



Municipal-Regional Planning Commission
August 20, 2020
6:30 p.m.
Meeting Agenda
Atoka Town Hall 334 Atoka-Munford Avenue

- I. Call to Order & Establishment of a Quorum
- II. Approval of the Minutes
 1. Regular Commission meeting – June 18, 2020
- III. Reports
 1. Code Enforcement Monthly Activity Report – Rex Wallace, Director of Code Enforcement
- IV. Old Business
 - I. Consideration of an Amendment to the Atoka Zoning Ordinance – off-site sign regulations- Shelly Johnstone, AICP
 - II. Report on Design and Site Plan Review – Air Serv
- V. New Business –
 - I. Consideration of Wallace Estates Final Plat – Paul Frazier, PMFT
 - II. Consideration of a Rezoning request of 28.45 acres on Atoka-Idaville Road (recently annexed) from FAR to R-1 – Wayne Boulter, Munford Development Co.
 - III. Consideration of Shepherd's Ridge Preliminary Plat- Wayne Boulter, Munford Development Co.
- VI. Commission Education Session – Transitioning to a MS4 Community- Ben Ledsinger, P.E., John C. Chlarson, P.E., Daniel Lovett
- VII. Miscellaneous Items from the Planning Commission
- VIII. Citizen Concerns
- IX. Adjourn



Municipal-Regional Planning Commission

Meeting - Minutes

Atoka Town Hall
334 Atoka-Munford Avenue

Thursday June 18, 2020
6:30 p.m.

The **Atoka Municipal/Regional Planning Commission** met with the following members present:

Brett Giannini
John Harber

Michael Smith
Stephen Shopher

Keith Moore
Vicki Shipley

Absent:

Also attending:

Shelly Johnstone, Town Planner
Amanda Faurbo, Acting Clerk
*Attached Sign In sheet

Bill Scott, Atoka Fire Department
Daryl Walker, Mayor

Rex Wallace, Director

Planning Commission Meeting was called to order at 6:32 pm.

Previous Minutes May 27, 2020 –Commissioner Moore made a motion to approve the May 27, 2020 minutes as presented. Commissioner Harber seconded. All approved. Motion carried.

REPORTS

Code Enforcement Monthly Activity Report – Rex Wallace, Director reviewed as presented.

OLD BUSINESS

Review of Atoka Off-Site Sign Regulation question: Shelly Johnstone, Planner, in response to a question at a previous meeting, by John Harber, advised that the Town does not have regulations for off-site signs. The Commission asked Ms. Johnstone to bring an amendment that would address off-site signs in the Neighborhood Commercial and Residential Zones.

Air Serv Site Plan and Design Review: Shelly Johnstone, Planner, advised the Commission of the meeting that was held @ 4:00pm June 18, 2020 with the developers of the Air Serv building and site. A generic site plan was approved by the Planning Commission at the November 15, 2019 meeting, with the understanding design review would be brought back to the Commission at a later date. It was not brought back for design review and a building permit was issued. To remedy the situation, Ms. Johnstone conducted a staff design review with the site and building owner Lee Downing and Stephen Shopher, PC Chair and presented her report from that meeting. The Commission directed Ms. Johnstone to continue with Site and Design Review for the Air Serv project and to prepare a staff report for the next meeting. A Certificate of Occupancy should not be issued before the Planning Commission hears this report.

NEW BUSINESS

- I. Oak Creek Phase IV Final Plat. Shelly Johnstone, Planner, presented the facts on the development. The Preliminary Plat was approved at the March 15, 2018 Planning Commission meeting. The final layer of asphalt has been applied, and a maintenance bond is required.

Commissioner Moore made a motion to approve the final plat of Oak Creek IV with the requirement of streetlights, sidewalks and that the trees are provided per the Subdivision regulations and the bond is in place. Commissioner Harber seconded. Commissioner Shopher called for a roll call vote. Commissioner Harber, Yes. Commissioner Shipley, Yes. Commissioner Giannini, Yes. Commissioner Moore, Yes. Commissioner Smith, Yes. Commissioner Shopher, Yes. All Approved. Motion Carried.

- II. Sterling Ridge Phase VII Final Plat. Shelly Johnstone, Planner, presented the facts on the development. The Preliminary Plat was approved at the June 21, 2018 Planning Commission meeting. Construction Plans were approved by the Town Engineer February 2019, which included a detention pond on Lot 7. The detention pond was not constructed on Lot 7 and the developers were asked to put detention in an approved location (by the Town Engineer). The developers chose to place detention for Sterling Ridge 7 in what may become Sterling Meadows (no Preliminary Plat approved at this time). The detention area will be maintained by the developer until such time as a Homeowners Association (HOA) is established to provide maintenance and upkeep for the detention area. Tony Terhune, Apex, said he does not know if Sterling 7 would be in the HOA or not, because there are customers that do not want to be in the HOA. They have turned it over to their attorney and they have not heard back yet. The cluster mailbox locations were identified. Ben Ledsinger, Town Engineer advised on the temporary and permanent storm water detention basins. Commissioner Moore advised he would like the errors corrected as follows: Sheet numbers to reflect 1 of 2 and 2 of 2. The top reflected future Sterling Ridge and needs to be Sterling Meadows. **Commissioner Moore made a Motion to approve the Final Plat for Sterling Ridge VII with the following stipulations: The Maintenance Bond is posted, the errors are corrected and that it is clarified in Note 18 that the developer will be responsible for maintaining the temporary pond until the new pond is installed and the HOA takes over the maintenance. Commissioner Harber seconded.** Commissioner Shopher called for a roll call vote. Commissioner Giannini, Yes. Commissioner Harber, Yes. Commissioner Smith. Commissioner Moore. Commissioner Shipley. Commissioner Shopher, abstained. Majority Approved. Motion carried.

OTHER BUSINESS - None

MISCELLANEOUS ITEMS FOR THE PLANNING COMMISSION – Commissioner Shopher wanted an update on Shea Cove. Ben Ledsinger, Town Engineer, advised the commission of the facts of the situation. Ben is planning on shooting the elevations for the whole cove. The developer, Mr. Green, has been very willing to do whatever it takes to have the neighbors happy.

Shelly Johnstone, Planner, asked for a Work Session on the potential PUD ordinance.

Commissioner Giannini requested for Ben to give an update on Pioneer Park. Ben advised he met out at the site with Dr. Ash, Geotech Engineering, the week before. He advised that it is a water management issue. They are beginning to work a plan to pull all the fill out, identify the springs that are coming out of the bank, capture those with French drains and then put in a swale above the walking trail so the overflow does not go all the way down the long hill. SSR received the go ahead to proceed with developing the plan so he will schedule the shooting for Shea Cove and work on Pioneer Park on the same day.

Commissioner Moore questioned the final layer of asphalt in the subdivisions that are almost at completion and are not paved. Director Wallace advised the ones in question are the Town's responsibility to pave. Also, the

surface behind Burger King has still not been completed yet and he wanted understanding. Commissioner Shopher advised the state has given funding to the Town to pave streets.

Commissioner Harber requested a status on the start date for Greenway Phase II. The exact status was not known at the time only that the stakes were out.

CITIZEN CONCERN –

ADJOURNMENT

Commissioner Harber made a motion to adjourn. Commissioner Moore seconded. All approved.

Meeting adjourned at 7:43pm.

Stephen Shopher, Chair

Vicki Shipley, Secretary

2020

Fence Permits issued: 3

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MEMORANDUM

TO: The Atoka Municipal-Regional Planning Commission

RE: Staff Recommendations for the August, 20, 2020 meeting of the Municipal-Regional Planning Commission.

FROM: Shelly Johnstone, AICP

DATE: August 13, 2020

SUBJECT: Amending the Atoka Zoning Ordinance to describe and regulate off-premises signs

Regulating Language

TITLE 14-201 ARTICLE 17 - AMENDMENT

1. **17.1 Zoning Amendment Petition** - The Board of Mayor and Alderman, of Atoka, Tennessee, may amend the regulations, restrictions, boundaries, or any provision of this ordinance. Any member of the Board of Mayor and Aldermen may introduce such amendment, or any official, board or any other person may present a petition to the Board of Mayor and Aldermen requesting an amendment or amendments to this ordinance.
2. **17.2 Planning Commission Review** - No amendment shall become effective until it is first submitted to and approved or disapproved by the Atoka Municipal / Regional Planning Commission. If the proposed amendment is disapproved by the planning commission, it shall require the favorable vote of a majority of the entire membership of the Board of Mayor and Aldermen to make such amendment effective. If the Atoka Municipal / Regional Planning Commission does not approve or disapprove an amendment which has been submitted for their review within thirty (30) days after such submission, the failure to act on such amendment shall be deemed approval.
3. **17.3 Public Hearing on Proposed Amendment** - Upon the introduction of any amendment to this ordinance or upon the receipt of a petition to amend this ordinance, the Board of Mayor and Aldermen shall publish a notice of such request for an amendment, together with the time set for hearing by the Board of Mayor and Aldermen on the requested change. Said notice shall be published in some newspaper of general circulation in the Town of Atoka, Tennessee. Such hearing by the Board of Mayor and Aldermen shall take place not sooner than fifteen (15) days after the date of publication of notice of such hearing shall be collected by the Town of Atoka from any party or parties entering a petition for amendment.

Issue

It was brought to the Planning Commission's attention that there is off-site or outdoor advertising signage in the Neighborhood Commercial and Residential zones that is not desirable.

A report was made to the Planning Commission at its June meeting. That report follows:

Off-Premises Sign Regulation Report

Outdoor Advertising signs on interstates and state and federal highways are regulated by Tennessee's Outdoor Advertising Regulations. These regulations were challenged in court in 2017 and this challenge resulted in a moratorium on sign permits from the State of Tennessee. On June 11, 2020 the Tennessee legislature adopted new code language while an appeal is pending.

In addition to the Tennessee law regarding outdoor advertising, I would recommend a change in the Atoka ordinance to differentiate between commercial off-premise and on-premise signs, and establish the manner, time and place off-premise signs may be allowed and where they are prohibited. There has been, and continues to be, confusion about whether regulation of off-premises or outdoor advertising signs infringes upon the constitutional right to free speech. The *Reed* case essentially said that if you have to read the content to determine if the sign is allowed, then you are violating the first amendment, but concurring opinions also say that the scrutiny for commercial speech is less than for noncommercial speech, including a reference to on-premises versus off-premises sign regulations. An interpretation of the *Reed v. Gilbert* supreme court case, below, helps sort that out.

Localities have always been concerned about an outright prohibition of billboards, but when the Supreme Court declined to hear a case from San Francisco in 2018 that concern has been reduced.

In Reed v. Town of Gilbert the court was concerned about the regulation of "noncommercial" "religious" speech (church sign), while San Francisco's ban (in the case the SC did not hear) applied to "commercial" speech such as business advertisements. Both lower courts felt compelled to apply a precedent called Central Hudson Gas & Electric Corp. v. Public Service Commission, which held that commercial speech is entitled to a lesser standard of judicial scrutiny.

Recommendations

1. Include a definition of outdoor advertising or off-premises signs in the Zoning Ordinance.

Definition:

1.1.12 Outdoor Advertising. A sign, which advertises goods, products or services which are not sold, manufactured or distributed on or from the premises or facilities on which the sign is located.

Comments: This definition is content based under the literal interpretation of Reed v. Town of Gilbert as it requires one to determine from reading or looking at the sign if a product is being advertised that is not sold, manufactured or distributed on or from the premises. However, based on the concurring opinion of Justice Alito and the opinions of Justice Kagan and Justice Breyer, to say that a majority of the Court would reach the conclusion that defining “outdoor advertising” or “off premise” amounts to a content-based restriction seems a stretch.

Continued Validity of the On-premises/ Off-premises Distinction (after Reed v. Gilbert)

Reed also creates some uncertainty about whether a sign code provision distinguishing between on-site and off-site signs should be considered a content-based regulation. The provision challenged in Reed applied only to temporary non-commercial signs. Justice Thomas's majority opinion did not discuss regulation of on-site versus off-site signs, but that issue was addressed, albeit peremptorily, in Justice Alito's concurrence. The extent to which the two opinions conflict regarding whether a sign code provision that distinguishes between on-site and off-site signs is unclear.

Historically, judges, lawyers and sign owners have disagreed on whether the distinction between on- and off-site signs discriminates on the basis of content, or if it is simply a content neutral regulation of a sign's location. On one hand, the distinction turns on the location of a sign—a clearly content neutral method of sign regulation, even after Reed. On the other hand, this distinction clearly relies upon the message displayed, for example, by defining an on-site sign as one that displays a message concerning products or services offered for sale, rental, or use on the premises where the sign is located.

