> Yes <input type="checkbox"/> No	Name of Inspector:
Current weather/ground conditions:	Rainfall total since last inspection:	Inspector's TNEPSC Certification Number:
Site Assessment <input type="checkbox"/> Yes <input type="checkbox"/> No	Assessor's TN PE registration number:	Assessor's TNEPSC Level II/CPESC number:

Check the box if the following items are on-site:	
<input type="checkbox"/>	Notice of Coverage (NOC)
<input type="checkbox"/>	Stormwater Pollution Prevention Plan (SWPPP)
<input type="checkbox"/>	Weekly inspection documentation
<input type="checkbox"/>	Site contact information
<input type="checkbox"/>	Rain Gage
Off-site Reference Rain Gage Location	

Best Management Practices (BMPs):

Are the Erosion Prevention and Sediment Controls (EPSCs) functioning correctly?				
If "No," describe below in Comment Section				
1.	Are all applicable EPSCs installed and maintained per the SWPPP per the current phase?	<input type="checkbox"/>	<input type="checkbox"/>	
		Yes	No	
2.	Are EPSCs functioning correctly at all disturbed areas/material storage areas? (permit section 5.5.3)	<input type="checkbox"/>	<input type="checkbox"/>	
		Yes	No	
3.	Are EPSCs functioning correctly at outfall/discharge points such that there is no objectionable color contrast in the receiving stream, and no other water quality impacts? (permit section 5.5.3.5 and 6.3.2)	<input type="checkbox"/>	<input type="checkbox"/>	
		Yes	No	
4.	Are EPSCs functioning correctly at ingress/egress points such that there is no evidence of track-out? (permit section 5.5.3.1)	<input type="checkbox"/>	<input type="checkbox"/>	
		Yes	No	
5.	If applicable, have discharges from dewatering activities been managed by appropriate controls? (permit section 4.1.3) If "No," describe below the measure to be implemented to address deficiencies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		N/A	Yes	No
6.	If construction activity at any location on-site has temporarily/permanently ceased, was the area stabilized within 14 days? (permit section 5.5.3.4) If "No," describe below each location and measures taken to stabilize the area(s).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		N/A	Yes	No
7.	Have pollution prevention measures been installed, implemented, and maintained to minimize the discharge of pollutants from wash waters, exposure of materials and discharges from spills and leaks per section 4.1.4? If "No," describe below the measure to be implemented to address deficiencies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		N/A	Yes	No

Site or Project Name:		NPDES Tracking Number: TNR		
Primary Permittee Name:		Date of Inspection:		
8.	If a concrete washout facility is located on site, is it clearly identified on the project and maintained? If "No," describe below the measures to be implemented to address deficiencies. (permit section 1.2.2)	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No
9.	Have all previous deficiencies been addressed? If "No," describe the remaining deficiencies in the Comments section. <input type="checkbox"/> Check if deficiencies/corrective measures have been reported on a previous form.	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<p>Comment Section. If the answer is "No" for any of the above, describe the problem and summarize corrective actions to be taken. Otherwise, describe any pertinent observations:</p> 				
Certification and Signature (must be signed by the certified inspector and the permittee per Sections 5.5.3.11 (g) and 8.7.2 of the CGP)				
I certify under penalty of law that this document and all attachments were prepared by me, or under my direction or supervision. The submitted information is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment. As specified in Tennessee Code Annotated Section 39-16-702(a)(4), this declaration is made under penalty of perjury.				
Inspector Name and Title :		Signature:		Date:
Primary Permittee Name and Title:		Signature:		Date:

Construction Stormwater Inspection Certification Form (Inspection Form)

Purpose of this form / Instructions

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Inspections can be performed by:

- a) a person with a valid certification from the "Fundamentals of Erosion Prevention and Sediment Control Level I" course,
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TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC)

DIVISION OF WATER RESOURCES

William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Avenue, 11th Floor

Nashville, Tennessee 37243

1-888-891-8332 (TDEC)

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Primary Permittee Name:		Date of Inspection:
Current approximate disturbed acreage:	Has rainfall been checked/documented daily? <input type="checkbox"/> Yes <input type="checkbox"/> No	Name of Inspector:
Current weather/ground conditions:	Rainfall total since last inspection:	Inspector's TNEPSC Certification Number:
Site Assessment <input type="checkbox"/> Yes <input type="checkbox"/> No	Assessor's TN PE registration number:	Assessor's TNEPSC Level II/CPESC number:

Check the box if the following items are on-site:	
<input type="checkbox"/>	Notice of Coverage (NOC)
<input type="checkbox"/>	Stormwater Pollution Prevention Plan (SWPPP)
<input type="checkbox"/>	Weekly inspection documentation
<input type="checkbox"/>	Site contact information
<input type="checkbox"/>	Rain Gage
Off-site Reference Rain Gage Location	

