

Kimball Planning Commission
Monthly Meeting
March 26, 1998

Chairman Keef called the meeting to order at 6:20 PM. The following people attended this meeting: Kathlyn Hill, Martha Holland, Sally Wayne, Jack Keef, Kevin Greenwal. David Jackson and Brian Bradford were absent for the meeting.

There were no minutes available from the previous meeting.

Due to Brian Bradfords absence (Secretary,) a motion to appoint Kathlyn Hill secretary Pro Tem was made by Sally Wayne. The motion was second by Martha Holland. All voted aye.

No one was present with business before the commission.

There was no old business discussed.

New Business: subdivision Tract 1 for three lots in the Kimball Crossing review and discussion. Motion to approve the plot proposal was made by Martha Holland. Motion was second by Kathlyn Hill. All voted aye.

There was a brief discussion of the summary zoning memorandum provided by Kevin Greenwal. No action was taken.

Motion to adjourn was made by Kathlyn Hill and was second by Martha Holland. All voted aye.

The next meeting will take place on April 23, 1998, at 6:00 PM.

Jack Keef

BY _____ DATE _____

CHKD. BY _____ DATE _____

PiedmontOlsenHensley

SHEET NO. _____ OF _____

JOB NO. _____

SUBJECT _____

DUE TO THE LACK OF
BUSINESS, THE KIMBALL
MUNICIPAL PLANNING COMMISSION
MEETING HAS BEEN CANCELLED.
THE NEXT SCHEDULED MEETING
WILL BE HELD ON THURSDAY
MAY 21 1998

Keri J. J. J.
FOR

JACK REEF
PLANNING COMMISSION CHAIRMAN



MEMORANDUM

TO: Kimball Municipal Planning Commission
FROM: Kevin Greenwalt, Community Principal Planner *KG*
DATE: May 3, 1998

SUBJECT: Ruth D. Blevins Two Lot Subdivision - 1st Ave. & Kingsberry Drive

Staff has reviewed the "survey" for this property which does not meet the minimum requirements of a Subdivision Plat under the town's current regulations. See the attached survey, which staff has provided, for reference to the comments in this memorandum.

The following deficiencies need to be corrected, prior to recording of any "official" plat that should replace this "survey".

1. There are no solid lines, with bearings and distances, shown around the "second lot" labeled R. Blevins. (The "first lot" is identified as "1 Story Frame House".) Both the primary subdivided parcel and the subsequent remaining portion of land must meet the regulatory requirements for all subdivision lots.
2. There is not a 15,000 sq. ft. building site, exclusive of the "flag stem" strip of land off of Kingsberry Drive, for the "R. Blevins" lot.
3. There are no certifications for:
 - a. Septic system approvals for both lots
 - b. Public water approval
 - c. Attestment for public road frontage for both lots
 - d. Certification of ownership
 - e. Signature line for the Planning Commission Secretary

Staff recommends that the 130 ft lot frontage along 1st Ave. should be reduced to enlarge the R. Blevins' lot and that the eastern lot boundary should be drawn parallel to Kingsberry Dr., intersecting with the northern lot boundary of "E. Harris". This should bring the "R. Blevins" lot up to the requisite 15,000 sq. ft. and will create a better and more conventional subdivision of the property (eliminating the "flag stem" configuration of the R. Blevins lot). The second attachment illustrates staff's recommendation for dividing the property.

If the planning commission chooses to approve the division as presented, then at the very least the missing items in 3 a-e above should be required on the plat.

Kimball, Tennessee 37347



SCALE: 1"

Staff Recommended Division of the Ruth

DATE:

Blevins Property

JOB:

