

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
February 28, 2017

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 the 28th day of February at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Vice Chairman Mike Roberts; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Trent Harris; Town Planner Wendy Deats; Town Administrator, Joe Cosentini; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Commissioner Debra Bender and Don Blair were unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the January 24, 2017 meeting were previously submitted.

Commissioner Benson moved for approval of the January 24, 2017 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

Brandon Bell - 3045 Millerton Way - Concerns about the Phase 16 contour lines and desires to see hilltops more protected.

Timothy Miller – 2093 Callaway Park Place – Thompson Machinery rezone concerns. Aesthetic issues.

Jordan Bryant – 2016 Bungalow – President of HOA. Tollgate Village paving concerns. Thompson Machinery rezone concerns.

Sherri Elrod – 2631 Westerham Way – Concerns about Thompson Machinery rezone, traffic and lane realignment.

John Souder – 2025 Firtree Way – Concerns regarding Thompson Machinery rezone.

Town Planner Report:

Mrs. Deats updated the Commission the Fields of Canterbury Concept Plan Revision. Mr. Brett Smith, with Ragan Smith came forward to speak on behalf of the Developer

Unfinished Business:

- 1. Final Plat for Phase 15 of Tollgate Village to create 83 single family lots and four open space lots (FP 2017-001).**

Mrs. Deats reviewed her report and recommended the planning commission deny Phase 15 within Tollgate Village based on the following reasons:

1. There are no completed public roads to access this phase of the development and no sureties in place to guarantee that such infrastructure will be completed. The planning commission previously suspended all future plat approvals within Tollgate until this issue was resolved.
2. The plat does not provide for the construction of a secondary access as shown on the approved site development plan and the developer does not have the ability to access Declaration Way at this time. The traffic study does not adequately address the issue of when a secondary access should be required to be installed.

George Dean and Larry Papel, counsel for MBSC, came forward to speak on behalf of the Developer. Brandon Baxter, a traffic engineer with Ragan Smith, came forward to speak about the traffic study and sureties. Mrs. Deats noted that if the Commission wishes to approve, the contingencies identified in the report should be included.

The Planning Commission requested a brief executive session at 8:21 pm and resumed at 8:32 pm.

After discussion, Commissioner Roberts made a motion to approve final plat for Phase 15 of Tollgate Village to create 83 single family lots and four open space lots (FP-2017-001) with the following contingencies:

1. **Prior to the recordation of the final plat for phase 15, the developer shall obtain approval of the Development Agreement from the Board of Mayor and Aldermen.**
2. **Prior to the recordation of the final plat for phase 15, the traffic study shall be reviewed by the Town's Traffic Engineer and all comments shall be addressed to the satisfaction of the Town's Traffic Engineer.**
3. **Prior to the recordation of the final plat of phase 15, the developer shall obtain the grading permit from TDOT for the turn lane improvements.**
4. **Prior to the recordation of the final plat for phase 15, all sureties for each phase/section in Tollgate Village shall be posted and submitted to the Town in accordance with the requirements with the Land Development Ordinance, including repair work for all the roadways within 90 days**
5. **Prior to the recordation of the final plat for phase 15, a surety will be required in the amount of \$380,000 for roads, drainage and erosion control.**
6. **Prior to the recordation of the final plat for phase 15, a surety shall be required in the amount of \$285,000 for sewer.**
7. **Prior to the recordation of the final plat for phase 15, a surety in the amount of \$126,000 shall be posted for the installation of the traffic signal.**
8. **The construction route adjacent to Tollgate Boulevard, north of Phase 14 into Phase 15 shall be utilized by all construction traffic.**
9. **As builts shall be required for the drainage and sewer system with a letter from the Design Engineer that they are constructed per the approved drawings and functioning as intended.**
10. **Prior to the recordation of the final plat, all recommendations for traffic mitigation shall be satisfied per the timing of the traffic study.**

The motion was seconded and carried by a vote of 4 to 1 with Commissioner Dilks casting the opposing vote.