Best Management Practices (BMPs):

Are the Erosion Prevention and Sediment Controls (EPSCs) functioning correctly?				
If "No," describe below in Comment Section				
1.	Are all applicable EPSCs installed and maintained per the SWPPP per the current phase?	<input type="checkbox"/>	<input type="checkbox"/>	
		Yes	No	
2.	Are EPSCs functioning correctly at all disturbed areas/material storage areas? (permit section 5.5.3)	<input type="checkbox"/>	<input type="checkbox"/>	
		Yes	No	
3.	Are EPSCs functioning correctly at outfall/discharge points such that there is no objectionable color contrast in the receiving stream, and no other water quality impacts? (permit section 5.5.3.5 and 6.3.2)	<input type="checkbox"/>	<input type="checkbox"/>	
		Yes	No	
4.	Are EPSCs functioning correctly at ingress/egress points such that there is no evidence of track-out? (permit section 5.5.3.1)	<input type="checkbox"/>	<input type="checkbox"/>	
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5.	If applicable, have discharges from dewatering activities been managed by appropriate controls? (permit section 4.1.3) If "No," describe below the measure to be implemented to address deficiencies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		N/A	Yes	No
6.	If construction activity at any location on-site has temporarily/permanently ceased, was the area stabilized within 14 days? (permit section 5.5.3.4) If "No," describe below each location and measures taken to stabilize the area(s).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		N/A	Yes	No
7.	Have pollution prevention measures been installed, implemented, and maintained to minimize the discharge of pollutants from wash waters, exposure of materials and discharges from spills and leaks per section 4.1.4? If "No," describe below the measure to be implemented to address deficiencies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		N/A	Yes	No

Site or Project Name:		NPDES Tracking Number: TNR		
Primary Permittee Name:		Date of Inspection:		
8.	If a concrete washout facility is located on site, is it clearly identified on the project and maintained? If "No," describe below the measures to be implemented to address deficiencies. (permit section 1.2.2)	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No
9.	Have all previous deficiencies been addressed? If "No," describe the remaining deficiencies in the Comments section. <input type="checkbox"/> Check if deficiencies/corrective measures have been reported on a previous form.	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Inspector Name and Title :		Signature:	Date:	
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Primary Permittee Name:		Date of Inspection:
Current approximate disturbed acreage:	Has rainfall been checked/documented daily? <input type="checkbox"/> Yes <input type="checkbox"/> No	Name of Inspector:
Current weather/ground conditions:	Rainfall total since last inspection:	Inspector's TNEPSC Certification Number:
Site Assessment <input type="checkbox"/> Yes <input type="checkbox"/> No	Assessor's TN PE registration number:	Assessor's TNEPSC Level II/CPESC number:

Check the box if the following items are on-site:	
<input type="checkbox"/>	Notice of Coverage (NOC)
<input type="checkbox"/>	Stormwater Pollution Prevention Plan (SWPPP)
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Off-site Reference Rain Gage Location	

Best Management Practices (BMPs):

Are the Erosion Prevention and Sediment Controls (EPSCs) functioning correctly?				
If "No," describe below in Comment Section				
1.	Are all applicable EPSCs installed and maintained per the SWPPP per the current phase?	<input type="checkbox"/>	<input type="checkbox"/>	
		Yes	No	
2.	Are EPSCs functioning correctly at all disturbed areas/material storage areas? (permit section 5.5.3)	<input type="checkbox"/>	<input type="checkbox"/>	
		Yes	No	
3.	Are EPSCs functioning correctly at outfall/discharge points such that there is no objectionable color contrast in the receiving stream, and no other water quality impacts? (permit section 5.5.3.5 and 6.3.2)	<input type="checkbox"/>	<input type="checkbox"/>	
		Yes	No	
4.	Are EPSCs functioning correctly at ingress/egress points such that there is no evidence of track-out? (permit section 5.5.3.1)	<input type="checkbox"/>	<input type="checkbox"/>	
		Yes	No	
5.	If applicable, have discharges from dewatering activities been managed by appropriate controls? (permit section 4.1.3) If "No," describe below the measure to be implemented to address deficiencies.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		N/A	Yes	No
6.	If construction activity at any location on-site has temporarily/permanently ceased, was the area stabilized within 14 days? (permit section 5.5.3.4) If "No," describe below each location and measures taken to stabilize the area(s).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		N/A	Yes	No
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		N/A	Yes	No

