

STAFF REPORT

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

January 6, 2024

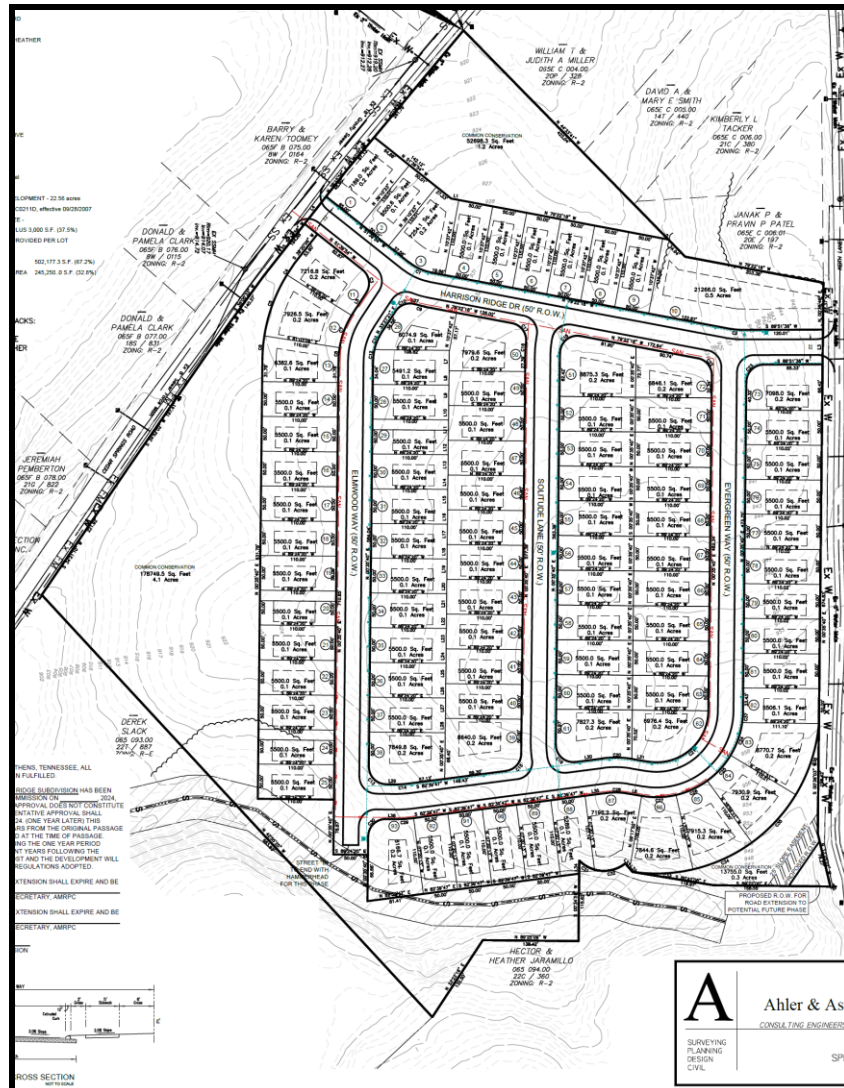
12:00 P.M.

CONFERENCE ROOM

OLD BUSINESS

1. **Public Comments and Patio Home Preliminary Plat approval for Hector Jaramillo on property shown as part of Tax Map 065 Parcels 094.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located on Cedar Springs Road and Keith Lane and contains 22.56 acres and a possible 93 lots. The property is zoned R-2 Medium Density Residential.**

FIRST SUBMITTAL/DESIGN V1



ALL DEPARTMENTS REVIEW COMMENTS (First Submittal/Design V1)

