



Hollie Berry
Mayor

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES

January 19, 2023

6:00 pm

Red Bank Court Room

3117 Dayton Boulevard

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:05 PM

II. ROLL CALL

Commissioner Skonberg called the roll. Commissioners Browder, Kelly, Millard, and Skonberg were in attendance. Also in attendance were the planning advisors from the Southeast Tennessee Development District, Ashley Gates and Marc Holcomb, , and Building Official Eddie Clinton.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Kelly led the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

Commissioner Browder asked for any corrections to the minutes from December 15, 2022. Commissioner Skonberg motioned to approve the minutes from December 15, 2022. Commissioner Kelly seconded the motion. The motion carried with a unanimous vote.

VI. NEW BUSINESS

1. Special Exceptions Permit for apartments at 2119/2101 Dayton Boulevard
Staff Planner Marc Holcomb stated that Rise Partners was requesting a Special Exceptions Permit to build apartments in addition to commercial space. He stated that the proposed plan was a 210 unit apartment building, parking structure, and a freestanding commercial building on the south end of the development.

He stated that it must go in front of the Planning Commission because it is a Special Exceptions Permit request due to having commercial in a separate building. He stated that staff recommend approval with conditions that single-family residential uses be prohibited, and that a traffic study be conducted and recommendations implemented by the developer.

Commissioner Browder asked why this would require a Special Exceptions Permit. Marc Holcomb stated that the C-1 zone allows commercial and mixed use, but because the commercial was in a separate building it required a Special Exceptions Permit.

Geoff Smith representing Rise Partners presented his request for the Special Exceptions Permit. He stated that he wants to be part of Red Bank and make a major investment and to be part of the community. He stated that they have been through several iterations of the site development. He stated that the townhouse development proposal received a lot of feedback for higher density development.

He stated that they came up with a more impactful plan to present to the city. He states that he believes this will be a \$60 million investment in the city. He stated that the commercial portion of the site will be impactful and that they have worked with Red Bank entrepreneurs.

Commissioner Browder asked if there were any comparable apartment complexes to what they plan to build. He stated that Bluebird Road, Five Points and several North Shore developments would be comparable in quality. He stated that average size is between 950 and 1,000 square feet, averaging around \$1,700 per month in rent.

Commissioner Skonberg asked if there were any options for first floor commercial. Mr. Smith stated that they are not precluding that option, but that they do not want to end up being hamstrung with a condition on the property. He stated that from a financing standpoint banks look at first floor commercial development as more risky and more difficult to finance. He stated that he liked that type of development and would remain open minded if it ended up being possible.

Commissioner Kelly asked how the developer gathered data to understand what the community wants, and what data do they use to gauge the market for this type of apartment. Mr. Smith stated that they look at the entire region since there are no recent and comparable apartment complexes within Red Bank city limits. Commissioner Kelly asked if they looked at the vacancy rates of the apartments of the existing apartments in Red Bank. Mr. Smith stated that the Red Bank apartment complexes are not comparable to what they want to build.

Commissioner Kelly asked how long Rise Partners stay in ownership of their developments and what the upkeep requirements are. Mr. Smith stated that they are locally based and that they want to build something that they are proud of since this is their community. Commissioner Kelly asked how to avoid having the apartments becoming dumpy and low quality. Commissioner Smith stated that he would like to protect their investment and not allow it to degrade.

Commissioner Kelly asked if there are any requirements for a lower rent options. She stated that her employees have difficulty finding a place to live. Mr. Smith stated that type of product typically requires subsidization from the government. He stated that he was not going to ask the city for subsidies, and that this is a different type of product. He stated that market-driven investors require a partnership with the local government.

Commissioner Kelly asked what the impact of this development would have on the city's infrastructure. Mr. Smith stated that they have a letter from WWTa stating there is reserved sewer capacity. Mr. Eddie Clinton stated that that part of the city was not contributing to the sewer moratorium issues. Marc Holcomb stated that one of the conditions was to have a traffic study conducted with the recommendations implemented at the expense of the developer.

Commissioner Browder asked if the site could be regraded to the same level of the street. Mr. Smith stated that they are looking at regrading the site, and it may be financially viable to regrade.

Commissioner Kelly asked if there were any businesses in the existing buildings. Mr. Smith stated that Green's had moved to a new location, and the liquor store was still open. Eddie Clinton stated that the liquor store was moving across the street. Mr. Smith said that they expected to have permitting by the end of the year, and that the bicycle co-op would have plenty of time to move to a new location.

