

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
June 26, 2018

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 22nd day of May 2018 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 Shawn Alexander; Commissioner Brinton Davis; Alderman Ben Dilks; Commissioner Trent Harris; Commissioner Bob Whitmer; Town Planner Wendy Deats and Town Attorney Todd Moore. Town Clerk Jennifer Jones was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the May 22, 2018 meeting were previously submitted.

Commissioner Davis made a motion to approve of the May 22, 2018 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

None.

Planner Report:

Concept Plan for Tollgate Village to development 25.8 acres with 232 units consisting of townhomes, live/work, condominiums and mixed use and up to 60,000 square feet of commercial (Concept Plan 2018-003).

Mrs. Deats reviewed her report regarding the Concept Plan for Tollgate Village noting concerns that this project increases the trip generation beyond what was identified in the February 2017 traffic study and may require additional improvements to access. Additional information is requested prior to any further approvals. She also stated concerns that Tollgate Village has a total of 943 taps allocated for the development and this project likely exceeds the allocation and prior to future approvals, additional sewer may be necessary.

Troy Gardner with Ragan Smith came forward to speak on behalf of the applicant.

David McGowan with Regent Homes came forward to give more detail on the Concept Plan.

New Business:

- 1. Preliminary Plat for the development of phases 14-17 within the Fields of Canterbury (PP 2018-003).**

Mrs. Deats reviewed her report and with the recommended contingencies, the preliminary plat will comply with the Land Development Ordinance, therefore, Staff recommends Planning Commission approval with the contingencies:

Page 2

1. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
2. Prior to the approval of construction plans, revise the traffic study to include the phasing and timing of signal operation and equipment be modified to provide a right turn overlap for the right turn westbound and left turn southbound.
3. Prior to the approval of construction plans, the landscaping plan shall be revised to incorporate all tree replacement as required by the ordinance.
4. Buffer type 3 (semi-opaque) shall be installed in between the project and the adjacent properties within the D1 zoning district.
5. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer. A drainage study shall be submitted to verify that drainage is managed adequately on site.
6. Street lights shall be incorporated into these phases to match the existing neighborhood and shall be documented on the construction drawings.
7. All construction traffic into these phases shall be required to use Lioncrest Lane. The construction of Lioncrest shall be coordinated with the Town's improvements to Critz Lane.
8. During construction, the developer shall comply with all recommendations of the geotechnical report dated June 2, 2017.

Jay Easter with Ragan Smith and Ryan Manners with Encompass came forward to give a presentation on behalf of the applicant.

Alderman Dilks then reviewed his presentation citing concerns with traffic on Critz Lane.

After discussion, Commissioner Roberts made a motion to defer Item 1, the Preliminary Plat for development of phases 14-17 within the Fields of Canterbury (PP 2018-003) until the July meeting and plan a work session with Barge and possibly BOMA to discuss the development on Critz Lane and the impact that has by adding additional residential units. The motion was seconded and carried by a vote of 6 to 1 with Commissioner Davis casting the dissenting vote.

2. **Amendment to the Article III, Subdivision Regulation section 3.9.23 – Roadway Specifications and the inclusion of section 3.9.24 related to traffic studies (LDO Amend 2018-004).**

Mrs. Deats reviewed her Staff report and Staff is requesting the Planning Commission adopt these standards in Article 3 of the Land Development Ordinance.

After discussion, Commissioner Roberts made a motion to defer Item 2, an amendment to Article III, Subdivision Regulation section 3.9.23 – Roadway specifications and the inclusion of section 3.9.24 related to traffic studies (LDO Amend 2018-004) until July meeting and discuss during work session.

3. **Request from Alderman Shepard to amend Article 1, Sections 1.2.5, 1.3 and Article 4, Section 4.5 of the Land Development Ordinance (Zone Amend 2018-005).**

Mrs. Deats reviewed her Staff report.

Municipal Planning Commission – Minutes of the Meeting
June 26, 2018


Page 3

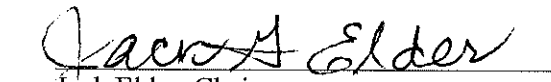
Alderman Graham Shepard came forward to speak on behalf of his proposal agreeing with the Staff recommendations.

After discussion, Commissioner Harris made a motion to send Item 3, a request from Alderman Shepard to amend Article 1, Sections 1.2.5, 1.3 and Article 4, Section 4.5 of the Land Development Ordinance with Staff recommendations and the modification to add garage space to the Board of Mayor and Alderman. The motion was seconded and carried by vote of 5 to 2 with Commissioners Davis and Whitmer casting the dissenting votes.

There being no further business, Alderman Dilks made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:18 p.m.

Attest:


Shawn Alexander Secretary


Jack Elder, Chairman

