

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION
MEETING MINUTES**

July 19, 2021

The Tullahoma Municipal Regional Planning Commission met in a Regular session on Monday, July 19, 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. Ray Knowis, Mr. Bill Comer, Mr. Paul Schwer, Mr. Chad Grimes, and Mr. Greg Sandlin were present. Ms. Rupa Blackwell was unable to attend, and Ms. Shelley Smith has resigned from the Planning Commission. Five (5) members were present. Other City and Staff Representatives present: 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 Mr. Paul Schwer seconded by Mr. Ray Knowis, the minutes of the June 21, 2021, meeting were approved as submitted. Motion passed 5-0.
5. **Reports of Officers and Staff:** None
6. **Old Business:** None
7. **New Business:**
 - A. **Subdivision Plats (Public Hearings)**

(1) The Pines at Country Club Phase I – Major Subdivision Preliminary Plat Revision

Staff received a request for the Planning Commission to approve a revision to a major subdivision preliminary plat for property located at the northeast corner of Ovoca Road and Country Club Drive (Coffee County Tax Map 109, Parcel 022.00). The purpose of the plat is to divide 15.58 acres into - (23) proposed residential lots. The applicant received preliminary plat approval for this major subdivision at the May 17, 2021, Planning Commission meeting. After the preliminary plat approval, the required construction plans were created and submitted for review. During that process, two technical design and/or engineering issues presented themselves.

The first issue was the construction of the roundabout to the north of the property. There are engineering and environmental constraints associated with construction of a bridge over the steep topographic terrain as well as crossing of ‘waters of the state’ that drain into Lake Tullahoma. The applicant has re-designed the roadway network to eliminate the roundabout and replace it with a T-intersection. Based on the new road configuration, the subdivision has a Connectivity Index of 2.0 (2 nodes and 4 links (stub counted twice) which exceeds the minimum requirement of 1.4 per Section 4-4 of the Subdivision Regulations.

The second technical design issue this revised preliminary plat will remedy is the installation of sidewalks in front of Lots 9 through 13. Per Section 4-13.2, sidewalks are required along all public adjacent roadways to Major Subdivision lots. The specific area that fronts Lots 9 through 13 along Country Club Drive has a deep drainage swale as well as an overall steep grade down to the

northeast. The applicant is requesting a variance to allow the waiver of the sidewalk requirement along Lots 9 through 13. With the elimination of the roundabout and the sidewalk variance (pending Planning Commission approval), several lots had to be slightly reconfigured as follows:

- Lot 15 increased from 0.68 acres to 0.73 acres
- Lot 19 increased from 0.48 acres to 0.52 acres
- Lot 20 increased from 0.69 acres to 0.73 acres
- The golf cart easements within the subdivision were eliminated. These easements are not a Subdivision Code requirement and were initially proposed at the discretion of the applicant.
- Based on the Construction Plans, a stormwater detention easement has been added to Lot 1 as well as Lots 20 and 21. (*Applicant: Harton Family Partners I, LP*)

STAFF COMMENTS: Staff recommends approval of the revised preliminary plat including the variance request to Section 4-13.3 for Lots 9 through 13 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. Bill Comer seconded by Mr. Greg Sandlin to approve the preliminary plat with all staff comments. Motion passed 4-1 with Mr. Paul Schwer opposed.

(2) *The Pines at Country Club Phase I – Major Subdivision Final Plat Revision 1*

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 purpose of the plat is to create Phase I for the first twelve (12) lots. The applicant received final plat approval for this major subdivision at the June 21, 2021, Planning Commission meeting. Due to the approval of the revised preliminary plat, this application for a revised final plat for Phase I is required to indicate the approved sidewalk variance. Procedurally, the Construction Plans for Phase I have been revised and approved by staff as well. 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 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: Harton Family Partners I, LP*)

STAFF COMMENTS: Staff recommends approval of the final 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. Greg Sandlin seconded by Mr. Bill Comer to approve the final plat with all staff comments. Motion passed 4-1 with Mr. Paul Schwer opposed.

(3) *Sudbury Estates – Major Subdivision Preliminary Plat*

Staff received a request for the Planning Commission to approve a major subdivision preliminary plat for property located at the Eastern portion of Map 109, Parcel 051.09 (Coffee County Tax Map 109, Parcel 051.09). The purpose of the plat is to divide 3.52 acres into five (5) proposed residential lots for a single-family dwelling use. The property is currently developed with a barn and surrounded by the R-1 zoning district with single-family dwelling uses. Each of the proposed lots is generally at or over 0.27 acres (or +/-12,000 square feet) in size. The size of the lots exceeds minimum lot size (12,000) 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 a new roadway within a 50' right-of-way and sidewalks are required. All lots will have direct driveway access to the newly created right-of-way and not directly onto Albemarle Road (local). (*Applicant: Josh and Chelsea Sudbury*)

STAFF COMMENTS: Staff recommends denial of the preliminary plat due to the deficiency in the connectivity index from 1.4 to 1.0 and on the findings of facts for the variance request to Section 4-13.1.

