

ORDINANCE NO. 2020-001

AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF THOMPSON'S STATION, TENNESSEE TO APPROVE AN AMENDED SPECIFIC PLAN CONCEPT PLAN FOR RODERICK PLACE

WHEREAS, Roderick Place is a 79.9-acre site along Columbia Pike / U.S. 31 and is zoned Specific Plan in accordance with the zoning ordinance in effect at that time it was rezoned (Ord. 06-014); and

WHEREAS, the Town approved in 2007 a Specific Plan Concept Plan for Roderick Place; and

WHEREAS, the developer/owner of Roderick Place has submitted an Amended Specific Plan Concept Plan for Roderick Place; and

WHEREAS, the Town of Thompson's Station Planning Commission recommended approval of the Amended Specific Plan Concept Plan for Roderick Place at its November, 2019 regular meeting and has recommended the same to the Board of Mayor and Aldermen; and

WHEREAS, the Board of Mayor and Aldermen of the Town of Thompson's Station has determined that the Amended Specific Plan Concept Plan for Roderick Place is consistent with the General Plan and the newly adopted Major Thoroughfare Plan and will not have a deleterious effect on surrounding properties or the Town as a whole.

NOW, THEREFORE, BE IT ORDAINED by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, as follows:

Section 1. That the previously approved Specific Concept Plan for Roderick Place within the Town of Thompson's Station, Tennessee is hereby amended and revised by repealing the previously approved plans and replacing the same with the Amended Specific Plan Concept Plan attached hereto and incorporated herein as Exhibit "A", subject to the conditions set forth in Section 2 below. The zoning for this territory shall remain Specific Plan (SP) and any further changes shall be subject to review by the Board of Mayor and Aldermen in accordance with the SP requirements.

Section 2. The following conditions, agreed to by the owner/developer of Roderick Place, shall apply to the Amended Specific Plan Concept Plan:

1. The project density shall be three (3) units per acre based on the total land area for the residential uses with 45% open space.
2. The project shall maintain 50% open space within the commercial designated area.
3. The project shall include the roadway cross sections and street lighting accordance with the Land Development Ordinance.
4. The mitigation and recommendations for traffic improvements shall be incorporated into the traffic study and shall be incorporated into the project.
5. A tree inventory and replacement plan shall be developed and considered during plat review before the Planning Commission.

6. All future plats and site plans shall conform to the general regulations set forth within the approved pattern book and all applicable standards with the Land Development Ordinance.

Section 2. This ordinance shall take effect immediately upon the publication of its caption in a newspaper of general circulation after final reading by the Board of Mayor and Aldermen, the public welfare requiring it.

Duly approved and adopted by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee, on the ____ day of _____, 2020.

Corey Napier, Mayor

ATTEST:

Regina Fowler, Town Recorder

Passed First Reading: _____

Passed Second Reading: _____

Submitted to Public Hearing on the ____ day of _____, 2020, at 7:00 p.m., after being advertised in the *Williamson AM* Newspaper on the ____ day of _____, 2020.

Recommended for approval by the Planning Commission on the ____ day of _____, 2018.

APPROVED AS TO FORM AND LEGALITY:

Town Attorney