



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
February 15, 2018
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:04 pm.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Hafley, Browder, Baker, and Smith 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 Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

a) January 18th, 2018 Meeting Minutes

Chairman Hafley noted the addition of the proposed language for the amendment to the PUD Setback requirements.

Motion by Commissioner Browder to approve the January minutes as revised. Second by Commissioner Smith. Motion passed unanimously.

VI. NEW BUSINESS

a) Zoning Map Amendment, Ashland Terrace, R-1 to C-2

Staff gave an overview of the rezoning request and recommended approval given the existing commercial uses and the location on Ashland Terrace, a busy arterial.

Chairman Hafley remarked that the rezoning of the property to commercial was appropriate at this location. Commissioner Browder noted that this rezoning request is similar to previous requests to rezone property back to a commercial zone. Chairman Hafley asked if anyone from the public would like to comment on the proposed rezoning. There were no comments.

Motion by Commissioner Smith to recommend the zoning map amendment for approval. Second by Commissioner Browder. Motion passed unanimously.

b) Short Term Residential Rentals Ordinance, Amendment to City Code and Zoning Ordinance

Staff gave an overview of the proposed ordinance. Staff referenced APA best practices recommended regulation of short term rental units, but noted that the APA is agnostic on which zoning districts short term rental units should be permitted. Staff did note that a bill currently under consideration by the Tennessee legislature could dramatically limit the ability of local governments to regulate short term rental units, especially where they may be permitted. The city code amendment establishes clear standards and a straightforward application process for short term rental units. The zoning ordinance amendment, however, included overly complex language. Staff recommended that the confusing language under prohibited uses subsection be rewritten for clarity.

Commissioner Browder agreed that the language was overly complex or convoluted. Commissioner Baker noted that there was an internal logic that made sense about the language. Chairman Hafley agreed that it took him a while to understand what is being prohibited, noting that it was obtuse, but comprehensive.

Chairman Hafley identified additional errors, including the absence of the R1-A zoning district from the amendment, and the addition of subsection (n) where subsection (n) already exists.

Commissioner Baker asked if STRR units should be permitted in the C-2 district. Commissioner Baker said he thought the consensus at the workshop was to prohibit them in C-2. Commissioner Browder said she thought a STRR is a commercial use that belongs in commercial districts. The other Commissioners agreed.

Motion by Commissioner Hafley to recommend approval of the amendment to the zoning ordinance contingent upon revisions to the prohibited uses subsections for clarity, the addition of R1-A zoning district to the Zoning Ordinance amendment, and the consolidation of specifications for short term residential rental units where they are listed as permitted such as in paragraph J.

c) Amendment to Parking Regulations in City Code

Staff gave an overview of the four city code amendments to parking regulations and penalties. The City Manager gave background on the impetus for the city code amendment to parking regulations and penalties, including complaints about on-street parking issues in residential neighborhoods. Commissioner approved of the proposed amendments to parking regulations.

VI. UNFINISHED BUSINESS

a) Review of Proposed Commercial District Intent Statements and Table of Uses in Red Bank Zoning Ordinance

Chairman Hafley noted that staff had provided a revised intent statement and table of uses. The Commissioners agreed on permitted and prohibited uses on the last page of the draft table of uses.

Staff agreed to provide an ordinance next month to reflect the changes proposed in the table of uses and intent statements drafted by the Planning Commission. Staff also agreed to provide an updated table to uses and intent statements to the City Manager for review by the City Commission. The table of uses will include the additional zoning districts not included in the table.

IX. ADJOURNMENT

Commissioner Smith moved to adjourn; second by Commissioner Browder. Adjourned at 7:30 PM.

Chairman