

Minutes of the Meeting
Of the Municipal Planning Commission
Of the Town of Thompson's Station, Tennessee
June 23, 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 23rd day of June, 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 Bender; Commissioner Darren Burrus; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Chandra Boughton.

Pledge of Allegiance.

Minutes:

The minutes of the May 26, 2015 Meeting were previously submitted.

Commissioner Benson moved for approval of the May 26, 2015 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

John Peterson of 3448 Colebrook Drive stated his opinion that the front of Tollgate should not be solely retail/commercial (noting that how it looks is more important than what it is) and discussed his desire to see less retail at the front of Tollgate Village and more retail in the proposed Town Center, as presented in the PlaceMakers charrette wrap up. He also expressed his opposition and concerns with the personal video recording of Town meetings.

Brad Wilson of 3064 Americus Drive echoed the thoughts of Mr. Peterson, agreeing that retail development should be concentrated in the proposed Town Center area.

Old Business:

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

Mrs. Deats noted that the applicant had submitted a revised plat on June 15th then submitted a letter on June 19th withdrawing the plat and requesting the commission consider the plat originally submitted in May. Mrs. Deats reviewed the staff report from May, noting that construction plans had not been submitted and any new construction documents would have to comply with engineering standards. Any required change to the preliminary plat would have to be made by the applicant.

George Dean, attorney for the applicant, formally withdrew the revised plat and asked the commission to consider the plat submitted in May. Mr. Moore noted that the plat presented in May was still of record. Mr. Dean fielded questions from the commission regarding land use, zoning and density.

After discussion, Chairman Elder moved for approval of the Preliminary Plat, with an added contingency that Lot 3304 be designated single family. The motion was seconded but received no votes, failing unanimously.

After further discussion, Commissioner Bender moved for denial of the Preliminary Plat to create four residential and commercial lots within Sections 33 and 34 of Tollgate Village, citing

inconsistent land use with current site development plan and density issues. The motion was seconded and carried unanimously.

New Business:

2. Letter of Credit review for Fields of Canterbury Section 6 - \$55,000 for roads, drainage and erosion control and \$10,000 for sewer. (File: 1-D-13-011).

Mrs. Deats reviewed her staff report and recommended extension of the Letter of Credit for another year.

Commissioner Bender moved to approve the extension of the Letter of Credit for Fields of Canterbury Section 6 - \$55,000 for roads, drainage and erosion control and \$10,000 for sewer. The motion was seconded and carried unanimously.

3. Final Plat for Allenwood for the creation of 13 single-family lots and five (5) open space lots (File: FP-2015-005).

Mrs. Deats reviewed her staff report and recommended approval of the item 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 \$170,000 for roadways, drainage and erosion control.
2. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$186,000 for 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.

Daniel Woods, developer of the property, addressed questions from the committee regarding the project. He also requested an allowance of up to 2.5 feet of encroachment into the side setbacks in order to accommodate potential bay windows and /or fireplaces in the home designs. Mrs. Deats stated that the allowance was acceptable since the setbacks are measured from the flat wall.

After discussion, Commissioner Roberts moved to approve the Final Plat for Allenwood for the creation of 13 single-family lots and five (5) open space lots with the staff recommended contingencies as well as the additional contingency that both Letters of Credit auto renew, and with the allowance of a maximum 2.5 foot encroachment into the side set-backs for the accommodation of bay windows and fireplaces. The motion was seconded and carried unanimously.

4. Retroactive approval for the removal of an 18-inch Hackberry tree and two 20-inch Black Locust trees within the Allenwood subdivision.

Mrs. Deats reviewed her staff report and explained that during the construction of the detention pond and the roadway, three trees totaling 56 inches were removed thereby requiring the replacement of 112 inches of trees that are approved by the Planning Commission to mitigate the loss of the trees. Mrs. Deats recommended approval with the following contingencies:

1. Prior to the final certificate of occupancy, the applicant shall install all the required tree replacement.
2. Prior to the issuance of building permits, the applicant shall post a letter of credit in the amount of \$18,000 for a period of one year.

After discussion, Commissioner Blair moved for retroactive approval for the removal of an 18-inch Hackberry tree and two 20-inch Black Locust trees within the Allenwood subdivision with the staff contingencies. The motion was seconded and carried unanimously.

5. HB & TS request for an 18 inch waterline along the north side of Critz Lane crossing to the south side of Critz Lane east of Clayton Arnold Road.

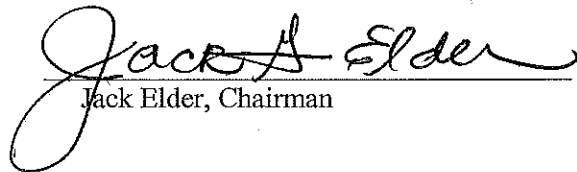
Mrs. Deats reviewed her staff report and recommended approval based on the need to provide adequate service the residents of Thompson's Station.

Mr. Tom Puckett, General Manager of HB&TS, addressed questions from the commission, noting the start date would be within thirty days with duration of two to three months. The work will occur and private easements and will cause only temporary traffic disruptions lasting less than one day.

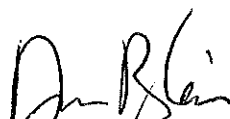
After discussion, Commissioner Burrus moved for approval of the HB & TS request for an 18 inch waterline along the north side of Critz Lane crossing to the south side of Critz Lane east of Clayton Arnold Road. The motion was seconded and carried unanimously.

Commissioner Bender requested a time line for the new Zoning Ordinance and that training dates be calendared now. Mrs. Deats noted that a training session is scheduled for July 14th at 6:00pm.

There being no further business, the meeting was adjourned at 8:19 p.m.



Jack Elder, Chairman

Attest: 

Don Blair, Secretary