

Springfield Municipal/Regional Planning Commission

Thursday, August 2, 2017 at 5:00 PM

Meeting Agenda

I. Call to Order

II. Roll Call

III. Approval of Minutes of July 6th, 2017 Meeting

VI. New Business

Item #1: Annexation Request, Plan of Services, and Zoning Assignment – 3152 New Cut Rd. (Map 102, Parcel 104). 13.41 Acres. County AG-2 Zoning to City RS-10 Zoning.

Item #2: Re-Plat of Southwark Subdivision (Addition of Drainage Easement) – 4 Lots – 1105-1111 Southwark Drive. 2.14 Acres. RS-20 Zoning.

VI. Other Business

VII. Adjourn

Springfield Municipal/Regional Planning Commission

Thursday July 6, 2017 at 5:00 PM

Meeting Minutes

I. Call to Order

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

III. Approval of Minutes of June 1st, 2017 Meeting:

Motion to approve was made by Commissioner Sneed, Seconded by Commissioner Mason. Motion passed 7-0.

IV. Old Business

Item #1: Final Plat - Autumnwood Estates Section 2 (11 lots)

Staff explained that the approval must be contingent on the connection of a water line to Timberlake Subdivision along the planned connection of Hunter's Lane to ensure adequate water pressure. Staff stated that another notable issue was the presence of a sinkhole on one of the lots, which is addressed with a hatched "no-build" area, decreasing the building envelope for the two lots in the vicinity.

A motion was made by Commissioner Sneed, and a second was made by Commissioner Woodard. Discussion took place regarding the sinkhole noted on the plat.

Jerry Clark, the developer, spoke about the plat, and stated that he may do a geotechnical survey of the area, which he states is a depression and likely not a sinkhole. He felt it was drawn on the plat due to the topographic map showing the lower elevation.

An amendment was proposed to approve nine lots, leaving the two in question out. The amendment was withdrawn.

The motion was amended to approve the 11 lot subdivision contingent on the installation of the water line before issuance of building permits, and an acceptable geotechnical report being approved by the Planning Commission. The motion was approved unanimously, 7-0.

V. New Business

Item #2: Site Plan – Electrolux Expansion (57,710 Square Feet)

Staff stated that normally site plans are handled administratively by staff by ordinance, unless the structures are over 50,000 square feet. It was further explained that there are items with the parking area still needed to be addressed, but most of the site and building layout on the site plan has been approved. Staff recommended approval of the building with the remainder of the site plan to be approved by staff.

Motion to approve with conditions was made by Commissioner Woodard, seconded by Commissioner Hollingsworth. Motion passed 6-0, with Commissioner Sneed abstaining.

Item #3: Rezoning – CS to MRO – James Moore, 1810 Batts Blvd. (0.5 Acres)

Staff detailed the rezoning request by the applicant, who has stated he would like to construct two townhomes (four units) on the property.

Motion for a favorable recommendation to the Board of Mayor and Aldermen was made by Commissioner Sneed, and seconded by Commissioner Hollingsworth. Motion passed 7-0.

Item #4: Rezoning – AG-2 to RP80 (Planning Region) – John E. Drake, 5075 Hwy. 41 N. (2.36 Acres)

Staff explained that this rezoning request is in the Planning Region, to be considered by the County Commission. Staff stated Rural Preservation zoning is between the Agriculture and R-40 designations in terms of density.

Motion for a favorable recommendation to the County Commission was made by Commissioner Hollingsworth, and seconded by Commissioner Powell. Motion passed 7-0.

Item #5: Annexation Request – Justin Head Prop., Hwy. 161 (Map 57, Parcels 139 and 141). 110.8 Acres.

Staff stated that an annexation request had been received by the property owner for 110.8 acres on two parcels on Hwy. 161, across from the North Industrial Park. Staff continued that the Electric Department had some concerns about knowing how to service the industrial site without enough information, and that they noted the 150' TVA easement could cause site layout issues.

Motion for a favorable recommendation to the Board of Mayor and Aldermen was made by Commissioner Mason, and seconded by Commissioner Hollingsworth. Motion passed 7-0.

Item #6: Plan of Services - Justin Head Prop., Hwy. 161. 110.8 Acres.