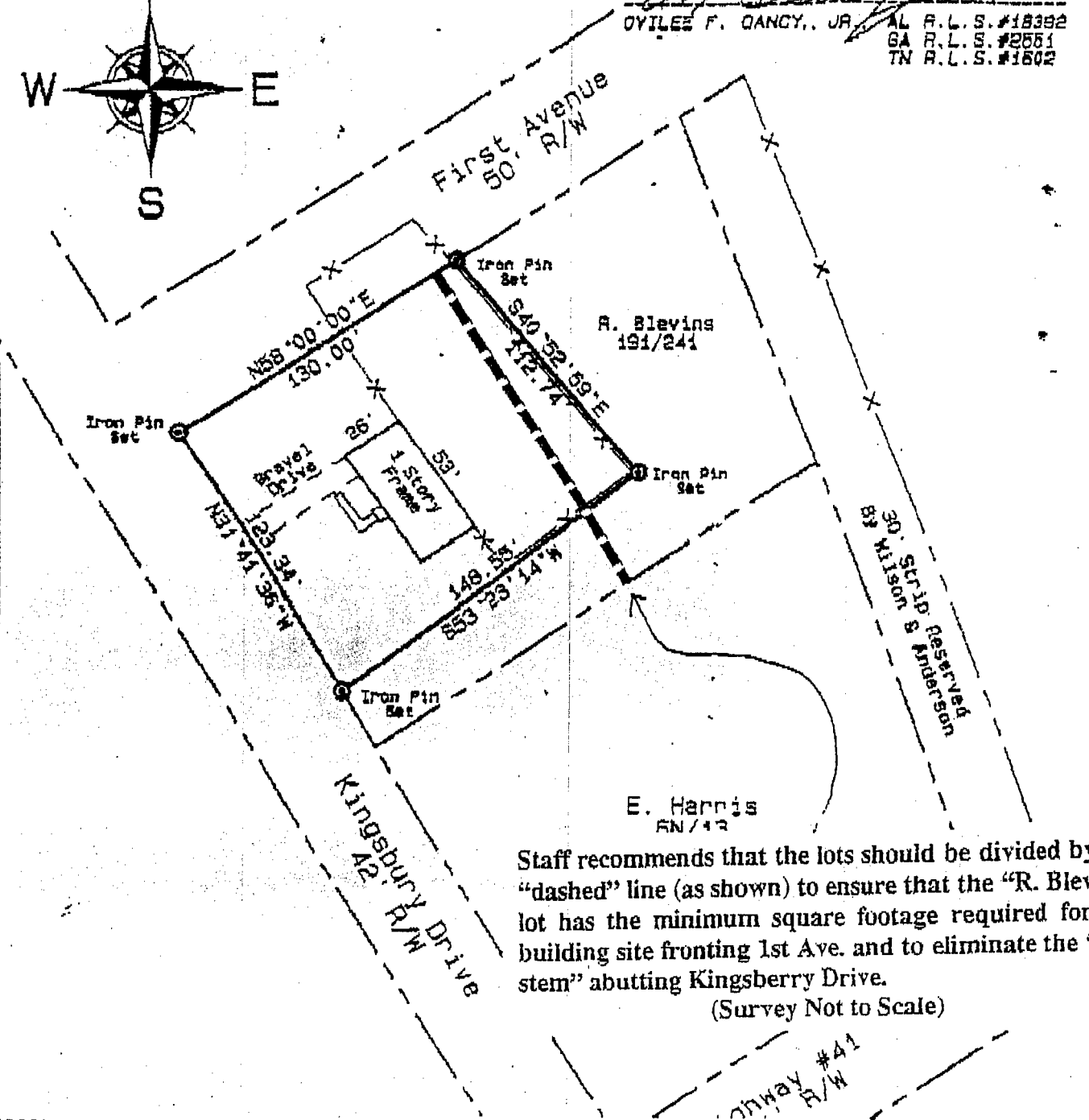
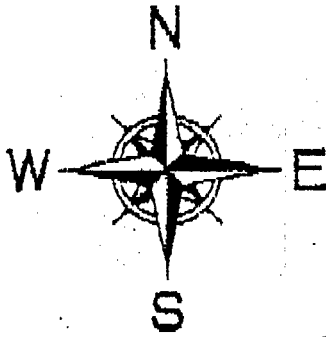
Kimball, Tennessee

May 3, 1998

IS A CLASS
TIO OF PRECISION
IS GREATER THAN
IN HEREON.

OYILEE F. GANCY, JR.

AL R.L.S.#18392
GA R.L.S.#2551
TN R.L.S.#1602



Staff recommends that the lots should be divided by the "dashed" line (as shown) to ensure that the "R. Blevins" lot has the minimum square footage required for the building site fronting 1st Ave. and to eliminate the "flag stem" abutting Kingsberry Drive.

