



MUNICIPAL PLANNING COMMISSION

Ruth Jenó
Acting Mayor

Tim Thornbury
City Manager

MINUTES
August 20, 2020
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Smith the meeting to order at 6:02 PM.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Browder, Cannon, Millard, and Smith were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District was also present.

III. INVOCATION

Commissioner Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. June 9, 2020 Meeting Minutes

Commissioner Smith asked for any corrections to the minutes. Having none, Commissioner Browder motioned to approve the minutes as written. Commissioner Millard seconded the motion. The motion passed unanimously.

VI. NEW BUSINESS

1. Election of Officers

Commissioner Cannon stated that he did not want to be considered for an office. Commissioner Browder asked if they could wait until after the general election. She suggested January because that would be after any new commissioners were appointed. Staff stated that a simple majority could change the by-laws to that effect.

Commissioner Browder motioned to change the by-laws to hold officer elections in January. Commissioner Millard seconded the motion. The motion passed unanimously.

2. Preliminary Plat for the Planned Unit Development at Pine Breeze Road, opposite the intersection of Pine Breeze Road and Ben Miller Parkway

Staff stated that the HGH Construction has submitted a plat for 29 residential lots for the previously approved Planned Unit Development. Staff stated that a community lot had been created for the drainage area, but the plat otherwise conformed to the approved PUD plan. Commissioner Smith asked if there were any questions for the applicant.

Commissioner Browder motioned to approve the Preliminary Plat for the Pine Breeze Road Subdivision. Commissioner Millard seconded the motion. The motion passed unanimously.

3. Rezoning request 626 Lullwater Road from R-1 Residential to R-T/Z Residential

Staff stated that the property owner wished to subdivide and build single family homes on this lot. She stated that to subdivide, the frontage could only be 50 feet wide, which too narrow for the R-1 zone. She stated that because there was an R-T/Z zoned property across the street with similarly sized lots, and that there were apartments to the rear of the property, the proposed rezoning would be appropriate for the neighborhood.

Commissioner Browder motioned to recommend approval of the rezoning with the condition that the property only be used for detached single-family homes. Commissioner Millard seconded the motion. The motion passed unanimously.

4. Preliminary Plat and PUD Plan for 5005 Dayton Boulevard

Staff stated that the developer proposed 68 single-family homes and 10 townhomes on the site, with 12.5 acres of space reserved for future development. The development met the zoning condition for a maximum of 5 units per acre. She stated that there would be a required 10-foot screening between the lot line and neighboring residential areas, and that a retaining pond would be along Dayton Boulevard providing a buffer between the homes and the busy street.

Additionally, the detention pond would serve as both a community lot and buffer along Dayton Boulevard. Staff stated that the engineer had previously said the detention pond was oversized and could serve future development in the open areas.

Staff stated that the developer had since the initial review, shown 5-foot sidewalks on the site plan and requested two variances. The variances requested were to allow a steeper than 4% road grade as it approached the internal intersections and a variance for to allow the width of the roads to be 22 feet wide. The Fire Department had submitted approval of the road width and the location of the fire hydrants. Commissioner Cannon asked if the Fire Department had submitted written approval of the road grad, and staff said that that was not included in their email but that she believed that they saw no issue with the road grade.

Staff stated that with these assurances from the Fire Department that she recommended approval of the Preliminary PUD plan and plat as well as the two variances requested. She stated that the development would be appropriate for the area of Dayton Boulevard as it is outside of the central business district and the higher density would offer a transition to lower density homes.

Chris Anderson from Greentech Homes stated he agreed with all of staff's comments. He stated his intent is to build 10 townhomes and 58 single family homes on these lots. He stated that he could not predict the market conditions, so he cannot provide a definite price point at this time. GreenTech's most recent development in Red Bank, North Point Ridge had a median price between \$350,000 and \$400,000 per unit, and he expects that this development will be similar.

Commissioner Browder asked about the timeline for development. Mr. Anderson stated that they home to before the end of the year, but that there are several factors that could result in a delay. He expects that they will have houses built in a year or less.

Commissioner Browder motioned to approve the plat with two variances due to the topography of the site.

- 1. A variance to the road grade requirement, allowing steeper vertical curves between 4% and 10% at the intersections.**
- 2. A variance to allow the road to be only 22 feet wide**

Commissioner Cannon asked Commissioner Browder to amend her motion to include the following contingency: Written documentation of the Fire Departments approval of the road grade variance be provided. Commissioner Browder amended her motion.

Commissioner Millard seconded the motion. The motion passed unanimously.

VII. UNFINISHED BUSINESS

1. Subdivision Revision Discussion

Commissioner Millard motioned to table this item until the next meeting.

Commissioner Browder seconded the motion. The motion passed unanimously.

2. Infill Development Standards

Staff stated that the City Manager had mentioned allowing removing the requirement that lots be "lots of record" for private drive access as a step to allow infill development to the rear of long, narrow lots.

Commissioner Browder stated that she felt the Planning Commission needed to develop standards for future infill development since there were few large tracts of land left in Red Bank. Commissioner Cannon stated that he was concerned about the impact of these developments and wanted to make sure Red Bank continued to get high quality development projects.

**Commissioner Millard motioned to table this item until the next meeting.
Commissioner Browder seconded the motion. The motion passed unanimously.**

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

No other business was presented. Commissioner Smith motioned to adjourn. Commissioner Millard seconded the motion. The meeting was adjourned at 7:15 PM.

Chairman