

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**March 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 28<sup>th</sup> 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 Debra Bender; 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 Don Blair was unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the February 28, 2017 meeting were previously submitted.

**Commissioner Benson moved for approval of the February 28, 2017 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

None

**Town Planner Report:**

None

**Unfinished Business:**

- 1. 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 2017-003).**

Mrs. Deats reviewed her staff report and recommends that due to the posting of the sureties as required for Tollgate Village, the Planning Commission lift the plat suspension and approve Item PP 2017-003 with incorporation of the following contingencies:

1. Prior to the approval of construction plans, a development agreement shall be approved and executed between the Town and the Developer
2. Prior to the approval of the construction plans, all sureties for each phase/section in Tollgate Village and for the installation of the traffic signal shall be posted and submitted to the Town in accordance with the requirements with the Land Development Ordinance.
3. All recommendations for traffic mitigation shall be completed in accordance with the phasing/timing set forth within the traffic study dated February 28, 2017.
4. Prior to the submittal of the final plat for Phase 16, all sewer improvements must be completed to the satisfaction of the Town.
5. The construction route adjacent to Tollgate Boulevard, north of Phase 14 shall be utilized by all construction traffic.
6. All tree replacement requirements as approved by the Planning Commission shall be completed to the satisfaction of the Town.



Mr. Brett Smith, with Ragan Smith came forward to speak on behalf of the applicant. Mr. Brian Rowe with MBSC also came forward to answer questions on behalf of the applicant.

**After discussion, Commissioner Dilks made a motion to accept Item 1, a Preliminary Plat for Phase 16 to create 105 single family lots, six open space lots with Staff recommended contingencies and a modification to Contingency Number 6 that the tree replacement comply with the Land Development Ordinance caliper of 18 inches and be able to be approved at Staff Level. The motion was seconded and carried by a vote of 5 to 1 with Commissioner Bender casting the dissenting vote.**

- 2. 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 2017-004).**

Mrs. Deats reviewed her staff report and recommends that that due to the posting of the sureties as required for Tollgate Village the Planning Commission lift the plat suspension and approve Item PP 2017-004 with incorporation of the following contingencies:

1. Prior to the approval of construction plans, a development agreement shall be approved and executed between the Town and the Developer
2. Prior to the approval of the construction plans, all sureties for each phase/section in Tollgate Village and for the installation of the traffic signal shall be posted and submitted to the Town in accordance with the requirements with the Land Development Ordinance.
3. All recommendations for traffic mitigation shall be completed in accordance with the phasing/timing set forth within the traffic study dated February 28, 2017.
4. Prior to the submittal of the final plat for Phase 16, all sewer improvements must be completed to the satisfaction of the Town.
5. The construction route adjacent to Tollgate Boulevard, north of Phase 14 shall be utilized by all construction traffic.
6. All tree replacement requirements as approved by the Planning Commission shall be completed to the satisfaction of the Town.

Mr. Brett Smith, with Ragan Smith came forward to speak on behalf of the applicant. Mr. Brian Rowe with MBSC also came forward to answer questions on behalf of the applicant.

**After discussion, Commissioner Dilks made a motion to accept Item 1, a Preliminary Plat for Phase 17 to create 71 single family lots, five open space lots with Staff recommended contingencies and a modification Contingency Number 6 that the tree replacement comply with the Land Development Ordinance caliper of 18 inches and be able to be approved at Staff Level. The motion was seconded and carried by a vote of 5 to 1 with Commissioner Bender casting the dissenting vote.**

**New Business:**

- 3. Preliminary Plat for Phase 13 to create 57 single family lots, four open space lots and the removal of 39 trees exceeding 24 inches in diameter within The Fields of Canterbury (PP 2017-005)**

Mrs. Deats reviewed her staff report and based on the project's compliance with the Land Development Ordinance, recommends that the Planning Commission approve the preliminary plat and tree removals and replacement plan with the contingencies provided. In addition, a reduction of roadway for Sturry



Cove and Weeping Willow will not create an unsafe condition, therefore, Staff recommends the Planning Commission permit the 40-foot right-of-way.

1. Prior to the approval of construction plans, the applicant shall enter into a development agreement for the project.
2. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
3. Prior to the approval of construction plans, a drainage study shall be submitted to verify that drainage is managed adequately on site.
4. Prior to the approval of construction plans, the geotechnical report shall be amended to incorporate the entire area for phase 13. During construction, the developer shall comply with all recommendations of the geotechnical report.

Mr. Brett Smith with Ragan Smith and Mr. Bucky Ingram with Hood Development came forward to speak on behalf of the applicant.

**After discussion, Commissioner Dilks made a motion to accept Staff's approval of Item 3, preliminary plat for Phase 13 to create 57 single family lots, four open space lots and the removal of 39 trees exceeding 24 inches in diameter within the Fields of Canterbury (PP 2017-005) with Staff recommended contingencies, striking contingency number 4 and waiving the LDO recommended tree caliper of 18 inches due to hardships. The motion was seconded and approved by all.**

4. **Request for the Planning Commission to waive the requirements for a 50-foot distance from a driveway to the nearest curvature of the corner as specified in Section 3.7.3 of the Land Development Ordinance.**

Mrs. Deats reviewed her staff report and based on the practical difficulty of applying the standard to lots width requirement of 50 feet, recommends that the Planning Commission waive Section 3.7.3 as it relates to the distance requirement of 50 feet between a residential driveway and the corner of a local roadway and to direct Staff to prepare an amendment to the LDO.

Mr. Bucky Ingram with Willow Branch Partners came forward to speak on his behalf.

**After discussion, Commissioner Dilks made a motion to accept Staff's recommendation of waiving Section 3.7.3 as it relates to the distance requirement of 50 feet between a residential driveway and the corner of a local roadway and to direct Staff to prepare an amendment to the LDO. The motion was seconded and carried by all.**

5. **Site Plan approval for the amenity center located on Sporting Hill Bridge Road within Bridgemore Village (SP 2017-001).**

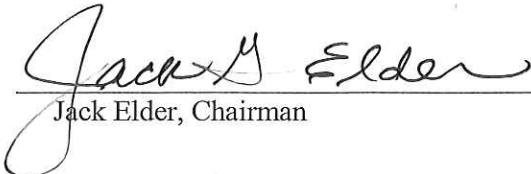
Mrs. Deats reviewed her staff report and based on the project's consistency with the Land Development Ordinance, the project be approved as proposed.

Mr. Brian Rowe with MBSC came forward to speak on behalf of the applicant.

**After discussion, Commissioner Roberts made a motion to accept Staff's approval and approve the amenity center located on Sporting Hill Bridge Road within Bridgemore Village with a \$300,000 surety. The motion was seconded and carried by all.**



There being no further business, Commissioner Roberts made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:26 p.m.

  
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Jack Elder, Chairman

Attest:

  
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Don Blair, Secretary