

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**March 27, 2018**

**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 March 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 Shawn Alexander; Commissioner Brinton Davis; Alderman Ben Dilks; Commissioner Trent Harris; Commissioner Bob Whitmer; Town Administrator Joe Cosentini; Town Planner Wendy Deats; Town Clerk Jennifer Jones and Town Attorney Todd Moore.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the February 27, 2018 meeting were previously submitted.

**Commissioner Whitmer made a motion to approve of the February 27, 2018 meeting minutes. The motion was seconded and carried unanimously.**

**Public Comment:**

**Larry Simmons – 3116 Hazelton – Wanted to update the Planning Commission on the votes from the Tollgate Action Committee regarding the new development in front of Tollgate.**

**Unfinished Business:**

- 1. Land Development Amendments to revised Table 4.4 – Permitted Uses: Section 4.6 – Building Placement Standards; Section 4.7. Height Restrictions; Table 4.13 – NC lot Standards; Section 4.9.5 – Regulations specific to the NC zone; and Section 2.12.2 – Parking Standards (Zone Amend 2018-001).**

Mrs. Deats reviewed her report and Staff is requesting the Planning Commission provide a recommendation to the Board of Mayor and Aldermen related to these amendments to the Land Development Ordinance.

**After discussion, Commissioner Whitmer made a motion to recommend the Land Development Amendments to the Board of Mayor and Aldermen with changes to Section 4.9.5, item C to take out US 31 and add instead “edge of right of way of an arterial” and add Item D to include “civic space may not be nature conservancy”. The motion was seconded and approved by a vote of 5 to 2 with Commissioners Dilks and Roberts casting the dissenting votes.**

**New Business:**

- 2. Preliminary Plat for the creation of Phase 18 and the re-subdivision of Phase 33 to create eight (8) lots within Tollgate Village (PP 2018-002).**

Mrs. Deats reviewed her report and Staff recommends that the Planning Commission approve the preliminary plat for phase 18 which includes the re-subdivision of phase 33 with the following contingencies:

1. Prior to the submittal of a final plat, a development agreement shall be executed between the developer and the Town.
2. Prior to the submittal of a final plat, the secondary access must be completed and open to traffic.

**After discussion, Commissioner Dilks made a motion to approve the Preliminary Plat for the creation of Phase 18 and the re-subdivision of Phase 33 to create eight (8) lots within Tollgate Village (PP 2018-002). The motion was seconded and carried by all.**

3. **BOMA request for the Planning Commission to consider a clarification to building height measurement (Zone Amend 2018-003 – currently before BOMA)**

Mrs. Deats reviewed her report and Staff recommends that the Planning Commission recommends that the Board of Mayor and Aldermen amend the ordinance during the second reading to include language that the building height be measured from the lowest grade to the highest peak of the roof.

**After discussion Commissioner Davis made a motion to approve Item 3, a BOMA request for the Planning Commission to consider a clarification to building height measurement as the lowest grade to highest peak of roof. The motion was seconded and carried by a vote of 4 to 3 with Commissioners Alexander, Dilks and Whitmer casting the dissenting votes.**

### Planner Report:

- **Concept Plan for Avenue Downs (CP 2018-001)**

Mrs. Deats reviewed the concept plan for Avenue Downs.

- **Concept Plan for The Fields of Canterbury Expansion (CP 2018-002)**

Mrs. Deats reviewed the concept plan for the Fields of Canterbury Expansion

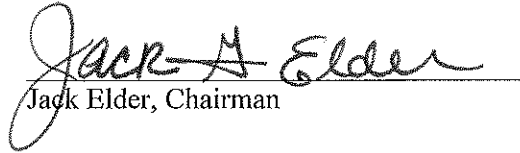
- **MARS site plan**

Mars PetCare was approved in August 2011 for the development of a corporate campus. A recent request to relocate a proposed driveway and enhance the front entrance was approved with the contingencies to obtain TDOT approval for the new driveway and provide landscaping.

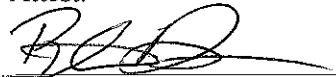
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There being no further business, Commissioner Harris made a motion to adjourn. The motion was seconded and the meeting was adjourned at 8:58 p.m.

  
Jack Elder, Chairman

Attest:

  
Brinton Davis, Secretary

