

**THE MANCHESTER PLANNING COMMISSION MINUTES  
MAY 17, 2021**

Chairman Mark Williams called the meeting to order at 5:30 P.M.

**MEMBERS PRESENT:** Vice Mayor Mark Messick, Chairman Mark Williams, Vice Chairman Steve Jernigan, Secretary Linda Bryan, Gary Trail

**MEMBERS UNABLE TO ATTEND:** Mayor Marilyn Howard and David Pennington

**NON-MEMBERS PRESENT:** Codes Director Jamie Sain, Office Mgr. Grace Frazier & others.

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

**APPROVAL OF APRIL 19, 2021 MINUTES:**

Motion by Vice Chairman Jernigan to approve, seconded by Secretary Bryan. Approved unanimously.

**BUSINESS:**

**Prem./Final Plat:** 2 lots 2160 McMinnville Hwy. for Linda Crosslin in UGB, Zoned RS-1

This preliminary/final subdivides a 50' strip off the front house lot and combines it with Crosslin's larger 79-acre tract in the rear. No new lots are being created by this plat.

**Recommendation:**

Staff recommends approval of the preliminary/final plat. Review comments have been addressed.

Motion by Secretary Bryan to approve as presented, seconded by Vice Chairman Jernigan. Approved unanimously.

**Prem./Final Plat:** 2 lots 105 Grosch Dr. for Gregory Pica in the UGB, Zoned RS-1

**Deferred**

**Prem./Final Plat:** 2 lots 3157 McMinnville Hwy. for Deborah Baugh in the UGB, Zoned RS-1

This preliminary/final plat subdivides a 0.80-acre lot off the parent tract. The existing house that fronts McMinnville Highway will remain on this 0.80 ac lot. The 14.3 remaining tract is to be combined with adjoining property owned by Baugh so as to not create a land-locked parcel.

**Recommendation:**

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

1. Confirm that the SSDS system for the existing house remains on the 0.80 ac. lot and that an easement is not required on the remaining tract.

Motion by Gary Trail to approve subject to the punchlist, seconded by Alderman Messick. Approve unanimously.

**Prem./Final Plat: 2 lots 585 Interstate Dr., Trussler Plaza for Jay Trussler. Zoned C-5**

This preliminary/final plat subdivides the current 3.5-acre lot into two parcels. The existing Trussler Plaza medical building will be on a 0.92 ac lot (Lot 2). The remaining 2.58 ac lot (Lot 1) is undeveloped, but contains the detention basin for the property which is at the rear abutting the interstate. Utilities are available to serve both lots. A joint ingress/egress, parking, and utility easement is being provided over the paved access.

**Recommendation:**

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

1. Verify if the sanitary sewer line extending across the lots are currently private or public. If public, clearly show a 20' public utility easement across both lots along the water and sewer lines. If the lines are private and the intent is to dedicate a public easement for the water and sewer, a written easement document must be prepared for the MWSD to approve and the dedication of the lines must be approved by MWSD.
2. Lot 1 owner is to submit a signed detention maintenance agreement form for the basin on that lot.

Motion by Vice Chairman Jernigan to approve subject to the punchlist, seconded by Secretary Bryan. Approved unanimously.

**Prem./Final Plat: 2 lots Elm St. and Spring St., Stockyard Estates Phase 2, for Curl Properties. Zoned R-4**

This plat created a 9.43-acre lot at the rear of this development for a townhouse development. This plat takes a previous lot (Lot 15) from the Phase I development for access to the townhouses at the rear. The previously approved Phase 2 single-family lot development had to be revised based on significant wetlands on the site. The Planning Commission approved a preliminary plat and construction plans previously on this phase 2.

**Recommendation:**

Staff recommends approval of the plat subject to the following comments:

1. The sanitary sewer is subject to the owner of Lot #1 giving an easement per Note 13 on the plat. Approval of the plat should be subject to the granting of this easement. The easement is to be 20' in width.
2. Approval of the plat is subject to the approval of the sanitary sewer plans by the State of Tennessee (TDEC).

Motion by Gary Trail to approve subject to the punchlist, seconded by Alderman Messick. Approved unanimously.

**Site Plan: 1380 McMinnville Hwy. for Speedway LLC. Zoned C-2**

This site plan is for a new 4,608 sf convenience store with 8 fueling islands at the front and 4 diesel islands at the rear. Truck parking is provided at the rear. The main entrance to the facility will be directly at the intersection and TDOT permits are required. A second

entrance is a right-in/right-out condition which is closer towards the interstate. Stormwater detention is being provided. They are installing a private sanitary sewer pump station and force main under the highway in an existing casing pipe to connect to existing gravity sewer on Interstate Drive.

