

City of Red Bank

Eddie Pierce
Mayor

Tim Thornbury
City Manager

BOARD OF COMMISSIONERS' MEETING

Agenda
January 7, 2020
6:00 p.m.

- I. **Call to Order – Mayor Eddie Pierce**
- II. **Roll Call – City Manager**
Mayor Pierce _____, Vice Mayor Jenó _____, Commissioner Howell _____, Commissioner LeCompte _____, Commissioner Rose _____
- III. **Invocation –**
- IV. **Pledge of Allegiance –**
- V. **Consideration of the Minutes for approval or correction:**
 - A. **December 17, 2019 Agenda Work Session**
 - B. **December 17, 2019 Commission Meeting**
- VI. **Communication from the Mayor**
- VII. **Commissioner's Report**
 - A. **Vice Mayor Ruth Jenó**
 - B. **Commissioner Tyler Howell**
 - C. **Commissioner Ed LeCompte**
 - D. **Commissioner Carol Rose**
- VIII. **City Manager's Report**
- IX. **Unfinished Business –**
 - A. **ORDINANCE NO. 19-1160 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, TO PLACE AN ENFORCEMENT MORATORIUM UPON AND FOR A STATED PERIOD OF TIME, SUSPEND THE RED BANK DESIGN REVIEW ORDINANCE, ORDINANCE NOS. 17-1090 AND 19-1143 (SECOND AND FINAL READING)**
 - B. **ORDINANCE NO. 19-1162 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, AMENDING THE ZONING MAP TO REZONE PROPERTIES LOCATED IN THE 1800 BLOCK OF PINEBREEZE ROAD, HAMILTON COUNTY TAX MAP PARCEL NUMBERS 126E B 020, 126E B 014, AND 126E B 013 FROM RT-1 RESIDENTIAL TOWNHOUSE ZONE TO R-3 HIGH DENSITY RESIDENTIAL ZONE ZERO LOT LINE, SUBJECT TO CONDITIONS (SECOND AND FINAL READING)**
- X. **New Business**
 - A. **RESOLUTION NO. 20-1329 – A RESOLUTION OF THE CITY OF RED BANK, TENNESSEE, AUTHORIZING THE ISSUANCE OF A SPECIAL EXCEPTIONS PERMIT TO JACOB BECKER, 4 TRENTON STREET, SUBJECT TO CONDITIONS**
 - B. **RESOLUTION NO. 20-1330 – A RESOLUTION AUTHORIZING THE CITY OF RED BANK TO APPLY FOR THE 2020 TRAFFIC SAFETY GRANT OFFERED THROUGH THE AMERICAN AUTOMOBILE ASSOCIATION, FOR THE POLICE DEPARTMENT**
- XI. **Citizen Comments from Red Bank Citizens about Red Bank business (3 minute limit)**
- XII. **Adjournment**

City of Red Bank
COMMISSIONERS AGENDA WORK SESSION
RED BANK CITY HALL

Minutes
December 17, 2019
5:00 p.m.

The Board of Commissioners met in a public and advertised Agenda Work Session on December 17, 2019 at 5:00 p.m. The purpose of the meeting was to receive information on upcoming business items. Those in attendance were Mayor Eddie Pierce, Vice Mayor Ruth Jenó, Commissioner Tyler Howell and Commissioner Carol Rose. Commissioner Ed LeCompte was absent. Also present were City Manager Tim Thornbury, City Attorney Arnold Stulce Jr., Police Chief Dan Seymour, Fire Chief Mark Mathews, Finance Director John Alexander and City Recorder Ruth Rohen. There were no citizen attendees.

