

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION  
MEETING MINUTES**

**June 21, 2021**

The Tullahoma Municipal Regional Planning Commission met in a Regular session on Monday, June 21, 2021 at 4:30 p.m. in the Board Room of the Tullahoma Municipal Building at 201 West Grundy Street.

- 1. Call to Order:** Vice-Chair Shelley Smith called the meeting to order and welcomed commissioners, staff, and guests.
- 2. Determination of a Quorum:** Mr. Ray Knowis, Mr. Bill Comer, Mr. Paul Schwer, Ms. Rupa Blackwell, and Ms. Shelley Smith were present. Mr. Chad Grimes and Mr. Greg Sandlin 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, City Attorney Mr. Steve Worsham, and Ms. Nena Abbott, Recording Secretary.
- 3. Pledge of Allegiance to the Flag**
- 4. Minutes:** On a motion by Mr. Ray Knowis seconded by Ms. Rupa Blackwell, the minutes of the May 17, 2021 meeting were approved as submitted. Motion passed 5-0.
- 5. Reports of Officers and Staff:** Ms. Samaniego announced the community input meeting for the city's new comprehensive development plan, Think Tullahoma 2040. The meeting will be held at 5:30 pm on Tuesday, July 6, 2021 at Tullahoma High School Lecture Hall. The public is invited and encouraged to attend and provide feedback to city leaders.
- 6. Old Business:** None
- 7. New Business:**
  - A. Zoning Map Amendment (Public Hearings)**

**(1) Zoning Map Amendment 252 Request**

Staff received a request to rezone property located at 206 W. Hogan Street (Coffee County Tax Map 124J, Group G, Parcels 018.01) from the R-1 Low-Density Residential District to the C-3 Neighborhood Commercial District to allow all permissible uses within the C-3 zoning district. The subject property is in an area of mixed uses with both commercial and residential property. The current structure appears to have been historically used as a medical office; however, the current zoning is Low Density Residential (R-1). The lot is approximately +/-0.27 acres (12,000 SF) in area, 100' in width, and 120' in length. In the C-3 district, the minimum lot size for a single-family home is 7,500 SF with a minimum lot width of 50 feet and for a commercial use is 5,000 sf without a minimum lot width requirement. The land use plan identifies this property for central commercial use (*Applicant: Jack and Teressia Hagopian*)

**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:** Mr. Jack Hagopian was present to answer any project questions. The following public comments were made:

1. Bobbie Wilson, real estate agent for the property owners – in favor of rezoning - commented that the property is designed to be commercial property and would not be suitable for residential use.
2. Steve Worsham, Tullahoma city attorney - commented that the property was previously a dental office and is adjacent to long standing commercial businesses and has in the past, always been commercial use.

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 5-0.

## **(2) Zoning Map Amendment 253 Request**

Staff received a request to rezone property located at 704 Forrest Drive (Coffee County Tax Map 124F, Group A, Parcel 004.04) from the R-1 zoning district to the R-3 zoning district to support multi-family development of the property. The property adjoins the High-Density Residential District (R3) to the south (single family residence and vacant), the Low-Density Residential District (R-1) to the north and east (TUA water tower and single-family residences), and the Medium-Density Residential District (R2) to the west and east (single family residence). The general character of this area is mix of residential types including mobile homes, detached single-family residences, and apartments. The Tullahoma Comprehensive Land Use Plan indicates the Medium Density Multi-Family Residential Designation for all lots from eastside of S. Washington Street, north 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 (4 dwelling units) constructed in 1936. Public water and sewer are available. The site is not located in a special flood hazard area. (*Applicant: Ernest Hobbs, Jr.*)

**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:** Property owner Mr. Ernest Hobbs, Jr. was present to answer any project questions. The following public comments were made:

1. Barbara Datullo, 707 Forrest Drive – opposed to the rezoning due to the increase in traffic on Forrest Drive and Druid Lane, and flooding concerns.
2. Karen Sullenger, 326 Druid Lane, tenant in neighboring rental property – has children and is opposed to the rezoning due to the increase in traffic on Druid Lane and Forrest Drive.

