

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**August 28, 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 28<sup>th</sup> day of August 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 Shaun Alexander; Alderman Ben Dilks; Commissioner Trent Harris; Commissioner Tara Rumpler; Commissioner Bob Whitmer; Town Planner Wendy Deats, Town Clerk Jennifer Jones and Town Attorney Todd Moore.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the July 24, 2018 meeting were previously submitted.

**Commissioner Whitmer made a motion to approve of the July 24, 2018 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

None.

**Planner Report:**

**Littlebury** – The project is currently in SOP review. The Preliminary Plat application is anticipated to be on September's agenda.

**Avenue Downs** – Nothing has been submitted.

**Consideration of reducing garage standard** – The current standard in the LDO is 22 x 22, and Staff brought up the possibility of considering an amendment to this standard within LDO.

**New Business:**

- 1. Final Plat for the creation of 70 single-family lots and five (5) open space lots within section 17 of Tollgate Village (FP 2018-013).**

Mrs. Deats reviewed her report and recommends that the Planning Commission deny the final plat for the following reasons:

1. Sewer improvements as identified in the approval for the preliminary plat and development agreements are not complete.
2. Open space is not platted in accordance with Section 5.4.7.

Mrs. Deats also noted that should the Commission wish to approve the final plat, Staff recommends the Commission consider the contingencies listed within the staff report which include the following:

1. Prior to the recordation of the final plat, a plat identifying all remaining open space shall be approved by the Town.
2. Prior to recordation of the final plat, all sewer improvements shall be completed and shall pass any necessary testing.
3. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$470,000 for roadways, drainage and erosion control with automatic renewal.
4. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$280,000 for sewer with automatic renewal.
5. All tree replacements shall be installed in accordance with the approved replacement plan for phase 17.
6. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$84,000 for the landscaping (tree replacement).
7. As built drawings 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.

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

**After discussion, Commissioner Whitmer made a motion to defer Item 1, the Final Plat for the creation of 70 single-family lots and five (5) open space lots within section 17 of Tollgate Village based on Staff's recommendation. The motion was seconded and carried by a vote of 4 to 3 with Commissioners Alexander, Dilks and Harris casting the dissenting votes.**

**2. Final Plat for the creation of three (3) single-family lots within section 18A of Tollgate Village (FP 2018-012).**

Mrs. Deats reviewed her report and Staff recommends the Planning Commission deny the final plat for the following reasons:

1. The developer has not obtained approvals related to sewer improvements as required at the preliminary plat approval.
2. Open space is not platted in accordance with Section 5.4.7.

Bob Nichols with Ragan Smith came forward to speak on behalf of the applicant.

**After discussion, Commissioner Roberts made a motion to deny Item 2, the Final Plat for the creation of three (3) single family lots within section 18A of Tollgate Village based on Staff's recommendation. The motion was seconded and carried by all.**

**3. Preliminary Plat for the subdivision of 59 lots for phase 2 of the "town center" in the Tollgate Village community (PP 2018-005).**

Mrs. Deats reviewed her report and Staff recommends the Planning Commission deferral of the preliminary plat for the following reasons:

1. The project may meet the thresholds for the construction of another access or further improvements to the north access and the developer must provide additional information as requested by the traffic engineer.
2. A geotechnical report must be submitted.

Dave McGowan with Regent Homes came forward to speak on his behalf.

**After discussion, Commissioner Dilks made a motion to deny Item 3, a Preliminary Plat for the subdivision of 59 lots for Phase 2 of the “Town Center” in the Tollgate Village Community based on Staff’s recommendation. The motion was seconded and carried by all.**

4. **Site plan for the development of Phase 2 (townhomes, condominiums, live work and mixed use) within the Tollgate Village community (SP 2018-005).**

Mrs. Deats reviewed her report and recommends that the Planning Commission deny the site plan for the following reasons:

1. The project does not meet all LDO requirements, including, density as noted in table 4.13 and parking as permitted in section 4.12.
2. The project may meet the thresholds for the construction of another access or further improvements to the north access and the developer must provide additional information as requested by the traffic engineer.
3. A geotechnical report must be submitted.
4. The project does not have sewer availability.

**After discussion, Commissioner Whitmer made a motion to deny Item 4, a site plan for the development of Phase 2 (townhomes, condominiums, live work and mixed use) within the Tollgate Village community based on Staff’s recommendation. The motion was seconded and carried by all.**

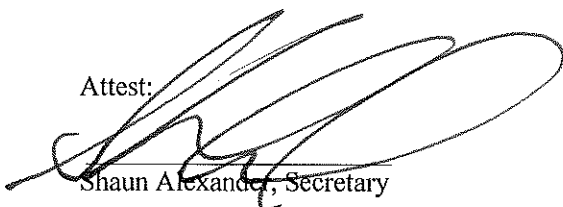
5. **Final Plat for the creation of one (1) open space lot for Tollgate Village (FP 2018-015).**

Mrs. Deats reviewed her report and Staff recommends the Planning Commission approve the final plat for the open space.

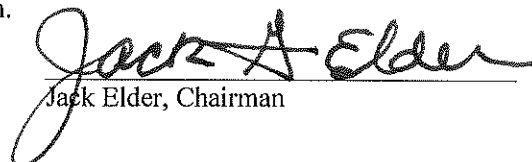
**After discussion, Commissioner Roberts made a motion to approve Item 5, the Final Plat for the creation of one (1) open space lot for Tollgate Village. The motion was seconded and carried by all.**

There being no further business, Commissioner Alexander made a motion to adjourn. The motion was seconded, and the meeting was adjourned at 7:59 p.m.

Attest:



Shaun Alexander, Secretary



Jack Elder, Chairman