1. Mayor Pierce advised that there is an ordinance and Public Hearing on the agenda tonight to rezone property located in the 1800 block of Pinebreeze Road from RT-1 Residential to R-3 High Density Residential Zero Lot Line. He explained that the Planning Commission held a public hearing on the matter at their November meeting and has recommended approving the rezoning request. He explained that the intent of the owner is to develop a Planned Unit Development with a mixture of single family townhomes and detached homes.
2. Mayor Pierce advised that there is a resolution on the agenda tonight to authorize the Chief of Police to sign a 2020 HIDTA Grant agreement. City Manager Thornbury advised that this grant is 100 % funded and will be used for overtime for the Police Department. He also explained that funding is subject to Federal Funding availability.
3. Mayor Pierce advised that second reading on an ordinance to suspend the Design Review Ordinance for a time period of up to one year is on the agenda tonight. Commissioner Rose cited several concerns she has if the Design Review Standards are suspended and suggested that this item be tabled until the January 7th Commission Meeting so that Commissioners could review and study the recommended changes and for the Planning Commission to make a recommendation.
4. Mayor Pierce advised that second reading of an ordinance to place a moratorium on and to suspend the operation and enforcement of the sign ordinance with respect to the removal of existing pole signs is on the agenda tonight. He explained that this will allow businesses with existing pole sign to continue use of the pole sign for a period of time that is yet to be determined, possibly seven years or longer. He advised that the intent of the city is to eventually have all pole signs removed. He advised that businesses and property owners where pole signs are located will be notified of Public Hearings regarding this subject.

The meeting was adjourned at 5:52 p.m.

Mayor

City Recorder

BOARD OF COMMISSIONERS' MEETING

Minutes

December 17, 2019

6:00 p.m.

- I. **Call to Order** – Mayor Pierce called the meeting to order at 6:00 p.m.
- II. **Roll Call** – City Manager Thornbury called the roll. Mayor Pierce, Vice Mayor Jenó, Commissioner Howell, and Commissioner Rose were present. Commissioner LeCompte was absent. Also present were City Attorney Arnold Stulce Jr., Police Chief Dan Seymour, Fire Chief Mark Mathews, Finance Director John Alexander, City Recorder Ruth Rohen and those listed on Exhibit A.
- III. **Invocation** – Mayor Pierce gave the Invocation.
- IV. **Pledge of Allegiance** – Fire Chief Mark Mathews led the Pledge of Allegiance.
- V. **Consideration of the Minutes for approval or correction:**
 - A. **December 3, 2019 Agenda Work Session**
 - B. **December 3, 2019 Commission Meeting**Vice Mayor Jenó made a motion to approve both sets of minutes as printed, second by Commissioner Howell. Both sets of minutes were approved with all Commissioners voting “yes”.
- VI. **Communication from the Mayor**
 - Welcomed all
 - Wished everyone a Merry Christmas and a Happy New Year.
- VII. **Commissioners Report**
 - **Vice-Mayor Ruth Jenó**
 - Welcomed everyone
 - Thanked everyone for their hard work on the Christmas Parade and Festival.
 - Thanked Fire Chief Mathews for inviting her to the Fire Department Awards Breakfast.
 - Wished everyone a Merry Christmas.
 - **Commissioner Tyler Howell**
 - Thanked everyone for coming tonight.
 - Thanked City staff for the work they did on the Christmas Parade.
 - Thanked Fire Chief Mathews for inviting her to the Fire Department Awards Breakfast.
 - Wished everyone a Merry Christmas and a safe and Happy New Year.
 - **Commissioner Ed LeCompte**
 - Absent
 - **Commissioner Carol Rose**
 - Welcomed all.
 - Enjoyed attending the Christmas Parade this year.
 - Thanked the Planning Commission for all of their hard work.
- VIII. **City Manager's Report**
 - Welcomed everyone.
 - Curb-side loose leaf pick-up is continuing.
 - Wished all a Merry Christmas and Happy New Year.