(Survey Not to Scale)

Highway #41
R/W

Tennessee Valley Surveying

P.O. Box 460, Kimball, TN 37347
(423) 837-8051

BUYER: Marc Lawrence
SELLER: Ruth D. Blevins
LENDER: AmSouth Bank
LOCATION: 12 Kingsbury Drive
Kimball, Tennessee 37347
1st Civil Dist., Marion County



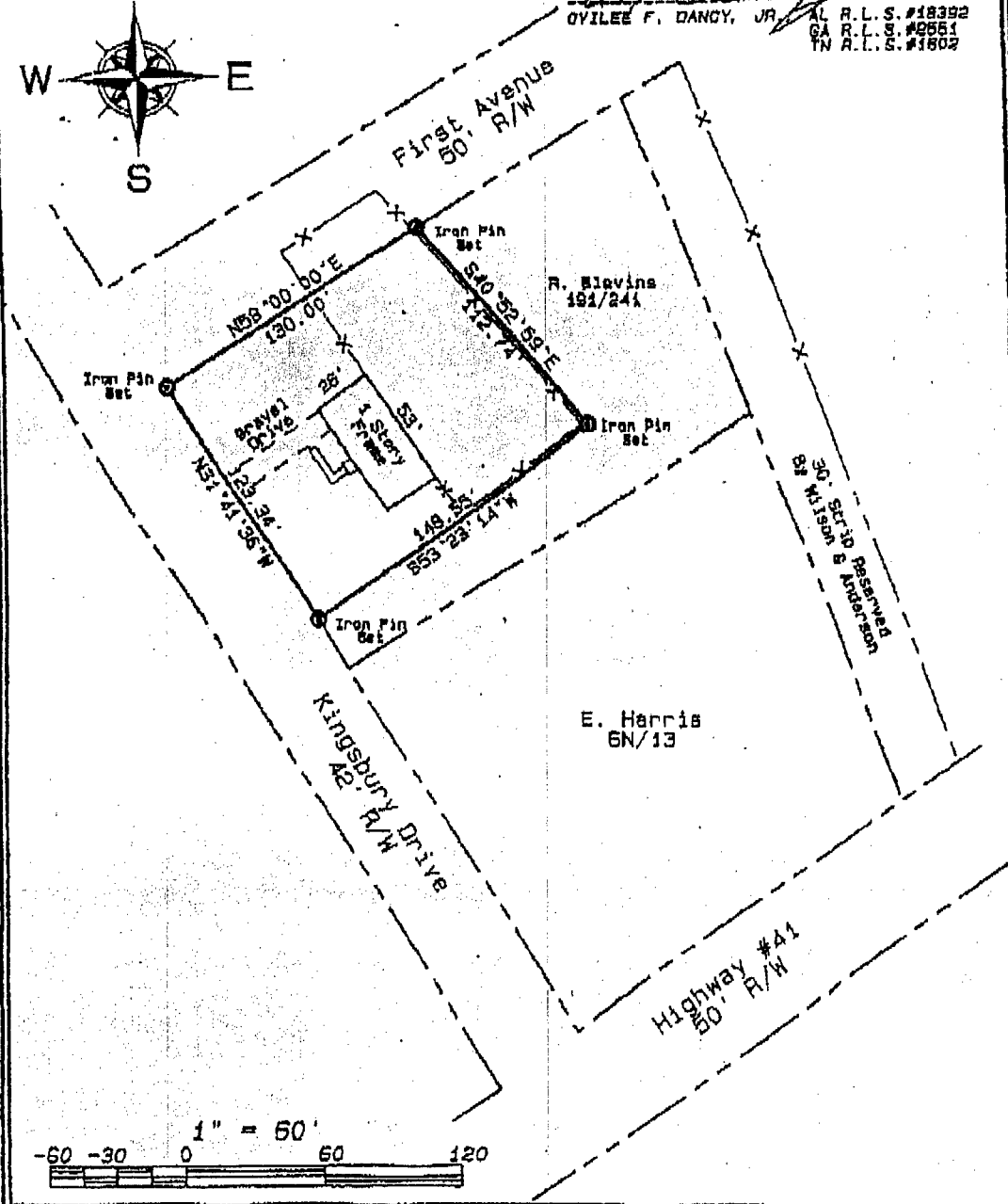
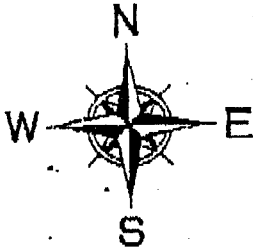
SCALE: 1" = 50'

DATE: 4/27/98

JOB: 5032-98

I HEREBY STATE THAT THIS IS A CLASS
SURVEY AND THE RATIO OF PRECISION
OF THE UNADJUSTED SURVEY IS GREATER THAN
1: 25,000 AS SHOWN HEREON.

