

Minutes of the Special Called Meeting
of the Municipal Planning Commission
of the Town of Thompson 's Station, Tennessee
November 1, 2018

Call to Order:

The meeting of the Municipal Planning Commission of the Town of Thompson's Station was called to order at 7:06 p.m. on the 1st day of November 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 Ben Dilks; Commissioner Trent Harris; Commissioner Bob Whitmer; Town Planner Wendy Deats and Town Attorney Todd Moore; Attorney Allison Bussell. Commissioner Shaun Alexander and Town Clerk Jennifer Jones were unable to attend.

Pledge of Allegiance.

New Business:

1. Preliminary Plat for WhistleStop Farms (PP 2018-020).

Mrs. Bussell presented the settlement agreement to the Planning Commission. Mrs. Deats presented additional information on the preliminary plat to the Planning Commission. The density for the WhistleStop plat is a total of 343 units, 163 for single family with the remaining as multi-family. The density proposed is consistent with the 2009 zoning of High Intensity which permitted three units an acre. The tree replacement ratio is reduced per the request of the developer as part of the settlement agreement.

The Commission discussed the traffic study, current LDO standards, sewer availability and the settlement agreement for additional clarity of the project.

Mrs. Deats stated that the December 2015 traffic study does have some patching requirements and minimal improvements to School Street citing the study also noting the study states that a secondary is not necessary but should be constructed with one entering and exiting lane. Mrs. Deats also noted that per fire code requirements for projects with this number of units, a second access is required. Mrs. Deats asked for confirmation from the developer on whether they are intended to comply with the conclusion to provide two 10-foot-wide lanes on School Street.

The developer, Jay Franks confirmed that School Street will be widened to a 20 foot right of way but does not want to repave the road because the Town may improve the sewer. Mr. Franks also stated the commercial would be a two-story building with office and retail and the project will have a system of trails.

Commissioner Dilks explained that the Board of Mayor and Aldermen discussed the settlement agreement regarding the project. Mr. Moore further explained the settlement agreement to the Commission.

Commissioner Roberts made a motion to approve the preliminary plat for WhistleStop Farms as presented. The motion was seconded and carried by all present.

Municipal Planning Commission – Minutes of the Special Called Meeting
November 1, 2018

Page 2

There being no further business, Commissioner Harris made a motion to adjourn. The motion was seconded, and the meeting was adjourned at 7:33 p.m.

Trent Harris, Chairman

Attest:

Shaun Alexander, Secretary