Community Development Department

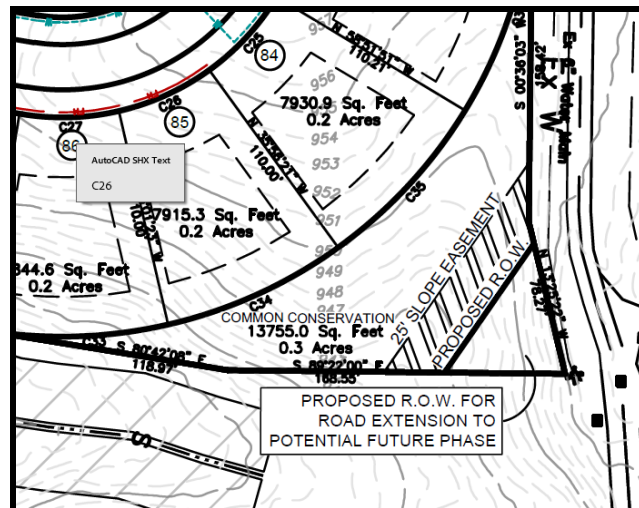
- Need to correct the setbacks between lots 60/61, 68/62, 39/40, 37/38, and any lots which do not alternate 5' with 15' on the side setbacks. Two side setbacks of 5' cannot adjoin one another.
- Lot 1 requires 30' setback off Cedar Springs.
- A minimum of 5' sidewalk is required on one side of all streets and must be shown on the plat.
- The building envelope for Lots 25, 92, and 93 must be removed in their entirety from the stream buffer area.
- Remove the solid line shown in Lots 20, 24, 29, and any others which may have one.
- Keith Lane must be brought up to city standards from the proposed intersection to Cedar Springs. This includes but is not limited to curb and gutter, 5' sidewalk, and 22' of pavement.
- Provide a matrix of all lots which lists lot size and the required conservation acreage for each lot to ensure each lot meets the minimum lot size of 8,000 square feet.
- A preliminary plat base fee of \$50.00, plus \$5 per lot must be paid once lot configuration has been finalized and staff comments addressed.

Fire Department

- While the current proposal appears to provide for the minimum number of hydrants needed to meet requirements based upon footage, access issues dictate the need for a hydrant at the intersection with Cedar Springs.
- The hydrant in front of Lot 10 should be relocated to the intersection identified as Evergreen Way instead of the present location.
- As the design is updated, additional comments regarding the exact location of the proposed hydrants may be provided.

Public Works

- The proposed 25' ROW on the southeast corner of the property must be a minimum of 50' if the intent is to use it as access for a future expansion. Changing this will reduce the square footage of the common conservation area so this will need to be updated as well. See image below.



AUB

PRELIMINARY PLAT COMMENTS

- Comments in the sections below are from the PUD review and are still applicable.
- Double check entrances for any conflicts with existing PP locations.
- Water will need to be connected from Cedar Springs to Keith.
- Show FH.
- Specific utility comments apply that were discussed at the October 17th meeting with AUB.
- No dead-end utilities are allowed.
- Utilities must plan for future growth.
- AUB assumes a more detailed set of Construction Documents for water and wastewater infrastructure (i.e., Plans & Specs) will be submitted directly to AUB for review and a DWG file will be made available for POWER/FIBER and NATURAL GAS to perform their design.
- AUB's Water and Sewer detailed requirements and standards have been sent under separate cover to Southern Consulting.

GENERAL

- Water, Wastewater, Power, and Natural Gas are available at the site.
- AUB will require a utility meeting with the designer/developer upfront to discuss the utility design, our standards, procedures, and fees.
- Aid of Construction (AOC) cost and taps fees will apply.
- Designers may be asked to modify the utility layout as space is a premium. Water/wastewater/Natural Gas/Power services and mains will be competing, and with storm pipes and inlets, not to mention FHs and xfmr locations.
- Water/Wastewater CDs and calculations must be submitted to AUB first and approved, prior to the designer submitting them to TDEC for approval.
- Contractor installed utilities performed by contractor licensed in TN to do so.
- Water/Wastewater approved material submittals required prior to construction.
- Preconstruction conference required prior to installation of contractor installed utilities
- AUB inspection/testing of utilities during construction and prior to acceptance
- Developer/Owner to sign Conveyance Agreement with AUB transferring installed assets to AUB.
- One year warranty period applied on installed assets.
- FH number and locations to be established by the City Fire Chief.

NATURAL GAS

- If desired, AUB requires a letter requesting it.
- AUB will design and install after the service is applied for. Once the roads are to grade AUB will formalize the plan, develop a work order, order the materials, and schedule the installation.
- Some fees may apply

POWER

- AUB will design and inspect all.
- Contractor is responsible for installing conduits w/pull rope to AUB specs.
- Once complete and service applied for, AUB will pull conductors, and set transformers.
- AOC costs will apply along with meter and connection fees.

