

City of Red Bank
Municipal Planning Commission

WORK SESSION AGENDA
January 14, 2020
12:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

- ☐ Commissioner Cannon
- ☐ Commissioner Hafley
- ☐ Commissioner Browder

- ☐ Commissioner Millard
- ☐ Commissioner Smith

III. Agenda items for the October 17th regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

- 1. December 19, 2019

B. NEW BUSINESS

- 1. Closure of 40-foot Right-of-Way at 517 Woodrose Lane

C. UNFINISHED BUSINESS

- 1. Update on the Design Review Standards
- 2. Revision of the Subdivision Regulations

D. OTHER BUSINESS

IV. ADJOURNMENT

Eddie Pierce
Mayor

City of Red Bank
Municipal Planning Commission

Tim Thornbury
City Manager

REGULAR MEETING AGENDA
January 16, 2020
6:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

☐ Commissioner Cannon

☐ Commissioner Millard

☐ Commissioner Hafley

☐ Commissioner Smith

☐ 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
December 19, 2019
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:05 pm.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Browder, Hafley, Millard, and Smith were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District and the City Manager were also present. No additional attendees were present.

III. INVOCATION

Commissioner Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley said the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. November 21, 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

A. Review of the Design Review Standards

The Commissioners went through the changes page by page. Commissioners Hafley and Browder suggested that the entire commercial district along Dayton Boulevard, Ashland Terrace, and Morrison Springs Drive be included in the Design Review Standards. The other commissioners agreed.

The Commissioners also requested that renovations over 60% of the appraised value be considered “new” and required to meet all design review standards. The definition of “New Development” was updated to reflect this change.

Commissioner Smith recommended that the definition of “wall mural” be updated to allow businesses to advertise with wall murals on their own buildings. The other commissioners agreed to this change.

Additional changes were made to ensure the document was consistent with these recommendations.

Commissioner Browder motioned to recommend adoption of the new Design Review Standards Ordinance to the Board of Commissioners. Commissioner Millard seconded the motion. The motion passed unanimously.

VII. UNFINISHED BUSINESS

The staff planner provided updated copies of the Subdivision Regulation revisions, including the first 23 pages. Staff recommended reviewing these at a later time. The planning commissioners agreed.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Smith motioned to adjourn. Commissioner Millard seconded the motion. The meeting was adjourned at 7:23 PM.

Chairman

MEMORANDUM

To: Members of the Red Bank Planning Commission

Cc: Tim Thornbury, Public Works Director

From: Ashley Gates, Regional Planner

Date: January 10, 2020

Subject: Closure of 40-foot Right of Way at 517 Woodrose Lane

SUMMARY

Background

Applicant: Phillip Rose

Property Owner: Hilma Rose

Zoning: R-1

Request: Closure of a 40-foot unopened right-of-way at 517 Woodrose Lane.

Current Use: Vacant and unopen to traffic.

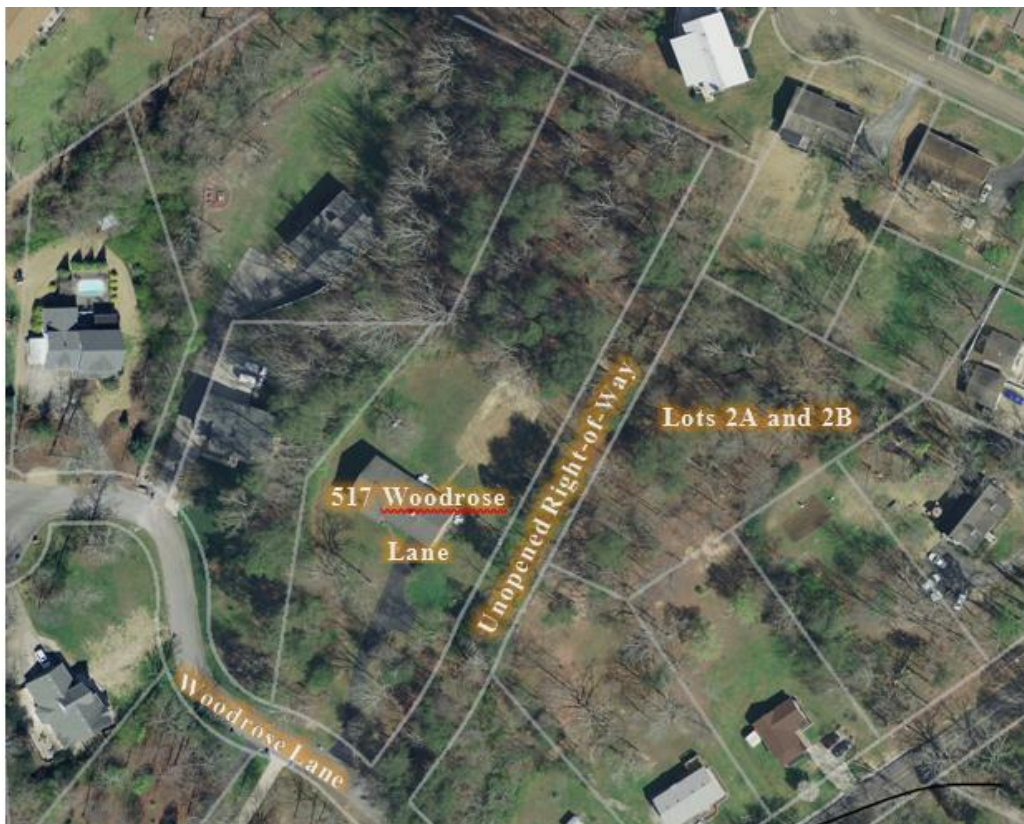
Recommendation:

