

BRISTOL TENNESSEE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING AGENDA

Slater Community Center
325 McDowell Street | Bristol, TN 37620
May 15, 2023
6:00 PM

- I. Call to Order and Roll Call**

- II. Approval of Minutes**
 - A. April 12, 2023 Work Session
 - B. April 17, 2023 Meeting
 - C. May 9, 2023 Work Session

- III. Unscheduled Comments from the Public**

- IV. New Business**
 - A. Subdivision of The Homes at Grace Valley Waiver Request
 - B. Text Amendment Recommendation: B-3 & M-1 Permitted Uses

- V. Old Business**
 - None

- VI. Other Matters**
 - A. Discussion: Planning Commission Meeting Location
 - B. Project Updates
 - 1. Sign Ordinance
 - 2. West State Street Corridor
 - 3. Highway 394 Corridor
 - C. City Council Update
 - D. Training Update
 - E. Site Plan and Subdivision Plats Report

- VII. Adjournment**

BRISTOL TENNESSEE MUNICIPAL REGIONAL PLANNING COMMISSION SPECIAL CALLED MEETING MINUTES

Easley Municipal Annex
104 8th Street | Bristol, TN 37620
April 12, 2023
4:30 PM

Members Present:

Kelly Graham, Chairman
David Akard III, Vice-Secretary
Tekai Shu
Mahlon Luttrell
Andrew Snyder
Jason Booher

Staff Present:

Cherith Young
Danielle Smith
Ross Peters
Heather Moore
Carty Leonard
Steve Blankenship
Bretta Morenings

Members Absent:

Lea Powers
Joel Staton, Secretary
Mark Webb, Vice-Chairman

Chairman Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 4:30 PM on Wednesday, April 12, 2023. A roll call was performed, and a quorum was declared present.

The Commission discussed revisions to the existing sign regulations and determined a second meeting was necessary to finalize revisions. No formal action was taken.

There being no further business to discuss, Chairman Kelly Graham adjourned the meeting at 7:04 PM.

Kelly Graham, Chairman

BRISTOL TENNESSEE MUNICIPAL REGIONAL PLANNING COMMISSION MEETING MINUTES

Slater Community Center
325 McDowell Street | Bristol, TN 37620
April 17, 2023
6:00 PM

Members Present:

Kelly Graham, Chairman
Mark Webb, Vice-Chairman
Joel Staton, Secretary
David Akard III, Vice-Secretary
Lea Powers
Tekai Shu
Mahlon Luttrell

Staff Present:

Cherith Young
Danielle Smith
Ross Peters
Carty Leonard
Steve Blankenship
Bretta Morenings

Members Absent:

Andrew Snyder

CALL TO ORDER AND ROLL CALL

Chairman Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 6:02 PM on Monday, April 17, 2023. A roll call was performed, and a quorum was declared present.

APPROVAL OF MINUTES

Lea Powers motioned to approve the March 20, 2023, meeting minutes. Mark Webb seconded the motion. The vote in favor was unanimous.

UNSCHEDULED COMMENTS FROM THE PUBLIC

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

OTHER MATTERS

A. Discussion: B-3 & M-1 Permitted Uses

Cherith Young discussed the purposes of B-3, M-1, and M-2 Districts and reviewed NAICS codes for the businesses currently in B-3 that were identified by the Planning Commission as candidates to relocate to the M-1 and M-2 districts.

Discussion ensued regarding specifying subjective language in the Zoning Ordinance, defining terms such as “operator” and “incidental manufacturing”, and restricting square footage instead of quantifying operators for certain business types. Ms. Young stated Staff would review and present options restricting square footage for distilleries at a future meeting.

The Commission discussed car washes and automotive repair in B-3. Ms. Powers noted the lack of vacant land in the city and the need to be selective with the remaining land moving forward. Ms. Young stated if machine shops are removed from B-3 there would be no impact on auto repair shops and noted Staff would revise the staff report to further define the businesses in question.

Ms. Young discussed the manufacturing of articles to be sold in B-3 and stated Staff would present a maximum square footage restriction instead of quantifying the number of operators.

