

MINUTES
TOWNSEND MUNICIPAL PLANNING COMMISSION
JULY 12, 2012

Members Present

Joanne Funk, Chair
Pat Jenkins, Mayor
Becky Headrick, V. Chair
Steve Fillmore, Sec.
Lisa Stewart
Jackie Suttles
Sandy Headrick

Members Absent

Others Present

Shelia Moss
Andy Morton
Don Headrick
Ronnie Suttles
Ron Palewski
Richard Maples
Charles King
Mary Jon Clark
Other interested parties

ETDD Staff Representative: Joe Barrett

Chairman Funk called the meeting to order at 6:00 P.M. on July 12, 2012 at the city hall.

REVIEW OF MINUTES

The minutes from the February, April and June regular meetings were reviewed by the members. There was some discussion of the meetings and a motion was made by Pat Jenkins and seconded by Joanne Funk to approve the February 9, 2012 Minutes. The motion passed unanimously. A motion was then made by Pat Jenkins and seconded by Joanne Funk to approve the April 24, 2012 Minutes. The motion passed unanimously. Lastly, a motion was made by Steve Fillmore and seconded by Becky Headrick to approve the June 14, 2012 Minutes. The motion passed by majority vote with Mayor Pat Jenkins abstaining.

NEW BUSINESS:

REVIEW OF THE RESERVE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY PLAT

A preliminary plat was submitted for property (Tax Map 96, Parcel 93.00) off Bishops Cap Circle within an R-2 District. This particular development was originally approved a few years ago as a Planned Unit Development for condominiums. The current proposal has been revised to include subdivided lots for the majority of vacant land within the development. The water and sewer has been installed and is operational. The private streets have been constructed except for the final top coat. The sewer consists of an on-site sand filtration system operated by the South Blount Utility District. The subdivision contains 45 total lots that range in size from 6,900 square feet to 14,953 square feet. The proposal calls for detached single-family dwellings on the lots. The minimum lot size for these types of dwellings in the R-2 District is 10,000 square feet. Consequently, the majority of these lots do not meet the minimum lot size requirements for the district. However, the planning commission is afforded some discretion in reviewing the development as a Planned Unit Development under Section 8-307(3e). Therefore, the planning commission may consider flexible standards for the yard requirements if the development density is not increased. Staff stated that typical PUD's are submitted in the form of a site plan unless a subdivision of land is involved. In this particular case, both a subdivision plat and a site plan is required. The consensus of the planning commission was this subdivision design would be a good use of the vacant land, but a site plan has not been drawn up at this time. Staff recommended that no action be taken on the plat until such time as a site plan also was submitted. There was no action taken at this time. The planning commission has 60 days to take action on a submitted plat. Therefore, action will need to be taken at the next monthly meeting.

REPORTS FROM BOARD OF COMMISSIONERS

Mayor Jenkins reported that the zoning amendment for Wineries has passed on first reading and will be considered at the public hearing for final reading on July 31, 2012.

OLD BUSINESS:

REVIEW DRAFT TRANSPORTATION POLICIES

Staff had provided working copies of transportation policies to the members for review. Staff solicited comments from the members. The members will review the draft policies further and comment at subsequent meetings. No action taken at this time.

OTHER BUSINESS:

None.

STATUS REPORTS:

MAP-21:

Staff informed members that the federal aid highway program has been re-authorized under MAP-21. This is the first long-term re-authorization passed since 2005. The previous federal aid highway program had been extended and projects under specific programs of the previous SAFETEA-LU federal program should continue to receive funding. This is for informative purposes only and members can review specific information pertaining to the program with the Federal Highway Administration.

Public Chapter 1023: Staff informed members of a recent state law that was passed that expands the financial disclosure requirements to planning commission members. Previously, these requirements have been applicable to elected officials, judiciary members and appointed directors of various state boards and agencies. The new legislation amends Section 8-50-501 through 505 by expanding the existing requirements to planning commission members. The requirements are administered by the state and documentation must be filed with the Tennessee Ethics Commission.

At 6:40 PM, with no further business the meeting was adjourned.

Secretary

Date