

A WORK SESSION OF THE BOARD OF COMMISSIONERS OF THE CITY OF SODDY-DAISY, TENNESSEE AND THE SODDY-DAISY MUNICIPAL PLANNING COMMISSION WAS HELD ON THURSDAY, JULY 25, 2024 AT 9:00 A.M.

MEMBERS PRESENT:

MAYOR EVERETT
VICE-MAYOR COLEMAN
COMMISSIONER KEITH
COMMISSIONER PENNEY
COMMISSIONER SHIPLEY
CITY MANAGER JOHNSON
ASST. CITY RECORDER DOLBERRY

PLANNING COMMISSION MEMBERS PRESENT:

CHAIRMAN BIVENS
VICE-CHAIRMAN RODERY
COMMISSIONER COTHRAN
COMMISSIONER JENKINS
COMMISSIONER NUNLEY
COMMISSIONER PHIL SHIPLEY

STAFF AND OTHERS PRESENT:

SEE ATTACHED COPY OF SIGN IN SHEET

City Manager Johnson said the purpose of the workshop is to discuss two proposed Ordinances. He said this came about because we want to have nice development within the City. The first of which is to establish a Soddy Lake Scenic Corridor from Tsati Terrace north to Pine Tree Park (State Park). He said the purpose is to have development around or near Soddy Lake that does not distract from the scenic beauty of the Lake. He said that Sean Sims and Wade Wright have purchased several properties near the Lake and Hixson Pike. He said the proposed ordinance will exclude vape shops, smoke shops, alternative financial institutions, etc. He said the ordinance would create courtyards and green space where possible. Planner Kyra Jones said giving the District a name will help to create a vision. She said the market is moving in this direction to keep development pedestrian friendly. She said some of the suggested requirements

are proposed and not required as this gives the Planning Commission more area for discussion and does not place undue hardship on developers. It was agreed by all that additional parking around the ballfields is a real need. Discussion was held that some of the areas involved are owned by TVA and would require a contract with them. Commissioner Keith and Vice-Mayor Coleman said that Tom Lamb is over the eastern division of parks and recreation and may be of assistance with additional parking and development of sidewalks, etc. City Manager Johnson said when not feasible for the businesses to meet the new guidelines the existing businesses would be grandfathered in. He said staff is suggesting a 5 percent open space requirement for lots over one acre in size. He said this should give the City a guideline to give to developers. Commissioner Penney asked are we going to rezone it to enforce this. Planner Jones said this is similar to an overlay district all zones will still be in place. City Manager Johnson said the Ordinance will be amended to restrict these uses in that District. City Manager Johnson said storage buildings have already been addressed with previous amendments. Planner Jones said one of the design requirements will be sidewalks 6 feet wide just beyond the 4 foot street yard and match adjacent sidewalks. City Manager Johnson said long term the City would like to have sidewalks from Tsati Terrace north to the State Park, but this is in the future. Commissioner Jenkins asked who owns the corner lot at Dayton Pike and Hixson Pike, north to the bank and back to the Highway 27 overpass? City Manager Johnson said these are the parcels that have been purchased by Sean Sims and Wade Wright. Commissioner Nunley asked who owns the right-of-way to the boat dock and pier. City Manager Johnson said the City has the right-of-way and the pier is considered the City's. Planner Jones said it is in the City's best interest to have the developers make these improvements. Assistant Recorder Dolberry said that two addresses from Tsati Terrace north are excluded from the requirements as they cannot meet the

requirements due to lot narrowness and topography on the rear of the lots. The property owned by Nicholas Bowman was discussed as to their access and parking. City Manager Johnson said the purpose of the workshop was to explain what the City is trying to do so that they have a better understanding of the Ordinance when it comes before them. He said topography is one of the reasons given that allows for a variance. Planner Jones said the other item is to require lots over one-half acre to dedicate 5 percent of open space. Commissioner Nunley questioned the setback from the pier that is required for fireworks. Public Works Director Grant said it may be questionable because 3 inch shells require 250 feet and 5 inch shells require 550 feet. He said the pier is approximately 400 feet long. He said they have to create a radius. City Manager Johnson showed the Commissioners a conceptual drawing of the proposed development by Sean Sims and Wade Wright. He reiterated this is a conceptual drawing only. Discussion was held. City Manager Johnson suggested that the Commissioners review the draft Ordinance for the Scenic Corridor relative to turning the buildings toward a courtyard. He said this would cause the sides and rear of buildings to face Dayton Pike and businesses don't seem to keep these areas tidy. He asked "Do we want to make the requirements this stringent?" Assistant Recorder Dolberry asked the Commissioners to provide input as to what they want to see required and/or not required. Commissioner Penney said at a minimum we need to require a fence or landscaping to hide the unsightliness of the rear area of buildings. Mayor Everett suggested creating an "old town" district on Depot and Durham Streets. Planner Jones again noted the narrowness of the lots and the creek in the rear of a lot of the buildings. City Manager Johnson said the City could apply for a re-hab grant to assist with the repair of the fronts of the buildings.

City Manager Johnson said that the City Commission had requested that staff review the possibility of allowing shipping containers to be used for storage buildings. He said currently

these are prohibited. He said a draft copy of the proposed ordinance has been provided for their review. He said if you do not want to allow them, then there are numerous containers being used throughout the City that are in violation and at times this even includes Wal-Mart. Discussion was held and it was the consensus that the regulations for shipping containers used as storage be applied to A-1, R-1, R-2, R-2A, R-5, C-2, C-3, M-1 and M-2 zoning districts excluding the Soddy-Daisy Industrial Park. Visibility and screening were also discussed. The commissioners felt that the use of the shipping containers should be at the city's discretion within residential zones based on the aesthetic of the container and the location. The Commissioners also felt that temporary containers used in the C-2 and C-3 zoning districts not be required to meet the regulations, but a timeframe be established as to how long they can remain. An example of these would be containers used by Wal-Mart during certain times of the year such as Christmas and Spring Gardening. Mayor Everett questioned those in existence now and are they grandfathered in. City Manager Johnson said those existing are illegal and therefore, you can enforce the Ordinance on them as well, but would have to give them a timeframe to make the changes. City Manager Johnson said that once the changes suggested today are made to the Ordinances, the ordinances will be sent out in advance to allow time for review. It was noted that this Ordinance does not apply to moving pods or active construction sites.

ADJOURNED 10:08 A.M.

RECORDER JOHNSON