



MUNICIPAL PLANNING COMMISSION

Hollie Berry
Mayor

MINUTES
August 30, 2021
11:00 a.m.
Red Bank City Hall

John Alexander
**Interim City
Manager**

I. CALL TO ORDER

Commissioner called the meeting to order at 11:00 A.M.

II. ROLL CALL

Commissioner Skonberg called the roll. Commissioners Browder, Millard and Skonberg were in attendance. Commissioner Luther was present via video conferencing. The Commission's planning advisor from the Southeast Tennessee Development District, Ashley Gates, and Gregory Tate, Public Works Director, were also present. Additional Attendees are listed on the sign-in sheet.

VI. NEW BUSINESS

A. Any properly presented new business

No new business was presented.

VII. UNFINISHED BUSINESS

A. Steep Slope Ordinance

Staff presented the draft steep slope ordinance that would restrict development on steep slope and high-risk areas and have additional requirements for development on moderate slope areas. Staff stated that 288 acres, or about 6.8% of land in Red Bank is considered a steep slope area.

Staff said that the new draft allows for existing lots of record with steep slopes, recorded prior to 2010, could be developed provided they meet the standards for moderate risk properties.

Commissioner Skonberg suggested that the phrase "of the proposed development area" be added to Chapter 2, Section A, Subsection 2 to clarify how slope will be calculated. Commissioner Skonberg also requested that Chapter 04 Section A, Subsection 11 be changed from "sight" to "site." She also suggested removing the phrase "should be planned" from Chapter 4, Part C, Subsection 5.

Mayor Hollie Berry, as a member of the audience, suggested rewording Chapter 3 Section B Subsection 5 to clarify the requirements of single family residences in the high-risk areas.

She suggested that it read, “Single family residences in the high risk category are only permitted if they are on a lot of record that was recorded prior to 2010, and that will result in less than one (1) acre of land disturbance, and will not remove any heritage trees or remove more than 10% of specimen trees.” She also suggested, as a separate subsection, including “All homes built on high-risk land areas must meet the same standards as any land disturbance on moderate-risk land, as detailed in Section 04.)

Commissioner Skonberg motioned to recommend that the Board of Commissioners adopt the Steep Slope Ordinance with the corrections discussed. Commissioner Millard seconded the motion. The motion passed unanimously, with Commissioner Luther not voting because he was attending virtually.

B. Design Review Standards – Street Tree Ordinance

Staff stated that this change was requested due to the change in the native species ordinance. Staff recommended that if they preferred a consistent look, they should require that the trees be the same species of neighboring properties.

Staff stated that other species could be selected for areas of Dayton Boulevard that did not yet have street trees. Staff suggested red bud trees were a common native street tree and offered visual interest in the fall.

Commissioner Browder stated that she wanted a consistent look and that she liked the cherry trees in the spring. She stated she felt that they should be replaced with cherry trees, not different species.

The topic was tabled until the next meeting.

C. Public Art Ordinance

Staff stated that some cities allow murals without any permitting process or restrictions, and others have commissions to review mural applications. Staff recommended a commission that included artists to review mural applications.

Commissioner Luther stated that he preferred to have a permitting process in place. The other commissioners concurred. Commissioner Skonberg stated that we need to have a good definition of what a mural is and that we should keep the process simple. Commissioner Browder suggested having this ordinance as separate from the Sign Ordinance in order to assist the codes enforcement officers.

Staff stated that more research was needed, and that she would work on a draft ordinance.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Skonberg motioned to adjourn. Commissioner Millard seconded the motion. The meeting was adjourned at 12:05 PM.