

**THE MANCHESTER PLANNING COMMISSION MINUTES**  
**May 16, 2022**

Chairman Mark Williams called the meeting to order at 5:33 P.M.

**MEMBERS PRESENT:** Mayor Marilyn Howard, Vice Mayor Mark Messick, Chairman Mark Williams, Secretary Linda Bryan, Leif Swanson, Ward Johnson and David Pennington

**MEMBERS UNABLE TO ATTEND:** None

**NON-MEMBERS PRESENT:** City Engineer Scot St. John, Codes Director Brittany Fiske, Office Mgr. Grace Frazier & others.

**NON-MEMBERS UNABLE TO ATTEND:** NONE

**APPROVAL OF April 18, 2022 MINUTES:**

Motion by Leif Swanson to approve, seconded by Ward Johnson. Approved unanimously.

**BUSINESS:**

**Prem./Final Plat:** 2 lots 161 Perry Rd. for Carolyn Clabough, in the UGB zoned RS-1

This preliminary/final plat creates a 0.80 ac lot that will contain the existing brick house. Currently, the brick house has a property line extending through it with Clabough owing all of the associated property. There is public water on Perry Road with service to the existing house.

**Recommendation:**

Staff recommends approval of the preliminary/final plat subject to the following punchlist items:

1. Show the nearest fire hydrant

Motion by Secretary Bryan to approve pending punchlist items, seconded by Leif Swanson. Approved unanimously.

**Prem./Final Plat:** 2 lots, Dorsch Rd. for Dan Bruce, The Bluffs at Bashaw Creek, Lots 1 & 2. Map 068, Parcel 079.00. In the UGB zoned RS-1

This preliminary/final plat subdivides two lots off of a parent parcel. Lots 1 and 2 are 1.25 ac each and the remaining property is 97.5 acres. There is a public water line serving the lots. The two lots will be on septic systems.

Staff recommends approval of the preliminary/final plat subject to the following punchlist items:

1. Fire hydrant coverage is not met with the existing fire hydrant located 3,500' away. Install a hydrant to meet City of Manchester subdivision regulation requirements
2. Provide a concept plan for the entirety of the Bluffs at Bashaw Creek development.

3. Show topography on these lots and label maximum slope. Confirm that the 30% maximum slope for septic is not exceeded and that no drainage easements are needed across the lots. The topo does not have to be field-run survey.
4. Provide a 10' drainage and utility easement along all property lines.
5. Note 8 on the plat needs clarification as it appears this easement is applied across the entirety of the two lots.

Motion by David Pennington to approve pending punchlist, seconded by Vice Mayor Messick. Approved unanimously.

**Prem. Plat:** 76 lots on Country Lane, Simply Southern Estates, for K-Lowe Construction. Zoned R-3

This preliminary plat is for a 76 lot development on property recently annexed into the City Limits and zoned to R-3. Country Lane right-of-way was part of the annexation into the City Limits and is to be a city street serving this development. Public water and sanitary sewer are being provided to this development. A 6" water line proposed to be looped through the subdivision and connect to a 6" line on Country Lane and to a water line on Camille Street. A sewer pump station will be installed along with 8" gravity sewer through the development as well as a force main along Country Lane. Stormwater detention is being provided.

Staff recommends approval of the preliminary plat subject to the following punchlist items.

1. Show the location of the existing water lines on Camille St/County Club Drive correctly as there is not an existing 2" line in the curve of Camille Street as shown.
2. Show the existing utility easement across Elam and St. John.
3. Show an ingress/egress easement on the Boers/Jackson strip from Camille Street up to the existing driveway of Truesdale
4. The 0.48 ac strip of Boers/Jackson that is remaining after the combining of property with Anderson and Thormaehlen would be a non-conforming lot. It is preferred that this strip be dedicated/deeded to the county as undeveloped public right-of-way with no roadway constructed on it at this time.
5. Label the existing roadway width of Country Lane.
6. Sewer service to the development is subject to approval by TDEC. Coordinate with MWSD.
7. Show the proposed sewer force main and indicate its proposed route (along Country Lane or to existing pump station in Creekwood).

Motion by Vice Mayor Messick to approve pending list item #4 be addressed at the June PC, seconded by Leif Swanson. Approved unanimously.

**Rezoning:** 2 lots 406 W. Taylor St. and Wood St. Map 075, Parcel 021.01 adjoining lots for Jesus Martinez from R-3 to R-4. These 2 lots were items 4 and 5 on the May agenda.

