



## **MUNICIPAL PLANNING COMMISSION**

**Eddie Pierce**  
**Mayor**

**Tim Thornbury**  
**City Manager**

**MINUTES**  
October 17<sup>th</sup>, 2019  
6:00 p.m.  
Red Bank City Hall

### **I. CALL TO ORDER**

Commissioner Hafley called the meeting to order at 6:02 pm.

### **II. ROLL CALL**

Commissioner Browder called the roll. Commissioners Hafley, Millard, Smith and Browder 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.

### **III. INVOCATION**

Commissioner Smith gave the invocation.

### **IV. PLEDGE OF ALLEGIANCE**

There was no flag in the meeting room, so the Pledge of Allegiance was not said.

### **V. CONSIDERATION OF THE MINUTES**

#### **A. July 18<sup>th</sup>, 2019 Meeting Minutes**

Commissioner Hafley requested that staff correct the date on the minutes. Commissioner Browder motioned to approve the minutes as revised. Commissioner Millard seconded the motion. The motion passed unanimously.

### **VI. NEW BUSINESS**

#### **A. Special Exceptions Permit, Duplex at 4 Trenton Street**

Staff stated that the applicant had requested that the permit application be tabled until the next meeting while he prepares a site plan. Commissioner Browder motioned to table consideration

of the special exceptions permit. Commissioner Smith seconded the motion. The motion passed unanimously.

**B. Zoning Map Amendment, R-1 Residential to R-T\Z Residential Townhouse\Zero Lot Line: 205, 207, 209, and 224 Hedgewood Drive; a portion of 201 Hedgewood Drive; and 123 Everly Drive.**

Staff stated that the applicant had submitted a revised site plan and a rendering of the style of home that would be built on the lots. The site plan included renderings of the planned driveways. Staff stated that the proposed use would be meet the goals of the Land Use plan and would be compatible with the surrounding uses.

Tyler Smith, the applicant, described the proposed homes stating that they were less modern than originally planned but fit in better with the surrounding neighborhood. Commissioner Browder agreed that they were more compatible with the neighborhood.

Mindy Moore, a resident in the neighborhood, wanted more information on the developer's plan. She asked how many homes would be built and when they would be completed. Tyler Smith stated that there would be six homes that that he hoped to have completed next year. She also asked when Everly Lane would be completed. Mr. Smith said that he hoped to have that complete by spring.

**Commissioner Millard motioned to recommend approval of the Zoning Map Amendment of 205, 207, 209, and 224 Hedgewood Drive; a portion of 201 Hedgewood Drive; and 123 Everly Drive from R-1 Residential to R-T\Z Residential Townhouse\Zero Lot Line. Commissioner Browder seconded the motion. The motion passed unanimously.**

**VII. UNFINISHED BUSINESS**

**A. Subdivision Regulation Amendment to Re-order Document, Re-Write Definitions and Add Supporting Documents**

Commissioner Hafley stated that the Subdivision Regulations were much improved but still needed more work. He mentioned that the definition of the term "subdivision" needed clarification. Staff stated that by state law lots over 5 acres do not need to be platted and recorded which may be why the definition is confusing. Commissioner Hafley requested that staff ensure that the definition is in line with current state laws.

Commissioner Hafley also stated that there were several terms in the definitions that are not used in the regulations like "Street Collector" and "Minor Arterial." Commissioner Browder agreed that having those terms defined is confusing. Staff stated that she could remove the terms not in the regulations from the definition section.

Commissioner Hafley also requested a definition and diagram of a "hammer head" shaped turn around and to make sure the Red Bank Subdivision Regulations meet the standards of the City's other codes. He also requested that staff look into the requirements for pavement thickness.

**VIII. OTHER BUSINESS**

Staff reminded the commissioners of the Planning Commission training that would be held in Cleveland on October 28<sup>th</sup> at 6:00 PM.

**Commissioner Browder moved to adjourn; second by Commissioner Smith. Adjourned at 7:18 PM.**

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Chairman