**Recommendation:**

Staff recommends approval of the site plan subject to the following punchlist items:

1. Provide a copy of the TDOT permits once received
2. Submit traffic signal modification plans indicating new phases being added and timing plan
3. Provide a completed detention maintenance agreement form
4. The developer has requested variances by the BOZA regarding signage on the site.

Motion by Secretary Bryan approve the site plan subject to the punchlist item, seconded by Vice Chairman Jernigan. Approved unanimously.

**Site Plan:** Truckers Lane and Kimberly Lane for Dominion Real Estate for townhouses. Zoned R-4

**Deferred** The developer asked for this item to be deferred until some site issues have been addressed on the final site plan.

**Construction Plans:** 2685 Murfreesboro Hwy. Forest Ridge S/D Allan Howard. Zoned R-4

This construction plan set is for a 36 lot subdivision on an 8.50-acre tract. Stormwater detention is proposed at the rear of the site. The developer will install a sewer pump station at the rear of the site and pump to a force main on the highway. A water line in the highway right-of-way will be extended through the subdivision. The property has recently been annexed into the City Limits and rezoned to R-4. The preliminary plat was approved at the April 2021 Planning Commission meeting.

**Recommendation:**

Staff recommends approval of the construction plans subject to the following outstanding comments:

1. Label all proposed easements on the construction plans
2. Provide a copy of the TDOT entrance permit once received
3. Provide sidewalk details including handicap ramp details
4. Show street signs, crosswalks, and stop bars
5. Provide a signed detention maintenance agreement form
6. Provide a drainage area map in the calculations
7. Provide a SWPPP for review/approval. A complete review of EPSC plan will be done once the SWPPP is received
8. Coordinate with DREMC on street lighting design. Developer to pay fee prior to final plat approval.
9. Provide a note or show proposed contours at front highway ditch for the developer to regrade ditch as required for culvert installation

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**10. Provide Sht LSP-1 for the sewer pump design. MWSD has requested Grundfos pumps to match existing in their system. If the alternate sewer alignment is used, provide easements and sewer profile for that section.**

**Motion by Vice Chairman Jernigan to approve pending punchlist items, seconded by Secretary Bryan. Approved Unanimously.**

**Report of Chairman: NONE**

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

**Motion to adjourn at 6:15 PM by Alderman Williams, seconded by Gary Trail. Approved unanimously.**

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**Chairman**

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**Secretary**

**MANCHESTER BOARD OF ZONING APPEALS MEETING  
MAY 17, 2021**

**Chairman Mark Williams called the meeting to order at 6:16 P.M.**

**MEMBERS PRESENT: Alderman Mark Messick, Chairman Mark Williams, Vice Chairman Steve Jernigan, Secretary Linda Bryan and Gary Trail.**

**MEMBERS UNABLE TO ATTEND: Mayor Marilyn Howard and David Pennington.**

**NON-MEMBERS PRESENT: Codes Director Jamie Sain, Codes Office Assistant Grace Frazier and others.**

**NON-MEMEBERS UNABLE TO ATTEND: City Engineer Scot St. John**

**APPROVAL OF MINUTES: NONE**

**BUSINESS:**

**Special Exception:**

**713 College St. for Gonzalo Ayala Rossales for a single wide mobile home. Zoned R-3 in the Flood Plain.**

**Mr. Rosasales is aware of the property being located in the flood plain and the height of the single wide trailer will have to be one (1) foot above the finished flood elevation. He is going to add clean fill to the property to help with this.**

**Motion by Vice Chairman Jernigan to approve, seconded by Secretary Bryan. Approved Unanimously.**

**Variance: 1380 McMinnville Hwy. for Speedway LLC on signage height and overall signage area. Zoned C-2**

**Speedway LLC is requesting a 180 ft. high sign for the property that is located off of the interstate and the property has a slope to the area where the sign will be erected. This would make the sign 55' ft. higher than the other high-rise signs in the area. They are also requesting 40 sf more in overall signage due to extra signs for truck entrance and exit.**

**Motion by Alderman Messick to approve the variance, seconded by Secretary Bryan. Approved unanimously.**

**Variance: 445 Preserve Circle for Sanatan, LLC for 6 ft. variance on rear setback. Zoned R-3.**

**This variance is being requested due to the contractor constructing a covered back porch only 9 ft. from the back property line. There were several attempts to contact the contractor to let him know that he was encroaching on the property line setback but he did not change the size of the porch.**

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**Motion by Alderman Messick made a motion to approve the variance, seconded by Vice Chairman Jernigan. Motion approved with Alderman Messick, Vice Chairman Jernigan and Secretary Bryan voting yes. Gary Trail voted no.**

**Report of Chairman: NONE**

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

**Motion to adjourn at 7:00 PM by Gary Trail, seconded by Secretary Bryan.  
Approved unanimously.**

