



MUNICIPAL PLANNING COMMISSION

Hollie Berry
Mayor

MINUTES
September 16, 2021
6:00 p.m.
Red Bank Courtroom

John Alexander
**Interim City
Manager**

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, Millard, and Skonberg 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 Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Browder said the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. August 19, 2021 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. Final Plat for Hartman Hills Subdivision, located at 5005 Dayton Boulevard

Staff stated that the plat had been resubmitted with the inclusion of a note stating that the sidewalk would be installed during the second phase. All other corrections to the plat had been made and staff recommended approval.

Commissioner Browder asked when they expected to have residents moving in to the development. Geoff Smith stated that they had hoped to have the first units ready to move in in June 2022. Mr. Smith stated that they would complete the units adjacent to Holiday Lane first, and when residents were moved in, all construction traffic would be routed to the construction entrance. He stated that he would work with the Public Works Director to establish a means for the garbage truck to turn around.

Commissioner Luther asked how long there would be between phases. Mr. Smith stated that they intended to moved on to Phase 2 immediately after the completion of Phase 1.

As an audience participant, Vice Mayor Dalton asked if these units would be able to be rented out as short-term rentals. Staff stated that the conditions on the rezoning ordinance prohibited short-term rental units.

Commissioner Skonberg motioned to approve the Final Plat for Hartman Hills Subdivision as submitted. Commissioner Millard seconded the motion. The motion passed unanimously.

VII. UNFINISHED BUSINESS

A. Design Review Standards – Street Tree Requirements

Staff Stated that these standards would provide more flexibility for street trees while maintaining consistency. Staff stated that these would impact only developments that fall under the design review standards.

Commissioner Skonberg motioned to recommend that the Board of Commissioners adopt the new street tree requirements in the Design Review Standards. Commissioner Luther seconded the motion. The motion passed unanimously.

B. Public Art Ordinance

Staff presented a draft of the public art ordinance that would establish a Public Arts Commission and review process for murals.

Commissioner Skonberg asked if the restrictions on the paint types was necessary. She also stated that she felt that a Citizen Advisory Board could review the mural designs rather than a Public Art Commission. The other commissioners agreed, with Commissioner Browder stating that the process starting for Citizen Advisory Boards was already established. Commissioner Browder stated that she felt the review should go before the Planning Commission rather than the Board of Commissioners.

Speaking as an audience member, Mayor Berry asked if murals should be limited to only commercial areas and requested that that restriction be removed from the ordinance. She also stated that sealant is often not appropriate for murals and recommended that the requirements be changed to “outdoor rated paint.” She also requested that standards for sculptures and memorials be included.

The topic was tabled until the next meeting.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Luther motioned to adjourn. Commissioner Skonberg seconded the motion. The meeting was adjourned at 7:42 PM.

Chairman