IX. Public Hearing

The purpose of the Public Hearing was to receive information and citizen input in regard to a request to rezone property located in the 1800 block of Pinebreeze Road at Hamilton County Tax Map Parcel numbers 126E-B-013, 126E-B-014 and 126E-B-020 from Rt-1 Residential Townhouse Zone to R-3 High Density Residential Zone Zero Lot Line. Mayor Pierce invited the property owner's representatives from HGH Development forward. Mr. John Coffelt and Mr. John Bailey with HGH Development were in attendance to represent their client, George Bock. Mr. Coffelt advised that Mr. Bock could not attend the meeting tonight. Mr. Coffelt gave an overview of the proposed development. He advised that the owner of the property is proposing a Planned Unit Development with a mixture of townhomes and detached dwellings. He advised that all of the units are single family dwellings with square footage ranging from 1600 to 2400 square feet. Mr. Coffelt explained that the proposed development is similar to the Hillpoint development that is located in Red Bank and near this property. Upon inquiry by Mr. Stulce, Mr. Coffelt advised that there will not be apartments or multi-family dwellings constructed, which would otherwise be permitted uses in R-3 High Density Residential Zone Zero Lot Line. Mayor Pierce noted that the Planning Commission thoroughly reviewed this rezoning request at a Public Hearing during their November meeting, and has recommended approval. Mayor Pierce invited citizen comments:

- **Rick Rushworth, 501 W. Oxford Drive**, Advised that this development, as currently proposed, would work well with the neighborhood and thanked the developers for working with the neighbors and keeping them informed of the plans. He also thanked Public Works for the great job they do keeping the City clean and looking good.

After no further comments or questions, the Public Hearing was closed.

X. Unfinished Business –

A. **ORDINANCE NO 19-1160 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, TO PLACE AN ENFORCEMENT MORATORIUM UPON AND FOR A STATED PERIOD OF TIME SUSPEND THE RED BANK DESIGN REVIEW ORDINANCE, ORDINANCE NUMBERS 17-1090 AND 19-1143 (SECOND AND FINAL READING)**

Mayor Pierce advised that this item was approved on first reading at the December 3rd Commission Meeting and was discussed at the Agenda Work Session tonight. Commissioner Rose advised that she feels approving the ordinance on second reading tonight is premature and would like to have a copy of proposed changes to the Design Review Standards and a recommendation from the Planning Commission before moving forward. Commissioner Rose made a motion to table second reading of the ordinance until the January 7th Commission Meeting, second by Commissioner Howell. There were no citizen comments. The motion to table the ordinance until January 7th, 2020 was approved with all Commissioners voting "yes".

B. **ORDINANCE NO. 19-1161 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, TO PLACE A MORATORIUM UPON AND FOR A STATED PERIOD OF TIME SUSPEND THE OPERATION AND ENFORCEMENT OF RED BANK'S CITY CODE, SECTION 9-845(2)(C) WITH RESPECT TO REMOVAL OF "POLE SIGNS" IN CERTAIN CIRCUMSTANCES (SECOND AND FINAL READING)**

Mayor Pierce advised that one of the intents of the sign ordinance is to eventually eliminate pole signs within the city. He explained that there have been several discussion and recommendations of how to achieve this goal. He explained that this ordinance, if approved, will allow businesses to continue using their existing pole sign and will allow new businesses to use existing pole signs. He advised that there have been discussions about time periods that will be allowed for removal of pole signs and notification to business owners and property owners regarding public meetings prior to adoption of a new ordinance. Commissioner Rose made a motion to amend the ordinance by deleting verbiage in the first line of Section 1(b) that reads "shall appoint a Study Committee and", and to approve the ordinance, as amended. Vice Mayor Jenó, consenting to the amendment as stated, and seconded the motion. There were no citizen comments. **Roll Call Vote: Mayor Pierce "yes", Vice Mayor Jenó "yes",**

Commissioner Howell “yes”, Commissioner Rose “yes”. Ordinance No. 19-1161 was approved, as amended, on second and final reading with all Commissioners voting “yes”.

