

**Minutes of the Meeting**  
**of the Municipal Planning Commission**  
**of the Town of Thompson's Station, Tennessee**  
**July 24, 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 26<sup>th</sup> day of June 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 Trent Harris; Commissioner Tara Rumples; Commissioner Bob Whitmer; Town Planner Wendy Deats, Town Clerk Jennifer Jones and Town Attorney Todd Moore. Alderman Ben Dilks was unable to attend.

**Pledge of Allegiance.**

**Minutes:**

The minutes of the June 26, 2018 meeting were previously submitted.

**Commissioner Roberts made a motion to approve of the June 26, 2018 meeting minutes. The motion was seconded and carried unanimously.**

**Election of Planning Commission Secretary:**

**Commissioner Roberts made a motion to nominate Shaun Alexander for Planning Commission Secretary. The motion was seconded and carried by all.**

**Public Comment:**

**Gary Crowley – 2732 Village Dr. –** Concerns with Parson's Valley project regarding water flow issues and TVA sinkholes.

**Clark Ellerby – 2851 Station South –** Concerns with Parson's Valley project regarding streets, water issues, traffic and density.

**Brad Wilson – 3064 Americus –** Wondered about the status of underground utilities in Tollgate.

**Chris McCracken – 2812 Chatham Pl. –**

**Ray LaCroix – 2713 Village Dr. -** Concerns with Parson's Valley project regarding property values, safety, and traffic.

**Delia Carlson – 2736 Village Dr. –** Density, traffic and drainage concerns with Parson's Valley project.

**Jane Webster – 2843 Station South Dr. –** Density concerns with Parson's Valley development. Project does not fit within the rural characteristic of the community.

**Glen Blalock – 2824 Station South Dr. –** Traffic, drainage and water concerns with Parson's Valley.

**Joseph Ezell – 2807 Dudley Dr. –** Concerns with traffic, safety, and multiple entrances with Parson's Valley.

**Anne Murphy – 2720 Village Dr.** – Traffic concerns with Parson’s Valley development.

**Brian Sweeney – 2806 Dudley Dr.** – Traffic and Safety concerns with Parson’s Valley development.

**Planner Report:**

**Concept Plan for Parsons Valley for the development of 351 residential units consisting of 228 single family lots and 123 townhomes (CP: 2018-004).**

Mrs. Deats reviewed her report to the Planning Commission. John Haas, a consultant for the Developer, Pearl Street Partners, came forward to answer questions on behalf of the applicant.

**Unfinished Business:**

**1. Preliminary Plat for the development of phases 14-17 within The Fields of Canterbury (PP 2018-003)**

Mrs. Deats reviewed her report and based on the compliance with the Land Development Ordinance, recommends that the Planning Commission approve with the following contingencies:

1. Prior to the approval of construction plans, the developer shall enter into a development agreement for the project.
2. Prior to the approval of construction plans, the developer shall obtain approval of an agreement with the Town for the construction of the improvements to Critz Lane along the project frontage, including the intersection of Clayton Arnold and Critz Lane.
3. Prior to the approval of construction plans, revise the traffic study to include the phasing and timing of signal operation and equipment be modified to provide a right turn overlap for the right turn westbound and left turn southbound.
4. Prior to the approval of construction plans, the landscaping plan shall be revised to incorporate all tree replacement as required by the ordinance.
5. Buffer type 3 (semi-opaque) shall be installed in between the project and the adjacent properties within the D1 zoning district.
6. Prior to the approval of construction plans, all applicable codes and regulations shall be addressed to the satisfaction of the Town Engineer. A drainage study shall be submitted to verify that drainage is managed adequately on site.
7. Street lights shall be incorporated into these phases to match the existing neighborhood and shall be documented on the construction drawings.
8. All construction traffic into these phases shall be required to use Lioncrest Lane.
9. During construction, the developer shall comply with all recommendations of the geotechnical report dated June 2, 2017.

Ryan Manners with Encompass Land Group came forward to answer any questions on behalf of the applicant.

