

MINUTES
TOWNSEND MUNICIPAL PLANNING COMMISSION
FEBRUARY 27, 2014

Members Present

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

Members Absent

Others Present

Shelia Moss
Andy Morton
Ron Palewski
Diana Dunn
Mark T. Dunn
Melani C. Lamar
Don Headrick

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 February 27, 2014 at the city hall. The minutes from the last regular monthly meeting in December were reviewed by the members. After review, a motion was made by Mayor Talley and seconded by Rob Webb to approve the December 12, 2013 Planning Commission Minutes as written. The motion passed unanimously. The report for the January 9, 2014 meeting is for reference purposes only due to the lack of a quorum. However, a motion was made by Alicia McClary and seconded by Rob Webb to adopt the report as a future reference for items discussed by the planning commission. The motion passed unanimously.

NEW BUSINESS:

REPORTS FROM BOARD OF COMMISSIONERS

Mayor Talley reported that Ed Stucky was recently appointed to the board of zoning appeals to fill the vacancy.

The ordinance for detached carports in side yards has passed on final reading.

Townsend is also pursuing establishing an Adventure Tourism designation that may bolster area tourism.

RECOMMENDATION FOR REZONING FROM R-2 TO B-1 DISTRICT, TAX MAP 97, PARCEL 103.01, DIANA DUNN

A recommendation for a rezoning request from R-2 to a B-1 District was considered for property off Old Highway 73 containing 4.5 acres. Representatives were present to discuss the proposal and stated that there was not a specific proposed use at this point, but the goal was to list the property for sale with a business zoning classification. A discussion ensued to the proximity of other uses in the general area. Staff provided a reference map for the rezoning request and some general factors to be considered for the rezoning. Staff stated that the effect of the rezoning would be to expand the business district along Old Highway 73 and the commission should consider whether this is the direction that they envision area businesses developing. Generally, the rezoning would encourage expansion of business uses in this area. After a lengthy discussion, the consensus of the commission was to afford more public input from property owners in the area. A motion was made by Mayor Talley and seconded by Chester Richardson to proceed with a public notice and the placement of a sign on the property. The motion passed unanimously. A public notice will be provided to the local newspaper and a public hearing held by the planning commission at the regular April meeting. In the meantime, a sign will also be placed on the property advertising the rezoning to encourage people to attend the public hearing.

REVIEW DOLLAR GENERAL (PRELIMINARY) SITE PLAN, TAX MAP 96, PARCEL 69.00, BROADWAY GROUP

A site plan was submitted for a proposed Dollar General Store off Lamar Alexander Parkway (U.S. 321) within a B-1 District. The proposal calls for a newly constructed building over 9,000 square feet in size with parking and landscaping. There are 45 off-street parking spaces proposed with the two handicap parking spaces near the front entrance. The primary access is offset to the east of the lot to afford direct access to the loading/unloading area. *This will need a request for a variance.* There will also be a 48-inch culvert installed underneath the entrance. The drainage calculations resulted in an increase in stormwater runoff after development so an underground infiltration system is proposed to collect and manage the drainage. Preliminary system plans will be submitted and a certified letter from the engineer submitted after the system is installed certifying the system was built to the specifications. There is an existing waterline on the same side of Lamar Alexander Parkway that will provide water service. A fire hydrant is also proposed to be installed within close proximity to the store. There are some shrubs that are being proposed to be planted along the open space along the front of the lot with two trees being retained on site and replacement of some of the trees that will be cut down. There is a retaining wall along the west side of the lot that will serve to protect an existing sign on the adjoining lot. The HVAC units will be located on the side of the building with a pad proposed to be constructed. A lighting plan has also been submitted that proposes wall packs along the side of the building, canopy strips along the front, a twin light pole and a single light pole for the parking area. The lighting plan conforms to the required standards including the maximum light output along the lot lines and street right-of-way. The approval from the health department for the septic system and from TDOT for the access are still pending. The commission then discussed the appearance of the building with the representative. The proposal is for a metal building with a brick façade. A discussion ensued regarding the building materials and the appearance of the building. After further discussion, a motion was made by Chester Richardson and seconded by Mayor Talley to grant approval as a preliminary site plan due to the contingencies that are outstanding. The motion passed unanimously.

REVIEW MODEL LANDSCAPING RREGULATIONS

Staff provided members with a draft of landscaping regulations for review. Some of the members had reviewed these regulations last month. The commission can review the requirements prior to the next regular meeting in two weeks. There was a question regarding a tree definition on the recommended tree list. No action taken at this time.

REVIEW MODEL STORMWATER ORDINANCE

Staff had been provided a stormwater ordinance modelled after another municipality. The ordinance is very comprehensive and may not be suitable for Townsend, but can be used as a reference to establish standards that would be effective for Townsend. Currently, the requirements are to submit a certified drainage plan based on a Ten-Year Storm Event. However, there no standards beyond this requirement. The common best management practices of communities is to require stormwater runoff to be managed on-site if the post development runoff exceeds the pre-development level. Staff will continue to review the ordinance and compile requirements for Townsend to review at a later date. No action taken at this time.

OLD BUSINESS:

REVIEW DISTILLERY & BREWERY OPTIONS

Members were provided copies of the proposed ordinance. The ordinance has been reviewed at past meetings. The members can review the ordinance and make a recommendation at the next regular meeting. No action taken at this time.

OTHER BUSINESS:

Pedestrian/Bike Transportation

The Maryville-to-Townsend Greenway Master Plan has been completed and is available online on the Knoxville Regional Transportation Planning Organization website.

Local Administrative Items

None.

STATUS REPORTS:

None.

At 7:45 PM, with no further business the meeting was adjourned.

Secretary

Date