

**TULLAHOMA MUNICIPAL REGIONAL PLANNING COMMISSION  
MEETING MINUTES**

**September 21, 2020**

Due to the COVID-19 Emergency, The Tullahoma Municipal Regional Planning Commission conducted its essential business by electronic means on Monday, September 21, 2020 at 4:30 p.m. rather than being required to gather a quorum of the members physically present in the same location due to the necessity to protect the health, safety, and welfare of Tennesseans. This meeting was in compliance with the Governor's Executive Orders No. 60, which remains in effect until 11:59 p.m. on October 28, 2020.

1. **Call to Order:** Chairman Chad Grimes called the meeting to order and welcomed commissioners, staff, and guests.

"It has been determined that meeting electronically is necessary to protect the public health, safety, and welfare in light of the coronavirus. A recording of this meeting will be made available to the public online."

2. **Determination of a Quorum:** Mr. Chad Grimes, Mr. Ray Knowis, Mr. Paul Schwer, Mr. Bill Comer, Ms. Rupa Blackwell, Mr. Larry Crabtree, and Ms. Shelley Smith were present. Seven (7) members were present. Other City and Staff Representatives present: City Administrator and Interim Planning & Codes Director Ms. Jennifer Moody, and City Attorney Mr. Steve Worsham.

3. **Invocation and Pledge of Allegiance to the Flag**

4. **Minutes:** On a motion by Ms. Rupa Blackwell seconded by Ms. Shelley Smith, the minutes of the August 17, 2020 Regular Session were unanimously approved as submitted.  
On a motion by Mr. Larry Crabtree seconded by Ms. Rupa Blackwell, the minutes of the August 31, 2020 Special Called meeting were unanimously approved as submitted.

5. **Reports of Officers and Staff:** None

6. **Old Business:** None

7. **New Business:**

- A. **Subdivision Plats (Public Hearings)**

- (1) Warren - Minor Subdivision Final Plat*

Staff received a request to approve a minor subdivision final plat for recording on properties located at 110 and 112 Hummingbird Drive (Coffee County: Map 110, Parcel 090.00 and 090.04). The purpose of the final plat is to create two residential lots from an approximately 21 acre parent tract at 110 and 112 Hummingbird Drive. Lot 2 is proposed as a 0.40 acre tract with an existing single-family dwelling built in 1941. The proposed lot became landlocked when the area for Lot 1, approximately 3.53 acres, was conveyed by deed to a family member from the remaining approximately 17-acre parent tract. The two new residential lots, Lot 1 and Lot 2 on the proposed plat, are less than 5 acres and require a plat to be approved by the Planning Commission and recorded prior to deed or sale. The proposed plat includes a 50' wide access easement, which meets requirements of the City's subdivision regulations for providing access to the lot from a public street. *(Applicant: Mr. Robert (Bobby) Warren, Property Owner)*

**STAFF COMMENTS:** Staff recommends approval of the final plat subject to all staff comments being addressed prior to final signatures and recording.

**PUBLIC COMMENTS:** Property owner, Mr. Robert (Bobby) Warren was present to answer any questions about the proposed project. There were no public comments.

A motion was made by Mr. Larry Crabtree seconded by Ms. Rupa Blackwell to approve the final plat subject to all staff comments being addressed prior to final signatures and recording. Motion passed unanimously 7-0.

**(2) Rees/Rowland Subdivision – Major Subdivision Preliminary Plat**

Staff received a request to approve a subdivision preliminary plat for recording on property located in the northwest quadrant of the City; on the north side of Old Shelbyville Highway (Hwy 130) and west of the Chandelle Airpark Subdivision (Coffee County: Map 125, Parcel 010.00). The purpose of the preliminary plat is to divide 30 acres into nine (9) proposed residential lots. (*Applicant: Mr. Chris Rowland*)

**STAFF COMMENTS:** Staff recommends approval of the preliminary plat.

**PUBLIC COMMENTS:** The following public comments were made:

1. Mr. Tim Sager, Chandelle Airpark HOA: He has no concerns with the location of proposed homes on this preliminary plat. However, he does have concerns with any future homes being developed on the airport side of the property due to the close proximity of airplanes utilizing the Chandelle airport runway easements.
2. Mr. Andrew Simeri, Huddleston-Steele Engineering, Inc., Murfreesboro, TN – Mr. Simeri was present to answer any questions about the proposed project. He stated that all drainage concerns will be addressed on the plat prior to submitting it for final signatures and recording.
3. Alderman Knowis – While the proposed development meets all of the requirements, he has concerns about the development not being consistent with current development in this location.

A motion was made by Ms. Rupa Blackwell seconded by Mr. Paul Schwer to approve the preliminary plat subject to all staff comments being addressed prior to final signatures and recording. Motion passed 6-1 with Mr. Ray Knowis opposed.

**8. New Business:** None

**9. Next Meeting:** Monday, October 19, 2020.

**10. Adjourn**

There being no further business, the meeting was adjourned.

Respectfully submitted,

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Nena Abbott, Recording Secretary

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Jennifer Moody, Interim Planning Commission Secretary