

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
July 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 June, 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; Commissioner Don Blair; Commissioner Darren Burress; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Jennifer Jones.

Pledge of Allegiance.

Minutes:

The minutes of the June 28, 2016 meeting were previously submitted.

Commissioner Benson moved for approval of the June 28, 2016 meeting minutes. The motion was seconded and carried unanimously.

Public Comment:

Phillip Jones – Attorney at Evans, Jones & Reynolds came forward to speak on behalf of Blueprint Properties – Asked for reconsideration of final plat approval of Phase 6 in Bridgemore.

David Coleman – 2695 Clayton Arnold Rd. – Concerns over the proposed new amenities location in Bridgemore Village. Concerns regarding trees, traffic and trash with the new construction entrance.

Paul Restivo – 2860 Americus Dr. – Concerns about potholes and construction trash within Tollgate Village.

Jimmy Franks – Blueprint Properties - 245 Noah Dr. – Would like consideration of approval of Final Plat for Bridgemore Phase 6.

Trent Harris – 2636 Sporting Hill Bridge Rd. – Bridgemore Community Association – Stated that a recent online poll of residents prefer that the additional amenities center be added to the existing amenities area.

Town Planner Report:

Mrs. Deats updated the Planning Commission on the following items:

- Tollgate Village Traffic Light – Mrs. Deats has met with TDOT.
- Middle Tennessee Electric Company – They are doing an upgrade along Clayton Arnold Rd. In trying to preserve the tree row, they have scaled back tree removal
- Land Development Ordinance Amendment – Placemakers is working on new residential language for the code.
- Two Farms – The concept plan is currently on hold while options are being presented to BOMA related to the annexation. Staff will provide an update next month.
- SIA Project – The bid letting will take place on 8/17/16.

- Preservation Park Trail – Looking at a completion date of October 14th, 2016.

Unfinished Business:

1. Site plan for Bridgemore Village amenities center located at the terminus or Creamery Bridge Road (File: SP 2016-003)

Mrs. Deats reviewed her Staff report and recommended approval based on the project's consistency with the Land Development Ordinance, with the following contingencies:

1. Prior to the recordation of the final plat for 6A, the lot for the amenity center shall be recorded.
2. The landscape plan shall be revised to incorporate the required buffer between the amenity lot and the residential lots.
3. Prior to installation of landscaping, the application shall meet with staff to confirm location of all landscaping in accordance with the landscaping plan.

After discussion, Commissioner Dilks made a motion to defer the approval of the site plan for Bridgemore Village amenity center to the August Planning Commission meeting. The motion was seconded. The motion then failed by a vote of 6 to 1.

After further discussion, Commissioner Burress made a motion to approve Item 1 (SP2016-003) with staff's recommendations and the contingencies listed on Staff report as well as contingency number 4, that the pool amenity that was agreed to in 2013 be added as a contingency of final plat approval in Section 7. The motion was seconded. Commissioner Burress then withdrew his motion.

Commissioner Burress then made a motion to reconsider the final plat for Bridgemore Village section 6A be reinstated and reconsidered this evening. The motion was seconded and carried by a vote of 5 to 2 with Commissioner Dilks and Commissioner Roberts voting against.

Mrs. Deats then reviewed her Staff report for Bridgemore Village, final plat 6A to create 21 single family lots and one open space lot (File: FP 2016-002) and recommended approval with the following contingencies:

1. Prior to the recordation of the final plat, additional open space shall be recorded in order to provide a proportional amount.
2. Prior to the recordation of the final plat, a Development Agreement shall be executed for Phase 6 of Bridgemore Village.
3. Prior to the recordation of the final plat, a letter of credit will be required in the amount of \$102,000 for roads, drainage and erosion control.
4. Prior to the recordation of the final plat, a letter of credit shall be required in the amount of \$78,000 for sewer.

