



John Roberts  
Mayor

## MUNICIPAL PLANNING COMMISSION

Randall G. Smith  
City Manager

MINUTES  
October 19, 2017  
6:00 p.m.  
Red Bank City Hall

### I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:01 pm

### II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Hafley, Cannon, Baker, Browder and Smith were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District and the Red Bank City Manager 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) September 21<sup>st</sup>, 2017 Meeting Minutes

Staff noted that revisions identified in the working session were distributed.

**Motion by Commissioner Browder to approve the September minutes as revised. Second by Commissioner Baker. Motion passed unanimously.**

### VI. UNFINISHED BUSINESS

#### a) None

### VII. NEW BUSINESS

#### a) R-1 to RZ-1 Rezoning Request, 3500 Tacoma and 215 Euclid, Scott

Staff provided a summary of the rezoning request and recommended approval of the rezoning of 3500 Tacoma Ave and 215 Euclid Avenue from R-1 to RZ-1. Staff cited the substandard size of the existing property at 215 Euclid, and noted that dimensional requirements in the RZ-1 zoning district would preclude any new development that may not be compatible with the surrounding neighborhood.

Chairman Hafley invited Mr. Scott, the owner and applicant, to present the rezoning request to the Commission. Mr. Scott said that his intent was to subdivide the property in order to place the two existing single family dwellings on separate lots.

Chairman Hafley asked if there were any additional plans. Mr. Scott said he would eventually plan to sell off 215 E Euclid as a separate property occupied by the residence that is currently on the Tacoma property. Mr. Scott said that he had no plans for new development.

Chairman Hafley asked if there were comments or questions from Commissioners. Commissioner Browder asked if the property was more likely to become owner occupied after the lot line revision. Mr. Scott replied that he believed this would be the case. Commissioner Baker asked staff if the driveway met setback requirements. Staff replied that the existing driveway did not meet the 5' setback requirement from the side lot line, but did not believe this would affect the rezoning decision. Chairman Hafley believed that the existing driveway could be grandfathered in, and did not need to be removed.

Chairman Hafley invited members of the public forward to comment on the proposed rezoning.

**Motion by Commissioner Cannon to recommend approval of the rezoning request from R-1 to RZ-1 for the properties at 3500 Tacoma Ave and 215 Euclid Ave, subject to a notation on plat that the RZ-1 dimensional requirements preclude new construction on both properties. Second by Commissioner Baker. Motion passed unanimously.**

#### **b) Proposed Zoning Ordinance Amendment to Increase Minimum Square Footage Requirements in the R-1 and R1-A Zoning Districts**

Staff provided a summary of the proposed amendment to raise the minimum square footage in the R-1 zone from 1,200 to 1,400, and to remove the exception for smaller homes in R-1 and R-1A neighborhoods with smaller existing homes.

Staff referred Commissioners to the table and charts that summarized new residential construction. Staff commented that homes under 1,400 are rare in the R-1 and homes under 1,200 are non-existent. There is no trend of developers building smaller homes. The proposed change to eliminate the exception to the 2,000-square foot minimum in the R1-A zone would have the greatest impact on new construction. Most homes, regardless of the zone, are between 1500 and 2000 square feet.

Commissioner Browder shared information from conversation with Mayor. She relayed her conversation with the mayor during which she asked the him what prompted the amendment. She was told that the amendment stemmed from a new residential construction project on Paragon Place with a square footage below 2,000 in the R1-A zoning district. Little additional detail was provided. Commissioner Browder reported that she told mayor that she did not feel that the Planning Commission had enough information to make an informed decision at the October meeting. She suggested to mayor come and speak about the amendment at the November working meeting.

Commissioner Baker referenced the Land Use Plan goal to “attract” developers back to Red Bank and noted that he thought Red Bank was already an attractive place to live. The City Manager mentioned that Red Bank was not a desirable place to live according to his realtor when he moved here several years ago.

Commissioner Browder asked if increasing the minimum square footage would incentivize development. Commissioner Smith stated that he believed the lot size reduction has incentivized development. Chainman

Hafley added that the reduction of the lot size minimum was done to make building in Red Bank more attractive as North Shore was being built out.

**Motion by Commissioner Browder to table proposed amendment for discussion at November meeting. Second by Commissioner Smith. Motion passed unanimously.**

## **VIII. OTHER BUSINESS**

### **a) Discussion: Land Use Planning**

Staff discussed options for a land use plan, and noted that there were varying costs ranges for comprehensive plans and land use plans. Staff emphasized the importance of public involvement and the need for a professional facilitator. Staff also commented that a land use plan update could be limited to the adoption of a future land use map. The City Manager gave overview of discussions with SETD for update as part of existing contract.

## **IX. ADJOURNMENT**

**Commissioner Smith moved to adjourn; second by Commissioner Baker. Adjourned at 7:10 PM.**

---

Chairman