XI. New Business –

A. ORDINANCE NO. 19-1162 – AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, AMENDING THE ZONING MAP TO RESONE PROPERTIES LOCATED IN THE 1800 BLOCK OF PINEBREEZE ROAD, HAMILTON COUNTY TAX MAP PARCEL NUMBERS 126E B 020, 126E B 014 AND 126E B 013 FROM RT-1 RESIDENTIAL TOWNHOMES ZERO LOT LINE TO R-3 HIGH DENSITY RESIDENTIAL ZONE ZERO LOT LINE, SUBJECT TO CONDITIONS (FIRST READING)

Mayor Pierce advised that this item was discussed thoroughly in the Public Hearing earlier tonight. He advised that the Planning Commission has recommended approval of the rezoning. Vice Mayor Jenó made a motion to approve the ordinance, subject to condition that no apartments or multi-family dwellings will be constructed, as would otherwise be permitted in the R-3 High Density Residential Zone Zero Lot Line, second by Commissioner Rose. There were no citizen comments. **Roll Call Vote: Mayor Pierce “yes”, Vice Mayor Jenó “yes”, Commissioner Howell “yes”, Commissioner Rose “yes”**. Ordinance No. 19-1162 was approved on first reading with all Commissioners voting “yes”.

B. RESOLUTION NO. 19-1328 – RESOLUTION OF THE CITY OF RED BANK, TENNESSEE, TO AUTHORIZE AN AGREEMENT BETWEEN THE CITY OF RED BANK AND THE FINANCIAL COMMISSION FOR THE APPALACHIA HIGH INTENSITY DRUG TRAFFICKING AREA, TOTALING \$18,000.00 FOR THE POLICE DEPARTMENT

Mayor Pierce explained that this is a grant that will be used for Police overtime expenses incurred while working narcotics interdiction. He explained that this is a reimbursing grant that requires no local match. Commissioner Howell made a motion to approve the resolution, including authorizing the Chief of Police to sign the grant agreement upon approval by the City Attorney, second by Mayor Pierce. There were no citizen comments. Resolution No. 19-1328 was approved with all Commissioners voting “yes”.

XII. Citizen Comments –

XIII. Adjournment

The meeting was adjourned at 6:31p.m.

Mayor Eddie Pierce

City Recorder Ruth Rohen

ORDINANCE NO. 19-1160

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, TO PLACE AN ENFORCEMENT MORATORIUM UPON AND FOR A STATED PERIOD OF TIME, SUSPEND THE RED BANK DESIGN REVIEW ORDINANCE, ORDINANCE NOS. 17-1090 AND 19-1143

WHEREAS, effective on second and final reading on May 16, 2017, the City Commission for the City of Red Bank adopted Ordinance No. 17-1090 and later amended by Ordinance No. 19-1143 and thereby put in place and later amended a set of regulations with respect to and with the stated intent of improving the overall quality of commercial development in the City of Red Bank, enhancing pedestrian safety in the City's commercial corridor, ensuring the compatibility of new and revitalized developments and land uses and to ensure that a design review process is accessible and easy to understand; and

WHEREAS, in the almost twenty-four (24) months since its initial adoption, later amendment and implementation, City Administration has worked diligently to implement and to enforce the terms, provisions and conditions set out within the Design Review Ordinance as amended; and

WHEREAS, experience has dictated and shows that, in multiple instances, that while the overall concept is extremely well received, that there have been and continue to be instances of impositions and some hardships being placed upon current property owners, prospective property purchasers, businesses and developments which result, may result, or may have resulted in lost opportunities for businesses and property owners in the context of perhaps overly detailed requirements as otherwise set out within the Design Review Ordinance; and

WHEREAS, the City Commission has, over time, been made aware of multiple circumstances, situations and instances related to the Design Review regulations and especially concerning commercial design review standards that may be having unanticipated negative impacts upon the City and its Citizens and Businesses; and

WHEREAS, after consideration and review of specific occurrences, conversation in open meetings, consideration of certain specific situations and requirements, the City Commission is of the opinion that some and various of the regulations of the Design Review Standards may be too stringent and/or overly burdensome for property owners, business owners, prospective property owners and developments and so it is appropriate to revisit and conduct a comprehensive study of the Design Review Ordinance and the regulations contained therein, their respective interrelated workings, requirements and mandatory provisions in order to balance the rights, concerns and legitimate interest of owners, prospective owners, developers and business located or intending to locate in the City as those requirements, provisions and regulations were enacted and implemented when the Design Review Ordinance was first implemented and as later amended.

