
COLLEGEDALE MUNICIPAL PLANNING COMMISSION

**AGENDA
FOR THE MEETING OF
February 10, 2020
6:00 P.M.**

A. CALL TO ORDER

C. ROLL CALL

D. READING AND APPROVAL OF MINUTES FROM THE PREVIOUS MEETING

E. OLD BUSINESS

- 1) None

F. NEW BUSINESS

- 1) **Forest Drive Subdivision---request deferral until April 13, 2020**

- 2) **Zoning Ordinance Amendment**

The minimum lot area for single family detached dwellings on public water and utilizing subsurface sewage disposal (septic) system shall be reduced from 43,560 square feet to 25,000 square feet, provided said septic system is certified and permitted according to requirements of Tennessee Code Annotated Title 68, Health, Safety and Environmental Protection. Chapter 221, Water and Sewerage, Part 4, Subsurface Sewage Disposal Systems.

G. OTHER BUSINESS

- 1) **Sign Case Law**

The Sixth Circuit Court of Appeals recently decided *Thomas v. Bright* which necessitates a review and amendment of most sign ordinances currently in effect in jurisdictions across this district (including Tennessee), as well as across the nation.

MINUTES OF MONTHLY PLANNING COMMISSION MEETING

CITY OF COLLEGEDALE, CITHY HALL COURT ROOM

MONDAY, JANUARY 13, 2020 AT 6:00 P.M.

PRESENT: Mayor Lamb, Member Moody, Member Friesen, Vice – Chairman Givens, City Manager Ted Rogers, Planning & Economic Director Kelly Martin, City Engineer Wayon Hines, Building & Codes Andrew Morkert, and Administration Britney Hutto.

ABSENT: Commissioner White, Member Leamon

GUESTS: Jon Ledford, Matthew Sadler, Bill Ledford

Meeting was called to order by Vice-Chairman Givens at 6:00 pm.

At 6:05 pm, Chairwoman Gray joined the meeting and led the remainder of the meeting.

Roll Call in Favor by Britney Hutto

Approval of Minutes: None

Old Business

None

New Business

- 1. SUB2020-01 (9226 Pine St) Ledford Property Subdivision Variance Request from section 403 required access for all lots** – this property is over 10 acres and is zoned AG. The subject property meets the requirements of a 2-lot split but the second lot lacks the required easement to where the requirements are not met. Lot 1 will be considered landlocked and will have its public front ROW access easement, Lot 2 would need a 25ft frontage public ROW access to road. The adjacent property to the south relies on a separate pre-existing access easement to the currently available 25.09ft public road frontage.

Staff recommended denial of the request since the variance request is for a condition created by the owner, and not one intrinsic to the property itself. Staff also expressed concern that granting such a variance potentially sets a precedent that could allow additional requests and create problems with access and service delivery to new lots.

Staff then suggested the applicant request that his surveyor adjust the proposed plat so that both lots contain five acres or more which would eliminate the need for planning commission approval. To allow the applicant time to make the needed adjustments, the applicant agreed to, and requested that the Planning Commission grant a deferral until the April 13, 2020 meeting Vice- Chairman Givens made the motion to approve deferral. The motion was seconded by Member Friesen.

Roll Call in favor of the motion:

Mayor Lamb	Yes
Member Moody	Yes
Member Friesen	Yes
Chairwoman Gray	Yes
Vice-Chairman Givens	Yes

Meeting was adjourned by Chairwoman Gray at 6:32pm.