

**Minutes of the Meeting**  
**Of the Municipal Planning Commission**  
**Of the Town of Thompson's Station, Tennessee**  
**May 26, 2015**

**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 26<sup>th</sup> of May, 2015, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Secretary Don Blair; Vice-Chair Mike Roberts; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Debra Bende; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Chandra Boughton. Commissioner Darren Burrus was unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the April 28, 2015 Meeting were previously submitted.

**Commissioner Benson moved for approval of the April 28, 2015 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**       None

**Old Business:**

**Ordinance 2015-003 – An Ordinance by the Board of Mayor and Aldermen of the Town of Thompson's Station, Tennessee Amending Article I – Title, Purpose, Jurisdiction & Definitions and Article VII – Public Infrastructure of the Town of Thompson's Station Zoning Ordinance.**

Mrs. Deats presented the revisions to Ordinance 2015-003 as approved by the Board of Mayor and Aldermen after First Reading on May 12, 2015. No action necessary.

**New Business:**

**Letter of Credit Review for Bridgemore Section 3B - \$49,600 for sewer (File: 1-D-14-007).**

Mrs. Deats reviewed her staff report and recommended reduction of the Letter of Credit from \$49,000 to \$20,000 for sewer for another year with the option for automatic renewal.

**Commissioner Bender moved to approve the reduction of the Letter of Credit for Bridgemore Section 3B to \$20,000 for sewer . The motion was seconded and carried unanimously.**

**Letter of Credit review for Fields of Canterbury Section 8A (File #1-D-14-006) - \$672,000 for roads, drainage and erosion control and \$203,000 for sewer.**

Mrs. Deats reviewed her staff report and recommended reduction of the Letter of Credit from \$672,000 to \$290,000 for roads, drainage and erosion control and reduce the Letter of Credit from \$203,000 to \$144,000 for sewer for another year with the option for automatic renewal.

**Commissioner Dilks moved to approve the reduction of the Letter of Credit for Fields of Canterbury Section 8A to \$290,000 for roads, drainage and erosion control and \$144,000 for sewer. The motion was seconded and carried unanimously.**

**Letter of Credit review for Fields of Canterbury Section 8A (File #1-D-14-004) - \$31,000 for roads, drainage and erosion control and \$10,500 for sewer.**

Mrs. Deats reviewed her staff report and recommended the Letters of Credit remain in the same amounts for another year with the option for automatic renewal.

**Commissioner Blair moved to approve the Letter of Credit for Fields of Canterbury Section 8A - \$31,000 for roads, drainage and erosion control and \$10,500 for sewer. The motion was seconded and carried unanimously.**

**Site Development Plan for the Fields of Canterbury to review the remaining portion of the master planned community (File SDP 2015-004).**

Mrs. Deats reviewed her staff report. Brett Smith of Ragan Smith and applicant Bucky Ingram fielded questions and concerns from the commission, in particular were concerns regarding street widths. No formal action is required for a site development plan, however, Mrs. Deats recommends that the Planning Commission review the site development plan and provide the applicant with the following direction:

1. All preliminary plats and construction plans shall comply with all applicable zoning and subdivision regulation standards in place at the time of submittal.
2. A natural resource inventory shall be completed during the preliminary plat process to determine if the land is suitable for development. This inventory shall include a slope analysis, a tree inventory, geological assessment and any other information related to biological or historical resources.
3. Prior to issuance of grading permits, construction plans shall 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.
4. The construction entrance, as approved by the Planning Commission shall be installed and utilized throughout the construction of the overall project site.

**No formal action required.**

**Site Plan Review for 21 townhome units located on Channing Drive within Phase 9 of the Fields of Canterbury (File SP 2015-003; DRC 2015-003).**

Mrs. Deats reviewed her staff report and recommended approval with the following contingency: Prior to the issuance of building permits, the applicant shall obtain approval for the design and landscaping from the Design Review Commission.

Applicant Bucky Ingram addressed questions from the commission.