**After discussion, Commissioner Roberts made a motion to approve Item 1, a Preliminary Plat for the development of phases 14-17 within the Fields of Canterbury (PP 2018-003) with Staff's recommended contingencies. The motion was seconded and carried by all.**

- 2. Amendment to the Article III, Subdivision Regulations section 3.9.23 – Roadway Specifications and the inclusion of section 3.9.24 related to traffic studies (LDO Amend 2018-004).**

Mrs. Deats reviewed her report and is requesting that the Planning Commission adopt the standards in Article 3 of the Land Development Ordinance.

Jonathan Smith with Barge Design came forward to answer any questions.

**After discussion, Commissioner Whitmer made a motion to adopt Item 2, an Amendment to the Article III, Subdivision Regulations section 3.9.23 – Roadway Specification and the inclusion of section 3.9.24 related to traffic studies (LDO Amend 2018-004). The motion was seconded and carried by all.**

**New Business:**

- 3. Preliminary Plat for the development of Avenue Downs in two phases for a total of 69 single family lots, a pump station lot and five (5) open space lots (PP 2018-004).**

Mrs. Deats reviewed her report and based on the lack of utilities, specifically sewer, Staff recommends deferral of the preliminary plat to the August Planning Commission meeting.

Mr. Brett Smith with Ragan Smith came forward to answer questions on behalf of the applicant.

**After discussion, Commissioner Harris made a motion to deny the Preliminary Plat for the development of Avenue Downs in two phases for a total of 69 family lots, a pump station lot and five (5) open space lots (PP 208-004). The motion was seconded and carried by a vote of 4 to 2 with Commissioners Rumpler and Elder casting the dissenting votes.**

- 4. Final Plat for the creation of 25 single family lots within section 13A of The Fields of Canterbury (FP 2018-011).**

Mrs. Deats reviewed her report and based on the project's compliance with the approved Phase 13 preliminary plat, recommends that the Planning Commission approve the final plat with the following contingencies:

1. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$118,000 for roadways, drainage and utilities.
2. Prior to recordation of the final plat, a surety shall be submitted to the Town in the amount of \$106,000 for sewer.
3. All tree replacements shall be installed in accordance with the approved replacement plan for phase 13.

4. As built drawings 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 Whitmer made a motion to approve Item 4, final plat for the creation of 25 single family lots within section 13A of the Fields of Canterbury (FP 2018-011) with the Staff recommended contingencies. The motion was seconded and carried by all.**

5. **Site plan approval for the expansion of electric service to serve phases 16 and 17 of Tollgate Village (SP 2018-004).**

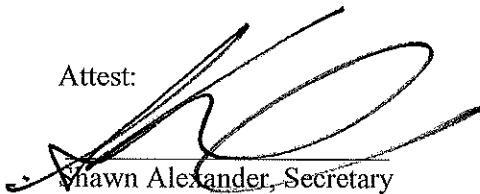
Mrs. Deats reviewed her report and based on the need to provide adequate service to existing and future residents, recommends that the Planning Commission approve the proposal to install the electric line with the following contingency:

1. All electrical lines installation/expansion within the Tollgate Village subdivision shall be installed underground.

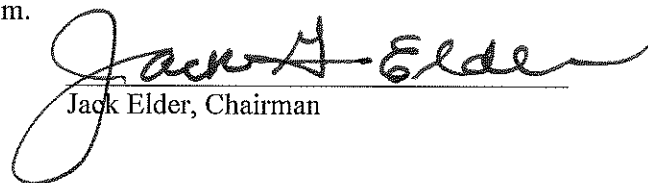
**After discussion, Commissioner Roberts made a motion to approve Item 5, the site plan approval for the expansion of electric service to serve phases 16 and 17 of Tollgate Village (SP 2018-004) with Staff recommended contingencies. The motion was seconded and carried by all.**

There being no further business, Commissioner Alexander made a motion to adjourn. The motion was seconded, and the meeting was adjourned at 9:00 p.m.

Attest:



Shawn Alexander, Secretary



Jack Elder, Chairman