

**Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On November 21, 2005**

Commission Members Present

Brown Daniel, Chairman
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 November 21, 2005, at 7:00 p.m., at the Thompson's Station Community Center. Commissioners Jackie Attkisson and Quen Brown were absent.

The minutes of the October 17, 2005 meeting were previously submitted and were approved upon a motion by Commissioner Benson, seconded by Commissioner Jackson, and were unanimously accepted.

Staff Announcements:

Mr. Langeliers stated that the Community Plan Committee will hold their next meeting on November 29th at 5:30 p.m. and they will hold a Public Meeting to present the Proposed Community Plan on December 1st, with both meetings to be located at Community Center.

Public Hearing on Revision to Subdivision Regulations on Fire Flows - Mr. Langeliers read the staff report that stated that staff recommended increasing the fire flow standard from 500 gallons per minute (GPM) to 1,000 GPM. He noted that the zoning ordinance would need revision to remove the current requirement from the zoning ordinance. It was noted that this and all the following public hearings were advertised in the November 6th edition of the *Williamson AM* newspaper. Chairman Daniel opened the public hearing on this issue, but no one came forward to speak for or against this issue. After discussion, Commissioner Jackson made a motion to adopt this change to the Subdivision Regulations. Commissioner Benson seconded the motion, and it was unanimously adopted.

Public Hearing on Revision to Subdivision Regulations on Underground Cable Utilities – Mr. Langeliers read the staff report on this item. The Community Plan Committee had made a recommendation to amend the Subdivision Regulations to require fiber optic media be made available to the curb of each residence in every major subdivision platted in Thompson's Station. This is intended to apply to every subdivision that has not recorded a final plat at the date of adoption. Chairman Daniel opened the public hearing on this issue, but no one came forward to speak for or against this issue. After discussion, Commissioner Benson made a motion to adopt this change to the Subdivision Regulations. Commissioner Jackson seconded the motion, and it was unanimously adopted.

Public Hearing on Revision to Subdivision Regulations on Sewage Collection Systems – Mr. Langeliers read the staff report on this item. The staff reviewed the specifications used by the City of Franklin for the installation of sewage collection systems and determined they would work well for the town and not conflict with the technologies used for wastewater treatment. These specifications would reflect the change of references to the City of Franklin with the Town of Thompson's Station and would be an appendix to the Subdivision Regulations. Chairman Daniel opened the public hearing on this issue, but no one came forward to speak for or against this issue. After discussion, Commissioner Jackson made a motion to adopt this change to the Subdivision Regulations. Commissioner Benson seconded the motion, and it was unanimously adopted.

Non-Residential Site Plan for Thompson's Station Baptist Church – Mr. Langeliers read the staff report on this item. The applicant is proposing to utilize a portable building as an addition to the onsite residence that has been converted to an office. The applicant proposes to paint the portable building to match the existing structure and is working with the adjacent property owner to the north on a landscaping plan. The applicant indicates this is a temporary structure and will eventually be removed, although no timeline for this has been developed. This request is being reviewed as a permanent addition to the existing structure. Staff recommends approval of this plan pending payment of all fees and acceptance of a landscaping plan for this addition. Duane Murray represented the applicant and stated a master plan for development of the entire site should be available in March 2006. Commissioner Benson stated that she had heard from citizens concerned with the existing portable buildings and hopes they will be removed soon. After discussion, Commissioner Benson made a motion to approve this non-residential site plan subject to payment of all applicable fees and acceptance of a landscaping plan. Commissioner Jackson seconded the motion and it passed unanimously.

Preliminary Plat for Phase I of the Fields of Canterbury Residential Development – Mr. Langeliers read the staff report for this item. The applicant is requesting preliminary plat approval for 69 lots on the residential portion of the Hood/Ferrari property, presently named the Fields of Canterbury. The rezoning for this development was approved in February 2005 and the master development plan was approved in April 2005. Staff identified the following items to be addressed:

1. Turning radii on interior roadways – some proposed curves do not meet design standards and staff recommends variances subject to approval by the Town's consulting engineers.
2. Sidewalks – sidewalks not being proposed on both sides of all streets and some are in rights of way and others are in easements.
3. Waterlines and fire hydrants – waterlines and fire hydrants not depicted on drawings and must be added prior to any grading permit being issued.
4. Access from Columbia Highway – the access shown from Columbia Highway is recognized as a temporary access only and should be connected to the nonresidential portion of the Hood/Ferrari property when it is developed. This portion of the preliminary plat must be approved separately as Phase II.