Staff detailed the plan of services, and stated that as part of the plan, extension of utilities will be the responsibility of the developer. Other services can be incorporated in more easily.

Motion for a favorable recommendation to the Board of Mayor and Aldermen was made by Commissioner Hollingsworth, and seconded by Commissioner Boyd. Motion passed 7-0.

Item #7: Rezoning - Justin Head Prop., Hwy. 161. 110.8 Acres. I-1/R-40 (County) to RI (City)

Staff explained that the current county zoning for 109 acres is county industrial zoning (I-1), and the small acre tract is zoned R-40. The annexation included a RI zoning request.

Motion for a favorable recommendation to the Board of Mayor and Aldermen was made by Commissioner Sneed, and seconded by Commissioner Mason. Motion passed 7-0.

Item #8: Annexation - Garner St. Park Property (Map 80B, Gr. A, Parcel 26). 1.41 Acres.

Staff stated that this was the annexation of city property that should be annexed that was brought to the Planning Commission the previous month.

Motion for a favorable recommendation to the Board of Mayor and Aldermen was made by Commissioner Sneed, and seconded by Commissioner Powell. Motion passed 7-0.

Item #9: Plan of Services - Garner St. Park Property. 1.41 Acres.

Staff stated all utilities and services are currently provided by the city to the park.

Motion for a favorable recommendation to the Board of Mayor and Aldermen was made by Commissioner Sneed, and seconded by Commissioner Woodard. Motion passed 7-0.

Item #10: Rezoning - Garner St. Park Property. 1.41 Acres. AG-2 (County) to A (City)

Staff explained that the zoning assignment would be equivalent to the current county zoning, and city Agricultural zoning allows for outdoor recreational facilities.

Motion for a favorable recommendation to the Board of Mayor and Aldermen was made by Commissioner Mason, and seconded by Commissioner Hollingsworth. Motion passed 7-0.

Item #11: Annexation Request – Robertson County Board of Education (Map 81, Parcel 9.01). 9.97 Acres.

Staff detailed the item, a request for annexation by the Robertson County School Board, which was the tract that the majority of the new football field was constructed on, and stated other athletic facilities are planned for the parcel.

Motion for an unfavorable recommendation to the Board of Mayor and Aldermen was made by Commissioner Woodard, and seconded by Commissioner Hollingsworth. Motion passed 5-2, with Chairman Allen and Commissioner Powell voting no.

Item #12: Plan of Services – Robertson County Board of Education. 9.97 Acres.

Motion to remove the item from the agenda was made by Commissioner Woodard, and seconded by Commissioner Powell. Motion passed 7-0.

Item #13: Rezoning – Robertson County Board of Education. 9.97 Acres. AG-2 (County) to A (City)

Motion to remove the item from the agenda was made by Commissioner Powell, and seconded by Commissioner Hollingsworth. Motion passed 7-0.

VI. Other Business

Staff stated the bond amount for Autumnwood Estates, Section 2 included \$43,400 from Public Works, \$82,654 for the 8” Water Line Extension, and \$10,000 for Electric, for a total of \$136,054.

Motion to approve the bond amount was made by Commissioner Hollingsworth, and seconded by Commissioner Boyd. Motion passed 7-0.

VII. Adjourn. Motion to adjourn was made by Commissioner Woodard, with a second by Commissioner Hollingsworth. Motion passed unanimously. Meeting adjourned at 6:30 pm.

Wanda Mason, Planning Commission Secretary

Grant Green, Community Development Director

IV. New Business

Item #1: **Annexation Request, Plan of Services, and Zoning Assignment – 3152 New Cut Rd. (Map 102, Parcel 104). 13.41 Acres. RS-10 Zoning.**

Requested Action: ***Recommendation for Approval by Board of Mayor and Aldermen***

Staff Notes:

Staff has received a request for annexation of 13.41 acres located south of the intersection of Batson Parkway at 3152 New Cut Road.

The property will be served by city police, fire, water, sewer, gas, solid waste, parks, roads, and electric. The property will be accessed off of New Cut Road, and staff will require two entrances to the subdivision once the plat/construction plans are received.