NOW THEREFORE, BE IT ORDAINED, by the City Commission of the City of Red Bank, Tennessee, that:

SECTION 1:

- (a) A MORATORIUM, for a period from the date of the enactment of this Ordinance on second and final reading, extending up through and including December 31, 2020 is hereby declared during which time the Design Review Ordinance, as amended, shall not be applicable and shall not be enforced.
- (b) The City Manager appoint a Committee and shall conduct and oversee a comprehensive study of the City's current Design Review Ordinance regulations and standards all in the best interest of the citizens of the City of Red Bank and the safety, health, morals and welfare of the citizens of the City of Red Bank, Tennessee.

- (c) This MORATORIUM shall expire at 11:59 p.m. on December 31, 2020, unless modified or extended, and shall become null and void upon that date and at that time and the terms, provisions and conditions of the Design Review Ordinance No. 17-1090 as amended by Ordinance No. 1-1143 shall automatically and ipso facto be once again in full force and effect and shall thereafter be enforced; this Moratorium shall be of no further force or effect unless the City Commission shall, in the interim, otherwise act, by Ordinance to lift, remove, and declare null and void this MORATORIUM and/or shall lawfully enact, in the interim alternative terms, provisions, ordinances, regulations and/or other legislative acts in the nature of Design Review Standards to be codified at Title 14, Chapter 5 of the Red Bank Municipal Code.
- (d) This Ordinance and the MORATORIUM enacted and set in place hereby may and shall be interpreted as a temporary and time limited REPEAL of the terms, provisions and conditions of Ordinance No. 17-1090.

SECTION 2: The Red Bank Municipal Planning Commission shall not, during the period of this MORATORIUM have any right, power, or authority as the Design Review Commission except, and when and as the City Manager and the City Commission shall otherwise lawfully assign duties to the Red Bank Municipal Planning Commission.

BE IT FURTHER ORDAINED, that every section, sentence, clause, and phrase of this ordinance is separable and severable. Should any section, sentence, clause, or phrase be declared unconstitutional or invalid by a court of competent jurisdiction, said unconstitutionality or invalidity shall not effect or impair any other section, sentence, clause, or phrase.

FINALLY, BE IT ORDAINED that this ordinance shall take effect from and after the date of its final passage, subject to the time limited provisions set forth hereinabove and until such time as the same shall be further modified, superseded and/or overridden by the City Commission of the City of Red Bank, Tennessee, all being required by the public welfare of the City of Red Bank, Tennessee.

MAYOR

CITY RECORDER

December 3, 2019

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL READING

APPROVED AS TO FORM:

CITY ATTORNEY

ORDINANCE NUMBER 19-1162

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, AMENDING THE ZONING MAP TO REZONE PROPERTIES LOCATED IN THE 1800 BLOCK OF PINE BREEZE ROAD, TAX MAP PARCEL NUMBERS 126E B 020, 126E B 013, AND 126E B 014 FROM RT-1 RESIDENTIAL TOWNHOUSE ZONE TO R-3 HIGH DENSITY RESIDENTIAL ZONE ZERO LOT LINE, SUBJECT TO CONDITIONS

WHEREAS, *Tennessee Code Annotated* (TCA) § 13-7-201 allows municipal governments the authority to regulate land use through zoning of its jurisdictional territory; and

WHEREAS, the Red Bank Municipal Planning Commission has certified zoning districts as provided for in TCA § 13-7-202; and

WHEREAS, TCA §13-7-204 authorizes amendments to the municipal zoning map and provides for that process; and

WHEREAS, the applicant/owner, George Bock, has requested that the property on Pine Breeze Road, in the 1800 block, be rezoned from RT-1 Residential Townhouse to R-3 High-Density Residential; and

