



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Tim Thornbury
Interim
City Manager

MINUTES
September 20, 2018
6:00 p.m.
Red Bank Community Center

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:11 pm.

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Hafley, Cannon, 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 Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

A. August 16th, 2018 Meeting Minutes

Motion by Commissioner Browder to approve the August minutes. Second by Commissioner Smith. The motion passed unanimously.

VI. NEW BUSINESS

A. Zoning Map Amendment, 918 Lullwater Road, R-1 to R-T/Z

Staff gave an overview of the rezoning request and noted that the proposed development was compatible with the existing development form and consistent with the Red Bank Land Use Plan.

The applicant's wife, Mrs. Brewer, gave an overview of the plan to subdivide and develop the property and described the dimensions of the proposed lots and homes.

Commissioner Hafley asked if there was more information on access to the property, specifically referencing the horseshoe drive proposed in front of the homes. Mrs. Brewer provided additional detail on the horseshoe driveway.

Mrs. Brewer came forward with additional documents and photos of homes similar to those proposed on the site. Mrs. Brewer noted that the project would involve extending sewer to 21 residences including the 6 proposed homes. She noted that Mr. Brewer has already hired an engineer to design the sewer extension.

Commissioner Browder asked about the size of the proposed homes. Mrs. Brewer replied that the homes would range in size from 1500 to 1800 square feet.

Commissioners had questions about the proposed driveway that they wanted to direct to Elliot Brewer. Commissioners discussed the design and pavement width of the proposed horseshoe drive. Commissioner Cannon asked staff if the horseshoe drive could be adequately reviewed at during the plat review process. Staff confirmed that the Planning Commission would have an opportunity to review the drive when the preliminary plat is submitted.

Motion by Commissioner Smith to approve the rezoning of 918 Lullwater Road from R-1 Residential to R-T/Z Residential subject to the condition that density is limited to the six single-family homes proposed on the site. Second by Commissioner Browder. Motion passed unanimously.

B. Major Subdivision Preliminary Plat, Hedgewood Drive S/D

Staff informed the Planning Commission that a revised version preliminary plat had been draft that incorporated an alternative design approved by the Fire Chief that would allow for the requested variance from the 22' pavement width requirement in Section 303 of the zoning ordinance. Staff noted that a variance was also needed from the 22' pavement width requirement in the City Fire Code, and that this variance must be granted in a resolution by the City Commission upon recommendation of the Fire Chief.

The yield street will have a pavement width of 16' where it begins on Hedgewood Drive, but expand to 20 feet in width where it fronts lots 10 to 14. The Fire Chief noted that there would be a wider area near the fire hydrant and in front of the homes on lots 10 to 14.

Mr. Smith and Mr. Heinzer came forward with a revised version of the preliminary plat showing the pavement width revisions agree upon with the Fire Chief. Commissioner Cannon asked if the exact location of the fire hydrant was shown on the plat. Mr. Heinzer replied that the revisions were not on this plat, but that the Hydrant location would be updated.

Motion by Commission Cannon to approve the preliminary plat with the variance from the 22-foot pavement width requirement in Section 303 of the subdivision regulations, subject to the agreed upon revisions to fire hydrant placement and the widening of the yield street to 20 feet in front of lots 10 to 14, and subject to the granting of the variance from the Fire Code. Second by Commissioner Smith. Motion passed unanimously.

B. Zoning Ordinance Amendment, Setbacks in C-1 and C-3 Zoning Districts

Staff outlined the changes in the proposed amendment and explained how they were needed to bring setback requirements in line with the design review ordinance adopted by the City.

Motion by Commission Browder to recommend the zoning ordinance amendment. Second by Commissioner Smith. Motion passed unanimously.

VI. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Smith moved to adjourn; second by Commissioner Browder. Adjourned at 7:00 PM.

Chairman