Ovillee F. Dancy, Jr.
OVILLEE F. DANCY, JR. AL R.L.S. #18392
GA R.L.S. #2551
TN R.L.S. #1802



THE KIMBALL PLANNING COMMISSION WILL HOLD A SPECIAL CALLED MEETING ON MONDAY, MAY 4, 1998 AT 8:00 AM AT THE TOWNHALL. THE PURPOSE OF THIS MEETING IS TO DISCUSS DIVISION OF A PARCEL OF PROPERTY ON NORTH KINGSBERRY.

**JACK KEEF
CHAIRMAN**

Kimball Planning Commission
Monthly Meeting
May 28, 1998

Chairman Keef called meeting to order. The following people attended this meeting: Jere Davis, David Jackson, Sally Wayne, Martha Holland, Jack Keef and Kevin Greenwall. Kathlyn Hill and Brian Bradford were absent for the meeting.

There was a motion made by Martha Holland to approve the minutes. Sally Wayne made the motion to second. All voted aye.

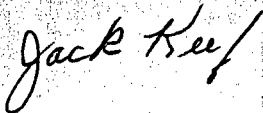
David Jackson made a motion to recommend to the city board to allow 60 days for replacing a mobile home in R-1 zone. The motion was second by Jere Davis. All voted aye.

New Business: Wade Nabors is wanting to put a go kart track on Main Street. Nabors was advised to provide the building inspector with full proposal and plat for review.

Kevin Greenwall advised the board that effective May 29, 1998 he would no longer be employed by the State of Tennessee. He has resigned.

Jere Davis made a motion to adjourn the meeting. Motion was second by Sally Wayne. All voted aye.

Jack Keef



Kimball Planning Commission
Monthly Meeting
June 25, 1998

Chairman Keef called meeting to order at 6:00 p.m. The following people attended this meeting: Jere Davis, David Jackson, , Martha Holland, Kathlyn Hill, Jack Keef, Jack Seabocker and Tim Roach. Sally Wayne was absent for the meeting.

Minutes from the previous meeting were read. There was a motion made by David Jackson to approve the minutes. Jere Davis made the motion to second. All voted aye.

Old Business:

Concerned residents raised questions to the installation of modular homes on the Thach Meadows Subdivision. After, and during a lengthy discussion definitions of mobile homes verses modular homes were quoted by the city building inspector. Tim Roach with the Southeast Tennessee Local Planning Assistance Office gave some insight to the laws pertaining to issues of modular homes in a R-1 zone. He was of the opinion that these actions were legal.

The zoning board agreed to ask the city board to have the city attorney look into the matter at lengths providing an opinion in document for those who may be interested, or have an interest.

Ralph Jarvis provided a drawing labeled Valley Partners located at Main Street and Kimball Cove Road. He was asking about rezoning the portion of the property that was not zoned commercial to R-2 from R-1. His plans were to build apartments on this property. After some discussion concerning sewer systems and rezoning no action was taken. Two acres plus are involved.

Wade Nabors provided a plat for a go kart track on Main Street for the building inspection and the commission to review.

Jere Davis made a motion to adjourn the meeting. Motion was second by Martha Holland. All voted aye.

Jack Keef

**AGENDA FOR THE MEETING
OF THE
KIMBALL MUNICIPAL PLANNING COMMISSION
July 23, 1998
6:00 PM**

- I. Call to Order/Determination of a Quorum
- II. Reading and Approval of the Minutes
- III. Old Business
- IV. New Business
 - A. Summary of New Annexation Legislation to be Passed Out.
 - B. Discussion of Possibly Creating a Plat Review Day.
- V. Adjournment

Kimball Planning Commission
July 23, 1998

The Kimball Municipal Planning Commission met at the Town Hall on July 23, 1998 at 6:00 pm. Present at this meeting were planning commission members Keef, Wayne, Seebacher, Holland, and Davis. Members Jackson and Hill were absent. Also in attendance was Doug Smith, Tim Roach's assistant.

Chairman Jack Keef called the meeting to order. Minutes from the June meeting were read. Jere Davis made the motion to approve the minutes as read, with Martha Holland making a second to the motion. All voted aye.

OLD BUSINESS:

No discussion was offered by the committee or those residents in the audience.

