

MUNICIPAL PLANNING COMMISSION MINUTES

April 22, 2025, Meeting at 7 PM

David Wagner, Chairman
Hayley Schulist, Vice Chair
Lisa Anderson, Mayor

Chris McDonald
Salvatore Cali
Will King

Shonda Schilling
LaRhonda Williams
Jeff Pape

Staff present: Tom Daugherty, Patrick Carter, Marisa Howell, Ethan Greer, Curtis Broadbent, Kevin Chastine, Bre Bailey, Miranda Vanderknapp

- **Call to order by:** Mr. Wagner at 7:00 PM
- **Roll Call by:** Marisa Howell, Community Services Assistant

	PRESENT	ABSENT
Mr. Pape		X
Mr. McDonald	X	
Mr. Cali		X
Ms. Schulist	X	
Mr. Wagner	X	
Mayor Anderson	X	
Ms. Schilling	X	
Ms. Williams	X	
Mr. King	X	

- **Prayer & Pledge led by:** Mr. Wagner
- **Approval of Agenda**

Motion to approve: Mayor Anderson

Second: Ms. Schulist

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams	X				
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Wagner	X				
Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 7-0					

- **Citizen Comments –**
 1. Eileen Brogan-7106 Brush Creek Rd S.
- **Approval of Minutes – March 18, 2025, Regular Meeting**

Motion to approve: Mayor Anderson

Second: Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams	X				
Mr. King			X		
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 6-1					

- **Old Business - None**

- **New Business**

1. **PC Resolution PC-14-25, Annexation, 7330 Taylor Rd., 3.24 Acres, Map: 042, Parcel: 77.06. Property Owner: Sheila Taylor.**

Motion to approve: Mr. McDonald

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams	X				
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 7-0					

Staff Report: Ethan Greer

Representative: Sheila Taylor

Discussion: Sheila Taylor stated she wanted to annex this property for future options for her but still can see it being a future home place for someone.

2. **PC Resolution PC-15-25, Rezoning, 7391 Crow Cut Rd., 19.96 Acres, Map: 46, Parcel: 16.03. Requested Zoning District: R-20. Property Owner: Carla Lankford.**

Motion to approve: Ms. Schulist

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams		X			
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				

Mr. Magner	X				
Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 7-0					

Staff Report: Ethan Greer

Representative: Rob Molchan - SEC, Inc.

Discussion: Rob Molchan stated the property owner is asking for the rezoning to make this area consistent with the properties that surround this property. Mr. Molchan stated the property owner is hoping to move forward with single family detached subdivision to match the Aden Woods development and other developments that surround her property. Mr. Magner asked the engineer if a creek that runs through the property and a TVA power line easement would restrict this property for development. Curtis Broadbent stated those conditions could be something to limit the development in the area. Mr. Broadbent stated he wouldn't be able to answer until a site plan is submitted and reviewed. Ms. Williams asked if developers normally change from RS-40 to RS-20 to add more homes to the area or is it for consistency of the surroundings. Mr. Greer stated both are the reason for rezoning. Mr. Magner stated he agrees with the consistency but is concerned about the significant amount of traffic that would access this area due to being in a deep curve. Mr. King stated he shares that concern and has a concern regarding the intersection of Hwy 100 and Crow Cut Rd. due to all the medium to high density neighborhoods. Mr. Mochan stated the TVA line, and the creek will greatly decrease the developable acreage on this property. Mr. Molchan stated based on the significance of the intersection and the curve, the intention is to tie back to the Aden Woods Subdivision. Mr. Molchan stated the developer for Aden Woods is in agreement with making that connection through the development and is not looking to make connection back to Crow Cut.

3. **PC Resolution PC-16-25, Major Modification, Bowie Meadows, Map: 042, Parcel: 026.00 and Map: 043E, Group A, Parcel: 006.00. Current Zoning: Property Owner: Lennar Homes of Tennessee.**

Motion to approve: Mr. Magner

Second: Mr. McDonald

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams	X				
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 7-0					

Staff Report: Ethan Greer

Representative: Eric McNeely – McNeely Civil Engineering

Discussion: Mayor Anderson asked what will happen if the major modification does not pass. Mr. Greer stated the Planning Commission is providing a recommendation to the Board of Commissioners and ultimately the Board of Commissioners will make the decision. Mayor Anderson stated she has many concerns regarding the connection to Waynes Lane and wants to know if that area will now be green space. Mr. McNeely replied yes. Mayor

