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1550 Thompson's Station Road W.
P.O. Box 100
Thompson's Station, TN 37179

MEMO

DATE: February 22, 2022

TO: Planning Commissioners

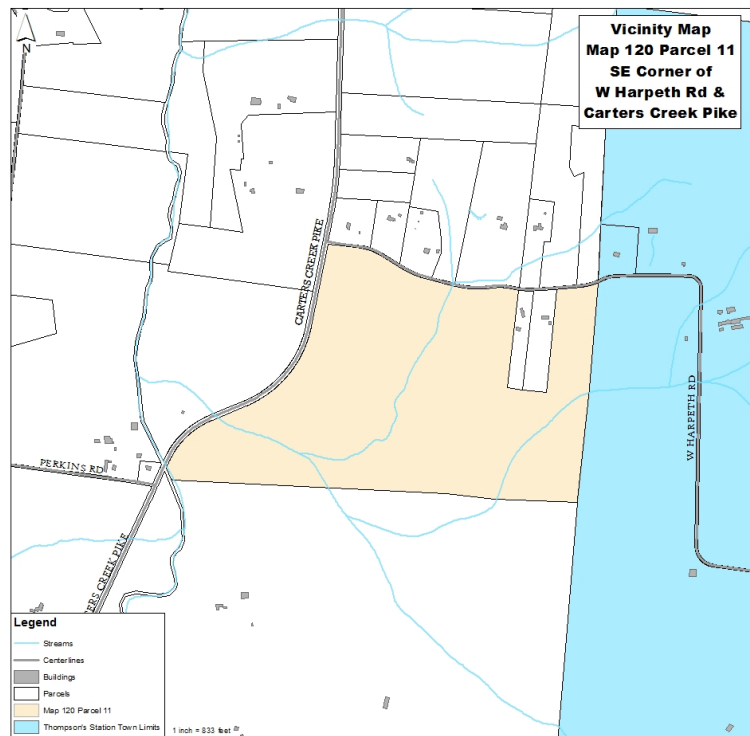
FROM: Micah Wood, AICP Planning Director

SUBJECT: Request for a Plan of Services for Map 120 Parcel 11 (unnumbered West Harpeth Road)

Request

Joe Epps, on behalf of Donnie Cameron, requests annexation of Map 120 Parcel 11 (located in the south of unnumbered West Harpeth Road). The property in total consists of approximately 186 acres. Per the state law, a Plan of Services is required for this annexation process. Therefore, the following Plan of Services is included for Planning Commission review and recommendation onto the BOMA. Once recommended on, this Plan of Services shall be included as part of the annexation process for this property. Per the Town's Annexation Policy, this property shall be zoned T2 upon annexation, with any rezoning/development of this property to be submitted later. The T2 zoning is noted in the Plan of Services.

Since the BOMA has voted to prohibit consideration of up-zonings until the All Aboard Comprehensive Planning updates have been finalized for both the General Plan and the Land Development Ordinance, any rezoning associated with this annexation will be required to wait until such time that those updates have been review and adopted.



Annexation requests, including the Plan of Services and zoning, are discretionary approvals. The Planning Commission should review the annexation request and then make either a favorable or unfavorable recommendation onto the BOMA.

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Background

This property is located within the Town's Urban Growth Boundary and, therefore, can be annexed through ordinance. The property is bounded to the east by property within the Town zoned TC (Two Farms property), to the west, north, and south by residential/agricultural uses located within Williamson County. As noted, per the Town's Annexation policy the property shall be zoned T2 upon annexation.

Plan of Services

See attached for the specific Plan of Services. Services are limited within this vicinity; however, the proposed plan of services is consistent with the plan of services available by the Town for this new territory. Sewer, proposed to be provided through an on-site wastewater treatment system, is included in the Plan of Services. As noted, any on-site wastewater treatment will require review by the Town's Utility Board and approval by the BOMA. As an alternative, sewer may be achieved through septic, as approved by Williamson County.

Analysis

The current Land Development Ordinance does not provide approval or review criteria for annexations. The Town's Annexation Policy does provide a framework for analysis and review of these requests. In Staff's review, the annexation request is adjacent to the current Town boundary, has provided sufficient information related to roadway/utility impacts, and, therefore, is appropriate for annexation.

Staff Recommendation

Staff recommends a favorable recommendation onto the BOMA for annexation and to adopt the Plan of Services for this annexation request.

Attachment

Plan of Services
Application Letter of Request