Site or Project Name:		NPDES Tracking Number: TNR		
Primary Permittee Name:		Date of Inspection:		
8.	If a concrete washout facility is located on site, is it clearly identified on the project and maintained? If "No," describe below the measures to be implemented to address deficiencies. (permit section 1.2.2)	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No
9.	Have all previous deficiencies been addressed? If "No," describe the remaining deficiencies in the Comments section. <input type="checkbox"/> Check if deficiencies/corrective measures have been reported on a previous form.	<input type="checkbox"/> N/A	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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<p>Certification and Signature (must be signed by the certified inspector and the permittee per Sections 5.5.3.11 (g) and 8.7.2 of the CGP)</p>				
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		Yes	No	
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Respectfully submitted,

Sharon Armstrong, Planner
KS Regional Planning Commission

Cc: Mike Patenaude, Chairman KS Regional Planning Commission
Tony Gross, Mayor Kingston Springs City Commission
Clayton Mahan, TDEC Environmental Scientist



STOP WORK ORDER

For: _____

NOTICE

To the Owner or Contractor:

In accordance with the Municipal, Building and/or Zoning Codes adopted by the Town of Kingston springs, TN you are hereby notified to cease all related work at this location due to the following reason(s):

The purpose of these provisions is to secure conformance to all codes and ordinances of the Town of Kingston Springs.

By Order of The

Kingston Springs Building and Codes Department

615-952-2110 ext. 5

DATE

BUILDING and CODES ENFORCEMENT

BYLAWS OF THE TOWN OF KINGSTON SPRINGS, TN REGIONAL PLANNING COMMISSION

ARTICLE 1 – Authority and Purpose

Section 1 - These by-laws are adopted pursuant to authority granted by the Tennessee Code Annotated, Title 13, Chapter 3 and Section 13-3-102 whereas the Town of Kingston Springs Regional Planning Commission shall also serve as the Municipal Planning Commission.

Section 2 - The objectives and purposes of the Town of Kingston Springs Regional Planning Commission shall be as set forth in Title 13, Chapter 3, Sections 101 - 104 of the Tennessee Code Annotated, amendments and supplements thereto, and those powers and duties delegated to the Planning Commission by the TN Department of Economic and Community Development in accordance with T.C.A. Title 13, Chapter 3, Section 101 - 104 enabling statutes (attached).

Section 3 - The name of the Planning Commission shall be the Town of Kingston Springs Regional Planning Commission, hereinafter referred to as the Planning Commission.

Section 4 - The principal office of the Planning Commission shall be at City Hall, 396 Springs St., Kingston Springs, TN 37082.

ARTICLE 2 – Officers and Staff

Section 1 - The officers of the Planning Commission shall be Chairman, Vice-Chairman, and Secretary.

Section 2 - The Chairman, Vice-Chairman and Secretary shall be elected at the regular meeting held in January of each year from among the appointed members and shall serve for a term of one year, with eligibility for re-election. The Chairman, Vice-Chairman, and Secretary shall hold office until successors are elected.

Section 3 - The Chairman shall preside at the meetings of the Planning Commission, may vote on matters coming before the commission and shall have authority to sign documents and contracts when required as authorized by the Planning Commission.

Section 4 - The Vice-Chairman shall serve in the absence of the Chairman, assuming all duties of the Chairman.

Section 5 - Should the Chairman not be in attendance at a meeting, the Vice-Chairman shall serve as Chairman. Should both the Chairman and the Vice-Chairman be absent, the Secretary shall conduct the meeting during the absence of the Chairman and the Vice-Chairman, assuming all duties of the Chairman.

Section 6 - The Secretary shall sign all official documents for the commission may appoint a designate to provide notice of meetings and ensure proper legal notice of hearings, transcribe

the minutes, attend to correspondence and maintain the records of the Planning Commission. Prior to recording final subdivision plats in the Register's Office of Cheatham County, the Secretary shall sign approved Final Plats submitted to the Planning Commission.

Section 7 - Should the Chairman resign or be unable to continue as Chairman, the Vice-Chairman shall serve for the remainder of the term.

ARTICLE 3 – Members

Section 1 - The Planning Commission shall consist of nine members, including the Chairman, Vice-Chairman and Secretary. The members shall be appointed and serve in accordance with state law.

ARTICLE 4 – Staff Duties

Section 1 - The Planner and Engineer shall serve as appointed staff support for the Planning Commission. The Kingston Springs Regional Planning Commission shall be responsible for appointing the Planner and Engineer as provided in T.C.A. § 13-3-103. Expenses related to contract employment of a Planner and Engineer shall be as determined and within the funds approved by the City Commission. Staff shall provide reports for all Agenda items seven (7) days prior to the meeting.

Section 2 – Additional professional staff shall be provided for the Kingston Springs Regional Planning Commission as determined by the Planning Commission and within the funds approved by the City Commission.

ARTICLE 5 – Meetings

Section 1 - Regular meetings of the Planning Commission shall be held on the second Thursday of each month at 7:00 P.M. at the Beck Meeting Hall or at such other place as the Planning Commission may designate and advertise in advance.

