

Town of Thompson's Station
Municipal Planning Commission
Minutes of the Regular Meeting
Held On November 15, 2004

Commission Members Present

Jackie Attkisson, Vice-Chairman
Cherry Jackson
Sarah Benson
Quen Brown

Staff Members Present

Mike Wood, City Planner
Larry Craig, City Attorney
Steve Clifton, City Engineer
Doug Goetsch, City Recorder

Vice-Chairman Jackie Attkisson called to order the regular meeting of the Municipal Planning Commission on October 18, 2004 at 7:00 p.m. at the Thompson's Station Community Center.

The minutes of the October 18, 2004 meeting were previously submitted and were approved upon a motion by Commissioner Benson, seconded by Commissioner Brown, and were unanimously accepted.

City Attorney Craig stated that he was working with H.B. & T.S. Utility District on obtaining the easements for the abandoned water lines they were turning over to the town. He explained that these utility easements were very advantageous for the town to have. He also stated that at the next meeting of the Planning Commission they would cover a proposed Developer Agreement that would be an amendment to the Subdivision Regulations and would need to have a public hearing on the amendment. Commissioner Benson made a motion to hold a public hearing on December 20, 2004 at 7:00 p.m. at the Community Center regarding this amendment. Commissioner Brown seconded the motion and it was unanimously adopted.

Discussion of Impact Fees – City Planner Wood stated that he was working with traffic engineers to develop an impact fee for residential developments that would result in a fee of \$1,000 to \$2,000 per lot and a commercial fee based upon daily trips generated by the type of development. The purpose of the fee would be to offset the costs of upgrading roads and intersections affected by new development. The Board of Mayor and Aldermen would have to adopt this fee schedule.

Tollgate Village Preliminary Plat – This is the preliminary plat for Tollgate Village, a mixed-use residential and commercial development located on Highway 31 at S.R. 840. City Engineer Clifton described the development as being in the Urban zone and the plat depicts 290 lots and 64 multi-family lots for a total of 354 dwelling units. The applicant use ROW widths that do not comply with the subdivision regulations of the town and has supplied alternative regulations used by the Westhaven development in Franklin.

An onsite wastewater treatment plant was planned for this site, however a regional system may be used instead if approved by state and town officials. The approval of the preliminary plat is subject to wastewater treatment facilities being constructed at the expense of the applicant. City Engineer recommended approval of the site plan subject to:

1. Submittal and review of construction drawings for roads, grading, drainage and erosion control.
2. Revise the open space to coincide with the area of the site platted.
3. Provide as-built field run surveys of the floodplain area that was graded with calculations to verify cut and fill balance as shown on the grading plan.
4. Submittal and approval of a landscape plan.
5. Payment of preliminary plat submittal fee.
6. Completion, submittal and approval of wastewater and water utility plans.
7. No building permit applications will be accepted prior to the completion and approval of the wastewater reclamation system and water systems.

Mr. Jim Cross represented the applicant and stated he was in agreement with the City Engineer's report.

Commissioner Benson asked how the plat could be approved and City Planner Wood replied that the Planning Commission can approve variances from the Subdivision Regulations but zoning variances go before the Board of Zoning Appeals.

Commissioner Benson asked whether the design presented was in line with the "New Urbanism" approach to development and City Planner Wood stated that this design did follow that approach.

The commissioners expressed their desire that the alleys be the responsibility of the homeowner's association and not the Town and Mr. Cross said that was acceptable to him. Commissioner Attkisson asked for details and a timetable for the regional wastewater system. Mr. Cross stated that they were seeking approval now and anticipated completion by May 2005. If the regional system is approved, land originally planned for an onsite system would be added to the open space for the site, although Mr. Cross stated he would like to reserve the right to use the area for an amenity area for the development.

After discussion, motion to approve the preliminary plat was made by Commissioner Benson subject to the following conditions:

1. Submittal and review of construction drawings for roads, grading, drainage and erosion control.
2. Revise the open space area to coincide with the area of the site platted.

3. Provide as-built field run surveys of the floodplain area that was graded with calculations to verify cut and fill balance as shown on the grading plan.
4. Submittal and approval of a landscape plan.
5. Payment of preliminary plat submittal fee.
6. Completion, submittal and approval of wastewater and water utility plans.
7. No building permit applications will be accepted prior to the completion and approval of the wastewater reclamation system and water systems.
8. Alleys are to be maintained by homeowner's association.
9. Lot setbacks to be approved by zoning amendments of BZA action.

Commissioner Jackson seconded the motion and it passed unanimously.

There being no further business, the meeting was duly adjourned at 7:45 p.m.

Signed: _____
Brown Daniel, Chairperson

Attest: _____
Quen Brown, Secretary