Bill Charles represented the applicant and stated that some of the sidewalks would be outside of the public right of way but still within the public utility access easement. Mr. Langeliers stated he wanted to see how the sidewalks in the Tollgate Village development were handled for comparison to this development. Mr. James Carbine with the Tollgate development was in the audience and stated that all sidewalks in Tollgate are to be located within the public right of way and would be the town's responsibility to maintain. Mr. Langeliers stated that he would like all sidewalks to be consistent in all developments in the town. Mr. Craig stated that this should be clarified in the subdivision regulations. Chairman Daniel asked about the connection to Highway 31. This connection is acceptable on a temporary basis until the non-residential portion of the property is developed and the permanent site of access to the non-residential portion is determined and a traffic signal is located at that point. Mr. Charles stated that they planned to put their sales and marketing staff in temporary trailers near the temporary access point. Mr. Langeliers stated that staff recommended approval of this preliminary plat conditioned on:

1. Final approval of the grading and drainage plan by staff based upon input from the Town's engineering consultant.
2. Inclusion of waterlines and fire hydrant locations on the plat prior to issuance of grading permits.
3. Installation of sidewalks on both sides all roadways.
4. Granting of all recommended variances for right of way widths, pavement cross section, curve radii requirements on roads "C" and "F" dependent on concurrence by the Town's consultant.
5. TDEC approval of the expansion of the Town's operating permit for the regional wastewater treatment facility to provide capacity for this development.
6. Breaking this plat into two phases.

After discussion, Commissioner Benson made a motion to approve this preliminary plat subject to staff's recommendation. Commissioner Jackson seconded the motion and it passed unanimously.

Revision to Non-Residential Site Plan for Tollgate Village – Mr. Langeliers read the staff report for this item. The applicant has requested a revision to the non-residential portion of the approved Urban Overlay site plan of Tollgate Village. The revision proposes to reduce the buffer along Columbia Highway from 300 feet to 25 feet. There is a 75-foot building setback as well. Staff recommends re-approval of this overall site plan with these proposed modifications to the non-residential portion. Commissioner Benson asked how this would affect the overall look of the project. Mr. Langeliers stated that this would look similar to the Parkway Commons development in Franklin. Also, it would not be possible to maintain a 300-foot setback in other property along Columbia Highway as you move south from this site. Commissioner Benson stated that it looked like portions of the revised plan may fall into the floodplain area of the site. Mr. Jay Franks, representing Tollgate, stated that this was a concept plan and the primary concern is on Sections 20A and 30A. The remainder of the site will be adjusted as necessary to meet all other requirements. Chairman Daniel stated it was fine line between an attractive development and an unattractive development. Mr. Franks stated they planned extensive landscaping and rockwork to make the site very attractive. Commissioner Benson was concerned that no design standards are in place to enforce how parcels are designed.

Mr. Franks stated that an owner's association for the non-residential parcels was being planned. After discussion, motion to approve this revised Urban Overlay site plan was made by Commissioner Jackson, seconded by Commissioner Benson, and was unanimously approved.

The commissioners recessed the meeting at 8:05 p.m. The meeting reconvened at 8:20 p.m. with all members still present.

Final Plat for Tollgate Village Section 20A – Mr. Langeliers read the staff report on this item. The applicant is requesting final plat approval for Section 20A of the non-residential portion of Tollgate Village. Roadways needed to access this section were platted and bonded with Section III of this development, which has been recorded. Staff recommends approval of this final plat pending payment of all applicable fees and the bonding of any uninstalled portion of the sewage collection system prior to issuance of a building permit in any lot of Section 20A. After discussion, Commissioner Jackson made a motion to approve this final plat subject to staff's recommendations. Commissioner Benson seconded the motion and it was unanimously approved.

Final Plat for Tollgate Village Section 30A – Mr. Langeliers read the staff report on this item. The applicant is requesting final plat approval for Section 30A of the non-residential portion of Tollgate Village. Roadways needed to access this section were platted and bonded with Section III of this development with the exception of lots 2 and 3. These lots can take independent access to Columbia Highway without having to build more than the entrance, provided TDOT approves the entrance and that these two lots share that future road access point. Staff recommends approval of this final plat pending payment of all applicable fees and the bonding of any uninstalled portion of the sewage collection system prior to issuance of a building permit in any lot of Section 30A. After discussion, Commissioner Jackson made a motion to approve this final plat subject to staff's recommendations. Commissioner Benson seconded the motion and it was unanimously approved.

Heritage Commons Revised Final Plat – Mr. Langeliers stated that the applicant had submitted a revised final plat that depicted changes to Lots 3, 4, 7, 12, 13, and 14. These changes involve minor changes to the lot lines and a change to the Traders Way roadway. Staff recommended approval of this revised final plat subject to payment of all applicable fees. Commissioner Jackson made a motion to approve this revised final plat subject to staff recommendations, Commissioner Benson seconded the motion and it passed unanimously.

Municipal Planning Commission Secretary Function – Mr. Langeliers stated that sometimes there is difficulty coordinating with the MPC secretary to get plats signed and it would be helpful to have additional signers for this purpose. Mr. Craig stated that the bylaws could be amended to allow the City Administrator or City Recorder to sign in the absence or unavailability of the MPC secretary. After discussion, Commissioner Benson made a motion to amend the bylaws to allow either the City Administrator or City Recorder to execute plats in the absence or unavailability of the MPC secretary. Commissioner Jackson seconded the motion and it passed unanimously.

Municipal Planning Commission Minutes

November 21, 2005

Page 5

There being no further business, the meeting was duly adjourned at 8:45 p.m.

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Quen Brown, Secretary