Section 2 - The Chairman, when deemed necessary, shall call and designate the time and place of a special meeting; the Secretary or the Secretary's designee, shall notify all members of the commission in advance of such special meeting. The notice of a special meeting shall be advertised as required by state law, shall specify its purpose and no other business may be considered at the special meeting. The Vice-Chairman may call such meeting in the absence of the Chairman.

Section 3 - All regular and special meetings shall be open to the general public.

Public Comments. Public comments will be allowed for all regular agenda items and items removed from the agenda. Upon being recognized by the Chair, any person wishing to speak shall state his/her name and address and shall limit comments to the agenda item being discussed. A speaker representing a business, institution or organization may give the address of the business, institution or organization rather than the speaker's home address.

Public Comments shall be:

- a. limited to three (3) minutes per speaker for all regular agenda items and items removed from the Agenda and shall have an overall time limit for all comments on an agenda item to twelve (12) minutes unless extended by vote of a majority of the Planning Commission
- b. The Chairman shall limit comments to the Agenda items, to relevant, non-repetitive comments and shall restrict comments that are disruptive in nature.

Section 4 - Notice of regular meetings shall be published prior to each meeting in at least one newspaper of general circulation within the planning region 15 days before the meeting. As part of the notice, an agenda of the items to be considered at the meeting shall also be published. Notice of special meetings shall be advertised as required by state law.

Section 5 – Notice of regular and special meetings shall be published on the city’s website with an agenda of the items to be considered at the meeting as required by the City Commission.

Section 6 – Five (5) members of the Planning Commission shall constitute a quorum for the purpose of conducting business.

ARTICLE 6 – Order of Business

The Order of Business at regular meetings shall be:

- (1) Call the meeting to order
- (2) Public Comments
- (3) Approve the minutes of prior meetings
- (4) Public hearing (when required)
- (5) Old Business
- (6) New Business
- (7) Other Business – Discussion Only
- (8) Announcements
- (9) Adjournment

The order of presentation of Old and New Business shall be:

- (1) Presentation by staff of the item
- (2) Presentation by the applicant
- (3) Discussion by the Planning Commission members
- (4) Motion and second by the Planning Commission members
- (5) Discussion on the motion – finding of facts
- (6) Vote of the planning commission members

Article 7 – Voting

Unless otherwise specified by law or in these Bylaws, a majority of the Planning Commission members present and constituting a quorum shall be necessary to decide items requiring action. At the discretion of the Chairman, the voting on questions shall be by roll call, and the ayes and

nays shall be entered upon the minutes of the meeting, except that, when the vote of all of the Planning Commission members present is unanimous, recording the unanimous vote shall be sufficient. Unless otherwise specified by law or in these bylaws, any motion made at a meeting at which no more than a quorum is present, shall require four votes to approve or deny any motion made, excluding a motion to table, which shall only require three votes for approval. All votes shall be taken in compliance with state statutes governing the Planning Commission.

ARTICLE 8 – Minutes

Section 1 - The Planning Commission shall speak only through its minutes, which shall be prepared by the Secretary, or their designee. Insofar as possible, the minutes shall be captured in a written record of the proceedings. Roberts Rules of Order are adopted as the prevailing procedure of business in Planning Commission Meetings. Insofar as possible, the portion of the minutes reflecting motions and votes shall be captured in written record of the proceedings. The minutes shall contain the following information:

- (1) The kind of meeting, such as regular or special.
- (2) The meeting date and place.
- (3) The fact of the regular chairman and secretary being present, or, in their absence, the names of substitutes.
- (4) Whether the minutes of the previous meetings were read and approved.
- (5) The main motions and the name of the Planning Commission member making the motion, and the name of the Planning Commission Member who seconded the motion.
- (6) The action taken on the motion and the finding leading to the action taken.
- (7) The names of the persons addressing the Planning Commission and a general statement summary of their comments.
- (8) The hours of the meeting and its adjournment.

Section 2 – A copy of the minutes shall be delivered to the Planning Commission members for review prior to the next regular meeting.

Section 3 – The minutes shall not be considered official, and therefore not distributed for public review, until they have been approved by the Planning Commission. If approved minutes are distributed pursuant to an Open Records Request, they shall be marked “Draft Only - Unapproved.

Section 4 – Upon approval of the minutes, they shall be signed by the Chairman.

ARTICLE 9 – Committees

Special committees may be appointed by the Chairman for purposes and terms, which the Planning Commission members approve.

Section 1 - Planning Commission Committee on Administration and Staff. The Planning Commission Chairman and the Mayor shall be appointed to the committee for oversight and supervision of Planning Commission Staff to include the Staff Planner and Staff Engineer and to review administrative processes and procedures. The Committee may review any major

staffing issue or administrative procedure that may arise and shall make recommendations to the Planning Commission regarding the activities, duties, requirements, and work product. Any Committee meeting shall be advertised as Special Called Meetings and advertised three days prior to a special called meeting to in accordance with TN law.

