

Hollie Berry
Mayor



Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES
March 16, 2023
6:00 p.m.
Red Bank Courtroom

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:03 PM.

II. ROLL CALL

Commissioner Skonberg called the roll. Commissioners Browder, Skonberg, Millard, and Smith were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District, Ashley Gates, was present. Eddie Clinton, Building Official, and Leslie Johnson, Capital Projects Manager, were also present. Additional attendees are listed on the sign-in sheet.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Browder lead the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. February 16, 2023 Meeting Minutes

The meeting minutes were not presented or approved.

VI. NEW BUSINESS

- 1. Request to Rezone 167, 169, 171, 173, and 0 Lynda Circle, 192, 194, 196 and 200 Strawberry Lane, 201 Lullwater Road, Parcel 126F B 020 on Alden Avenue, and Parcel 126F B 002 on Signal Mountain Road from R-1 Residential to R-T/Z Residential Townhome/Zero Lot Line**

Staff presented the rezoning proposal, which would include up to 38 detached homes and the paving of Strawberry Lane to city standards. She stated that none of the lots would be accessed from Lynda Circle. Staff recommended approval with the condition that only detached single-family homes could be built.

Jason Craven, representing Watchtower Investments and Kammer Holdings, presented his plans to redevelop this area with up to 38 single-family detached homes, requiring an R-T/Z designation. He stated that 38 would be the absolute maximum, and that he is proposing a small park and trail system. He stated that a primary reason for the proposed rezoning would be to reduce the front yard setback requirement, bringing the homes closer to the road, which would preserve more of the slope.

Commissioner Kelly clarified that current zoning would allow four homes on Lynda Circle, two on Strawberry Lane and two on Lullwater.

Commissioner Kelly asked about how many feet of trail would be constructed. Mr. Craven stated that about 1,200 feet could be constructed on the property owned by Watchtower Investments.

Commissioner Kelly asked what type of engineering studies had been done and if there were any red flags. Mr. Craven stated that a geotechnical engineering study of soil samples and boring had been completed, and that they did not for see any significant risk beyond the average risk of constructing on sloped land.

Commissioner Browder asked if there would be any disturbance along Lynda Circle. Mr. Craven stated that everything would be accessed via Lullwater and Strawberry Lane.

Mr. Craven stated that the R-T/Z zoning gives more flexibility due to not having minimum square footage. He stated Type C screening would be installed.

Commissioner Browder opened up the Public Hearing. She stated that speakers would be limited to three minutes and should address the Planning Commission and not the developer or others in the audience.

Phillip Curlin of 127 Lynda Drive stated his opposition to rezoning the lot that has frontage on Alden Ave.

Dana Eichler of 108 Alden Avenue stated her opposition to rezoning the lot that has frontage on Alden Ave. She asked how the developer would be held accountable to his word.

Alex Moyers of 128 and 129 Alden Avenue stated that he was concerned about cutting down the wooded areas and then building a nature park and trail. He stated he was concerned that the park and trail would bring more people into their neighborhood.

Robert Black Eagle Costa of 102 Alden Avenue stated his opposition to the proposed development and concern about the impact on the natural environment and neighborhood.

Bill Eldridge of 164 Lynda Circle asked whether the walkway would be accessed by Lynda Circle and his concerns regarding traffic.

Karina Butterfield of 130 Alden Avenue asked if the trailhead would be sold to the City of Red Bank, and if that would be guaranteed. She asked if the neighborhood association would be required to maintain it. Commissioner Browder replied that the park is just a proposal and selling it to the City would be a request to be addressed at that time.

Mr. McGraw of 109 Alden Avenue stated his opposition to the nature trail and green space.

Robert Eichler of 108 Alden Avenue stated that there used to be a former greenway that was not maintained. He stated his concerns about drainage issues, similar to what had happened with the ditch on Hedgewood and his desire to have enforceable stormwater standards.