Commissioner Millard asked if the property manager would be local. Mr. Smith stated that they would use a third party, and they would hopefully have local ties. Mr. Smith stated that they would not allow short term rentals.

Commissioner Browder asked about the market about this type of product and what their research was showing. Mr. Smith stated that there is no available community in the City of Red Bank for the type of tenants that they intend to attract.

Marc Holcomb mentioned the height restriction limiting height of the buildings due to the proximity to the adjacent residential zone. He stated that would be taken into account during the design review process.

Commissioner Browder opened up a public hearing. Marc Holcomb read the rules for public hearings.

Davis Guedron of Stagg Rd asked about the design review process. He asked if multi-family was exempt from several of the requirements in the Design Review Standards. He asked if the apartment be considered multi-family. Commissioner Browder stated that it would fall under mixed use and subject to the design review standards.

Commissioner Browder closed the public hearing. She asked the developer if they add anything to add. Mr. Smith reiterated his desire to add a positive impact community.

Commissioner Skonberg stated that she was disappointed but that felt that they were choosing between apartments and something worse. Commissioner Skonbert stated that she does know that the housing units were needed.

Commissioner Browder stated that she shared the same frustration. She stated that density does drive commercial and that Dayton Boulevard businesses do want more people. She stated that this was not their vision, but that they were not the investors.

Commissioner Kelly asked how they know what the city wants, and if they could get better information to make better decisions. Commissioner Browder stated that the

current plan includes a goal for higher density housing, and that that plan had had a lot of public input. She also stated that a new plan was underway and would take a while to complete.

Commissioner Skonberg motioned to recommend approval of special exceptions for Parcels No. 126C G 001 and 001.01, as shown in the submitted site plan, subject to the following conditions:

- 1. Single-family detached residential structures shall be prohibited.**
- 2. Developer shall fund a traffic study, conducted by an engineering firm approved by the City, to consider the need for traffic light or flashing crosswalk. Developer will fund recommended improvements along Dayton Boulevard as determined by the City.**

Commissioner Millard seconded the motion. All voted in favor. The motion carried.

2. Revised Plat for Strawberry Lane

Marc Holcomb presented the plat and stated that Planning Staff would recommend approval provided the

Mr. Jason Craven of 201 Lullwater Road presented his request for approval of the final plat. He stated that he was adjusting the lot lines to build two R-1 lots due to the location of the sewer easements.

He stated that WWTa was willing to allow Tennessee American easement to overlap in order to allow a water main to be extended to Strawberry Lane for a fire hydrant. He stated that WWTa, city staff, and Tennessee American are amenable to this solution. He stated that since they own much of the property they could feasibly adjust the easement if needed.

Commissioner Millard motioned to approve subject to required signatures. Commissioner Kelly seconded the motion. All voted in favor. The motion carried.

3. Discuss adding permitted uses to R-4 Zone

Commissioner Browder stated that she would like to move this to the next work session. She stated that the city needs a place for all uses.

Marc Holcomb stated that a developer was interested in developing a property on Morrison Springs. He stated that this particular proposal would include uses that were not permitted in the R-4 zone. He stated that the R-4 zone was put in place to create a medical corridor, but that the area has become more civic than medical. He stated they are at the point of discussion as to whether additional commercial uses permitted on review should be added to the Zoning Ordinance.

Commissioner Browder stated that Red Bank would still need a place for some of the uses permitted only in the R-4 zone.

Commissioner Browder asked staff to complete additional research on this topic for the next Work Session. Marc Holcomb clarified that they would not like to hold a vote on this at the next meeting and that it would remain as a discussion topic.

4. Officer elections

Marc Holcomb took nominations for the Chair.

Commissioner Millard nominated Becky Browder as Chair. Commissioner Kelly seconded the nomination. All voted in favor.

Commissioner Browder nominated Sonja Millard as Vice Chair and Kate Skonberg as Secretary. Commissioner Kelly seconded the motion. All voted in favor.

5. Any properly presented new business

Commissioner Skonberg stated that Rossville has limited the types of businesses that they have enough of. She asked if the Planning Commission could place limitations on businesses that they have enough of. Eddie Clinton stated that they limited check cashing places by having a minimum distance between each store.

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Browder motioned to adjourn. Commissioner Skonberg seconded the motion. The meeting adjourned at 7:22 PM.

Rebecca Browder
Chairman