

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION  
MEETING MINUTES**

**July 18, 2022**

The Tullahoma Municipal Regional Planning Commission met in a Regular session on Monday, July 18, 2022 at 4:30 p.m. in the Board Room of the Tullahoma Municipal Building at 201 West Grundy Street.

1. **Call to Order:** Planning Commission Chairman Mr. Greg Sandlin called the meeting to order and welcomed commissioners, staff, and guests.
2. **Determination of a Quorum:** Mr. Greg Sandlin, Mr. Ray Knowis, Mr. Andy Hall, Mr. Paul Schwer, Mr. Daniel Berry, Mr. Bill Comer, and Mr. Andrew Rice. Seven (7) members were present. Other City and Staff Representatives present: Planning Director/Planning Commission Secretary Ms. Mary Samaniego, 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 Mr. Daniel Berry seconded by Mr. Ray Knowis, the minutes of the June 20, 2022, meeting were approved as presented. Motion passed 7-0.
5. **Reports of Officers and Staff:** None
6. **Old Business:** None
7. **New Business:**
  - A. **Subdivision Plats (Public Hearings)**
    - (1) **Legacy Preserve – Major Subdivision Preliminary Plat**

Staff received a request to approve a major subdivision preliminary plat to create sixty-four (64) lots from existing 23.50 acres at the 200 block of Ledford Mill Road. (*Applicant: Ira A. Howard*)

**STAFF COMMENTS:** Staff recommends approval of this major subdivision preliminary plat subject to all staff comments.

**PUBLIC COMMENTS:** Mr. Ira A. Howard, property owner/developer and surveyor of record Nicholas Northcutt were present to answer any project questions. There were no public comments.

A motion was made by Mr. Daniel Berry seconded by Mr. Bill Comer to approve this major subdivision preliminary plat subject to all staff comments. Motion passed 7-0.
    - (2) **Tisha Estates – Major Subdivision Preliminary Plat**

Staff received a request to approve a major subdivision preliminary plat to create fifty-three (53) lots from existing 27.17 acres at the 100 block of Stewart Street. (*Applicant: Joe Denby*)

**STAFF COMMENTS:** Staff stated that this item would be continued to the September 19, 2022 Planning Commission meeting.

**PUBLIC COMMENTS:** The following public comments were made:

1. Mike Emmanuel, 219 Stewart St – Concerns about the roads at the entrance of the proposed subdivision.
2. Tracy Luna, 301 Stewart St – Concerns about drainage and traffic. Opposed to this proposed development.
3. Ginger Muse, 300 Stewart St – Concerns about sewer, drainage and traffic.
4. Warren Family, 212 Cobb Rd – Sent in a letter with concerns about traffic load during construction and stormwater drainage and flooding concerns after construction is completed.
5. Bethany Dennis, 216 Stewart St – Has the same concerns as all her neighbors and does not think it would be a good idea to go through with the project.

**(3) *The Pines on Country Club Phase 2 – Major Subdivision Preliminary Plat***

Staff received a request to approve a major subdivision preliminary plat to create eighty-three (83) lots from existing 58.18 acres at the 2000 block of Country Club Drive (Coffee County Tax Map 109, Parcel 022.00). The property is currently undeveloped and surrounded by the R-1 zoning district with single-family dwelling uses. Each of the is generally over 0.28 acres (or +/- 12,000 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. The new road access point will connect to Ovoca Road (local road) and Country Club Drive (local road). (*Applicant: Harton Family Partners I, LP*)

**STAFF COMMENTS:** Staff recommends approval of this major subdivision preliminary plat subject to all staff comments.

**PUBLIC COMMENTS:** Mr. Andy Best, surveyor of record was present to answer any project questions. There were no public comments.

A motion was made by Mr. Bill Comer seconded by Mr. Daniel Berry to approve this major subdivision preliminary plat subject to all staff comments. Motion passed 7-0.

**(4) *Lawrence Ovoca Lake Road – Minor Subdivision Final Plat***

Staff received a request to approve a minor subdivision final plat to create two (2) lots from an existing 2.27 acres at 95 Ovoca Lake Road (Coffee County Tax Map 106, Parcel 039.01). The property is currently occupied by two (2) single-family dwellings and associated outbuildings. This property was annexed into the City of Tullahoma in June 2022. The property is in the R-1 Low Density Residential zoning district in Tullahoma and the RS-1 zoning district in the Coffee County Urban Growth Boundary (UGB) with single-family residential and agricultural uses. The proposed lots are: 1.49 acres with 40' of frontage which is a flag lot (Lot 1); and 0.78 acres with 186' of frontage (Lot 2). The size of the lots exceeds minimum lot size (0.28 acres) and minimum lot width (75') for the R-1 zoning district for residential uses. (*Applicant: Mitchell Lawrence*)

**STAFF COMMENTS:** Staff recommends approval of this minor subdivision final plat, contingent upon the rezoning approval by the Tullahoma Board of Mayor and Aldermen and subject to all staff comments.