NEW BUSINESS:

Doug Smith discussed New Annexation Legislation. He gave a sheet of explanation to each planning board member and offered copies to the audience. In essence, the city boundaries of Kimball will be essentially the growth boundaries of Kimball. No plans to annex more property will be addressed.

Mr. Smith also talked about the idea of a Plat Review Day. This provides that individuals would present plats for review ten days before the regular planning commission meeting. The citizens would be able to look at the plat plans during this ten day period. Jack Seebacher made the motion for a 7 to 10 day review. He amended the motion to a ten day period for plat review before the regular planning commission meeting. Jere Davis second the motion. All present voted aye.

Jere Davis made the motion to adjourn. Jack Seebacher second the motion. All voted aye.

**AGENDA FOR THE MEETING
OF THE
KIMBALL MUNICIPAL PLANNING COMMISSION**
August 27, 1998
6:00 PM

- I. Call to Order/Determination of a Quorum**
- II. Reading and Approval of the Minutes**
- III. Old Business**
 - A. Formal adoption of by-law amendment creating an agenda cut-off day
- IV. New Business**
 - A. Mountain Meadow Estates preliminary plat
 - B. Martha Marie Hill minor plat
 - C. Joyce Tate rezoning review (No application yet filed)
- V. Adjournment**

Kimball Municipal Planning Commission
August 27, 1998

The Kimball Municipal Planning Commission met on Thursday, August 27, 1998 in Kimball Townhall. Those members present were: Hill, Holland, Davis, Jackson, Wayne, and Seebacher. Doug Smith, the staff planner was also present. David Jackson presided... The minutes from the July meeting were read. Mayor Davis made the motion to approve them as read. Mr. Seebacher seconded the motion. All voted aye.

A discussion of Article V, Section 1 was discussed. Mayor Davis made the motion to adopt Article V, Section 1. Holland seconded the motion officially changing the meeting to the fourth Thursday of each month.

Tommy Dobson was present to discuss plat approval for Mountain Meadow Estates. He asked for preliminary approval on 20 lots for single dwelling homes. He stated that restrictions would be present to create a very desirable subdivision. Mayor Davis made the motion to give preliminary approval. Mr. Seebacher seconded the motion.

Jimmy Holtcamp came before the commission to make us aware of changes being made to the Martha Marie Hill property on Old Dixie Highway. He purchased the property except for one small portion and cleared it. His plans are to eventually build homes on it.

Mr. Seebacher discussed a "continual" yard sale at the home of Barney Nunley, (the intersection of Hwy. 41 and Spears Road). It seemed to be the consensus of the planning commission that this discussion should be stopped.

Mayor Davis made the motion to adjourn. Mr. Seebacher seconded the motion. All voted aye.

Jack Keef



Local Planning Assistance Office
Southeast Tennessee Region
Chattanooga State Office Building, Suite 690
Chattanooga, Tennessee, 37402
423-634-6446

MEMORANDUM

TO: Kimball Municipal Planning Commission

FROM: Doug Smith, Staff Planner

DATE: August 27, 1998

SUBJECT: By-Law Amendment: Agenda Day/Meeting Day

The following is a proposed amendment to the By-Laws of the Town of Kimball Municipal Planning Commission to establish an "Agenda Day", a particular day by which all business to be presented to the Kimball Municipal Planning Commission must be submitted prior to the meeting date. The amendment will be new **Section 7 of ARTICLE V, MEETINGS;**

Section 7. All business to be presented to the Kimball Municipal Planning Commission must be submitted to Town Hall at least 9 days prior to the regular scheduled meeting date in order to be included on that month's agenda.

Also, a review of the By-Laws reveals that **ARTICLE V, Section 1** lists the regular meeting day as the first Monday of each month. As the Planning Commission now meets on the fourth Thursday of each month, an amendment to this section is also recommended, to read as follows:

Section 1. Meetings shall be held on the fourth (4th) Thursday of each month at 6:00 p.m. at the Kimball Town Hall or a place designated by the Chairman of the Kimball Municipal Planning Commission. The time and/or date of the regular monthly meeting may be changed by a majority consensus of the entire Kimball Municipal Planning Commission.

M E M O R A N D U M

DATE: September 9, 1998
TO: Kimball Municipal Planning Commission
FROM: Doug Smith, Community Planner
RE: Murray Hills Minor Plat

In the event that Kimball should convene a special called meeting of the planning commission to review the Murray Hills plat, I recommend approval since it meets all of Kimball's subdivision and zoning requirements. One minor detail, however, should be corrected before the plat is recorded--the area is zoned R-1, not R-2 as noted on the plat.