With respect to regulations of commercial speech, the Supreme Court conclusively determined in Metromedia that the distinction between on- and off-site signs was permissible, subject to certain limitations. The on-site/off-site distinction is more complicated, however, relative to noncommercial speech. Since noncommercial signage, such as a political advertisement or religious proclamation, rarely has a locational component, it is almost always off-premises in a literal sense. For example, a restaurant owner who displays a sign reading “Barack Obama for President” is not advertising or otherwise calling attention to any activity on the premises where the sign is located.

Thus, a sign code prohibiting all off-site signage would ban a fair amount of noncommercial speech. The Supreme Court recognized this problem in Metromedia, and established a rule that the government cannot favor commercial over noncommercial speech through, for example, complete bans on off-premises signage without provision for off-premises noncommercial copy. Under the holding in Metro- media, it follows that the on-premises/off-premises distinction is only available for commercial signs, and should be avoided for noncommercial signage.

Under a literal reading of Justice Thomas's majority opinion in Reed, the on-premises/off-premises distinction is probably content based "on its face" because it is the content of the message displayed that determines whether a sign should be classified as on-site or off-site. But Justice Alito's concurring opinion included "[r]ules distinguishing between on-premises and off-premises signs" among a list of "some rules that would not be content-based." It follows that Justice Alito likely views the on-premises/off-premises distinction as simply regulating signs' location. All of the foregoing suggests that a challenge to sign code exemptions for non-commercial, off-site signs from bans on off-site signs should still be judged by applying the lower level of scrutiny under the Central Hudson four-part test for regulations of commercial speech, similar to Metromedia. If we assume without argument that Reed addresses only noncommercial sign regulations and has no bearing on regulations of commercial signs—a big assumption that is discussed further below—the on-premises/off-premises distinction remains unaffected by Reed.

These suggestions are strongly reinforced by the doctrine that prior Supreme Court decisions should not be overruled by implication. As the Court reaffirmed in Agostini v. Felton: "[I]f a precedent of this Court has direct application in a case, yet appears to rest on reasons rejected in some other line of decisions, the [lower courts] should follow the case which directly controls, leaving to [the Supreme] Court the prerogative of overruling its own decisions." Thus, despite the fact that Justice Thomas's "on its face" rule for determining whether a code is content based conflicts with the Metromedia court's ruling that the on-site/off-site distinction should be treated as content neutral (and, as discussed below, may conflict with the commercial/noncommercial distinction), because Reed did not expressly overrule Metromedia, the latter remains good precedent on that point.

Of course, the above discussion leaves open the question of whether the Court would overturn Metromedia if the opportunity arose. If that question were presented to the Court as presently constituted, i.e., the same justices who decided Reed, the answer appears to be "no" by at least a 6-3 vote. Justice Alito's three-justice concurrence found that the on-site/off-site distinction is not content-based. We then can add Justices Breyer, Ginsburg, and Kagan, who concurred in the judgment in Reed but rejected the majority's "on its face" rule, as three more anticipated votes for upholding Metromedia.

As of this writing, four lower federal courts have decided post-Reed cases involving challenges to prohibitions or restrictions applicable to off-premises billboard advertising. Three of these courts, acknowledging Reed's applicability only to noncommercial speech, upheld the challenged restrictions, specifically citing the rules for commercial off-site signage established in Metromedia. One of these cases specifically observed what we have observed above: "at least six Justices continue to believe that regulations that distinguish between on-site and off-site signs are not content-based, and therefore do not trigger strict scrutiny." A fourth case, addressing a challenge to the Tennessee highway advertising act, calls several of that law's distinctions into question, including the on-site/off-site distinction, seemingly ignoring Justice Alito's concurrence as it relates to the on-premises/off-premises distinction. Given the divisions in the lower courts regarding the continuing validity of the on-premises/off-premises distinction, we can only assume that Reed has created an open question on this issue that may take years to resolve.

2. Add language as the place, manner and time that an off-premises or outdoor commercial advertising sign may be allowed.
3. Become familiar with the new Tennessee law regarding outdoor advertising around interstates, and federal and state highways (brand new).
4. Ensure that the sign ordinance includes a purpose statement setting forth the interests underlying the code provisions, such as aesthetics and traffic safety considerations. Apply an empirical approach to justify sign regulations.
5. Ensure that permitting and enforcement protocols are fair and that staff is trained, to limit potential problems.
6. Include a substitution clause expressly allowing noncommercial content to replace the message on any permitted or exempt sign. (end of report)

Recommendation. Amend the Atoka Zoning Ordinance to:

1. Add to “Definitions” Section of the Atoka Zoning Ordinance:

Outdoor Advertising or Off-premise sign. A sign, which advertises goods, products or services which are not sold, manufactured or distributed on or from the premises or facilities on which the sign is located.

On-premise sign. A free-standing sign that advertises products or services that are sold, produced, manufactured or furnished on the property where the sign is located.

Substitution Clause. A clause in the ordinance that expressly allows noncommercial content to replace the message on any permitted or exempt sign.

2. Amend Table A to include regulations by district of off-premise or outdoor advertising signs:

Table A
Signs by Type and Zoning District

District:	R-1	R-2	R-3	N-C	G-C	M	US 51	INST.
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FREESTANDING

On-premise	P	P	P	P	P	P	P	OK
Off-premise	NO	NO	NO	NO	P	P	P	NO
Incidental	OK	OK	OK	OK	OK	OK	OK	OK

BUILDING

Wall	NO	NO	NO	P	P	P	P	OK
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Banner	NO	NO	NO	P	P	P	P	OK
Building Marker	OK	OK	OK	OK	OK	OK	OK	OK
Canopy Sign	NO	NO	NO	OK	OK	OK	OK	OK
Incidental	NO	NO	NO	OK	OK	OK	OK	OK
Marquee	NO	NO	NO	P	P	P	P	OK
Projecting	NO	NO	NO	P	P	P	P	OK
Residential	P	P	NO	NO	NO	NO	NO	OK
Roof, Integral	NO	NO	NO	P	P	P	P	OK
Suspended	NO	NO	NO	P	P	NO	NO	OK
Temporary	C	C	C	C	C	C	C	OK
Portable	NO	NO	NO	NO	NO	NO	NO	NO

MISCELLANEOUS

Flag	OK	OK	OK	OK	OK	OK	OK	OK
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Legend and Notes: **OK** Allowed without sign permit. **P** Allowed only with a sign permit from the Enforcement Officer. **NO** Not allowed **C** See Item 5 below. **1.** The “INST.” Category represents institutional uses permitted under the zoning ordinance in residential zoning districts, such as churches and schools. All signs are permitted for institutional uses provided that the sign does not convey a commercial message. **2.** Certain freestanding residential signs are permitted with a sign permit as required by State law. **3.** No commercial message is allowed on incidental signs that are legible from any location off the lot. **4.** Marquees, projecting signs or suspended signs may not extend into or above public right-of-way. **5.** Temporary signs are permitted without a permit in all districts, under the conditions listed in Section J. **6.** Freestanding signs that are also changeable message signs must not contain any flashing component. The message display time of a Changeable Message Sign must remain static for a minimum of four (4) seconds with a maximum change time of two (2) seconds. The brightness of a changeable message sign shall be governed by the standards of TCA 54-21-122.

For Neighborhood Commercial District and Residential Districts, outdoor advertising or off-premise signs would be listed in the table as “NO” – not permitted. These signs would also not be allowed for Institutions where INST (Institutional) uses are permitted in Residential Districts.

For General Commercial and Highway 51 Overlay Districts, outdoor advertising or off-premise signs would be listed in the table as “P” – requiring a permit (with a note that they are also subject to Tennessee State Law- interstates, federal and state highways).

3. Add a Substitution Clause in the sign regulations, as follows:

General provisions section: A non-commercial message may be substituted for a commercial message on any sign permitted by the code.

This done because determining whether a sign is off or on premise requires that the Town read the content of the sign. Although commercial speech is not as protected as other speech, this helps ensure the Town is not violating First Amendment free speech rights of citizens; that the rules remain content neutral.

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MEMORANDUM

TO: The Atoka Municipal-Regional Planning Commission

RE: Staff Recommendations for the August, 20, 2020 meeting of the Municipal-Regional Planning Commission.

FROM: Shelly Johnstone, AICP

DATE: August 17, 2020

SUBJECT: Report on the status of Design Review of Air Serv/McLaughlin Commercial Site

I. Regulating Language

3.15.2 Design Standards for Multi-Family, General Commercial, Neighborhood Commercial and Industrial Districts xviii, xix

3.15.2.1 Purpose of standards - Such standards is needed to encourage and protect the investment of individual property owners when their property is redeveloped and improved. Accordingly, any new building or redevelopment of an existing property in the district shall be designed and constructed to be architecturally compatible in materials, scale and massing. Such standards are not intended to create a monolithic architectural appearance in these districts, but to encourage creative and attractive building elements and finishes.

3.15.2.2 Pattern book/Guidelines - In order to create a better understanding of design and site planning expectations for these districts, the Mayor and Board of Alderman may additionally adopt by resolution a set of design standards or pattern book that provides guidelines for new construction including architectural style, height, landscaping and open space as well as common elements for the district such as street lighting, sidewalks, street furniture, etc. Such guidelines shall be subject to review and recommendations by the planning commission prior to adoption. In addition, the City Administrator or his designee shall review the proposal with the affected property owners at a public meeting and the legislative body shall conduct a public hearing to receive formal comment prior to adoption of such guidelines.

3.15.2.3 Applicable standards - Within the above parameters, the following design standards shall apply in the development and redevelopment of property in the R-3, GC, NC and M districts:

Height - All buildings that are attached or adjacent within a block should be similar in height to the greatest extent feasible. The planning commission may require the upper stories of a building that will be taller than the average building height on a block to be recessed further back from the front build-to line. The above height limitations and restrictions do not prohibit the use of an architectural feature such as a tower, cupola, etc., located above the roof line,

provided the feature is in character with the architecture of the building and area; the total height of the building and feature does not exceed thirty-five (35) feet (plus mechanical/elevator penthouse); and the feature is not designed or used for placement of elevated wall signs.

Scale/massing - Individual buildings should use human-scaled / pedestrian oriented architectural features. Individual buildings should clearly articulate the first story and primary entrances, with display windows encouraged for retail stores. The ground floor should be clearly delineated from the upper stories and the upper floors from the top of the front façade roof line. Large blank walls in pedestrian areas greater than 35 feet in length and large monolithic box-like structures should be avoided. Larger buildings should be designed to divide the mass of the facility to create a visual impression of a series of smaller buildings or sections. Windows, doors, shutters, columns, masonry detailing, and variations in the front roof line, building wall recesses and variations in colors and materials should be used to break up the mass of a single building.

Exterior materials and details - High quality materials which are durable and attractive should be used on all buildings.

All publicly visible sides of the building should have a minimum of 75 percent of the exterior façades (excluding windows, trim and doors) covered in brick, cast stone, cultured stone, or an alternative masonry material acceptable to the planning commission. Split faced block may be used in the true service areas in combination with the above materials if it is integrally colored, not stained or painted. Concrete panels, prefabricated metal panels, fluted concrete cinder block, cementitious sheathing materials and similar imitation masonry materials, and stucco finishes should be avoided as the main exterior material.

In R-3 Districts, all multi-family buildings shall have a minimum of 50% of the exterior façades (excluding windows, trim and doors) covered in brick, cast stone, cultured stone, or an alternative masonry material acceptable to the planning commission.

In GC, NC and M Districts, all publicly visible sides of the building shall have a minimum of 75% of the exterior façades (excluding windows, trim and doors) covered in brick, cast stone, cultured stone, or an alternative masonry material acceptable to the planning commission.

Window/door openings - Each floor facing a public street or park should have windows covering at least 15 percent of the wall area. Buildings should have clearly defined and highly visible customer entrances, which should be recessed or framed by a sheltering element such as an overhang, arcade, portico or other roof form. Individual framed windows should be provided instead of continuous horizontal "ribbon or band" type windows. Reflective glass, glass curtain walls and other continuous, floor-to-ceiling windows should also be avoided on all floors. Windows shall have a minimum sill height of 18 inches off of finished floor. The patterns of window openings and details of bays should be used to create a sense of scale and add visual interest to building facades. Wall openings should not span vertically more than one story.

Awnings - The design of awnings, including the selection of material and color, should complement the architectural style and character of the building. Large buildings with multiple storefronts should have compatible, though not necessarily identical, awnings. Signage may be allowed on awnings so long as it meets design and signage standards of Article 3 of this ordinance and is approved by the planning commission. Signage on awnings shall count toward the total number of signs as well as the maximum sign area allowed under Article 3 of this ordinance. Striping may be allowed on awnings, provided there are no more than two colors, which should be in keeping with the overall character of the district. Awnings may not be back lit. Awnings should be made of fabric and may project up to three feet into the public right-of-way with the bottom of the canopy at least nine feet above the sidewalk.