**PUBLIC COMMENTS:** Mr. Andy Best, 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 Mr. Andrew Rice to approve this minor subdivision final plat contingent upon the rezoning approval by the Tullahoma Board of Mayor and Aldermen and subject to all staff comments. Motion passed 7-0.

**(5) Perry – Minor Subdivision Final Plat**

Staff received a request to approve a minor subdivision final plat to create three (3) lots from existing 5.01 acres at the northeast corner of Grosch Street and David Alan Drive (Coffee County Tax Map 106, Parcel 009.06). (*Applicant: Joe Denby*)

**STAFF COMMENTS:** Staff stated that this item would be continued to the August 15, 2022 Planning Commission meeting.

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

A motion was made by Mr. Paul Schwer seconded by Mr. Daniel Berry to continue this item to the August 15, 2022 Planning Commission Meeting. Motion passed 7-0.

**B. Zoning Map Amendment (Public Hearing)**

**(1) Zoning Map Amendment 264 Request**

Staff received a request to rezone the property in the 200 block of Jean Drive and the 300 block of Deer Creek Lane (Franklin County Tax Map 008, Parcel(s) 045.05 and 087.00) from Agricultural-A zoning district to R-1 Low Density Residential zoning district to support residential development of the property. The property is in the Franklin County Urban Growth Boundary (UGB) and adjoins at the southeast corner of the property Low Density Single-Family Residential zoning district (R-1). The general character of this area is mixed-use with single-family dwellings and agricultural uses. The property is currently vacant and is not located in a special flood hazard area. Franklin County does not have an adopted land use/comprehensive plan to use for development guidance. (*Applicant: City of Tullahoma*)

**STAFF COMMENTS:** Staff recommends approval of this request and that a favorable recommendation be forwarded to the Franklin County Board of Commissioner.

**PUBLIC COMMENTS:** Nicholas Northcutt, surveyor of record was present and available to answer any project questions. The following public comments were made:

1. Paul Simmons, 221 Jean Drive – Concerned about the number of homes to be built in a small area. Most surrounding homes are built on 5-acre tracts of land.
2. George Peckinpugh, 490 Deer Creek Lane – Opposed to small lots.
3. Joe Merrill, 308 Deer Creek Lane – Opposed to lot sizes.

4. Derrick Burton, 140 and 196 Jean Drive – Concerned with traffic congestion, road size and having only one (1) way in and one (1) way out, and lot size.

No motion was made by the Tullahoma planning commissioners. The item will be forwarded to the Franklin County Board of Commissioners with an unfavorable recommendation.

**(2) Zoning Map Amendment 265 Request**

Staff received a request to rezone property in the 1900 block of N. Washington Street (Coffee County Tax Map 109P, Group A, Parcel 036.21) from the Medium Density Residential and General Commercial zoning districts to the R-3 High Density Residential zoning district to support multi-family and/or townhome development of the property. The property is split into three (3) pieces separated by Veterans Drive and N. Washington Street. The northern two (2) pieces are in the R-2 zoning district and the southernmost piece is in the C-2 zoning district. The property adjoins the R-1 Low Density Residential zoning district to the north (Northside Village subdivision-single-family dwellings), R-2 Medium Density Residential district to the west and east (single-family dwellings and duplexes), and the C-2 General Commercial zoning district to the south (storage). The general character of this area is a mix of residential types including duplexes, detached single-family dwellings, and commercial uses. The Think Tullahoma 2040 Comprehensive Plan indicates the Suburban Neighborhood – High Designation for this property. The property is currently vacant. Public water and sewer are available. The site is not located in a special flood hazard area. (*Applicant: Harton Family Partners*)

**STAFF COMMENTS:** Staff recommends approval of this request and that a favorable recommendation be forwarded to the Board of Mayor and Aldermen based on the Findings of Facts for Section 1006-E of the City of Tullahoma Zoning Ordinance.

**PUBLIC COMMENTS:** Mr. Joe Lester was present to represent Harton Family Partners and to answer any project questions. The following public comments were made:

1. Dennis Andrews, 102 Woodridge Dr – Concerns with an increase in traffic at this location that would come with a new development.

A motion was made by Mr. Ray Knowis seconded by Mr. Daniel Berry to forward the request to the Board of Mayor and Aldermen with a favorable recommendation. Motion passed 7-0.