Kira Robinson of 166 Lynda Circle stated her concerns regarding the maintenance of the proposed trail, and concerns about parking on Lynda Circle to access the trail, as she lives adjacent to the proposed trailhead.

Charles Gardner of 108 Lynda Drive stated his concerns regarding stabilizing the bank to prevent the road washing out. He stated that on Hedgewood the bank was not stabilized and has starting falling out since construction began. He stated that the developer of Hedgewood promised a detention pond and a small park that never came to fruition, and that two additional homes were built.

Ms. Moyer of 128 Alden Avenue stated that the neighborhood doesn't need a trail or a park. She stated that she prefers the homes to be further from Lynda Circle. She stated that she provides green space to the neighborhood. She also stated that the environment is being destroyed, and they don't want trails and parks that will take down more trees.

Drake Poteat of Sweetland Drive stated that he prefers density. He pointed out that the applicant had been in front of the Planning Commission before, and that the park would improve the value of the homes he is building. He asked why Red Bank should assume the liability and cost of the park.

Mindy Moore of 118 Alden Avenue stated that the park and trails would be for the residents that will live in the new homes, not for the residents of Duncan Hills. She stated that she does not want a trail across from her home. She asked how long the project would take. She stated her opposition to the rezoning of the property along Alden Avenue.

Justin Heisman of 106 Miller and 126 Alden Avenue stated that 30+ homes was greedy, and stated that the proposed density is beyond the carrying capacity of the area. He stated he did not want it to turn into North Chattanooga.

Commissioner Browder closed the public hearing.

Commissioner Browder asked where the idea for the nature trail came from. Jason Craven stated that they it came from the City of Red Bank's strategic goals to improve park access and connectivity.

Commissioner Browder asked if they could exclude the property along Alden Avenue from their recommendation.

Staff stated that they could. She stated that she did not find it to be a spot zoning issue, but having frontage on a different road, they may opt to exclude it from the rezoning.

Commissioner Millard suggested tabling the matter until they have more information regarding the park and trail system.

Leslie Johnson, Capital Project Manager, stated that the applicant was only seeking density at this time, and that the park and trail approvals could come at a later time.

Commissioner Skonberg asked if they could impose land disturbance limitations based on the slope. Staff stated that they could recommend that condition.

Commissioner Skonberg motioned to recommend approval to rezone 167, 169, 171, 173, and 0 Lynda Circle, 192, 194, 196 and 200 Strawberry Lane, 201 Lullwater Road, and Parcel 126F B

002 on Signal Mountain Road from R-1 Residential to R-T/Z Residential Townhome/Zero Lot Line subject to the following conditions:

1. Limited to single-family detached residential
2. Land disturbance limited to the following based on slope:

Slope	Maximum Percent Land Disturbance
15% to 25%	50%
25% to 40%	20%
40% +	10%

3. Preservation of all heritage trees that are 19-inches at breast height or larger

Commissioner Millard seconded the motion. All voted in favor. The motion carried.

VII. UNFINISHED BUSINESS

1. Amend R-4 Special Zone to include select commercial uses as uses by Special Exceptions Permit

This item was tabled.

2. Steep Slope Ordinance to provide guidelines for development of parcels with steep slopes

Staff presented the revised steep slope ordinance which included the land disturbance limitations as discussed at the work session.

Commissioner Skonberg stated that they would not be able to create a perfect steep slope ordinance, and suggested that they recommend approval of the staff provided Steep Slope Ordinance.

Staff stated that they could adjust the percentages based on the analysis she had done. She said that increasing the percentage to 20% would take quite a few properties out of the ordinance.

Commissioner Skonberg motioned to recommend approval of the steep slope ordinance as presented with the land disturbance limitations, and with the minimum slope percentage for moderate risk properties amended from 15% to 20%.

Commissioner Kelly seconded the motion. All voted in favor. The motion carried.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Smith motioned to adjourn. Commissioner Luther seconded the motion. The meeting was adjourned at 8:21 PM.


Chairman