Commissioners agreed to keep the following businesses in B-3:

- Car Washes
- Clinical Laboratories
- Motor Fuel Stations (447)

Commissioners asked Staff to provide more information for the following businesses in B-3:

- Above Ground Flammable Tanks (not exceeding 1,000 gallons)

Commissioners asked Staff to remove the following businesses from B-3:

- Cardboard Manufacturing (3222)
- Machine Shops (3327)
- Milk Distribution Stations (4444)

The Commission discussed electric vehicles (EVs). Ms. Young stated Staff is monitoring EVs and will research training opportunities for commissioners.

Ms. Young stated Staff will present a recommendation for the proposed B-3 changes during next month’s meeting and noted a housekeeping item staff would like to correct at that time. When the ordinance to amend the type of storage facilities allowed in B-3 District was approved, the M-1 and M-2 permitted use lists should have also been updated and were not.

B. Discussion: Sign Ordinance

Cherith Young presented updates from the sign ordinance work session on April 12, 2023, including an enforcement summary, defining off-premises signs and seasonal decorations, political signage, and temporary sign allowance. The work session concluded with a consensus to schedule another work session.

Discussion ensued regarding temporary signs, nomenclature, and a future work session date. Commissioners asked to meet on May 9, 2023.

C. Discussion: Project Updates

1. West State Street Corridor

Cherith Young stated the corridor study is progressing.

2. Highway 394

Cherith Young stated Staff developed a draft conceptual plan for TDOT to review and would draft a scope to start the bid process for a consultant if TDOT expressed consideration of the concept.

D. City Council Update

The zoning designation for the Fox Meadows strip annexation was approved at the second reading, following a public hearing at the April 4th meeting of the City Council. The rezoning request at 1209 Golf Street was also approved.

E. Training Update

Cherith Young discussed an MTAS training in early May and stated Staff would research training opportunities related to electric vehicle charging.

F. Site Plan and Subdivision Plats Report

Cherith Young briefly reviewed the Site Plan and Subdivision Plats Report with the Commission.

ADJOURNMENT

With no other matters to present to the Commission, Chairman Kelly Graham adjourned the meeting at 7:24 PM.

Kelly Graham, Chairman

BRISTOL TENNESSEE MUNICIPAL REGIONAL PLANNING COMMISSION SPECIAL CALLED MEETING MINUTES

Easley Municipal Annex
104 8th Street | Bristol, TN 37620
May 9, 2023
4:30 PM

Members Present:

Kelly Graham, Chairman
Mark Webb, Vice-Chairman
Joel Staton, Secretary
David Akard III, Vice-Secretary
Tekai Shu
Mahlon Luttrell
Andrew Snyder

Staff Present:

Cherith Young
Danielle Smith
Ross Peters
Heather Moore
Carty Leonard
Steve Blankenship
Bretta Morenings

Members Absent:

Lea Powers

Chairman Kelly Graham called the Bristol Tennessee Municipal Regional Planning Commission meeting to order at 4:30 PM on Tuesday, May 9, 2023. A roll call was performed, and a quorum was declared present.

The Commission discussed revisions to the existing sign regulations. No formal action was taken.

There being no further business to discuss, Chairman Kelly Graham adjourned the meeting at 6:25 PM.

Kelly Graham, Chairman

MEMO

DATE: May 11, 2023
TO: Honorable Chairman and Planning Commission Members
FROM: Ross Peters, Development & Zoning Administrator
SUBJECT: Public Sanitary Sewer Connection Waiver Request
Subdivision of The Homes at Grace Valley – Cant Hook Hill Road

RBS Group, LLC has requested preliminary and final minor subdivision approval of five (5) lots containing 2.40 acres leaving the remainder of the parcel with approximately 111 acres. The proposed subdivision is located on Cant Hook Hill Road just north of Weaver Pike. In September of 2010, the subject property was annexed per request of the previous owner into the corporate limits of Bristol, Tennessee and is currently zoned R-1A low density single family residential.

Pursuant to Section 508.2 of the Subdivision Regulations, all subdivisions within the corporate limits of the City of Bristol, Tennessee shall provide public sanitary sewer facilities to each lot therein in accordance with the City's Code of Ordinances. The Planning Commission may vary this requirement when topography, geologic conditions, or other mitigating factors make the extension of public sanitary sewer lines infeasible.

If public sanitary sewer facilities are not available and subsurface sewage disposal systems are proposed, lot area shall not be less than the minimum required by the office of the Tennessee Department of Environment and Conservation (TDEC)-Division of Water Resources or Sullivan County Zoning Resolution, whichever is greater, and the subsurface sewage disposal system must be approved for a minimum three (3) bedroom or greater, dwelling unit. All pertinent soil absorption tests shall be made as directed by the Environmentalist and the results submitted to the local TDEC office for approval.