Roofs - To harmonize with residential structures, it is recommended that whenever possible, R-3, G-C, N-C and M Districts structures should have roofs that are visible from the street. Service station canopies (both attached and detached) should also have pitched roofs. Roofs should project enough beyond the façade to cast a shadow. Roofs should be dark earth tone in color. Mechanical equipment should be concealed within the volume of the roof or enclosed within penthouse structures. In extreme cases where this is not possible, the projecting mechanical elements should be located so that they are not visible from public streets.

Lighting – Height and Light Levels

Pole and building mounted light fixtures shall meet the following height restrictions for maximum mounting height:

Within 50 feet of a residential property or residential district – 14 feet

50 –170 feet from residential property – 20 feet
170 feet or more from residential property – 25 feet.

Light fixtures shall in no case be higher than 25 feet or shall not be higher than the majority of the building structure.

Perimeter Lighting Requirements:

Lighting levels shall be based on maintained lamp lumens. Maintenance values shall be identified on the lighting calculations submitted for approval.

For lighting levels adjacent to commercial property, the lighting shall not exceed one (1) foot-candle of illumination at the property line, and shall not exceed one-half (1/2) foot-candles 10 feet beyond the property line.

For lighting levels adjacent to residential property, the lighting shall not exceed one-quarter (0.25) foot-candle of illumination at the property line and shall not exceed one-tenth (0.1) foot-candle 10 feet beyond the property line.

Lighting Plan Requirements

A Site Lighting Plan that is prepared by a licensed lighting design professional shall be submitted for all buildings 5,000 square feet or larger. The site lighting plan shall include at least the following:

A site plan drawn to scale showing building(s), landscaping, parking areas, property line and proposed exterior lighting fixtures.

Mounting heights for all proposed lighting fixtures shall be indicated.

Specifications of the illuminating devices, lamps, supports and other devices, including designation as IESNA (Illuminating Engineering Society of North America) "cut-off" fixtures. This description may include but is not limited to manufacturer's cut- sheets.

Site lighting plan shall include point by point lighting calculations of the entire site extending a minimum of 10 feet beyond the property line. Calculation point spacing shall not exceed a grid of more than 25 feet by 25 feet. Points falling within buildings shall be removed from calculations. Site shall be divided into multiple calculation zones. One zone shall be provided for the general parking area and driveways. A separate zone shall be provided for open space and perimeter area levels. Additional zones shall be provided for canopies, sidewalks, drive up windows and other areas where higher than standard DRC lighting levels are desired. Each lighting zone shall include minimum, maximum and average foot-candle lighting levels. Any existing and proposed lighting of adjacent properties as well as lighting of public rights-of-way (street lighting) in calculations.

Lighting source shall have a color temperature between 3,000K and 4,000K with a color rendering index of at least 65. Maximum lamp wattage shall not exceed the following wattage restrictions:

Light fixtures mounted up to 14 feet in height: 175 watts

Light fixtures mounted above 14 feet and up to 20 feet: 250 watts

Light fixtures mounted above 20 feet and up to 25 feet: 400 watts

Maximum total wattage of light fixtures per pole: 1000 watts Other Lighting Provisions

Lighting for all recreational facilities shall be reviewed on a case- by-case basis. New sports lighting systems shall be furnished with glare control. Lighting fixtures shall be mounted and aimed so that the illumination falls within the primary playing field and immediate surroundings so that no direct light illumination is directed off site.

The maximum average luminance for a canopy or apron at a gas station, convenience store, bank, fast food restaurant or similar establishment shall not exceed 20 foot-candles, provided that the canopy or pump islands meet the setback requirements of the Zoning Ordinance. All lighting at canopies shall utilize fully shielded lighting fixtures with bottom of lens flush with canopy.

Prohibitions

Recreational Facilities: No outdoor recreational facility, public or private, shall be illuminated by nonconforming means after 11:00 PM except to conclude any recreational or sporting event or other activity conducted at the facility in progress prior to 11:00 PM.

Mercury Vapor: The installation of mercury vapor fixtures is prohibited.

Exemptions

The DRC may grant an exemption to the requirements of these standards only upon a written finding that there are conditions warranting the exemption.

Nonconforming Fixtures. Outdoor lighting fixtures installed prior to the effective date of this Standard are exempt from the provisions of these standards, provided, however, that no change in use in lighting, replacement, and structural alteration of outdoor lighting fixtures shall be made unless it thereafter conforms to the provisions of this Standard.

Landscaping - The landscape of the City mirrors the predominant landscape of the surrounding region, with informal groupings of plants amidst green lawns. Landscape design should complement this image.

Materials

Wherever possible, healthy existing trees should be retained, as they are an amenity requiring many years to replace. Grading and construction should avoid disturbance of such trees.

To provide a consistent effect in residential areas, the preferred street trees are 2 inch - 2 1/2 inch caliper oak, planted on average 50 foot on center.

To provide a more immediate effect in commercial areas and offset the larger scale structures, the preferred street trees are 3 inch - 3 1/2 inch caliper oak, planted no further apart than 50 feet on center.

Evergreen species are desirable for screening views, such as views into parking or service areas. As an extension of the surrounding natural landscape, plant species should be native or well adapted to the region.

Recommended shade tree species include: Willow Oak, Pin Oak, Scarlet Oak, Bald Cypress, Tulip Tree, Honey Locust and Red Maple.

Recommended shrub species at 24 inches-36 inches height include: Wax Leaf Ligustrum, Pfitzer Juniper, Mugho Pine, Dwarf Japanese Holly, Dwarf Chinese Holly, Variegated Privet, Manhattan Euonymous and Florida Jasmine.

Recommended screening plants include: Magnolia - Brackens Brown and Little Gem, Savannah Holly and Foster Holly.

Recommended screening shrub species include: Wax Leaf Ligustrum, Pfitzer Juniper, Mugho Pine, Dwarf Japanese Holly, Dwarf Chinese Holly, Variegated Privet, Manhattan Euonymous and Florida Jasmine.

On site areas adjacent to streets, lawn areas must be established or be sodded prior to occupancy of the project.

Maintenance and Irrigation

All planting must be maintained by the respective property owners.

Planting plans approved by the Commission must be maintained as originally designed. Any diseased, dying or dead plants should be treated or removed by the property owner. Appropriate, durable plants should be installed.

Irrigation systems must be provided to ensure robust planting areas (including within parking islands and medians, if applicable).

To prevent accidents, irrigation systems must be installed below ground, with spray heads flush with the ground surface.

Irrigation systems must have a reduced pressure backflow prevention (R.P.B.P.) device approved by the water operator in charge.

3.15.2.4 Appeals

All appeals shall be made to the Board of Mayor and Aldermen.

3.15.3 Review Procedure - In instances of review of a site plan by the Atoka Municipal/Regional Planning Commission, the Atoka Municipal Board of Zoning Appeals or the Atoka Building Inspector, the following procedures shall apply.

3.15.3.1 Building Inspector Review

In instances of review by the Atoka Building Inspector, the site plan shall be reviewed in light of the provisions of this ordinance and approved or disapproved. The plans shall then be returned to the owner or agent with the date of such approval or disapproval noted thereon. In instances of disapproval, the applicant shall be notified in writing as to the reason(s) the site plan was disapproved.

3.15.3.2 Design Review Commission

The owner or developer shall submit eight (8) copies of the proposed site plan to the Building Inspector fifteen (15) days prior to the regular meeting date of the Planning Commission. The site plan shall be reviewed in light of the provisions of this ordinance and approved or disapproved. The plans shall then be returned to the owner or agent with the date of such approval or disapproval noted thereon. When approval has been granted, the site plan shall be signed and dated by the Secretary of the Planning Commission. In instances of disapproval, the applicant shall be notified in writing as to the reasons(s) the site plan was disapproved.

Prior to the regular Planning Commission meeting, copies of the proposed site plan shall be distributed to the staff planner, staff engineer and other affected departments for review of areas under their concern. Once the town staff has reviewed the proposed development and has submitted a written review, a copy of these reviews shall be distributed to members of the Planning Commission and to the applicant prior to the scheduled meeting. To assist in resolving any potential problems, the owner, developer, or agent shall be required to attend the meeting at which the item is to be heard.

II. History

From November 15, 2018 Planning Commission minutes

Mclaughlin Commercial Site Plan

Will Radford, Town Planner presented: Property identified as Parcel 101.00 on Tipton County Tax Map 111. The area is zoned GC, there are no side setbacks or rear setbacks required. There is a 35 ft front setback with sidewalks. This plan includes a 6000 sq. ft building, and 16 parking spaces in front of the building. Uses as presented for building are personal or professional services. Before a Certificate of Occupancy is issued, the use of the business needs to be verified to assure proper amount of parking for the use, if it changes from professional and personal services. Design review will be presented at a later time.

Commissioner Feldmayer made motion Mclaughlin Commercial lot 4 be approved with the following conditions: A deceleration lane on highway 206 shall be approved by the Tennessee Department of Transportation (TDOT) prior to final approval. Parking meets the requirements that the town has. The town engineer approves the site plan, and the fire department verifies the fire hydrant placement prior to final approval. Commissioner Akins seconded. All Approved. Motion carried.

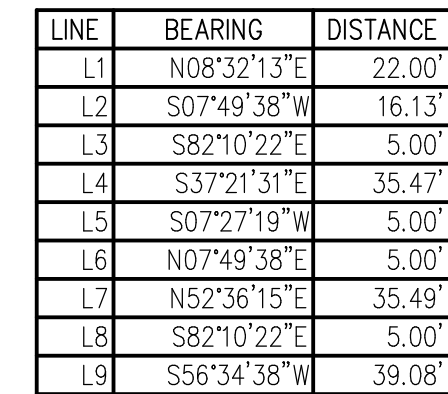
II. Report

At the last Planning Commission meeting, gave a report on a meeting I had held that day with the Air Serv owner. Since that time, he has paved and curbed the parking lot and installed a permitted sign. It appears that the timbers to be installed on the front of the building have arrived on site. I will continue to review the construction of the building and the site as it progresses.









LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	90°22'19"	30.00'	47.32'	30.20'	42.56'	N37°21'31"W
C2	90°22'19"	30.00'	47.32'	30.20'	42.56'	S52°38'29"W
C3	90°00'00"	25.00'	39.27'	25.00'	35.36'	N52°49'38"E
C4	90°00'00"	25.00'	39.27'	25.00'	35.36'	N37°10'22"W
C5	90°00'00"	25.00'	39.27'	25.00'	35.36'	N52°49'38"E
C6	90°00'00"	25.00'	39.27'	25.00'	35.36'	S37°10'22"E
C7	13°03'52"	175.00'	39.90'	20.04'	39.82'	N88°42'18"W
C8	27°24'50"	175.00'	83.73'	42.68'	82.93'	N71°03'21"E
C9	27°24'50"	175.00'	83.73'	42.68'	82.93'	N43°38'31"E
C10	21°23'52"	175.00'	65.36'	33.06'	64.98'	N19°14'09"E
C11	87°42'27"	125.00'	191.35'	120.10'	173.21'	S53°58'24"W
C12	1°34'58"	125.00'	3.45'	1.73'	3.45'	N09°19'42"E
C13	33°33'26"	100.00'	58.57'	30.15'	57.74'	S25°18'56"W
C14	71°54'56"	50.00'	62.76'	36.27'	58.72'	S77°14'34"E
C15	74°12'51"	50.00'	64.76'	37.82'	60.33'	N28°41'30"E
C16	33°33'26"	100.00'	58.57'	30.15'	57.74'	N09°14'32"E
C17	33°33'26"	100.00'	58.57'	30.15'	57.74'	S24°36'21"W
C18	27°53'29"	100.00'	48.68'	24.83'	48.20'	N11°47'04"W
C19	90°00'00"	25.00'	39.27'	25.00'	35.36'	S52°49'38"W
C20	90°00'00"	25.00'	39.27'	25.00'	35.36'	S37°10'22"E
C21	8°55'25"	125.00'	19.47'	9.75'	19.45'	S77°42'39"E
C22	39°49'35"	125.00'	86.89'	45.28'	85.15'	S53°20'09"E
C23	26°05'36"	175.00'	79.70'	40.55'	79.01'	N46°28'10"W
C24	22°39'24"	175.00'	69.20'	35.06'	68.75'	N70°50'40"W
C25	46°57'23"	125.00'	102.44'	54.29'	99.60'	S33°05'57"W
C26	48°45'00"	175.00'	148.90'	79.29'	144.45'	S32°12'08"W
C27	89°17'25"	150.00'	233.76'	148.15'	210.81'	S53°10'56"W
C28	48°45'00"	150.00'	127.63'	67.96'	123.81'	S32°12'08"W
C29	48°45'00"	150.00'	127.63'	67.96'	123.81'	N57°47'52"W
C30	17°36'20"	50.00'	15.36'	7.74'	15.30'	S16°13'03"E
C31	65°31'14"	50.00'	57.18'	32.17'	54.11'	N08°34'15"E
C32	1°47'37"	125.00'	3.91'	1.96'	3.91'	N86°43'27"E
C33	66°47'30"	50.00'	58.29'	32.96'	55.04'	S07°59'19"W
C34	64°00'00"	50.00'	55.85'	31.24'	52.99'	S57°24'26"E
C35	64°00'05"	50.00'	55.85'	31.24'	52.99'	N58°35'32"E
C36	52°19'18"	50.00'	45.66'	24.56'	44.09'	N00°25'50"E
C37	5°36'15"	50.00'	4.89'	2.45'	4.89'	N39°17'32"E
C38	77°46'31"	50.00'	67.87'	40.33'	62.78'	S02°23'51"E
C39	62°03'13"	50.00'	54.15'	30.07'	51.54'	S29°35'28"E
C40	5°39'58"	100.00'	9.89'	4.95'	9.88'	S04°59'39"W
C41	52°17'34"	30.00'	27.38'	14.73'	26.44'	N07°16'35"W
C42	12°25'41"	50.00'	15.21'	7.66'	15.15'	S10°09'09"W
C43	49°34'15"	50.00'	43.26'	23.09'	41.92'	N29°04'31"E
C44	52°17'34"	30.00'	27.38'	14.73'	26.44'	S30°25'51"W
C45	90°00'00"	30.00'	47.12'	30.00'	42.43'	N78°25'22"W
C46	4°33'29"	175.00'	13.92'	6.96'	13.92'	S10°06'22"W