ARTICLE 10 – CONFLICT OF INTERESTS

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 and be disqualified from voting upon the matter, and the Secretary shall so record in the minutes that no vote was cast by such member.

Amendments

These bylaws may be amended by a majority vote of the entire membership of the Planning Commission.

DATE: _____ Adopted: _____
Chairman, KS Regional Planning Commission

Adopted: _____
Secretary, KS Regional Planning Commission

Amended: _____

Amended: _____



NOTES:

- The purpose of this survey is to establish the boundaries of the subject property.
- This survey meets the requirements of a "General Property Survey" as per standards of practice, 0802-5-0111, accepted by the Board of Standards and Practices of the Surveying and Mapping Board of the State of Tennessee.
- Measurements were taken with E.D.M. equipment and have been reduced to Mean Sea Level.
- No title report was furnished this survey. Therefore, the survey is shown hereon as based on a professional opinion in regards to a warranty of parameters, expressed or implied.
- This property is located in an area shown on the 2012 Flood Hazard Map, dated December 22, 2012, and is NOT in a flood prone area.
- Above grade and underground utilities shown were taken from a utility company's records. The location and/or existence of utility services are as the exact location indicated. Therefore, distance upon the type, size, and location of utilities shown should be done so with this location and depth should be made prior to any excavation with the appropriate utility company, in Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act, that anyone who digs more than three (3) feet or more than ten (10) working feet into the ground shall take reasonable precautions to avoid possible hazard or conflict. Tennessee One-call: 1-800-351-1111.
- Information shown hereon was derived from station shots, cross sections.
- For Rental Harrison, See page 147, Rows 4-29.
- For location of utilities, please call the local utility provider.
- Lot 1 is shown on Map 92, part of Parcel 101.00.

MEASURED PROPERTY LINES DERIVED FROM A BOUNDARY SURVEY CONDUCTED ON PLAT DATED 08/11/14 AND AS OF RECORD IN DEED BOOK 67, PAGE 754 (R.O.C.C. TN)



VICINITY MAP
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT AND THAT I AM THE OWNER OF THE LAND SHOWN HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHERS HAVE BEEN FILED.

DATE: _____
MILDRED CLARK
DATE: _____
LADORTRIC HARRISON

CERTIFICATE OF SURVEY ACCURACY
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY MEETS THE REQUIREMENTS OF THE PLAT ACT AND THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN CHAPTER 0802-5-0111 OF THE RULES OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR SURVEYING AND MAPPING OF THE STATE OF TENNESSEE. THE ACCURACY OF THIS SURVEY IS GREATER THAN OR EQUAL TO 1:10,000 AS SHOWN HEREON.

DATE: _____
REGISTERED LAND SURVEYOR #2058
CERTIFICATE OF APPROVAL OF WATER SYSTEM
I HEREBY CERTIFY THAT THE WATER SYSTEM OUTLINED OR INDICATED ON THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT AND THAT THE WATER SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE: _____
NAME, TITLE AND AGENCY OF AUTHORIZED AGENT
CERTIFICATE OF APPROVAL OF PUBLIC SEWER
I HEREBY CERTIFY THAT THE PUBLIC SEWER SYSTEM SHOWN ON THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT AND THAT THE PUBLIC SEWER SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