WHEREAS, the legal descriptions for said property is included with Deed Book 9972 Page 123 and is attached hereto as Exhibit B; and

WHEREAS, the Red Bank Planning Commission provided an opportunity for citizens to submit comments in favor of or against the proposed rezoning at an advertised public hearing held in conjunction with its regular meeting on November 21, 2019; and

WHEREAS, the Red Bank Planning Commission recommended approval of the rezoning request, subject to conditions; and

WHEREAS, the City Commission provided an opportunity for citizens to submit comments in favor of or against the proposed rezoning at an advertised public hearing on December 17, 2019; and

WHEREAS, after thoroughly reviewing the rezoning request, the City Commission finds that the proposed development afforded by the rezoning request would not have a negative impact on adjacent properties and is compatible with the City's Land Use Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF RED BANK, TENNESSEE, AS FOLLOWS:

SECTION 1. The Zoning Ordinances and Zoning Maps of this City are hereby amended by rezoning the property located in the 1800 block of Pine Breeze Road, shown in Exhibit A as Hamilton County tax parcel numbers 126E B 020, 126E B 014, and 126E B 013, from RT-1 Residential Townhouse Zone to R-3 High Density Residential Townhouse / Zero Lot Line Zone subject to the following conditions:

- (a) Owner and applicant shall use the property only for a Planned Unit Development, the particulars of and requirements of which are subject to the approval of the Planning Commission.

- (b) There shall be no multifamily dwelling units constructed or so utilized, providing that “Townhomes”, and whether or not physically connected, shall not be considered as a multi-family dwelling unit.
- (c) The maximum number of residential units shall not exceed twenty-nine (29).
- (d) Zoning of the property shall automatically revert back to RT-1 Residential Townhouse if development of the property has not commenced within thirty-six (36) months of final passage of this ordinance, i.e. January 7, 2023.

SECTION 2. In the event and assuming that an additional portion of the entire tract owned by the owner and located in the city limits of the City of Chattanooga, is successfully incorporated into the City of Red Bank from the City of Chattanooga, then such land area is, and shall be hereby also, automatically and ipso facto zone R-3 High Density Residential Zero Lot Line.

SECTION 3. Upon the adoption of this Ordinance, the Zoning maps of the City shall be amended and changed to reflect this rezoning with the limited condition noted.

SECTION 4. Every section, sentence, clause, and phrase of this ordinance is separable and severable. Should any section, sentence, clause, or phrase be declared unconstitutional or invalid by a court of competent jurisdiction, said unconstitutionality or invalidity shall not affect or impair any other section, sentence, clause, or phrase.

SECTION 5. This ordinance shall take effect from and after the date of its final passage, the public welfare of the City of Red Bank, Tennessee requiring it.

MAYOR OF RED BANK

CITY RECORDER

December 17, 2019
PASSED ON FIRST READING

PASSED ON SECOND READING

APPROVED AS TO FORM:

CITY ATTORNEY

CONDITIONS ACCEPTED:

George Bock

Exhibit A. Map

ORDINANCE 19 - 1162

126E B 020, 126E B 014, and 126E B 013
PINE BREEZE ROAD



Exhibit B. Ordinance 19-1162 Legal Description from Deed Book 9972 Page 123

Instrument: 2013060500164
 Book and Page: 01 9972 123
 DEED RECORDING FEE \$20.00
 DATA PROCESSING FEE \$2.00
 CONVEYANCE TAX \$1,239.50
 PROBATE FEE \$1.00
 Total Fees: \$1,262.50
 User: KML
 Date: 6/5/2013
 Time: 2:26:13 PM
 Contact: Pam Hurst, Register
 Hamilton County, Tennessee

7

This Instrument Prepared By:
 Hon & Kopet, Attorneys
 Title Guaranty & Trust Company
 617 Walnut Street
 Chattanooga, TN 37402