The City does not currently provide public sanitary sewer service to properties along Cant Hook Hill Road. However, the City entered into an amended agreement with Sullivan County in June 2020 regarding extension of sewer to areas within Sullivan County. The amended agreement makes provision for extension of a trunk sewer line along Weaver Pike in multiple phases, all of which are to be completed by the end of the agreement term, which is December 31, 2029. Phase 3 of the project will extend a trunk sewer along Weaver Pike from Peoples Road to Old Jonesboro Road. Once this trunk sewer is installed and accepted by the City, the County may, at its discretion, make request for extension of sewer along Cant Hook Hill Road, provided that petition is received from property owners along Cant Hook Hill Road requesting sewer service. Petition for extension of a line along Cant Hook Hill Road must comply with procedures set forth in the City-County Agreement.

A request for the Planning Commission to consider a waiver from the sanitary sewer requirement for the proposed subdivision was submitted to staff from Donny Rutter of RBS Group, LLC. The Subdivision Regulations state that the Planning Commission may grant a waiver from these regulations if it finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations. Provided, however, such variance shall not have the effect of nullifying the general intent and purpose of these Subdivision Regulations. Further, the Planning Commission shall not approve variances unless it finds, based upon verbal testimony or written evidence presented to the Planning Commission in each specific case that:

1. Granting the waiver will not be detrimental to the public safety, health, or welfare, or be injurious to other property or improvements in the neighborhood in which the property is located;
2. Conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;
3. Particular physical surroundings, shape, or topographical condition of the specific property involved create a particular hardship (not self-imposed) to the owner, as distinguished from a mere inconvenience, if the strict letter of these regulations were carried out;
4. The variance will not in any manner alter the provisions of the land development plan, the major road plan, or any zoning regulations; and
5. The variance is the minimum deviation from the regulations required to alleviate the condition unique to the property.

Staff recommends that the Planning Commission grant the request for a public sanitary sewer connection waiver. If the request for a waiver is granted, staff may move forward in approving the minor subdivision plat for the property which meets all other requirements of the Subdivision Regulations and Zoning Ordinance.

For reference, I have attached the subdivision plat for your review.

Please contact me should you have any questions or need additional information.



Ross Peters

MEMO

DATE: May 15, 2023
TO: Honorable Chairman and Planning Commission Members
FROM: Heather Moore, AICP
SUBJECT: Text Amendment Recommendation B-3 & M-1 Permitted Uses

The Planning Commission has worked for the past year to edit the permitted uses allowed in the city's general business and industrial zones. The Commission has recommended approval of several related text amendments and has discussed the potential for creating a new zone in the process. The Commission decided to pause on the creation of a B-4 district in March 2023, deciding instead to move uses that might have negative impact on surrounding and nearby residential properties from B-3 to a manufacturing district.

In following the directions and request of the Planning Commission, staff researched the land uses identified during discussion at the March Planning Commission meeting and provided NAICS descriptions for the uses mentioned by the Commission, which are currently Permitted Uses in the B-3 District per Section 405 of the Zoning Ordinance. After discussion on these uses at the April meeting, the Commission asked for additional information on Above Ground Flammable Tanks (not exceeding 1,000 gallons). Staff was then instructed to prepare a recommendation to move some of those uses from the B-3 list of permitted uses to the M-1 list of permitted uses. The Commission also asked for clarification on the intent of each of the M zones.

The attached redlined Chapters 4 and 5 show these updates. It also includes the self-storage unit facility use, which was discovered by staff recently that the housekeeping issue needs attention. In 2022, Ordinance 22-3 removed self-storage unit facilities (NAICS 531130) from the list of B-3 special uses permitted. During the text amendment process, although discussed, this change was omitted from the M-1 and M-2 permitted uses. This correction is included in the text amendment currently being reviewed for recommendation.

A recommendation to City Council on revisions to Chapters 4 and 5 of the Zoning Ordinance is required for the City Council to move the project forward.

Please let me know if you have any questions or need additional information.

Sincerely,



Heather Moore, AICP
Land Use Planner

**CHAPTER 4
BUSINESS DISTRICTS**

405 - B-3 DISTRICT - GENERAL BUSINESS ZONE

This district accommodates a variety of commercial uses and is specifically designed for uses that do not require a central location that are not suitable for the B-1A and B-1B districts. This zone requires more open space than the Central Business District (B-2) and is the zone appropriate for arterial and shopping center developments.

