

Hollie Berry
Mayor



Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES
November 18, 2021
6:00 p.m.
Red Bank Courtroom

I. CALL TO ORDER

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

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Browder, Luther, and Smith were in attendance. Commissioners Millard and Skonberg were absent. The Commission's two planning advisors from the Southeast Tennessee Development District (Ashley Gates and Annya Shalun) and the Mayor were also present. Additional attendees are listed on the sign-in sheet.

III. INVOCATION

Commissioner Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Browder said the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. October 21, 2021 Meeting Minutes

Commissioner Browder asked for any corrections to the minutes. There were no corrections. Commissioner Luther motioned to approve the minutes. Commissioner Smith seconded the motion. The motion passed.

VI. NEW BUSINESS

1. Final Plat for Dawson Carver Subdivision

Staff gave a short overview on the Dawson Carver plat review. It is a large parcel being divided into three separate lots. Based on the Fire Marshall's requirement, a turnaround was added to the plat. Staff recommends approval based on Fire Marshall's approval of the added turn-around. The owner of the property, Dawson Carver, was in attendance and explained that he and his family will be living on Lot 3, and they are still unsure when they will build on Lot 2.

Commissioner Smith motioned to approve the final plat of the Dawson Carver Subdivision subject to approval by the Red Bank Fire Marshall. Commissioner Luther seconded the motion. The motion passed unanimously.

2. TDOT Urban Transportation Planning Grant – Dayton Boulevard Study

Staff recommended that Red Bank applies for the Community Mobility Plan. The grant is an opportunity for professional planning with low cost to the City. The deadline is December 31st, 2021. The Mayor added that this is the 2nd year that the grant has been open so the City has a better chance of receiving the grant this year.

Commissioner Luther motioned to make the recommendation to the Board to apply for the grant. Commissioner Smith seconded the motion. The motion passed unanimously.

3. Meeting Schedule for Planning Commission Work Sessions

Based on conversations during the week's earlier work session meeting, the Commissioners decided to table this agenda item until all Commissions are in attendance. Commissioner Browder requested that the meeting schedule for work sessions can be changed based on the staff planners' needs.

VII. UNFINISHED BUSINESS

1. City-owned property discussion

- i. **3113 Dayton Boulevard:** Staff recommended keeping this property as there is potential for development for future needs of the City. Commissioner Luther commended the City for purchasing this property. No motion was made for the immediate development of the property.
- ii. **Between 136 – 132 Goodson Avenue:** Staff explained that this property has potential to become a “pocket park” and has pulled deed, property photos, and a Trust for Public Land park analysis as additional research. However, the property has a significant steep slope away from the road. There are also potential concerns such as the ADA Accessibility, as well as concerns for adequate parking, drainage, and safety. There is also the issue regarding neighboring properties because of the unopen alleyway behind the property. Commissioners agree that this property is worth further research into feasibility studies and estimated costs. Commissioner Browder requested that this property also stay on the list as a potential future pocket park or small trail connector. No motion was made for the immediate development of the property.
- iii. **Between 150 – 152 Goodson Avenue:** Staff explained the lot is very small and narrow with a significant slope that drops around 50 feet. There is a much larger vacant lot next to it with potential, but there may be complications with a potential alleyway easement. Commissioner Browder requested that there is further study about acquiring the additional property next to this lot. No motion was made for the immediate development of the property.
- iv. **Corner of Lynda Drive and Hedgewood Drive:** Staff explained that this lot serves as a detention pond area. There is potential for future study if wetland research could be done. No motion was made for the immediate development of the property.
- v. **Hamilton Avenue:** Staff recommended that the City maintain this property for potential future development for road or sidewalk expansion, beautification

efforts, public art, fencing, etc. Commissioner Smith recommended that the City consider installation of public art or signage as the area serves as a gateway to Red Bank and to White Oak Park. No motion was made for the immediate development of the property.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Smith motioned to adjourn. Commissioner Luther seconded the motion. The meeting was adjourned at 7:00 PM.

The next meeting will be held on December 16th, 2021. Staff and Commissioners will decide later this month if there is a need to cancel the work session meeting next month.

Chairman