H&K/16/13/32923/20131181

NAME & ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:
GEORGE I. BOCK, III and JAMY F. BOCK P.O. BOX 71836 CHATTANOOGA, TN 37407	SAME
Tax Map/Parcel Nos.: 126E-B-013, 126L-B-014, 126F-B-015.01 and 126F-B-020	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 (\$1.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, RALPH M. KILLEBREW, JR. and wife, CARYLON KILLBREW, herein the Grantors, do hereby transfer, convey and forever quitclaim unto GEORGE I. BOCK, III and wife, JAMY F. BOCK, herein the Grantees, their heirs and assigns, all our right, title and interest in and to the following described property:

BEING PARTLY IN THE THIRD CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE AND PARTLY IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
 Beginning at an iron pipe in the west right-of-way line of White Oak Road at the Southeast corner at the property of Stephen R. Gilmore described in Book 3641, Page 789, in the Register's Office of Hamilton County, Tennessee; thence with the south line thereof, South 87 degrees 34 minutes 14 seconds West 222.44 feet to the southwest corner thereof; thence with and along the west line of the partition of Swafford and Lyons property, and a north extension thereof, as shown by plat recorded in Plat Book 21, Page 53, in the Register's Office of Hamilton County, Tennessee; North 3 degrees 44 minutes 01 second West 772.98 feet to a post in the east right-of-way of Pine Breeze Road; thence southwardly with said east line to a post at the Northeast corner of the property of Caryl Ann Cooper Austin, described in Book 3383, Page 838, in the Register's Office of Hamilton County, Tennessee; thence with an east line thereof, South 0 degrees 10 minutes 05 seconds West 125.67 feet; thence with a north line of Austin North 87 degrees 54 minutes 45 seconds East 163 feet to an iron pipe; thence with an east line thereof, South 0 degrees 22 minutes 46 seconds East 64.08 feet to a post; thence with the north line of the property of Derrick C. Rushworth described in Book 4271, Page 11, in the Register's Office of Hamilton County, Tennessee, South 89 degrees 25 minutes 12 seconds East 324.98 feet to a post; thence with the west line of the property of White Oak Apartments North 01 degree 20 minutes 20 seconds East 60.06 feet, South 87 degrees 34 minutes 14 seconds West 3.11 feet and North 02 degrees 25 minutes 46 seconds West 150 feet to an iron pipe; thence with the north line of the said property, North 87 degrees 34 minutes 14 seconds East 384.25 feet to an iron pipe in the west right-of-way line of White Oak Road; thence with the west line thereof,

OK Kill

North 02 degrees 11 minutes 55 seconds East 50.49 feet to the point of beginning. Being shown on survey by Robert H. Chappell, dated July 31, 1995, Drawing No. 9511-1.

EXCEPTING THEREFROM that portion of the above-described property conveyed to William David Bruce and wife, Lisa Ann Smith, by Warranty Deed from Carylton Ann Killebrew, s/k/a Carylton Killebrew, and husband, Ralph M. Killebrew, Jr., dated July 29, 2011 and recorded on August 2, 2011 in Book 9448, Page 643, in the Register's Office of Hamilton County, Tennessee.

FOR PRIOR TITLE, see Deed from Southern Realty Company, a Tennessee corporation, Trustee, to Ralph M. Killebrew, Jr. and wife, Carylton Killebrew, dated September 28, 1995 and recorded on September 29, 1995 in Book 4568, Page 936, in the Register's Office of Hamilton County, Tennessee.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances in effect thereon.

Grantors and Grantees acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and neither Hon & Kopot, Attorneys, nor the Title Guaranty and Trust Company of Chattanooga shall have any liability for the status of title to the property or for the accuracy of such information.

TO BE EFFECTIVE as of the 4th day June 2013.


RALPH M. KILLEBREW, JR.


CARYLTON KILLEBREW

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 4th day of June 2013, before me personally appeared RALPH M. KILLEBREW, JR., to me known to be the person described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the same as his free act and deed.