PUBLIC COMMENTS: Andy Best, Best Land surveying, surveyor of record was present to answer any project questions. Property owner Josh Sudbury was present to answer any project questions. The following public comments were made:

1. Charles Dean, 419 Albemarle Dr - Macon Manor HOA representative – in favor of project with some contingencies for the City of Tullahoma from the HOA: controlled construction hours, keeping streets free and clean of construction debris, agreement to re-surface any damaged streets. Also had concerns with the notice process from the city to surrounding residents.
2. George Wilson, 408 Albemarle Dr – in favor of project with some concerns about numerous issues, streets, sidewalks, drainage, notice to residents, and planning commission handling of such items.
3. Patricia Dean, 419 Albemarle Dr – donated 2 minutes to George Wilson.
4. Rick Roepke 204 Albemarle Dr, - donated 2 minutes to George Wilson.
5. Mary Johnson, 208 Albemarle Dr – donated 2 minutes to George Wilson.
6. Carolyn Boggs, 411 Albemarle Dr, donated 2 minutes to George Wilson.
7. Alden Bushnell – 303 Albemarle Dr – would like to see the stormwater plan. Wants to see plan for Phase 4 of Macon Manor. Mr. Bushnell also sent an email to Staff.
8. Joshua Pierce - sent an email to Staff
9. Chelsea Sudbury, 1203 Fawn St – acknowledges that Macon Manor residents are opposed to ADA sidewalks, setbacks and any future development of the remaining property other than the Sudbury home.

This request for approval of a major subdivision preliminary plat was withdrawn by Mr. Joshua Sudbury for consideration at this time.

(4) *Freedom Industries – Minor Subdivision Final Plat*

Staff received a request for the Planning Commission to approve a minor subdivision final plat for property located at 1400 S. Washington St. (Coffee County Tax Map 127, Parcel 027.02). The purpose of the plat is to divide 8.69 acres into two (2) proposed lots. The applicant is proposing a minor subdivision to create two (2) lots for industrial use. The property is currently developed with an 80,000 ± SF wholesaling and warehousing enterprise within the I-1 Restricted Manufacturing and Warehousing District. The property is surrounded by the R-1 zoning district with single-family dwelling uses across S. Washington Street, CSX Railroad to the west, and the I-1 zoning district with industrial and agricultural uses to the north and south, respectively. Within the I-1 zoning district there are no minimum lot area or minimum lot width requirements. Both the proposed lots have road frontage on S. Washington Street (Urban Collector). (*Applicant: Scott Ward*)

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

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

A motion was made by Mr. Greg Sandlin seconded by Mr. Ray Knowis to approve the final plat with all staff comments. Motion passed 5-0.

(5) *J Moore – Minor Subdivision Final Plat*

Staff received a request for the Planning Commission to approve a minor subdivision final plat for property located at 407 N. College St. (Coffee County Tax Map 124F, Group H, Parcel 006.01). The purpose of the plat is to divide 7.77 acres into two (2) proposed lots. The applicant is proposing a minor subdivision to create two (2) new lots for residential use. The property is in the R-3 (High-Density Residential) zoning district per recent rezoning application #251 – Ordinance #1559. The adjoining uses and zoning districts are the Medium-Density Residential District (R-2) to the west and east (single family residences), the Low-Density Residential District (R-1) to the north (single family residences), and the Mobile Home Park/High-Density Residential District (R-4) to the south (single family residences). The property is currently occupied by a multi-family residential development constructed in 1964 including three buildings. Public water and sewer are available. The site is not located in a special flood hazard area. (*Applicant: Josh Moore*)

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

PUBLIC COMMENTS: There were no public comments.

A motion was made by Mr. Bill Comer seconded by Mr. Greg Sandlin to approve the final plat with all staff comments. Motion passed 5-0.

B. Zoning Map Amendment (Public Hearings)

(1) Zoning Map Amendment #255

Staff received a request to rezone property located at 200 S. Anderson Street (Coffee County Tax Map 124N, Group C, Parcels 004.00) from the C-2 General Commercial 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 single-family residence; however, the current zoning is general commercial (C-2). The lot is approximately +/-0.46 acres (20,000 SF) in area, 100' in width, and 200' in length. Tullahoma's General Commercial District (C-2) does not have a minimum lot size. 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. The applicant is requesting rezoning to support renovating the property for a residential use. The land use plan identifies this property for central commercial use. (*Applicant: Sam Crimm, II*)

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. Sam Crimm was present to answer any project questions. The following public comments were made:

1. Tony Grecco, 204 S. Washington St. – Wanted to know the definitions of each district and had concerns with the notification process.

A motion was made by Mr. Ray Knowis seconded by Mr. Bill Comer to send a favorable recommendation to the Board of Mayor and Aldermen. Motion passed 5-0.

C. Other Business

(1) Settlers Trace Phase 3 Final Plat

This item was inadvertently left off the agenda due to a Staff oversight. The developer would like to have the item before the planning commission as soon as possible. A motion was made by Mr. Bill Comer seconded by Mr. Greg Sandlin to recess the planning commission meeting today and reconvene on Monday July 26, 2021, at 4:30 pm for a continuation. Motion passed 5-0.

8. Next Meeting: Monday, August 16, 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