ATOKA, TENNESSEE
NEAREST 100 YEAR FLOOD ELEVATION: 342.00'
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN
470419 0315 G, DATE: MAY 4, 2009
DEVELOPER: PFMT HOLDINGS L.L.C.
ENGINEER: W. H. PORTER CONSULTANTS, PLLC
6055 PRIMACY PKWY, SUITE 115
MEMPHIS, TENNESSEE 38119
(901) 363-9453
SCALE: 1" = 100' DATE: AUGUST 04, 2020
57 LOTS 46.09 ACRES
ZONED: R-1 SHEET 2 OF 3

OWNER’S CERTIFICATE

WE, _____, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS, EASEMENTS, RIGHT-OF-WAYS, RIGHTS OF ACCESS AS SHOWN AND ALL UTILITIES TO THE TOWN OF ATOKA FOREVER, AND HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT, AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES THAT HAVE BECOME DUE AND PAYABLE.

BY: _____ DATE _____
.(NAME OF DEVELOPER)

NOTARY’S CERTIFICATE

STATE OF TENNESSEE
COUNTY OF TIPTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____ WITH WHOM I AM PERSONALLY ACQUAINTED AND WHO, UPON OATH, ACKNOWLEDGE HIMSELF TO BE OWNER OF THE _____ SUBDIVISION, AND HE AS SUCH OWNER, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS OWNER.

IN WITNESS WHEREOF, I HEREUNTO SET OUT MY HAND AND AFFIX MY SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

MORTGAGEE CERTIFICATE

WE, THE UNDERSIGNED, _____, MORTGAGEE OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT AS OUR PLAN OF SUBDIVISION AND DEDICATE THE STREETS, RIGHT-OF-WAYS, UTILITIES, EASEMENTS, AND RIGHTS OF ACCESS AS SHOWN TO THE TOWN OF ATOKA FOREVER AND HEREBY CERTIFY THAT WE ARE THE MORTGAGEE DULY AUTHORIZED SO TO ACT AND THAT SAID PROPERTY IS UNENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

BY: _____ DATE _____
.(MORTGAGEE)

NOTARY’S CERTIFICATE

STATE OF TENNESSEE
COUNTY OF TIPTON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED _____ OF _____ SUBDIVISION, AND HE AS SUCH REPRESENTATIVE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING HIS NAME AS REPRESENTATIVE OF THE MORTGAGEE.

IN WITNESS WHEREOF, I HEREUNTO SET OUT MY HAND AND AFFIX MY SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

TOWN OF ATOKA STAFF CERTIFICATE

STAFF SIGNATURES SIGNIFY THAT ALL REQUIREMENTS HAVE BEEN MET AND REQUIRED INFORMATION IS SHOWN OF THE PLAN SUBMITTAL, AND THAT THE SUBDIVISION HAS BEEN PHYSICALLY INSPECTED. IT IS ATTESTED THAT THE FINAL PLAT SUBSTANTIALLY MIRRORS THE APPROVED PRELIMINARY PLAT AND CONSTRUCTION DRAWINGS OF THE STAFF REPORT TO THE PLANNING COMMISSION NOTES THE REASONS FOR DISCREPANCIES.

TOWN PLANNER DATE

TOWN ENGINEER DATE

PUBLIC UTILITIES DIRECTOR DATE

CERTIFICATE OF ADEQUACY OF STORM DRAINAGE

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL CIVIL ENGINEER, AND THAT I HAVE DESIGNED ALL STORM WATER DRAINAGE FOR THIS SUBDIVISION IN ACCORDANCE WITH THE ATOKA MUNICIPAL SUBDIVISION REGULATIONS TO ASSURE THAT IN MY PROFESSIONAL OPINION NEITHER SAID SUBDIVISION OR THE ADJOINING PROPERTIES WILL BE DAMAGED.

IN WITNESS WHERE OF, I, _____, THE SAID PROFESSIONAL CIVIL ENGINEER, HEREUNTO SET OUT MY HAND AND AFFIX MY SEAL THIS _____ DAY OF _____, 20____.

BY: _____ DATE _____
.(HENRY L. PORTER, CIVIL ENGINEER
TENNESSEE CERTIFICATE No. 113405 (SEAL)

SURVEYOR’S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HAVE SURVEYED THE LANDS, EMBRACED WITHIN THE PLAT OR MAP DESIGNATED AS THE _____ SUBDIVISION, A SUBDIVISION LYING WITHIN THE TOWN OF ATOKA, TENNESSEE; SAID PLAT OR MAP IS A TRUE AND CORRECT PLAT OR MAP OF THE LANDS EMBRACED THEREIN, SHOWING THE SUBDIVISION THEREOF IN ACCORDANCE WITH THE MUNICIPAL SUBDIVISION REGULATIONS OF ATOKA, TENNESSEE; I FURTHER CERTIFY THAT THE SURVEY OF THE LANDS EMBRACED WITHIN SAID PLAT OR MAP HAVE BEEN CORRECTLY MONUMENTED IN ACCORDANCE WITH THE MUNICIPAL SUBDIVISION REGULATIONS OF ATOKA, TENNESSEE.

IN WITNESS WHERE OF, I, _____, THE SAID REGISTERED LAND SURVEYOR, HEREUNTO SET OUT MY HAND AND AFFIX MY SEAL THIS _____ DAY OF _____, 20____.

BY: _____ DATE _____
.(WILLIAM D. PORTER, R.L.S.
TENNESSEE CERTIFICATE No. 1664

ENGINEER’S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESING REQUIRMENTS OF THE ZONING ORDINANCE, THE SUBDIVISION REGULATIONS AND THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING LAWS AND REGULATIONS.

BY: _____ DATE _____
.(HENRY L. PORTER, CIVIL ENGINEER
TENNESSEE CERTIFICATE No. 113405 (SEAL)

CERTIFICATE OF APPROVAL OF WATER, SEWER AND DRAINAGE SYSTEMS PLANS

I, _____, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE WATER, SEWER AND DRAINAGE SYSTEMS PLANS FOR THIS SUBDIVISION AND CERTIFY THAT THEY MEET THE REQUIREMENTS OF THE MUNICIPAL SUBDIVISION REGULATIONS AND TECHNICAL SPECIFICATIONS OF THE TOWN OF ATOKA AND ARE HEREBY APPROVED.

DATE _____ PUBLIC WORKS SUPERVISOR _____

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

I, _____, DO HEREBY CERTIFY THAT (1) THE WATER SYSTEM HAS BEEN INSTALLED IN AN ACCEPTABLE MANER AND ACCORDING TO THE POPLAR GROVE UTILITY DISTRICT SPECIFICATIONS, OR (2) THAT A SECURITY BOND OF \$65,355.00 HAS BEEN POSTED WITH THE DISTRICT TO ASSURE COMPLETION OF ALL REQUIRED WATER SYSTEM IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ POPLAR GROVE UTILITY DISTRICT REPRESENTATIVE _____

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY: (1) THAT THE STREETS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION, IN CASE OF DEFAULT.

DATE _____ TOWN OR COUNTY ROAD ENGINEER OR OTHER APPROVING AGENT _____

CERTIFICATE OF APPROVAL OF UTILITIES

I HEREBY CERTIFY: (1) THAT UTILITIES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS, OR (2) THAT A SECURITY BOND IN THE AMOUNT OF \$_____ HAS BEEN POSTED WITH THE PLANNING COMMISSION TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS FOR THIS SUBDIVISION, IN CASE OF DEFAULT.

DATE _____ PLANNING COMMISSION ATOKA, TENNESSEE _____

CERTIFICATE OF APPROVAL FOR SUBDIVISION AND STREET NAMES

I, _____, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE PROPOSED SUBDIVISION AND CERTIFY THAT THE NAME OF THE SUBDIVISION AND/OR NAME (S) OF THE STREET (S) WITHIN THIS PROPOSED SUBDIVISION DO NOT CONFLICT WITH OTHER SUBDIVISIONS AND STREET NAMES FOR EMERGENCY SERVICE PURPOSES.

DATE _____ DIRECTOR OF 911 ADDRESSING _____

PLANNING COMMISSION CERTIFICATE OF APPROVAL OF THE FINAL PLAT

I, _____, DO HEREBY CERTIFY THAT THE ATOKA MUNICIPAL/REGIONAL PLANNING COMMISSION HAS APPROVED THIS FINAL PLAT OR SUBDIVISION FOR RECORDING.

DATE _____ SECRETARY, ATOKA MUNICIPAL/PLANNING COMMISSION _____

FINAL PLAN
WALLACE ESTATES

ATOKA, TENNESSEE
NEAREST 100 YEAR FLOOD ELEVATION: 342.00'
THIS PROPERTY IS NOT LOCATED IN THE 100-YEAR FLOOD PLAIN
470419 0315 G, DATE: MAY 4, 2009
DEVELOPER: PFMT HOLDINGS L.L.C.

ENGINEER: W. H. PORTER CONSULTANTS, PLLC
6055 PRIMACY PKWY, SUITE 115
MEMPHIS, TENNESSEE 38119
(901) 363-9453

SCALE: 1" = 100' DATE: AUGUST 04, 2020
57 LOTS 46.09 ACRES

ZONED: R-1 SHEET 3 OF 3

S:\1DD\WATSON ROAD-PFMT\WATSON ESTATESwet.pro LAYER LIST: FINAL PLAT Tue Aug 04 07:23:38 2020

Michele Johnstone, AICP
Johnstone & Associates
3469 Countrywood Road
Belden, MS 38826
Sjohnstone73@icloud.com

MEMORANDUM

TO: The Atoka Municipal-Regional Planning Commission
RE: Staff/ Recommendations for the August 2020 meeting of the Municipal-Regional Planning Commission.
FROM: Shelly Johnstone, AICP
DATE: August 14, 2020
SUBJECT: Wallace Estates Final Plat

I. Regulating language – Atoka Subdivision Regulations:

The Final Plat is the culmination of the land subdivision process. When approved and duly recorded as provided by law, the Final Plat becomes a permanent public record of the survey of the lots or parcels, rights-of-way, easements and public lands, and the restrictive covenants as may be applicable to the lots or parcels within the boundary of the subdivision. As such, it serves as a vital instrument in the sale and transfer of real estate, in the dedication of rights-of- way easements, and public lands, and in future land survey of the properties contained in or adjoining the subdivision.

- A. Plat Submission - The subdivider/developer shall submit 5 copies of the Final Plat and an electronic file as required by the Town to Town Hall no less than 15 days prior to the Planning Commission meeting at which it is to be considered. The Final Plat shall conform substantially to the approved Preliminary Plat. The original of the Final Plat shall be in black permanent ink on a sheet of moisture resistant drawing cloth or drafting film, 20 inches by 24 inches, to a scale of 1-inch equals 100 feet. If more than one sheet is required, an index sheet of the same size shall be filed and shall show a key map of the entire area being platted. The separate sheet of the Final Plat shall be keyed alphabetically and shall match lines with the adjoining sheets.
- B. Plat Content - The Final Plat shall be prepared by a Professional Civil Engineer or a Land Surveyor licensed in the state of Tennessee; shall be drawn to a scale of not less than 1 inch = 100 feet and shall contain the following information:
 - 1. The lines of all streets and roads with names, alley lines, lot lines, building setback lines, lots numbered in numerical order, reservations for easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
 - 2. Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line,

block line and building line whether curved or straight, and curved property lines that are not the boundary of curved streets.

