



Hollie Berry
Mayor

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES

December 15, 2022

6:00 pm

Red Bank Court Room

3117 Dayton Boulevard

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:00PM

II. ROLL CALL

Commissioner Skonberg called the roll. Commissioners Browder, Kelly, 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, Leslie Johnson from Public Works, Martin Granum, City Manager, and Eddie Clinton from Codes Enforcement.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Luther led the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

Commissioner Browder Commissioner Browder asked for any corrections to the minutes from November 17, 2022. Commissioner Millard motioned to approve the minutes from November 17, 2022. Commissioner Skonberg seconded the motion. The motion carried with a unanimous vote.

VI. NEW BUSINESS

- 1. Zoning Ordinance Amendment to allow print shops greater than 2,000 square feet in the C-1 Commercial Zone and limit print shop size to 2,000 square feet, or 5,000 square feet with a special exceptions permit, in the C-3 Neighborhood Commercial Zone.**

Staff Planner Marc Holcomb presented the proposed Zoning Ordinance Amendment. He stated that previously, the larger print shops were permitted in the C-3 Neighborhood Commercial zone, and that only smaller print shops were permitted in

the higher intensity C-1 Commercial zone. He stated that staff felt this was an oversight and recommended approval of the proposed amendment.

Commissioner Skonberg motioned to recommend approval of the Zoning Ordinance Amendment to Zoning Ordinance Amendment to allow print shops greater than 2,000 square feet in the C-1 Commercial Zone and limit print shop size to 2,000 square feet, or 5,000 square feet with a special exceptions permit, in the C-3 Neighborhood Commercial Zone. Commissioner Millard seconded the motion. The motion passed unanimously.

2. Letters of Intent - Hixon and Swope Properties

City Manager Martin Granum stated that the City of Red Bank had submitted Letters of Intent in order to research purchasing portions of the Hixon and Swope properties. These are vacant parcels that have multiple potential public uses. He stated that parks are one consideration, but there are other uses under consideration as well. He stated that they are in the due diligence phase and there is no action needed by the Planning Commission at this time.

3. Update on Building Official Position

Martin Granum stated that Eddie Clinton had passed the required certifications in order to be promoted to Red Bank's Building Official.

4. Request to Rezone 167, 169, 171 and 173 Lynda Circle from R-1 Residential to RT/Z Residential Townhome/Zero Lot-Line

Staff Planner Ashley Gates presented the proposed rezoning for 167, 169, 171 and 173 Lynda Circle. She stated that the surrounding zoning is R-1, so she had to look at whether this would be considered spot zoning. She stated that she felt this rezoning would be considered a small area that is zoned differently from the surrounding neighborhood to benefit the property owner, and that she would need to look at whether the rezoning would be detrimental to the neighborhood. If the Planning Commission did not find the rezoning to be detrimental, she recommended the following conditions:

1. The only permitted use shall be single-family detached homes
2. A site plan indicating the location of all parking shall be submitted for approval by the Planning Commission prior to obtaining building permits
3. Engineered plans stamped by a qualified geotechnical engineer shall be submitted and reviewed by a city-contracted engineer prior to the issuance of building permits
4. Stormwater plans must be submitted and reviewed by Hamilton County Water Quality Department

Applicant Josh Craven presented his proposed development for the site. He stated that the higher density would allow for reduced span of road between the driveways, and would allow them to install retaining and on-street parking for the road. He stated that having only four lots makes it more difficult to address the concern of off-street parking, which was the main concern that residents expressed at the BZA hearing. He stated that the engineering changes dramatically with 6 lots instead of 4 and allows the developer to build more responsibly. He stated that he has permits to

build the four homes, but wanted to address neighborhood concerns and make the development have better engineering to stabilize the road and slope.

He stated that this would be a benefit to the neighborhood, bringing new families to the community and that they intend to build very high quality homes that will last.

Staff Planner Ashley Gates stated that Public Works Director Leslie Johnson expressed concerns about a retaining wall within the right-of-way. Ms. Johnson stated that she had concerns about the ongoing maintenance costs of a retaining wall that would mostly benefit the homeowners. Staff Planner stated that the zoning is under review, and that the site plan could be amended to address these concerns at a later time if needed. Mr. Craven stated that he would work with Public Works to ensure the design meets the requirements of Public Works.

Commissioner Millard asked what the price point would be for these homes. Mr. Craven stated that he is not sure, they are looking at being in the \$400's, but it would depend on whether basement square footage was built.

Commissioner Browder asked about the grade of the driveways. Mr. Craven stated that they would have a 6% grade, and all would have a turnaround so that cars would not reverse onto Lynda Circle. He stated that two of them would have 2-car garages, and the others would have a 1-car garage.

Commissioner Luther asked if staging the construction from Strawberry Lane would disturb the sewer easement. Mr. Craven stated that they could cross the easement, but could not construct anything on the easement. Mr. Luther asked whether they were looking at also rezoning Strawberry Lane to R-T/Z. Mr. Craven stated that Strawberry Lane is not a city-street and would need to be re-paved to meet city standards. He stated that the costs don't justify that type of development, and their intent is for two R-1 homes.

Commissioner Browder opened up the public hearing for public comments.