New Business:

- 3. Preliminary Plat for Phase 16 to create 105 single family lots, six open space lots and the removal of eight trees exceeding 24 inches in diameter (PP-2017-001).**

Mrs. Deats reviewed her Staff report and recommended the Planning Commission deny Phase 16 within Tollgate Village for the following reasons:

1. There are no completed public roads to access this phase of the development and no sureties in place to guarantee that such infrastructure will be completed. The Planning Commission previously suspended all future plat approvals within Tollgate until this issue was resolved.
2. The plat does not provide for the construction of a secondary access as shown on the approved site development plan and the developer does not have the ability to access Declaration Way at this time. The traffic study does not adequately address the issue of when a secondary access should be required to be installed.
3. The necessary improvements to the existing wastewater infrastructure in Tollgate have not been identified.

Brett Smith with Ragan Smith, Brian Rowe with MBSC & Larry Papel, attorney for the developer, came forward to speak on behalf of the applicant.

After discussion, Commissioner Roberts made a motion to defer Preliminary Plat for Phase 16 to create 105 single family lots, six open space lots and the removal of eight trees exceeding 24 inches in diameter (PP-2017-001) in order to have more time to consider the information regarding the hilltop development. The motion was seconded and carried by a vote of 4 to 1 with Commissioner Dilks casting the opposing vote.

- 4. Preliminary plat for Phase 17 to create 71 single family lots, five open space lots and the removal of seven trees exceeding 24 inches in diameter (PP 2017-002).**

Mrs. Deats reviewed her Staff report and recommended the Planning Commission deny Phase 16 within Tollgate Village for the following reasons:

1. There are no completed public roads to access this phase of the development and no sureties in place to guarantee that such infrastructure will be completed. The Planning Commission previously suspended all future plat approvals within Tollgate until this issue was resolved.
2. The plat does not provide for the construction of a secondary access as shown on the approved site development plan and the developer does not have the ability to access Declaration Way at this time. The traffic study does not adequately address the issue of when a secondary access should be required to be installed.
3. The necessary improvements to the existing wastewater infrastructure in Tollgate have not been identified.

Brett Smith with Ragan Smith, and George Dean, attorney for the developer, came forward to speak on behalf of the applicant.

After discussion, Commissioner Dilks made a motion to defer Preliminary Plat for Phase 17 to create 71 single family lots, five open space lots and the removal of seven trees exceeding 24 inches in diameter (PP-2017-002). The motion was seconded and carried by all.

2. Rezone of 12.71 acres of land located at 4545 Columbia Pike from (CC) Community Commercial to (IL) Industrial Low (RZ 2017-002; CP 2017-002).

Mrs. Deats reviewed her staff report and recommended that the Planning Commission recommend to the Board of Mayor and Aldermen to approve the rezone for 4541 Columbia Pike as Industrial Low (IL) with the following contingency:

1. All sales and rental equipment shall be stored and maintained in the rear of the site behind appropriate and architecturally compatible screening.

Mr. Jeff Rosiak with KVD came forward to speak on behalf of the developer of the project.

Mrs. Deats presented two alternatives:

1. To permit equipment rental by right, however expressed concern with allowing a use of this nature by right, or
2. To permit equipment rental as special exception which would be discretionary review by the BZA.

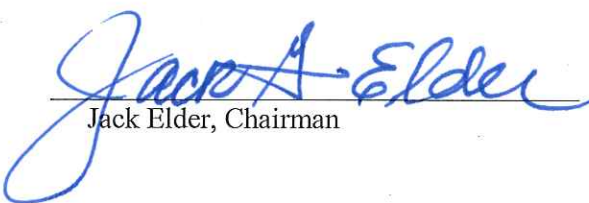
After discussion, Commissioner Dilks recommended that the Planning Commission recommend to the Board of Mayor and Aldermen approve this use as a special exception in the Community Commercial zone rather than approve a full rezone. The motion was seconded and carried unanimously.

There being no further business, Commissioner Benson made a motion to adjourn. The motion was seconded and the meeting was adjourned at 9:35 p.m.

Attest:



Don Blair, Secretary



Jack Elder, Chairman