**After discussion, Commissioner Roberts moved for approval of the Site Plan for 21 townhome units located on Channing Drive within Phase 9 of the Fields of Canterbury, with the staff recommended contingency. The motion was seconded and carried unanimously.**

**Final Plat for the creation of 22 lots within Section 4E of the Fields of Canterbury (File: FP 2015-003).**

Mrs. Deats reviewed her staff report. Applicant Bucky Ingram was available to answer questions of the committee. Mrs. Deats recommended approval with the following contingencies:

1. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$112,000 for roadways, drainage and utilities.

2. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$114,000 sewer.
3. As built 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.

**After discussion, Commissioner Blair moved for approval of the Final Plat for the creation of 22 lots within Section 4E of the Fields of Canterbury, with the staff recommended contingencies. The motion was seconded and carried unanimously.**

**Final Plat for the creation of 28 lots within Section 10A of the Fields of Canterbury (File: FP 2015-004).**

Mrs. Deats reviewed her staff report. Applicant Bucky Ingram answered questions from the committee. Mrs. Deats recommended approval with the following contingencies:

1. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$112,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$114,000 sewer.
3. As built 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.

**After discussion, Commissioner Bender moved for approval of the Final Plat for the creation of 28 lots within Section 10A of the Fields of Canterbury, with the staff recommended contingencies. The motion was seconded and carried unanimously.**

**Preliminary Plat to create four residential and commercial lots within Sections 33 and 34 of Tollgate Village (File PP 2015-003).**

Mrs. Deats reviewed her staff report, recommending approval with contingencies. Brett Smith of Ragan Smith, Attorney George Dean and Brian Rowe of Henry & Wallace presented on behalf of the applicant.

**After discussion, Commissioner Bender moved for denial. The motion was seconded. Upon discussion, Commissioner Bender withdrew the motion for denial.**

**Commissioner Bender moved to defer the request to October. Mr. Moore noted that the item must be approved or denied within sixty days. Commissioner Bender withdrew the request to defer.**

**Commissioner Bender moved to defer the request to the June 23<sup>rd</sup> Planning Commission meeting. The motion was seconded and the commission voted 5-1 to defer the request to the June 23<sup>rd</sup> Planning Commission meeting, with Commissioner Dilks casting the opposing vote.**

**Preliminary Plat for the development of 289 lots within Bridgemore Village, Phases 5 – 11 (File: PP 2015-004).**

Mrs. Deats reviewed her staff report. Mrs. Deats presented an email from Commissioner Burrus noting his concerns about the project. Mrs. Deats recommended approval with the following contingencies:

1. Prior to the submittal of the final plat, the applicant shall enter into a development agreement for Bridgemore Village Phases 5 - 11.

2. Prior to approval of construction plans, a tree inventory shall be completed and any replacement plan necessary shall be reviewed and approved by the Planning Commission.
3. Prior to the approval of construction plans, a drainage study evaluating the entire 545 acres of the development shall be submitted to verify that drainage is managed adequately on site.
4. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer.
5. Prior to submittal of the final plat, all side yard setbacks shall be revised to a 10 feet or in compliance with Zoning Ordinance requirements at time of final plat.

Commissioner Dilks recommended an additional contingency of a geotechnical report for the site.

**After discussion, Commissioner Dilks moved for approval of the Preliminary Plat for the development of 289 lots within Bridgemore Village, Phases 5 – 11, with the staff recommended contingencies and the addition of the following contingencies:**


- 6. Prior to the approval of construction plans, a geotechnical report shall be submitted identifying the location of any sinkholes.**
- 7. Prior to the recordation of the final plat, all approvals necessary for additional sewer taps shall be obtained from the Board of Mayor and Aldermen.**

**The motion was seconded and carried unanimously.**

There being no further business, the meeting was adjourned at 8:59 p.m.

  
\_\_\_\_\_  
Jack Elder, Chairman

Attest:

  
\_\_\_\_\_  
Don Blair, Secretary