Approval of ROW closure.

Site Description

The ROW intersects with Woodrose Lane just before the lot at 517 Woodrose Lane. The ROW is 40 feet wide and extends 560 feet to a dead end. The ROW provide access to Lots 2A and 2B, which are deeded as one parcel. The Lot at 517 Woodrose Lane has frontage on Woodrose Lane.

The ROW is wooded and vacant. Having never been opened to traffic, this ROW is considered a Tier 3 ROW per the right-of-way closure and abandonment policy.



Policy

Right-of-way (ROW) Abandonment and Closure requests are reviewed using the Right-of-Way Closure and Abandonment Policy adopted by the Chattanooga-Hamilton County Regional Planning Commission in January 1997. The resolution to adopt the policy included the City of Red Bank.

The ROW is a Tier 3 ROW. Tier 3 ROW are reviewed using the adopted review factors.

Review Factors

Factor	Staff Comments
1. Width of the ROW	40 feet
2. Presence or potential for the location of utilities	Easements may be required for utilities to the Lots 2A and 2B
3. Currently open to traffic	No
4. Potential for future use, future connections within the existing street pattern, provide needed services which are integral to the community's future development	The ROW provides access to Lots 2A and 2B which are otherwise landlocked. The ROW is a dead end and is limited to providing access to two lots unless extended to Treetop Lane.
5. Type/condition of surface	ROW is unpaved and forested
6. Topography/grade – can it be built?	The topography does not preclude improvement of the ROW
7. Will the closure and abandonment land-lock any property? If so, has a subdivision plat been submitted which eliminates this situation?	Yes, Lots 2A and 2B will be land locked. No plat has been submitted, but the owner's intent is to create a flag lot to provide access to the lot. A plat will be submitted once the ROW is abandoned.
8. Extenuating circumstances as specified by the applicant, e.g. necessary for expansion of a business or industry.	Abandoning the ROW and creating flag lots is necessary to build homes on the parcel that includes 2A and 2B. Paving the road would be too expensive to provide access to 1-2 houses.

Additional Information

The applicant has previously expressed an interest in subdividing the lot at 517 Woodrose Lane, adding an additional lot to the rear. This subdivision will require a variance in order to allow two flag lots next to each other. Additionally, this lot appears to be affected by the sewer moratorium and will not be approved by WWTa for subdivision at this time.

Recommendation

Staff recommends approval of the ROW abandonment because the proposed flag lot will allow land to be developed as intended that would otherwise not be developed due to the cost of paving the road.

Staff recommends that the applicant provide a **notarized letter of agreement with the property owners of 5105 Delashmitt Road and 5107 Delashmitt Road** to purchase the portion of the ROW that will be deeded to them prior to finalizing the ROW closure. This will allow the property to be re-subdivided with a single plat rather than 2-3 separate plats.

Staff also recommends that the applicant consult with the City Manager and/or Fire Chief regarding the width of the access strip and proposed driveway to ensure that it will be accessible to the fire department.