**(3) Zoning Map Amendment 266 Request**

Staff received a request to rezone property located at 208 and 210 West Warren Street (Coffee County Tax Map 124N, Group H, Parcel(s) 027.00 and 028.00) from the C-1 Central Commercial zoning district to the R-3 High Density Residential zoning district to support residential development of the property. The property adjoins the C-1 Central Commercial zoning district to the north and east (vacant property), and the R-3 High Density Residential zoning district to the south (single-family dwellings). The general character of this area is a mix of detached single-family dwellings and commercial uses. The Think Tullahoma 2040 Comprehensive Plan indicates the Traditional Neighborhood-Existing Designation for this property. The property is currently vacant. Public water and

sewer are available. The site is not located in a special flood hazard area. (*Applicant: Florence Ratcliffe Hull*)

**STAFF COMMENTS:** Staff recommends approval of this request and that a favorable recommendation be forwarded to the Board of Mayor and Aldermen based on the Findings of Facts for Section 1006-E of the City of Tullahoma Zoning Ordinance.

**PUBLIC COMMENTS:** Ms. Florence Ratcliffe Hull was present to answer any project questions. The following public comments were made:

1. Donna Daily, 216 S. Jackson Street – Concerns with drainage and flooding from a new development. She currently already experiences basement flooding from vacant lots near her and she doesn't want it to become worse. Also has concerns with trash in the stormwater drains.

A motion was made by Mr. Daniel Berry seconded by Mr. Paul Schwer to forward the request to the Board of Mayor and Aldermen with a favorable recommendation. Motion passed 7-0.

### **C. Surplus Property Request (Public Hearing)**

#### **(1) 923 and 925 Maplewood Avenue Surplus Property Request**

Staff received a request for the City to surplus the land and building at 923 and 925 Maplewood Avenue. The City of Tullahoma acquired the property in June 2021. The existing building was constructed in 1984 and is considered uninhabitable. The existing lot is approximately 16,000 square feet in area and consists of two (2) developable lots. (*Applicant: City of Tullahoma*)

**STAFF COMMENTS:** Staff supports a favorable recommendation to the Board of Mayor and Aldermen with the surplus property being offered as a donation to the Highland Rim Habitat for Humanity with the stipulation that all existing structures must be demolished and removed from the site within six (6) months from the transfer of property.

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

A motion was made by Mr. Daniel Berry seconded by Mr. Bill Comer to forward the request to the Board of Mayor and Aldermen with a favorable recommendation. Motion passed 7-0.

#### **(2) ROW South of Druid Lane Surplus Property Request**

Staff received a request for the City to designate as surplus real property to sale, an area 50' wide and 120' in length (6,000 square feet) inside an unimproved right-of-way adjacent to 324 and 326 Druid Lane. The applicant would like to add an area of 25' width to each adjoining lot to facilitate the further building potential. (*Applicant: Edward Mirtes*)

**STAFF COMMENTS:** Staff recommends approval of this request and that a favorable recommendation be forwarded to the Board of Mayor and Aldermen with the surplus right-of way deeded to the adjoining property owners with easements created for the existing gas and water lines.

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

A motion was made by Mr. Daniel Berry seconded by Mr. Paul Schwer to approve this request and that a favorable recommendation be forwarded to the Board of Mayor and Aldermen with the surplus right-of way deeded to the

adjoining property owners with easements created for the existing gas and water lines. Motion passed 7-0.

**D. Other New Business (Public Hearing)**

***(1) Approval of Parks and Recreation Master Plan***

The Tullahoma Parks and Recreation Department has recently completed a Comprehensive Master Plan to assist with identifying facility and programming needs for the next 5-10 years. The Master Plan utilized public input along with staff and key stakeholder input to assess the current state of Parks and Recreation facilities and programming options. With this document, the Parks and Recreation Department can adequately plan for future projects and improvements to facilities and identify new capital improvement facility and park projects to complete in future budget years. The Parks and Recreation Department Master Plan is also a requirement to apply and compete for Local Parks and Recreation Funding grants and Recreation Trails Program grants to further improvements within the city. (*Applicant: Dave Anderson, Tullahoma Parks and Recreation Director*)

**STAFF COMMENTS:** Staff recommends approval and adoption of the 2022 Comprehensive Parks and Recreation Department Master Plan.

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

A motion was made by Mr. Daniel Berry seconded by Mr. Andrew Rice to approve and adopt the 2022 Comprehensive Parks and Recreation Department Master Plan Motion passed 7-0.

**8. Next Meeting** – Monday, August 15, 2022 at 4:30 p.m.

**9. Adjourn** – There being no further business, a motion was made by Mr. Daniel Berry seconded by Mr. Ray Knowis to adjourn the meeting. Motion passed 7-0.

Respectfully submitted,

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Greg Sandlin, Planning Commission Chairman

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Mary Samaniego, Director, Tullahoma Planning Department  
Planning Commission Secretary

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Nena Abbott, Recording Secretary