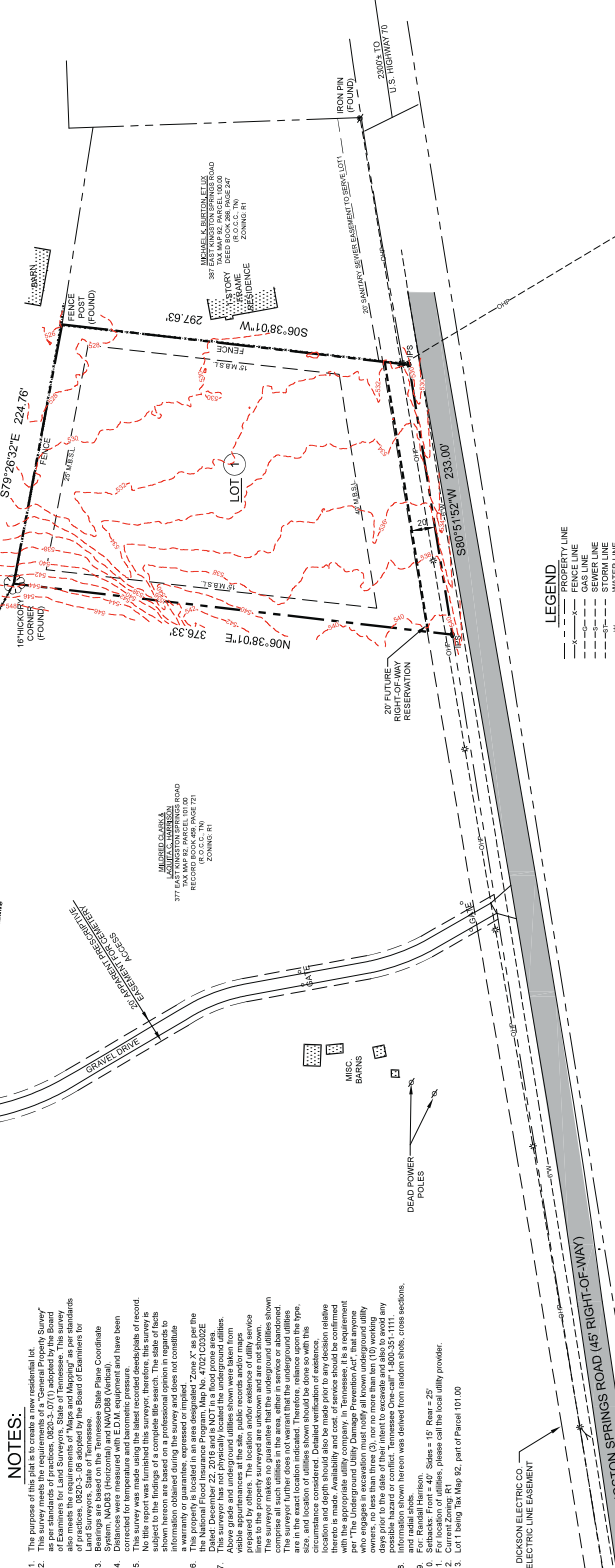
DATE: _____
NAME, TITLE, AGENCY OR AUTHORIZED APPROVING AGENT
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLAT ACT AND THAT THE PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: _____
SECRETARY, PLANNING COMMISSION

AREA:
75,564 sq.ft. or 1.73 Ac.±

PRELIMINARY PLAT
LOT 1 - CLARK HARRISON SUBDIVISION
11TH CIVIL DISTRICT
KINGSTON SPRINGS, CHEATHAM COUNTY, TENNESSEE
SCALE: 1" = 50' DATE: 2/8/23

DRAWN BY: B.A.M. PROJECT NO: 23-2821



LEGEND

---	PROPERTY LINE
---	BOUNDARY LINE
---	GAZELINE
---	SEWER LINE
---	WATER LINE
---	MIN. BLDG. SETBACK LINE
---	PUBLIC UTILITY & DRAINAGE EASEMENT
---	DRINKING WATER
---	ELECTRIC BOX
---	FIRE HYDRANT
---	GAS METER
---	WATER METER
---	MAILBOX
---	PARALLEL SET
---	PARKING METER
---	POST
---	WATER METER
---	YARD HYDRANT
---	CATCH BASIN
---	EVERGREEN TREE
---	LIGHT POLE
---	MAILBOX
---	POWER POLE
---	SIGN
---	WATER VALVE



IF YOU DID TENNESSEE...
1-800-351-1111
1-815-386-1897
IT'S THE LAW



SURVEYOR
MILDRED CLARK & LADORTRIC HARRISON
BRAN MCCOY, P.L.C. #2254
P.O. BOX 220
KINGSTON, TN 37024
TEL: (615) 952-3600
FAX: (615) 952-3600
brh@scsurrepresentation.net

OWNER LOT 1
MILDRED CLARK & LADORTRIC HARRISON
227 MCCAIN DRIVE
KINGSTON SPRINGS, TN 37082
(615) 315-3289

SOUTHERN PRECISION LAND SURVEYING, INC.
227 MCCAIN DRIVE
KINGSTON SPRINGS, TN 37082
(615) 772-5481

"WELL PUT YOU ON THE MAP"

APPLICATION FOR SUBDIVISION

The Cheatham County Department of Codes, Building Safety, and Land Use
338 Frey St. / Ashland City, TN 37015 / (615) 792-7915 / Fax (615) 792-2040 / codes@cheathamcountytn.gov

Engineering Fees Charged to Applicants

Any review of subdivision, plats, construction plans, FEMA reviews, etc., will be the responsibility of the property owner requesting the review and all fees will be collected at the time of approval.

There will be a \$5.00 ARCHIVE FEE charged for all applications

_____ MAJOR SUBDIVISION / Fee \$250.00: A division of land into two (2) or more lots that include any of the following:

- A new or extended public or private street, street right-of-way or easement, but not including future street alignments illustrated in the plan of resubdivision.
- Improvements within an existing street right-of-way, other than repair or construction of sidewalks or other pedestrian connections required by these regulations, fire hydrants and other minor improvements to the lots being created;
- A future public school site, park site, greenway corridor open space site shown on the adopted County Development Plan;
- The dedication of a right-of-way or easement for construction of a public water distribution or sewerage collection lines; and
- Dedications, reservation, improvements or environmental conditions that, in the opinion of the Community Planner, require construction documents to be reviewed prior to Final Plan approval in order to insure the public health, safety and welfare.

