

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
January 28, 2020

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 7:00 p.m. on 20th day of January 2020 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Tara Rumpler; Commissioner Sheila Shipman; Commissioner Kreis White; Commissioner Bob Whitmer; Interim Town Planner Micah Wood; Planning Technician Jennifer Jones and Town Attorney Andrew Mills.

Pledge of Allegiance.

Minutes:

The minutes of the November 19, 2019 regular meeting were presented.

Alderman Alexander made a motion to approve the November 19, 2019 meeting minutes. The motion was seconded and carried unanimously by all present.

Public Comment:

None.

Town Planner Report:

Micah Wood introduced himself as Interim Town Planner. He informed the Commission that he made an Administrative Approval of a minor final plat revision to Rooster Creek, lots 1 & 3.

Unfinished Business:

- 1. Preliminary Plat for Avenue Downs for the creation of 69 single family lots, five open space lots, a pump station lot and the removal of 18 trees totaling 455 inches of trees (PP-2020-001).**

Mr. Wood reviewed his staff report and recommended that the Commission approve a Preliminary Plat for Avenue Downs with the following contingencies:

1. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
2. Prior to the approval of construction plans, the developer shall obtain any necessary permits through the Tennessee Department of Environment and Conservation.

3. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer. Any corrections or issues with the drawings related to regulations may be subject to further Planning Commission review.
4. Any signage proposed for the subdivision shall comply requirements set forth within the Land Development Ordinance and shall be located within the open space and maintained by the homeowner's association.
5. Streetlights shall be incorporated in accordance with the Land Development Ordinance and shall be documented on the construction drawings.
6. All recommendations within the geotechnical report shall be adhered to during construction activities. Any new information or features not identified shall be subject to the review by a geotechnical engineer.
7. All recommendations within the traffic study shall be completed.
8. Any change of use or expansion of the project site shall conform to the requirements set forth within the Land Development Ordinance and shall be approved prior to the implementation of any changes to the project.

After discussion, Commissioner Whitmer made a motion to approve Item 1, a Preliminary Plat for Avenue Downs for the creation of 69 single family lots, five open space lots, and a pump station lot with the above referenced contingencies. The motion was seconded and approved by all.

2. Surety Reduction Request – Bridgemoire Village, Section 6C

Mr. Wood reviewed his report and based on the recommendation from the Town Engineer, recommends that the Planning Commission

1. Reduce the roads, drainage and erosion control surety in from \$215,000 to \$158,000 for an additional year with automatic renewal each year thereafter.
2. Reduce the sewer surety from \$170,000 to \$70,000 for an additional year with automatic renewal each year thereafter.

After discussion, Commissioner Whitmer made a motion to approve the surety reduction request for Bridgemoire Village, Section 6 C. The motion was seconded and approved by all.

3. Surety Reduction Request – Bridgemoire Village, Section 6D

Mr. Wood reviewed his report and based on the recommendation from the Town Engineer, recommends that the Planning Commission

1. Reduce the roads, drainage and erosion control surety in from \$120,600 to \$65,000 for an additional year with automatic renewal each year thereafter.
2. Reduce the sewer surety from \$70,000 to \$27,000 for an additional year with automatic renewal each year thereafter.

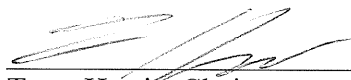
After discussion, Commissioner White made a motion to approve the surety reduction request for Bridgemore Village, Section 6D. The motion was seconded and approved by all.

4. Rezone for 1786 through 1910 Lewisburg Pike (REZONE 2020-001)


Mr. Wood reviewed his report and based on the findings for General Plan consistency, recommends a favorable recommendation onto the Board of Mayor and Aldermen. Huntly Gordon came forward on behalf of the applicant to answer questions.

After discussion, Commissioner Shipman made a motion to recommend to send a favorable recommendation to the Board of Mayor and Alderman an amendment to the Zoning Map to Rezone 6.19 acres for The Crossroad at Pleasant Creek (Map 144 80.00, Map 144 80.02, and Map 144.80.03) from D1 zoning to Community Commercial (CC) zoning with the contingency that State Septic approval is granted. The motion was seconded and approve by a vote of 6 to 1 with Commissioner White casting the dissenting vote.

There being no further business, the meeting was adjourned at 7:52 p.m.



Trent Harris, Chairman

Attest: 

Shaun Alexander, Secretary

