



MUNICIPAL PLANNING COMMISSION

Ruth Jenó
Mayor

Tim Thornbury
City Manager

MINUTES
November 19, 2020
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:00 PM.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Browder, Hafley, Millard, and Smith were in attendance. Ashley Gates, the Commission's planning advisor from the Southeast Tennessee Development District and the City Manager were also present. Additional attendees are listed on the sign-in sheet.

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

1. Final Plat Revision for Avant Gardens Subdivision located at the intersection of Hedgewood Drive and Everly Drive

Staff stated that the proposed change allowed for the preservation of an old tree at the intersection. Staff provided the vertical road profile and stated that the grade of the street was not steep at the intersection and that visibility should be adequate. Staff stated that a final plat would need to be submitted and recorded.

The applicant provided photos of the site and stated the intent was to preserve the tree.

Commissioner Smith motioned to approve the plat amendment pending review of a plat drawn to final plat standards. Commissioner Browder seconded the motion. The motion was approved unanimously.

2. Request to Rezone 5309 Delashmitt Road from R-1 to R-T/Z Residential

Staff stated that the density was compatible with nearby development and recommended approval with the condition that density be limited to four units per acre.

Commissioner Browder asked the applicant if they would still go forward with project if they limited the density to only three units per acre. The applicant stated that he would be able to go forward, but he wished to maximize the use of the land. Commissioner Millard agreed that it did not appear to have enough room for four homes.

Commissioner Browder stated that she had concerns about the ditch along the lot line. The applicant stated that his lot did not go all the way to the ditch and that there was room for the required planted buffer.

Commissioner Smith motioned to recommend approving the zoning map amendment, rezoning 5309 Delashmitt Road from R-1 to R-T/Z with the condition that the density be limited to four units per acre. Commissioner Hafley seconded the motion. The motion failed with two voting in favor and two voting against.

Commissioner Browder motioned to recommend approving the rezoning of 5309 Delashmitt Road from R-1 to R-T/Z with the condition that the density be limited to three units per acre. The applicant stated that he wished to go before the Mayor and Board of Commissioners and seek approval for four units. Commissioner Browder withdrew her motion.

3. Request to Rezone 221 Sweetland Drive from R-1 Residential to R-3 Residential

Staff stated that the proposed density was similar to neighboring developments and that keeping higher density developments near existing high-density developments would protect single family neighborhoods. Staff stated that the proposed design would need to be modified to meet the requirements of the Zoning Ordinance due to the location of the dumpster next to the road. Staff recommended approval.

A neighboring property owner stated that he felt that the proposed plan includes too many units for the size of the lot and he was concerned about the traffic and upkeep of the property.

Commissioner Browder stated that she is concerned about traffic along Sweetland Drive which is a narrow road. Commissioner Hafley stated that since it is next to single family homes, the proposed project would not protect single-family neighborhoods.

Commissioner Browder motioned to recommend denying the rezoning of 221 Sweetland Drive. Commissioner Millard seconded the motion. The motion passed unanimously.

VII. UNFINISHED BUSINESS

A. Subdivision Regulation Amendments

Commissioner Hafley asked if the Commission felt comfortable with adopting the first three articles. Staff stated that in order to maintain continuity, with much of the first section referring to later articles, the Subdivision Regulations should be adopted in their entirety. Staff stated that additional changes could be made at a later time.

Commissioner Hafley asked staff to update Article 6 to include additional elements needed for a corrective plat.

Commissioner Smith motioned to adopt the Subdivision Regulations as written with the additional changes presented by Commissioner Hafley. Commissioner Browder seconded the motion. The motion passed unanimously.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Smith motioned to adjourn. Commissioner Millard seconded the motion. The meeting was adjourned at 7:10 PM.

Chairman