1. Permitted Uses
 - a. 54194 - Animal clinics or animal hospitals with no outside kennels
 - b. 481, 8111 - Auto sales and repair
 - c. 3118 - Bakeries
 - d. 52 - Banks
 - e. 8121 - Barber shops, Beauty shops
 - f. ~~8121 - Beauty shops~~
 - g. 3121 - Bottling works
 - h. 54, 55, 561 - Businesses and professional offices
 - i. ~~3222 - Cardboard box manufacturing~~
 - j. 811192 - Car washes
 - k. 813110, 236220 - Churches
 - l. 6215 - Clinical laboratories
 - m. 44512 - Convenience stores
 - n. 624 - Day care centers
 - o. 512132 - Drive-in theaters
 - p. 8123 - Dry cleaning and laundry establishments
 - q. ~~4247 - Flammable liquid storage above ground not exceeding one thousand (1,000) gallons~~
 - r. 8122 - Funeral homes
 - s. 72 - Hotels and motels
 - t. 5121 - Indoor theaters
 - u. ~~3327 - Machines shops~~
 - v. 31, 32, 33, 42, 44, 45 - Manufacture of articles to be sold at retail on premises, with the manufacturing area not to exceed 25,000 sf.
 - w. ~~4444 - Milk distribution stations~~
 - x. 447 - Motor fuel stations
 - y. 62, Offices for certified, registered or licensed health care professionals
623110 - Nursing Home, limited to 88 beds per acre
 - z. ~~327, 333 - Optical goods manufacture~~

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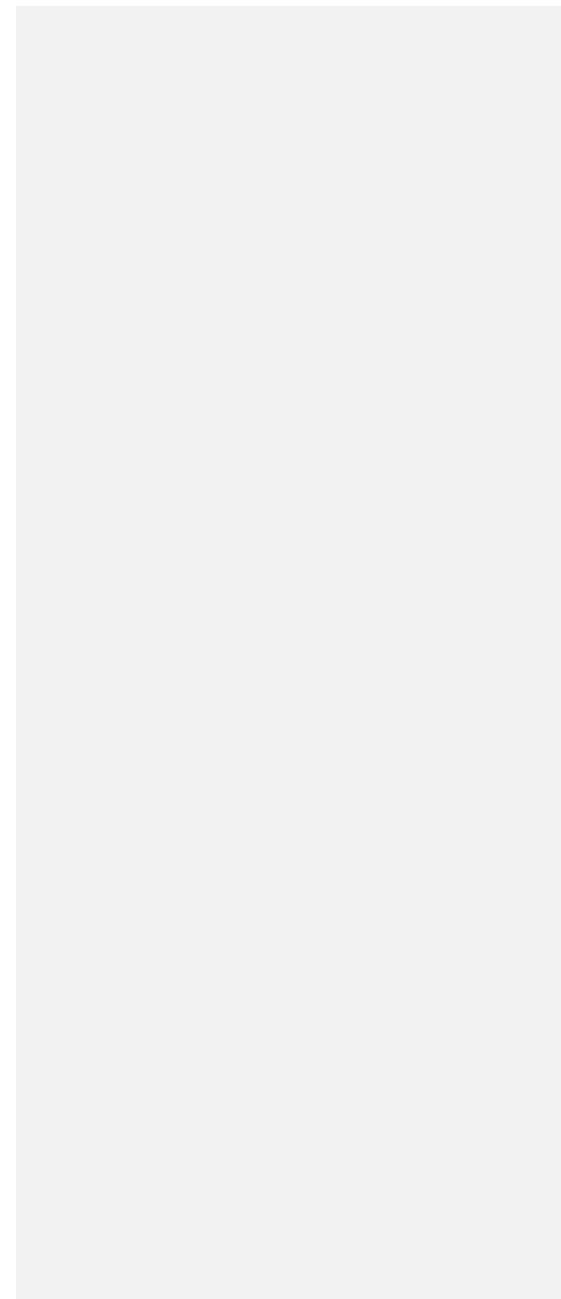
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- aa. 237310 - Parking lots
- bb. 236220 - Parking garages
- cc. 71 - Places of amusement and entertainment
- dd. 323 - Printing and engraving establishments
- ee. 92 - Public buildings
- ff. 236220, 452910, 45113, 481219, 488119, 523910, 561599, 711211, 71394, 71399, 72131, 81341 - Public or private clubs
- gg. Residential purposes as specified below:
 - 1. 236115 - Single and two-family residences
 - 2. 236116 - Multifamily residences
- hh. 44-45 - Retail businesses
- ii. N/A - Signs - see Chapter 2, Section 216
- jj. 4853 - Taxi stands
- kk. 454390 - Temporary long-term sales as defined in Chapter 2, Section 219
- ll. 45113 - Upholstery shops
- mm. 44112 - Used car lots
- nn. 42 - Wholesale businesses, not to include warehouses that are separate from the offices of that business
- oo. Other uses of the same general character which are compatible with the district such as those listed above deemed appropriate by the Planning Commission by Special Use Permit.

