

**Town of Thompson's Station  
Municipal Planning Commission  
Minutes of the Regular Meeting  
Held On August 16, 2004**

Commission Members Present

Brown Daniel, Chairman  
Jackie Attkisson  
Sarah Benson  
Quen Brown  
Cherry Jackson

Staff Members Present

Mike Wood, City Planner  
Larry Craig, City Attorney  
Steve Clifton, City Engineer  
Doug Goetsch, City Recorder

The regular meeting of the Municipal Planning Commission was called to order on August 16, 2004 at 7:00 p.m. at the Thompson's Station Community Center.

The minutes of the July 19, 2004 meeting were previously submitted and were approved upon a motion by Commissioner Benson, seconded by Commissioner Brown, and were unanimously accepted.

Chairman Daniel stated that representatives of Del Webb Corporation are holding two community meetings regarding their proposed development of the James Adams property in eastern Thompson's Station. The meeting dates are August 23<sup>rd</sup> and September 16<sup>th</sup> with both meetings being held at 6:00 p.m. at the Thompson's Station Community Center.

City Attorney Craig stated that when the Town considers requests for alternative wastewater treatment plants it should consider the benefits of having regional-type plants serving multiple areas versus several smaller plants. There also could be benefits by linking the regional plants together as well. He stated that he had received a proposal from Sheaffer International regarding the maintenance and operation of proposed wastewater treatment plants and is meeting with H.B. & T.S. Utility District officials regarding billing and collection services for wastewater treatment customers.

**Plan of Service for Annexed Parcels**

City Attorney Craig stated that two property owners had requested their property be annexed into the corporate limits of the town. All the requests are for property already within the urban growth boundary for the town. The Planning Commission must review and approve a plan of service for the annexed areas. First to be considered was Resolution 04-003 that states the plan of service for the Bowhall property identified as Map 152, Parcel 45.01 consisting of 3.94 acres. The addition of this property requires no change in the plan of service already in place in that part of the town. After discussion, motion to approve this plan of service was made by Commissioner Jackson, seconded by Commissioner Benson, and it was unanimously approved.

Second to be considered was Resolution 04-004 that states the plan of service for the KMK Acres property identified as:

- Map 130, Parcel 31.01 consisting of 29.8 acres
- Map 130, Parcel 33.00 consisting of 46.6 acres
- Map 130, Parcel 34.00 consisting of 193.4 acres

The addition of this property requires no change in the plan of service already in place in that part of the town. After discussion, motion to approve this plan of service was made by Commissioner Brown, seconded by Commissioner Benson, and it was unanimously approved.

**Workshop on New Zoning Ordinance**

City Planner Wood explained that the new ordinance being crafted is based upon a model being developed by the State of Tennessee for use by municipalities across the state. The ordinance would also have corresponding subdivision regulations to go with it. Commissioner Jackson stated that she felt that there were too many districts in the new ordinance and that they could be reduced or combined. City Planner Wood concurred and that he would incorporate the general feel of the current zoning ordinance especially in regards to density into the new ordinance. The commissioners should discuss which types of districts are needed and give him feedback on the model ordinance. City Recorder Goetsch suggested that a subcommittee of the commissioners meet with staff to review the model ordinance to remove sections not applicable to the town and provide guidance to staff for revising the model to more closely match the density currently in place in the town's current zoning ordinance.

City Attorney Craig asked if the model included regulation on signs and stormwater detention. City Planner Wood replied that it did and asked the commissioners to review Article 8 regarding signage for the next meeting.

There being no further business, the meeting was duly adjourned at 8:10 p.m.

Signed: \_\_\_\_\_  
Brown Daniel, Chairperson

Attest: \_\_\_\_\_  
Quen Brown, Secretary