John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Tim Thornbury
Interim
City Manager

MINUTES
October 18, 2018
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafely called the meeting to order at 6:15 pm.

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Hafley, Cannon, Baker, Smith, and Browder were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District was 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. September 20th, 2018 Meeting Minutes

Motion by Commissioner Browder to approve the September minutes with recommended revisions. Second by Commissioner Smith. The motion passed unanimously.

VI. NEW BUSINESS

A. Zoning Ordinance Amendment, Outdoor Storage

Commissioner Hafley identified two errors that had been corrected at the working meeting. Staff identified the following revisions needed on the draft outdoor storage ordinance.

- Delete "except" from amendments to permitted uses in C-1 (402.02), C-2 (404.02) and C-3 (405.03)
- Add "Exceptions" to end of paragraph amending C-2 permitted uses in Section 404.02 to indicate that grocery stores and similar uses are exempt from outdoor storage requirements.

Planning Commissioners agreed to the revisions proposed by staff.

Motion by Commissioner Browder to approve to the Outdoor Storage amendment with the agreed upon revisions. Second by Commissioner Smith. Motion passed unanimously.

B. Right-of-Way Abandonment, Excess Right-of-Way at 4408 Dayton Blvd

Commission Cannon gave an overview of the proposed temporary use permit as an alternative to right-of-way abandonment. Commissioners discussed whether to table the abandonment request or recommend approval of a not yet drafted temporary use ordinance. Planning Commissioners wanted to avoid creating an unnecessary meeting for the applicant, but decided that another month was needed to develop and review a resolution authorizing temporary use of the right-of-way.

Motion by Commission Cannon to table the right-of-way abandonment ordinance to provide additional time for the City Manager and City Attorney to develop a resolution authorizing temporary use of City of Red Bank right-of-way for review at the November Planning Commission meeting. Second by Commissioner Smith. Motion passed unanimously.

C. Zoning Ordinance Amendment, Solar Energy System

Commissioner Cannon recommended an edit to Section 3-1(B), including the deletion of redundant language. Commissioner Cannon recommended an edit to Section 3 -1(F) to increase the height maximum from 5 feet to 10 feet for ground mounted systems. These systems requirement a certain amount of clearance from the ground. Commissioner Cannon recommended a maximum height of 20 feet for the total solar array. Commissioner Cannon also recommended adopted a solar energy permitting form. Commissioner Hafley raised an issue about the location of definitions within the proposed solar energy system ordinance.

Motion by Commissioner Hafley to table the solar energy system ordinance pending the clarification of definitions and the inclusion of solar energy systems in the industrial zone. Second by Commissioner Browder. Motion passed unanimously.

C. Discussion: Red Bank Commercial Gateway

Staff outlined the request from the City Commission to begin drafting a zoning ordinance amendment to establish a gateway commercial district on the southern end of Red Bank. Commission Browder noted that Planning Commissioners at the working meeting had come to a consensus that the new commercial gateway zone should start on the southern end at the tunnel instead of Signal Mountain Blvd. Commissioner Browder suggested that the zone be more permissive than the CBD. Commissioner Cannon wanted to prohibit storage facilities in the gateway zone, highlighting North Shore Storage as an example of what should not be permitted in the gateway to Red Bank. Commissioner Smith proposed Hedgewood or Merrimon as the northern limit of the gateway district on Dayton Blvd.

VI. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Hafley moved to adjourn; second by Commissioner Smith. Adjourned at 7:35 PM.

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Chairman