

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson's Station, Tennessee
October 27, 2015

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 27th day of October, 2015, at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Jack Elder; Secretary Don Blair; Vice-Chair Mike Roberts; Commissioner Ben Dilks; Commissioner Sarah Benson; Commissioner Darren Burrus; Commissioner Debra Bender; Town Planner Wendy Deats; Town Attorney Todd Moore and Town Clerk Chandra Boughton. Town Administrator Joe Cosentini was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the September 22, 2015 Meeting were previously submitted.

Commissioner Roberts moved for approval of the September 22, 2015 meeting minutes. The motion was seconded and carried unanimously.

Public Comment: None

Old Business:

1. Public Hearing: Update to the Town's General Plan

Mrs. Deats reviewed the updates to the General Plan and recommended approval.

Public Hearing: No one came forward to speak.

Commissioner Roberts moved to approve the update to the Town's General Plan with the growth sector map. The motion was seconded and carried unanimously.

New Business:

2. Final Plat – For the creation of 39 townhome lots within Section 9B of The Fields of Canterbury

Mrs. Deats reviewed her staff report and recommended approval based on the project's substantial consistency with the approved Phase 9 plat, subject to the following contingencies: 1. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$150,000 for roadways, drainage and erosion control; 2. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$135,000 for sewer; 3. As built 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.

After discussion, Commissioner Dilks moved to approve the Final Plat for the creation of 39 townhome lots within Section 9B of The Fields of Canterbury with the following contingencies:

1. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$150,000 for roadways, drainage and erosion control.
2. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$135,000 for sewer.

3. **As built 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.**

The motion was seconded and carried unanimously.

3. Site Plan – For the development of 39 townhomes within Section 9B of The Fields of Canterbury
Mrs. Deats reviewed her staff report and recommended approval based on the project's consistency with the Town's Zoning Ordinance and 9B final plat, with the contingency that prior to the issuance of building permits, the applicant shall obtain approval for the design and landscaping from the Design Review Commission, and an added contingency that the plat must be recorded.

Commissioner Dilks moved to approve the Final Plat for the creation of 39 townhome lots within Section 9B of The Fields of Canterbury with the following contingencies:

1. **Prior to the issuance of building permits, the applicant shall obtain approval for the design and landscaping from the Design Review Commission.**
2. **Prior to the issuance of building permits, the plat must be recorded.**

The motion was seconded and carried unanimously.

4. Final Plat – For the creation of 38 lots within Section 8B of The Fields of Canterbury
Mrs. Deats reviewed her staff report and recommended approval based on the project's substantial consistency with the approved Phase 8 preliminary plat, subject to the following contingencies: 1. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$273,000 for roadways, drainage and erosion control; 2. Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$190,000 for sewer; 3. As built 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.

After discussion, Commissioner Bender moved to approve the Final Plat for the creation of 38 lots within Section 8B of The Fields of Canterbury with the following contingencies:

1. **Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$273,000 for roadways, drainage and erosion control.**
2. **Prior to recordation of the final plat, a letter of credit shall be submitted to the Town in the amount of \$190,000 for sewer.**
3. **As built 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.**

The motion was seconded and carried unanimously.

5. Site Plan – For the development a 10,300 square foot building located at 2604 Columbia Pike
Mrs. Deats reviewed her staff report for the non-residential site plan request for a new 10,300 square foot administrative office building along the north side of the project site. Based on the project's consistency with the Town's Zoning Ordinance, Mrs. Deats recommended approval of the project with the following contingencies: 1. Prior to approval of a building permit, complete construction plans demonstrating compliance with all applicable codes shall be submitted and approved; 2. Prior to approval of a building permit, the applicant shall obtain DRC approval for the design and landscaping; 3. Prior to the issuance of building permits, the landscape plan shall be revised to incorporate foundation planting along the east and

west building elevations and to screen the mechanical equipment along the rear elevation; 4. Prior to the installation of the landscaping a pre installation meeting shall be required; 5. Prior to occupancy, the landscaping shall be installed in accordance with the approved plans.

After discussion, Commissioner Roberts moved to approve the Site Plan with the following contingencies:

1. **Prior to approval of a building permit, complete construction plans demonstrating compliance with all applicable codes shall be submitted and approved.**
2. **Prior to approval of a building permit, the applicant shall obtain DRC approval for the design and landscaping.**
3. **Prior to the issuance of building permits, the landscape plan shall be revised to incorporate foundation planting along the east and west building elevations and to screen the mechanical equipment along the rear elevation.**
4. **Prior to the installation of the landscaping a pre installation meeting shall be required.**
5. **Prior to occupancy, the landscaping shall be installed in accordance with the approved plans.**

The motion was seconded and carried unanimously.