2. Uses Allowed Under Special Use Permit

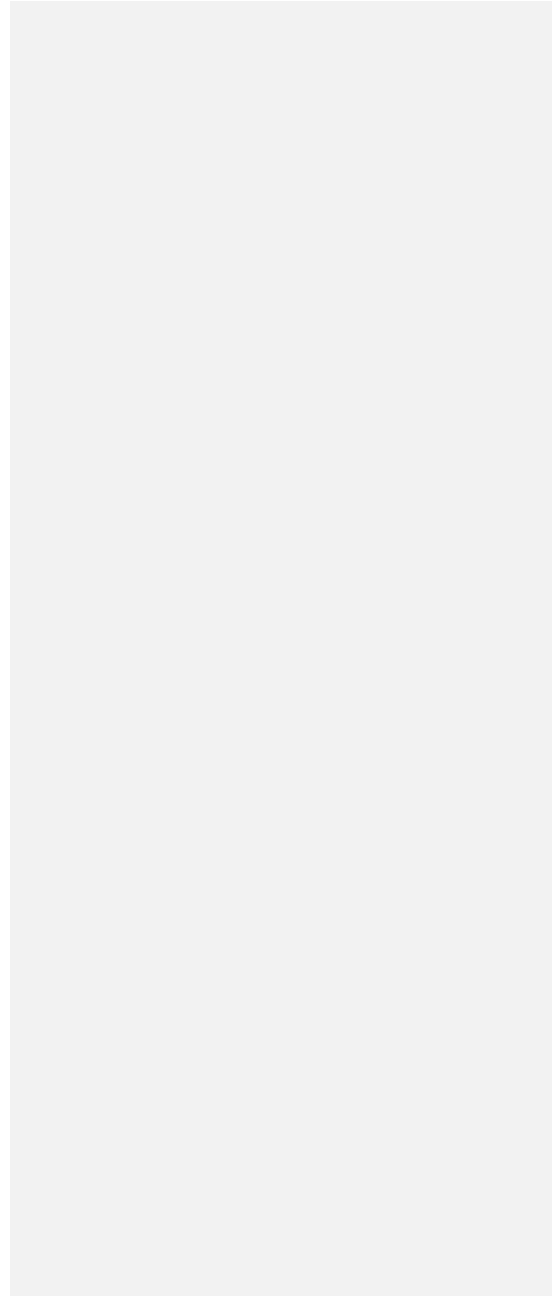
- a. 811211 - Electronic assembly operations
- b. 622, except 622210 – Hospitals
- c. 7139 - Private golf, swimming, and tennis clubs
- d. 61 – Schools
- e. 71399 - Adult Entertainment Establishments
- f. 6233 – Assisted Living Facilities, limited to the R-3 density
- g. 81291 - Animal Day Care Facilities under the following conditions:
 - 1. A Site Plan for Construction or a Site Plan for Change of Use must be reviewed by Community Development staff and approved by the Bristol Tennessee Regional Planning Commission.
 - 2. A ten-foot landscape buffer must be maintained around the perimeter of the site when adjacent to commercial uses and 25 feet when adjacent to residential zones or uses.
 - 3. Outdoor exercise/recreation shall not be visible from the street.
 - 4. The setback for all accessory structures associated with Animal Day Care Facilities shall be a minimum of ten feet in addition to the setback required by the zone of adjacent parcels. In no instance shall the setback be less than 25 feet.
 - 5. The granting of a special use permit for an Animal Day Care Facility shall not exempt the permit holder from compliance with all applicable provisions of Chapter 10 of the Code of Ordinances.
- h. 71 - Recreational Developments
- i. Indoor Storage Facility – No commercial business is to be operated from individual storage units.

