



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES May 18, 2017 6:00 p.m. Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:14 pm

II. ROLL CALL

Commissioner Cannon called the roll. Commissioner Hafley, Baker, Cannon, and Smith were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District were also present. Additional attendees are included on the sign-in sheet and in the below minutes.

III. INVOCATION

Commissioner Baker gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

a) April 20, 2017 Meeting Minutes

Motion by Commissioner Baker to postpone approval of the April minutes until the June meeting. Second by Commissioner Smith. Motion passed unanimously.

VI. UNFINISHED BUSINESS

a) None

VII. NEW BUSINESS

a) Review of Zoning Ordinance Updates and Edits

Chairman Hafley identified the need to update flag lot requirements in the Zoning Ordinance and Subdivision Regulations. These flag lot requirements were discussed at the working meeting in reference to a proposed subdivision at 0 Glenhill Drive. At this meeting it was discovered that flag lot standards were conflicting and somewhat confusing. The subdivision regulations require a minimum lot frontage of 25' for flag lots, while the Zoning Ordinance requires 35'. Adding to the confusions was the definition of Lot Frontage in the Subdivision regulations and the lack of an explicit minimum width for flag lot stems. Commissioners were in agreement that the minimum flag

lot stem width should be 25 feet. Chairman Hafley requested that staff prepare draft amendments to correct the confusing and conflicting flag lot requirements in the Subdivision Regulations and the Zoning Ordinance.

Minimum frontage requirements for the R-1 district were also discussed. Staff noted that R-1 and R1-dimensional requirements were identical, including the 60' frontage requirement, and that there were no single family home zoning districts that allowed minimum frontages of 50', which is common in other zoning ordinances. Developing narrower lots would require a rezoning to RZ-1 or R-T/Z, which are not always compatible with surrounding R-1 neighborhoods. Chairman Hafley requested that Staff research frontage requirements and report back to the Planning Commission in June.

Chairman Hafley identified page 7 in the current zoning ordinance as a holdover from the old Zoning Ordinance that should have been deleted.

Commissioner Baker asked that the June Planning Commission meetings be rescheduled. Chairman Hafley asked that Staff reschedule the working meeting for June 7th and the regular meeting for June 12th if there were no scheduling conflicts at the community center or city hall on those dates.

VIII. OTHER BUSINESS

a) **None**

IX. ADJOURNMENT

Commissioner Baker moved to adjourn; second by Commissioner Baker. Adjourned at 7:30 PM.

Chairman