3. All dimensions to the nearest 100th of a foot and bearings to the nearest minute.
 4. Location and description of monuments.
 5. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining properties.
 6. Date, title and name of the subdivision, designer of the subdivision, vicinity map, graphic scale, total acreage subdivided, zoning classification and true north arrow.
 7. Any restrictive covenants which are to apply to lots or other parcels within the subdivision.
 8. The following certificates are required on the Final Plat (Appendix III):
 - a. Certification showing that the applicant is the landowner and dedicates the streets, rights-of-way, utilities and any sites for public use to the Town of Atoka.
 - b. Certification by a surveyor or engineer to the accuracy of the survey, the plat and the placement of the monuments.
 - c. Certification by the public works supervisor of approval of the water, sewer (if applicable) and drainage systems.
 - d. Certification by the Mayor or his designated representative of receipt of approved water and sewer (if applicable) construction plans from the Tennessee Department Environment and Conservation.
 - e. Certificate of Approval of installation of streets, water, sewer and drainage or the posting of sufficient financial surety to insure completion of all required improvements by the public works supervisor.
 - i. Certificate of approval of installation of streets, water, sewer and drainage or certificate that sufficient financial surety has been posted to insure completion of all required improvements.
- 6) Certification by the Tipton County Health Department of approval of an individual subsurface wastes disposal system or water system.
- (7) Certification by an engineer as to the accuracy of the Engineering and Design of the subdivision.
- (8) Certification by an engineer as to the Adequacy of Engineering and Design of the Storm Drainage System.
- (9) Certificate of Approval by the secretary of the Planning Commission.
- (10) Certificate of Sport Shooting Range Area. Pursuant to Public Act 2004 Chapter 494, any new subdivision that is located in whole or in part within one thousand (1,000) feet of any portion of the outside boundary of any land on which is contained a sport shooting range (defined as an area designated and operated for the use of rifles, pistols, silhouettes, skeet, trap, black powder, or other similar sport shooting), the owner shall provide a certificate (See Appendix).iii

i. The approximate distance and bearing at the right-of-way line from a corner of the subdivided property to the nearest public crossroad, including the name of the road, and rounded to the nearest foot.

3. Plat Review

1. Subdivision Review Staff - The subdivision review staff shall recommend to the Planning Commission the approval, approval with conditions or disapproval of the application.
2. Planning Commission - Within 60 days after submission of the Final Plat, the Planning Commission shall review the plat and indicate its approval, disapproval, or approval subject to modifications. If a plat is disapproved, reasons for such disapproval shall be stated in writing. If approved, subject to modifications, the nature of the required modifications shall be indicated. The Planning Commission may, prior to the close of the public meeting, hold the matter under advisement or defers a decision until the next regular meeting. Substantial changes made to the plat after review by the subdivision review staff shall be cause for the Planning Commission to defer a decision pending review of a revised plat. iv
3. Revised Plat - If changes or modifications are required by the Planning Commission and or variances have been granted, the subdivider/developer shall submit a revised Final Plat which clearly depicts all required changes or approved variances no less than 15 days prior to the Planning Commission meeting at which it is to be considered.
4. Failure to Take Action - Failure of the Planning Commission to act on the Final Plat within 60 days shall be deemed approval of this plat, provided, however, that the applicant, with the Commission's approval, may waive this requirement and consent to the extension of such period. v

4. Plat Approval

1. Prior to Approval – Prior to submission of a Final Plat, Construction Plans shall have been approved in accordance with Article II, Section C., and all required improvements including, but not limited to streets, sewer and water lines, surface and subsurface drainage shall be installed, inspected and approved by the Town.
2. Action upon Approval - Upon approval of the Final Plat by the Planning Commission, the subdivider/developer shall present the original and 1 paper copy of the plat for signing by the Planning Commission secretary. The subdivider/developer shall then provide the signed copies to the town recorder or his/her designated representative for filing in Town Hall.

c. Effect of Approval - The approval of the Final Plat by the Planning Commission shall not constitute acceptance by the public of the dedication of any road or street or grounds, until all water, sewer, streets, drainage, and other improvements shall have been installed, approved, and accepted by the Atoka Board of Mayor and Alderman.

d. Recording of the Final Plat

(1) Upon approval of the Final Plat by the Planning Commission, the subdivider/developer shall submit to Town Hall the original and 1 paper copy of the plat. The town recorder or his/her designated representative shall verify that the plat is acceptable for recording and that required modifications, if any, have been properly made. Upon such verification, the secretary of the Planning Commission shall attest to approval by signing the appropriate certificate on the original and copy of the plat. The town recorder or his/her designated representative, shall record the approved plat in the Office of the Registrar of Tipton County, Tennessee, and shall note the date, plat book and page number of recording on the file copy of the plat.

(2) The recorded original plat shall be retained as a permanent record in the Planning Commission files after it has been stamped and signed by the County Registrar.

E. SURETY INSTRUMENT - If a surety instrument in an amount equal to or greater than the cost of constructing all required improvements including, but not limited to streets, sewer and water lines, surface and subsurface drainage, has not been submitted to the Town prior to approval of the Final Plat by the Planning Commission then one shall be submitted to the Town before the Final Plat is signed by the secretary of the Planning Commission.

F. SUBMISSION OF "AS BUILT UTILITY DRAWINGS" - Prior to the release of the surety instrument or recording of the Final Plat under the "no land" procedure, the subdivider/developer shall cause to be delivered to the Town of Atoka a set of original "as built" drawings which show, as a minimum, the location by station and depth of all sanitary sewer services, water services, drainage improvements, the actual location of all other utilities and the indication of any deviations from the original plans which were approved or field engineered after the construction plans were approved. The Final Plat shall not be released for recording or the bonds and security shall not be released until said "as built" drawings are accepted.

J. SIDEWALKS AND HANDICAP RAMPS

Effective August 18, 2011, sidewalks shall be required in all developments, shall be installed within the right-of-way of all existing streets bordering the subdivision and shall adhere to the following requirements:

1. Sidewalks - Sidewalks shall be located in the street right-of-way with the outside edge coinciding with the right-of-way line. All sidewalks shall have a main slab of not less 4 inches in thickness. For proper drainage all sidewalks shall have .25 inch per foot slope towards the adjacent street. Sidewalks shall conform to the following minimum widths:

- a. Single family residential – 4 feet wide
- b. Multi-family residential – 5 feet wide
- c. Other than residential – 5 feet wide

2. Handicap Ramps - In all subdivisions where sidewalks and curbs and gutters are provided, handicap ramps shall be installed at all crosswalks so as to make the transition from street to sidewalk easily negotiable for physically handicapped persons in wheelchairs and for others who may have difficulty in making the step up or down from curb level to street level. This requirement is not subject to waiver.
3. Quality of Concrete - All sidewalks, curbs, gutters, handicap ramps and driveway aprons shall be constructed of high-quality durable Portland cement concrete. The concrete shall be ready-mixed, air entrained, 4000 lb. concrete. All concrete shall be Class A and shall be placed, cured, and tested in accordance with the Technical Specifications.
4. Deferment of Installation - At the request of the subdivider/developer, the Planning Commission may defer the installation of sidewalks and handicap ramps when the individual builders assume responsibility for installation of sidewalks, curb cuts and driveway aprons, the subdivider/developer shall be relieved of responsibility for such installations. The responsibility assumed by individual builders shall become a condition of the building permit and shall comply with the Technical Specifications of the Town of Atoka and the standards pertaining to sidewalks, curb cuts and driveway aprons contained in these regulations. No certificate of occupancy shall be issued until the required improvements are complete and accepted.
 3. Planting of New Trees. In all new Major Residential Subdivisions, the subdivider is required to plant at least two (2) suitable broad-leaved deciduous shade tree per approved lot, one of which shall be located in the front yard, unless specifically exempted by the Planning Commission. All trees shall be the equivalent of well-rooted nursery-grown stock free of injury, harmful insects, and diseases. They shall be well-branched, and the branching structure should be sound. Unless waived by the Planning Commission, the required tree shall not measure less than two (2) inches in girth at the time of planting. Acceptable types of street trees may be selected from a list available from the Town of Atoka. Conditions for waiver of this requirement may include a detailed plan to retain mature trees within the development. At the request of the subdivider/developer, the Planning Commission may defer the planting of trees when the individual builder assumes responsibility for planting. The responsibility assumed by individual builders shall become a condition of the building permit and shall comply with the Technical Specifications of these regulations. No certificate of occupancy shall be issued until these requirements are completed and accepted.

II. Consideration of the Wallace Estates Final Plat

A. History of Approvals- Minutes and Staff Report

Wallace Estates received Preliminary Plat approval by the Atoka Planning Commission on June 20, 2019, with conditions. The plan was also heard on November 11, 2018, May 23, 2019, and October 18, 2018.

October 18, 2018 New Business (tabled)

Major Subdivisions

Wallace Estates – Preliminary Plat – Town Planner Radford described the project. Radford advised property is zoned R-1, appear to meet the lot width and setback requirements, have the correct amount of road frontage, and per the Town's Major Road Plan there is no need for further right-of-way dedication. Watson Rd is not dedicated as an arterial or collector. Radford also advised that the Town is asking for the street names to be approved by the E911 office as part of the Town's Preliminary approval process, and the certificate needs to be added to the front page of the plat. Radford also advised that the Fire Department has asked for the placement of a fire hydrant on Watson Rd between the two egresses on Watson Road. Radford recommended approval.

Commissioner Moore asked if there was any other supporting documentation submitted with the Preliminary Plat. Radford advised the only document submitted is the one presented. Commissioner Moore asked if there were any waiver requests submitted with the plat. Radford answered not to his knowledge. Commissioner Feldmayer asked about the drainage on the Commercial Dr side because that area has flooded there in the past. Radford advised that there is an area that is designated as a Zone A Flood Hazard area, and they have kept that portion as storm water detention. Commissioner Moore expressed concerns about the drainage at the connection with Commercial Dr. Radford also advised that the Town Engineer has reviewed the Preliminary Plat and will review the subsequent Construction Plans, and grading and drainage along with those plans. Commissioner Moore noted that in the Regulations there is a requirement for a drainage analysis to be presented along with the Preliminary Plat, and asked if there was one submitted with this plat. Radford advised there was not. Radford also advised that if, during the Construction Plans review, the Town Engineer determines that there would be substantial flooding or substantial standing water to make those lots unbuildable, the developers would need to redo the Preliminary Plat and bring it back to the Commission.

Commissioner Akin made motion to table the item until they have the right documentation. Commissioner Moore seconded. All approved. Motion carried.

Commissioner Feldmayer expressed his preference for there to be a deceleration lane on Hwy 51 coming up to Watson Rd. Radford advised that the Town Engineer thought a deceleration lane was not necessary due to the line of sight being adequate. Commissioner Moore noted that the concern is the narrow turn radius. Radford

advised that if the Town desired to require a deceleration lane on Hwy 51, the lot configuration would change and the developers would probably have to provide right-of-way dedication and consult with TDOT as to the proper amount of right-of-way, and the developers would need to work with TDOT in order to accomplish that on Hwy 51. In addition, Commissioner Moore advised he agreed with the necessity of widening Watson Rd.

Pinky Dike with W. H. Porter engineering firm out of Memphis spoke representing the developers. Dike advised that they met with Town staff and they felt like the intersection at Commercial Dr and Hwy 51 would be adequate, and that the Commercial right-of-way is already platted. Dike also advised that he didn't know if widening Watson Rd and creating the deceleration lane will be economical. Dike also advised that he understood while speaking with Town staff that the Town had an agreement with Poplar Grove Utility District to put a fire hydrant out there. The developer is willing to do that at his expense. Dike also advised he would get the drainage analysis to the Town.

Commissioner Moore asked about the sewer mains reflecting 6 inches instead of 8 inches, which is required in the regulations. Dike referred to the Public Works Director Daniel Lovett's advice that 6 inches would work. Director Lovett spoke and advised that for the type of sewer system the Town has, the 6 inches is typical, and that he is fine with the 6 inches.

