

MINUTES  
TOWNSEND MUNICIPAL PLANNING COMMISSION  
MAY 10, 2012

Members Present

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

Members Absent

Others Present

Shelia Moss  
Andy Morton  
Ron Palewski  
Don Headrick  
Charles King  
Jerry Reed  
Tim Byrd  
Teresa Culp  
Iva Butler  
Michael Talley  
Matt Burkholtz  
Bill Burkholtz  
*Other interested parties*

ETDD Staff Representative: Joe Barrett

Chairman Funk called the meeting to order at 6:00 P.M. on May 10, 2012 at the city hall.

ELECTION OF OFFICERS

New officers were nominated and elected for the positions of Vice-Chairman and Secretary. The new officers are Vice-Chairman Sandy Headrick and Secretary Steve Fillmore.

REVIEW OF APRIL 24, 2012 MINUTES

The minutes from the last regular meeting in April were reviewed by the members. There was some discussion of the name for a proposed subdivision plat and campground reviewed last month. After further discussion, these names will be changed. No action taken at this time.

NEW BUSINESS:

CEDAR BLUFF CAMPGROUND REVISED SITE PLAN, TAX MAP 97, PARCEL 54.00

A revised site plan was submitted for property (Tax Map 97, Parcel 54.00) located off U.S. 321 within a B-1 District for a proposed campground. The proposed campground will include 21 Recreational Vehicle sites that will have access to water and electricity and be located on Lot 2 of the proposed subdivision previously referred to as the Mountaineer Campground Subdivision, but now referred to as Cedar Bluff Cliffs Subdivision. The proposed lot containing the campground is over 3 acres in area. The site plan was granted approval at the April 24, 2012 Planning Commission meeting with contingencies. When these contingencies are met the site plan is considered approved. The only contingencies directly related to revisions to the site plan included noting the buffer area along the Little River and the type of lighting. The other contingencies included obtaining TDOT approval for the proposed entrance and health department approval. The site plan has been revised to include site plan notes for the vegetative buffer and the type of lighting. The corresponding subdivision plat was referred to for the signatures from the Health Department. The reason for this is subdivision plats require signed certifications, but site plans do not contain certifications. After examination of the plat, the health department has signed off for the area containing the

campground for 21 campsites. Consequently, Health Department approval has been granted for the proposed campground. A letter from TDOT was also submitted for review, but does not constitute an approving letter. After further review of the site plan, staff mentioned the engineer stamp contained on the site plan. Evidently, the engineer stamp and signature has been scanned and copied onto the site plan. Members had reservations about including the engineer stamp on the site plan in this manner. When the site plan was originally granted approval the engineer stamp and signature was on the site plan itself. Only after the site plan was revised was this changed to include the current engineer stamp. After further discussion, all contingencies have been met except TDOT approval and the engineer stamp and signature needs to be on the site plan as it was when the site plan was granted approval in April. Confirmation that all contingencies have been met will be needed before the site plan is considered approved. No action necessary at this time.

#### DISCUSSION OF PROPOSED CADES COVE WINERY BUSINESS

Representatives for a proposed winery were present to discuss the opening of a winery operation. The planned location for the business is in a vacant building over 400 square feet in size in the Apple Valley Country Stores Shopping Center (Tax Map 96, Parcel 125.00). This proposal was discussed at the April meeting last month. Any action on the proposal was deferred pending more information on the proposed business and confirmation of compliance with all local codes. The representatives provided an overview of the proposed winery with the initial (start-up) phase involving operating from an existing building in the Apple Valley Country Stores Shopping Center. Wine will be shipped to this location and sold on-site. The next phase will include the construction of a new adjoining building that will involve the processing and bottling operation. There were some questions regarding the business being considered a winery due to the absence of any processing on-site. Some related issues that were discussed were the carbon dioxide emissions, shipping the wine to the site, associated odors of the fermentation process and waste disposal. Representatives stated that one gallon of wine produced a minimal amount of carbon dioxide and any waste produced on site will be removed by a waste management company. The zoning requirements were then discussed. The permitted uses in the B-1 District do not specifically mention “wineries” as a permitted use by right. Therefore, a zoning amendment may be required in order to proceed. Staff was requested to draft a zoning amendment for wineries in the B-1 District and approval process for a zoning amendment was discussed with the representatives. The zoning amendment will be reviewed at the next regular meeting. No action taken at this time.

#### REPORTS FROM BOARD OF COMMISSIONERS

Mayor Jenkins announced that the city budget has been passed.

#### OLD BUSINESS:

#### REVIEW PROPOSED SUBDIVISION REGULATION AMENDMENT: SIDEWALK REQUIREMENTS

Staff had distributed a draft for an amendment to the subdivision regulations requiring sidewalks for new subdivisions. Some of the associated issues with sidewalks were discussed. No action taken at this time.

REVIEW DRAFT TRANSPORTATION POLICIES

Staff provided working copies of transportation policies to the members for review. There is space under each specific policy for members to provide input for a particular policy or document some transportation issues that need to be addressed that can be crafted into a policy. Staff requested members review the policies and provide feedback. No action taken at this time.

OTHER BUSINESS:

Discussion of Pedestrian/Bike Transportation: Members discussed some transportation issues related to the greenway. Staff mentioned that the Great Smoky Mountains Regional Greenway Council (GSMRGC) had recently met and prioritized projects that will be submitted to the state for funding in June of 2012. The first project that was selected as the highest priority was the Knoxville, Knox County-Alcoa-Maryville Greenway connection to the Townsend Greenway. There may also be some limited funding from PlanET for specific projects related to planning. Staff stated that he has been attending the greenway council meetings and will continue to do so to stay informed of issues that could impact Townsend, but encouraged anyone locally that is interested in attending these meetings to contact him and he will coordinate with them regarding the meetings and projects. Sandy Headrick stated that she would be interested in attending these meetings as a representative of Townsend.

STATUS REPORTS:

Cedar Bluff Subdivision Final Plat:

The final plat (Tax Map 97, Parcel 54.00) was granted approval in April with contingencies. The plat has been revised and the health department has signed off for septic system installation for Lot 2, but the certification on the plat for Lot 1 has not been signed. The certification for Lot 1 still needs to be signed by the health department.

At 8:40 PM, with no further business the meeting was adjourned.

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Secretary

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Date