

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
April 26, 2016

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 26th Day of April, 2016 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 Debra Bender; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones. Commissioner Darren Burress and Commissioner Don Blair were unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the March 29, 2016 meeting were previously submitted with revisions. Chairman Elder requested the addition of the Officer re-election that occurred at the end of the March 29th meeting be reflected in the minutes.

Commissioner Benson moved for approval of the March 29th, 2016 meeting minutes with revisions as stated. The motion was seconded and carried unanimously.

Public Comment:

Brian Stover – Concerns over Tollgate street repairs.

Chairman Elder closed public comment.

Town Planner Report:

None

Unfinished Business:

1. Land Development Ordinance Amendments (File Zone Amend 2016-004).

Staff recommended deferral due to the absence of two commissioners.

Commissioner Dilks voiced concern about the preliminary plats on the agenda and recommended to hear the amendments.

After discussion, Chairman Elder made a motion to recommend to the Board of Mayor and Alderman to eliminate apartments in the T5 district and allow in the T4 district. The motion was seconded and carried by a vote of 4 to 1 with Commissioner Bender casting the opposing vote.

After further discussion, Commissioner Roberts made a motion to recommend to the Board of Mayor and Alderman to accept Item 1, Land Development Ordinance Amendments, with

the modifications as discussed in Table 2.3 and 4.1. The motion was seconded and carried unanimously.

New Business:

2. Residential Business for an event venue located at 1850 Lewisburg Pike (Look Away Farms) (RB 2016-001).

Staff recommends deferral to May 24th meeting due to new information.

After discussion, Commissioner Roberts made a motion to defer Item number 2, Residential Business for an event venue located at 1850 Lewisburg Pike (Look Away Farms) (RB2016-001). The motion was seconded and carried unanimously.

3. Preliminary Plat for the creation of the four parcels within the Roderick Place development located at 4624 Columbia Pike. (File: 2016-001).

Staff reviewed the report and recommended approval with the five contingencies as follows:

1. Prior to issuance of grading permits, construction plans should be submitted and approved. Any upgrades to the utility infrastructure necessary for the project shall be incorporated into the construction plans and shall be completed by the applicant including all offsite wastewater extensions which will require approval by the Board of Mayor and Alderman.
2. The construction entrance/route shall be utilized throughout the construction of the project site.
3. Prior to approval of the construction plans, the street section for Columbia Pike to include a southbound left turn lane into the project site and a northbound right turn lane shall be reviewed and approved by Tennessee Department of Transportation (TDOT).
4. All road improvements shall be completed by the Developer in accordance with the traffic study recommendations and conclusions.
5. Any change of use or expansion of the project site shall conform to the requirements set forth within the Zoning Ordinance and shall be approved prior to the implementation of any changes to the project.

Brett Creasman with Kimley-Horn came forward to speak on behalf of the applicant.

After discussion, Commissioner Bender made a motion to approve the preliminary plat for the creation of the four parcels with the Roderick Place Development located at 4624 Columbia Pike (File: 2016-001) with the five stated contingencies as amended which is consistent with their approved 2007 plan. The motion was seconded and carried by a vote of 4 to 1 with Commissioner Benson casting the opposing vote.

4. Preliminary plat for the development of the Whistle Stop neighborhood located at 1565 Thompson's Station Road West and 1715 School Street (File: PP 2016-002).

Staff reviewed the report and recommended deferral based on the TDEC review of wastewater.

Greg Gamble came forward on behalf of the applicant to answer questions and concerns. Josh Denton, an attorney representing the applicant came forward to request approval based on sewer approval at final plat, not preliminary plat.

After discussion, Commissioner Roberts made a motion to defer based on the wastewater treatment plant. The motion was seconded and carried by a motion of 4 to 1 with Commissioner Bender casting the opposing vote.

5. Rezone for Pleasant Creek located along the west side of Lewisburg Pike from D1 Low Intensity Residential to TC Transect Community (File: Zone Amend 2016-003).

Staff reviewed the report and recommended approval based on the findings for General Plan consistency.

Greg Gamble came forward on behalf of the applicant to give a presentation.

After discussion, Commissioner Bender made a motion to recommend to the Board of Mayor and Alderman to rezone the land north of Thompson's Station Road East, east of Interstate 65, along the west side of Lewisburg Pike (State Route 106) (Map 154 50.00) for the Pleasant Creek neighborhood from D1 to Transect Community (TC). The motion was seconded and carried unanimously.

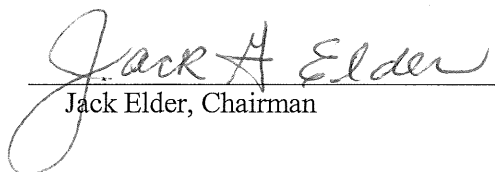
6. Request to modify a contingency for the Phase 7 preliminary plat within Bridgemore Village (PP 2016-008).

Staff reviewed report and recommended that the Planning Commission affirm the contingencies previously approved.

Brian Rowe on behalf of MBSC came forward to speak of the applicant and request consideration for the modification of contingency number 4 approved by the Planning Commission on January 26th, "Prior to the submittal of the final plat for phases 6 and 7, a site plan for the proposed amenities area shall be reviewed and approved", so that Blueprint Properties can move forward without a site plan for an amenity area.

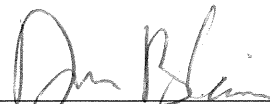
After discussion, Commissioner Dilks made a motion to deny the request to modify a contingency for the Phase 7 preliminary plat within Bridgemore Village (PP-2016-008). The motion was seconded and carried unanimously.

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:53 p.m.



Jack Elder, Chairman

Attest:



Don Blair, Secretary