Witness my hand and Notarial Seal



Kathy Burkhardt
NOTARY PUBLIC
My Commission Expires: 8-7-16

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 4th day of June 2013, before me personally appeared CAROLYN KILLEBREW, to me known to be the person described in and who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the same as her free act and deed.

Witness my hand and Notarial Seal.

Kathy Burkhardt
NOTARY PUBLIC

My Commission Expires: 8-7-16



STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer is \$ 335,000.00

[Signature]
AFFIRANT

Sworn and subscribed before me this 4th day of June, 2013.

Kathy Burkhart
NOTARY PUBLIC
My Commission Expires: 8-7-16



RESOLUTION NO. 20-1329

A RESOLUTION OF THE CITY OF RED BANK, TENNESSEE AUTHORIZING THE ISSUANCE OF A SPECIAL EXCEPTIONS PERMIT TO JACOB BECKER, 4 TRENTON STREET, SUBJECT TO CONDITIONS

WHEREAS, Jacob Becker, owner of PTP Properties, has plans to build a duplex at 4 Trenton Street; and

WHEREAS, Jacob Becker has submitted an application for a Special Exceptions Permit to allow for a duplex that he proposes to locate on the lot at 4 Trenton Street; and

WHEREAS, Section 14-305.01(B) of the Zoning Ordinance requires a Special Exceptions Permit to build a duplex in the R-3 Zone; and

WHEREAS, the Red Bank Planning Commission provided an opportunity for citizens to submit comments in favor of or against the proposed Special Exceptions Permit at an advertised public hearing held in conjunction with its regular meeting on November 21, 2019; and

WHEREAS, the City Commission has thoroughly reviewed the Permit Application and provided an opportunity for citizen to submit comments in favor for or against the Proposed Special Exceptions Permit; and

WHEREAS, after thorough review of the request and the recommendation of the Red Bank Planning Commission, the City Commission feels that the issuance or a Special Exceptions Permit will not have a negative effect on the surrounding area and will be consistent with the Land Use Plan.

NOW THEREFORE BE IT RESOLVED by the City Commission of the City of Red Bank, Tennessee as follows:

SECTION 1. The special exception permit allowing a duplex to be located at 4 Trenton Street is hereby issued to Jacob Becker, owner of PTP Properties

SECTION 2. Issuance of this special exceptions permit is subject to the following conditions:

1. The duplex must meet all minimum setback requirements of the Zoning Ordinance
2. Permittee shall obtain a building permit prior to construction of the duplex, which shall be constructed in accordance with all applicable building codes and ordinances of the City of Red Bank

BE IT FURTHER RESOLVED that every section, sentence, clause and phrase of this resolution is separable and severable. Should any section, sentence, or phrase be declared unconstitutional or invalid by a court of competent jurisdiction, said unconstitutionality or invalidity shall not affect or impair any other section, sentence, clause or phrase.

FINALLY, BE IT RESOLVED that this resolution shall take effect from and after the date of its passage

Resolved this 7th day of January, 2020

MAYOR

CITY RECORDER

RESOLUTION NO. 20-1330

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE AUTHORIZING SUBMISSION OF AN APPLICATION TO THE AMERICAN AUTOMOBILE ASSOCIATION WITH RESPECT TO THE 2020 TRAFFIC SAFETY GRANT FOR THE POLICE DEPARTMENT

WHEREAS, the American Automobile Association recognizes the challenges faced by cities and law enforcement agencies as the attempt to provide their agencies with much needed equipment

WHEREAS, the City of Red Bank desires to submit an application to the American Automobile Association for grant funding relating to the 2020 Traffic Safety Grant for use towards high visibility traffic safety events and traffic safety enforcement campaigns; and

WHEREAS, grants funding, if awarded, is in an amount up to \$3,500.00 and requires no local matching funds.

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Red Bank that the Police Department is authorized to submit an application on behalf of the City of Red Bank to the American Automobile Association for the 2020 Traffic Safety Grant.

Resolved this 7th day of January in the year of 2020

Mayor

City Recorder