

Town of Thompson's Station

Municipal Planning Commission

Minutes of the Regular Meeting

Held On April 17, 2006

Commission Members Present

Brown Daniel, Chairman
Sarah Benson
Tom Evans
Cherry Jackson

Staff Members Present

Micah Wood, Town Planner
Larry Craig, Town Attorney
Greg Langeliers, Town Administrator
Lisa Stewart, Town Clerk
Doug Goetsch, Town Recorder

The regular meeting of the Municipal Planning Commission was called to order on April 17, 2006 at 7:00 p.m., at the Thompson's Station Community Center. Commissioner Jackie Attkisson was absent. It was noted that the March meeting had been cancelled. The minutes of the February 21, 2006 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 announced that the Mayor's Community Plan Advisory Committee had scheduled a meeting for April 20th at 5:30 p.m. and will hold a Public Input Meeting on April 25th at 7:00 p.m. at the Community Center.

Final Plat for the Raymond McCord Subdivision

Mr. Langeliers read the staff report for this item. The applicant is requesting approval for a two-lot subdivision on 4.995 acres fronting Critz Lane (Map 145, Parcel 20.01) in the Suburban Estate zoning district. The property currently has one residential structure and is bisected by the West Harpeth River and is encumbered by substantial floodplain. The existing house is proposed to remain on Lot 1 and a building envelope is identified for Lot 2. Lot 2 is proposed to be accessed from an easement off Lewisburg Pike and adequate site distance has been determined. The Lot 2 building envelope is outside the 100-year floodplain and the lowest finished floor elevation must be at least three feet above the 100-year floodplain elevation. The plat meets requirements and staff recommends approval contingent on:

1. Obtaining all signatures on a recordable mylar copy of the plat;
2. The dedication of the requisite right of way along Critz Lane;
3. The establishment of a lowest finished floor elevation for the proposed residential structure;
4. The payment of all requisite fees.

After discussion, motion to approve this final plat subject to staff's recommendations was made by Commissioner Jackson, seconded by Commissioner Benson, and it was unanimously approved.

Preliminary Plats for Bridgemore Village Phases I and II

Mr. Langeliers read the staff report for this item. The applicant is requesting preliminary plat approval for Bridgemore Village Phases I and II. This property is located off Critz Lane, Pantall

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Road, and Clayton Arnold Road. The preliminary plats are consistent with the approved site plan. The applicant has worked with the Town's consulting engineer to work out several suggested changes, all of which have been completed or are underway. The plats are largely in order, however two issues must be considered relative to any recommendation for approval.

First, the at the April 11th meeting of the Board of Mayor and Aldermen a motion was passed to stop all platting not relating to previously approved preliminary plats. Despite this motion, Staff did not feel they had the authority to remove a timely submitted item from the planning commission agenda.

Second, the reason for the motion by the Board of Mayor and Aldermen was concern over the status of the regional wastewater treatment plant currently under construction. The plant will have a capacity of 1,327,000 gallons per day when completed, but the Town's operating permit from TDEC is for only 500,000 gallons per day. Previous approvals for other submittals were contingent on the completion of the wastewater plant and the expansion of the operating permit. Staff had previously been confident that these conditions would be met in an expedient manner, but now feels less confident. Staff recommends approval or deferral of this item. If approved, it should be contingent on completion of the regional wastewater plant, expansion of the TDEC operating permit, and final approval of the construction plans by Staff, inclusive of both on and off-site improvements.

Chairman Daniel asked about the deferral aspects and Mr. Wood replied that deferral starts a 30-day clock for this to be reviewed again or it will be approved by default. Mr. Craig stated that he had received a letter from counsel for the applicant that questioned the legality of the action taken by the Board of Mayor and Aldermen. The Municipal Planning Commission is independent of the Board's action. Mr. Langeliers stated that an allocation agreement was being negotiated with T.S. Basin Builders, LLC. Mr. James Carbine represented the applicant and stated that he would like the plats approved contingent on the allocation agreement being executed. This would allow the project to move forward. He stated that the Town has an obligation to TS Basin for the cost recovery of the plant although the Town should manage the capacity. Mr. Langeliers stated that if all negotiations break down, all developments are in the same position. Mr. Wood stated that if all conditions of the plat were not met, the secretary of the Planning Commission would not sign the final plat.

Chairman Daniel stated that he felt like they have no other option but to approve with the contingencies recommended by Staff. Commissioner Evans was concerned about the buffer along Critz Lane and Mr. Langeliers stated that a B-Street bufferyard was needed rather than a side yard buffer. Mr. Carbine stated that he would submit a landscape plan and work with the commissioners to address their concerns. After discussion, Commissioner Benson made a motion to approve the preliminary plats contingent on completion of the wastewater treatment plant, expansion of the TDEC operating permit, and final approval of the construction plans by Staff. Commissioner Jackson seconded the motion and it was unanimously approved. Chairman Daniel asked for an update on the plant's status at the next meeting.

Plan of Services for Parcels Requesting Annexation

Mr. Langeliers read the staff report for this item. The Town has received requests for annexation from two property owners within the Town's Urban Growth Boundary. The Board of Mayor and Aldermen (BOMA) can annex these properties via ordinance. The Town's planning consultant has prepared a Plan of Service and Staff recommends this plan be recommended for approval by BOMA. Staff recommends maintaining the zoning status the properties presently have when they are annexed by the Town. After discussion, motion to recommend the Plan of Service for approval by the BOMA was made by Commissioner Jackson. Commissioner Benson seconded the motion and it was unanimously approved. Commissioner Benson made a motion to adopt Staff's recommendations on zoning designations for the annexed properties. Commissioner Jackson seconded the motion and it was unanimously adopted.

Zoning Recommendation for Areas Annexed by Referendum

Mr. Langeliers read the staff report on this item. It is necessary to designate a zone classification for those properties that will potentially be annexed into the Town by the upcoming referendum. Staff recommends that keeping a zone designation of Suburban (S) for those properties currently zoned Suburban by the County. Staff also recommends a Suburban (S) zoning designation for those properties bounded by I-65 to the east, Lewisburg Pike to the west and south, and S.R. 840 to the north. All other parcels would be recommended to be zoned Suburban Estate (SE) which is the same as their current County zoning designation. The area that is included in the referendum does not include any areas inside the City of Franklin urban growth boundary. After discussion, Commissioner Jackson made a motion to recommend to the Board of Mayor and Aldermen the Staff's zoning recommendations for the annexed areas. Commissioner Evans seconded the motion and it passed unanimously.

Proposed Revisions to the Bylaws

Mr. Langeliers stated that he was going to propose some changes to the planning commission bylaws regarding submittal deadlines. He will bring the proposed changes to the commissioners at a future meeting.

Discussion on Concepts Relative to the Plan Process

Mr. Langeliers wanted to update the commissioners on the activities of the Community Plan Committee. They are drafting changes to the zone designations and have looked at several zoning ordinances from other municipalities. One idea was to use "specific plan" and "overlay plan" zones for some areas. Design guidelines are plugged into these zones and would cover building facades, signage, landscaping, etc. They plan to hold another public input meeting to get feedback from the community on intensities, etc.

There being no further business, the meeting was duly adjourned at 8:15 p.m.

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Tom Evans, Secretary