

Town of Thompson's Station

Municipal Planning Commission

Minutes of the Regular Meeting

Held On August 15, 2005

Commission Members Present

Brown Daniel, Chairman
Quen Brown
Sarah Benson
Cherry Jackson

Staff Members Present

Micah Wood, City Planner
Larry Craig, City Attorney
Greg Langeliers, City Administrator
Doug Goetsch, City Recorder

The regular meeting of the Municipal Planning Commission was called to order on August 15, 2005, at 7:00 p.m., at the Thompson's Station Community Center. Commissioner Jackie Attkisson was absent.

The minutes of the July 18, 2005 meeting were previously submitted and were approved upon a motion by Commissioner Jackson, seconded by Commissioner Benson, and were unanimously accepted.

Staff Announcements:

City Administrator Langeliers informed the board that regular meeting dates had been set for the Public Works Committee and the Community Plan Committee. The Public Works Committee will meet the Wednesday before the regular Board of Mayor and Aldermen meeting and the Community Plan Committee will meet on the fourth Thursday of each month.

Discussion on Design Review Guidelines

City Administrator Langeliers explained that the Community Plan Committee had expressed their thoughts that it was important for the town to adopt some design standards as soon as possible. They suggested using the City of Franklin's standards as a starting point and refining it to meet the needs of the town.

Update on Wastewater Facilities

City Administrator Langeliers stated that James C. Hailey & Co. is now looking at the options available to provide sewer lines from the intersection of Thompson's Station Road and Highway 31 to the new Heritage Commons treatment facility. That facility is largely complete and is waiting for the installation of electrical lines before it could become operational. The regional plant being constructed near S.R. 840 is well underway with an estimated completion date of early 2006.

Residential Site Plan for the Adam's Property

The applicant is requesting approval of a residential site plan for the Adam's property, a 545 acre site bordered by Critz Lane, Pantall Road, Thompson's Station Road East, and Clayton Arnold Road. The site is in the Suburban Estate (SE) zoning district and the applicant is seeking approval of 490 lots with an overall density of .9 units per acre, as allowed under the planned resource conservation development (PRCD) option in the zoning ordinance. City Administrator Langeliers read the staff report on this request and noted that the overall design was acceptable. He stated that he hoped a development agreement could be negotiated with the applicant to address needed improvements to Critz Lane. He stated that the applicant had brought an alternative plan for consideration that included a neighborhood commercial element.

Mr. James Carbine represented the applicant and explained that they had worked to address the concerns of some area residents and was able to add more contiguous open space, but kept the number of lots the same by adding some smaller courtyard-home lots. The neighborhood commercial aspect would be similar to the formats of an existing neighborhood stores on Granny White Pike in Nashville or on Concord Road in Brentwood.

Mr. Langeliers stated that this would change the development from a PRCD to a mixed-use development, a conditional use that requires approval by the Board of Zoning Appeals, although review by the Planning Commission was appropriate at this time. He recommended approval subject to BZA approval and with the following items to be addressed at future submittals:

Preliminary Plats:

1. Submittal of construction plans for roads, drainage and erosion control;
2. Submittal of utility and service availabilities along with means of provision;
3. Indication from H.B. & T.S. Utility District that fire flows are available;
4. Submittal of a landscaping plan meeting all ordinance requirements;
5. TDEC determination on all drainage-ways and alteration permits where necessary;
6. Establishing a timeline on the availability of sewer;
7. Discussion of possible options for roadway improvements to offset impacts.

Final Plats:

1. The posting of performance bonds for the following:
 - a. Roads, drainage and erosion control;
 - b. Landscaping improvements;
 - c. Water and fire protection services;
 - d. Sewer and water reuse line installation;
 - e. Any offsite roadway improvements.
2. Payment of all applicable fees;
3. Approval of homeowners association documents (covenants and restrictions);
4. Execution of any applicable developer agreements;
5. Approval of subdivision and roadway names;
6. The permitting of any applicable signage.

After discussion, Commissioner Jackson made a motion to approve this site plan subject to BZA approval and staff's recommendations. Commissioner Brown seconded the motion and it was approved unanimously.

Non-Residential Site Plan for Thompson's Station Veterinary Hospital

The applicant is proposing a commercial services use on a 2.39 acre tract located on the east side of Columbia Pike (Highway 31) approximately 700 feet south of the intersection with Thompson's Station Road. This parcel is in the Crossroads Center (CC) zoning district. City Administrator Langeliers read the staff report on this request. His report included a discussion of traffic, building setback and sewer service.

The applicant has submitted an access plan to TDOT for approval of the proposed curb cut on Highway 31. It is unknown whether acceleration or deceleration lanes would be required. The suggestion of staff was to require the acceleration and deceleration lanes and have bonds for the

construction. Staff felt that it would be appropriate to provide for access to Thompson's Station Road West via an easement from parcels to the north of this site.

The building setback is substantial, but the first 80 feet of that setback is in green space. Staff's opinion was that this parcel is far enough from the Thompson's Station Road intersection that an adequate streetscape could still be accomplished should that design be desired.

A plan to provide sewer service to potential users along Highway 31 is being prepared for submittal to TDEC for approval.

Commissioner Benson asked about the applicant's plans for the rear of the parcel. A representative of C&I Design represented the applicant and stated that the applicant was considering a kennel at a future date.

The staff report recommended approval conditioned on the following:

1. The posting of a performance bond for landscaping in the amount of \$20,000;
2. TDOT approval of the curb cut on Highway 31 to include acceleration and deceleration lanes designed to TDOT specifications (unless prohibited by TDOT);
3. The inclusion of an easement from Tract 10 to Tract 11 to allow for a potential access connection to Thompson's Station Road West;
4. Payment of all sewer access and connection fees prior to issuance of a building permit;
5. Final approval and permitting of a signage plan;
6. Final approval of drainage calculations by the town engineer.

After discussion, Commissioner Benson made a motion to approve the plan subject to staff's recommendations. Commissioner Brown seconded the motion and it passed unanimously.

There being no further business, the meeting was duly adjourned at 7:55 p.m.

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Quen Brown, Secretary