

Minutes of the Meeting
of the Municipal Planning Commission
of the Town of Thompson 's Station, Tennessee
November 19, 2019

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 19th day of November 2019 at the Thompson's Station Community Center with the required quorum. Members and staff in attendance were: Chairman Trent Harris; Alderman Shaun Alexander; Commissioner Luis Parra; Commissioner Tara Rumpler; Commissioner Sheila Shipman; Commissioner Kreis White; Commissioner Bob Whitmer; Town Planner Wendy Deats, Planning Technician Jennifer Jones; Interim Town Planner Micah Wood and Town Attorney Andrew Mills.

Pledge of Allegiance.

Alderman Alexander moved to add an agenda item, voting on members of a “Board of Appeals for Code Maintenance”.

Minutes:

The minutes of the October 22, 2019 regular meeting were presented.

Commissioner Whitmer made a motion to approve the October 22, 2019 meeting minutes. The motion was seconded and carried unanimously by all present.

Public Comment:

None.

Town Planner Report:

Concept Plan – The development of a neighborhood consisting of 41 single-family lots on 225.64 acres located at 1780 Dean Road.

Mrs. Deats reviewed her memo to the Planning Commission. Tim Turner with T-Square Engineering came forward to speak on behalf of the applicant and answer any questions. The commission had questions regarding the deviation of curb and gutter and asked the applicant to reconsider the deviation request.

Unfinished Business:

- 1. Revision to the specific plan approval for the Roderick Place Specific Plan (CP 2019-002).**

Mrs. Deats reviewed her memo to the Planning Commission and recommends that the Planning Commission direct the applicant to make the necessary corrections to the planning documents and resubmit for the Board of Mayor and Aldermen. Staff also recommends that the Planning Commission recommends to the Board of Mayor and Aldermen to consider approval of the proposed amendment to the Roderick Place Specific Plan with the following contingencies:

1. The project density shall be three (3) units per acre based on the total land area for the residential uses with 45% open space.
2. The project shall maintain 50% open space within the commercial designated area.
3. The project shall include the roadway cross sections and street lighting accordance with the Land Development Ordinance.
4. The mitigation/recommendations for traffic improvements shall be incorporated into the traffic study and shall be incorporated into the project.
5. A tree inventory and replacement plan shall be developed and considered during plat review before the Planning Commission.
6. All future plats and site plans shall conform to the general regulations set forth within the approved pattern book and all applicable standards with the Land Development Ordinance.

Michal Ray, civil engineer for the project, and Bob Murphy, traffic engineer for the project, came forward to speak and answer questions on behalf of the applicant, Samson J/V.

After discussion, the commission wanted to add that the project shall include the ST 50-26 for the local roadway and ST 60-36 for the collector roadway and street lighting in accordance with the Land Development Ordinance. The developer, Jay Franks with Samson J/V acknowledged agreement to all 6 contingencies.

After discussion, Commissioner Whitmer made a motion to recommend up to BOMA for consideration with the following contingencies:

- 1. The project density shall be three (3) units per acre based on the total land area for the residential uses with 45% open space.**
- 2. The project shall maintain 50% open space within the commercial designated area.**
- 3. The project shall include the ST 50-26 for the local roadway and ST 60 -36 for the collector roadway and street lighting accordance with the Land Development Ordinance.**
- 4. The mitigation/recommendations for traffic improvements shall be incorporated into the traffic study and shall be incorporated into the project.**
- 5. A tree inventory and replacement plan shall be developed and considered during plat review before the Planning Commission.**
- 6. All future plats and site plans shall conform to the general regulations set forth within the approved pattern book and all applicable standards with the Land Development Ordinance.**

Plus, additionally clean up documents for re-submittal. The motion was seconded and carried by all.

New Business:

2. Site plan for the development of a gas station/market along the west side of Columbia Pike (SP 2019-005).

Mrs. Deats reviewed her staff report and Based on the lack of compliance with the standards set forth in the Land Development Ordinance, specifically Table 4.4 – maximum driveway width and Section 4.11.5 – Automotive Uses in addition to the lack of adequate utilities (wastewater management) as required by LDO, Staff recommends a denial of this site plan request.

Drew Cunningham and Kelly Hiatt came forward on behalf of the applicant to request a deferral.

After discussion, Commissioner White made a motion to deny the request to defer, and to deny the project due to lack of utilities. The motion was seconded and carried by a vote of 6 to 1 with Commissioner Perra casting the dissenting vote.

3. Board of Appeals for Code Maintenance

Alderman Alexander, Commissioner Shipman and Commissioner White volunteered to be on the Board of Appeals.

There being no further business, the meeting was adjourned at 9:04 p.m.

Trent Harris, Chairman

Attest:

Shaun Alexander, Secretary