Anderson asked if the additional stormwater ponds will be to mitigate stormwater running off from this development onto other properties in the area. Mr. McNeely stated when looking at the final construction plans, the development must meet the Fairview stormwater ordinance and provide detention that meets predevelopment conditions. Mr. McNeely stated there were certain areas of interest in the original plans that needed more areas to account for stormwater management. Mr. McNeely stated in the major modification you will see that the south roadway was realigned to a stormwater basin and have added several small detention basins where lots were. Mr. McNelly stated these areas were needed to have stormwater management to ensure the stormwater was not leaving the site. Mayor Anderson stated for public knowledge, Waynes Lanes entrance will be taken out and will be green space and adding detention ponds and a cul-de-sac. Mr. McNeely stated yes. Mayor Anderson also stated there is extra detention to catch the stormwater that has been running through the nature park. Mayor Anderson asked what the decision was to remove Waynes Lane entrance. Mr. McNeely stated the elevation, and topography made it difficult to make an entrance. Mayor Anderson stated she has received many complaints about that entrance, so she is glad that it went away, and glad that the extra detention basins were added to catch the stormwater. Mayor Anderson asked in the future, will there be any other entrance besides the entrance through Cox Run. Mr. McNeely stated this will eventually connect to the City Center. Mayor Anderson reiterated for public knowledge, when the City Center is complete there will be two entrances and exits not just one way in and out through Cox Run, Waynes Lane is going away, and extra stormwater mitigation has been added to the project to help with the stormwater. Ms. Schulist asked if the detention ponds that are being added were needed. Mr. McNeely stated this site needs more detention areas to meet the intent of the Fairview stormwater ordinance. Ms. Schulist asked if the traffic study that was originally provided would change. Mr. Greer stated there was an updated traffic study provided with the major modification. Mr. Greer stated the main reason this is before you tonight are the modification for removing the point of ingress and egress, and that is the driving force to make this a major modification. Mr. Greer also stated the additional stormwater ponds are a great discussion topic but that is a minor modification that is typically approved by staff through the engineering process of approving construction plans. Mr. McDonald says that removing the Waynes Lane entrance is a plus and the entrance and exits through city center would make more sense and adding the detention for the water run-off is good considering the complaints from this area. Mr. Magner asked if the phasing of Bowie Meadows 2 and the phasing of City Center 2 will comply. Chelsea Russell with Lennar Homes stated as of now their schedule is giving a 60–90-day delay from when Phase 2 of Bowie Meadows and Phase 2 City Center will be active. Mr. Magner asked how the stormwater run off will be collected. Mr. McNeely stated the stormwater will be collected in underground stormwater pipes and will be piped to the underground detention basin.

4. **PC Resolution PC-17-25, Final Plat, Bowie Meadows Phase 1, 69.89 Acres, Map: 043, Parcel: 026.00. Current Zoning: R-20 POD. Property Owner: Lennar Homes of Tennessee.**

Motion to approve as amended: Ms. Schilling

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams	X				
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				

Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 7-0					

Staff Report: Ethan Greer

Representative: Allen O'Leary – W.E.S. Engineers and Surveyors

Discussion: Mr. Magner stated that based on the number of lots this development is in compliance with our zoning ordinance. Mr. Greer stated in Phase 1 there are 43 single family lots, and our regulation stated there can be 30 lots with a single point of access. Mr. Greer stated this development is in compliance until City Center Phase 2 has a roadway that connects Phase 1 and Phase 2. Mr. Greer stated in other developments there have been conditions put on final plats such as no new permits issued unless there are x items constructed to make sure the rules and regulations are being met. Mr. Magner stated he would like to make a motion to add a condition of having a maximum of 30 lots on this property prior to the second means of access point. Mr. McDonald second. Mr. McDonald stated he thought this was a fair condition as all are the same developers and the likelihood of them building all the homes prior is not likely. Mr. McDonald also stated the condition would help if there was a delay and the roadway couldn't be finished before the houses were there. Mr. Magner stated they are trying to be as nice as they can to the adjacent residents and until the leak valve is in place this is the best that can be done. Mr. King asked if 2 curb inlets at the edge of this neighborhood was sufficient to catch all the stormwater that would be coming off of this property down to the Cox Run neighborhood. Mr. McNeely, who is the engineer for this project, stated when he took over this project this final plat had been approved and it is being built according to construction plans. Mr. McNeely stated he has suggested to other planning commissions when there is a stormwater issue some of the options to help is to put in diverters, which look like asphalt speed bumps but they will divert the water to make sure it goes to the inlet and another option is to set the casting at the binder elevation. Mr. Broadbent asked Mr. King if he was talking about Mangrum Lane and Cox Run Drive. Mr. King stated yes. Mr. Broadbent stated there will be 4 inlets at that location and that should help with the stormwater runoff. Mr. Magner asked if the city is monitoring the asphalt topping and the height of the inlets during construction and can it be enforced if bypassed. Mr. Broadbent stated the applicant would need to address any solutions that would be approved by staff to alleviate that issue and would be open to addressing this either separate or during this meeting. Patrick Carter stated if the infrastructure is not working as intended then yes City staff would contact the developers to let them know it is not working as intended. Mr. Carter also said the infrastructure will be bonded and it must work correctly before it is accepted. Mr. King stated he thinks a temporary measure needs to be taken to make sure this is working correctly. Mr. Magner stated before the final plat is approved we need to know that the city has the right to enforce the infrastructure working properly. Mr. Broadbent stated typically the final topping doesn't occur until a percentage of the lots have been completed so there will always be 1 ½ to 2-inch difference between the pavement and the invert of the inlet and that is not an uncommon issue. Mr. Broadbent stated there will be another conversation with the applicant to discover a solution that will work. Mr. Carter stated legally the developer can't have their water intruding on other people's property, that is a form of trespass. Mr. Carter stated if that were to occur, the city engineer and other staff would contact the developer and ask them to take care of it and to take the temporary measures. Mr. Carter stated the neighbors that were affected by the water would have legal rights as would the city.