Drake Pertuit of 120 Sweetland Drive stated that the minutes from the Board of Zoning Appeals was not available and he felt they should be made available prior to this meeting. He stated that several issues were brought up in that hearing such as where people will park during Thanksgiving, where visitors will park, and that the area is quaint and secluded. He stated that only two homes should be built there.

Bill Entre of 164 Lynda Circle stated that he was very concerned about on-street parking. He stated that he was concerned that the proposal would bring more cars and clutter to the street. He stated that the area is quiet and secluded and that he was concerned it would be developed like Hedgewood. He stated he was also concerned about slippage on the slope.

Caleb McGraw of Alden Drive stated that he did not feel that more parking for more cars was an adequate solution. He also stated that he felt that there should be a stop sign at the crest of the hill where Lynda Circle and Lynda Drive intersect.

Kerry Gerland stated that the trees were covered in English Ivy and that knocking down some trees could be a benefit. He stated his concern that the road was only 14-feet wide, and there was only one way in and one way out.

Mr. Brian of 131 Lynda Drive stated that the keeping character of the neighborhood was a concern. He stated that the developer talked about the beauty and green space in the neighborhood but felt that that would be taken away with the new construction.

Jacob McGuiness of 527 Tipton stated that there was a housing shortage in Red Bank and that should be a concern, as should considerations to build more responsibly.

Applicant Jason Craven stated that the plan for six homes came about as a means to address parking concerns. He stated that he appreciates the dialogue with the neighbors and will continue to work to address their concerns.

Commissioner Browder closed the public hearing at 7:25 PM. She stated that the Planning Commission appreciated comments from both the developer and the residents.

She stated that the Planning Commission makes a recommendation to the Board of Commissioners, and that they will have a public hearing on this as well.

Commissioner Millard made a motion to recommend rezoning 167, 169, 171 and 173 Lynda Circle from R-1 Residential to RT/Z Residential Townhome/Zero Lot-Line subject to the following conditions:

1. The only permitted use shall be single-family detached homes
2. A site plan indicating the location of all parking shall be submitted for approval by the Planning Commission prior to obtaining building permits
3. Engineered plans stamped by a qualified geotechnical engineer shall be submitted and reviewed by a city-contracted engineer prior to the issuance of building permits
4. Stormwater plans must be submitted and reviewed by Hamilton County Water Quality Department

The motion died for lack of a second.

Commissioner Luther motioned to recommend denial of the rezoning based on potential spot zoning, traffic concerns, and concerns of the neighbors.

Commissioner Kelly seconded the motion. Commissioners Browder, Kelly, Luther, and Millard voted in favor. Commissioner Millard opposed. The motion carried with four voting in favor and one against.

5. Request to Amend Conditions on Condominium Development at 1109 Dayton Boulevard, increasing units from 42 to 48

Staff Planner Marc Holcomb stated that the developer was seeking to increase the number of units from 42 to 48 at the approved condominium development at 1109 Dayton Boulevard. He stated that this would result in the development not having enough parking spaces to meet the minimum required by the Special Exceptions

Permit, so the parking requirements would need to be amended as well. He stated that the available on-street parking would mitigate the parking concerns.

Mr. Brian Clarke of 601 North Street presented the change in units to the Planning Commission. Brian Clarke with Method Architecture, on behalf of Richard Bacon presented the proposed changes. He stated that the developers hope is to increase the units to 48 units. Mr. Bacon's preference is to increase the unit count to offset the financing costs of doing business due to interest rate hikes. He stated with Red Bank wanting to become more multi-modal friendly, less parking will be needed.

Commissioner Kelly stated that she was concerned that most residents would have two cars, and that the city does not have bus service or multi-modal access for those without a parking space. Commissioner Luther stated that while he hopes Red Bank will have stronger multi-modal access in the future, he does not feel that they are there yet.

Public Works Director Leslie Johnson stated that she is concerned about reducing parking requirements without a directive from the Board of Commissioners and with reserving on-street parking space.

Staff Planner Ashley Gates stated that the Zoning Ordinance does state that the Planning Commission may review and reduce parking requirements if there are mitigating circumstances that would allow for fewer spaces. She stated that the on-street parking could be considered a mitigating factor, but that the condition should be worded properly to not have those on-street spaces reserved for this development. Staff stated that many cities are doing away with parking minimums, allowing more a free-market approach to parking. She stated that condominiums are usually sold with the number of parking spaces available clearly indicated, and she did not feel that condo owners would require as many parking spaces as homeowners.

Jacob McGuiness of 527 Tipton asked if he could speak on the subject. He stated that there is a strong need for housing in Red Bank, and that if the developer is comfortable with fewer parking spaces then the Planning Commission should also be comfortable with fewer parking spaces. He stated that the smaller units will allow more people to own their residence, and the City should consider eliminating minimum parking requirements.

Commissioner Browder motioned to approve the request to amend the conditions increasing the units from 42 to 48. Commissioner Millard seconded the motion. The motion passed unanimously.

Commissioner Luther motioned to amend the conditions special use permit to require 1.4 parking spaces per unit. Commissioner Skonberg seconded the motion. The motion passed unanimously.

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Browder motioned to adjourn. Commissioner Skonberg seconded the motion. The meeting adjourned at 8:23 PM.


Chairman