



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES July 20, 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) June 12, 2017 Meeting Minutes

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

VI. UNFINISHED BUSINESS

a) None

VII. NEW BUSINESS

a) 311 E Midvale Rezoning Request

Staff provided a summary of the 311 E Midvale rezoning request.

Chairman Hafley invited Jeremy Brewton, the owner and applicant, to present the rezoning request and site plan to the Commission. Mr. Brewton said that the development would raise property values. Mr. Brewton said that he intends to continue living next to the proposed patio homes.

Chairman Hafley asked if Mr. Brewton had considered similar uses. Mr. Brewton replied that he had considered a single home, but it would need to be much larger, and would be less compatible with surrounding development.

Commissioner Cannon asked if Mr. Brewton brought plans for the 2 homes he intended to build. Mr. Cofelt came forward with a site plan, and images of similar homes. Mr. Cofelt said that the homes would be craftsman style cottages similar in architecture to the cottages he built on Ashmore Avenue. The square footage would be 1,200 to 1,400 square feet.

Commissioner Browder asked about the dimensions. Mr. Cofelt said the homes would be 25' by 40'. Browder asked if there would be garages. Mr. Cofelt replied that there would not be garaged, but noted that many of the homes in this neighborhood did not have garages. Browder asked about the distance between homes. Mr. Cofelt said there would be a distance of 12 feet between the two cottage homes.

Commissioner Baker said that he was concerned about the lack of privacy between homes. Mr. Cofelt noted that the privacy of cottage home owners could be protected with the placement and style of windows facing the side lot line. Commissioner Cannon said the buyers of the cottages should decide if there is enough privacy for their own home, and that this should be a market driven decision. Mr. Cofelt also noted that the privacy of the surrounding properties would be protected by the screening requirement.

Mr. Cofelt felt that the small lots were well suited to this area, and that the R-1 district was an antiquated zoning district that was better suited for large lot suburban areas further from town. Commissioner Baker replied that this was a suburban neighborhood. Commissioner Browder said that she thought the lots were too small for this neighborhood.

Commissioner Hafley said that there should be limits on density, and noted the 8 units per acre limitation in the R-T/Z ordinance. Staff noted that the ordinance was vague, but that it could be interpreted in this way, which would not permit 2 cottage homes on this property.

Chairman Hafley announced the public hearing for the rezoning request and invited members of the public to speak.

Andrea Abercrombie came forward to voice her opposition to the rezoning. She said that the last time she spoke with Mr. Brewton, he had told he planned to build a single home on the property. She said she moved here to avoid the higher density development on the North Shore.

Janet Roberts of 2004 Ashmore Avenue came forward to voice her opposition to the rezoning. Her property shares the alley with Mr. Brewton's property proposed for R-T/Z. She objected to the construction of patio homes on the property, citing privacy concerns.

A Hill Pointe neighborhood resident came forward to express his support for the R-T/Z rezoning. He did not see how the development affected the privacy of other owners, given the screening requirements. He felt that this type of development would attract young professionals. He noted that he lived next to

similar zero lot line homes and felt that they were not a detriment to his Hill Pointe neighborhood. Commissioner Baker responded that the zero lot line homes in Hill Pointe were separated from the single family homes by design in the PUD plan that was approved for this development.

Lynn Hangar of 2000 James Ave and 314 E Midvale Ave voiced her opposition to the rezoning, and said the two cottage homes would not be compatible with the surrounding neighborhood.

Chairman Hafley asked if there were any other questions from the public or Planning Commission members. Commissioner Cannon noted that there was not much difference between this R-T/Z rezoning and the RZ-1 rezoning near his own home on Redding Rd.

Motion by Commissioner Baker to recommend denial of Mr. Brewton's rezoning request from R-1 to R-T/Z for the property at 311 E Midvale Avenue. Second by Commissioner Browder. Commissioners Hafley, Baker, and Browder voted in favor of the motion. Commissioners Cannon and Smith voted against the motion. Motion passed.

VIII. OTHER BUSINESS

a) 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. The amendment to the Subdivision Regulations included revisions proposed at the June Planning Commission meeting, including a minimum distance of 120 feet between flag stems, and a maximum flag stem length of 250 feet. The amendment to the Zoning Ordinance deleted the existing flag lot requirements and referenced those contained within the Subdivision Regulations.

Motion by Commissioner Browder to adopt the proposed amendment to flag lot requirements in the Red Bank Subdivision Regulations. Second by Commissioner Baker. Motion passed unanimously.

Motion by Commissioner Browder to recommend approval of the proposed amendment to flag lot requirements in the Red Bank Zoning Ordinance. Second by Commissioner Baker. Motion passed unanimously.

IX. ADJOURNMENT

Commissioner Smith moved to adjourn; second by Commissioner Baker. Adjourned at 7:32 PM.

Chairman