Lastly, in order for Kimball to fulfill its legal obligations, I recommend that a public notice advertising the time and place be issued 48 hours prior to the special-called meeting. If anyone has any further questions regarding this matter, please feel free to call me at 634-6446. Have a nice day.

The Kimball Municipal Planning Commission will have a special called meeting on Wednesday, September 16, 1998 at 4:00 pm. The purpose of this meeting is to discuss a plat for Bill Murray and to discuss a variance for a sign for Andrew McCoy. The public is invited to attend.

**Jack Keef
Chairman**

**AGENDA FOR THE SPECIAL-CALLED MEETING
OF THE
KIMBALL MUNICIPAL PLANNING COMMISSION**
September 16, 1998
4:00 PM

- I. Call to Order/Determination of a Quorum
 - II. Reading and Approval of the Minutes
 - III. New Business
 - 1. Murray Hills Final Plat
 - IV. Adjournment
-

**AGENDA FOR THE SPECIAL-CALLED MEETING
OF THE
KIMBALL BOARD OF ZONING APPEALS**
September 16, 1998
4:15 PM

- A. Call to Order
- B. Reading and Approval of Previous Meeting Minutes
- C. New Business
 - 1. Variance Request
- D. Adjournment

**Kimball Municipal Planning Commission
Special Called Meeting
September 16, 1998**

Chairman Keef called the meeting to order at 4:05 pm on September 16, 1998. Those present were: Jere Davis, David Jackson, Martha Holland, Kathlyn Hill, Sally Wayne, and Jack Keef.

New Business:

Bill Murray presented a plat for Murray Hills Subdivision for approval. Everything was in order and was in agreement with the state planners office. Jere Davis made the motion to approve the plat as presented. Motion was seconded by David Jackson. All voted aye.

Dr. Brenda Sowter was at the meeting to ask for approval to erect a sign at her new office complex on highway 41 at the old fruit stand site. A hand drawn layout was presented to review. Jere Davis made a motion to approve the request. Martha Holland second the motion. All voted aye.

Kathlyn Hill stated that she was appointed secretary prop temp, but she did not want to serve as full time. Martha Holland made the motion to appoint Sally Wayne to the position. Kathlyn Hill second the motion. All voted aye.

With no other business to be brought before the commission, Jere Davis made the motion to adjourn. David Jackson second the motion. All voted aye.



Jack Keef, Chairman

Local Planning Assistance Office
Southeast Tennessee Region
Chattanooga State Office Building, Suite 690
Chattanooga, Tennessee, 37402
423-634-6446

September 30, 1998

Kimball Planning Commission
Town Hall
P.O. Box 367
Kimball, TN 37347

Dear Planning Commission Members,

The Local Planning Assistance Office was recently advised of a situation in which a resident owns a lot that is split by Kimball's zoning district boundary line. One portion is zoned C-2 and the other is zoned R-2. I have been informed that the said resident currently operates a repair garage, a wrecked automobile yard, and a bar and grille on this lot. In addition, this resident is seeking to establish a mobile home park on the same lot. As Kimball's assigned planner, I have researched the zoning ordinance in order to shed some light on this matter.

Assuming all of the above information is correct, there are several matters that need to be addressed by the planning commission before any action is taken on the mobile home park issue. First of all, under section 4.060 in the zoning ordinance, only one principal structure is allowed on any single lot. Any more than one principal structure on one lot is a violation of the ordinance, unless the structures existed on the lot before the adoption of the ordinance.

Secondly, any use on the lot is required to be located within the proper zoning district. For example, either a bar and grille or a repair garage is allowed within the C-2 district, but not in the R-2 zone. Thirdly, wrecked auto yards are prohibited in the R-2 and C-2 zones (any lot with more than 5 junk vehicles is considered to be a wrecked auto yard). Again, if the above-mentioned uses predate the zoning ordinance, they are considered to be "grandfathered" and not subject to its provisions.

If anyone has any further questions regarding this matter, please feel free to give me a call at 634-6446.

