

**REPORT OF MEETING
McMINNVILLE PLANNING COMMISSION
FEBRUARY 10, 2014**

MEMBERS PRESENT

David Marttala, Chairman
Amie Hodges
Anthony Pelham
Jim Brock
Mayor Jimmy Haley
Jerry Williamson

STAFF PRESENT

Josh Baker, Codes Official
Jonathan Ward, Staff Planner
Rebecca Duncan, P&Z Assistant

OTHERS PRESENT

Darren Pack
Lisa Hobbs, Southern Standard Reporter

MEMBERS ABSENT

Jimmy Bonner

The February 2014 meeting of the McMinnville Planning Commission met directly following a Board of Zoning Appeals meeting held at 12:00 p.m. on Monday, February 10, 2014 at the McMinnville City Hall. Upon establishing a quorum was present, Chairman David Marttala called the meeting to order.

APPROVAL OF OCTOBER 15, 2013 PLANNING COMMISSION MEETING MINUTES

Member Anthony Pelham pointed out a needed correction on page two of the minutes where "year" needed to be changed to "rear". A motion was made by Jim Brock to dispense with reading and approve the minutes from the October 15, 2013 Planning Commission meeting with the noted correction. The motion was seconded by Anthony Pelham and approved unanimously.

CONSIDERATION OF FINAL PLAT, DARREN PACK

Darren Pack, 1633 Red Road, McMinnville, TN 37110, (931) 235-5107 was in attendance to present a final plat prepared by Thaxton Surveying, 303-A, West Main Street, McMinnville, TN 37110, (931) 473-1088 to the Planning Commission for consideration. The plat consists of two (2) lots on approximately 1.24 acres located off Bobby Ray Memorial Parkway and Belmont Drive on Red Road in the 1st Civil District (tax map 058, p/o parcels 057.00 and 057.02). The property is zoned R-1, low-density residential district. The plat depicts an existing house with detached garage on proposed lot one (1) of approximately 0.64 acres. This existing home encroaches on the front setback requirement of 40 feet. Tax records indicate the existing non-conforming home was built in 1930, which predates zoning requirements. Proposed lot two (2), of approximately 0.60 acres depicts an existing mobile home sited within required building setbacks. The properties are served by an existing six-inch (6") water line running along Red Road. Fifty feet (50') of road frontage was reserved for remaining acreage, which is over five (5) acres and exempt from platting requirements. Proposed lot two (2) has no fee simple access to Red Road. The plat depicts a 20 foot easement reserved for access along an existing drive-way leading to the property. This is also shared by parcel 057.02, also owned by Darren Pack. All lots are required to have 50 feet of road frontage per the McMinnville Subdivision Regulations. A variance will need to be considered to the 50 foot road frontage requirement for proposed lot two (2). Mr. Darren Pack stated that the easement was established approximately 25 years ago to serve the rear property (parcel 057.02), which was previously owned by his grandparents. All existing residences currently have septic systems, but a sewer line is located along Red Road. Sewer service may not be readily available due to the type of sewer in place. Staff Planner discussed the easement and lack of road frontage, stating that the properties would be better served with fee simple access to a publically accepted street. Staff Planner further stated that a maintenance agreement for the ingress/egress/utility easement should be considered by the owner prior to transferring any properties if the subdivision is granted as proposed. Members discussed the property, stating that all residences were already there prior to the

city annexing the area. A motion was made by Jim Brock to grant approval of the final plat for Darren Pack, with a variance granted to the road frontage requirement for proposed lot two (2). The motion was seconded by Jerry Williamson. The plat was approved by a vote of four (4) ayes, with Anthony Pelham and Mayor Jimmy Haley voting no.

ADJOURNMENT

With no other business the meeting was adjourned with a unanimous vote on a motion by Jim Brock, seconded by Jerry Williamson.

Chairperson Signature 

Secretary Signature _____

Date Approved: _____