

**CITY OF TULLAHOMA
PLANNING COMMISSION
MEETING AGENDA**

Municipal Building, 201 West Grundy Street, 2nd Floor, Board Room

Thursday, July 7, 2022 - 4:30 PM

PAGE

- 1. Call to order by Chairman Greg Sandlin**
- 2. Determination of a quorum.**
- 3. Pledge of Allegiance to the Flag.**
- 4. New Business.**

A. Comprehensive Plan Amendment (Public Hearing)

- 1) Adoption of the Tullahoma Comprehensive Plan:
Think Tullahoma 2040 – Take-Off to Tomorrow**

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- 8. Next Meeting: Monday, July 18, 2022**
- 9. Adjourn.**

Staff Report

Agenda No.: 4.A.1

Project Title: Tullahoma Comprehensive Plan: Think Tullahoma 2040 – Take-Off to Tomorrow

Staff: Mary Samaniego
Planning Director

Applicant: City of Tullahoma

Request: For the Planning Commission to approve the final draft of the Tullahoma Comprehensive Plan

Background Summary:

Tullahoma’s community-wide comprehensive development plan was last revised in 2011 and has become outdated in dealing with the current issues related to a growing community. A common Planning practice is to update/re-evaluate a plan every five (5) years. The City decided to update and replace the existing plan in 2020. Through a formal Request for Proposal (RFP) process, the City Board of Mayor and Aldermen retained the Walker Collaborative in 2021 to complete a new Comprehensive Plan. It was the City Administration and Planning Commission’s desire that there be significant and meaningful community participation in preparation of the plan and that the consulting team includes substantial opportunities for citizen participation in the planning process.

Planning Consideration(s):

The following general considerations, planning concepts, and other facts should be considered in the review of this application:

1. The creation and policy guidance of the comprehensive development plan is a function of the general public, steering committee, and stakeholders. The consultants, the Walker Collaborative, were the professionals that facilitated the public input process and translated that information into a planning document for use by the City. There were many opportunities for public engagement, including numerous public and stakeholder meetings, an online public opinion survey taken by over 1,000 citizens, and a five-day charrette, which included an intensive brainstorming workshop engaging the public to develop key planning ideas.
2. The most relevant State law related to comprehensive planning requirements in Tennessee is statute 13-4-201. *General plan for physical development*, which states: “*It is the function and duty of the commission to make and adopt an official general plan for the physical development of the municipality, including any area outside of its boundaries which, in the commission’s judgment, bears relation to the planning of the municipality.*” The statute does not mandate specific components that must be included in the plan.
3. Comprehensive Plans are called “comprehensive” because they address a broad range of community planning issues. Issues that are typically addressed include land uses, development form and character,

mobility, housing, economic development, natural and cultural resource preservation, parks and recreation, infrastructure, and similar issues. The Plan’s intent is as follows: *“The comprehensive development plan will serve as the guiding document for growth and development regarding land use, zoning, utility capacity and construction, economic development, traffic management, recreation, capital budgeting, provision of municipal services and facilities, housing, and community engagement.”*

4. Once this Comprehensive Plan is completed and adopted by the City, it can be implemented through a number of different means. One tool for shaping future land uses, densities, development forms and character will be zoning and development standards. Those same regulatory tools can be used to preserve and enhance Tullahoma’s natural and cultural resources. City, state, and federal investments in infrastructure will be another means of implementation. Economic-based strategies might be implemented by the community’s economic development entities, while much of the implementation will occur through the private sector, such as real estate development and new businesses.

Staff Recommendation: Adopt the Tullahoma Comprehensive Plan: Think Tullahoma 2040 – Take-Off to Tomorrow

Attachments:

1. Planning Commission Resolution 2022-1
2. The final draft of the Tullahoma Comprehensive Plan: Think Tullahoma 2040– Take-Off to Tomorrow.

RESOLUTION 2022-1

**A RESOLUTION TO ADOPT
TULLAHOMA MUNICIPAL-REGIONAL PLANNING COMMISSION
THE TULLAHOMA COMPREHENSIVE PLAN:
THINK TULLAHOMA 2040 – TAKE-OFF TO TOMORROW
July 2022**

WHEREAS, Tullahoma City Staff, the steering committee, stakeholders, and the general public have met to discuss and provide input in the development of the plan;

WHEREAS, the City of Tullahoma Board of Mayor and Aldermen funded the plan creation through the Walker Collaborative;

WHEREAS, the Tullahoma Planning Commission has adopted said plan and recommended said plan to the Tullahoma Board of Mayor and Aldermen; and

WHEREAS, the City of Tullahoma will implement the components of THE TULLAHOMA COMPREHENSIVE PLAN: THINK TULLAHOMA 2040 – TAKE-OFF TO TOMORROW to the extent possible as resources are available.

NOW, THEREFORE, BE IT RESOLVED by the Tullahoma Municipal-Regional Planning Commission that the “THE TULLAHOMA COMPREHENSIVE PLAN: THINK TULLAHOMA 2040 – TAKE-OFF TO TOMORROW” (attached) is adopted as the municipality’s general plan.

Greg Sandlin
Chairman

Date

ATTEST:

Mary Samaniego
Planning Director

Date