

MINUTES
TOWNSEND MUNICIPAL PLANNING COMMISSION
JULY 9, 2015

Members Present

Sandy Headrick, Chair.
Michael Talley, Mayor
Steve Fillmore, Sec.
Alicia McClary
Rob Webb

Members Absent

Chester Richardson
Becky Headrick

Others Present

Andy Morton
Leslie Bales-Sherrod
Rick Younger
Roy Myers

ETDD Staff Representative: Joe Barrett

CALL TO ORDER AND APPROVAL OF MINUTES

Chairman Headrick called the meeting to order at 6:00 P.M. on July 9, 2015 at the city hall. The minutes from the last regular monthly meeting in June were reviewed by the members. After review, a correction on the attendance was in order. A motion was then made by Michael Talley and seconded by Rob Webb to approve the June 11, 2015 Planning Commission Minutes as written. The motion passed unanimously.

NEW BUSINESS:

REPORTS FROM BOARD OF COMMISSIONERS

Mayor Talley reported that Commissioner Kenny Myers had some questions related to the landscaping regulations that are being considered by the city. Mr. Myers was not in attendance at the last meeting of the commissioners to clarify these questions. There has been no action on the landscaping regulations from the board of commissioners.

REVIEW WHITE PROPERTY SUBDIVISION (REVISED) FINAL PLAT

A revised final plat was submitted for review for a proposed subdivision at the intersection of Wears Valley Road, Old Highway 73, and U.S. 321 (Tax Map 96J, Group A, Parcel 17.00) within a B-1 District. The property contains three existing structures; a realty company, a gas station and a restaurant. The representative present stated that there was a septic system for each building and the approximate locations of the septic tanks were depicted on the plat. In addition, the field lines were requested to be depicted on the plat also. The Health Department has signed off on the required certificate, but indicates there are limitations due "*little to no repair area for each lot*". There were also some questions concerning the deed lines on the plat. The lines were requested to be distinguished from conventional lot lines. Following further discussion of the plat, a motion was made by Michael Talley and seconded by Steve Fillmore to approve the final plat contingent upon the field lines being shown, the deed lines depicted differently from the lot lines and all signatures. The motion passed unanimously.

REVIEW MYERS PROPERTY SUBDIVISION FINAL PLAT

A final plat (Tax Map 96, Parcel 190.04) was submitted for review for a proposed subdivision with road frontage off Fox Hollow Road, but access off an established access easement, referred as Tinker Lane, within a B-1 District. The proposal calls for subdividing a lot of record into 2 lots with an existing 50-foot access easement off U. S. 321 providing access to the subdivided lot. There is also an existing driveway that runs within the access easement to an existing house on Tract 1BR with adequate road frontage on Fox Hollow Road. Tract 1B1 is dependent on the access easement and is vacant. Following further discussion of the plat, a motion was made by Rob Webb and seconded by Michael Talley to approve the final plat contingent upon all signatures. The motion passed unanimously.

OLD BUSINESS:

REVIEW MODEL STORMWATER ORDINANCE

Staff provided a revised copy of the proposed stormwater ordinance that has been reviewed by the commission. The ordinance has been revised based on the input of the commission from the last meeting. Staff reviewed the previously requested revisions with the members. Following this review, there was a duplicate section that needed to be removed from the ordinance. The ordinance will be revised and action deferred until next month. No action taken at this time.

OTHER BUSINESS:

Discussion Townsend Strategic Vision Plan

Staff had drafted revised commercial policies for review. These policies will be contained in the revised Townsend Land Use & Transportation Policy Plan, 2010 and relate to physical development. The existing commercial policies within the adopted land use plan contain some commercial policies that can be revised and additional commercial policies added to the plan. Staff discussed the amendment process with the commission and encouraged input from the members. The commission can review some area developments and decide on some of the themes and/or architectural design that should be encouraged for future developments in Townsend. No action taken at this time.

Discussion Pedestrian/Bike Transportation

The Great Smoky Mountains Regional Greenway Council (GSMRGC) met today with a presentation on the Norris Watershed Bike Trail. The SRW & Associates consulting firm has been evaluating fund raising options for the Walland Section of the Maryville-to-Townsend Greenway. This study should be completed in mid-August. The TPO has also been meeting with communities around the region to study alternative design concepts for local streets. The National Park Service has been petitioned to allow direct access to the Foothills Parkway from Carrs Creek Road. The request is to afford accessibility to Townsend and the general area around the city. This may be an issue that the GSMRGC would consider becoming an advocate for the connection.

Local Administrative Items

None.

STATUS REPORTS:

None.

At 7:25 PM, with no further business the meeting was adjourned.

Secretary

Date