



Hollie Berry
Mayor

COMMISSION

Tim Thornbury
City Manager

MINUTES
April 15, 2021
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:00 PM.

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Browder, Cannon, Millard, Luther and Skonberg were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District, Ashley Gates, was also present. Additional attendees are listed on the sign-in sheet.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Browder said the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES**A. November 21, 2019 Meeting Minutes**

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

VI. NEW BUSINESS**A. Request to Rezone 336 Sweetland Drive from R-1 Residential to R-3 Residential**

Staff stated that the existing home at 336 Sweetland is about 1,828 square feet and is currently zoned R-1. The lot is between 7,000 and 7,500 square feet. Staff stated that the intent was to establish a short-term rental on the bottom floor, which would require that the property be zoned R-3. Staff stated that the neighboring properties are R-1 and have single-family homes, though there is a townhome in close proximity. Staff recommended denying

the rezoning request due to the small size of the lot, which would not be large enough for the required 10-foot buffer, and due to spot zoning concerns.

Charlotte Franklin, the applicant, stated that she had difficulty affording a home in Red Bank and that she would like to supplement her income by hosting short-term rentals. She stated that she would be willing to combine her lot with the neighboring lot, which she also owns, and request a rezoning for that lot as well. She stated that she has contacted her neighbors and asked them to contact her or the staff planner with concerns.

Commissioner Cannon asked if the rear yard would have enough room for the required buffer. Staff said that it may, and the applicant stated that there was more than 10 feet. Commissioner Cannon said that he would still have concerns about spot zoning. The applicant asked if the entire neighborhood could be rezoned. Commissioner Browder stated that would not be possible at this time.

Commissioner Cannon motioned to recommend denying the rezoning request due to spot zoning concerns. Commissioner Skonberg seconded the motion. The motion passed unanimously.

Commissioner Luther suggested that in the future staff provide advice to applicants before they officially file a request, particularly when the case is obviously spot zoning. Staff stated that she would work with city staff to better inform applicants about the process and what the Planning Commission reviews when evaluating a rezoning request.

VII. UNFINISHED BUSINESS

A. Steep slope ordinance discussion

Commissioner Cannon stated that he would like everyone to review the information provided by planning staff. Commissioner Luther asked staff to overlay the soil map with the slope map that staff provided. Staff agreed. The topic was tabled until the next meeting.

B. Rental Unit Regulation Discussion

Staff provided an updated memo on rental unit regulations. The Commissioners read through the memo. Commissioner Browder stated that she felt it captured the Planning Commission's concerns well. Commissioner Skonberg stated that she felt the introduction could better state their case and the urgency with which they view these concerns.

Commissioner Browder asked staff to also add a request that codes enforcement provide the Planning Commission with additional information. Commissioner Cannon stated that the goal of converting rental units would create up to 2,175 new units for homeowners.

Commissioner Millard motioned to approve the memo to the Board of Commissioners regarding rental unit regulations pending revisions. Commissioner Luther seconded the motion. The motion passed unanimously.

C. Screening Requirements Species List

Staff stated that the native tree list from resident Don McKenzie had been incorporated into the most recent draft of the Zoning Ordinance. Staff stated that the new draft would also

allow the City Manager to approve smaller trees at installation for native species. Staff stated that Mr. McKenzie had indicated that his list was still a work in progress.

Commissioner Browder suggested that they recommend the ordinance as written, allowing the Board of Commissioners to review with Mr. McKenzie and make any additional changes. Commissioner Luther stated that they could always send it back to the Planning Commission if they felt that they needed to.

Commissioner Luther motioned to recommend approval of the ordinance amending the screening requirements. Commissioner Millard seconded the motion. The motion was approved unanimously.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Millard motioned to adjourn. Commissioner Skonberg seconded the motion. The meeting was adjourned at 7:20 PM.

Chairman