



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
April 19, 2018
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Cannon called the meeting to order at 6:00 pm.

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Cannon, Smith and Baker were in attendance. The City Manager and the Commission's planning advisor from the Southeast Tennessee Development District were also present. Additional attendees are included on the sign-in sheet and in the below minutes.

III. INVOCATION

Commissioner Baker gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Cannon led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

A. March 15th, 2018 Meeting Minutes

Motion by Commissioner Smith to approve the March minutes as revised. Second by Commissioner Baker. Motion passed unanimously.

VI. NEW BUSINESS

A. Zoning Map Amendment, 128 Goodson Ave, R-1 to R-T/Z

Staff gave an overview of the proposed rezoning at 128 Goodson Avenue.

The applicant, Lynn Bodine, came forward to give an overview of the his plans to subdivide the property into two lots and build a home on each lot. Commissioner Baker asked how large the homes would be. Lynn Bodine responded that the homes would be 1,600 square feet in size. He also noted that there would be ample space for the required off-street parking.

Motion by Commissioner Smith to recommend approval of the zoning map amendment to rezone the property at 128 Goodson Avenue from R-1 Residential to R-T/Z Residential Townhouse / Zero Lot Line. Second by Commissioner Cannon. Motion passed unanimously.

B. Zoning Map Amendment, 252 Hedgewood Ave, R-1 to R-T/Z

Staff gave an overview of the proposed rezoning. Staff noted that unopened street shown in the development would need to be paved to city standards in order to meet the Red Bank Subdivision Regulations.

The application, Tyler Smith, came forward to give an overview of his site plan to the Commission and the other public hearing attendees. Mr. Smith believed that his proposed development would fill out the neighborhood and remove an eyesore in the community. Mr. Smith pointed out that the site plan had been revised to create space to back up in driveway and avoid backing out onto Hedgewood Avenue.

Sabrina Daniel at 107 Lynda Drive said she was concerned about the high density and home design. She said that Duncan Hills is a bungalow neighborhood and believed the modern style would clash with the surrounding Duncan Hills neighborhood. She was worried that R-T/Z development would worsen traffic.

Adam Holland, an attorney representing his mother at 102 Alden Avenue, said that his mother was concerned with a contextual overlay problem. The number of homes is out of character with the surrounding neighborhood. Development here it needed, but too intense.

Peter Phillips at 217 W Newberry Street spoke in support of the applicant. He noted that Tyler Smith did a great job renovating his business on Dayton Boulevard.

A resident at 119 Lynda Drive said she was concerned with number of homes and how cars would be entering Hedgewood Avenue.

Charles Gardner at 108 Lynda Drive expressed concern about plans to backfill the ditch. He asked what would prevent the homes from sinking. He was also concerned about the amount of run-off from the site. Mr. Gardner ask believed that the high-density development proposed would create traffic problems.

Mandy Moore at 118 Alden Avenue asked what the applicant will be doing with the existing home. Mr. Smith responded that they would be divided into townhomes. Ms. Moore said she did not see how it was possible to put all the homes on Hedgewood and that it seems dangerous for traffic. She asked about his timeframe for the project. Mr. Smith responded that the proposed development would be built out over two years.

Joy Goins of 211 Hedgewood said she wanted Mr. Smith to do something, but believed this development was going to stand out and clash with Duncan Hills. She believed there was a need for a traffic light at this dangerous hill. Ms. Goins believed the development would need to address drainage and traffic issues. She noted that people only have one way out of Duncan Hills.

Amy H at 102 Alden Avenue said she looks down on the property and sees everything. She asked Mr. Smith if he would put up a privacy fence. Mr. Smith responded that there would be screening trees installed as required by the Red Bank Zoning Ordinance.

Barrett Taylor of 115 Alden Avenue spoke in support of the Hedgewood R-T/Z rezoning. He said that something needs to happen on Hedgewood and Tyler has invested a lot of time and money to make something happen. He said he agreed with traffic concerns, but noted that this is a city issue.

Bob Eichler at 108 Alden Ave suggested a three way stop or a speed bump at Lynda that would protect the bus stop. Commissioner Cannon asked the City Manager about passed studies of traffic counts on Hedgewood. The City Manager responded that there is a plan to study traffic counts on this road.

Commissioner Cannon asked Mr. Smith about stormwater BMPs recommended by the county to use pervious surfaces. Mr. Smith noted that he was familiar with several, including pervious pavers that his company used for a townhome. Cannon noted that pervious concrete worked well. Mr. Smith explained that these are net zero homes, and we can also consider capturing greywater or storing rain water.

Commissioner Baker asked how the City addresses question of homes being out of character with the neighborhoods.

Mr. Smith said that the aesthetic on Hedgewood is a hodge-podge of different homes. He said that his homes would have a modern style. Mr. Smith said that property values will undoubtedly increase as a result of the development.

Ms. Goins asked Mr. Smith if he was planning to sell or rent. Mr. Smith responded that they are planning to sell all homes except for the back two single family homes.

Mike Holland asked if the driveways would allow cars to turn around on the property. Mr. Smith confirmed this.

Motion by Commissioner Smith to recommend approval of the zoning map amendment to rezone 252 Hedgewood Avenue from R-1 Residential to R-T/Z Residential Townhouse / Zero Lot Line, subject to the following conditions.

- (a) The applicant shall pave the unopened street shown on the site plan to the development standards of the City of Red Bank for open and publicly maintained streets; and**
- (b) The applicant shall install a professionally engineered stormwater BMP to address stormwater issues on and around the subject property.**

Second by Commissioner Cannon. Motion passed unanimously.

C. City Code Amendment to Red Bank Design Review Standards

Staff gave an overview of the proposed changes to the Design Review Standards, including changes to the application process and changes to streetscape and sidewalk standards.

Staff noted that sidewalks would be the responsibility of the City to install, ut that language was included that would allow the City to charge a fee-in-lieu to help finance sidewalk improvements as required in the Design Review ordinance. Commissioner Baker asked for clarification on how a fee-in-lieu would work. The City Manager explained how a special fund could be set up within public works, assuming the board of commissioners would approve the establishment of a fee-in-lieu

Motion by Commissioner Smith to recommend approval of the design review ordinance amendment as written. Second by Commissioner Cannon. Motion passed unanimously.

D. City Code Amendment to the Red Bank Sign Ordinance

Motion by Commissioner Baker to table agenda items D and E for the May meeting of the Red Bank Planning Commission. Second by Commissioner Smith. Motion passed unanimously.

E. Discussion of Zoning Ordinance Amendments and Table of Uses

VI. UNFINISHED BUSINESS

IX. ADJOURNMENT

Commissioner Baker moved to adjourn; second by Commissioner Smith. Adjourned at 7:50 PM.

Chairman