



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
March 16, 2017
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:05 pm

II. ROLL CALL

Commissioner Hafley called the roll. Commissioner Hafley, Browder, and Smith were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District, Brian Taylor, was also present. Red Bank City Manager Randall Smith was also present. Jay Bell and other members of the public are included on the sign in sheet.

III. INVOCATION

Commissioner Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

a) February 17, 2017 Meeting Minutes

Motion by Commissioner Browder to approve the February minutes. Second by Commissioner Smith. Motion passed unanimously.

VI. UNFINISHED BUSINESS

a) None

VII. NEW BUSINESS

a) Midvale Highlands Final Plat / PUD Plan (Bell)

Chairman Hafley invited Jay Bell forward to present his Final PUD Plan to the Planning Commission. Jay Bell reported that curbs would be paved next week. All utilities have been installed and roads have been graded. All remaining infrastructure except sidewalks and landscaping will be completed in the coming weeks. Jay Bell said that he was agreeable to the bonding of sidewalks and landscaping.

Staff noted that the Public Works director was receiving complaints about storm water issues from property owners adjacent to the undeveloped site and had recommended that approval of the final PUD plan include a condition that building permits not be issued until the completion of all storm water facilities, roads and utilities. Mr. Bell was agreeable to these conditions and assured the Planning Commission that he would do a walk-through of the development with Tim Thornbury after all infrastructure improvements were made.

Jay Bell noted several changes to the final PUD Plan to clarify intent. The four variances granted for the PUD were listed on the Final PUD Plan along with other conditions attached to the preliminary PUD Plan. Mr. Bell also noted where a small parking area had been added for the model home, as well as a spring house that was preserved on the edge of the property.

Chairman Hafley asked if the three fire hydrants were displayed on the PUD Plan. Rocky Chambers, the Engineer for the Midvale Highlands PUD, noted that they were shown on the final plat. Mr. Chambers rolled out the final plat for the Planning Commission. Commissioner Browder asked about the trail and when the easement would be conveyed to the Trust for Public Land. Mr. Bell indicated that his attorney was currently reviewing the matter. Mr. Chambers identified the 50' easement for the trail on the final plat.

Motion by Commissioner Browder to approve the Midvale Highlands Final PUD Plan under the condition that a bond will be submitted for all incomplete sidewalks and landscaping shown on the Final PUD Plan, and under the condition that all other infrastructure improvements will be completed before building permits are issued. Second by Commissioner Smith. Motion passed unanimously.

Jay Bell requested that the Planning Commission also approve the Final Plat pending signatures. Tony Richmond, the surveyor for Mr. Bell, suggested that the Planning Commission approval date could be added to the notes on the final plat.

Motion by Commissioner Browder to approve the final plat for the Midvale Highlands PUD pending signatures. Second by Commissioner Smith. Motion passed unanimously.

b) Glenhill Subdivision Final Plat (Youngblood)

Staff reported that Mr. Youngblood asked that his Final Plat be tabled for the April meeting of the Planning Commission.

Motion by Commissioner Hafley to revise the March agenda by removing the Glenhill final plat and tabling the agenda item for the April Planning Commission meeting. Second by Commissioner Browder. Motion passed unanimously.

c) Design Review Ordinance draft with revisions from City Commission

Staff gave an overview of the revisions made by the City Commission to the Design Review ordinance draft. Chairman Hafley asked if there were any changes to recommend other than those from the City Commission. Staff identified one additional recommendation from the Planning Commission working session to modify the applicability section of the Design Review ordinance to include all commercial

zones, instead of C-1 and C-2, in the event that a C-3 zoning district was established off of Dayton Blvd.

Motion by Commissioner Smith to recommend the Design Review Ordinance draft as revised for approval by the City Commission. Second by Commissioner Browder. Motion passed unanimously.

d) Municipal Code Amendment to Permit Food Trucks in C-1 and C-2 Zoning Districts

Chairman Hafley asked the City Manager to provide an overview of the Food Truck Amendment. Randall Smith explained that this amendment would permit Food Trucks in the C-1 and C-2 zoning districts under certain conditions. Food Trucks are currently only permitted in the C-2 zoning district.

Commissioner Browder felt that there was no reason to limit food trucks to the C-2 zoning district. Chairman Hafley asked whether Food Trucks were permitted only on Dayton Boulevard. Commissioner Browder asked if there were exceptions. The City Manager notes that Food Trucks were permitted at other locations through special exceptions in the municipal code for events.

Motion by Commissioner Hafley to recommend the Food Truck ordinance amendment as written for approval by the City Commission. Second by Commissioner Browder. Motion passed unanimously.

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Hafley moved to adjourn; second by Commissioner Baker. Adjourned at 7:01 PM.

Chairman