

MINUTES
TOWNSEND MUNICIPAL PLANNING COMMISSION
JULY 14, 2016

Members Present

Sandy Headrick, Chair.
Michael Talley, Mayor
Rob Webb, V. Chair.
Steve Fillmore, Sec.
Eric Stein

Members Absent

Alicia McClary
Becky Headrick

Others Present

Andy Morton
Don Headrick
Pat Jenkins
Richard Way
Leslie Bales-Sherrod

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 14, 2016 at the city hall. The minutes from the last regular monthly meeting in May were reviewed by the members. After review, a motion was made by Eric Stein and seconded by Steve Fillmore to approve the May 12, 2016 Planning Commission Minutes as written. The motion passed unanimously.

REPORTS FROM BOARD OF COMMISSIONERS

None.

NEW BUSINESS:

REVIEW RICHARD WAY RESIDENTIAL PLOT PLAN

A residential plot plan (Tax Map 96, Tax Map 107.00) was submitted for review involving a residential house off the East Lamar Alexander Parkway (U.S. 321) within a B-1 District. The district requirements compel submittal of plans for any new construction. The representative addressed the planning commission and informed members that the residential building will resemble a cantilever barn, but will be used for permanent living quarters. The plan was reviewed by the members and discussed in further detail. The health department has not approved the site, but the soils have been mapped. The review was sidetracked by a lengthy discussion involving accessory buildings. Following re-directing the discussion to focus on the plan review, a motion was made by Eric Stein and seconded by Rob Webb to approve the residential plat plan with the health department approval. The motion passed unanimously.

REVIEW ACE HARDWARE SITE PLAN, TAX MAP 96, PARCEL 106.02

A site plan was submitted for review involving the Ace Hardware Store at 8031 East Lamar Alexander Parkway (U.S. 321) in a B-1 District. The representative is proposing to place an accessory building on the property. The site plan submitted for review included all of the existing buildings on the site with the only revision involving the proposed accessory building. The original date of the site plan was in September of 2005, but the approval process for the accessory buildings was not clear. Currently, there are two accessory buildings in the rear yard and three accessory buildings in the side yard (*including trailer*). The planning commission was only considering the proposed accessory building locations and not the existing buildings on the site. There is a laundry mat and car wash also on the site with four existing accessory buildings for the Ace Hardware Store. In addition, there is a trailer that is being used for storage in the side yard. Removing the trailer from the site was suggested, but the representative stated the trailer stored mulch and is essential to the business. Following a suggestion to

move the trailer to another location on the site, the representative considered the suggestion and the location of the proposed accessory building was re-considered. The trailer and the proposed accessory building were now planned on being directly behind the main building of the Ace Hardware. Following discussion, a motion was made by Michael Talley and seconded by Steve Fillmore that the proposed location of the accessory building and the re-location of the trailer to the rear yard is in compliance with the accessory building requirements. The motion passed unanimously.

DISCUSSION OF ACCESSORY BUILDING REQUIREMENTS

The planning commission discussed the requirements for accessory buildings under the zoning code. The discussion stems from a recent board of zoning appeals meeting in which the board determined there were no requirements to prevent an accessory building from being placed in the front yard. The Townsend Zoning Code, similar to most zoning codes is considered as "*cumulative zoning*". This is the most common structure for zoning codes in which permitted uses in a higher-use, less intensive zone are also allowed in a lower-use, more intensive zone. An example would be residential dwellings allowed in the B-1 District, but stores prohibited in the R-1 District. The requirements pertaining to accessory buildings refer to this type of zoning principle in which the accessory buildings as a permitted use are allowed in residential and business districts. Generally, the current regulations require accessory structures to be located in the rear yard at least five feet from a property line, but there are some specific provisions for garages and carports. The definitions for "building" and "structure" were also discussed. Following further discussion, staff suggested researching accessory buildings in more detail and consider requirements that are practical for the city. No action needed at this time.

OLD BUSINESS:

DISCUSS VISIONING SURVEY

Staff distributed the revised draft of the visioning survey to members for review. This survey will be e-mailed to members for their review. Staff suggested reducing the draft survey and make the survey more concise.

OTHER BUSINESS:

Discussion Pedestrian/Bike Transportation

No status reports.

Local Administrative Items:

None.

Status Reports:

None.

At 8:00 PM, with no further business the meeting was adjourned.

Secretary

Date