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.

## **(3) Zoning Map Amendment 254 Request**

Staff received a request to rezone property located at 3574 New Manchester Hwy (Coffee County Tax Map 100, Parcel 148.00) from C-2 General Commercial to R-1 Low-Density Residential. The property is currently used as a detached single-family residence constructed in 1939. The property was rezoned to C-2, at a prior owner's request, when the property was annexed in November 2006. When the property was rezoned to C-2, the existing residence became a nonconforming use. The applicant is specifically requesting the rezoning to the R-1 so the existing residential use would become a permitted use. The subject property is in an area of mixed uses with both commercial (on the northside of the highway) and residential property (on the southside of the highway). The lot is +/- 1.06 acres in size and is 150 feet in width and is served by a private septic system. Tullahoma's General Commercial District (C-2) does not have a minimum lot size. In the R-1 district, the minimum lot size for a single-family home without sewer is 20,000 SF with a minimum lot width of 100 feet. The land use plan identifies this property for general commercial. (*Applicant: Brian Langham*)

**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:** Property owner Mr. Brian Langham was present to answer any project questions. 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.

## **B. Subdivision Plats (Public Hearings)**

### ***(1) Humphries – Minor Subdivision Final Plat***

Staff received a request to approve a minor subdivision final plat on property located at 1601 Old Estill Springs Road (Coffee County Tax Map 003I, Group C, Parcel 047.00) for recording. The applicant is proposing a minor subdivision to create four (4) new lots for a single-family dwelling use by dividing an existing 1.70-acre tract. The property is currently developed with a single-family residence and surrounded by the R-1 zoning district with single-family dwelling uses. The property is in the Low-Density Residential (R-1) zoning district of Tullahoma. The size of the lots exceeds the minimum lot size (12,000 SF) and minimum lot width (75') for the R-1 (low density residential district) with public sewer. Lot 1 has frontage on and will have driveways access to Old Estill Springs Road (Urban Collector) and Lots 2 – 4 have frontage on and will have driveway access to Wiseman Road (Local). (*Applicant: Candie Pendleton Humphries*)

**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.

### ***(2) The Pines at Country Club Phase I – Major Subdivision Final Plat***

Staff received a request for the Planning Commission to approve a major subdivision final plat for property located at the northeast corner of Ovoca Road and Country Club Drive (Coffee County Tax Map 109, Parcel 022.00). The preliminary plat for this site was name Lakeside Crossing Major Subdivision Preliminary Plat for twenty-three (23) lots. This preliminary plat was approved by the Planning Commission on May 17, 2021. Upon the submittal of the Final Plat application for Phase I, the subdivision name was changed to The Pines at Country Club.

The applicant is proposing to develop the subdivision into two separate phases. The plat that is the subject of this report is for Phase I to create twelve (12) new lots for single-family dwelling use without any required roadway improvements. The total area of Phase I subdivision site is 7.42 acres and it is currently undeveloped and surrounded by the R-1 zoning 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. (*Applicant: Harton Family Partners I, LP*)

**STAFF COMMENTS:** Staff recommends approval of the final 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 Ms. Rupa Blackwell seconded by Mr. Ray Knowis to approve the final plat with all staff comments. Motion passed 5-0.

### ***(3) Rutledge Estates – Major Subdivision Final Plat***

Staff received a request to approve a major subdivision final plat on property located at the northern corner of Rutledge Falls Road and Old Manchester Highway Road in Tullahoma's Urban Growth Boundary (UGB) (Coffee County Tax Map 104, Parcel 054.09). The purpose of the final plat is to create fifteen (15) lots from an existing 14.90-acre tract. The preliminary plat for this subdivision to create fifteen (15) lots was approved by the Planning Commission on May 17, 2021. The final plat that is the subject of this report is to establish all fifteen (15) new lots for single-family dwelling use without any required roadway improvements. The property is currently undeveloped and surrounded by the R-1 zoning 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. (*Applicant: Lance Howard*)

**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 Mr. Ray Knowis seconded by Ms. Rupa Blackwell to approve the final plat with all staff comments. Motion passed 5-0.