WATER

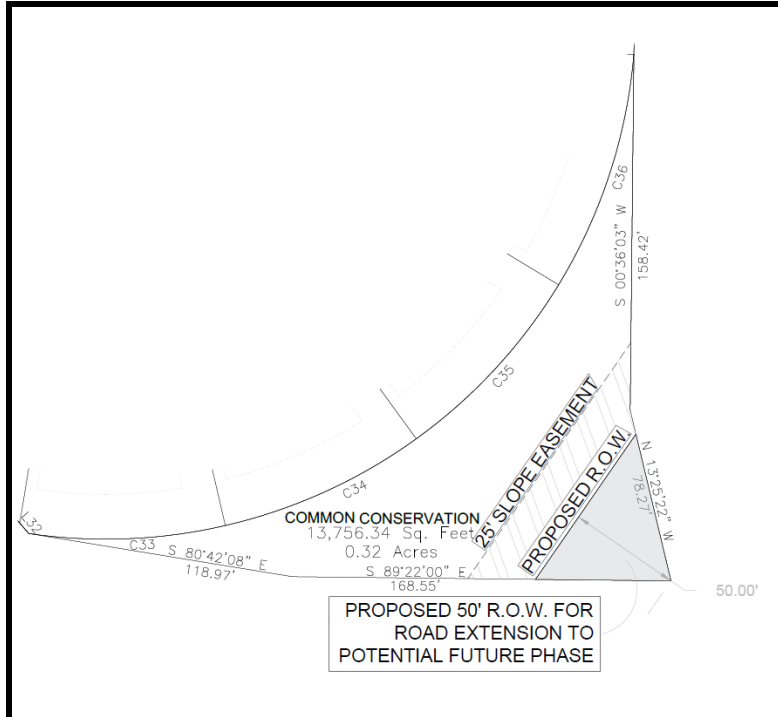
- Mains and services installed by contractor using approved material and construction methods, AUB inspected.
- AUB to install tap and valve, contractor to install rest, AUB inspected

- AOC cost applicable if AUB effort above typical (i.e., road xing, etc.)
- All tap fees apply
- Preliminary layout
 - Show line sizes on plans
 - No dead ends except to future phase. Loop mains
 - Main tapped on Cedar Springs Road must connect through to Keith Ln.