3. Space Requirements (See chart at end of this Chapter)



4. Off-Street Parking, Loading and Unloading. Shall be provided in accordance with Chapter 2, Section 213 and 214 of this Ordinance.
(Ord. No. 92-17, 7-7-92; Ord. No. 93-44, § IV, 1-4-94; Ord. No. 97-95, 1-13-98)

Ord. 11-17- Updated-9/11
Ord. 22-3, Updated 5/22
Ord. 22-14 – Updated 11-22
Ord. 22-19, Updated 01-23



CHAPTER 5 INDUSTRIAL DISTRICTS

501 - M-1 DISTRICT - LIGHT INDUSTRIAL/BUSINESS ZONE

~~This district provides a place for specified industrial uses which do not emit excessive amounts of fumes, noise, heat, glare, odors, or dust. The M-1 district is also meant to accommodate areas characterized by a mixture of light industrial and mixed business uses.~~

It is the intent of this district to establish industrial areas that will develop in a manner compatible with commercial uses.

1. Permitted Uses:

- a. Any use permitted without a Special Use Permit in a B-3 zone, with the exception of:
 1. Funeral Homes
 2. (Repealed) (Ord. of 6-20-89, § 1)
 3. Residential uses - No new residential structures may be built in the M-1 district, and expansion of existing single and two-family structures must be approved by the Building Inspector, and expansion of multifamily structures must be by Special Use Permit.
- b. 54194 - Animal clinics or animal hospitals
- c. 811 - Auto body shops and paint shops, and Machine repair shops
- d. 336 - Auto parts manufacture
- e. 444 - Building materials yards
- f. 3371 - Cabinetmaking shops
3222 - Cardboard box manufacturing
- g. 3371 - Carpenter shops
- h. 4543 - Coal yards
- i. 23 - Contractor shops and yards
- j. Enclosed facilities for manufacturing, compounding, assembling, processing (not to include incinerating), packaging, and/or altering of the following materials: canvas, cellophane, cellulose, cloth, cork, electronic components, felt, fiber, fur, glass, horn, leather, linoleum, paper, plastics, precious and semiprecious metals, precious and semiprecious stones, rubber, shell, textiles, tobacco, wax, wire, wood products (excluding saw mills and furniture factories), and yarn.
- k. 424 - Flammable liquid storage above ground
- l. 3114 - Fruit or vegetable canning or packaging
- m. 3121 - Ice plants
- n. 8111 - Machine repair shops
- o. 3327 - Machine shops
- p. 3333 - Office machine manufacture
- q. 3254 - Pharmaceutical products manufacture
- r. 92 - Public buildings
- s. 221 - Public or private utilities
- t. 531130 - Self storage unit facilities

- u. N/A - Signs - See Chapter 2, Section 216
- v. 444 - Stone cutting or polishing
- w. 488490 – Truck Terminals
- x. 4931 - Warehouses
- y. 488410 – Wrecker service - The storage lot for wrecked vehicles is limited to 6,500 square feet and must be enclosed with fencing

- 2. Uses Allowed Under Special Use Permit
 - a. 622 - Hospitals
 - b. 7139 - Private golf, swimming and tennis clubs
 - c. 61 – Schools
 - d. 624 - Day care centers
 - e. 236116 - Expansion of existing multifamily dwellings
- 3. Space Requirements - See chart at end of this chapter
- 4. Off-Street Loading and Unloading - See Section 214
- 5. Off-Street Parking - See Section 213

Ord. 11-17 – Updated 9-11
 Ord. 22-14 – Updated 11-22

502 - M-2 DISTRICT - GENERAL INDUSTRIAL ZONE

~~This district is to provide a place for uses which create a moderate environmental impact and uses that should be separated from other land uses in the city.~~

This district is intended for industrial, manufacturing, and other uses that produce as byproducts moderate environmental impacts such as smoke, noise, odor, heat, vibrations, light, and waste generation.

