

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION
MEETING MINUTES**

May 17, 2021

The Tullahoma Municipal Regional Planning Commission met in a Regular session on Monday, May 17, 2021 at 4:30 p.m. in the Board Room of the Tullahoma Municipal Building at 201 West Grundy Street.

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, and Mr. Greg Sandlin were present. Mr. Bill Comer and Ms. Shelley Smith were unable to attend. Five (5) members were present. Other City and Staff Representatives present: Senior Planner Ms. Mary Samaniego, Community Development Director Mr. Winston Brooks, and Ms. Nena Abbott, Recording Secretary.
3. **Pledge of Allegiance to the Flag**
4. **Minutes:** On a motion by Ms. Rupa Blackwell seconded by Mr. Paul Schwer, the minutes of the April 19, 2021 meeting were approved as submitted. Motion passed 5-0.
5. **Reports of Officers and Staff:** Ms. Samaniego announced that she has been working on a text amendment for a more defined list of uses allowed in the C-1 and C-2 Zoning Districts, and a list of Staff Duties and Responsibilities for the Community Development and newly renamed Building Codes Division (formerly Planning and Codes Department. These will be presented at the June 21, 2021 Planning Commission meeting.
6. **Old Business:** None
7. **New Business:**
 - A. **Zoning Map Amendment (Public Hearings)**
 - (1) **Zoning Map Amendment 249 Request**

Staff received a request to rezone property located at 109 and 115 N. Vine Street (Coffee County Tax Map 127B, Group A, Parcels 002.00 and 016.00) from the R-1 Low-Density Residential District to the C-2 General Commercial District to support commercial development of the property. The property is in an area of mixed uses with both commercial and residential properties. The property is currently occupied by a pet grooming business and a vacant lot. (*Applicant: Mr. Bryan Chapin*)

STAFF COMMENTS: Staff recommends sending a favorable recommendation to the Board of Mayor and Aldermen based on the Findings of Fact for Section 1006-E of the City of Tullahoma Zoning Ordinance.

PUBLIC COMMENTS: There were no public comments.

A motion was made by Ms. Rupa Blackwell seconded by Mr. Ray Knowis to send a favorable recommendation to the Board of Mayor and Aldermen. Motion passed 5-0.
 - (2) **Zoning Map Amendment 250 Request**

Staff received a request to rezone property located at 609 Cornish Street (Coffee County Tax Map 124M, Group B, Parcel 020.00) from the R-2 Medium-Density Residential District to support

commercial development of the property. The property is in an area of mixed uses with both commercial and residential properties. The Tullahoma Comprehensive Land Use Plan indicates Commercial designation for all lots from the north side of S. Washington Street to the south of Division Street from E. Carroll Street to Forrest Boulevard. The property is currently occupied by an office use. (*Applicant: Legacy Ventures*)

STAFF COMMENTS: Staff recommends sending a favorable recommendation to the Board of Mayor and Aldermen based on the Findings of Fact for Section 1006-E of the City of Tullahoma Zoning Ordinance.

PUBLIC COMMENTS: There were no public comments.

A motion was made by Ms. Rupa Blackwell seconded by Mr. Greg Sandlin to send a favorable recommendation to the Board of Mayor and Aldermen. Motion passed 5-0.

(3) Zoning Map Amendment 251 Request

Staff received a request to rezone property located at 407 N. College Street (Coffee County Tax Map 124F, Group H, Parcel 006.01) from the R-2 Medium-Density Residential District to the R-3 High-Density Residential District to support multi-family development of the property. The general character of this area is a mix of residential types including mobile homes, detached single-family residences, and apartments. The Tullahoma Comprehensive Land Use Plan indicates the Medium-Density Residential Designation for all lots from north side of S. Washington Street, west of E. Grizzard Street, south of East Middle School, and east of the Briarwood and Forrest Oaks subdivisions. The property is currently occupied by a multi-family residential development constructed in 1964 including three (3) buildings. (*Applicant: Mr. Josh Moore*)

STAFF COMMENTS: Staff recommends sending a favorable recommendation to the Board of Mayor and Aldermen based on the Findings of Fact for Section 1006-E of the City of Tullahoma Zoning Ordinance.

