

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION
MEETING MINUTES**

February 15, 2021

Due to the COVID-19 Emergency, The Tullahoma Municipal Regional Planning Commission conducted its essential business by electronic means on Monday, February 15, 2021 at 4:30 p.m. rather than being required to gather a quorum of the members physically present in the same location due to the necessity to protect the health, safety, and welfare of Tennesseans. This meeting was following the Governor's Executive Orders No. 70, which remains in effect until 11:59 p.m. on February 27, 2020.

1. **Call to Order:** Chairman Chad Grimes called the meeting to order and welcomed commissioners, staff, and guests.
2. **Determination of a Quorum:** Mr. Chad Grimes, Mr. Ray Knowis, Mr. Paul Schwer, Ms. Rupa Blackwell, Mr. Bill Comer, Mr. Greg Sandlin, and Ms. Shelley Smith were present. Seven (7) members were present. Other City and Staff Representatives present: City Administrator Ms. Jennifer Moody, Senior Planner Ms. Mary Samaniego, Community Development Director Mr. Winston Brooks, City Engineer Mr. Scot St. John, City Attorney Mr. Steve Worsham, and Ms. Nena Abbott, Recording Secretary.
3. **Pledge of Allegiance to the Flag**
4. **Minutes:** On a motion by Ms. Rupa Blackwell seconded by Ms. Shelley Smith, the minutes of the January 19, 2021 meeting were unanimously approved as submitted on a roll call vote.
5. **Reports of Officers and Staff:** None
6. **Old Business:**
 - A. 1) **Howard/Ovoca/Riley – Minor Subdivision Final Plat**

Staff received a request to approve a minor subdivision final plat for recording on property located at the intersection of Ovoca Road and Riley Creek Road (Coffee County Tax Map 109-053.12). The purpose of the final plat is to divide 2.03 acres into four (4) proposed residential lots. (*Applicant: Mr. I. A. Howard*)

STAFF COMMENTS: Staff commented that the property owner has requested that voting on this item be postponed for thirty (30) days.

PUBLIC COMMENTS: There were no public comments.

A motion was made by Ms. Shelley Smith seconded by Ms. Rupa Blackwell to postpone voting on this item until the March 15, 2021 Planning Commission meeting. Motion passed 7-0 on a roll call vote.

7. **New Business:**

A. **Zoning Map Amendment (Public Hearings)**

(1) **Zoning Map Amendment 244 Request**

Staff received a request to rezone property located at 300 S. Atlantic Street (Coffee County Tax Map 124N-J-004.00) from C-1 Central Commercial District to C-3 Neighborhood Commercial District. The property is in an area of mixed uses with both commercial and residential properties. The property has been used as residential use since 1907 and is in a neighborhood that is

transitioning to commercial uses. The purpose of the rezoning is to support renovating the property for a residential use. (*Applicant: Mr. Javier Reyes*)

STAFF COMMENTS: Staff recommends sending a favorable recommendation to the Board of Mayor and Aldermen.

PUBLIC COMMENTS: Property owner Mr. Javier Reyes was present to answer any questions about the proposed project. There were no public comments.

A motion was made by Mr. Ray Knowis seconded by Ms. Rupa Blackwell to send a favorable recommendation to the Board of Mayor and Aldermen. Motion passed 7-0 on a roll call vote.

(2) Zoning Map Amendment 245 Request

Staff received a request to rezone property located in the 200 block of Flowertown Road (Coffee County Tax Map 108-022.02). The property approximately 5.39 acres, vacant and partially wooded. The property is partially in the Tullahoma city limits and partially in the Coffee County UGB. The property is currently zoned R-1 as well as RS-1 in the Coffee County UGB and adjoins C-2 properties. The proposed rezoning would be to C-2 General Commercial District to support the proposed construction of a commercial workshop. (*Applicant: Mr. Michael Sadler*)

STAFF COMMENTS: Staff recommends sending a favorable recommendation to the Board of Mayor and Aldermen.

PUBLIC COMMENTS: Property owner Mr. Michael Sadler was not present. There were no public comments.

A motion was made by Mr. Ray Knowis seconded by Ms. Rupa Blackwell to send a favorable recommendation to the Board of Mayor and Aldermen. Motion passed 7-0 on a roll call vote.

(3) Zoning Map Amendment 241 Request

Staff received a request to rezone property located at 200 Flowertown Road (Coffee County Tax Map 108E-A-019.01) from R-4 Mobile Home Park / High Density Residential District to C-2 General Commercial District. The property is approximately 1.58 acres and currently developed with a commercial retail sales and service use. The purpose of the rezoning is to support commercial occupancy of the building. (*Applicant: Mr. Nathan Hill*)

STAFF COMMENTS: Staff recommends sending a favorable recommendation to the Board of Mayor and Aldermen.

