



MUNICIPAL PLANNING COMMISSION

Ruth Jenó
Acting Mayor

MINUTES
June 9, 2020
6:00 p.m.
Red Bank City Hall

Tim Thornbury
City Manager

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:02 PM.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Browder, Hafley, Millard, and Smith were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District and the City Manager were also present. No additional attendees were present.

III. INVOCATION

Commissioner Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley said the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. May 21, 2020 Meeting Minutes

Commissioner Hafley asked for any corrections to the minutes. Having none, Commissioner Browder motioned to approve the minutes as written. Commissioner Millard seconded the motion. The motion passed unanimously.

VI. NEW BUSINESS

1. Final Plat for Delashmitt Road Subdivision

Staff stated that the Collier Construction has submitted a plat for 34 residential lots and that it conforms to the previously approved Preliminary Plat. Staff stated that the road base has been put down, and either paving would need to be completed or an appropriate performance guarantee would have to be on file for the City Manager to sign the plat. Staff stated that

they were still waiting on a review from WWTa, but that WWTa had approved the preliminary plat and she did not expect any difficulties with approval.

Commissioner Hafley asked if there were any additional questions. Seeing none,

Commissioner Browder motioned to approve the Final Plat for the Delashmitt Road Subdivision contingent on the following:

- 1) Addressing and changes as required by Hamilton County GIS
- 2) Approval by Hamilton County WWTa
- 3) All signatures as required

Commissioner Millard seconded the motion. The motion passed unanimously.

2. Rezoning Request for 5005 Dayton Boulevard from R-1A Residential to R-3 Residential for use as a Planned Unit Development

Discussion

Staff stated that the developer proposed 68 single-family homes and 10 townhomes on the site, with 12.5 acres of space reserved for future development. She stated that there would be a required 10-foot screening between the lot line and neighboring residential areas, and that a retaining pond would be along Dayton Boulevard providing a buffer between the homes and the busy street. Staff stated that some concerns were raised during the work session, including lighting, noise from construction, density, and the density along the hillside.

Staff stated that while comments on the design of the property are welcome, the design requests could not be included as part of the zoning conditions and would later be part of the PUD approval process.

Staff recommended approval with the condition that the property only be used as a PUD with single-family and townhouses and a maximum density of 5 units per acre.

Chris Anderson from Greentech Homes stated he agreed to all staff recommended conditions. He stated his intent is to build 10 townhomes and 58 single family homes on these lots. He stated that he could not predict the market conditions, so he cannot provide a definite price point at this time. GreenTech's most recent development in Red Bank, North Point Ridge had a median price between \$350,000 and \$400,000 per unit, and he expects that this development will be similar. He stated that he had spoken with his engineer, and that they would be over-designing the retention pond at the front of the property to be adequate for future development of the rear of the property.

Commissioner Browder asked what would happen to the existing home. Mr. Anderson stated that the home appeared to be in good condition, so he expects that the will sell the house after some minor repairs.

Commissioner Millard asked if the property was under contract. Mr. Anderson answered that Greentech Homes the property under contract and are requesting the rezoning prior to purchasing the property. He said that he provided the necessary paperwork regarding the contract to the City Manager.

Commissioner Hafley asked about the timeline for development. Mr. Anderson stated that they home to begin construction in early October, but that there are several factors that could result in a delay. He expects that they will have houses built in a year or less.

Commissioner Millard asked about whether they had considered installing a turn lane into the neighborhood. Mr. Anderson stated that he felt Dayton Boulevard functioned well enough in that area to handle the traffic, being a four-lane road, and did not feel a turn lane would be needed. He also stated that he would work with the City and be open to requests for infrastructure improvements if the City Manager felt they were needed.

Commissioner Browder asked for an update on the development that is at the end of Gadd Road, which is not in Red Bank but will impact Red Bank. Mr. Anderson stated that they were about halfway to completion.

Commissioner Hafley opened the floor up to public comment.

Mr. Les Meeks stated that he is not a resident of Red Bank but does own commercial property nearby. He stated that he is in support of the project and thinks that it will benefit the entire city.

The resident at 8 Holiday Lane asked whether there would be a buffer between his property and the development. Mr. Anderson stated that there would be a 10-foot buffer. Commissioner Browder asked if it would be existing vegetation. Mr. Anderson stated that they would keep existing vegetation and add additional plantings.

Commissioner Browder motioned to approve the plat with the following contingencies:

- 1) Property is only to be used for a Planned Unit Development with single-family detached dwellings and townhomes.
- 2) Development on this property is limited to an overall density of 5 units per acre.

Commissioner Millard seconded the motion. The motion passed unanimously.

3. Ordinance 20-1172 and 20-1173 Amending the Standards for Adult Oriented Establishments in the Zoning Ordinance

Staff stated that this ordinance is presented as a way to allow adult-oriented establishments in Red Bank while protecting residents and property owners. Staff stated that the ordinance creates additional requirements and fees for receiving a permit to operate, has additional operation restrictions, and moves the zone that they are allowed in from L-1 and M-1, to C-1 Commercial. Withing the C-1 zone, the location is further restricted from being within 200 feet of certain community facilities and must get a Special Exceptions Permit to operate within 100 feet of a residence.

Staff recommended approval with the corrections that were addressed during the earlier work session.

**Commissioner Smith motioned to recommend approval of the ordinance.
Commissioner Browder seconded the motion. The motion passed unanimously.**

VII. UNFINISHED BUSINESS

A. Update on Special Exceptions Permits and the ImmunoTek BioCenter Proposal

Commissioner Hafley provided the Commissioners with recommended conditions for ImmunoTek Bio Center's proposed operation. He stated he suggested a closing time of 6:00 to allow for anyone that is getting off work to donate. He also stated that he felt many surveillance cameras to not have adequate definition to gather the needed information, so he felt that needed to be specified. Commissioner Millard stated that she was in agreement.

Commissioner Browder asked if staff had any input. Staff stated that the only addition she would suggest was requiring signage indicating that cameras are on to act as a deterrent.

Commissioner Browder motioned to recommend the following conditions:

- 1. The provisions of 14-403.02(V) of the Zoning Ordinance apply including screening and Design Review Standards.**
- 2. "NO LOITERING" signs shall be posted throughout the property**
- 3. Days and hours of operation shall be limited to Monday through Saturday from 8:00 AM to 6:00 PM. No activities are to take place on Sunday.**
- 4. Provide waiting rooms so that no person will have to wait outside the building.**
- 5. Provide lighting and security cameras to cover all outdoor areas. Install signs to indicate that cameras are on. Cameras are to be of sufficient definition to recognize individuals. Recordings are to be retained for 60 days.**
- 6. Special Exceptions Permit will expire in one year after approval if remodeling of the building has not begun or other significant progress has not been made.**

Commissioner Millard seconded the motion. The motion passed unanimously.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Smith motioned to adjourn. Commissioner Millard seconded the motion. The meeting was adjourned at 6:44 PM.

Chairman