



Hollie Berry
Mayor

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES
June 16, 2022
6:00 pm
Red Bank Court Room
3117 Dayton Boulevard

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:05PM

II. ROLL CALL – Secretary

Commissioner Skonberg called the roll. Commissioners Browder, Luther, Millard, Skonberg and Smith were in attendance. Also in attendance were the planning advisors from the Southeast Tennessee Development District, Ashley Gates and Marc Holcomb and those listed on the sign in sheet.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

Commissioner Browder Commissioner Browder asked for any corrections to the minutes from May 19, 2022. Two dates were corrected. Commissioner Smith motioned to approve the minutes from 5/19/2022. Commissioner Millard seconded the motion. The motion carried with a unanimous vote.

VI. NEW BUSINESS

1. Request to Rezone 510 and 543 Morrison Springs Road from R-4 Special Zone to C-1 Commercial Zone

Staff provided overview of request, additional information on spot zoning, and recommended denying proposed rezoning due to concern of spot zoning and intentional expansion of the R-4 zone in the adopted land use plan. Staff provided suggested conditions if the Planning Commission chose to recommend approval.

Applicant addressed the Commission about the proposed development. There are two other locations on Highway 153 and Broad Street.

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Commissioner Browder asked about the proposed donation of land closest to Highway 27. Applicant said it could be a possibility but did not confirm the donation. Commissioner Browder asked about charging stations, and those will be included. There will also be security cameras on the property.

Commissioner Smith asked about donated lighting along Tom Weathers Parkway, and the developer agrees to donating that along the property only.

Applicant inquired about rezoning approval if the building was delayed or the store closed. The Commission discussed why the R-4 zone was important in restricting what can be built in this area, and that is why conditions should remain.

Commission Skonberg noted that the Planning Commission previously reviewed and discussed the acceptable uses of R-4 in the May meeting with unanimous agreement for the existing uses and need for the R-4 zone. The initial suggestion of the development and rezone in the April meeting was also discouraged by the Planning Commission in this zone.

Commissioner Luther recused himself from the vote due to conflict of interest.

Commissioner Skonberg motioned to deny rezoning request. No second was made. The motion failed.

Commissioner Smith motioned to recommend approval of the request to rezone 510 and 543 Morrison Springs Road from R-4 Special Zone to C-1 Commercial Zone approve with the following conditions:

- 1. A traffic study to be conducted by an approved traffic engineer**
- 2. Installation of all recommended right-of-way improvements based on the traffic study, and as required by the Red Bank Public Works Department**
- 3. Public space/beautification project at the corner of Morrison Springs and Tom Weathers Drive**
- 4. Limit the allowed uses to only the proposed use**
- 5. Pedestrian improvements along Tom Weathers Drive, including trees and pedestrian level lighting**

Commissioner Millard second. Smith, Millard, Browder voted in favor. Skonberg voted against.

- 2. Request to Rezone 1014 & 1018 Lullwater Road, & 2510 Leaning Tree Lane from R-1 Residential to R-T/Z Residential Townhome/Zero Lot-Line**

Staff provided an overview of the proposal stating that it appears to be compatible with the adjacent and overall development of the area. Staff shared several options for the Planning Commission's consideration.

Citizens addressed the Commission to ask questions regarding land disturbance, traffic, and stormwater runoff, and flooding. A photo was shared of flooding at the site with concerns about further development.

Commissioner Luther asked if the homes would be for sale and inquired about the study planned for the drainage. The applicant indicated that they would be for sale, and that they would be hiring a qualified engineer to complete the study.

Applicant stated they will withdraw proposal and resubmit as a R-2-Planned Unit Development. This will allow for higher density at the lower levels of the property with less disturbance of the steep slope. Applicant is aware of the proposed Steep Slope Ordinance.

Commissioner Luther motioned to approve withdrawal of current rezone proposal. Commissioner Smith seconded the motion. Browder, Luther, Millard, Smith, Skonberg voted in favor. The motion carried.

1. Any properly presented new business

VII. UNFINISHED BUSINESS

1. Steep Slope Ordinance

Staff shared an overview of updates and additional recommendations to the proposed Steep Slope Ordinance.

Commissioner Luther questioned the 1 or 2 acre comment and thinks it should be considered further as there are many lots in Red Bank smaller than 1 acre. Staff confirmed that language around parcels was verified in the ordinance by City attorney.

Commissioner Skonberg motioned to approve ordinance draft with recommendations. Commissioner Luther seconded the motion. Browder, Luther, Millard, Smith, Skonberg voted in favor. The motion carried.

2. Any properly presented unfinished business

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Luther motioned to adjourn. Commissioner Millard seconded the motion. The meeting adjourned at 7:30 PM.


Chairman