Sincerely,

Doug Smith
Community Planner

634

Holland 4M/3

Ponderosa Drive 25' R/W

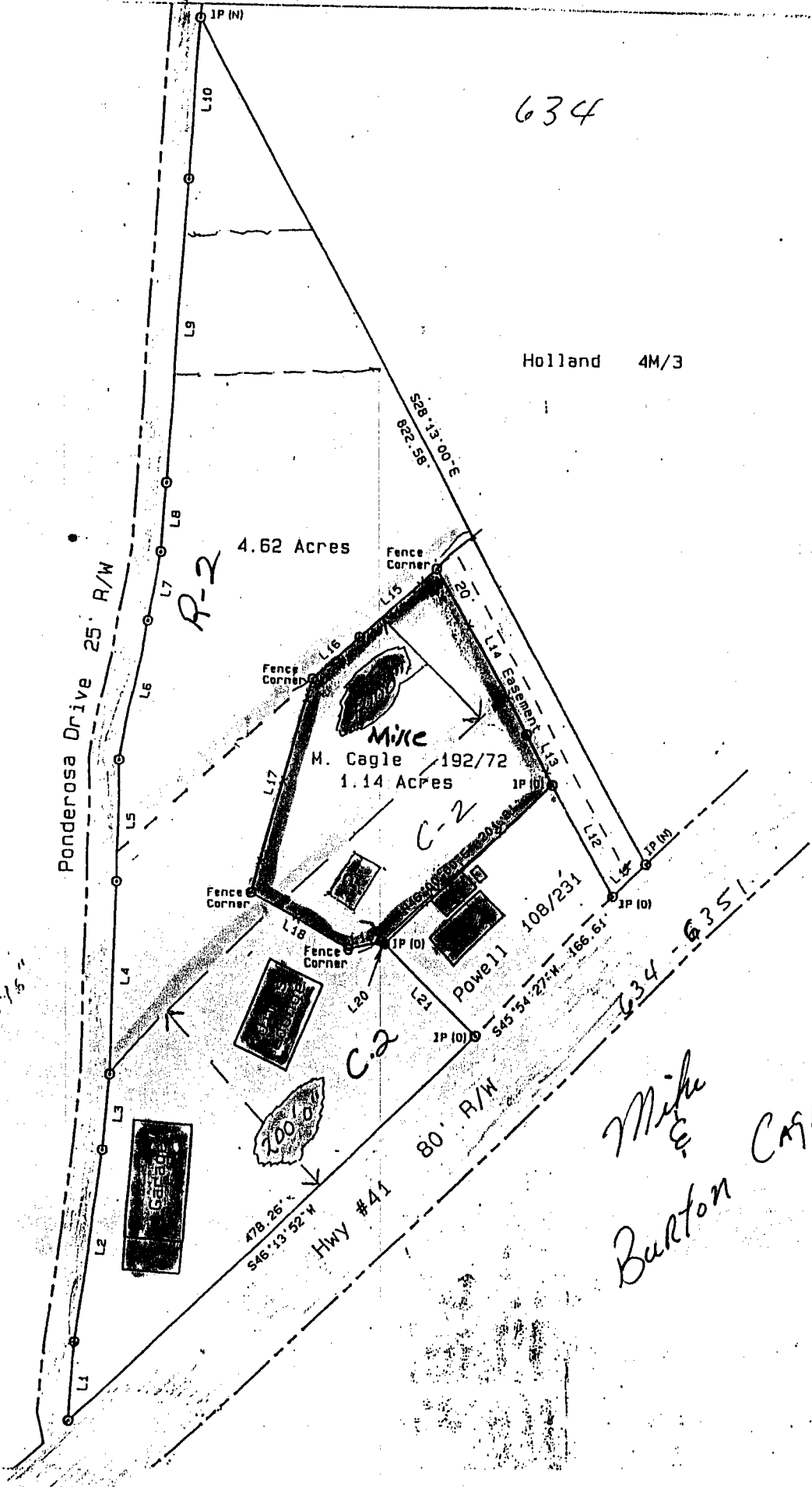
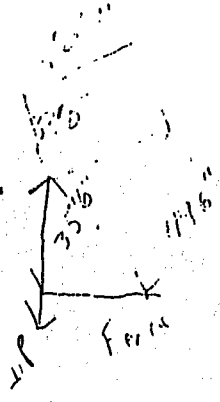
4.62 Acres

Mike
M. Cagle 192/72
1.14 Acres

80' R/W

Hwy #41

Mike
&
Barton Cagle



**THE KIMBALL PLANNING COMMISSION WILL
HAVE THEIR REGULAR MONTHLY MEETING ON
TUESDAY, OCTOBER 20, 1998 AT 7:00 PM. THE
PUBLIC IS INVITED TO ATTEND.**

