



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
June 21, 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 Cannon called the roll. Commissioners Hafley, Cannon, Smith, Browder and Baker 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. May 17th, 2018 Meeting Minutes

Motion by Commissioner Baker to approve the May minutes. Second by Commissioner Smith. The motion passed unanimously.

VI. NEW BUSINESS

A. Zoning Map Amendment, 621 and 637 Lullwater Rd, R-1 and R1-A to R-T/Z

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

The applicant, Mr. Cinelli, gave an overview his plan to subdivide and develop the property and described the dimensions of the proposed lots and homes. The applicant noted that the existing homes that were vacant and in disrepair had been demolished.

Commissioner Browder asked if there was a way to back into a hammerhead on the lot and avoid backing onto Lullwater. The applicant confirmed that there would be space in the driveway to back up.

The applicant proposed staggered homes with varying setbacks to provide privacy for each home. Commissioner Baker asked about plans for tree removal. The applicant noted that there were no plans to remove trees in the front yard, but that a few trees would be cleared for a back yard on each lot.

Commissioner Cannon asked about plans for storm water drainage. The applicant noted that there was existing stormwater infrastructure on Lullwater Road.

Daryl Coffman, pastor at Baptist church across the street, expressed concern that once you clear the subject property the church property will flood even worse. He suggested that there was no stormwater drainage piping underneath this section of Lullwater.

Doug Sorrell of 633 Lullwater Road expressed concern about the higher density of the development.

Sara Elmore of 529 Lullwater Road spoke in favor of the proposed development and noted that she liked similar homes built near her house in Red Bank.

Dolly Sorrell of 633 Lullwater Road came forward to express concern about the lack of side setbacks in the proposed development. Staff clarified that the applicant was proposing a side setback of 11 feet, which was one foot more than the minimum setback in the R-1 zoning district.

Denise Walker of 641 Lullwater Road asked questions about the proposed density of the development and the density permitted in the R-1 zoning district.

Chairman Hafley asked Staff to record in the minutes that the Planning Commission would like the City Staff to collect site plans with every R-T/Z application and to include these site plans in the rezoning notices mailed out to adjacent property owners.

Motion by Commissioner Baker to approve the rezoning of Tax Map 117N Group A Parcels 007, 006 and 002 on Lullwater Road from R-1 and R-1A Residential to R-T/Z Residential. Second by Commissioner Cannon. 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 July meeting of the Planning Commission.

C. Zoning Ordinance Amendment, Short Term Rental Units

Staff gave an overview of the ordinance and noted that this draft was similar to the amendment reviewed in February, but had been updated to conform with Short Term Rental Unit Act passed by the Tennessee State Legislature in May.

Commissioner Browder asked if it was useful to distinguish between owner-occupied and investor-occupied rental units.

Planning Commissioners discussed if there were areas in the R-1 zoning district where short-term rental units or owner-occupied STRUs are appropriate.

Commissioner Smith suggested that Red Bank can amend or change the ordinance again when the City has more information on the impact of STRUs.

Motion by Commissioner Smith to recommend approval of the short-term rental unit zoning ordinance amendment. Second by Commissioner Hafley. The motion passed unanimously.

D. City Code Amendment to Red Bank Sign Ordinance

Staff gave an overview of the draft Sign Ordinance and a recap of discussion at the May and June working meetings of the Planning Commission regarding the draft.

Planning Commissioners expressed a need for more context for the amendments to the existing Sign Ordinance.

Staff informed Commissioners that Tim Thornbury would attend the July working meeting of the Planning Commission to answer questions about the draft Sign Ordinance.

Commissioner Baker noted that he would like to see more public input from business owners and other subject matter experts.

Mr. Hafley proposed an Intent statement be added to the from the Sign Ordinance.

Motion by Chairman Smith to table the Sign Ordinance amendment for the July meeting of the Planning Commission. Second by Commissioner Cannon. Motion passed unanimously.

E. Discussion of Zoning Ordinance Amendments and Table of Uses

Motion by Commissioner Hafley to table the discussion of Zoning Ordinance edits for the July meeting of the Planning Commission. Second by Commissioner Smith. Motion passed unanimously.

VI. UNFINISHED BUSINESS

IX. ADJOURNMENT

Commissioner Baker moved to adjourn; second by Commissioner Smith. Adjourned at 7:22 PM.

Chairman