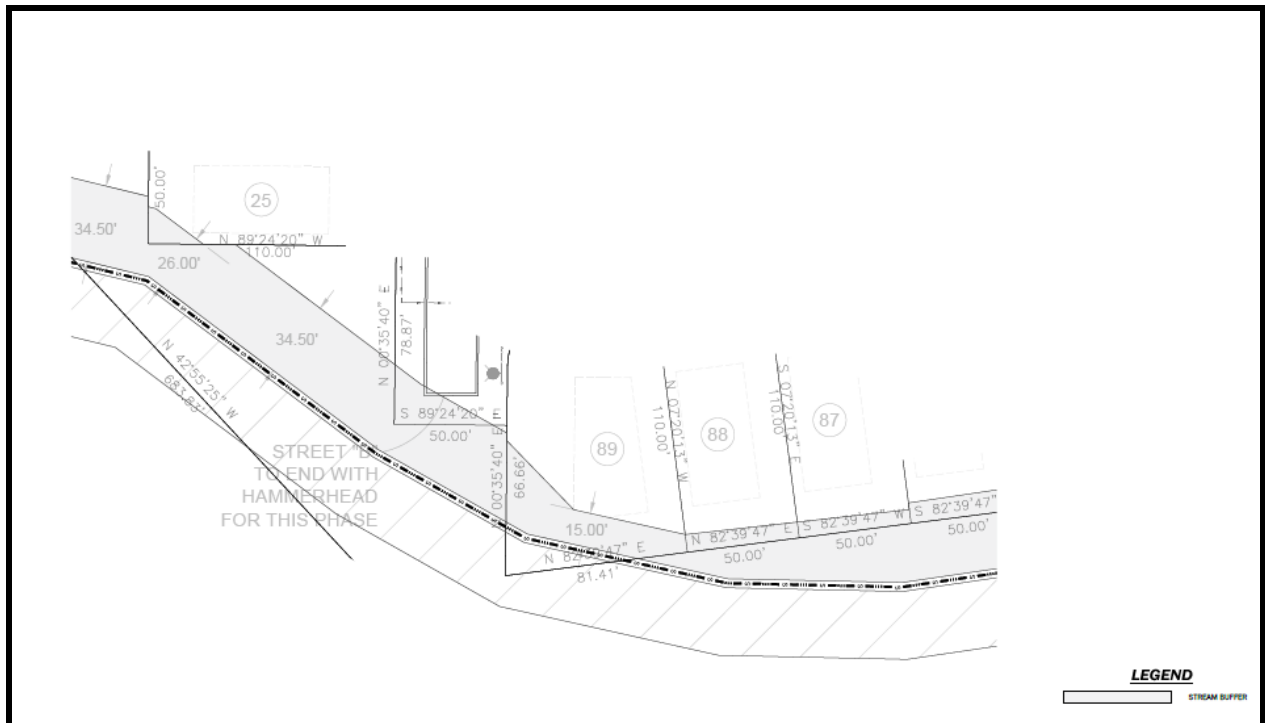
WASTEWATER

- 100% of existing and future must be included in the networked pressure sewer system design calculations.
- Design/calculations must account for future phases, AUB has standardized on E-One pumps
- Mains and services installed by contractor using approved material and construction methods, AUB inspected.
- AUB to install E-One pumps and service lines to the contractor installed sewer connection box at road
- Building contractor to bring gravity sewer to the pump along with power once tap fee is paid
- AOC cost applicable if AUB effort above typical (i.e., road xing, etc.)
- All tap fees apply
- Preliminary layout
 - Show line sizes on plans, flushing stations, etc.
 - Show connection to future phase, size all accordingly
 - Contractor

Right of Way Detail



Buffer Detail



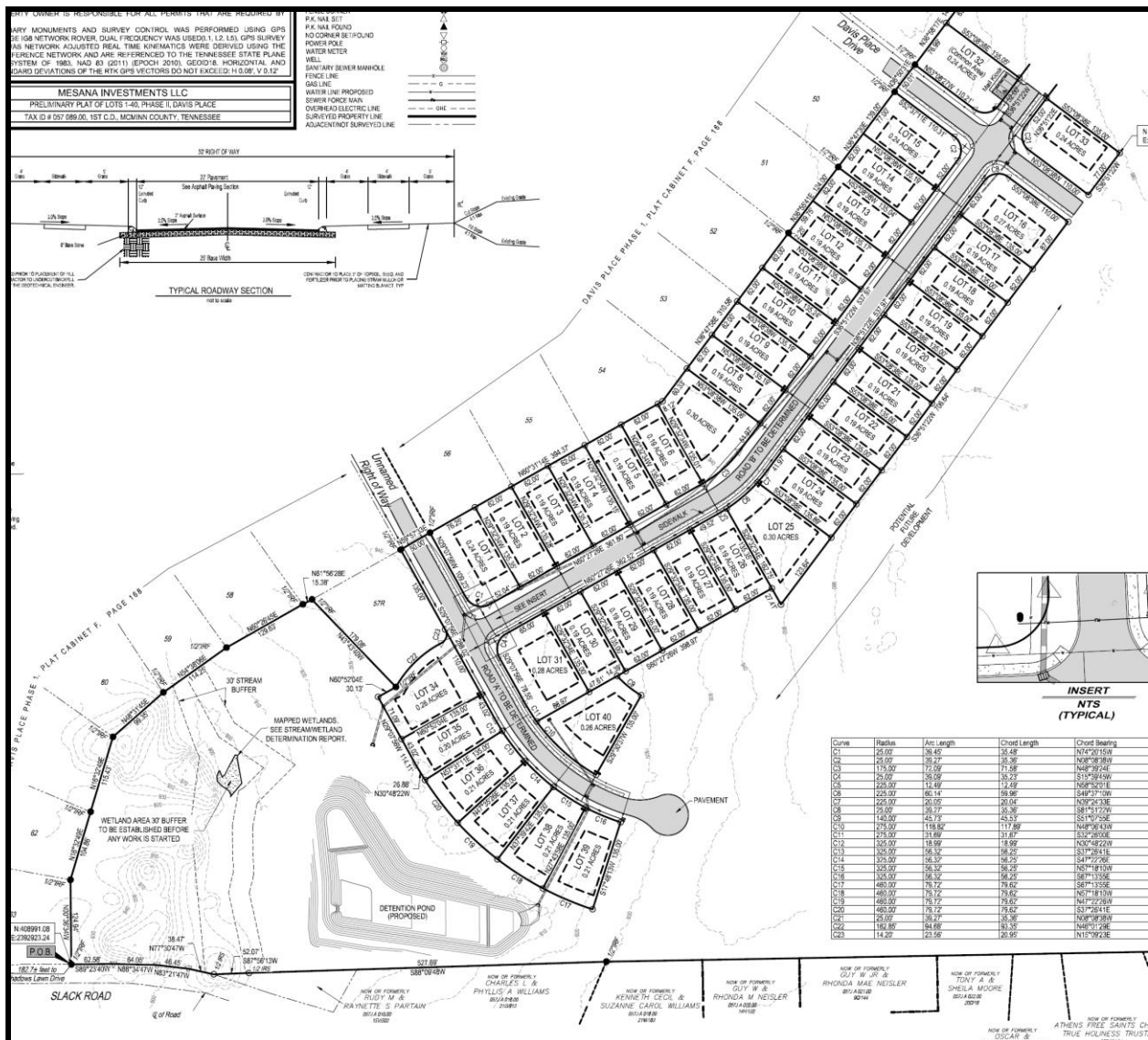
The second submittal "V3" of the plat above appears to meet all the preliminary plat and patio home regulations. It also appears to have addressed all the comments from the first version "V1" that was reviewed buy all departments and Athens Utilities Board. The