November 11, 2018 PC Meeting minutes - OLD BUSINESS

Major Subdivision/ Wallace Estates Preliminary

Town Planner Will Radford presented the proposed Wallace Estates, located at US 51 and Watson Road, identified as Parcel 58 Map 128. Property is zoned R-1 low density residential. The plat was tabled at October Planning Meeting due to lack of information from developers. Adequate plans have now been provided. A required deceleration lane on US 51 was discussed. TDOT planner, Calvin Abrams was available for questions. He gave an example of where Bartlett City allowed development without including TDOT, then after development Bartlett reached out to TDOT due to increased accidents. TDOT advised Bartlett in that instance, the cost would be on the City since TDOT was not included in the initial development. Mr. Abrams advised from TDOT's perspective the development does seem like it will have an impact to US 51 in terms of safety and sight distance, so he stated TDOT would request Developer and TDOT to work together regarding a deceleration lane on US 51. Town Administrator, Athanasia Lewis presented photos of intersection at US 51 and Watson Road. If the deceleration lane causes the lot configuration to change, a new Preliminary Plat should be brought back to Planning Commission for review, per Will Radford. Pinky Dike, developer's engineer spoke in regard to the deceleration lane. Commissioner Moore brought up questions for the East and West drainage and advised the flows going to the East need to be dropped down as well as the South West.

Commissioner Feldmayer made motion to approve with staff recommendations: 911 Certificate shall appear on the front page of the Preliminary Plat, a fire hydrant be placed between the two egresses on Watson Road, a deceleration lane on US 51 shall be approved by the TDOT engineering department prior to submittal of Final Plat, Lots 1,7, and 8 driveways shall be on Empire lane, and analyze East and South West drainage banks separately. Commissioner Akin seconded. All approved. Motion carried.

May 23, 2019 Major Subdivision- Wallace Estates Preliminary Plat (tabled) – Town Planner Radford presented This preliminary subdivision plat, submitted by PFMT Holdings, LLC and William Travis Corcoran (Property Assessment listed owner) to create 57 lots and includes new road construction within the subdivision, underground utilities, curb and gutter, sidewalks, and manholes.

The parcel is located at US-51 and the intersection of Wallace Road; The property can be further identified as Parcel 58.00 on Tipton County Tax Map 127. The property is zoned R-1 (Low Density Residential) district. The R-1 District is intended to accommodate primarily low density single-family residential development in areas suitable for such development. These areas tend to have access to a public water system and a public sewerage system (See Zoning Ordinance Section 6.01). The site is currently undeveloped greenspace, which is surrounded by commercial uses to the west, US-51 and Watson Road to the north, a rail line to the south and residential properties southeast. A portion of this property appears to be in a Zone A flood hazard area. This plat was tabled at the October 2018 Planning Commission meeting due to lack of information provided by the developers. The plat was subsequently given preliminary approval at the November 2018 Planning Commission approval. This plat is a reduction in area and only a portion of the previously approved plat. (Former Plat contained 86 lots), W. H Porter presented the wetland issues and the 2 egresses required in the subdivision regulations with this subdivision having 57 lots. Bill Scott, Fire Inspector advised the fire department's position is a positive recommendation for approval of the subdivision with the widening at the entrance of the subdivision. Planner, Radford confirmed the deceleration lane on Highway 51 will be installed at the developer's expense. All lots were confirmed to meet the requirements. Lot 1 and Lot 44 needs access on Empire lane. Commissioner Moore spoke on the concern that the boulevard which is presented would need a variance do to the fact it does not meet subdivision regulations. Planner Radford advised a variance could be approved on a separate motion at the same time of the Subdivision approval. W H Porter presented the wetlands would be the detention for the subdivision. Porter advised he would provide the calculations for the drainage. Planning Chair, Braswell advised the plat needs to be cleaned up with hydrology, road widenings, and checklist items being on the clean version. Commissioner Moore made motion to table the plat until next month. Commissioner Smith seconded. All in favor. Motion Carried.

June 20, 2019 PC Meeting minutes - OLD BUSINESS

Major Subdivision- Wallace Estates Preliminary Plat – Town Planner Radford presented a preliminary plat for a major subdivision of Wallace Estates. The preliminary subdivision plat, submitted by PFMT Holdings, LLC and William Travis Corcoran (Property Assessment listed owner) is to create 57 lots which will be developed in 1 phase and includes new road construction within the subdivision, underground utilities, curb and gutter, sidewalks, and manholes. The parcel is located at US-51 and the intersection of Watson Road; The property can be further identified as Parcel 58.00 on Tipton County Tax Map 127. The property is zoned R-1 (Low Density Residential) district.

A portion of this property appears to be in a Zone A flood hazard area. This plat was tabled at the May 2019 Planning Commission meeting due to lack of information provided by the developers. Commissioner Moore made a motion to approve the preliminary plat with the following contingencies:

- The median being shortened to allow a direct left turn into lot 43.
- The plat including the deceleration lane approved on Highway 51. Lot 1 driveway access on Empire Lane
- Lot 43 driveway aligns with the southern lot line
- Intersection sight distance be revised to meet AASHTO standards for a posted 30mph speed limit the car should go to the western outbound curb line
- That Engineering verifies stormwater detention works as intended.

Commissioner Harber seconded. All in favor. Motion Carried.

Preliminary Plat staff report:



384 A Carriage House Drive
Jackson, TN 38305
731-424-7664

MEMORANDUM

TO: The Atoka Municipal-Regional Planning Commission

FROM: Will Radford, AICP

DATE: June 12, 2019

SUBJECT: Staff Recommendations for Wallace Estates Subdivision – Preliminary Plat

Background

This preliminary subdivision plat, submitted by PFMT Holdings, LLC and William Travis Corcoran (Property Assessment listed owner) to create 57 lots and includes new road construction within the subdivision, underground utilities, curb and gutter, sidewalks, and manholes.

The parcel is located at US-51 and the intersection of Wallace Road; The property can be further identified as Parcel 58.00 on Tipton County Tax Map 127. The property is zoned R-1 (Low Density Residential) district. The R-1 District is intended to accommodate primarily low density single-family residential development in areas suitable for such development. These areas tend to have access to a public water system and a public sewerage system (See Zoning Ordinance Section 6.01). The site is currently undeveloped greenspace, which is surrounded by commercial uses to the west, US-51 and Watson Road to the north, a rail line to the south and residential properties southeast.

A portion of this property appears to be in a Zone A flood hazard area.

An earlier version of this subdivision was presented and tabled at the October, 2018 Planning Commission meeting due to lack of information provided by the developer. The previous preliminary plat for Wallace Estates was approved at the November, 2018 Planning Commission meeting. The approved preliminary plat consisted of 86 lots and required deceleration lane on U.S. Highway 51.

The revised preliminary plat reflects a reduction in area, going from 86 lots to 57 lots of the previously approved plat. (Former Plat contained 86 lots)

This plat was resubmitted at the May, 2019 Planning Commission meeting and was tabled due to a lack of information provided by the developers.

The developer has completed the subdivision plat checklist and provided a detailed "before/after" drainage analysis to as documentation.

Analysis

The plat is showing a deceleration lane on U.S. Highway 51 at its approach to Watson Road.

All lots appear to meet the Lot Area (10,000 sq. ft), Lot Width (100 feet) and setback requirements (30 feet front, 15 feet side, and 25 feet rear) of the R-1 District.

The subdivision is showing 57 lots and only one entrance into the development. This does not comply with the Municipal Subdivision Regulations:

d. Number of Access Points - Residential developments with more than 50 lots or dwelling units shall have at least two separate points of public road access. Developments with more than 200 lots or dwelling units should have at least three separate points of public road access.

The developer is asking for approval with only one access point for the 57 lots with the condition of making a “boulevard” type entrance into the subdivision. This currently isn’t allowed in the subdivision regulations and there is no precedent for this allowance, however the Planning Commission may approve the plat if this is agreeable.

Additional right of way dedication is not required.

Underground utilities and sidewalks are required.

Construction Plans should be submitted and approved by the City Engineer prior to final plat submission.

Recommendation

Staff recommends approval of the plat contingent upon the “boulevard” proposal being accepted by the Planning Commission. (end of staff report)

B. Report on Wallace Estates Since Preliminary Plat approval

1. Deceleration lane on Highway 51

The deceleration lane project was permitted and bonded in 2019 by TDOT. The deceleration lane has been constructed.

2. Construction Plans/Inspections

Construction Plans were approved by SSR Engineering.

3. Water line relocation ok by Town Engineer

SSR approved the relocation of the water line along Crown Way and determined that it would provide the proper lateral spacing between water and sewer lines.

The Town of Atoka subsequently sent a letter to Poplar Grove Utility District approving the re-location of the water line.

4. Cluster mailbox location. The developer provided a location for a cluster mailbox per USPS regulations on Common Open Space. The builder provided a site plan for the treatment of that site, which will be maintained by the Wallace Estates Homeowner’s Association (HOA).

5. Lot tree planting requirement. The builder will plant two deciduous shade trees, one of which will be in the front yard of each lot. Lot tree maintenance is the responsibility of the lot owner.

6. **Sidewalk requirement.** The builder will construct 4' minimum width sidewalks per Town of Atoka regulations. Sidewalk maintenance is the responsibility of the lot owner.

7. **Buffer requirements.** The builder will satisfy the Town's buffer requirements with a fence behind the two lots bordering on a commercial zone, and with a cross fence and landscape barrier behind lots facing Highway 51. The HOA will maintain these improvements. Irrigation is provided by the builder for this purpose. (see drawings)

8. **Median landscaping.** The builder will install landscaping in the median entrance to the subdivision per staff review requirements (FD and Public Works) and approval of the Town Planner. The HOA will maintain the improvements.

9. **Monument signs/landscaping.** The builder will install two monument subdivision signs with landscaping with review by the Town Planner. The HOA will maintain the improvements.

10. **Street final layer bond.** The final layer of asphalt has been installed. SSR has inspected and found the street in acceptable condition, and a maintenance bond is being held by the Town to insure workmanship and materials for one year. The bond can be renewed.

11. **Detention areas.** The detention areas have been reviewed by SSR and approved.

12. The median has being shortened to allow a direct left-turn into lot 43

13. Lot 1 driveway is to have access on Empire Lane.

14. Lot 43 driveway aligns with the southern lot line.

15. **Sight distance** on Watson meets the minimum standards for AASHTO. Confirmed by SSR after report submitted by the developer.

16. A **fire hydrant** on Watson requested by the FD could not be installed due to issues with PGUD. This is not the fault of the developer and should not hold up the approval of the final plat.

Attachments:

- a. Final Plat

- b. Staff Review of Wallace Estates Final Plat
Tuesday, June 7, 2020
- c. Wallace Estates HOA documents
- d. TDOT permit letter
- e. Landscape plan for Common Open Space areas

Michele Johnstone, AICP
Johnstone & Associates
3469 Countrywood Road
Belden, MS 38826
Sjohnstone73@icloud.com

MEMORANDUM

TO: The Atoka Municipal-Regional Planning Commission
RE: Staff/ Recommendations for the August 2020 meeting of the Municipal-Regional Planning Commission.
FROM: Shelly Johnstone, AICP
DATE: August 12, 2020
SUBJECT: Munford Development Company Re-zoning Request

Munford Development Company is requesting rezoning of 28.45 acres of recently annexed property from FAR to R-1. This is a map amendment request.

I. Regulating Language

TITLE 14-201 ARTICLE 17 - AMENDMENT

1. **17.1 Zoning Amendment Petition** - The Board of Mayor and Alderman, of Atoka, Tennessee, may amend the regulations, restrictions, boundaries, or any provision of this ordinance. Any member of the Board of Mayor and Aldermen may introduce such amendment, or any official, board or any other person may present a petition to the Board of Mayor and Aldermen requesting an amendment or amendments to this ordinance.
2. **17.2 Planning Commission Review** - No amendment shall become effective until it is first submitted to and approved or disapproved by the Atoka Municipal / Regional Planning Commission. If the proposed amendment is disapproved by the planning commission, it shall require the favorable vote of a majority of the entire membership of the Board of Mayor and Aldermen to make such amendment effective. If the Atoka Municipal / Regional Planning Commission does not approve or disapprove an amendment which has been submitted for their review within thirty (30) days after such submission, the failure to act on such amendment shall be deemed approval.
3. **17.3 Public Hearing on Proposed Amendment** - Upon the introduction of any amendment to this ordinance or upon the receipt of a petition to amend this ordinance, the Board of Mayor and Aldermen shall publish a notice of such request for an amendment, together with the time set for hearing by the Board of Mayor and Aldermen on the requested change. Said notice shall be published in some newspaper of general circulation in the Town of Atoka, Tennessee. Such hearing by the Board of Mayor and Aldermen shall take place not sooner than fifteen (15) days after the date of publication of notice of such hearing shall be collected by the Town of Atoka from any party or parties entering a petition for amendment.