**JACK KEEF
CHAIRMAN**

**AGENDA FOR THE MEETING
OF THE
KIMBALL MUNICIPAL PLANNING COMMISSION**
October 20, 1998
7:00 PM

- I. Call to Order/Determination of a Quorum**
- II. Reading and Approval of the Minutes**
- III. Old Business**
 - A. Any properly presented old business.
- IV. New Business**
 - A. Any properly presented new business.
- V. Adjournment**

LOCAL PLANNING ASSISTANCE OFFICE
CHATTANOOGA STATE OFFICE BUILDING
540 McALLIE AVENUE, SUITE 690
CHATTANOOGA, TENNESSEE 37402
(423) 634-6446 (Office)
(423) 634-6351 (Fax)



October 29, 1998

Dear Kimball Planning Commissioners;

This letter is in response to questions that were raised at the October 20th Planning Commission meeting about regulations governing mobile home parks and automobile junkyards. The required procedure for establishing or expanding a mobile home park are contained in the Mobile Home Park Restrictions of Kimball's Official Zoning Ordinance. In summary, the required procedure is as follows:

- Step 1) The Kimball Planning Commission reviews the site plan for the proposed mobile home park.
- Step 2) If the plan is approved, the Marion County Health Department then conducts its review to determine the adequacy of the water and sewerage system. The Tennessee Trailer Court Act is no longer applicable; the act has since been repealed.
- Step 3) If the Health Department approves of the site plan, the Building Inspector for Kimball then must review the actual park to determine if it conforms to the site plan.
- Step 4) If the Building Inspector determines that the mobile home park has been developed in accordance with the site plan, the Town of Kimball then issues a Mobile Home Park Permit.

The Local Planning Assistance Office recommends that this procedure, as laid out in the Zoning Ordinance, be strictly followed in order that the Town of Kimball not set a potentially jeopardous precedent.

In regard to questions about any existing state agency that might regulate automobile junkyards, I have managed to find some information. I spoke with an official with the Tennessee Department of Transportation (TDOT) about the role of their agency in regulating automobile junkyards, and I was informed that Highway 41 is no longer on the list of roads off which the DOT may regulate junkyards. This same gentleman referred me to the Tennessee Department of Safety (TDOS), the agency that administers the Automobile Graveyard Law, a law which was passed sometime in the early 1970s. However, I am still awaiting information from an officer from this department. He should be in touch with me early in the week of November 2-6, and as soon as I receive any information I will send it to all members of the Planning Commission. If anyone has any questions before the Planning Commission meeting, please give me a call at 634-6446.

Sincerely,

A handwritten signature in cursive script that reads "Doug Smith".

Doug Smith,
Community Planner

xc: Roy Brackett

Kimball City Planning Commission
November 19, 1998
Followed 6:00 p.m. BZA Meeting

Planning Commission Members Present: Jack Keef, David Jackson, Sallie Wayne, Martha Holland, and Kathy Stevens

Also Present: Doug Smith and Kevin Featherston

In the Audience were: Burton Cagle, Ray Lawson, Linda Toney and the Hutchins Family

The minutes from the previous meeting were read and approved. Martha Holland made the motion and David Jackson seconded the motion.

Old Business:

1. Junkyards – Doug Smith discussed the “Auto Graveyard Law.” It can be used to regulate junkyards and their appearance to the public. He is waiting on an answer from a Mr. John Collins concerning whether “junk” can be stored at a junkyard.
2. City Attorney Featherston submitted the possibility of a debris ordinance in Kimball. It was decided that Doug Smith will bring two sample of landscape ordinances to the next meeting.

New Business:

1. A discussion of the 1000 ft. setback line with regard to de-valuing adjoining property was heard. (City Ordinance #91)
2. A discussion about what denotes the legal fencing of a junkyard followed (See Ordinance Book page 41)
3. The planning commission decided to skip the December meeting due to the holidays. The next planning commission meeting will be the fourth Thursday in January.

David Jackson made the motion to adjourn and Sallie Wayne seconded the motion.

Public Notice

Notice is hereby given that the December 24th meeting of the Kimball Municipal Planning Commission has been canceled due to the Christmas Holiday and lack of business. The next scheduled meeting of the Planning Commission is at 6 PM Thursday, January 28, 1999 at the Kimball Town Hall.

Everyone have a safe and pleasant holiday season!