



HUNTLY GORDON

A PROFESSIONAL LIMITED LIABILITY CORPORATION
ATTORNEY AT LAW

November 11, 2021

Micah Wood, AICP
Planning Director
Town of Thompson's Station
Post Office Box 100
Thompson's Station, TN 37179

Re: Moon Property: 4339 Columbia Pike

Mr. Wood:

Please accept this letter as a supplement to the rezoning application for the property above. Please accept this letter as the Statement of Impacts per Section D of the application.

Specifically:

31 – Water Facilities: Water for domestic use will be provided at Town rates, from an existing 24" HB&TS line as extended and provided for in the development plans as development occurs in accordance with the current policies of the Town.

32 – Sewer Facilities: Sanitary sewer for the development was contemplated and approved for in the reservation agreement for one hundred ninety (190) lots/taps as approved by the Board of Mayor and Aldermen in October 2020. The sanitation lines will be constructed in accordance with the development plans as development occurs pursuant to the current policies of the Town.

33 – Repurified (reuse) water facilities: Reuse water facilities are provided for in the developer agreement with the Town. The development plan for the subdivision will provide for adequate drip fields within the development. The drip field size is dependent upon the number of lots/taps within the development. It is calculated based upon each lot/tap consuming 250 gallons per day with a safety factor of one hundred fifty percent (150%). The sizing of the drip field is calculated utilizing the TDEC approved reabsorption rate for the Town of 10,000 gallons per day per acre allocated.

34 – Street Network, as shown in the major thoroughfare plan: The property fronts and indeed is accessed from Columbia Pike which is designated as an arterial street on the major thoroughfare plan. Columbia Pike is also known as US Highway 31 and offers the best quality of interconnectivity within the Town. The development plan for the property will provide for future connectivity to the neighboring properties to the north and the south. No connection will be provided to the west.

35 – Drainage Facilities: Drainage facilities will buffer the existing stream on the property as well as Columbia Pike and provide an undulating appearance in the streetscape. The drainage facilities



will be owned and maintained by the homeowner's association for the development and be sized to comply with all TDEC standards pursuant to the current policies of the Town.

36 – Police, fire, and recreational facilities. (Provide driving distance to the nearest police, fire, and recreational facilities.) The Town is provided police and fire protection through an interlocal agreement with Williamson County. The Williamson County Sheriff's Office is located at 408 Century Court which is 5.0 miles from the property. The Williamson County Emergency Management for the property is located at 1515 Thompson Station Road West which is 4.0 miles from the property. Likewise, the closest recreation is Sarah Benson Park, adjacent to the EMS, at 1513 Thompson's Station Road West.

37 – Letter to School district central office: The letter prepared for the Williamson County School system is attached. The property is currently zoned for the following Williamson County schools: Independence High School, Legacy Middle School and Winstead Elementary School. The anticipated number of students within the development upon its completion is anticipated to be 87 pupils should all 190 lots be constructed according to the following source: <https://eyeonhousing.org/2017/02/the-average-number-of-school-age-children-per-home>. The article states there are approximately 45.6 students per 100 owner occupied single family detached homes.

38 – Refuse storage and sanitation collection facilities: Refuse storage and sanitation collection will be addressed by the homeowner's association for the development; however, it is anticipated a private collection contract will provide this service for the development. Further, it is anticipated the contract will provide for a standard collection receptacle from the selected refuse provider upon certificate of occupancy. Alternatively, the Williamson County convenience center is located at 1515 Thompson Station Road West which is 4.0 miles from the property.

39 – Covenants, Conditions and Restrictions: The homeowner's association will enforce the covenants, conditions, and restrictions to ensure a harmonious development plan. To ensure its standards are upheld within the community an architectural review committee will be appointed. Further the CC&Rs will ensure the Town proper maintenance and insurance is provided for the open space and drainage structures along with public utility and drainage easements within the development.

Should you need additional information or clarification please do not hesitate to contact me via email huntly@huntlygordon.com or at the number below.

Cordially yours,

HUNTLY GORDON
(615) 302-0100