

**Town of Thompson's Station
Municipal Planning Commission
Meeting Agenda
July 28, 2020**

Meeting Called To Order

Statement By Chair Relating To Conducting The Planning Commission Meeting By Electronic Means Of Due To COVID-19 State Of Emergency

Consideration Of The Minutes Of The June 23rd, 2020 Meeting

Documents:

[JUNE 2020 MINUTES.PDF](#)

Public Comment

Any citizen desiring to make a comment can submit their written comments to the Town, which will be included in the meeting minutes for public perusal.

Email your comments to Town Hall at INFO@THOMPSONS-STATION.COM with July Planning Commission Public Comments as the Subject Line.

Contact the Town Community Development office with any questions at (615) 794-4333 ext. 12.

Planner Report

New Business:

1. Item 1 (FP 2020-005), Tollgate Village Subdivision Final Plat – Section 20 For The Creation Of 1 New Commercial Lot

Documents:

[TOLLGATE SECTION 20 FINAL PLAT PC REPORT.PDF](#)
[TOLLGATE SEC 20 RESUB LOT 20.4 FINAL PLAT.PDF](#)

Adjourn

This meeting will be held remotely at 6:00 p.m. by electronic means due to the COVID-19 emergency.

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson 's Station, Tennessee
June 23, 2020

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 23rd day of June 2020 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Trent Harris; Commissioner Luis Parra; Commissioner Tara Rumpler; Commissioner Sheila Shipman; Commissioner Kreis White; Commissioner Bob Whitmer; Interim Town Planner Micah Wood; Planning Technician Jennifer Jones and Town Attorney Andrew Mills. Alderman Shaun Alexander was unable to attend.

Pledge of Allegiance.

Minutes:

The minutes of the May 26th, 2020 regular meeting were presented.

Commissioner White made a motion to approve the May 26th, 2020 meeting minutes. The motion was seconded and carried unanimously by all present.

Public Comment:

None.

Town Planner Report:

Mr. Wood noted that when the commissioners are speaking into the microphones, facemasks should be removed.

Mr. Wood presented a project description for the concept plan of Pleasant Creek.

Mr. Jay Franks and team, on behalf of Pleasant Creek Investments, came forward to present the concept plan and answer any questions from the Planning Commission.

There being no further business, the meeting was adjourned at 7:53 p.m.

Trent Harris, Chairman

Attest:

Shaun Alexander, Secretary

**Thompson's Station Planning Commission
Staff Report –Item 1 (FP 2020-005)
July 28, 2020**

Request to approve a 1-lot subdivision for a final plat in Tollgate Village Section 20 to create one new lot along Portsmouth Drive.

PROJECT DESCRIPTION

A request to approve the final plat within Section 20 of Tollgate Village to create a new commercial lot.



ANALYSIS

Final Plat & LDO Standards

The purpose of a final plat is to provide a legal instrument where the transfer of ownership of lots is allowed and shall constitute a way where streets and other infrastructure can be accepted (LDO Section 5.2.7).

Section 20 includes parts of the commercial development within Tollgate Village. The setbacks per the LDO, based on Neighborhood Commercial (NC) are 12 feet for the primary frontage, 10 feet for the secondary frontage, 0 feet for the side lot line and 5 feet for the rear yard. No modifications to the existing roadways will occur with this subdivision. Most site elements (driveway access point, parking, landscaping, utility service lines, etc.) will be determined for compliance with the submittal of site plans for each lot. The lot numbering in this section was not platted in a conventional manner; however, revising the existing lot numbering pattern for this 1-lot subdivision would likely cause more confusion than it would cure. Therefore, the unconventional lot numbering of this section is continued with the creation of lots 20.4A and 20.4B for this 1-lot subdivision.

Open Space

This 1-lot subdivision will not impact the previously approved open space required for the Tollgate Village subdivision.

Sewer

Prior to the submittal of any site plans for either of these newly created lots, the owner/applicant shall confirm with the Town that the building square footage and uses match with the sewer taps allocated for these lots and this section of Tollgate.

Sureties

In consultation with the Town's Engineer, no sureties are warranted for this 1-lot subdivision, as public improvements are already covered by development that this proposal will not alter.

Recommendation

Staff recommends the Planning Commission approve the final plat, with the following contingency:

1. Along with the submittal of any site plans for each lot, the owner/applicant shall confirm with the Town that the building square footage and proposed uses match with the sewer taps allocated for this section of Tollgate.

Attachments

Final Plat

