



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
July 19, 2018
6:00 p.m.
Red Bank Community Center

I. CALL TO ORDER

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

II. ROLL CALL

Commissioner Browder 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. June 21st, 2018 Meeting Minutes

Chairman Hafley asked staff if conditions that limited density had been attached to the motion for the rezoning of the Lullwater property.

Staff replied that conditions limiting density to the levels proposed in the application for the Lullwater R-T/Z rezoning were proposed, but not actually included in the final motion by the Planning Commission.

Chairman Hafley requested that staff send a memo to the City Commission to suggest that a density condition be considered with the rezoning.

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

VI. NEW BUSINESS

A. Zoning Map Amendment, 2622 Berkley Drive, 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, Travis Mullis, gave an overview his plan to subdivide and develop the property and described the dimensions of the proposed lots and homes.

Commissioner Browder asked if there was a plan for parking that allowed cars to avoid backing into Berkley Drive. Mr. Mullis indicated that there were plans for off street parking that would prevent the need for vehicles to back out into Berkley Drive. Chairman Hafley cited the Zoning Ordinance Section 14-204.07-B-3 requirement that all proposed developments provide off street parking that prevents the need for vehicles to back into the public right-of-way.

Wayne Cook at 2619 Berkley Drive came forward to speak in support of the rezoning. Mr. Cook informed the Planning Commission that he had spoken with Mr. Mullis about his rezoning application and approved of the proposed development.

Motion by Commissioner Browder to approve the rezoning of Tax Map 117L Group G Parcel 017 at 2622 Berkley Drive from R-1 Residential to R-T/Z Residential subject to the condition that total density is limited to the two dwelling units proposed for the 0.36-acre site in the rezoning application. Second by Commissioner Hafley. Motion passed unanimously.

B. Zoning Ordinance Amendment to Outdoor Storage Regulations

Staff informed the Planning Commission that the Outdoor Storage amendment had been withdrawn by the City and that a revised version would be submitted for consideration at the August meeting of the Planning Commission.

Motion by Commission Cannon to table the outdoor storage amendment for the August meeting. Second by Commissioner Smith. Motion passed unanimously.

C. City Code Amendment to Red Bank Sign Ordinance

Staff gave an overview of the draft Sign Ordinance and presented a memo to the City Commission that summarized the recommended revisions made by the Planning Commission over several months of review.

The Planning Commission determined that the intent of section 9-821 was to remove billboard signs and not structures. The Planning Commission discussed whether billboards should be regulated as structures or as signs.

Staff also suggested that the draft Sign Ordinance may be better understood if billboard foundations were clearly delineated from signs and used to evaluate special exception permits. Staff noted that the impact on total structures or foundations removed could be a criterion reviewed as part of the special exception review.

Planning Commission recommended that special exception permits for digital billboards be evaluated based on the number of billboard foundations to be removed as part of the application. The Planning Commission also recommended billboard signs, structures and foundations be clearly defined and delineated in the ordinance.

Mr. Hafley proposed that an intent statement be added to the Sign Ordinance. Staff added this proposed revision to the memo.

Chairman Hafley proposed removing the wall mural percentage requirement but making wall murals a special exception use. The Planning Commission agreed to this proposed revision to the Sign Ordinance.

Chairman Hafley asked staff to provide a recap of all revisions proposed at the July meeting. Staff noted that all revisions proposed at the July meeting would be incorporated into the draft memo to the City Commission regarding the draft Sign Ordinance.

Motion by Chairman Hafley to approve the Sign Ordinance amendment subject to the revisions proposed in memo to the City Commission and the revisions proposed by the Planning Commission at the July regular meeting. Second by Commissioner Cannon. Motion passed unanimously.

VI. UNFINISHED BUSINESS

IX. ADJOURNMENT

Commissioner Smith moved to adjourn; second by Commissioner Browder. Adjourned at 7:10 PM.

Chairman