PUBLIC COMMENTS: There were no public comments.

A motion was made by Mr. Paul Schwer seconded by Mr. Greg Sandlin to send a favorable recommendation to the Board of Mayor and Aldermen. Motion passed 4-1 with Mr. Ray Knowis opposed.

B. Subdivision Plats (Public Hearings)

(1) Swan Rutledge Falls Rd II – Minor Subdivision Final Plat

Staff received a request to approve a minor subdivision final plat on property located at the southwest corner of Rutledge Falls Road and Greenwood Road in Tullahoma's Coffee County Urban Growth Boundary (UGB) (Coffee County Tax Map 105, Parcel 055.05 for recording. The purpose of the final plat is to divide 5.00 acres into four (4) proposed residential lots for the development of a single-family dwelling use. The property is currently undeveloped, in the RS-1 Low-Density Residential district of Coffee County and surrounded by the RS-1 zoning district with single-family dwelling uses. Each of the proposed lots is generally over 0.90 acres (or +/- 39,000 square feet) in size. The size of the lots exceeds minimum lot size (30,000 SF) and minimum lot width (125') for the RS-1 Low Density Residential district without public sewer. (*Applicant: Mr. Mitchell Swan*)

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

PUBLIC COMMENTS: Nicholas Northcutt, Northcutt & 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. Greg Sandlin to approve the final plat with all staff comments. Motion passed 5-0.

(2) Marino – Minor Subdivision Final Plat

Staff received a request for the Planning Commission to approve a minor subdivision final plat for property located at 506 Carter Blake Road in Tullahoma's Coffee County UGB (Coffee County Tax Map 110, Parcel 072.00). The applicants have indicated that the subdivision is to create one (1) one-acre residential tract from a +/- 42.18 parent tract at the northwest corner of the intersection of Carter Blake Road and Angie Lane in the RS-1 low-Density district of Tullahoma's Coffee

County Urban Growth Boundary (UGB). The remaining 39.04 acres two (2) single-family dwellings and an agricultural use. The lot exceed the minimum size (30,000 SF) and minimum lot width (125') required for the RS-1 Low Density Residential District without public sewer.

(Applicant: Ms. Erica Marino)

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

PUBLIC COMMENTS: Nicholas Northcutt, Northcutt & 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. Paul Schwer to approve the final plat with all staff comments. Motion passed 5-0 on a roll call vote.

(3) Lakeside Crossing – Major Subdivision Preliminary Plat

Staff received a request to approve a major subdivision preliminary plat on property located at the northwest corner of Ovoca Road and Country Club Drive (Coffee County Tax Map 109, Parcel 022.00). The purpose of the final plat is to divide 15.58 acres into twenty-three (23) proposed residential lots. The applicant is proposing a major subdivision to create twenty-three (23) new lots for single-family dwelling use. The property is currently undeveloped and surrounded by the R-1 Low-Density Residential district with single-family dwelling uses. Each of the proposed lots is generally over 0.46 acres (or 20,000 square feet) in size. The size of the lots exceeds minimum lot size (12,000 SF) and minimum lot width at the front yard setback (75') for the R-1 Low Density Residential district with public sewer. The subdivision will have new roadways within a 50' right-of-way and sidewalks on one side as required. *(Applicant: Harton Family Partners, I, LP)*

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

PUBLIC COMMENTS: Andy Best, Best Land Surveying, surveyor of record 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 approve the preliminary plat with all staff comments. Motion passed 5-0.

8. Next Meeting: Monday, June 21, 2021

10. Adjourn

There being no further business, the meeting was adjourned.

Respectfully submitted,

Chad Grimes, Planning Commission Chairman

Mary Samaniego, Senior Planner and Planning Commission Secretary

Nena Abbott, Recording Secretary