Motion to add condition of having a maximum of 30 lots on this property prior to the second means of access point: Mr. Magner

Second: Mr. McDonald

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams	X				
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 7-0					

5. **PC Resolution PC-18-25, Rezoning, 0 Horn Tavern Rd, Map: 022, Parcel: 143.01, Current Zoning: RS-40. Requested Zoning District: R-20. Property Owner: Phillip Caldwell.**

Motion to approve: Mr. McDonald

Second: Mayor Anderson

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams	X				
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 7-0					

Staff Report: Ethan Greer

Representative: Phillip Caldwell

Discussion: Mayor Anderson stated this only makes sense to rezone this to R-20 to make it compliant with our zone. Mr. Magner agreed.

6. **PC Resolution PC-19-25, Rezoning, 0 Crow Cut Rd., Map: 018, Parcel: 031.00. Requested Zoning District: RS-15. Property Owner: Northcutt Custom Homes, LLC.**

Motion to approve: Mayor Anderson

Second: Ms. Schulist

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams	X				
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape					X
Ms. Schilling	X				

MOTION PASSED 7-0**Staff Report:** Ethan Greer**Representative:** Tim Mangrum

Discussion: Mayor Anderson wanted to point out this property is being proposed as less dense than what the 2040 Plan recommends and she likes that it will be single family homes. Mr. Magner stated he appreciates keeping this less dense. Mr. McDonald stated he wanted to echo what Mr. Magner stated.

7. **PC Resolution PC-20-25, Residential Development Plan, Hatcher Heights, Map: 022, Parcel: 017.00 And 018.00, Current Zoning: RS-15. Property Owner: Duke and Duke, LLC.**

Motion to approve: Ms. Schulist**Second:** Mr. King

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams	X				
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 7-0					

Staff Report: Ethan Greer**Representative:** Louis Sloyan, T-Square Engineering

Discussion: Mr. Sloyan stated they are tightening up the design a little bit to make it flow better and has received notification of no streams on this property. Mr. Sloyan also stated there is a pond at open space 1 they will recreate it and will make it an amenity rather than an eye sore. Mr. King stated it appears that from open space 1 and open space 4 there is stormwater that is being directed to the stormwater detention area in the adjacent Pepper Tree neighborhood. Mr. King stated he just wanted to make sure this is not directing more water into that detention area. Mr. Sloyan stated based on topography the water from open space 4 that is being directed there is less than what was going there before. Mr. Sloyan stated wet pond 1 and open space 1 does bypass that stormwater area and there is a different swell on the Pepper Tree property that it will outlet to. Mayor Anderson asked if the pond will have fencing around it and what material will be used to make the fence. Tim Mangrum stated he intends on using a 4-plank wooden fence. Mr. Magrum stated pond 1 will be used as a retention pond that will be fenced and the pond at the back of the property will be fenced as well. Mayor Anderson asked how many storm drains there will be along the street. Mr. Sloyan stated there are approximately 25-28 storm drain inlets along the roadway to capture the stormwater. Mr. Sloyan stated the reason there are that many storm drain inlets is to mitigate the spread. Mr. Sloyan also stated the regulations only allow a certain amount of water during the 25 year storm. Mr. Sloyan stated the roads are flat and the roads are only 1 to 2 percent because they are so shallow sloped so that is why more inlets are needed to keep that spread down to keep the roadway clear of water. Mayor Anderson stated there is about 1 storm drain per house. Mr. Sloyan stated yes, because the road is so flat there must be that many inlets. Mr. McDonald stated that this area had a significant amount of overflow water that has occurred because of the recent rainfall and will having these

inlets help with that type of situation in the future. Mr. Sloyan stated the drainage will be split between the 2 ponds and the wet pond 1 will have extra storage to take the extra water from the subdivision and slowly trickle it out. Mr. Sloyan stated the ponds will hold the water back and then will release it at a lesser rate than it currently leaves the site.

