



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
June 12, 2017
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:02 pm

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Hafley, Baker, Cannon, Browder and Smith were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District was 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 Browder to approval of the April minutes. Second by Commissioner Smith. Motion passed unanimously.

b) May 18, 2017 Meeting Minutes

Motion by Commissioner Baker to approval of the May minutes. Second by Commissioner Browder. Motion passed unanimously.

VI. UNFINISHED BUSINESS

a) None

VII. NEW BUSINESS

a) Lullwater Road Rezoning Request

Staff provided a summary of the Lullwater rezoning request.

Chairman Hafley invited Mike Price, representing the applicant, to present the rezoning request and site plan to the Commission. The revised site plan showed 18 shared parking spaces for guest parking on Lullwater Rd, sidewalks along the entire frontage of Lullwater Rd, and an interior alley for vehicle access to homes. Mr. Price noted that homes will be built in craftsman style with front porches facing Lullwater Rd.

Commissioner Browder mentioned that the Planning Commission had discussed establishing a community lot that extended across the entire rear lot line of the existing tract, abutting the R-1 properties on Lynda Drive at the top of the hill. Mr. Price replied that this would not be an issue and could be done. Commissioner Browder asked how the community lot would be used as a buffer from neighboring properties. Mr. Price replied that the lot would be largely undisturbed at the bottom, and that the rear lot line would be screened using trees with a root structure that could withstand wind. Green giant arborvitae with a height of 12' were proposed. Any other development on the community lot would be prohibited.

Commissioner Cannon asked if pervious pavement had been considered for on-street parking. Mr. Price replied that it had not, and the pervious pavement does not work well when surrounded by other impervious pavement. Mr. Price assured Commissioners that the storm water designs could get everything into the storm water detention area.

Chairman Hafley announced the public hearing for the Lullwater rezoning request and invited members of the public to speak. Patrick Slaherty of 133 Lynda Drive asked whether zero lot line homes would be built and what line they could build up to. Staff explained that patio homes will be built and that they cannot build up to the R-1 rear lot line.

John Pless of 123 Lynda Drive noted that he was in favor of leaving existing vegetation on the hill where the community lot would be established. He asked if Leeland Cypress would be used. Mr. Price replied that a range of different evergreen species would be used. All would be tall enough to block view of R-T/Z homes. Price also noted that minimizing grading would be the best way to preserve as much of the community lot as possible.

John Pless asked about the timing of the development. Mr. Price noted that they would like to start work in 2018 and complete all homes by 2020.

Hafley asked if there were any other questions from the public or Planning Commission members. Hafley said that he would like to see a community lot that is 25' wide behind lots 1 to 15, and as deep as possible behind lot 16. Other conditions, such as the sidewalk and the on-street parking were shown on the plat.

Motion by Commissioner Baker to recommend approval of Sandpiper Development's rezoning request from R-1 to R-T/Z for the Lullwater Rd property with the conditions that

- **the community lot on the site plan be extended as a strip along the entire rear lot line of the existing tract, with a depth of at least 25 feet behind lots 1 to 15, and as deep as possible behind lot 16;**

- a sidewalk be constructed along Lullwater Road as shown in the site plan; and
- 18 on-street parking spaces be provided on Lullwater Rd as shown on the site plan.

Second by Commissioner Browder. Motion passed unanimously.

VIII. OTHER BUSINESS

a) Glenn Hill Subdivision

A potential developer of the Glen Hill property attended the meeting and discussed revised plans for subdividing the property. The sketch plan showed 17 lots and 15 buildable lots. He agreed to come to next Planning Commission meeting for further guidance.

b) Proposed Amendments to Flag Lot Requirements in Subdivision Regulations and Zoning Ordinance

Staff present proposed amendments to better clarify flag lot requirements in the Subdivision Regulations and removing conflicting or confusing standards from the Zoning Ordinance. Planning Commissions agreed that a distance of 120 feet should be maintained between flag stems, and that flag stems should have a maximum length of 250 feet. Chairman Hafley also identified an edit to the lot frontage definition, noting that lot frontage is not measured at the front setback line. The addition a of cul-de-sac lot frontage definition was also suggested. Planning Commissioners decided to review a revised copy of the flag lot amendments at their July meeting.

IX. ADJOURNMENT

Commissioner Smith moved to adjourn; second by Commissioner Baker. Adjourned at 7:40 PM.

Chairman