



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Tim Thornbury
Interim
City Manager

MINUTES
November 15th, 2018
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:04 pm.

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Hafley, Cannon, Baker, Smith, and Browder were in attendance. The City Manager and the Commission's planning advisor from the Southeast Tennessee Development District were also present. Additional attendees are included on the sign-in sheet and in the below minutes.

III. INVOCATION

Commissioner Baker gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

A. October 18th, 2018 Meeting Minutes

Motion by Commissioner Baker to approve the October minutes. Second by Commissioner Browder. The motion passed unanimously.

VI. NEW BUSINESS

A. Zoning Map Amendment, R1-A to R-T/Z, 4701 Delashmitt Rd, Reinventing Chattanooga

Staff gave an overview of the rezoning request and the proposed development.

Elliot Collier with Collier Construction came forward to represent the applicant and presented a revised site plan based on comments from the working meeting. The new site plan proposed a 10' undisturbed buffer in addition to the required 10' landscaping buffer against R1-A properties. Some lots were reduced in width to accommodate this new 10' buffer. The privacy fence was also removed. Hammerheads were used on streets to create the potential for future connectivity to Stagg Road. Mr. Collier also noted that the hammerhead was moved back 45 feet from the adjacent residential property to the south.

Mr. Collier also pointed out that Class 1 street trees set 50' apart were now planned along the new proposed street. Commissioner Cannon asked if the street trees would be in the right-of-way. Mr. Collier confirmed this. Commissioner Cannon replied that he would prefer that trees were not in the right-of-way.

Commissioner Hafley asked who would maintain the Type C screening. Collier replied that this would be private property and not maintained by the HOA.

Commissioner Browder asked about making the screening a common area. Mr. Collier replied that he knew of no examples where a 20' strip of land has been set aside as common property.

Commissioner Baker asked if detention pond was following the existing drainage pattern. Mr. Collier replied that the pond is located where water is already going. Commissioner Cannon asked about the design of the storm water ponds. Mr. Collier replied that specific designs have yet to be drafted. AD Engineering will be in charge of stormwater design which would all require TDEC approval.

Susan Morrison, owner of a duplex at 4700 Delashmitt Road in Chattanooga, expressed concern about traffic impacts and speeding on Delashmitt Road. She was worried that the new development would exacerbate traffic on Delashmitt Road. Leslie Morrison, a resident at 4700 Delashmitt Road, echoed this concern. City Manager Tim Thornbury commented that a traffic study would be conducted.

Rick Dixon of 4712 Stagg Road thanked Mr. Collier for making changes to the proposed development to address stormwater concerns and other concerns. He reported that Mr. Collier moved the road away from his home and assured him that there would be no additional stormwater from the new development. Mr. Dixon said that he was relying on Red Bank and Mr. Collier to ensure that there are no stormwater issues.

Commissioner Cannon said that he preferred a 25-year flood event design rather than the 10-year flood event design required in the Red Bank Subdivision Regulations

Evelyn Bannister of 4730 Stagg Road came forward to express concern about stormwater flows onto her property. Commissioner Browder asked about how stormwater flows onto the adjacent property. Mr. Collier noted that the developer is required by law to ensure that post development stormwater run-off does not exceed pre-development stormwater run-off.

Mr. Collier addressed earlier concerns about dangerous turns on Delashmitt Road by noting that there is greater visibility on the outside of the turn in Delashmitt Road. This is where the entrance to the development is planned.

Davis Skedrin at 4810 Stagg Road came forward asked why Red Bank would rezone the property if they have yet to complete a traffic study, tree survey, or stormwater study. Mr. Collier replied that these types of studies take place before the permits are issued but after a rezoning is approved. Abby Swartz at 4810 Stagg Road commented "I'm on to you".

Motion by Commissioner Cannon to approve the rezoning subject to the following conditions

- 1) density is limited to a maximum of 34 single-family dwellings, and**
- 2) a 10-foot undisturbed vegetative buffer is provided along the R1-A zone boundary as shown in the site plan submitted to the Planning Commission.**

Second by Commissioner Smith. Motion passed unanimously.

B. Design Review, New Construction, 1438 Dayton Blvd, Pratt

Staff gave an overview of the proposed development and noted that all recommended revisions in the Design Review checklist had been made on the latest site plans and elevation drawings submitted by Method Architecture.

Tom Bartoo with Method Architecture came forward to present the revised site plans and elevation drawings to the Planning Commission. Mr. Bartoo noted where trees would be planted to meet requirements related to parking lot landscaping and tree preservation.

Commissioner Hafley noted that there was a dumpster that needed to be considered. Mr. Bartoo noted that all necessary screening would be provided. Staff noted that the dumpster would need to meet screening requirements in the zoning ordinance. Design review would apply to the dumpster if it was visible from the public right-of-way.

Commissioner Cannon notes that a temporary use permit would be required for the retaining wall in the public right-of-way.

The City Manager noted that Commerce Street was opened by the City Commission when Pratt developed the adjacent property. Commissioner Baker asked about how the rock wall would be constructed. The developer would be extending the existing rock wall.

Motion by Commissioner Browder to approve the Design Review application and enter into a project development contract. Second by Commissioner Baker. Motion passed unanimously.

VII. UNFINISHED BUSINESS

A. City Code Amendment, Temporary Use of Right-of-Way Authorization

Staff gave an overview of the ordinance allowing for the authorization of a temporary use of right-of-way.

City Manager Tim Thornbury noted that we are not approving a permit for the property at 4408 Dayton Boulevard.

Motion by Commissioner Browder to approve the ordinance allowing the City to authorize temporary use of right-of-way. Second by Commissioner Baker. Motion passed unanimously.

B. Zoning Ordinance Amendment, Solar Energy System

Staff gave an overview of the revisions from the City Attorney. Commissioner Hafley asked that the definition for mechanical equipment be modified to read “solar energy mechanical equipment”

Commissioner Cannon said the section c was redundant.

Commissioner Hafley noted that in Paragraph f the change to 10’ has been accepted. Commissioner Hafley asked if these regulations applied to systems that were not connected to the grid

Motion by Commissioner Cannon to approve the solar energy system ordinance as revised and repeal the solar energy system moratorium. Second by Commissioner Smith. Motion passed unanimously.

C. Discussion: Red Bank Commercial Gateway

Motion by Commissioner Browder to table discussion of the Commercial Gateway zone. Second by Commissioner Baker. Motion passed unanimously.

IX. ADJOURNMENT

Commissioner Hafley moved to adjourn; second by Commissioner Smith. Adjourned at 7:30 PM.

Chairman