

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**September 26, 2017**

**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> day of September, 2017 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Vice Chairman Mike Roberts; Commissioner Shaun Alexander; Commissioner Brinton Davis; Alderman Ben Dilks; Commissioner Trent Harris; Commissioner Bob Whitmer; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk, Jennifer Jones. Chairman Jack Elder was unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the August 22, 2017 meeting were previously submitted.

**Commissioner Davis made a motion to approve of the August 22<sup>nd</sup>, 2017 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

Anne Goetze – 4080 Carters Creek Pike – Concerns regarding infrastructure.

Judy Skeen – 2093 Carters Creek Pike – Concerns about long term development, growth, planning and land protection.

Jessica Beatty – 2752 Critz Lane – Wants update on the future status of Critz

**Unfinished Business:**

- 1. Land Development Ordinance Amendment as presented by Alderman Shepard (Zone Amend 2017-006).**

Mrs. Deats reviewed her report and requested that the Planning Commission provide a recommendation to the Board of Mayor and Aldermen related to these amendments in the Land Development Ordinance.

Alderman Shepard came forward to answer questions on his behalf.

**After discussion, Commissioner Alexander made a motion to defer Item 1, Land Development Ordinance Amendment as presented by Alderman Shepard (Zone Amend 2017-006) so that another work session could be held in October prior to the October meeting. The motion was seconded and carried by all.**

**New Business:**

- 2. Rezone 60 acres from D1 to D3 zoning located at Tom Anderson Road for the expansion of the Fields of Canterbury neighborhood. (File: Rezone 2017-004).**

Mrs. Deats reviewed her report and recommends that the Planning Commission amend the General Plan sector for 60 acres (portion of Map 132 Parcel 006.09) as shown on the proposed growth sector map. Based on the findings of consistency with the Town's General Plan and that the proposed amendment to the zoning will not have a deleterious effect on the community, Staff recommends that the Planning Commission recommend the request for the rezoning of 60 acres of land from the D1 zone to the D3 zone to the Board of Mayor and Aldermen.

Ragan Smith came forward to answer questions on the applicant's behalf.

**After Discussion, Commissioner Whitmer made a recommendation to the Board of Mayor and Aldermen to approve Item 2, a Rezone of 60 acres from D1 to D3 zoning located at Tom Anderson Road for the expansion of the Fields of Canterbury neighborhood (File: Rezone 2017-004) based on the findings of consistency with the Town's General Plan and that the proposed amendment will not have a deleterious effect on the community, the Planning Commission recommends to the Board of Mayor and Aldermen the request to rezone 60 acres from the D1 zone to the D3 zone with the remaining 106 acres to the T1 zoning district. The motion was seconded and carried by all.**

- 3. Rezone 140.1 acres from D1 to D2 zoning located at 1824 Sedberry Road for the development of a subdivision (File: Rezone 2017-005).**

Mrs. Deats reviewed her report and based on the findings of consistency with the Town's General Plan, recommends that the Planning Commission recommend the request for the rezoning of 140.1 acres of land (Map 131, Parcel 007.01) from the D1 zone to the D2 zone.

Ragan Smith came forward to answer questions on behalf of the applicant.

**After discussion, Commissioner Dilks made a recommendation to the Board of Mayor and Aldermen to approve Item 3, a Rezone of 140.1 acres from D1 to D2 zoning located at 1824 Sedberry Road for the development of a subdivision (File: Rezone 2017-005), based on the findings of consistency with the Town's General Plan, the Planning Commission recommends to the Board of Mayor and Aldermen the request to rezone 140.1 acres of land (Map 131, Parcel 007.01) from the D1 zone to the D2 zone with the land designated as drip fields on the south side of State Route 840 to the T1 zoning district.**

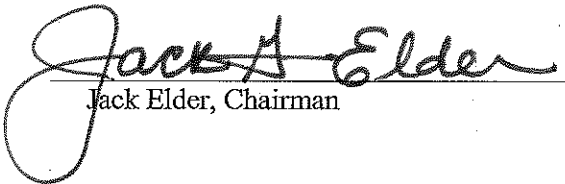
Commissioner Davis was excused from the meeting at 8:58 pm.

**4. Land Development Ordinance Amendments to Table 2.1 Community Types Criteria, Table 2.3 Community Types, Areas and Civic Spaces and Table 4.3 Transect Zone Non-Residential Uses (Zone Amend 2017-007).**

Mrs. Deats reviewed her report and is requesting that the Planning Commission recommend adoption of the amendments to the Land Development Ordinance to the Board of Mayor and Aldermen.

**After discussion, Commissioner Dilks made a recommendation to the Board of Mayor and Aldermen to approve Item 4, Land Development Ordinance Amendments to Table 2.1 Community Types Criteria, Table 2.3 Community Types, Areas and Civic Spaces and Table 4.3 Transect Zone Non-Residential Uses (Zone Amend 2017-007). 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 9:06 p.m.

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

Attest:

  
\_\_\_\_\_  
Brinton Davis, Secretary