PUBLIC COMMENTS: Property owner Mr. Nathan Hill was not present. There were no public comments.

A motion was made by Mr. Ray Knowis seconded by Ms. Rupa Blackwell to send a favorable recommendation to the Board of Mayor and Aldermen. Motion passed 7-0 on a roll call vote.

B. Annexations (Public Hearings)

(1) Marcum Annexation and Plan of Services

Staff received a request for the Planning Commission to recommend approval to the Tullahoma Board of Mayor and Aldermen a resolution to Annex and to Adopt a Plan of Service for property located at the northwest corner of Ovoca Lake Road Copperas Creek Road (Coffee County Tax Map 106, Parcel 006.00). The property is 15.35 +/- acres and is not contiguous to the existing Tullahoma city limits. A Plan of Service is required by state statute to accompany an annexation request. The Planning Commission is required to review the Plan of Service and provide a recommendation to the Tullahoma Board of Mayor and Aldermen.

Tennessee annexation law, amended in 2017, allows municipalities to annex non-contiguous properties within Urban Growth Boundaries that are either to be used for industrial or commercial purpose or future residential development. The subject property is within 1000 feet of the Tullahoma city limits boundary and is proposed for a thirty (30) lot major residential subdivision. (*Applicant: Marcum Venture Partners III*)

STAFF COMMENTS: Staff recommends sending a favorable recommendation to the Board of Mayor and Aldermen.

PUBLIC COMMENTS: Property owner Mr. Dan Marcum was present to answer any project questions. There were no public comments.

A motion was made by Mr. Ray Knowis seconded by Ms. Rupa Blackwell to send a favorable recommendation to approve the Resolution for Annexation and Adopt the Plan of Service. Motion passed 7-0 on a roll call vote.

C. Subdivision Plats (Public Hearings)

(1) *Christian Life Church Strides – Minor Subdivision Final Plat*

Staff received a request to approve a minor subdivision final plat on property located at 4772 Old Manchester Hwy. The purpose of the final plat is to create one (1) residential lot from an existing 11.29 acres. (*Applicant: Christian Life Center Inc*)

STAFF COMMENTS: Staff continued this item to the March 15, 2021 Planning Commission Hearing.

(2) *Red Bird – Minor Subdivision Final Plat*

Staff received a request for the Planning Commission to approve a minor subdivision final plat for property located in the 900 block of Dunk Blanton Road in Tullahoma’s Coffee County UGB (Coffee County Tax Map 092, Parcel 030.06). The property is 3.93 acres, currently undeveloped, and surrounded by the RS-1 zoning district with single family dwellings. The purpose of the plat is to divide 3.93 acres into four (4) residential lots. Each of the lots exceed the minimum size and width required for the RS-1 Low Density Residential District without public sewer.

(*Applicant: Mr. Jeff Dean*)

STAFF COMMENTS: Staff recommends approval of the final plat subject to all staff comments.

PUBLIC COMMENTS: Johnson and Associates, surveyor of record was present to answer any project questions. There were no public comments.

A motion was made by Ms. Rupa Blackwell seconded by Mr. Bill Comer approve the final plat with all staff comments. Motion passed 7-0 on a roll call vote.

(3) *Copperas Ridge – Major Subdivision Preliminary Plat*

Staff received a request to approve a major subdivision preliminary plat on property located at the northwest corner of Ovoca Lake Road and Copperas Creek Road. The purpose of the final plat is to create thirty (30) residential lots from an existing 15.35 acres. (*Applicant: Daniels Construction*)

STAFF COMMENTS: Staff continued this item to the March 15, 2021 Planning Commission Hearing.

8. Other New Business

1) *ZTA 226 – Nonconforming Lots of Record*

Staff proposes replacing Article VIII, Section 804, Nonconforming Lots of Record of the Tullahoma Zoning Ordinance with the proposed Article VIII, Section 804, Nonconforming Lots of Record. The purposes for the amendment are as follows: 1) to create clear guideline to address the development of nonconforming lots of record. 2) to appropriately locate a setback exception to the footnote section of the setback table, and 3) to greatly reduce any potential “regulatory takings” claims against the City for the nonconforming regulations of the zoning ordinance.

STAFF COMMENTS: Staff recommends sending a favorable recommendation to the Board of Mayor and Aldermen.

A motion was made by Mr. Ray Knowis seconded by Ms. Rupa Blackwell to send a favorable recommendation to the Board of Mayor Aldermen. Motion passed 7-0 on a roll call vote.

2) RFP for Comprehensive Plan – Recommendation to the Board of Mayor and Aldermen

9. Next Meeting: Monday, March 15, 2021

10. Adjourn

There being no further business, the meeting was adjourned.

Respectfully submitted,

Mary Samaniego, Senior Planner and Planning Commission Secretary

Nena Abbott, Recording Secretary