- 1. Permitted Uses:
 - a. 31, 32, 33 - All manufacturing, repair and cleaning
 - b. 3111 - Animal by-products manufacturing
 - c. 54194 - Animal hospitals with outside kennels
 - d. 3324 - Boiler and tank works
 - e. 3121 - Bottling works
 - f. 327 - Brick, block, tile, pottery, or terra-cotta manufacture
 - g. 444 - Building materials yards
 - h. 327 - Central mixing plant for cement, mortar, plaster, or paving materials
 - i. 325 - Chemical manufacture or processing

- j. 3222, 3133 - Cloth or paper bag manufacture
- k. 4543 - Coal yards
- l. 23 - Contractors shops and yards
- m. 2123 - Crushed stone manufacturing facilities
- n. 3115 – 2123 - Dairy products and manufacture
- o. 325 - Dye manufacture
- p. 335 - Electrical appliance or fixture manufacture
- q. 424 - Flammable liquids storage as approved by the Fire Marshal
- r. 3315 - Foundries
- s. 337 - Furniture manufacture
- t. 333 - Machinery manufacture
- u. 33 - Metal, plastic or fiberglass structural fabrication plants
- v. 4471 - Motor fuel stations
- w. 4247 - Petroleum products distributorships
- x. 3254 - Pharmaceutical products manufacture
- y. 3219 - Planing mills
- z. 92 - Public buildings
- aa. 221 - Public or private utilities
- bb. 531130 – Self storage unit facilities
- cc. N/A - Signs - See Chapter 2, Section 216
- dd. 112, 3116 - Stockyards or slaughterhouses for animals or fowls
- ee. 3252 - Synthetic fiber manufacture
- ff. 4884 - Truck terminals
- gg. 4931 - Warehouses
- hh. 488410 - Wrecker service - The storage lot for wrecked vehicles is limited to 7,500 square feet and must be enclosed with fencing

2. Uses Allowed Under Special Use Permit:

- a. 622 - Hospitals
- b. 7139 - Private golf, swimming and tennis clubs
- c. 61 - Schools
- d. 624 - Day care centers
- e. 236116 - Expansion of multifamily residential structures (see #6 of this Section)
- f. 622210 - Methadone treatment facilities and substance abuse treatment facilities, provided that the facility: (1) has received an appropriate license and certificate of need from the State of Tennessee; (2) is located on and has access to an arterial street as designated on the city's Major Road Plan Map adopted by the Planning Commission; and (3) is not located within one thousand (1000) feet of a school (public or private) or day care center, as measured on a straight line from the nearest property line of the parcel on which the facility is situated to the nearest property line of the parcel on which the school or day care center is situated

3. Space Requirements - See chart at end of this chapter

4. Off-Street Loading and Unloading - See Section 214
5. Off-Street Parking - See Section 213
6. Residential Uses - No new residential structures may be built in this district, and expansion of existing single and two-family units must be approved by the Building Inspector. Expansion of multifamily structures may be by Special Use Permit only.

Ord. 11-17 – Updated 9-11
Ord. 12-7 – Updated 7-12
Ord. 22-14 – Updated 11-22

503 - M-3 DISTRICT - HEAVY INDUSTRIAL ZONE

~~This district is established to permit uses which may produce high social or environmental impacts or which have an impact that is regional in nature. These uses include activities that may create high environmental consequences such as, but not limited to: produce excessive noise or vibration; produce negative effects on air or water quality; produce waste disposal problems; or produce excessive industrial traffic. In addition, this district will provide for the regulation or uses which have traditionally been considered public in nature but which may be provide by non-public providers, such as sanitary landfills, regional recycling centers, correctional facilities, and impound facilities. In addition, special control measures may be required to assure compatibility with other surrounding uses to ensure that any negative impacts do not extend beyond this land use district. This district provides a place for a list of uses that are permitted by Special Use Permit only. Special control measures are required to assure compatibility with other surrounding uses and to ensure that impacts do not extend beyond this land use district.~~

1. Permitted Uses: All permitted uses shall be by Special Use Permit.
 - a. 4239 - Automobile and metal salvage
 - b. 22132 - Sanitary sewerage processing plants or sewerage waste disposal sites
 - c. 562212 - Sanitary or demolition landfills
 - d. 42393 - Recycling facilities
 - e. 424690, 325920 - Explosives manufacturing or distribution centers
 - f. 92214 - Correctional facilities
 - g. 32411 - Petroleum products production
 - h. 488490 - Impound storage facilities
 - i. 3116 - Meat and poultry processing plants
 - j. Such other uses determined to be potentially hazardous to the environment or of regional impact
2. All uses shall meet the following criteria:
 - a. Be located on a major arterial or collector street
 - b. Contain a minimum site of 50 acres

- c. Provide a site plan meeting the criteria of Chapter 10 and all landscaping and buffering requirements contained in Chapter 11 of this Ordinance.
- d. Provide all required State and Federal permits along with applicable supporting materials.

