



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES March 17, 2016 6:30 p.m. Red Bank City Hall

- I. CALL TO ORDER – Chairman Hafley called the meeting to order at 6:33 pm
- II. ROLL CALL – Commissioner Cannon called the roll. All members were present. Also present was the commission's planning advisor, Michael Frixen with SETDD. Others in attendance are noted on the attached sign-in sheet.
- III. INVOCATION – Commissioner Baker gave the invocation.
- IV. PLEDGE OF ALLEGIANCE – Chairman Hafley
- V. CONSIDERATION OF MINUTES –
 - a. February 18, 2016 minutes – Motion to approve by Commissioner Baker. Second by Commissioner Smith. Motion passed unanimously.
- VI. UNFINISHED BUSINESS –
 - (a) Design Review Standards – this item was postponed until after new business.
- VII. NEW BUSINESS –
 - (a) Consideration of Midvale Highlands Preliminary PUD Plan

The commission discussed staff's analysis of the preliminary PUD plan for the Midvale Highlands development located at 1924 Ashmore Avenue. The development is for 69 subdivision lots consisting of single-family homes.

Staff informed the planning commission that the development received the zoning variances that had been requested from the board of zoning appeals. Staff explained that the planning commission's decision should not rely on the reasoning of the BZA, and that the standards for variances in the zoning ordinance for BZA variances are different than planning commission variances in the subdivision regulations.

Chairman Hafley asked about access to Lot 69, which is not shown as having access on the preliminary PUD plan. In its recommendation, staff advised that the PUD should not be approved until access to Lot 69 has been shown either on the preliminary PUD plan or on a separate subdivision plat. Developer Jay Bell presented a survey showing Mason Drive, a 50-

foot ROW that he owns fee simple, through the adjacent apartment complex that ends at Lot 69. Mr. Bell explained that the historic home currently located at 1922 Ashmore Avenue will be relocated to this lot. He showed where the parking lot from the apartment development actually encroaches onto his property by 30 feet.

The commission reviewed the site topography and engineering plans. Mr. Bell showed where extensive earthwork would be required to construct the road up the hill and to build the road along the top. He said they are trying to minimize the amount of land disturbance on the top of the ridge to avoid having to bring in lots of fill material and disturb the existing natural vegetation. He stated that the current plans allow for parking of two vehicles in the driveways or garages without blocking the sidewalks. A wider road would require the houses to sit back closer to the ridgeline, and would require additional fill material and grading. They are trying to keep the hillsides in a natural state.

The commission also reviewed the drainage, landscaping, and stormwater retention facilities. Mr. Bell explained that a wider road would generate more stormwater runoff and they would need to construct larger stormwater retention facilities. The current facilities have been approved by Hamilton County Water Quality.

Commissioner Cannon asked about the traffic study, which was submitted by the developer upon request by the city administration. The developer's engineer, Rocky Chambers of Chattanooga Engineering Group, explained the methodology used to develop the traffic study. The commissioners and Mr. Chambers discussed the traffic impacts at various intersections along Dayton Boulevard. The traffic study reports no change in the levels of service (LOS) at any intersection as a result in the development. Commissioner Cannon said it was his opinion that the LOS would change at at least one intersection. Mr. Chambers said that using the NTB's traffic criteria, there was no change.

A public hearing was required for the preliminary PUD plan. Chairman Hafley opened the floor for public comment. Becky Browder of 1950 Ashmore Avenue said that she represents the Midvale Park Neighborhood Association. She said that Mr. Bell has worked with the local community and surrounding residents to address their concerns. Ms. Browder explained that they want to see the hillsides preserved to the extent possible, which means minimizing grading and road width up to the development. Continuing, she stated that the current proposal is better than the previous proposal to build several hundred apartment units at the top of the hill. Ms. Browder mentioned that Red Bank is having UT students work on a traffic study for the city. She said that it is her opinion that the variances meet the criteria.

Commissioner Banas asked where the 400-foot limit on grades over 12% comes from. Staff explained that the commission adopted that as a part of its subdivision regulations at some point. The fire chief did not bring up grade in the letter he had prepared regarding his concerns about the access road.