6. Site Development Plan – Revised Concept Plan for Whistle Stop Village

Mrs. Deats reviewed her staff report and the revision to the Concept Plan for Whistle Stop. Mr. Greg Gamble, representative for the applicant, fielded questions pertaining to street improvements, sewer, water line and traffic studies. While there is **no action required for this item**, Mrs. Deats recommended that the following contingencies be placed on future approvals:

1. Prior to submittal for final plat, approval of all construction documents for the sewer system shall be approved by the Town and the State of Tennessee.
2. Prior to issuance of building permits, all off-site water improvements shall be completed in compliance with HB&TS requirements.
3. All improvements outlined in the traffic study for the project shall be completed by the developer. A schedule for timing shall be identified and approved for traffic improvements.
4. Prior to the approval of any final plats, a development agreement shall be prepared and executed in accordance with the Town's Land Development Ordinance.

7. Preliminary Plat – Phase 1 of Roderick Place

Mrs. Deats reviewed her staff report and the request for a preliminary plat for the development of 37.33 acres within Roderick Place consisting of 90 single family lots, one amenity lot, one commercial lot and ten open space lots. Based on the consistencies with the approvals granted for the Specific Plan, Mrs. Deats recommended approval with contingencies. Representatives of the applicant (Mr. Brett Creasman, Mr. Jeff Rosiak, Mr. Leon Herron and Mr. Ryan McMaster) fielded questions on a variety of topics pertaining to the development, most notably concerns about traffic impact.

After discussion, Commissioner Bender moved to defer the Preliminary Plat of Phase 1 of Roderick Place to the November 17th Planning Commission meeting to provide time for a

work session with the Town, the Planning Commission, the developer and TDOT representatives to discuss traffic concerns. The motion was seconded and approved by a vote of 6-1, with Commissioner Burrus casting the dissenting vote.

8. Site Plan – For the development of a restaurant and convenience store on a 2.77 acre site located within Roderick Place

Mrs. Deats reviewed her staff report. Based on the consistency with the approvals granted for the Specific Plan, Mrs. Deats recommended approval with contingencies. Town Attorney Todd Moore noted that if this request is deferred, it could still be presented at the scheduled Design Review Commission meeting on November 4th. Any DRC approvals would then be contingent upon Planning Commission approval.

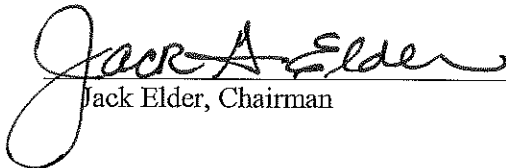
Commissioner Dilks moved to defer the Site Plan for the development of a restaurant and convenience store on a 2.77 acre site located within Roderick Place to the November 17th Planning Commission meeting. The motion was seconded and carried unanimously.

9. Annexation/Rezone – To annex by referendum 1,961 acres of land south of Coleman Road, north of State Route 840 (Map 104 Parcel 40.07 – 205.07 acres; Map 104 Parcel 39.04 – 155.26 acres; Map 119 Parcel 2.00 – 331.82 acres; Map 119 Parcel 1.0 – 1,112 acres; and Map 131 Parcel 11.03 – 157.02 acres) and to approve a plan of services for these properties upon annexation.

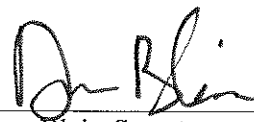
Mrs. Deats reviewed the request and recommended that the Planning Commission recommend to the Board of Mayor and Aldermen to annex the property, adopt a resolution identifying a plan of services and adopt an ordinance to zone the land north of West Harpeth Road, south of Coleman Road as Transect Community (TC) and the land south of West Harpeth Road, north of State Route 840 as T2.

After discussion, Commissioner Blair moved to recommend to the BOMA To annex by referendum 1,961 acres of land south of Coleman Road, north of State Route 840 (Map 104 Parcel 40.07 – 205.07 acres; Map 104 Parcel 39.04 – 155.26 acres; Map 119 Parcel 2.00 – 331.82 acres; Map 119 Parcel 1.0 – 1,112 acres; and Map 131 Parcel 11.03 – 157.02 acres) as Resolutions 2015-013 and 2015-014, to approve a plan of services for these properties upon annexation, and to adopt an ordinance to zone the land north of West Harpeth Road, south of Coleman Road as Transect Community (TC) and the land south of West Harpeth Road, north of State Route 840 as T2. The motion was seconded and approved unanimously.

There being no further business, Chairman Elder made a motion to adjourn. The motion was seconded and the meeting was adjourned at 9:30 p.m.



Jack Elder, Chairman

Attest: 

Don Blair, Secretary