



Eddie Pierce
Mayor

MUNICIPAL PLANNING COMMISSION

Tim Thornbury
City Manager

MINUTES
January 17th, 2019
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:01 pm.

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Hafley, Cannon, Floyd, Smith and Browder 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 Floyd gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

A. December 20th, 2018 Meeting Minutes

Motion by Commissioner Browder to approve the December minutes. Second by Commissioner Cannon. The motion passed unanimously.

VI. NEW BUSINESS

A. Avant-Gardens S/D Final Plat, Tyler Smith (Antidote)

Staff gave a summary of the recommended revisions to the final plat and noted that all revisions had been made on the revised version of the final plat that was submitted this week.

Tyler Smith came forward to present the final plat for the Avant-Gardens subdivision. The Planning Commission reviewed the final plat presented by Tyler Smith and found all recommended revisions to have been made on the plat.

Commissioner Hafley noted that a letter of credit would need to be executed to ensure that improvements shown on the plat would be completed. Staff elaborated on the details of the letter of credit and noted that amount of \$100,000.

Motion by Commissioner Hafley to approve the Avant-Gardens Subdivision final plat. Second by Commissioner Cannon. The motion passed unanimously.

VII. UNFINISHED BUSINESS

A. Discussion: Red Bank Commercial Gateway

Commissioner Hafley suggested that the Planning Commission start considering what should be included in an intent statement for a gateway zone. Staff outlined elements of the working meeting discussion and how they could inform the intent statement. Staff told the Planning Commission that they could have a draft intent statement for review at the February meeting. Staff noted that the Planning Commission came to a consensus that the gateway commercial district should be more restrictive than C-1, but less restrictive than C-2 CBD. Staff gave some examples of uses that Planning Commissioners wanted to prohibit in the gateway zone. Becky Browder mentioned the intent to promote high traffic uses, and discourage lower traffic uses such as warehousing.

The Planning Commission came to a consensus that a corridor study for Dayton Boulevard would inform the vision for the gateway zone and all other commercial areas of Dayton Boulevard.

The Planning Commission completed their review of the proposed table of uses for the commercial gateway district. Land use types discussed at the regular meeting included office uses, public & institutional uses and residential uses. Commercial uses were discussed at the working meeting of the Planning Commission.

IX. ADJOURNMENT

Commissioner Browder moved to adjourn; second by Commissioner Cannon. Adjourned at 7:04 PM.

Chairman