



Eddie Pierce
Mayor

MUNICIPAL PLANNING COMMISSION

Tim Thornbury
City Manager

MINUTES
March 21st, 2019
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:08 pm.

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Hafley, Cannon, 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 and in the minutes.

III. INVOCATION

Commissioner Ruth Jenó gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

A. February 17th, 2019 Meeting Minutes

Commissioner Hafley requested that the February minutes be revised to add "draft Sign Ordinance" to the end of the 5th paragraph on page 3 of the minutes. Commissioner Browder noted that "Red bank Planning Commission" needed to be fully capitalized on the last page of the minutes.

Motion by Commissioner Browder to approve the February minutes as revised. Second by Commissioner Hafley. The motion passed unanimously.

VI. NEW BUSINESS

A. Midvale Highlands Lot 68 Revised Plat, 1807 Seven Pines Ln, Greentech

Staff gave a summary the plat and noted that the plat met all Red Bank Subdivision Regulations. Staff did comment that the parking lot on Lot 68 was never shown or considered as part of drainage plans for the plats that were reviewed by the Planning Commission. The parking lot has resulted in a conveyance of stormwater across Lot 68 that was never approved by the Planning Commission.

Rocky Chambers came forward to speak on behalf of Greentech homes. He noted that he was planing to meet with Tim Thornbury to address stormwater issues on Lot 68 related to the parking lot.

Ben and Katherine Chastain came forward to express concerns about the easement for the parking area on Lot 68. The couple has signed a purchase contract for Lot 68 and do not want the parking lot on the property. They spoke with an engineer about adding a stormwater sewer and a drainage easement on the property. They felt that the cost was prohibitive. Mr. and Mrs. Chastain asked to be involved in the stormwater meeting with Tim Thornbury.

Commissioner Cannon commented that if the developer changed the way the water is being conveyed that a drainage easement would need to be shown on the plat. The Planning Commission would need to see the professionally designed structures compared with the original drainage plans that were presented to the Planning Commission. Commissioner Cannon also referenced stormwater and drainage requirements in state law. Commissioner Cannon asked if his meeting with Tim Thornbury would result in an updated plat showing a drainage easement and revised stormwater drainage plans. Mr. Chambers responded that he did not want to speculate before his meeting with the City Manager on the stormwater issues on Lot 68.

Commissioner Browder asked if the Planning Commission could postpone approval of the plat until stormwater issues stemming from the parking lot were addressed and shown as needed on the plat.

Motion by Commissioner Browder to postpone approval of the Midvale Highlands Lot 68 final plat until stormwater issues were addressed and shown as needed on the revised plat. Second by Commissioner Hafley. The motion passed unanimously.

B. Zoning Map Amendment, R-1 Residential to C-2 Central Business District, 491 Ashland Terrace, Walter & Vanessa Amador

Staff gave a summary of the proposed zoning and noted that the applicant had never indicated a proposed use for the subject property.

Commissioner Hafley noted that the rezoning sign had not been posted on the property two weeks before the meeting. The Planning Commission agreed that the rezoning application would need to be rescheduled for the April Planning Commission meeting due to the lack of sufficient public notice.

The applicant did not attend meeting.

Motion by Commissioner Hafley to table the consideration of the rezoning application until the April Planning Commission meeting. Second by Commissioner Browder. The motion passed unanimously.

C. Design Review Permit, 4707 Dayton Blvd, Red Bank Commons

Commissioner Hafley noted that renderings of the proposed changes did not meet the site plan requirements in the design review ordinance. A site plan drawn to scale must be developed to show the proposed redevelopment plans.

Commissioner Browder commented that stormwater issues were significant and noted that improvements related to stormwater needed to be shown on the site plan.

Motion by Commissioner Browder to postpone consideration of the design review permit at 4707 Dayton Boulevard until a full application is submitted by Red Bank Commons, LLC. Second by Commissioner Hafley. The motion passed unanimously.

D. Zoning Ordinance Amendment, L-1 Storage Facilities Buffer

Commissioner Hafley requested that the ordinance be revised to remove “and not” from the fourth line in Section (P) of the zoning ordinance amendment.

Motion by Commissioner Cannon to approve the zoning ordinance amendment for mini-storage and self-storage facilities in the L-1 zoning district as revised. Second by Commissioner Browder. The motion passed unanimously.

E. Discussion: Dayton Boulevard Corridor Study

Staff outlined options for a corridor study on Dayton Boulevard.

Commissioner Browder expressed support for the corridor study.

City Commissioner Pope asked who owned Dayton Boulevard north of Signal Mountain Boulevard. Staff responded that Dayton Boulevard was owned by the City of Red Bank from Signal Mountain Boulevard north to the city limits. TDOT owns Dayton Boulevard from the tunnel to Signal Mountain Boulevard.

City Commissioner Pope asked about the status of the Red Bank Vision 2000 Study. Commissioner Cannon commented that this study conducted with the help of TVA was outdated and that an updated study of Dayton Boulevard was needed to plan for the future of Red Bank.

Commissioner Browder asked what next steps the City Commission would need to take to move forward with a corridor study. Staff recommended that the City of Red Bank meet with RPA to discuss the coordination of a corridor study and or land use plan with the Area 2 Plan for Hixon and Red Bank.

VII. UNFINISHED BUSINESS

IX. ADJOURNMENT

Commissioner Browder moved to adjourn; second by Commissioner Cannon. Adjourned at 7:04 PM.

Chairman