

Springfield Municipal/Regional Planning Commission

Thursday, May 4, 2016 at 5:00 PM

Meeting Agenda

I. Call to Order

II. Roll Call

III. Approval of Minutes of January 5th, 2016 Meeting

IV. New Business

Item #1: Recommendation of Acceptance of Bond Amount – Sleepy Hollow, Section 7.

Item #2: Review PC Resolution 17-01 amending Section 4-7, Lot Dimensions and Section 4-8 Building Setback Lines of the Subdivision Regulations to allow a redevelopment exception for lot size and corner lot setbacks.

Item #3: Motion to Hold Public Hearing on June 1st for PC Resolution 17-01, amending Sections 4-7 and 4-8 of the Springfield Subdivision Regulations to allow a redevelopment exception for lot size and corner lot setbacks.

Review of Current and Approved Projects

VI. Other Business

VII. Adjourn

Springfield Municipal/Regional Planning Commission

Thursday Jan. 5, 2016 at 5:00 PM

Meeting Minutes

I. Call to Order

II. Roll Call: Commissioners present- Allen, Hollingsworth, Mason, Poole, Powell, Sneed, and Townsend. Commissioners absent- Boyd and Woodard.

III. Approval of Minutes of December 1st, 2016 Meeting: Motion to approve by Commissioner Mason, Seconded by Commissioner Hollingsworth. Motion passed unanimously.

IV. New Business

Item #1: Final Plat – Sleepy Hollow, Section 7 (6 lots).

Chairman Allen asked staff to speak about the submittal and staff report. Staff stated the property is zoned R10 PUD. Staff added the plat had been reviewed by all departments, and meets requirements based on the review.

A member of the audience was allowed to speak, and there was some discussion regarding property owners failing to maintain their property in the rest of Sleepy Hollow. He did not agree with the approval of the plat. Staff stated that due to the plat meeting all requirements and zoning, the city was legally required to approve the plat. Staff explained that once a property has a certain zoning, that if the proposed development meets city regulations and requirements, it must be approved by state law. In addition, staff spoke about zoning vs. density with lot sizes, and how we should carefully examine where high density is allowed by rezoning in the future.

Commissioner Powell made a motion to approve, seconded by Townsend. The motion was approved unanimously, 7-0.

VI. Other Business

Staff spoke about the completion of a draft Comprehensive Plan update. Staff stated that much coordination between departments had taken place, and a detailed summary of most departments and needs were in the update. In addition, significant items including transportation, a major thoroughfare update, parks, and other projects were in the plan, and maps were provided by Mr. David Brewer. Staff noted that much of the plan had been put together by Mr. Paul Nutting. Mr. Nutting then spoke about the significance of the plan and detailed much of the statistics showing Springfield's positive direction,

outpacing the State of Tennessee average in lowering of poverty levels and crime, and increases in average household income.

VII. Adjourn. Motion to adjourn was made by Commissioner Mason, with a second by Commissioner Powell. Motion passed unanimously. Meeting adjourned at 5:45 pm.

Wanda Mason, Planning Commission Secretary

Grant Green, Community Development Director

Item #1: Recommendation of Bond Amount, Sleepy Hollow, Section 7
Requested Action: Recommendation of \$17,000 Bond Amount to Springfield Board of Mayor and Aldermen

Staff Notes:

Most infrastructure, including streets, drainage, and water and sewer, are in place in this section, so the bond amount. Public Works has submitted an amount of \$12,000 for sidewalks, and the electric department submitted a bond estimate of \$5,000. The total requested bond is \$17,000.

Item #2: Review PC Resolution 17-01 amending Section 4-7, Lot Dimensions and Section 4-8 Building Setback Lines of the Subdivision Regulations to allow a redevelopment exception for lot size and corner lot setbacks.

Staff Notes:

Staff has spoken with people in the past who wish to move property lines on nonconforming lots, those who do not meet current minimum square footage requirements in their respective zoning. Many existing lots, particularly in the older sections of the city, do not meet their current R-10 or R-7 required square footage. Redevelopment situations have proven very difficult, as it is possible to build on a redeveloped lot of record, however, changing lot lines to assist with creating a larger building envelope is not possible.