Major Subdivision Approval Process Includes: Conceptual Plan Approval _____ Development Plan _____
Approval Date Approval Date
Final Plan _____
Approval Date

_____ FINAL PLAT // Fee \$150.00

_____ MINOR SUBDIVISION / Fee \$150.00

_____ VACATION OF PLAT / Fee \$150.00

_____ PLAT AMENDMENT / Fee \$150.00

_____ PARTITION / Fee \$150.00 _____

DATE RECEIVED: _____

NAME AND ADDRESS OF OWNERS OF SUBJECT PROPERTY:

_____ TELE: _____

_____ EMAIL: _____

****APPLICANT &/OR AUTHORIZED AGENT IS REQUIRED TO ATTEND MEETING****

NAME OF APPLICANT IF DIFFERENT FROM OWNER:

_____ TELE: _____

_____ EMAIL: _____

DESCRIPTION OF SUBJECT PROPERTY:

MAP# _____ PARCEL# _____ ACREAGE _____ ZONE _____

NAME OF PROPOSED SUBDIVISION: _____

NUMBER OF LOTS IN SAID SUBDIVISION _____

ROAD NAME _____

IS THE PROPERTY IN THE CHEATHAM COUNTY GROWT PLAN? _____

TO MY KNOWLEDGE, INFORMATION AND BELIEF, THE ABOVE INFORMATION IS CORRECT. (FALSE STATEMENT HEREIN MAY BE GROUNDS FOR DISMISSAL AND/OR DEFERRAL OF THIS APPLICATION).

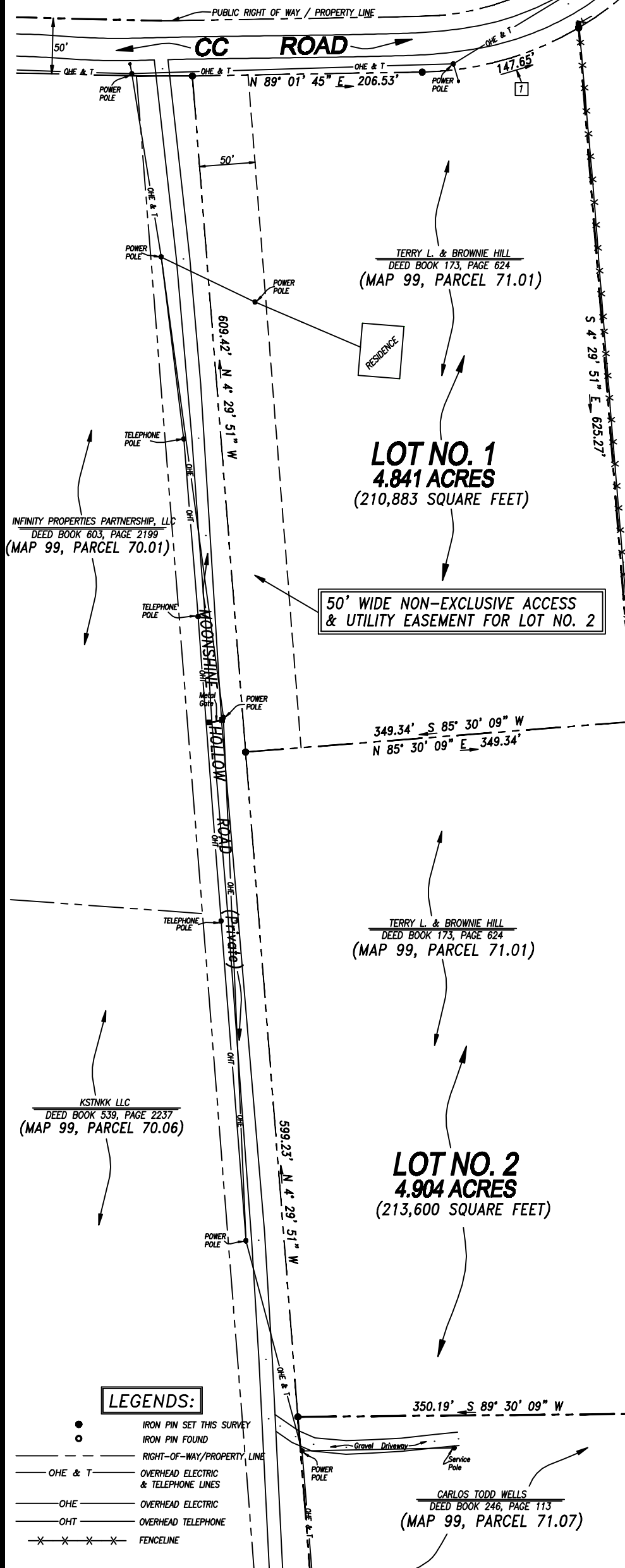
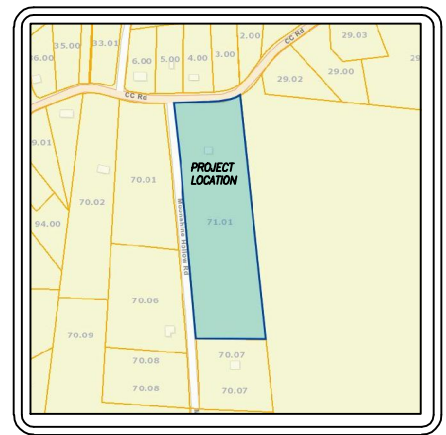
APPLICANTS SIGNATURE

