

Regular Minutes of the
Ashland City Planning Commission
March 3, 2008

The Ashland City Planning Commission met in regular session on March 3, 2008
At 5:30 p.m. in the Municipal Building.

Chairman Joe Macha called the meeting to order at 5:30p.m.

Commissioners present: Ed Nichols, Chris LaCrosse, Gary Norwood, Yvonne Stinnett,
Hadley Williams, Jim Yates and Joe Macha

Commissioners Absent: None

Others Present: Michael Armstrong, Franklin Wilkinson, Sharon Caton, Patty Kennedy.

Approval of Minutes

A motion was made by Williams and 2nd by Stinnett to approve as written. Motion to
approve the minutes passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Gary
Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Jim Yates-yes, Joe Macha-yes

Public Forum: None

Old Business: None

New Business: Minor Subdivision – 315 Frey St. – Marie Boyd

Caton approached the commission and stated the Concept Review was completed in
October with a request to subdivide a 17 acre tract into two lots. The property is within
the Urban Growth Boundary. There is a split zoning with C-2 in the front and R-2 in the
rear. The property is located on Highway 49 across from one of the entrances to
Sycamore Square Shopping Center. The existing lot contains the house and is the
commercial portion of the property. It is all one lot but contains two zonings. A 50 foot
easement is included in the proposed subdivision to allow ingress and egress to the back
of the property. The proposed subdivision creates a commercial lot and leaved the rest of
the property R-2. The commission reviewed and briefly discussed the uses in the C-2 and
R-2 zonings. Mayor Norwood asked about the location of the easement. Caton stated that
the typography limits the location of the easement. To access an easement placed on the
side of the lot would require a large amount of fill material. Also, the current location of
the easement aligns the entrance with the entrance on the other side of Highway 49. After
further discussion a motion was made by Mayor Norwood and 2nd by Stinnett to approve
the minor subdivision for 315 Frey St. Motion was approved by roll call vote. Ed
Nichols-yes, Chris LaCrosse-yes, Gary Norwood-yes, Yvonne Stinnett-yes, Hadley
Williams-yes, Jim Yates-yes, Joe Macha-yes
Other: Discussion of R-4 PUD Zoning.

LaCrossee addressed the Commission stating he had requested this to be on the agenda. When the legislation was first presented to the City Council the intent was to prevent stacking of apartments and an unbalance of residential rental property verses single family dwellings with home owners. The first draft when addressing density said that 30% of the dwelling units or no more than three out of ten of the units will be multifamily and the rest would be single family. That section and wording was discussed and changed in the adopted document and the word units was changed to building. That meant that no more than three out of ten of the buildings could be multifamily and the rest single family. An example would be the proposed Ashland Place. Under the existing R-4 PUD they were able to put 200 apartments and 13 single family dwellings which give you 94% apartments and 6% single family dwellings. The statistics in Ashland City now show we are at about 29% residential rental property based on water service records. The concern is that if we allow the same formula in the R-4 PUD zoning to be applied to another development such as Ashland Place the number of rental properties would out weigh the number of single family dwellings and that process has the potential to continue. The City would then have the potential of having the majority of residential dwellings being transient and rental based and how does this affect the burden of services provided by the City? The original language in the R-4 PUD legislation would better serve the City in managing future growth. After further discussion LaCrossee made a motion that in the R-4 PUD Zoning that no more than three out of ten units be multifamily dwellings. The motion was 2nd by Mayor Norwood. The motion passed by roll call vote. Ed Nichols-yes, Chris LaCrosse-yes, Gary Norwood-yes, Yvonne Stinnett-yes, Hadley Williams-yes, Jim Yates-yes, Joe Macha-yes

Mayor Norwood approached the Commission and asked if there is any design standard that can be applied to residential dwellings in subdivisions. Caton stated that what you can do on rental units is establish a base square footage, design criteria for construction materials, set backs and landscape requirements. The way to proceed is with an ordinance that addresses the standards for apartment and duplex design. The ordinance will be a simple one page document. Caton addressed the Commission on the topic of dumping construction debris in the community. There exist a grading ordinance but the City has no control over the type of materials being dumped other that the requirements from TDEC. The enforcement on these sites through TDEC at this time is insufficient in monitoring and limiting the type of materials dumped and protecting the community's water quality. It would benefit the City to have an ordinance that addresses the dumping of construction debris. After further discussion the Commission proceeded to a segment on FEMA training and awareness presented by the Planning Department meeting I hour of required continued education credits for each Commission member. After further discussion the commission summarized at the next meeting the Planning Department will present a model ordinance for design standard on duplexes and apartments, a model ordinance for placement of fill, and the requested change in the R-4 PUD Zoning.

A motion to adjourn was made by Mayor Norwood and 2nd by Stinnett.

Meeting was adjourned at **6:40 P.M.**

Chairperson Joe Macha