Request to rezone is so the property owner can use the property for multifamily housing. There was discussion about the property not having any R-4 zoning adjacent to it. There is some in the area on other streets but not within a block of the property to be rezoned. The land use plan shows the property as medium density.

**Motion by Vice Mayor Messick to send to the BOMA with a positive recommendation to rezone, seconded by David Pennington. Vice Mayor Messick, David Pennington and Ward Johnson voted yes, with Mayor Howard, Secretary Bryan and Leif Swanson voting no. Chairman Mark Williams voted no for a tie breaker. The rezoning was sent to BOZA with a negative recommendation.**

**Report of Chairman: Chairman Williams announced that with the resignation of Steve Jernigan a new Vice Chairman will need to be appointed. Motion was made by David Pennington to elect Leif Swanson Vice Chairman with Vice Mayor Messick seconded. Approved unanimously. It was also announced that David Pennington was resigning from the Commission and this would be his last meeting. Since June 20<sup>th</sup>, the date for the next meeting falls on a holiday it was discussed that the June 20<sup>th</sup> meeting will be held June 23<sup>rd</sup>, 2022.**

**Report of Engineer/Codes Dir.: NONE**

**Motion to adjourn at 6:43 PM by David Pennington, seconded by Ward Johnson. Approved unanimously.**

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**Chairman**

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**Secretary**

**MANCHESTER BOARD OF ZONING APPEALS MEETING**  
**May 16, 2022**

Chairman Mark Williams called the meeting to order at 6:44 P.M.

**MEMBERS PRESENT:** Mayor Marilyn Howard, Vice Mayor Mark Messick, Chairman Mark Williams, Secretary Linda Bryan, Leif Swanson, David Pennington and Ward Johnson.

**MEMBERS UNABLE TO ATTEND:** NONE

**NON-MEMBERS PRESENT:** City Engineer Scot St. John, Codes Director Brittan Fiske, Codes Office Assistant Grace Frazier and others.

**NON-MEMEBERS UNABLE TO ATTEND:** NONE

**APPROVAL OF MINUTES:** April 18, 2022

**Motion by David Pennington to approve, seconded by Ward Johnson. Approved unanimously**

**BUSINESS:**

**Special Exception: 31 Murphy Rd., 1700, 1704, 1708 Hills Chapel Rd to allow for supportive housing for Rose Dodge. Zoned R-3**

This special exception of being requested so that the property owner can house mentally impaired people. Each house would have a total of 6 impaired people and a care taker, for a total of 28 people in each house. Several people from the area attended the meeting with concerns and they appointed Janet Thorton to be acting representative for them.

Mrs. Thorton stated concerns about increase in traffic in the area because of the number of tenants in each house and the care takers going in and out. There were safety concerns with the individuals having mental conditions and the severity of the mental capacity of each individual. Since there are plans for 6 people in each house Mrs. Thorton ask if the yards would be fenced where the tenants could not roam the streets in the neighborhood, for their safety and the residents of the area. Charles Hillis of Briarwood Dr. also stated concerns about the care takers and the education or skills they have that qualify them to oversee the residents that will be in each house. He stated that he also feels like the tenants need to be in an extended family care facility since they do have mental conditions.

Brenda Hershberger spoke on behalf of Mrs. Dodge stating that she volunteers with people that have mental health conditions and that she feels like the people that will be housed in the houses will not cause any issues with the community. After discussion Attorney Ewell read from the City of Manchester Code of Ordinance, Title 14, Section 14-807 Variances, Subsection 9 (c). Special conditions or all other personal and group care activities:

- (i) No such facility shall be permitted on a zone lot unless it contains a minimum of (1) acre.
- (ii) All bulk regulations of the district shall be met
- (iii) The requirements of the accessory off-street parking regulations of this zoning ordinance shall apply
- (iv) All regulations of the State of Tennessee shall be met
- (v) All public utilities and sewage disposal shall be available and connected to the site, and the site and architectural plans for such a facility be approved by the Planning Commission considering the above conditions as well as any other pertinent factors.

**Attorney Ewell told the Commission members that according to the ordinance the property did not meet the standards for a Special Exception and therefore the request for the exception should be denied.**

**Motion to deny by Vice Mayor Messick, seconded by David Pennington. Approved unanimously.**

**Report of Chairman: None**

**Report of Engineer/Codes Director: None**

**Motion to adjourn at 7:12 P.M. by David Pennington , seconded by Ward Johnson. Approved unanimously**

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**Chairman**

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**Secretary**