After discussion, Chairman Elder made a motion to approve Bridgemore Village Final Plat for 6A to create 21 single family lots and one open space lot with the recommended Staff Contingencies, plus the contingency that the amenity site plan be removed from Phase 6 and will remain a contingency for final plat on Bridgemore Village Phase 7. The motion was seconded and carried by a vote of 5 to 2.

After discussion, the applicant withdrew the application for file SP2016-003, the site plan for Bridgemore Village amenities center located at the terminus of Creamery Bridge Road.

New Business:

5. Request for approval of sureties roads, drainage, erosion control and sewer within Tollgate Village for sections 1, 2, 3, 4, 5, 6, 7, 10, 11, 12 and 13 and Tollgate Village pump stations 1 and 2.

Mrs. Deats and Mr. Clifton reviewed their reports and recommended that the Planning Commission approve the following:

- Tollgate Village section 1 in the amount of \$18,000 for roads, drainage and erosion control and \$6000 for sewer for a year with the option of automatic renewal.
- Tollgate Village section 2 in the amount of \$29,000 for roads, drainage and erosion control and \$13,500 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 3 in the amount of \$43,000 for roads, drainage and erosion control for a year with the option for automatic renewal.
- Tollgate Village section 4 in the amount of \$22,000 for roads, drainage and erosion control and \$13,500 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 5 in the amount of \$25,000 for roads, drainage and erosion control and \$13,500 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 6 in the amount of \$70,000 for roads, drainage and erosion control and \$4100 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 7 in the amount of \$44,000 for roads, drainage and erosion control and \$4000 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 10 in the amount of \$27,500 for roads, drainage and erosion control and \$14,000 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 11 in the amount of \$52,000 for roads, drainage and erosion control and \$18,500 for sewer for a year with the option for automatic renewal.
- Tollgate Village section 12A in the amount of in the amount of \$25,200 for roads, drainage and erosion control and \$1,500 for sewer for a year with the option for automatic renewal and a surety for section 12B in the amount of \$43,000 for roads, drainage and erosion control and \$8000 for sewer with the option for automatic renewal.
- Tollgate Village section 13A in the amount of \$86,000 for roads, drainage and erosion control and \$12,000 for sewer for a year with the option for automatic renewal.
- Tollgate Village pump station 1 in the amount of \$12,000 and for pump station 2 in the amount of \$12,000 for a year with the option for automatic renewal.

Commissioner Dilks made a motion to approve sureties of roads, drainage, erosion control and sewer within Tollgate Village for sections 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, and 13 and Tollgate Village pump stations 1 and 2. The motion was seconded and carried by all.

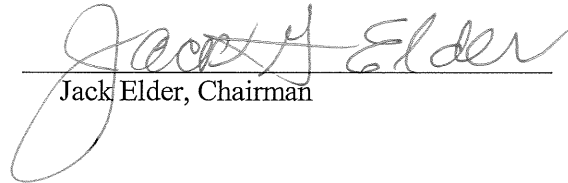
6. Request to re-affirm the approval of sureties for roads, drainage and erosion control within Bridgemore Village for sections 1A, 1B and 2A and establish sureties for sewer.

Mrs. Deats and Mr. Clifton reviewed their reports and recommended that the Planning Commission approve a surety for Bridgemore Village section 1A in the amount of \$71,000 for roads, drainage and erosion control and \$9,000 for sewer for a year with the option for automatic renewal. They


recommended that the Planning Commission approve a surety for Bridgemore Village, section 1B in the amount of \$175000 for roads, drainage and erosion control and \$109,000 for sewer for a year with the option for automatic renewal. They recommended that the Planning Commission approve a surety for Bridgemore Village, section 2A in the amount of \$60,000 for roads, drainage and erosion control and \$4400 for sewer for a year with the option for automatic renewal.

Commissioner Dilks made a motion to re-affirm the approval of sureties for roads, drainage and erosion control within Bridgemore Village for sections 1A, 1B and 2A and establish sureties for sewer. The motion was seconded and carried by all.

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 9:11 p.m.



Jack Elder, Chairman

Attest: 

Don Blair, Secretary