

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
September 28, 2021

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 6:00 p.m. on September 28, 2021.

Members and staff present were Alderman Shaun Alexander; Chairman Trent Harris; Commissioner Luis Parra; Commissioner Tara Rumppler; Commissioner Sheila Shipman; Commissioner Bob Whitmer; Commissioner Kreis White; Planning Director Micah Wood; Planning Technician Jennifer Banaszak and Town Attorney Andrew Mills.

Minutes:

The minutes of the August 24, 2021 regular meeting were presented.

Alderman Alexander made a motion to approve the August 24, 2021 meeting minutes. The motion was seconded and carried by all.

Public Comment:

Joseph Ezell – 2807 Dudley Dr. – Concerns regarding Parson's Valley connectivity, traffic study and civic space issues.

Jane Sadler – 4650 Gander Branch Rd. – Questioned transportation plan process and thought process for traffic patterns. Property impacted by new projects approved.

Josh Sadler – 4650 Gander Branch Rd. – Questions about a commercial rezone on Lewisburg Pike. Flooding concerns.

Town Planner Report:

Mr. Wood raised the question of moving the November Planning Commission date due to the Thanksgiving holiday.

After discussion, Commissioner White made a motion to move the November 23rd, 2021 planning commission meeting to November 30, 2021. The motion was seconded and carried by all.

Mr. Wood also noted that the BOMA approved the contract with Kimley Horn to work on the All Aboard Comprehensive Planning Process.

The Growth Plan Symposium will be held on October 19th, 2021.

TAPA will hold planning training via Zoom on November 5th, 2021 from 8 – 12. This training will also be recorded to view at a later date.

AGENDA ITEMS:

- 1. Fields of Canterbury Final Plat Section 20 – for the creation of 49 residential lots and 4 open space lots located along Longport Lane, Knotts Drive and Burgate Trail.**

Mr. Wood reviewed his report and recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$816,000 for roadways, drainage and erosion control.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$84,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for this phase of Canterbury.
4. 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.

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

After discussion, Commissioner Whitmer made a motion to approve Item 1, the Fields of Canterbury Final Plat, section 20 with the Staff recommended contingencies. The motion was seconded and carried by all.

- 2. Site Plan for the development of two buildings with a therapy center and urgent care facility (Tollgate Village at Thompson’s Station) located at 991 Elliston Way in the Tollgate Village neighborhood.**

Mr. Wood reviewed his report and recommends the Planning Commission approve the site plan with the following contingency:

1. The landscape material shall be installed, per the approved Landscape Plan, prior to Certificate of Occupancy and the Town shall be provided a copy of the 1-year warranty provided by the landscape installer.

Darren Slusser with MJM Architects came forward to answer any questions on behalf of the applicant.

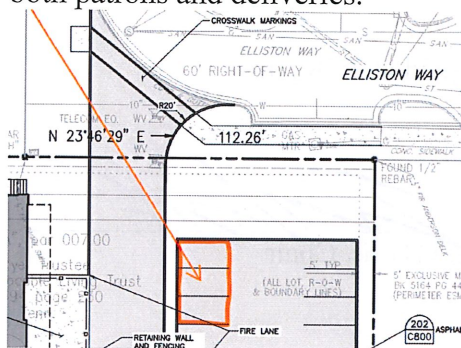
After discussion, Commissioner Whitmer made a motion to defer Item 2, a site plan for the development of two buildings with a therapy center and an urgent care facility within Tollgate Village, to have the applicant reconsider the architectural elements and re-submit to the Design Review Commission for a better fit within the neighborhood. The

motion was seconded and carried by a vote of 6 to 1 with Commissioner Shipman casting the opposing vote.

3. Site plan for the development of a retail store (Butters Ace Hardware) located at 1109 Elliston Way in the Tollgate Village neighborhood.

Mr. Wood reviewed his report and recommends that the Planning Commission approve the site plan with the following contingencies:

1. Staff recommends that applicant remove the three parking stalls located at the northwestern corner of the parking lot adjacent to the primary access drive for the purpose of connecting the northern parking area to the primary access drive (see diagram, below). The loss of 3 parking stalls can be accounted for by the on-street parking provided on Elliston Way and Portsmouth Drive and this connection will allow for better interior vehicular circulation for both patrons and deliveries.



2. Outdoor sales/display area shall only be allowed per the areas shown on the site plan and per LDO requirements.
3. The landscape material shall be installed, per the approved Landscape Plan, prior to Certificate of Occupancy and the Town shall be provided a copy of the 1-year warranty provided by the landscape installer.

Burt Morton with Civil and Environmental Consultants came forward to answer any questions on behalf of the applicant.

After discussion, Commissioner White made a motion to approve Item 3, a site plan for the development of a retail store (Butters Ace Hardware) in the Tollgate Village Neighborhood. The motion was seconded and carried by all.

4. Residential Business Permit for a Wedding/Event Venue at 1850 Lewisburg Pike.

Mr. Wood reviewed his staff report and recommended that the Planning Commission should review the information provided by the applicant and determine if the thresholds for a residential business have been satisfied.

Mr. Huntly Gordon, representing the applicant, came forward to answer any questions for the Planning Commission.

After discussion, Commissioner White made a motion to defer consideration of the residential business permit pending a detailed business plan of the project (including, but not limited to traffic, hours of operation, noise control, alcohol, lighting, etc.). The motion was seconded and carried by all.

BOND ACTIONS/REPORT

1. Bond Actions

- a. Staff gave a summary of recent actions in Tollgate Village and Bridgemore.**

There being no further business, the meeting was adjourned at 7:38 p.m.



Trent Harris, Chair

Attest: 

Micah Wood, Secretary