- 3. In addition, the Planning Commission shall have the authority to require the submission of additional materials such as, but not limited to:
 - a. Environmental impact statement
 - b. Traffic generation report and elevation
 - c. Traffic control plan
 - d. Waste management plan
 - e. Disaster or accident response plan

The Planning Commission shall have the authority to require greater setbacks, buffering, screening, and parking standards than set forth in this Ordinance in order to protect the public and to ensure use compatibility for the intended use.

Ord. 11-17- Updated 9/11



Planning Commissioners are required by TCA (Tennessee Code Annotated) to have four (4) hours of training within one year of their appointment, and each calendar year thereafter. Also, a minimum of one (1) of the required hours must be training on property rights. Planning staff will share the Training Hours chart with Commissioners throughout the year to facilitate ease in reaching the four (4) training hours. Listed below the chart are training opportunities to fulfill that requirement.

PC Training Hours May 2023										
Name	Preparing Critical Infrastructure for Climate Change	National Perspective on Walking and Pedestrian Safety							Total hours Received	Property Rights Training (1 hr Required)
Kelly Graham (Term ends 6/30/24)									0.0	
Mark Webb (Term ends 6/30/24)									0.0	
Joel Staton (Term ends 6/30/23)									0.0	
Tekai Shu (Term ends 6/30/23)									0.0	
David Akard (appointed July 2022)									0.0	
Mahlon Luttrell -	1.5	1.5							3.0	
Lea Powers -									0.0	
Andrew Snyder (Term ends 6/30/24)									0.0	
Vacant (Term ends 6/30/23)										
A minimum of 1 hour of property rights training is required.										

Training Opportunities

- Creating Policy for Local Electric Vehicle Infrastructure Planning, by Planning Webcast - <https://www.youtube.com/watch?v=2DoVyszunXY>
- TN Electric Vehicle Infrastructure Deployment Plan, TNGov – <https://www.tn.gov/tdot/long-range-planning-home/air-quality-planning/tevi.html> (scroll down to click on the video)
- Planning Commissioner training (6/13/22) - <https://www.youtube.com/watch?v=erJKYoBwuRg>
- TAPA (Tennessee chapter of the American Planning Association) training webinars - <https://tennessee.planning.org/knowledge-center/videos/> (There are several webinars available for viewing at this link. Current topics include PC 332: How it works and what it means, planning for healthy eating & active living, and design with equitable outcomes.)
- Smart Growth Webinar Archives - <https://smartgrowth.org/archive-page/> (Several are available.)
- Bristol, TN BZA Training (12/16/2020) - <https://youtu.be/N2pXocWYh6g>

Note: If you have any problems viewing the seminars, please let us know so we can find a resolution.

February '23 - April '23 Recorded Subdivision Plats and Approved Site Plans

April '23 Recorded Subdivisions	Minor/Major	City/UGB
Mountain View Addition Replat of Lots 10, 11 & 12	Minor	City

March '23 Recorded Subdivisions	Minor/Major	City/UGB
Rogers & Price Property	Minor	UGB
Osborne Property Replat of Lot 3	Minor	UGB
D & J Calhoun Property Replat	Minor	City
Reserve at Leonard Farms Replat of Lots 16, 17 & 18	Minor	City

February '23 Recorded Subdivisions	Minor/Major	City/UGB
Lake's Edge Subdivision	Minor	UGB
Jones Specialty Marketing, LLC	Minor	City
Fairmount Lan Co. Lots 9, 10 & 11	Minor	City
Barker Family & Thomson Property	Minor	City
Honaker & Christian Property Replat	Minor	UGB
Schmidt Property	Minor	City
Brighton Place Replat Lots 2 & 3	Minor	City

April '23 Approved Site Plans	Location	Purpose
Friendship Car Tower	62 Centre Pointe Dr	Car Lot

March '23 Approved Site Plans	Location	Purpose
Lakeview Street Apartment	1219 Golf St	Multifamily
BTES Charging Stations	392 Pinnacle Pkwy	Parking

February '23 Approved Site Plans	Location	Purpose
none		