### **C. Zoning Text Amendments (Public Hearings)**

#### **(1) ZTA 227 – Self-Storage Warehouse**

Staff proposes specifically regulating a Self-storage Warehouse use within the City of Tullahoma Zoning Ordinance. The purposes for the amendment are as follows: 1) create a definition for Self-storage Warehouse 2) determine the appropriate zoning district to permit this use, and 3) to resolve the impact of the nonconforming status of the existing Self-storage Warehouse facilities.

In 2019, a text amendment was approved by the Planning Commission and the Board of Mayor and Aldermen that redefined commercial uses and reallocated those uses into the Central Commercial (C-1) and General Commercial (C-2) zoning districts. During that process, the use of Self-storage Warehouse was removed as a permitted use in the C-2 district and was expressly prohibited in the C-1 zoning district. However, the Self-storage Warehouse use was not placed as a permitted use in any other zoning district. Incidentally, in 2018, when the Neighborhood Commercial (C-3) zoning district was created, Self-Storage Warehouse was expressly prohibited. Therefore, under the current zoning regulations, a Self-storage Warehouse use is not permitted in any zoning district and all existing Self-storage Warehouse uses are considered nonconforming and subject to restrictions on further development per Section 802. (*Applicant: Planning Commission*)

**STAFF COMMENTS:** Staff recommends that the Self-storage Warehouse use is permitted in both the General Commercial (C-2) and Restricted Manufacturing and Warehousing District (I-1) zoning districts with required evergreen option landscaping identified in Table L-1 of the Zoning Ordinance.

**PUBLIC COMMENTS:** There were no public comments.

A motion was made by Mr. Ray Knowis seconded by Ms. Rupa Blackwell to approve the zoning text amendment permitting the Self-storage Warehouse use as follows:

1. In the General Commercial (C-2) zoning districts with chain link fencing and required evergreen option landscaping identified in Table L-1 of the Zoning Ordinance.
2. In the Restricted Manufacturing and Warehousing District (I-1) zoning districts. Motion passed 4-1 with Ms. Rupa Blackwell opposed.

#### **(2) ZTA 228 – Assignment of Duties**

Staff proposes revising multiple sections of the Tullahoma Zoning Ordinance and Tullahoma Subdivision Regulations. The purposes for the amendment are as follows: 1) to establish clear parameters as to various staff responsibilities, 2) to facilitate better coordination between the newly created Building and Codes Department and Community Development Department, and 3) to provide efficient and professional delivery of services to the public. In 2020, the City Administrator reorganized the Building and Planning Department into two separate departments: Building and Codes Department and Community Development Department. One of the primary personnel changes is that the planner position is no longer in charge of the building permitting responsibilities and these duties are now administered by the new Director of Building and Codes (Butch Taylor). The City Planner position is now under the Community Development Department. The new staff of both departments have gone through an exercise of determining what job position is responsible for what specific job tasks. Many of staff responsibilities are regulated by the City of Tullahoma Zoning Ordinance and Subdivision Regulations. This proposed text amendment revises the job titles and assigned specific job duties based on the overall intent of the City Administrator when the two departments were created. (*Applicant: Planning Commission*)

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

**PUBLIC COMMENTS:** There were no public comments.

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

**8. Next Meeting:** Monday, July 19, 2021

**9. Adjourn**

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Shelley Smith, Planning Commission Vice-Chair

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Mary Samaniego, Senior Planner and Planning Commission Secretary

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Nena Abbott, Recording Secretary