The applicant has requested a medium density residential zoning (RS-10) after staff recommendation of R-15 zoning. The developer initially requested an R-15 PUD. The developer and landowner (Billy Batson) stated that in order for the RS-10 zoning to be approved, they would submit covenants and restrictions on the property that provided a minimum square footage (1,500 square feet) in order to ensure the homes are at a certain minimum price point, approximately \$200,000.

Staff recommends approval of the annexation, plan of services, and zoning classification, with the understanding (not a condition of approval) that covenants and restrictions will be acceptable and recorded prior to the ordinance's 3rd reading.

EXHIBIT A PLAN OF SERVICE

HAYNES, GUPTON, AND BATSON PROPERTY AT 3152 NEW CUT ROAD FOR RESIDENTIAL SUBDIVISION

Contains 13.41 Acres Proposed for Annexation

This plan of service has been prepared in accordance with Section 6-51-102 of Tennessee Code Annotated. In accordance with an agreement between the City of Springfield and Robertson County, the property owner has petitioned for the annexation of this property. The Robertson County Planning Department, County Mayor, and Property Assessor have been notified of this action by letter dated August 2, 2017.

This property is located on New Cut Road, across from Canterbury Drive in the Chaucer Village subdivision. It contains 13.41 acres. The property is currently zoned AG-2 by Robertson County. The owner wants the property to be zoned RS-10 (Medium Density Residential Single Family). The property abuts the Springfield city limits across New Cut Road and the Lesley Davidson property to the north at 3162 New Cut Road.

- A. Police
Patrolling, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
- B. Fire
The newly incorporated area will receive fire protection by the City of Springfield Fire Department, with present personnel and equipment of the fire fighting force, upon the effective date of annexation.
- C. Water
Water service is available on New Cut Road. The provision of main extensions or booster station to any proposed development on the vacant land and fire protection facilities (hydrants) will be at the developer's sole expense in accordance with current policies of the city.
- D. Sanitary Sewer
Public sewer is available in the vicinity of the area. To achieve the system capacity for any proposed development, any required on-site or off-site sewerage facilities, including main extensions, pump stations, parallel construction of existing mains or upsizing existing mains, will be at the developer's sole expense in accordance with existing policies of the city.
- E. Electricity
The property can be served by the Springfield Electric Department. Currently, the property is serviced by CEMC. Once annexed, Springfield Electric may serve the property with an agreement with CEMC.
- F. Gas
A 2" low pressure gas main exists along New Cut Road, fronting the parcel to be annexed. If gas service is requested for the proposed development, it can be provided under current policies of the city.
- G. Refuse Collection
Sanitation service to the annexed property will be provided by the City of Springfield Department of Public Works in accordance with current policies of the city upon the effective date of the annexation.
- H. Streets
This property is served with street access along New Cut Road. When the proposed subdivision is constructed, a street system will need to be approved by the City with a minimum of two (2) access points, and the system constructed to City standards by the developer at his sole expense. Maintenance of the frontage of New Cut Road will be provided by the City of Springfield in accordance with city policies.
- I. Inspection Services
Any inspection services now provided by the city (building codes, engineering, electrical, plumbing, gas, housing, sanitation, subdivision, zoning, etc.) will begin in the annexed areas on the effective date of annexation.

J. Planning and Zoning

The planning and zoning jurisdiction of the City of Springfield will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area. The property is proposed to be zoned RS-10. All future revisions or changes to the established zoning classification of the annexed territory will be in accordance with current policies for the City of Springfield.

K. Street Lighting

Upon development, streetlights will be installed by the developer in accordance to the policies in effect for the City of Springfield.

L. Recreation

Future residents or property owners may use all existing recreational facilities, parks, programs, etc. on the effective date of annexation. The same standards and policies now used in the present city will be followed in expanding the recreational programs and facilities within the enlarged city limit boundary.

