

ETOWAH MUNICIPAL-REGIONAL PLANNING COMMISSION

**AGENDA
FOR THE REGULARLY SCHEDULED MEETING
Etowah Recreation Center
Tuesday April 9th, 2019
5:00 p.m.**

Jim Abbott, Chairman
Jim Alsip, Vice-Chairman
John Bohannon, Secretary
Burke Garwood, Mayor

Charles Alverson Mike Cheek Gene Keller

A. CALL TO ORDER AND ESTABLISHMENT OF A QUORUM

B. APPROVAL OF MINUTES FROM THE PREVIOUS MEETING

Minutes from March 11th, 2019
Minutes from Special Called meeting March 26th, 2019

C. BUILDING INSPECTOR'S REPORT

D. OLD BUSINESS

E. NEW BUSINESS

- Discussion of Storm Shelters
- TDOT Access Approval

F. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION

G. ADJOURNMENT

Next Regularly Scheduled Meeting: May 13, 2019

CITY OF ETOWAH,
TENNESSEE REGIONAL
PLANNING
COMMITTEE MEETING

Record of Minutes of Regular Meeting Date March 26, 2019 Sheet No. 1 of 2

A Special Called meeting of the Etowah Regional Planning Commission was held on Tuesday, March 26, 2019 at 5:00 p.m. in the meeting room of The Etowah Community Center, Etowah, Tennessee.

All commissioners were present with the exception of Chairman Abbott and also present was City Manager, Tina Tuggle, Recording Secretary Eva Valentine and Codes Officer, Jon Troutt.

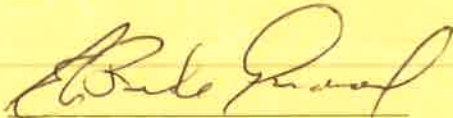
Vice-Chairman Jim Alsip called the meeting to order at 5:00 p.m.

NEW BUSINESS:

- a. Consideration of the 2018 LPRF City Pool Project

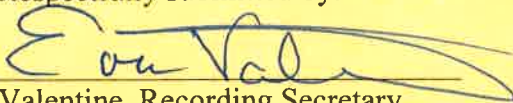
Ms. Tuggle presented an overview and picture of the pool and the proposed location being at the corner of Sixth Street and Louisiana Avenue between the two large baseball fields and the Splash Pad.

Commissioner Keller made a motion to approve the pool and its proposed location and to participate in the LPRF grant process and Mayor Garwood seconded the motion and motion carried.



Burke Garwood, Mayor

Respectfully submitted by:



Eva Valentine, Recording Secretary



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MEMORANDUM

TO: **ETOWAH PLANNING COMMISSION**
EMAIL: CBUCKNER@SEDEV.ORG

FROM: CAMERON BUCKNER, REGIONAL PLANNER

DATE: APRIL 9, 2019

RE: STORM SHELTERS

LOCATION:

N/A

BACKGROUND:

An inquiry was made regarding a situation in which an individual desired to construct a storm shelter on his/her property. Due to the complexity of the storm shelter and limited access to the rear yard, the individual has requested permission to place the storm shelter in the front yard.

The following recommendations/interpretations are made in accordance with the Etowah Zoning Ordinance and Subdivision Regulations. This is only a recommendation based on a review of the plat/site plan in checking for conformance to these regulations. This review does not ensure that all deficiencies have been identified, and the Etowah Municipal Planning Commission may require additional information as they have sole authority over the enforcement of these regulations.

ANALYSIS:

Per the zoning ordinance, a storm shelter would be classified as an accessory use:

Accessory Use. A use customarily incidental, appropriate, and subordinate to the principal use of land or buildings and located upon the same lot therewith.

Other relevant definitions:

Yard, Front. The required open space, unoccupied by buildings, between the road or street right-of-way line and the principal building.

Yard, Rear. The required space, unoccupied except by a building of accessory use as herein provided, extending from the rear of the principal building to the rear lot line the full width of the lot.

Yard, Side. The space, unoccupied except as herein provided, measured between the side lot line and the nearest point of the principal building and between the front yard and the rear yard.

Building Setback Line. A line delineating the minimum allowable distance between the property line and a building on a lot within which no building or other structure shall be placed except as otherwise provided.

In the residential districts:

B. Uses Permitted. In the R-1 Low Density Residential District, the following uses and their accessory uses are permitted:

8. Customary accessory buildings, including private garages and non-commercial workshops, provided they are located in the rear yard and not closer than five (5) feet to any lot line, or fifteen (15) feet from any existing building on an adjacent lot

B. Uses Permitted. In the R-2 Medium Density Residential District, the following uses and their accessory uses are permitted:

8. Required Street Frontage and Orientation of Principal Structures.
(Added 8/20/2012 – Ord. #728)

In no case shall an accessory structure be located in the front yard or closer to any street than the principal structure. Accessory structures shall be located to the side or rear of the principal structure and are subject to all building setbacks.