SHARONDALE SURVEYING INC.
 161 MARTIN ROAD
 BON AQUA, TN 37025
 (615) 513-0032
 E-Mail: Sharndal@bellsouth.net

TN SPC (NAD 83) GRID NORTH



Scale 1" = 50'
 GRAPHIC SCALE
 (11" X 17" SHEET SIZE)



GENERAL NOTES:

1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE, CHAPTER 0820-3, FOR A GENERAL PROPERTY SURVEY, CATEGORY II, AND HAS AN UNADJUSTED FIELD RUN TRAVERSE CLOSURE EXCEEDING 1" / 7,500'.
2. PARCEL NUMBERS SHOWN THUS (00), ARE OF RECORD IN THE TAX ASSESSOR'S OFFICE OF CHEATHAM COUNTY, TENNESSEE.
3. BEARINGS SHOWN ARE REFERENCED FROM GLOBALLY POSITIONED SATELLITE MONUMENTS AS ESTABLISHED FOR THIS SURVEY.
4. PROPERTY OWNER:
 BROWNIE HILL
 1447 CC ROAD
 KINGSTON SPRINGS, TN 37082-8154
5. PROPERTY IS CURRENTLY ZONED E-1 - ESTATES RESIDENTIAL
 FRONT YARD SETBACK: 50'
 SIDE YARD SETBACK: 20'
 REAR YARD SETBACK: 25'

CERTIFICATE OF SURVEY ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AS DEFINED BY THE STANDARD OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1 : 10,000.

FRANK V. NEELEY, TN RLS # 1493

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK NUMBER 173, PAGE 624, COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE: _____ OWNER: _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE CHEATHAM COUNTY, TENNESSEE, SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

DATE: _____ SECRETARY
 PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY THAT (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CHEATHAM COUNTY, TENNESSEE, SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT

DATE: _____ APPROPRIATE GOVERNMENTAL REPRESENTATIVE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED UTILITY OUT-PARCEL LOT OF THE MONAHAR LAL & VAJAY LAXMI LAL PROPERTY HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR CASH HAS BEEN FILED WHICH WILL GUARANTEE SAID INSTALLATION.

DATE: _____ NAME, TITLE AND AGENCY OR
 AUTHORIZED APPROVAL AGENT.

FLOOD HAZARD STATEMENT:

THIS PROPERTY (THE SUBJECT SITE AS SHOWN) IS NOT LOCATED WITHIN THE LIMITS OF A DESIGNATED 100 YEAR FLOOD ZONE PER FEMA FIRM MAP COMMUNITY PANEL NUMBER 47021C 0303 E, CHEATHAM COUNTY, TENNESSEE. EFFECTIVE DATE DECEMBER 22, 2016.

PRELIMINARY - FOR REVIEW

HILL TWO LOT SUBDIVISION
 1447 CC ROAD
 TAX MAP 90, PARCEL 71.01

TAX ASSESSOR'S OFFICE - CHEATHAM COUNTY, TENNESSEE
 FEBRUARY, 2023

PLOT DATE: FEBRUARY 10, 2023

LEGENDS:

- IRON PIN SET THIS SURVEY
- IRON PIN FOUND
- RIGHT-OF-WAY/PROPERTY LINE
- OHE & T — OVERHEAD ELECTRIC & TELEPHONE LINES
- OHE — OVERHEAD ELECTRIC
- OHT — OVERHEAD TELEPHONE
- X — X — X — FENCELINE

BOUNDARY CURVE DATA TABLE

NO.	DELTA/BEARING	RADIUS	LENGTH	TAN	CHORD
7	29° 36' 18"	200.00'	147.65'	75.51'	N 74° 13' 36" E/146.02'