engineering that will be completed and implemented between this phase and final plat phase will be the deciding factor if this concept will work as designed.

Staff recommends Patio Home Preliminary Plat approval subject to all concerns and comments listed under the “ALL DEPARTMENTS REVIEW COMMENTS” section of this staff report being addressed and the development meeting all applicable development codes required to gain final plat approval.

NEW BUSINESS

1. Public Comments and Patio Home Preliminary Plat approval for MESANA INVESTMENTS LLC property shown as part of Tax Map 057 Parcels 089.00 on the Tennessee Real Estate Property Assessment Data Website. The property is located off Davis Place Drive and contains 8.42 acres and a possible 40 lots. The property is zoned R-2 Medium Density Residential.



This is a revised preliminary plat that matches the current engineering plans and plat layout of the development that are being constructed on the parcel.

Review Comments

Community Development Department

- *If this is intended to be a patio home development, zoning should read as R-2 Patio Home.*
- *If this is intended to be a patio home development, side setbacks should be 5' on one side and 15' on the other side.*

Fire Department

- *Show location of all fire hydrants.*

Public Works

- *If this is intended to be a patio home development, the utility and drainage easement language should read as "A 15' utility and drainage easement is reserved adjacent to all road right-of-way and 7.5' either side of all rear lines, and 10' for one side and 5' on opposing side to match the setback for the individual lot."*
- *Roadway section doesn't align with what is proposed on plat or plans and is confusing since it shows two separate details/specs on either side of road. Cross section should reflect the one shown on the LDS permitted plans.*
- *Our records indicate the lot next to Lot 34, which is not part of this subdivision, is one tract so it is not clear as to why the adjacent/not surveyed line is being shown dividing the tract.*
- *Building envelope for Lot 34 should be adjusted so that the stormwater pipe is outside of the building envelope or the stormwater pipe will need to be relocated so as to be outside of all building envelopes.*

AUB

- *Show location of electric utility lines.*

If applicable, show the location of natural gas utility lines.

Staff recommends Patio Home Preliminary Plat approval subject to all concerns and comments listed under the "Review Comments" section above being addressed and the development meeting all applicable development codes required to gain final plat approval.

2. Public Comments and Recommendation for the establishment of the Athens Historic Preservation Association Commercial District Boundary for Downtown.

Below is the Athens Historic Preservation Committee Minutes from their December 2024 meeting and boundary area they are recommending. This boundary matches the area used to draft the specific regulations for the 2019 structures that are located inside this area.