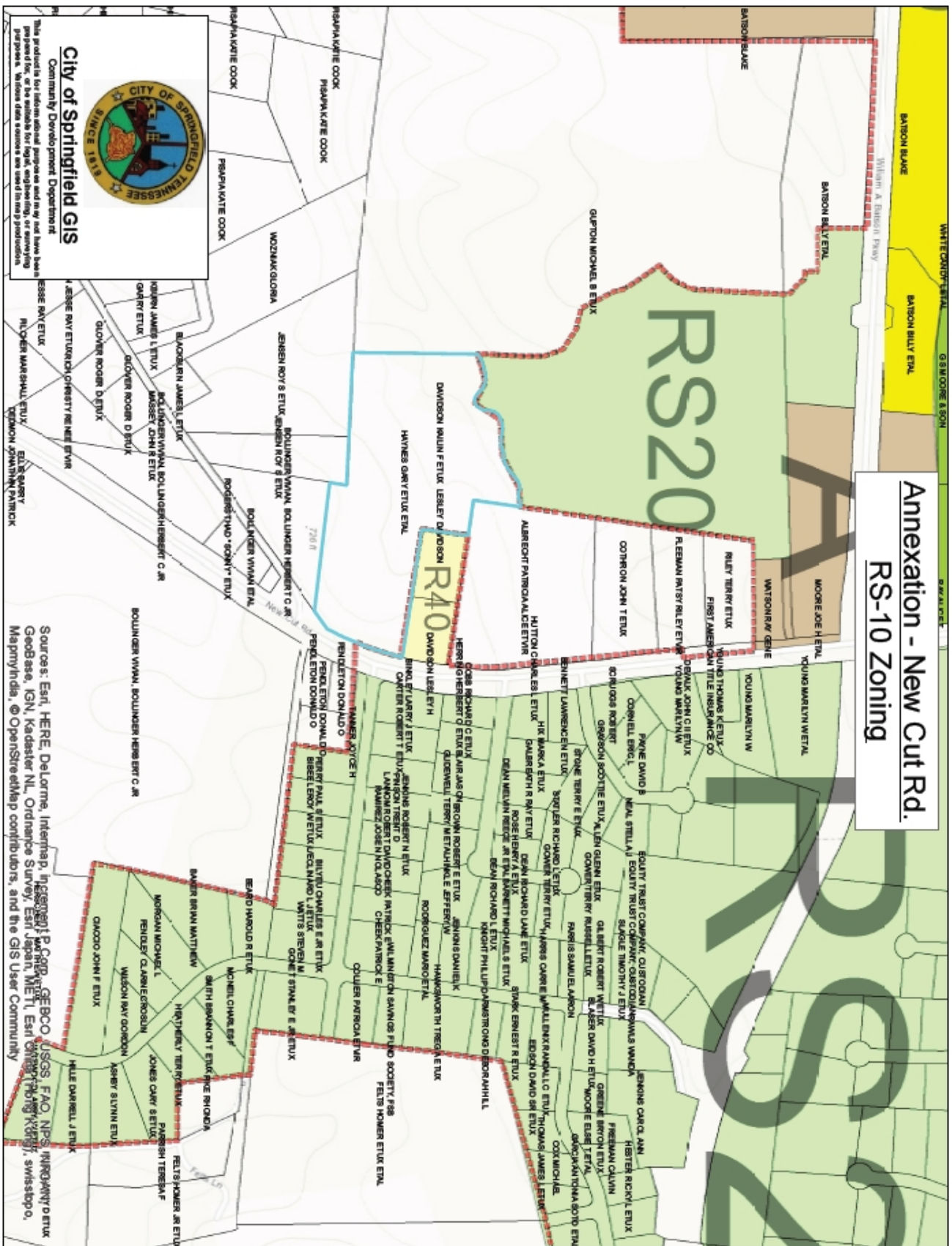
Written Report of Planning Commission

This report has been reviewed and recommended as a reasonable plan for the extension of services to the annexation area.

Secretary, Springfield Planning Commission

Date

Annexation - New Cut Rd. RS-10 Zoning



City of Springfield GIS
 Community Development Department
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Item #2: **Re-Plat of Southwark Subdivision (Addition of Drainage Easement) – 4 Lots – 1105-1111 Southwark Drive. 2.14 Acres. RS-20 Zoning.**

Requested Action: ***Recommendation for Approval of Subdivision Plat***

Planning, Codes, and Public Works staff met with the developer, Darryl Adler, to address the need for a drainage easement behind the four lots of this subdivision (attached, below), which was previously approved in 2015. This is a minor change that addresses some needed issues.

IV. Other Business

V. Adjourn

