

AGENDA
WILSON COUNTY PLANNING COMMISSION
Friday, March 19, 2010 Meeting
11:00 A.M.

CALL TO ORDER

ADMINISTER OATH

APPROVAL OF MINUTES – February 19, 2010

Old Business:

Site Plan-Bartons Cove Subdivision Lot 1 Entrance Sign Pointe Courte	1 lot 35A/C/1.00
---	---------------------

New Business

01.) Prelim.; Sailboat Reserve Saundersville Road	47 lots 50/151.00
02.) Subdv.; Daryl Spicer Property Underwood Road	1 lot 138/17.00
03.) Subdv.; Burton Property Northern Road	1 lot 33/4.00
04.) Subdv.; Jimmy Comer Property Mann Road & Watson Circle	5 lots 25/46.00
05.) Rsb.; Davis White Subdivision Lots 13 & 14 Coles Ferry Pike	2 lots 26/29.14
06.) Rsb.; Claude Carter Property Tract 1 Goshen Road	1 lot 39/3.00 po

Amendment to the Wilson County Subdivision Regulations (attached)

Resolution to clarify the term adjacent parcel and/or adjacent lot as discussed in the subdivision regulations of Wilson County, Tennessee.

WHEREAS; these subdivision regulations were approved on January 2, 1973 and took effect on February 1, 1973 and;

WHEREAS; one of the purposes of the Wilson County Subdivision Regulations is to generally provide for the harmonious development of the regional area and its environs; and

WHEREAS; another of the subdivision regulation purposes is to design and provide for the conservation of or production of adequate transportation, water, drainage and sanitary facilities; for the avoidance of population congestion; and for the avoidance of such scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity as set forth under the provision of Section 13-303, Tennessee Code Annotated.; and

WHEREAS; there have been questions arising seeking clarification with regard to the meaning of the term adjacent parcel and/or adjacent lot as used within the Wilson County Subdivision regulations;

NOW THEREFORE BE IT RESOLVED that the following language be added to the Wilson County Subdivision Regulations:

SECTION 1:

1. Under Article 1 – Purpose, Authority, and Jurisdiction, Section C. Definitions; insert the following definition in its alphabetically appropriate place:

Adjacent Parcel/Adjacent Lot – Either term can be used interchangeably for the purposes of the subdivision regulations in specific relation to use of either of the terms adjacent parcel or adjacent lot. The terms refer to a piece of property situated in direct contact with another property. No roads or other property, lot or parcel may be between the properties in such a way as to totally disconnect them from one another if they are to be considered adjacent parcels or adjacent lots as applied in these subdivision regulations.

2. Under Article III – General Requirements and Minimum Standards of Design, Section C Lots, Sub Section 3 – Minimum Size requirement 5 in determining applicability of offsite septic allowance insert the following at the end of the sentence as follows:

[5.] That an approved site for a septic disposal system is located on an adjacent parcel of property – **SEE DEFINITION OF ADJACENT PARCEL/ADJACENT LOT in Article 1 of these regulations;** and

SECTION 2:

If any part of this resolution is deemed to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this regulation which is not of itself invalid or unconstitutional

SECTION 3:

This resolution shall take effect immediately; the public health, safety and welfare requiring it.

Vicki Fitzpatrick, Wilson County Planning Commission Chairman

Date

Mike Jennings, Wilson County Attorney

Date