

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION  
MEETING MINUTES**

**March 21, 2022**

The Tullahoma Municipal Regional Planning Commission met in a Regular session on Monday, March 21, 2022 at 4:30 p.m. in the Board Room of the Tullahoma Municipal Building at 201 West Grundy Street.

1. **Call to Order:** Planning Commission Chairman Mr. Greg Sandlin called the meeting to order and welcomed commissioners, staff, and guests.
2. **Determination of a Quorum:** Mr. Ray Knowis, Mr. Daniel Berry, Mr. Greg Sandlin, and Mr. Andy Hall were present. Six (6) members were present. Mr. Bill Comer and Mr. Andrew Rice arrived late, and Mr. Paul Schwer was unable to attend. Other City and Staff Representatives present: Community Development Director Mr. Winston Brooks, Senior Planner/Planning Commission Secretary Ms. Mary Samaniego, City Attorney Mr. Steve Worsham, City Engineer Mr. Scot St. John, and Ms. Nena Abbott, Recording Secretary.
3. **Pledge of Allegiance to the Flag**
4. **Minutes:** On a motion by Mr. Ray Knowis seconded by Mr. Andy Hall, the minutes of the February 21, 2022, meeting were approved as presented. Motion passed 4-0.
5. **Reports of Officers and Staff:** None
6. **Old Business:** None
7. **New Business:**
  - A. **Subdivision Plats (Public Hearings)**

*(1) Copperas Creek Estates – Major Subdivision Preliminary Plat*

Staff received a request for the Planning Commission to approve a major subdivision preliminary plat for property located at 301 Copperas Creek Road (Coffee County Tax Map 106, Parcel 005.00). The purpose of the plat is to create forty-three (43) lots for single-family use. The property is currently developed as a farm with a single-family dwelling and outbuildings and surrounded by the RS-1 zoning district with single-family dwelling uses and agricultural uses. Each of the proposed lots is generally over 0.80 acres (or +/- 35,000 square feet) in size. The minimum lot widths at the front yard setbacks are compliant for the RS-1 low density residential district based on the lot sizes. The subdivision will have new roadways within a 50' right-of-way as required. There is a large 17.57 acres remainder parcel that will remain in the ownership of the applicant. (*Applicant: Allen Howard*)

**STAFF COMMENTS:** Staff recommends approval of the preliminary plat subject to all staff comments.

**PUBLIC COMMENTS:** Mr. Allen Howard, property owner and developer was present to answer any project questions. The following public comments were made:

1. Dale Moseley, 451 Copperas Creek Rd - Concerned that the infrastructure is not suited for development. A development this size needs to be well planned regarding sewer, electrical, erosion and retention.
2. Adam Kline -

A motion was made by Mr. Daniel Berry seconded by Mr. Ray Knowis to approve the preliminary plat, subject to all staff comments. Motion passed 5-0.

## **B. Zoning Map Amendments (Public Hearings)**

### **(1) Zoning Map Amendment 260 Request**

Staff received a request for the Planning Commission to rezone a portion of the property at 6945 Spring Creek Road from Agricultural district (A) and General Residential (R-2) to Restricted Commercial district (C-1) in the Franklin County Urban Growth Boundary (UGB) (Franklin County Tax Map 009, Parcel 019.00). The property is currently in the Agricultural district (A) and General Residential (R-2) zoning districts and adjoins the Industrial Light (I-1) zoning district in the City of Tullahoma. The general character of this area is mixed-use with single-family residence, agricultural, and office/manufacturing uses. The property to be rezoned is currently vacant. The site is not located in a special flood hazard area. Franklin County does not have an adopted land use/comprehensive plan to use for development guidance. (*Applicant: Tullahoma Utilities Authority (TUA)*)

**STAFF COMMENTS:** Staff recommends that the proposed text be forwarded to the Board of Mayor and Aldermen with a favorable recommendation.

**PUBLIC COMMENTS:** Mr. Brian Skelton, TUA was present to answer any project questions. There were no public comments.

A motion was made by Mr. Bill Comer seconded by Mr. Ray Knowis to approve the preliminary plat, subject to all staff comments. Motion passed 6-0.

## **C. Text Amendments (Public Hearings)**

### **(1) ZTA 229 – Landscaping Code**

Staff proposes revisions to Section 505 – Landscaping Requirements within the City of Tullahoma Zoning Ordinance. The purposes for the amendment are as follows: 1) to increase the overall tree canopy in the city, and 2) to improve the administration of the overall regulations. (*Applicant: Allen Howard*)

**STAFF COMMENTS:** Staff recommends approval of the preliminary plat subject to all staff comments.

**PUBLIC COMMENTS:** Mr. Ralph Graham, Tullahoma Tree Board was present to answer any project questions. There were no public comments.

A motion was made by Mr. Bill Comer seconded by Mr. Andy Hall to approve the text amendments. Motion failed 4-2 with Mr. Daniel Berry, Mr. Ray Knowis, Mr. Andrew Rice, and Mr. Greg Sandlin opposed.

A motion was made by Mr. Ray Knowis seconded by Mr. Andrew Rice to amend the motion to increase the required spacing of landscaping from 50' to 75'. Motion passed 6-0.

A motion was made by Mr. Daniel Berry to amend the motion to remove item C. in its entirety, remove from item D. Applicability “and all change of use”, all of item D.2. Maintenance. Motion fails for lack of a second.

A motion was made by Mr. Ray Knowis seconded by Mr. Andy Hall to reconsider his original motion as amended requiring spacing of trees from 50' to 75'. Motion passes 5-1 with Mr. Daniel Berry opposed.

**8. Other New Business:**

**1. Planning Commission Training**

**9. Next Meeting** – Monday, April 18, 2022 at 4:30 p.m.

**10. Adjourn**

There being no further business, a motion was made by Mr. Andrew Rice seconded by Mr. Daniel Berry to adjourn the meeting. Motion passed 6-0.

Respectfully submitted,

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Greg Sandlin, Planning Commission Chairman

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Mary Samaniego, Senior Planner, Planning Commission Secretary

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Nena Abbott, Recording Secretary