Mr. Bell said that they had met with the fire chief regarding and fire hydrant placement. The fire chief required a third hydrant be added at the intersection at the top of the hill. The developer is also widening the roads to 26 feet for a distance of 40 feet in front of each hydrant to enable fire trucks to pass each other.

Chairman Hafley asked if there was anything else that needed to be added to the plan. Mr. Bell said there were some minor tweaks, but it was almost done.

Commissioner Cannon asked about the Aqua-Swirl drains. Mr. Chambers explained that these drains spin to create a vortex that separates pollutants and debris from the stormwater. Mr. Bell said that the homeowner's association would be responsible for the maintenance of these drains. The members and developers discussed some additional technical details regarding stormwater and the drainage systems.

The commission reviewed staff's recommendation. Staff advised that the road width variance from Section 303 for road width should only be granted if the planning commission makes an explicit finding that the topography justifies the variance and that the other criteria have been met. Staff recommended approval of the road grade length extension from Section 303.11. Both variances must be based on the criteria in Section 111.1. The commission reviewed these variance criteria, which staff included in its written recommendation.

Chairman Hafley presented the road width variance request. This variance is from Section 303 of the subdivision regulations regarding road width. The developer is requesting a narrower road of 20 feet for all roads in the development, with the exception of the 26-foot-wide pull-outs in front of the two fire hydrants, and for an emergency pull-off at the bottom of the hill. Staff advised the planning commission to determine if the criteria in Section 111.1 of the subdivision regulations justify granting of the variance. **Commissioner Baker moved to grant a variance from Section 303 of the subdivision regulations to allow for a 20-foot road as presented on the preliminary PUD plan. Second by Chairman Hafley.**

The floor was opened for discussion. Chairman Hafley explained that the primary question is whether the unusual topography and unnecessary grading justify the variance for road width. He said he thinks it does. Commissioner Smith agreed and said they are trying to reduce the amount of soil-moving required.

There was a question about parking along the top of the road. Mr. Bell explained that there is a trail which leads from the north cul-de-sac and eventually connects with White Oak Park. The original connection point to this trail was halfway down the ridge top road. They moved it to provide for a gentler grade and to have parking. He showed where three off-street parking spaces have been added so that people do not have to park in the street in order to access the trail.

The commission voted 4-0 to approve the motion granting the variance for road width, with Commissioner Cannon abstaining.

The commission proceeded to the second variance request. This variance would allow the road grade to exceed 12% for a distance of 650 feet, which is above the 400-foot limit set forth in Section 303.11 in the subdivision regulations. **Commissioner Baker moved to approve a variance from Section 303.11 so as to allow the access road to exceed 12% grade for a distance greater than 400 feet. Second by Commissioner Smith.**

Commissioner Baker stated that his motion is based upon the variance meeting the required criteria.

The commission voted 4-0 to approve the motion granting the variance for road grade, with Commissioner Cannon abstaining.

The next order of business was for the commission to vote on the preliminary PUD plan. Chairman Hafley pointed out that the third hydrant location near the access road intersection is not shown and should be added to the plat. Chairman Hafley also stated that he felt the property survey showing the 50-foot ROW owned by Mr. Bell satisfies the access requirements for Lot 69.

Commissioner Smith moved to approve the preliminary PUD plan for Midvale Highlands, with the condition that the third hydrant location be added to the plat. Second by Commissioner Baker. Motion carried 4-0, with Commissioner Cannon abstaining.

There was a question on Commissioner Cannon's abstention. Commissioner Cannon explained that he was abstaining based on concerns over the city's infrastructure. He said that the city does not have a system in place to fully monitor the impacts of development on the city's infrastructure, and there is no plan to add additional capacity. Chairman Hafley asked for clarification as to whether he thought this was the fault of the developer. Commissioner Cannon said no; he thinks this is a good development.

Staff said he would prepare the required PUD recommendation letter and present it to the chairman for review before sending it to the city commission.

VIII. OTHER BUSINESS

Chairman Hafley said they would wait to review the design review standards until a work session. The commission requested a work session be scheduled for April 18th.

IX. ADJOURNMENT – Commissioner Banas moved to adjourn; second by Commissioner Smith. Adjourned at 7:30 PM.

Chairman