II. Map Amendment Request

Munford Development Company is submitting a Preliminary Plat for a subdivision called Shepherd's Ridge. Because lot size minimum in the FAR zone is one acre, and the recently annexed 28.45 acres is served by municipal sewer, water and other utilities, there is no need for a one-acre minimum lot size.

III. Tests for Rezoning

A. In keeping with the Comprehensive Plan. The proposed zoning is in keeping with the 2008 Land Use and Road Plan. The area is proposed to be in low-density residential use.

B. Was there a mistake (clerical) in the original zoning ordinance: N/A

C. Has there been change in the neighborhood to warrant a rezoning: Utilities, including sewer, were installed up the property line/Town limits in anticipation of the need for density more than that is required for the FAR district.

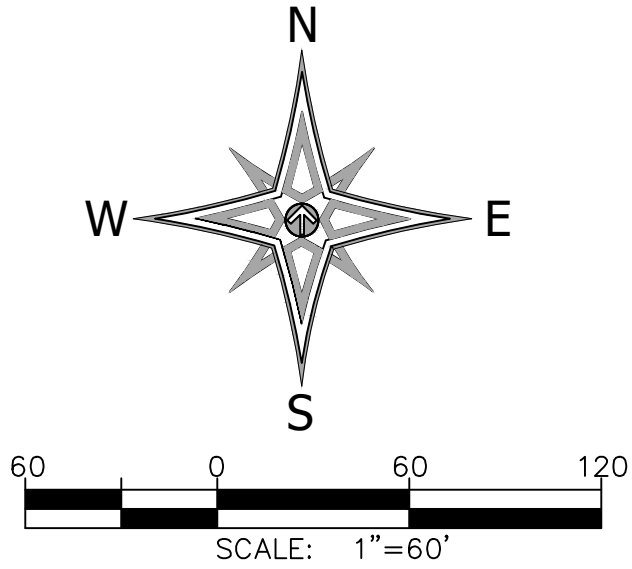
IV. Recommendation: Recommend approval of the map amendment to the Board of Mayor and Aldermen.

Additional information may be provided at the meeting.

Attachments –

1. Location map
2. property map

LINETYPE LEGEND	
	ADJACENT PROPERTY LINE
	SUBJECT PROPERTY LINE
	OHE
	OHE
	OVERHEAD ELECTRIC



SURVEY NOTES:

1. SURVEY PREPARED FOR LEDFORD ENGINEERING, PLANNING, AND ARCHITECTURE.
2. BEARINGS ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM VIA TRIMBLE VRS NOW REFERENCE STATION AND TRIMBLE R6-2 GNSS RECEIVER.
HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD88
GEOID: 128
3. ALL DEED BOOK REFERENCES SHOWN HEREON ARE RECORDED IN THE REGISTER'S OFFICE OF TIPTON COUNTY, TENNESSEE.
4. THERE MAY BE UNDERGROUND OR NON-VISIBLE UTILITIES, DRAIN AND/OR SEWER LINES ACROSS THIS PROPERTY THAT ARE NOT SHOWN. THE PROPER UTILITY AUTHORITIES SHOULD BE CONTACTED FOR MORE SPECIFIC LOCATIONS AND INFORMATION ON UNDERGROUND UTILITIES.
5. TIPTON COUNTY UTILITY PROVIDERS HAVE ACCESS RIGHTS, RECORDED OR UNRECORDED, TO SERVICE AND MAINTAIN UTILITIES.
6. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA MAP 47047C0260C WITH AN EFFECTIVE DATE OF 11/05/2008.

JAMES AND ELIZABETH FLEMING
MAP 111 PARCEL 100.03
RECORD BOOK 1775 PAGE 464

SET REBAR @ 42'
FROM CENTERLINE

ATOKA-IDAVILLE ROAD (84' R.O.W.)

DEED REFERENCED
15' EASEMENT
POPLAR GROVE WATER MAIN
RB 1522 PG 405

FOUND FLAT BAR @ 33'

SET REBAR @ 42'
FROM CENTERLINE

OVERHEAD ELECTRIC
POSSIBLE EASEMENT
NO DEED REFERENCE

SCOTT AND JOYCE MCDILL
MAP 111 PARCEL 100.01
RECORD BOOK 299 PAGE 430

DARRY AND DEBORAH MARSHALL
MAP 111 PARCEL 100.02
RECORD BOOK 987 PAGE 729

RV STORAGE

FOUND 2" IRON PIPE

FOUND 2" IRON PIPE

FOUND 2" IRON PIPE

PROPERTY LINE
CENTER OF HARRIS ROAD

MUNFORD DEVELOPMENT COMPANY
MAP 111 PARCEL 100
RECORD BOOK 1718 PAGE 882
1,239,918 SQUARE FEET
28.465 ACRES

RANDY ALSTON
RECORD BOOK
1008 PAGE 427

ANNIE MAE
MCKENZIE
RECORD BOOK
1582 PAGE 610

MICHAEL SHENNON
RECORD BOOK
1365 PAGE 464

KEVIN LOONEY
LOT 21
DEER PARK SEC A

JASON SANDERS
LOT 22
DEER PARK SEC A

GERALD ARNOLD
LOT 23
DEER PARK SEC A

ROBERT MURK
LOT 24
DEER PARK SEC A

AUSTIN WAITS
MAP 128 PARCEL 16.03
RECORD BOOK 1587 PAGE 688

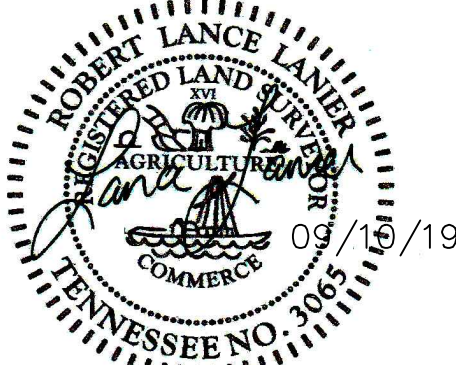
JAMES AND CARLA FRANKS
MAP 110 PARCEL 36
RECORD BOOK 1579 PAGE 868

CERTIFICATION

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY THAT EXCEEDS REQUIREMENTS SET FORTH BY THE TENNESSEE BOARD OF LAND SURVEYORS. I FURTHER CERTIFY THAT THE MONUMENTS HAVE BEEN FOUND OR SET AS SHOWN.

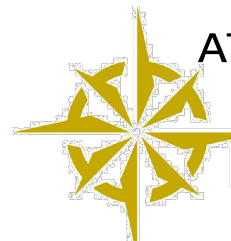
DATE OR PLAT OR MAP: 09/10/2019

ROBERT LANCE LANIER
MID-SOUTH ENGINEERING SUPPORT LLC
TN RLS 3065



BOUNDARY RETRACEMENT SURVEY

MUNFORD DEVELOPMENT COMPANY
RECORD BOOK 1718 PAGE 882
MAP 111 PARCEL 100
ATOKA, TIPTON COUNTY, TENNESSEE



Mid-South
Engineering Support, LLC
CONSTRUCTION LAYOUT AND LAND SURVEYING SERVICES
4090 AIRLINE ROAD EADS, TENNESSEE 38028
731-659-1087 E-MAIL: lance @ midsouthes.com

Harris Road Annexation location

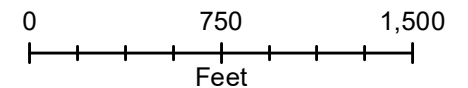


TIPTON COUNTY, TENNESSEE



DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

MAP DATE: March 10, 2020



S:\TDD\BOULEV-SHEPHERD RIDGE\BOULEV-SHEPHERD RIDGE\PRELIMINARY

Wed Aug 05 08:45:15 2020

◆ B.M. - IRON PIN 8.08' WEST OF THE WEST FACE OF CURB ALONG
HARRIS ROAD
ELEVATION: 418.85 (NAVD 88)



VICINITY MAP
SCALE 1"=800'

NOTES:
REQUIRED SETBACKS: 30' FRONT YARD
15' SIDE YARD
20' REAR YARD

LINE	BEARING	DISTANCE
L1	S09°34'42"W	28.82
L2	S08°45'16"W	9.78
L3	S09°21'34"W	33.56
L4	S08°21'34"W	64.31
L5	S07°48'38"W	10.00
L6	S89°19'54"E	3.07
L7	S05°04'27"W	37.61
L8	S04°37'57"W	7.37
L9	N10°21'14"E	48.38
L10	N10°58'41"E	34.80

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	94°25'50"	40.00	65.92	43.22	58.71	N58°16'55"E
C2	84°33'33"	30.00	44.28	27.28	40.36	N31°55'33"W
C3	82°51'29"	25.00	36.15	22.06	33.08	S49°14'22"W
C4	97°09'51"	25.00	42.39	26.33	37.49	N40°45'38"W
C5	32°35'26"	100.00	56.88	29.23	56.12	S08°29'05"E
C6	30°34'55"	100.00	53.38	27.34	52.74	N23°06'05"E
C7	2°58'32"	100.00	5.19	2.60	5.19	S39°52'48"W
C8	82°00'41"	50.00	71.57	43.47	65.61	N00°21'43"E
C9	70°09'52"	50.00	61.23	35.12	57.48	N75°43'33"W
C10	94°58'19"	50.00	82.85	54.51	73.68	S21°43'20"W
C11	96°07'54"	50.00	50.33	33.39	44.63	N57°43'53"E
C12	95°40'53"	25.00	41.75	27.61	37.06	S40°01'49"E
C13	82°51'29"	25.00	36.15	22.06	33.08	N49°14'22"E
C14	92°48'07"	25.00	40.49	26.25	36.21	N45°43'57"W
C15	90°00'00"	25.00	39.27	25.00	35.36	S45°40'06"W
C16	16°05'30"	125.00	35.11	17.67	34.99	S15°51'23"W
C17	16°05'30"	150.00	42.13	21.22	41.99	S15°51'23"W
C18	8°50'29"	175.00	27.00	13.53	26.98	N17°13'52"E
C19	7°15'01"	175.00	22.15	11.09	22.13	N20°16'37"E
C20	18°48'44"	125.00	41.04	20.71	40.86	N10°04'29"E
C21	18°48'44"	150.00	49.25	24.85	49.03	N10°04'29"E
C22	18°48'44"	175.00	57.46	28.99	57.20	N10°04'29"E
C23	9°25'45"	434.00	71.42	35.75	71.34	S83°08'23"E
C24	41°41'11"	434.00	32.09	16.05	32.08	S78°19'25"E
C25	12°35'33"	366.00	80.44	40.38	80.28	N83°02'07"W
C26	10°32'33"	200.00	36.80	18.45	36.75	N84°03'37"W
C27	8°32'18"	200.00	291.20	178.26	266.15	S37°04'42"E
C28	41°55'30"	250.00	182.93	95.78	178.88	N34°27'36"W
C29	93°57'50"	225.00	369.00	241.13	329.01	N42°20'58"W
C30	94°39'29"	25.00	41.30	27.12	36.76	N51°57'41"E
C31	85°20'31"	25.00	37.24	23.05	33.89	N38°02'19"W
C32	85°20'31"	25.00	37.24	23.05	33.89	N38°02'19"W
C33	94°39'29"	25.00	41.30	27.12	36.76	S51°57'41"W
C34	16°31'18"	175.00	50.46	25.41	50.29	N72°26'55"W
C35	52°00'11"	175.00	158.83	85.36	153.44	N38°11'10"W
C36	36°05'13"	175.00	110.22	57.01	108.41	N05°51'32"E
C37	104°36'43"	200.00	365.16	258.82	316.57	N29°24'15"W
C38	122°2'02"	225.00	48.57	24.38	48.47	S17°43'07"W
C39	222°7'01"	225.00	88.16	44.65	87.60	S00°18'36"W
C40	221°11'55"	225.00	87.13	44.12	86.59	S22°00'33"E
C41	221°11'55"	225.00	87.13	44.12	86.59	S44°11'48"E
C42	221°11'55"	225.00	87.13	44.12	86.59	S66°23'03"E
C43	31°55'44"	225.00	12.69	6.35	12.69	N79°05'37"W
C44	14°50'54"	175.00	45.35	22.89	45.23	S12°03'47"W
C45	14°50'54"	150.00	38.87	19.53	38.75	S12°03'47"W
C46	14°50'54"	125.00	32.39	16.29	32.30	S12°03'47"W
C47	14°20'39"	250.00	62.59	31.46	62.42	N82°09'34"W
C48	19°33'54"	250.00	85.37	43.10	84.95	N65°12'18"W
C49	18°07'48"	250.00	79.11	39.89	78.78	N04°25'57"W
C50	232°01'	366.00	16.18	8.09	16.18	N75°28'20"E

OWNER & DEVELOPER:
MUNFORD DEVELOPMENT CO
382 McLAUGHLIN DR.
ATOKA, TN 38004

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER
FEMA MAP 47167C0320G WITH AN EFFECTIVE DATE OF 05/04/2009.