Staff is proposing an exception for these properties in instances of redevelopment, which would allow redistribution of lot lines where residential structures have been removed. Essentially, this is to make the lots less nonconforming, as redistribution of lot lines can help with setbacks and help avoid future narrow houses from being constructed. Staff is requesting a cap of no less than 75% of the zoning's required square footage, and only with the same number of lots or fewer. This will only apply for minor subdivisions (5 lots or less).

In addition, staff is requesting the same redevelopment allowance to be used on setbacks for corner lots. In blocks of neighborhoods where the existing homes do not meet the double frontage setback requirement, new homes in these redevelopment situations may be given a reduction to ten feet on one road frontage with the with the proposal, if it matches the homes within the nearby block.

PROPOSED AMENDMENT:

Be it resolved by the Springfield Regional Planning Commission that Sections

4-7 Lot Dimensions and 4-8 Building Setback Lines of the Subdivision Regulations of Springfield, dated October 3, 2002, is hereby amended by deleting Section 4-7 Lot Dimensions and Section 4-8 Building Setback Lines in its entirety and substituting therefore the following new sections 4-7 and 4-8.

4-7 Lot Dimensions

- 4-7.1 Lot dimensions shall comply with the minimum standards of the zoning ordinance, where applicable. Where lots are more than double the minimum area required by the zoning ordinance, the Planning Commission may require that such lots be arranged so as to allow further subdivision and the opening of future public ways where they would be necessary to serve such potential lots, all in compliance with the zoning ordinance and these regulations. Where solar access is a primary consideration, side lot lines shall generally run from due north to due south, regardless of the resulting angle of incidence with a public way. A variation of up to twenty-five degrees (25°) east or west of this axis is permitted; further variations may be allowed, but only to provide a better way or lot plan. Minimum requirements for lot size and setback requirements shall conform to those established under any zoning ordinance in effect, **except as provided by 4-7.4**. In no instance shall lot frontage be less than 50 feet along a public street, road or permanent easement except as provided for forty (40) feet on cul-de-sac streets in the Springfield Zoning Ordinance.
- 4-7.2 Dimensions of the corner lots shall be large enough to allow for erection of buildings, observing the minimum front-yard setback requirements from both public and private rights-of-way. Corner lots shall consist of two (2) fronts, one (1) side and one (1) rear yard setbacks. The side shall be determined by the narrowest width of the structure.
- 4-7.3 Depth and width of properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated, and as established in the zoning ordinance.
- 4-7.4 **In redevelopment circumstances in which structures have been removed and lots are nonconforming in size for their zoning district (as established by the Springfield Zoning Ordinance), a lot size exception can be granted for minor residential subdivisions only. For this exception to apply, the lots within the minor subdivision must not exceed the original number of lots, and no lots can be less than seventy-five (75) percent of the required lot size. This redevelopment exception requires a plat note be added stating "Stick-built homes only shall be constructed in this subdivision." This exception is provided in order for the square footage to be redistributed in order to make the lots more conforming to the square footage requirement and create a more useful building envelope.**

4-8 Building Setback Lines –

4-8.1 In redevelopment circumstances in minor residential subdivisions, as set forth in 4-7.4, side building setback lines on corner lots may be altered to conform to the setbacks in the existing neighborhood. In this circumstance, the side setback on a corner lot may be lowered to ten (10') feet on one corner, and must be shown on the subdivision plat and referencing section 4.8.1. This provision shall only apply to local streets, and shall not apply on streets classified by the City of Springfield Major Thoroughfare Plan as a collector or arterial street.

4-8.2 In the case of electric transmission lines where easement widths are not definitely established, a minimum building setback line from the center of the transmission line shall be established as indicated in Table VI-1:

Table VI-1

<u>Voltage of line</u>	<u>Building Setback</u>
13 kV	20 feet
46 kV	37.5 feet
69 kV	50 feet
161 kV	75 feet

Adopted this 1st Day of June, 2017.

Chairman _____

Ayes: _____

Secretary _____

Nays: _____

Item #3: Motion to Hold Public Hearing on June 1st for PC Resolution 17-01, amending Sections 4-7 and 4-8 of the Springfield Subdivision Regulations to allow a redevelopment exception for lot size and corner lot setbacks.

Requested Action: Motion to Approve Public Hearing on Subdivision Regulation Amendment on June 1st, 2017

Staff Notes:
A public hearing and 30 day notice is required for a proposed amendment to the subdivision regulations.

Review of Current and Approved Projects