



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
December 21, 2017
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:00 pm

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Hafley, Browder and Smith were in attendance. The City Manager and 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 Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

a) November 16th, 2017 Meeting Minutes

Motion by Commissioner Browder to approve the November minutes as published. Second by Commissioner Smith. Motion passed unanimously.

VI. UNFINISHED BUSINESS

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

Staff gave an overview of the proposed amendment to raise minimum square footage requirements for new homes constructed in the R-1 and R1-A zoning districts. The amendment proposes raising the minimum square footage in the R-1 district from 1,200 square feet to 1,400 square feet Section 14-301.02 (F), and removing Section 14-301.02 (F) that allows for the construction of smaller homes where the majority of abutting houses are under 1,200 square feet. The amendment proposes removing Section 14-302.03 (B) that allows for the construction of smaller homes where the majority of abutting houses are under 2,000 square feet.

Chairman Hafley remarked that the Planning Commission had requested additional information on the background behind the proposed amendment to increase R-1 minimum square footage requirements, and remove exceptions to minimum square footage requirements in the R-1 and R-1A zoning districts. The additional time would also allow the City and Mayor time to review the building permit data compiled by staff for the Planning

Commission. Staff noted that no additional feedback or modification to the proposed amendment had been received from the City. The City Manager confirmed that no additional information has been provided by the Mayor or the City Commission. Commissioner Browder remarked that it did not seem reasonable to recommend approval of this proposal without additional information or revised language from the City Commission.

Motion by Commissioner Browder to recommend denial of the proposed amendment to minimum square footage requirements in the R-1 and R1-A zoning districts. Second by Commissioner Smith. Motion passed unanimously.

VII. NEW BUSINESS

a) Proposed Zoning Ordinance Amendment to PUD Plan Setback Requirements

Staff gave an overview of the proposed amendment and noted that it was related to the revised Midvale Highlands PUD Plan. The proposed amendment is intended to increase the flexibility of the City to approve PUD plans with reduced setbacks in cases where the impact on neighboring properties is judged to be negligible. In order for the Planning Commission to recommend approval of the revised Midvale PUD Plan, the City of Red Bank must amend the PUD Plan setback requirements in Section 14.307 of the Red Bank Zoning Ordinance.

The amendment proposes adding subsection (D) to PUD Height and Area Regulations under Section 14-307.04.

“(D) PUD Plans with building setbacks below the minimum specified in this section may be approved for plans that are judged to meet the intent of the Zoning Ordinance and to protect surrounding uses from potential adverse impacts of the proposed development.”

Commissioner Browder asked if it gives the PC the flexibility to approve PUD plans with reduced setbacks on a case by case basis. Chairman Hafley confirmed that approval could be granted on a case by case basis.

Chairman Hafley stated that the amendment was subject to a public hearing here and at the City Commission. Rocky Chambers came forward to speak in favor of the PUD Plan amendment, which would enable the City to approve the revised Midvale Highlands PUD Plan.

Motion by Commissioner Browder to recommend approval of the proposed amendment to PUD setback requirements in the Zoning Ordinance as written. Second by Commissioner Smith. Motion passed unanimously.

b) Revised Midvale Highlands PUD Plan

Staff provided an overview of the revised PUD Plan. The revised Midvale Highlands PUD plan proposes reducing minimum setbacks on lots that abut the western exterior boundary of the PUD from 25 feet to 10 feet. The stated purpose is to give the developer the flexibility to construct homes with footprints that match existing homes in the PUD. Some of these existing homes were built on lots that are not subject to the 25-foot setback requirement.

Staff recommended approval of the revised Midvale Highlands Final PUD Plan subject to approval of PUD setback amendment, Planning Commission approval of revised final plat, and completion of recommended revisions to the revised Final PUD Plan. Staff recommended a reduction of the rear setback that is judged to provide sufficient room screening and otherwise protect neighboring property owners from adverse impacts associated with the Midvale Highlands PUD.

Commissioner Browder informed Chairman Hafley of the consensus reached at the working meeting during which Planning Commission members expressed a desire for variety of native evergreen screening trees to be planted in the landscaping buffer, rather than a wall of Leyland Cypress trees.

Chairman Hafley called the applicants forward to discuss the revised PUD Plan. Surveyor Rocky Chambers and Green Tech representative Chris Anderson came forward to explain the need for the revised setbacks and lot line adjustments proposed in the revised PUD Plan. Rocky Chambers confirmed that the applicant agreed to plant an alternating combination of native evergreen screening trees on lots that abut the exterior boundary of the PUD. Examples included native magnolias, native cedars, and holly trees.

The applicants agreed to plant native ornamental trees native to East Tennessee on the community lot that was cleared at the entrance to the PUD.

Motion by Commissioner Browder to recommend approval of the revised PUD Plan for the Midvale Highlands PUD subject to the adoption of PUD setback amendment, the approval of the revised Midvale Highlands Subdivision plat, and the addition of the agreed upon conditions shown on the revised Midvale Highlands PUD Plan. Second by Commissioner Smith. Motion passed unanimously.

c) Revised Midvale Highlands Subdivision Final Plat

Staff noted that the PUD Plan revisions would also require the recording of a new plat, showing the lot line adjustments on lots 53 to 46, lots 35 to 30, lots 22 to 25, and community lot 73. The stated purpose of the revised plat is to adjust the property lines to ensure that there is a minimum of 42-feet of lot width at the building sites. Staff commented that the lot line revisions proposed in the revised final plat meets all requirements in the Red Bank Subdivision Regulations.

Chairman Hafley asked the applicant if the three parking spaces would still be preserved with the lot line adjustment. Tony Richmond came forward to confirm that the lot line revision on community lot 73 will only reduce the width of the stem by 3 or 4 feet, and does not encroach on the three existing parking spaces.

Motion by Commissioner Smith to approve the revised final plat for the Midvale Highlands Subdivision. Second by Commissioner Browder. Motion passed unanimously.

VIII. OTHER BUSINESS

a) Discussion: Zoning Ordinance Edits and Revisions

Staff gave an overview of agenda packet materials that compared table of uses and intent statements for commercial districts in Red Bank with those in peer communities. Staff explained that a good intent statement would help PC determine which uses fit under “similar to the above uses in character and impact”.

Commissioner Browder asked how the locations of the C-1, C-2 and potential C-3 zoning districts were determined. The City Manager explained the C-2 Central Business District was used to define the city center.

Commissioners then discussed the intended location for the C-3 neighborhood commercial district and whether it could be modified and applied to a section of Dayton Boulevard north of Ashland Terrace. The City Manager gave several examples of where C-3 rezoning could take place. Staff noted that the C-3 zoning district would be

very restrictive for a commercial corridor like Dayton Boulevard and would prohibit many popular uses, such as the new pizza parlor.

Commissioners reviewed the commercial district intent statements from peer communities and identified sentences and descriptions that they believed to capture the intent of the C-2 Central Business District and the C-3 Neighborhood Commercial District. Commissioners then reviewed the draft table of uses compiled by staff and provided feedback on potential changes to permitted uses and use definitions.

Staff agreed to provide draft intent statement and table of uses based on review of peer communities, input from PC members, and best practices.

IX. ADJOURNMENT

Commissioner Smith moved to adjourn; second by Commissioner Browder. Adjourned at 7:34 PM.

Chairman