SHEET 1 OF 2
PRELIMINARY PLAN OF
SHEPHERD'S RIDGE SUBDIVISION
MUNFORD DEVELOPMENT COMPANY
ATOKA, TENNESSEE
28.45 ACRES
59 LOTS
ZONED: R-1

W. H. PORTER CONSULTANTS, PLLC
ENGINEERS, PLANNERS
SURVEYORS, CONSULTANTS

4821 AMERICAN WAY, SUITE 100
MEMPHIS, TENNESSEE 38118
(901) 363-9453

SCALE: 1" = 100' DATE: 08/04/2020



VICINITY MAP,
SCALE 1"=800'

PROJECT

PRELIMINARY HYDROLOGIC REPORT - SUMMARY OF PEAK FLOW RATES

BASIN: TOTALOUTFLOW				
ID:				
PREDEVELOPMENT				
AREA	=	32.87		
AVERAGE BASIN SLOPE	=	2.00		
HYDRAULIC LENGTH	=	1400.00		
TIME OF CONCENTRATION	=	1.18		
BASIN CURVE NUMBER	=	74.00		
DEVELOPMENT				
AREA	=	32.87		
AVERAGE BASIN SLOPE	=	2.00		
HYDRAULIC LENGTH	=	1400.00		
TIME OF CONCENTRATION	=	0.61		
BASIN CURVE NUMBER	=	84.00		
BYPASS				
AREA	=	0.00		
AVERAGE BASIN SLOPE	=	0.00		
HYDRAULIC LENGTH	=	0.00		
TIME OF CONCENTRATION	=	0.00		
BASIN CURVE NUMBER	=	0.00		
Frequency (years)	Pre-developed Peak Q (cfs)	By-pass area Peak Q (cfs)	Developed Peak Q (cfs)	Allowable peak Peak Q (cfs)
25	56.1	0.0	114.2	56.1
100	75.1	0.0	144.9	75.1

POND OUTFLOW HYDROGRAPH
POND IDENTIFIER TOTAL OUTFLOW
25 YEAR STORM FREQUENCY

PEAK FLOW = 59.22 CFS
TIME TO PEAK = 13.92 HRS
TOTAL VOLUME = 568637.70 CU FT

POND OUTFLOW HYDROGRAPH
POND IDENTIFIER TOTAL OUTFLOW
100 YEAR STORM FREQUENCY

PEAK FLOW = 77.45 CFS
TIME TO PEAK = 12.67 HRS
TOTAL VOLUME = 728022.00 CU FT

NOTES:
WATER AND GAS UTILITIES FROM POPLAR GROVE UTILITY DISTRICT AND THE TOWN OF ATOKA..

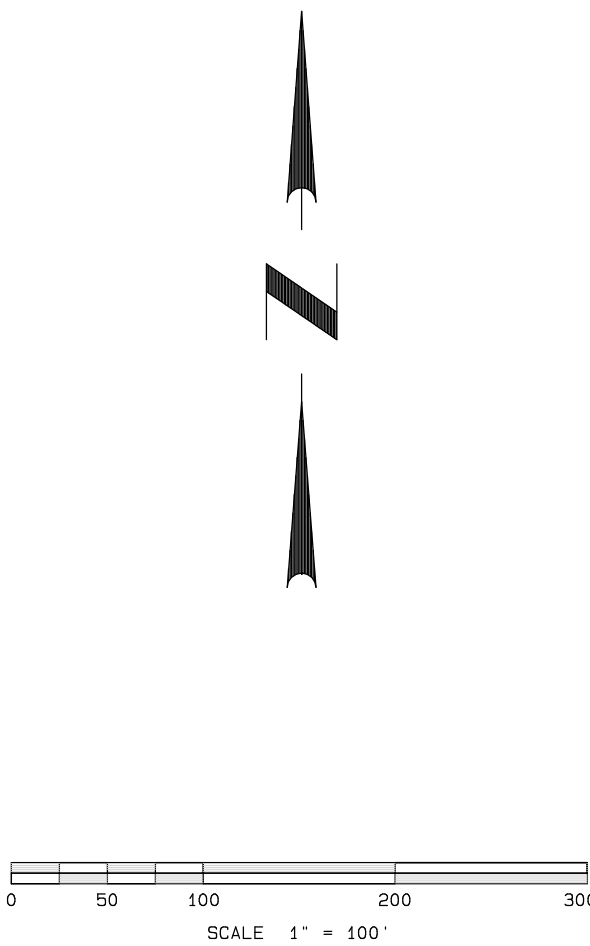
THERE IS A 15' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS IN THIS SUBDIVISION UNLESS OTHERWISE NOTED.

ALL STORMWATER DETENTION AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ANY ALTERATIONS TO THE DETENTION POND SHALL BE APPROVED BY THE TOWN OF ATOKA.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA MAP 47167C0320G WITH AN EFFECTIVE DATE OF 05/04/2009.

SIDEWALKS REQUIRED AND TO BE CONSTRUCTED BY THE HOMEBUILDER.

LEGEND
EX. TREE LINE



PROJECT UTILITIES PLAN

SHEET 2 OF 2
PRELIMINARY PLAN OF
SHEPHERD'S RIDGE SUBDIVISION
MUNFORD DEVELOPMENT COMPANY
ATOKA, TENNESSEE
28.45 ACRES
59 LOTS
ZONED: R-1

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SCALE: 1" = 100' DATE: 08/04/2020

CERTIFICATE OF APPROVAL FOR SUBDIVISION AND STREET NAMES

I, _____ DO HEREBY CERTIFY THAT I HAVE REVIEWED THE PROPOSED SUBDIVISION AND CERTIFY THAT THE NAME OF THE SUBDIVISION AND/OR NAME(S) OF THE STREET(S) WITHIN THIS PROPOSED SUBDIVISION DO NOT CONFLICT WITH OTHER SUBDIVISIONS AND STREET NAMES FOR EMERGENCY SERVICE PURPOSES.

DATE _____ DIRECTOR OF 911 ADDRESSING _____

Michele Johnstone, AICP
Johnstone & Associates
3469 Countrywood Road
Belden, MS 38826
Sjohnstone73@icloud.com

MEMORANDUM

TO: The Atoka Municipal-Regional Planning Commission
RE: Staff/ Recommendations for the August 2020 meeting of the Municipal-Regional Planning Commission.
FROM: Shelly Johnstone, AICP
DATE: August 17, 2020
SUBJECT: Preliminary Plat Submission Shepherd's Ridge Subdivision

I. Regulating Language

B. PRELIMINARY PLAT

The Preliminary Plat is the initial formal plat for a proposed subdivision and shall include the full area of the proposed subdivision. The purpose of the Preliminary Plat is to ensure the proposed subdivision conforms to these regulations, the zoning ordinance, the major road plan and other related regulations. The subdivider/developer should consult early with the planning staff and review the municipal major road plan, subdivision regulations and the zoning ordinance prior to submitting a Preliminary Plat for approval.

1. Plat Submission - After consultation with the Planning Commission and/or the planning staff, but not less than 15 days prior to the Planning Commission meeting at which the Preliminary Plat shall be considered, the subdivider/developer shall submit 5 copies of the plat, an electronic version as required by the Town, together with all applicable fees, to Town Hall.
2. Plat Content - The Preliminary Plat shall adhere to the minimum design standards as set forth in Article 4; shall be prepared by a Professional Civil Engineer or a Land Surveyor licensed in the state of Tennessee; shall be drawn to a scale of not less than 1 inch = 100 feet and shall contain the following information even when a subdivision is to be developed in phases or sections;
 - a. Scale, date of preparation, north arrow, vicinity map, acreage, zoning classification and number of lots;
 - b. Subdivision name; name and address of the subdivider/developer and/or developers and the name of the individual responsible for the preparation of the plat;
 - c. Lot lines, dimensions of lot lines, lot numbers, building setback lines, and the lot area in square feet;
 - d. Boundary lines from deed records and surveys;

- e. Adjoining subdivisions by name and section, and the names of owners and acreage of all abutting tracts;
- f. Name, location, and rights-of-way of all existing and proposed streets and alleys; The approximate distance and bearing at the right-of-way from a corner of the subdivided property to the nearest public cross road, including the name of the road, and rounded to the nearest foot
- g. All existing buildings, primary and accessory on or within 300 feet on any adjacent properties;
- h. Location and type of all existing and proposed utilities (i.e. water, sewer, electric and gas);
- i. Proposed method of sewage disposal;
- j. 100-year floodplain, floodway boundaries and elevations of each;
- k. Major environmental features, including groupings or stands of trees;
- l. All existing and proposed public and private easements including their location, purpose and width, and the instrument number for any existing easements;
- m. Existing and proposed contour data showing contour intervals of 5 feet or less; elevation shall reference a bench mark on or near the subject's property;
- n. Sites reserved for parks, playgrounds, open spaces, schools or other public uses, together with the purpose, and conditions or limitations of such reservations;
- o. Where divisions of the property into phases or sections is contemplated, the proposed boundaries of such sections shall be shown and labeled, and the sequence of development listed alphabetically or numerically;
- p. A drainage plan which shall include, but not be limited to, an analysis of the drainage area, a storm water routing plan showing maximum quantities of flow and maximum rates of flow before and after development. A map of the drainage area in which the subdivision is located shall be included with the drainage plan and shall include the drainage structures leading to and from the subdivision with their sizes. The scale of the map shall be drawn to scale no less than 1 inch equals 200 feet.
- q. Where the re-subdivision of a lot in a previously recorded subdivision is proposed, the title of the proposed subdivision must indicate and identify the lot number and subdivision name from the previous subdivision;
- r. The location of existing storm sewers and sanitary sewers or the distance to the nearest available structure if within 750 feet;
- s. Request for variances from the subdivision regulations, along with justification of proposed variances, shall be submitted in writing with the application for Preliminary Plat approval; and,
- t. Certification by Tipton County 911 stating that there is not duplication in the name of the subdivision or the name of the street.

3. Plat Review

- a. Subdivision Review Staff - The subdivision review staff shall recommend to the Planning Commission the approval, approval with conditions or disapproval of the application and shall include all department/agency comments received.
- b. Planning Commission - Within 60 days after submission of the Preliminary Plat, the Planning Commission shall review the plat and indicate its approval,

disapproval, or approval subject to modifications. If a plat is disapproved, reasons for such disapproval shall be stated in writing. If approved, subject to modifications, the nature of the required modifications shall be indicated. The Planning Commission may, prior to the close of the public meeting, hold the matter under advisement or defers a decision until the next regular meeting. Substantial changes made to the plat after review by the subdivision review staff shall be cause for the Planning Commission to defer a decision pending review of revised plat.

II. Consideration of Shepherd's Ridge Preliminary Plat

Munford Development Company is proposing a subdivision at the newly-annexed 28.45 acres on Atoka-Idaville Road. This property was previously considered for rezoning at the August 20, 2020 Planning Commission meeting. The property is currently zoned FAR.

Atoka staff and Munford Development Company representatives met for a sketch plan meeting on July 21, 2020 at Atoka Town Hall.

The developer was apprised of the need to seek rezoning for the property as his development plan calls for lots less than one acre in size.

The development consists of 59 lots. It has a split entrance per the request of the Atoka Fire Department, which requires two points of access for emergency vehicles. AFD also approved the street width at 30'. Shepherd's Ridge also has another planned point of ingress and egress to the south of the development. It currently terminates into an agricultural field. There are no current plans for the property south of Shepherd's Ridge to be developed. Transportation access in and around the development was discussed, as there seems to be some other options. These can be discussed at the meeting.

There is sufficient area for a turn lane or three-lane cross section at the intersection of Atoka-Idaville with Harris Road, per discussions with TDOT.

There are no flood prone areas, and detention is provided for with a detention pond which will be Common Open Space.

The subdivision will have a Homeowner's Association to maintain Common Open Space.

The group discussed taking out one of the cul-de-sacs to improve traffic flow and make for more efficient utility operation, which was done. The engineer noted that the design was dictated by the topography. Sight distance meets standards for a 40 mph design speed.

All utilities are available, with Town of Atoka providing water and sewer. Fire hydrants will be provided as noted by the Atoka Fire Department.

They do intend to place a cluster mailbox kiosk in the general area of the detention pond COS.

Sidewalks and lot trees will be provided as required in the development ordinances. I asked if it might be possible to add external sidewalk connections that may one day connect to the potential neighborhood commercial activities at the roundabout.

More information may be added at the meeting.

Attachment:

Shepherd's Ridge Preliminary Plat