



HUNTLY GORDON
A PROFESSIONAL LIMITED LIABILITY CORPORATION
ATTORNEY AT LAW

January 21, 2020

Micah Wood, AICP
Interim Town Planner
Town of Thompson's Station
1550 Thompson's Station Road
Thompson's Station, Tn. 37179

Re: Reifschneider Rezone
Williamson County Tax Map 144 Parcels 008.00, 008.02 and 008.03
Approximately 6.19 acres

Dear Mr. Wood:

Please accept this letter as a rezoning request to the Town of Thompson's Station for the property referenced above which is currently zoned D-1 to CC – *Commercial Center*. It is adjacent to (across Lewisburg Pike) two parcels within the Town of Thompson's Station of the same designation sought - CC – *Commercial Center*. The adjacent Williamson County parcel across Lewisburg Pike has the hamlet designation.

Prior to annexation by the Town of Thompson's Station, Williamson County designated the subject parcels as community crossroads which is now referenced as hamlet in Williamson County. There are no adjacent properties not designated CC – *Commercial Center* within the Town of Thompson's Station.

The adjacent property to the north is in Williamson County's zoning jurisdiction and designated Municipal Growth Area (MGA-1). The adjacent property to the south is in Williamson County's zoning jurisdiction and designated Municipal Growth Area (MGA-1).

The subject parcels were originally designated as a commercial gateway to the original Pleasant Creek development; however, they are now independent of the Pleasant Creek development and seek rezoning to CC – *Commercial Center*.



Attached are the three vesting deeds for the parcels with descriptions. Extensive high-intensity septic mapping has occurred, and approval is currently pending with the State of Tennessee. The owner agrees to delay development until final septic approval is attained after which a formal development proposal consistent with the CC – *Commercial Center* zoning will be presented for consideration.

The subject parcels most recent use has been agricultural (cornfield) and they do not have any existing structures. The subject parcels front Lewisburg Pike which is designated as an arterial street with a minimum right of way of eighty-four (84) feet per the LDO. Please telephone me with any questions or concerns at the number below or email huntly@huntlygordon.com.

Cordially yours,

HUNTLY GORDON
(615) 302-0100

| Map | Parcel | First Name | Last Name | Street Address | City | State | Zip |
|-------|--------|---------------------------------|-------------|----------------------------------|----------|-------|-------|
| 144 | 34 | SL | Parsley Jr. | 1870 Lewisburg Pike | Franklin | TN | 37064 |
| 154 | 5 | Pleasant Creek Investments, LLC | | 144 Southeast Parkway, Suite 230 | Franklin | TN | 37064 |
| 144 | 79 | Jeffrey S | Jobe | 1914 Lewisburg Pike | Franklin | TN | 37064 |
| 144 | 76 | Jason | Wagner | 9093 Chardonay Trace | Franklin | TN | 37067 |
| 144 | 37 | Gary | King | 1883 Lewisburg Pike | Franklin | TN | 37064 |
| 144PA | 1 | Connie | Rice | 4000 Serinas Way | Franklin | TN | 37064 |