MINUTES OF THE MEETING

ATHENS HISTORIC PRESERVATION COMMISSION

DECEMBER 5, 2024

**3:30 P.M.
COUNCIL CHAMBERS**

ROLL CALL

MEMBERS PRESENT

Laura Lenoir
Timberly Guffey
Tyler Boyd
Jordan Curtis
Justin White
Chairperson Shawn McKeehan

MEMBERS ABSENT

Jona Garrett

**OTHERS
ATTENDING**

Nora Cardin
Anthony Casteel
Mike Stevenson
Sandra Kinney
Lena Perkins
Will
Houston
Lisa Long
Lisa
Mayfield
Juanita McClure-
Lewis Stewart Mason
Charlie Clark
Tanya
Freeman Dr.
Lane Tillner
Kelley Reid

APPROVAL OF MINUTES

1. Approval of November 7, 2024 regular meeting minutes

There was an amendment to the minutes by Justin White on page 6. Mr. White said he did not think it was transcribed correctly. His intent of that statement in the third sentence was that they could tell the Council to do it if they wanted to or just let them make the decision on their own and if it hurt feelings ... (could not hear the rest of the sentence due to a baby cooing). He was not trying to push them to just tell the Council to do it.

Mrs. Cardin said she would make a note of that.

The minutes of the November 7, 2024, regular meeting were amended and approved on motion by Laura Lenoir; seconded by Justin White; vote – unanimous

NEW BUSINESS

1. Presentation on the benefits of historic overlays- Dr. Lane Tillner with the Tennessee Historical Commission

Chairperson McKeehan introduced Dr. Lane Tillner, from the Tennessee Historical Commission. She got her M.A. and Ph.D. from Middle Tennessee State University.

Dr. Tillner said she is at the Tennessee Historical Commission, also known as the State Historic Preservation Office. They have state programs and federal. She works with the federal program side. They have the National Register of Historic Places. They do historic preservation throughout the state. She discussed the Certified Local Government Program (CLGP).

Chairperson McKeegan said the intent for bringing her in was to go over the advantages of the Historic Overlay district for the commercial area of downtown Athens.

Dr. Tiller said the CLGP is a partnership through preservation. It is overseen nationally by the National Parks Association. It is for local governments who have an active historic zoning commission, historic districts, design guidelines, and are actively practicing preservation in their city and want to preserve their resources in their community. They get fifteen extra points on their application if they decide to apply for federal historic preservation grants. These can be used for planning, or they can be used for brick and mortar nationally historic buildings. She talked about where the zoning code came from. Historic districts are an overlay superimposed on top of other zoning. They do not alter or change that zoning in any kind of way.

After Dr. Tillner's presentation, there were questions and comments from those in attendance.

Mrs. Cardin showed the area that the Commission discussed for the downtown historic overlay. It is not set in stone; it is just what was most recently talked about.

Chairperson McKeegan said that the charge of this committee was to recommend that such a district be created, and that's passed on to the planning commission which encourages the Council to pass an ordinance.

MOTION: To make a recommendation to the Planning Commission that a historic overlay be put in place based on the proposed boundary as presented.

MADE: Jordan Curtis

SECOND: Justin White

There was discussion about the process of making the recommendation to whom.

Mr. Casteel said the process is that they will recommend this to the regular planning commission. That planning commission will look at it and then if they choose to, they will make a recommendation to the City Council for rezoning. It will then follow the rezoning process for an overlay. It will have two readings and public hearing and on the second reading it will be voted on.

Mrs. Lenoir asked if the boundary could be altered to include other structures and museums.

Mr. Casteel said they could recommend it however they want to.

There was more discussion.

Mrs. Garrett asked if Tennessee Wesleyan was included in this.

Mr. Boyd said the cafeteria is.

Someone in the audience asked how long it would take to implement this.

Chairperson McKeegan said it will take a few months, because they will send it to the Planning Commission, and the Planning Commission could either send it back to them or send the recommendation to Council.

VOTE: Unanimous
 MOTION
 PASSED

Mr. White discussed giving the homeowners in the downtown district a way to rebuild if their home was destroyed.

Mr. Casteel said they talked about taking something to the planning commission that would involve protecting those houses in the downtown historic district. That would take the regular planning commission and the city council as well. They could recommend it to the planning commission.

Mr. White said that it is his recommendation because those people, if their house is destroyed, they are out of a house. They can't even get a loan on the house. They are kind of losing value on the houses that are in this district now.

Mrs. Cardin asked if he was making a motion.

MOTION: To make a recommendation to the Planning Commission to look at regulations to protect residential properties in the B-2 district that are inside the proposed Downtown Historic District.