8. PC Resolution PC-21-25, Final Plat, Otter Creek Phase 3A. 7.83 Acres, Map: 042, Parcel: 078.00. Current Zoning: R-20. Property Owner: Otter Creek Holdings, LLC.

Motion to approve as amended: Mr. McDonald

Second: Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams	X				
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 7-0					

Staff Report: Ethan Greer

Representative: Rob Molchan - SEC, Inc

Discussion: Mr. Magner stated lot 55 has an easement cut down in the middle of it, how does that impact the buildable area. Mr. Molchan stated that it was a drainage easement, and it doesn't affect the building envelope of the houses that will be on that side. Mr. Magner stated with the drainage easement there, can a privacy fence be built there and breach that or will it have to be maintained. Mr. Molchan stated the easement will have to be maintained and a fence cannot be there to obstruct the flow of water. Mr. Broadbent stated we should ask the planning commission to add a condition of approval that all staff comments will need to be addressed before the final plat gets recorded. Mr. McDonald made a motion to add a condition that all staff comments are addressed. Ms. Williams second. Mr. Greer stated there is a specific comment from fire and life safety about the travel distance to fire hydrants and to add an additional hydrant. Mr. Magner asked Mr. Carter if that was a fair blanket statement to leave the condition as to address all comments. Mr. Carter stated no, and this condition needs to be more specific to make it fair to the applicant and the staff. Mr. McDonald asked why this wasn't included until now. Mr. Greer stated there are a couple of items listed such as putting addresses on the plat, to consider revising the easement around the septic tanks, and 3 of the comments from Fire Marshal Sean Sullivan or Fire Chief Scott Hughes is 1, show fire hydrants on the plat, 2, adjust the fire hydrant to make it within 500 feet. Mr. Greer stated most of these are very standard items that get done during conversation, the city engineer wanted to make sure that was a condition. Mr. Greer stated Mr. Molchan would probably agree to make sure these items are addressed. Mr. Molchan stated there was an updated plat that has addresses on it and a relocated fire hydrant that has been submitted. Mr. Molchan stated they have already been in discussion with the fire marshal and are working through these situations. Mr. Magner stated the only outstanding question would be the septic tank easements. Mr. Molchan stated they are just waiting for a response from Dickson Co. Water Authority regarding that. Mr. McDonald stated if Ms. Williams rescinded her second, he would rescind his motion. Ms. Williams rescinds her second and Mr. McDonald rescinds his motion. Mr. McDonald asked what comments would need to be in the condition. Mr. Broadbent stated he would like all staff comments to be addressed. Mr. Carter asked where the staff comments are

set out. Mr. Greer stated the staff comments are on our IDT portal. Mr. Carter clarified that there are particular items in the IDT portal that need to be addressed and there will not be any more comments added to those items. Mr. Carter stated it would be appropriate to have a condition to address the 5 staff comments. Mr. McDonald made a motion to add a condition for the applicant to address the 5 staff comments that are currently reflected in IDT. Ms. Williams second.

Motion to add a condition to address 5 statements that are currently in IDT: Mr. McDonald.

Second: Ms. Williams

	YES	NO	ABSTAIN	RECUSE	ABSENT
Mayor Anderson	X				
Mr. Cali					X
Ms. Williams	X				
Mr. King	X				
Ms. Schulist	X				
Mr. McDonald	X				
Mr. Magner	X				
Mr. Pape					X
Ms. Schilling	X				
MOTION PASSED 7-0					

- **Bonds and Letters of Credit – None**
- **Reports for Discussion and Information**
 - **City Planning Staff** – Mr. Greer thanked everyone for being flexible with the meeting.
 - **City Manager** – None
 - **City Engineer** – Mr. Broadbent stated he sent communication to Eric McNeely concerning the Cox Run Drive and Mangrum Lane intersection about the stormwater runoff from Bowie Meadows Phase 1.
 - **City Attorney** – None
- **Planning Commission Roundtable**
- **Adjournment by:** Mayor Anderson at 8:40 PM

[Marisa Howell](#)

Marisa Howell, Community Services Assistant

<https://www.youtube.com/watch?v=Jpe15Mx8fqk>