



## MUNICIPAL PLANNING COMMISSION

**Eddie Pierce**  
Mayor

**Tim Thornbury**  
City Manager

MINUTES  
May 21, 2020  
6:00 p.m.  
Red Bank City Hall

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

Commissioner Hafley called the meeting to order at 6:05 PM.

### **II. ROLL CALL**

Commissioner Cannon called the roll. Commissioners Browder, Cannon, Hafley, Millard and Smith were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District was also present. Several attendees were attending via Zoom. Others having business before the Commission were also present.

### **III. INVOCATION**

Commissioner Smith gave the invocation.

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

Commissioner Hafley said the Pledge of Allegiance.

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

#### **A. January 16, 2020 Meeting Minutes**

Commissioner Hafley asked for any corrections to the minutes. Commissioner Browder motioned to approve the minutes. Commissioner Millard seconded the motion. The motion was approved unanimously.

### **VI. NEW BUSINESS**

#### **1. Special Exceptions Permit – ImmunoTek Bio Centers – 2102 Dayton Blvd.**

The applicant were present via Zoom. Staff stated that she felt the business would have a limited negative impact on the neighboring properties and that it would be mitigated by the

existing vegetation buffer. Commissioner Hafley asked if there were any additional questions for the applicant. Seeing none, Commissioner Hafley asked if there was a motion.

**Seeing none, Commissioner Hafley motioned to recommend approval of the Special Exceptions Permit. Commissioner Millard seconded the motion. The motion was approved 3 to 2, with Commissioners Browder and Smith voting against.**

## **2. Revised PUD plan for Midvale Highlands**

The applicant presented the revised PUD plan which will add additional land on the rear of nine existing homes. This was done to correct the rear setback. Commissioner Browder motioned to approve the PUD. Commissioner Millard seconded the motion. The motion was approved unanimously.

## **3. PUD Plan for Pine Breeze Road development**

Staff presented the updates to the PUD plan, stating that the developer had made the recommended changes. The changes included adding the screening to the plan and labeling it the "Preliminary PUD Plan." Staff stated that a variance may be needed for the screening to allow existing vegetation to be used and to not require screening on the sewer easement. Staff stated that a separate motion for this variance will ensure that it is recommended properly.

Mr. Price addressed concerns from neighboring property owners who were present both in the room and on a Zoom meeting. The owners asked about the detention ponds. Mr. Price stated that they would only be full when there were heavy rains, otherwise would be a grassy area. Commissioner Cannons stated that their design followed the best practices for stormwater drainage.

Mr. Price also addressed lighting and noise concerns, stating that they will follow all relevant noise and light ordinances. He also addressed the concerns regarding the community lots, stating that it would be possible to have one additional community lot of the drainage, but did not feel that it was necessary and could be handled with easements and deed restrictions.

**Commissioner Browder motioned to approve the requested variance for the screening, allowing for existing vegetation with supplemental plantings to be used and to not have screening along the sewer easement. Commissioner Smith seconded the motion. The motion approved unanimously.**

**Commissioner Millard motioned to recommend approval of the Special Exceptions Permit. Commissioner Browder seconded them motion. The motion passed unanimously.**

## **4. Rezoning Request – 14 Kingson St. from R-1 to RZ-1**

Staff stated that she recommended approval of this rezoning, as it fits the existing development pattern and will allow for slightly more density that still compatible with the neighboring properties.

The applicant, Mr. Barr, stated that he had canvased several of the neighbors and discussed his plans with them. He stated that all seemed favorable to the development and were eager to see the property improved. He also stated that the sewer moratorium would only allow one home to be built at this time, but that the would build the other home once he could connect it to the sewer system.

Neighboring property owners addressed the applicant, asking about noise during construction. He stated that he would only be building one house at a time and that he would follow the noise ordinance. He was also asked about the pricing of the homes, which he stated he expected would be around \$299,000.

**Commissioner Browder motioned to recommend approval of the rezoning. Commissioner Millard seconded the motion. The motion passed unanimously.**

## **VII. UNFINISHED BUSINESS**

## **VIII. OTHER BUSINESS**

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

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Chairman