MADE: Justin White

SECOND: Jordan Curtis

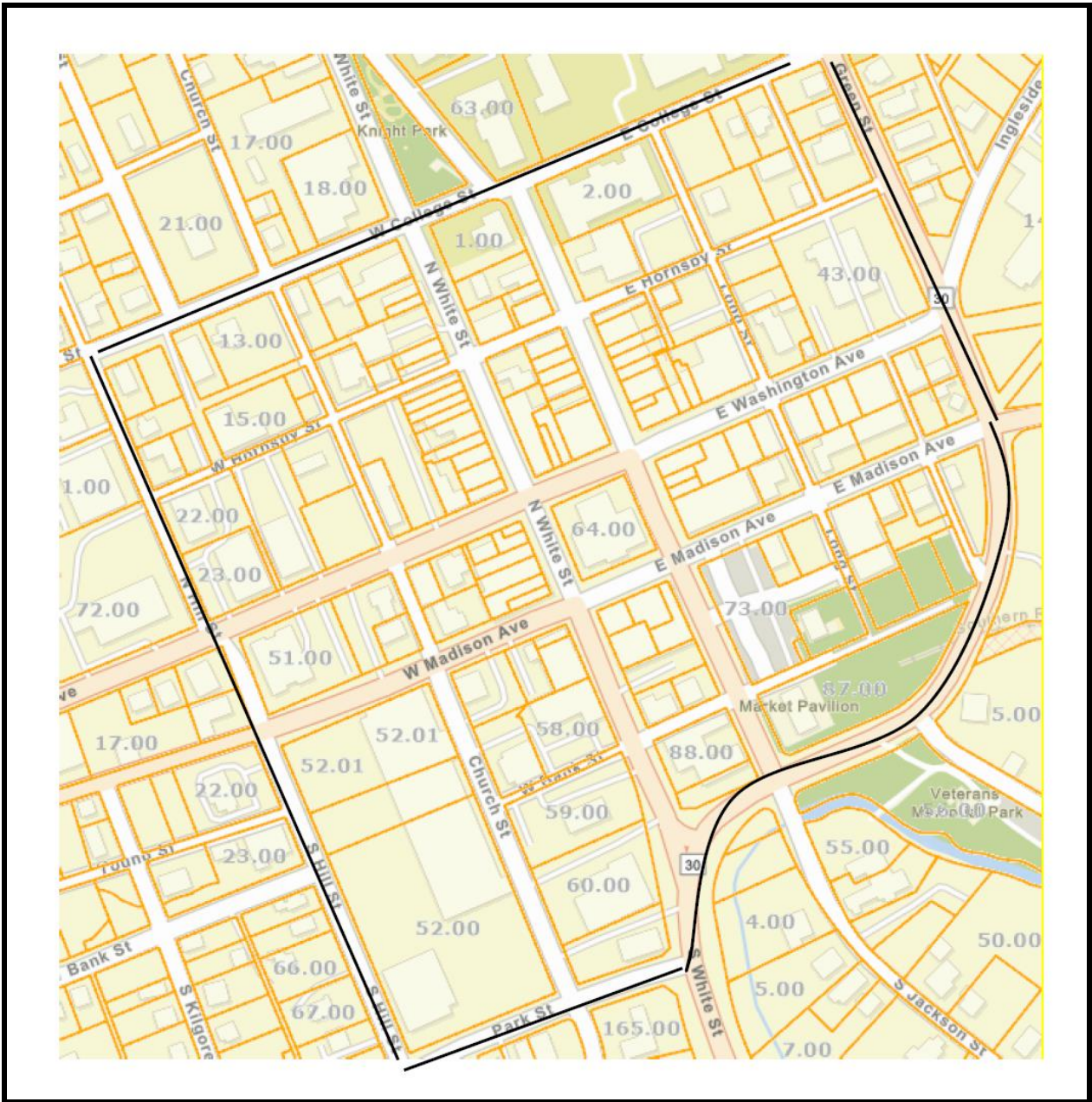
VOTE: Unanimous
 MOTION
 PASSED

MOTION: To adjourn.

MADE: Jordan Curtis

SECOND: Justin White

VOTE: Unanimous
 MOTION
 PASSED



3. Public Comments and discussion concerning asking City Council if they want regulations to be drafted to protect Single family Homes in the proposed Athens Historic Preservation Association (AHPC) Commercial District Boundary for Downtown, per AHPC request.

In the above minutes from December 5, 2024 under New business Item 2, the AHPC asked that the AMRPC study ways to protect single family homes in the proposed district. The AMRPC will need to ask City Council if they wish to make those changes to the zoning code before recommending ways to protect the structures.