

*City of Red Bank*  
**Municipal Planning Commission**

**REGULAR MEETING AGENDA**  
**December 19, 2019**  
**6:00 pm**  
**Red Bank City Hall**

**I. CALL TO ORDER**

**II. ROLL CALL** – Secretary – Billy Cannon

- |   |   |
|---|---|
| <input type="checkbox"/> Commissioner Cannon  | <input type="checkbox"/> Commissioner Millard |
| <input type="checkbox"/> Commissioner Hafley  | <input type="checkbox"/> Commissioner Smith   |
| <input type="checkbox"/> Commissioner Browder |   |

**III. INVOCATION** – Commissioner Smith

**IV. PLEDGE OF ALLEGIANCE** – Commissioner Hafley

**V. CONSIDERATION OF THE MINUTES**

1. November 21, 2019

**VI. NEW BUSINESS**

1. Review of the Design Review Standards

**VII. UNFINISHED BUSINESS**

**VIII. OTHER BUSINESS**

**IX. ADJOURNMENT**



## **MUNICIPAL PLANNING COMMISSION**

**Eddie Pierce**  
**Mayor**

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

**MINUTES**  
November 21<sup>st</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 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. Additional attendees are included on the sign-in sheet.

### **III. INVOCATION**

Commissioner Smith gave the invocation.

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

Commissioner Hafley said the Pledge of Allegiance.

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

#### **A. October 17<sup>th</sup>, 2019 Meeting Minutes**

Commissioner Hafley 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. Zoning Map Amendment, RT-1 Residential Town House to R-3 Residential: Parcels opposite and to the south of the intersection of Pine Breeze Rd. and Ben Miller Pkwy., Parcel ID Numbers: 126E B 013, 014, & 015**

Commissioner Hafley requested that staff provide a summary of the rezoning request. However, before staff could speak, Dr. David Bruce stated that he was not notified of the rezoning and requested that the hearing be postponed. He stated that he was not notified of the previous rezoning either and that he felt it was intentional.

Staff stated that his name and address were on the list to receive the notification, and that she would work with City Hall staff to determine why he was notified. Mr. Hafley stated that he was glad he was able to attend the meeting and that the minutes would reflect that he was not notified.

Staff summarized the rezoning request, stating that the applicant has requested rezoning of a 6.5-acre property along Pine Breeze Road to R-3 with the intent of developing a Planned Unit Development. The property is mostly in Red Bank but a portion of the proposed development is in Chattanooga. The annexation of the development is being handled in a separate process.

Staff stated that neighbors had suggested that the development would be a much higher density compared to surrounding developments. Staff had provided the Commissioners with a map and photos of nearby developments and their respective densities. Staff still recommended approval of the rezoning.

Mr. John Coffelt, the developer, presented the proposed development. He stated that they determined that single family homes and townhomes would be the highest and best use of the land. He stated that the R-3 zone would allow them to have three attached townhomes. He also stated that the development plans would be reviewed through the PUD process.

Several residents stated their concerns about the R-3 zone being considered high density residential. Commissioner Hafley stated that they would make the zoning contingent on having an approved Planned Unit Development, or PUD, plan. Mr. Coffelt stated that the PUD would be less dense than is currently allowed in the RT-1 zone.

Mr. Kevin Conrad stated that he was concerned about traffic and the condition of Pine Breeze Road. He asked if that was an issue to address with the Planning Commission or the City Commission. Commissioner Cannon stated that it would be a City Commission issue. Mr. Hafley stated that a traffic study would be part of the PUD approval process and he reiterated that the Planning Commission would recommend that only a PUD would be allowed.

Dr. Bruce stated that he was still concerned that it would be rezoned and sold to someone else who would put in another use allowed in the R-3 zone. Commissioner Hafley stated that the condition of an approved PUD would prevent that.

Commissioner Browder stated that she had a similar rezoning near her property and understood their concerns. She stated that after one failed rezoning, the developer went through the PUD process, allowing for her to meet with the developer and the developer worked to address the neighbors' concerns.

Other concerns expressed included traffic congestion, stormwater drainage, and the clear cutting of trees.

**Commissioner Cannon made a motion to recommend the rezoning of parcels 126E B 013, 014, & 015 on Pine Breeze Road to R-3 with the condition that the developer commence construction on an approved Planned Unit Development on the site within 36 months, with the zoning reverting to RT-1 if construction has not commenced at that time. Commissioner Smith seconded the motion. The motion passed unanimously.**

Staff stated that the rezoning would be on the City Commission agenda on either December 3<sup>rd</sup> or 17<sup>th</sup>.

## **VII. UNFINISHED BUSINESS**

### **1. Special Exceptions Permit to Build a Duplex at 4 Trenton Street**

Staff stated that the applicant had submitted a site plan, which had been provided to the Commissioners. The plan was to build a duplex with parking to the rear of the duplex, which would be accessed by a shared driveway. Staff recommended approval of the Special Exceptions Permit.

The applicant, Mr. Jason Becker, presented his proposed design with the change that there would be side by side duplexes rather than having one unit upstairs and one downstairs. He also no longer proposed a garage, but rather having parking to the rear. He stated that he had made some improvements to ensure that the stormwater was draining properly.

Commissioner Hafley asked if there was a shared use agreement to share the driveway. Mr. Becker stated that it was on the deed. Staff stated that the deed would be sufficient documentation to ensure access to the driveway.

Commissioner Cannon asked if there would need to be a condition that the sewer moratorium be lifted prior to issuing the permit. Staff stated that the building permits would not be issued without having access to the sewer, so having that condition is not necessary.

**Commissioner Smith motioned to recommend issuing a Special Exceptions Permit to build a duplex at 4 Trenton Street. Commissioner Millard seconded the motion. The motion passed unanimously.**

## **VIII. OTHER BUSINESS**

**Commissioner Browder moved to adjourn; second by Commissioner Smith. Adjourned at 7:32 PM.**

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Chairman

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**MEMORANDUM**

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**To:** Members of the Red Bank Planning Commission  
**Cc:** Tim Thornbury, Public Works Director  
**From:** Ashley Gates, Regional Planner  
**Date:** December 11, 2019  
**Subject:** Revision of the Design Review Standards

**SUMMARY**

**Background**

The Design Review Ordinance has been in effect for approximately two years. In these two years, Tim Thornbury, City Manager has noted that several businesses have opted not to locate in Red Bank due to the strict requirements.

City Commission issued a year-long moratorium for enforcing the Design Review Ordinance on December 3, 2019. The moratorium would allow for the ordinance to be revised and reinstated at any time prior to the expiration of the moratorium.

Mr. Thornbury has provided recommended changes to the Design Review Ordinance for the Planning Commission's review.

**Proposed Changes**

Mr. Thornbury's proposed changes include:

- Limiting Design Review to the C-2 Central Business District zone near the center of the city
- Increasing the percentage of the appraised value that would be considered a major renovation to 30%
- Limiting some standards to be applied only to new structures
- Adding language that allows for more flexibility in the requirements

**Recommendation**

Staff recommends approval of the Design Review Standards as submitted by Mr. Thornbury.