



Hollie Berry
Mayor

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES
September 15, 2022
6:00 pm
Red Bank Court Room
3117 Dayton Boulevard

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:03PM

II. ROLL CALL

Commissioner Skonberg called the roll. Commissioners Browder, Millard, Skonberg, Luther and Smith were in attendance. Also in attendance were the planning advisors from the Southeast Tennessee Development District, Ashley Gates and Marc Holcomb, and those listed on the sign in sheet.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

Commissioner Browder Commissioner Browder asked for any corrections to the minutes from August 18, 2022. Commissioner Millard motioned to approve the minutes from August 18, 2022. Commissioner Skonberg seconded the motion. The motion carried with a unanimous vote.

VI. NEW BUSINESS

1. Request removal of conditions on lots at 2622 and 2624 Berkley Drive

Staff Planner Marc Holcomb presented the proposed residential development. He stated that conditions needed to be lifted in order for three single-family units to be built since the third lot will encroach on the area that is limited to only two homes. He stated that staff recommends approval of the lifting of the conditions with the additional condition that shade trees be planted in each yard.

Staff Planner Ashley Gates stated that there was an error during an earlier meeting where staff stated that a 25-foot setback was required for single family homes. She stated that the 25-foot setback was only required for townhomes.

Steve Pickett, the developer, stated that they are asking for seven to eight feet in order to have the required frontage for the third lot. He stated that this would not change the lot size significantly, but just change the road frontage. He provided a sample rendering of the type of home to be built.

Commissioner Luther asked if he planned to sell the homes. Mr. Pickett stated that he intends to sell and not rent.

Commissioner Browder asked what the timeline would be. Mr. Pickett stated that he would like to get started as soon as possible and hoped that would be November to December and would take about 6 months, all to be built at the same time. He stated that the homes would be about 1,650 square feet and expected them to cost around \$350,000. He stated that ideally they would like to have a driveway turn around, but may have to push the homes back somewhat to accommodate the shade trees. He stated that they were happy to plant a shade tree in each front yard. He stated that Mr. Higdon still owns the property.

Mr. Wade Cook of 2619 Berkley Drive stated that he welcomes new development in the neighborhood, but that it must be compatible with the neighborhood. Mr. Cook stated that the driveway was not shown on the site plan. He stated that he would like a condition for more than a few trees planted due to the large trees that were taken down. He provided measurements of the adjacent properties stating that these lots were a lot smaller than other lots on Berkely. He does not feel that three homes on the smallest lots possible is compatible with Berkley Drive, and two homes would be more compatible.

Mr. Clifford lives adjacent to the property to be developed. He stated he was concerned how close to his property line it would be. Mr. Pickett stated that it would be about 10.5 feet from Mr. Clifford's property line. He stated that there is a pipe that goes under the road into Mr. Pickett's property. He stated that the pipe was buried on the backyard. Mr. Pickett stated that he was not aware of the stormwater pipe. He stated that the pipe should not be there.

Mr. Higdon of 2626 Berkley Drive stated that two massive trees were taken down from his property. He stated that the trees were taken out because the root system was buckling his driveway and damaging his plumbing. He stated that the development was not the reason that the trees were taken down. He stated that his intent was not to de-foliage the neighborhood, he was just needing to protect his property.

Mr. Clifford ____ of ____ stated that a tree at the front property line right at the property line that it is causing problems for him. He asked the developer to remove it, and Mr. Pickett stated that he would look at it.

Mr. Brett Johnson of 2629 Berkley Drive asked if the 5-foot side setback is typically permitted. Staff stated that it is permitted in the R-T/Z zoning does permit either zero-

lot line or 5-foot setback, requiring 10-foot building separation. He asked if the infill development would decrease the value of the nearby properties. Commissioner Skonberg stated that she has read a lot about infill and how it has the potential to increase the value of nearby properties, but does not have a specific study that she can point to.

Mr. Cook asked if two homes would also be infill. Commissioner Browder stated that it was.

Commissioner Luther stated that he understands the apprehension about having three homes built. He stated that as a Planning Commission they must look at the ordinances as they are written, and that he feels that the site plan does not violate any ordinances.

Commissioner Smith motioned to recommend removal of the condition on 2622 and 2624 Berkley Drive, and add the condition that Class 1 Shade Trees be installed in each lot yard. Commissioner Skonberg seconded the motion. The motion passed unanimously.

2. Request for Special Exceptions Permit at Midvale Heights Apartments

Marc Holcomb presented the proposed apartments addition to Midvale Heights. He stated that staff recommends approval of the Special Exceptions Permit as it is compatible with the existing use.

Bradley Blanco with AD Engineering presented the request to add two buildings. Marc Holcomb stated that the area where the buildings will be installed was already graded when the original complex was constructed.

Commissioner Luther stated that his main concern was with the potential stormwater runoff. Mr. Blanco stated that stormwater mitigation would be engineered.

Mr. Blanco stated that having lived in the complex during construction, they did take measures to ensure that the tenants were minimally disturbed during construction.

Commissioner Luther stated that he felt it would add to the housing diversity in Red Bank. He asked if this was in the sewer moratorium area, and staff stated that it was not. Commissioner Luther asked what the timeframe would be. Mr. Blanco stated that they hoped to start next spring.

Commissioner Skonberg motioned to recommend approval of the Special Exceptions Permit for two apartment buildings at Midvale Heights Apartments. Commissioner Luther seconded the motion. The motion passed unanimously.

VII. UNFINISHED BUSINESS

1. Steering Committee Member for the Urban Transportation Planning Grant

Commissioner Luther agreed to serve on the committee with the other Commissioners available as needed.

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Browder motioned to adjourn. Commissioner Skonberg seconded the motion. The meeting adjourned at 7:24 PM.

Rebecca Browder
Chairman