

**Town of Thompson's Station**  
**Municipal Planning Commission**  
**Minutes of the Regular Meeting**  
**Held On September 20, 2004**

Commission Members Present

Brown Daniel, Chairperson  
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 September 20, 2004 at 7:00 p.m. at the Thompson's Station Community Center.

The minutes of the August 16, 2004 meeting were previously submitted and were approved upon a motion by Commissioner Jackson, seconded by Commissioner Brown, and were unanimously accepted.

Commissioner Jackson announced that Dr. Sheaffer with Sheaffer International is holding a community meeting On September 27, 2004 at 6:00 p.m. at the Community Center. Dr. Sheaffer will make a presentation regarding the wastewater disposal system designed by his firm and will answer questions from the public. All interested persons are urged to attend.

City Attorney Craig announced that the Board of Mayor and Aldermen had annexed by ordinance parcels of land into the corporate limits of the Town. Two property owners had requested to be annexed into Thompson's Station. The City Recorder will send a letter to the county officials to notify them of this annexation.

**Heritage Commons – Final Plat** – City Engineer Clifton described the project as a commercial use subdivision containing 8 lots on 55.40 acres located at the intersection of Highway 31 and Thompson's Ridge Road. The plat has two notes that restrict the curb cuts on Thompson's Ridge Road to a total of four and stipulates no further curb cuts will be requested or granted. No building permit request will be accepted prior to the completion and approval of the wastewater reclamation system. Staff recommended approval of this final plat subject to the following conditions:

1. Revised landscape plan to be submitted to staff for approval and the posting of a performance bond in the amount of \$10,000 for landscaping.
2. Approval of the water plans by H.B. & T. S. and posting of a performance bond in an amount to be determined by H.B. & T.S. Utility District.

3. Posting of a performance bond in the amount of \$422,000 for roads, drainage and erosion control.
4. Posting a performance bond in the amount of \$85,000 for sanitary sewer collection system.
5. Posting of a performance bond in an amount to be determined for the construction of the wastewater reclamation facility.
6. Provide evidence of the TDOT approvals, grading permit and bonding.

Mr. Jim Chambers with SouthStar, developer of the property, stated all permits were in hand. Construction was slightly behind schedule due to weather delays and necessary utility line relocations. The wastewater system was being bid on at this time and the construction costs would be known within two weeks. Construction time for the system would be 10-12 weeks. He stated that SouthStar had reached an accommodation with the Heritage Elementary PTO organization to limit curb cuts on Thompson's Ridge Road and would build sidewalks along that roadway as well as donate the construction of some sidewalks on the school site.

Chairman Daniel asked City Engineer Clifton if he agreed with the notes on the plat and Mr. Clifton indicated he was in agreement with them. Chairman Daniel asked if evergreen trees could be incorporated into the landscape plan, especially between Highway 31 and the detention pond so year-round screening would be in place. Mr. Chambers stated that brush cleanup in that area would be done and evergreens would be added to the landscape plan as suggested.

Commissioner Attkisson asked what the plans were for Lot 7 on the site. Mr. Chambers said that large lot would be probably be subdivided, but no plans have been made at this time. Commissioner Benson asked when the road improvements would be completed and Mr. Chambers estimated completion by November 15<sup>th</sup>. Commissioner Attkisson asked if one of the entrances to the site from Highway 31 would be directly across from Spring Hill Circle and Mr. Chambers indicated that this was the location as depicted on the site plan.

Motion to accept this final plat subject to staff recommendations was made by Commissioner Benson, seconded by Commissioner Jackson, and the commissioners unanimously accepted it.

**Tractor Supply Company – Preliminary Site Plan** – City Engineer Clifton described the site plan as Lot 6 of the Heritage Commons development in the Suburban zoning district. The site plan consists of 3.11 acres with a proposed building of 22,670 square feet and 20,003 square feet of outdoor storage. The applicant had been advised to make adjustments to meet LSR requirements, change a rear truck access area to the loading dock area, and adjust parking on the north side of the building so cars would not back out into a roadway. City Engineer Clifton stated that these changes were made by the applicant and were now acceptable. Signage for this site does not meet ordinance requirements and approval by the Board of Zoning Appeals would be needed. Approval of this site plan by the Planning Commission would not include the site signage. Additional information is needed from the applicant regarding the lighting plan with detail about the light poles, fixtures and illumination details, including an illumination diagram for the site and 20 feet beyond the site boundaries. City Engineer Clifton stated that the revised site plan is in order and recommends approval (with the exception of signage) pending the following:

1. Submittal of plans depicting the revised site layout
2. Approval of the grading, drainage and erosion control plan by the town consulting engineer.

Bond amounts for this site will be set at final site plan submittal.

Mr. Randy Perry of Palmer Engineering represented the applicant and stated that a comprehensive signage and lighting plan was being developed for the entire development, including this site, and would be presented to the Board of Zoning Appeals at a date to be set for a meeting of the BZA. Chairman Daniel asked why the BZA had to approve the sign and City Attorney Craig stated that because the signage they had planned did not meet the ordinance requirements, a variance must be approved by the BZA. The applicant has a plan to limit size and colors of individual lot signs and have a single large monument sign for the entire development. The result would hopefully result in less sign clutter and present a more pleasing and acceptable alternative. Commissioner Benson asked about the lighting plans and Mr. Perry replied that the plan would meet all ordinance requirements and would be tightened to reduce any effect to adjacent properties. After discussion, motion to accept this site plan was made by Commissioner Jackson, seconded by Commissioner Benson, and this preliminary site plan was unanimously accepted by the commissioners.

**Rezoning Moratorium** – City Attorney Craig reminded the commissioners that the moratorium on rezoning expires on October 31<sup>st</sup>. This is the second moratorium and he has almost never seen one go beyond 90 days. City Planner Wood stated that work was proceeding on a new zoning ordinance, but that it was felt that more input was needed from the citizens on this project. Accordingly, a survey is being developed that will be sent to all households in Thompson's Station and the results reported back to the Planning Commission at a future meeting. This would assist in developing a land use plan before continuing on the zoning ordinance.

City Attorney Craig stated that extending the moratorium would have potential legal implications as property owner's rights could be considered compromised by a further moratorium. Commissioner Attkisson asked why it should be extended and City Planner Wood recommended not extending it further. Chairman Daniel stated that because of submittal deadlines, no rezoning request could even come before the commission until the December meeting. City Planner Wood stated that the current zoning ordinance will be amended as necessary for administrative issues.

There being no further business, the meeting was duly adjourned at 8:05 p.m.

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

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