



MUNICIPAL PLANNING COMMISSION

Hollie Berry
Mayor

MINUTES
August 19, 2021
6:00 p.m.
Red Bank City Hall

John Alexander
**Interim City
Manager**

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:00 PM.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Browder, Luther, Millard, Smith 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 led the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. June 17, 2021 Meeting Minutes

Commissioner Browder asked for any corrections to the minutes. Having none, Commissioner Millard motioned to approve the minutes as written. Commissioner Skonberg seconded the motion. The motion passed unanimously.

VI. NEW BUSINESS

1. Revised Plat - Delashmitt Road Subdivision

Staff stated that the revised plat did not show sidewalks along Delashmitt Road, and the developer had requested to not install these sidewalks due to concerns regarding the safety of

pedestrians along the sidewalks. Staff stated that the road was indeed narrow and had fast moving traffic. The speed limit along Delashmitt Road is 30 miles per hour and the traffic count is 2,351 on average per day. Staff presented literature from the Safe Routes to School program that showed sidewalk designs with appropriate barriers to protect children. Staff stated that the Planning Commission must decide if the requirement of the sidewalks would be considered reasonable.

Ethan Collier stated that he felt the sidewalks would be unsafe for pedestrians and infeasible because the stormwater runoff from Delashmitt Road would be carried into the subdivision, which was not accounted for in the original land disturbance permit. He stated that the sidewalks were not on the land disturbance permit that was approved by Red Bank and that the Preliminary Plat did not show the sidewalks.

After reviewing the records, staff stated that the sidewalks were added to the Preliminary Plat between the work session and the regular meeting of the Planning Commission after they were requested by City Manager Tim Thornbury. She also stated that land disturbance permits are not issued by the City of Red Bank, but by Hamilton County, and that they do not review those plans against the subdivision regulations.

Commissioner Browder stated that it sounds like it was an issue with the process rather than the fault of the developer or City.

Commissioner Skonberg reviewed the bus route information and stated that there was a bus stop along Delashmitt Road at the abutting property to the north. She requested that an accessible sidewalk be installed to allow students to reach the bus stop. The other commissioners concurred with this requested.

After additional discussion, Mr. Collier agreed to the request to install a walkway to the edge of the property from Strong Avenue.

Commissioner Luther motioned to approve revised final plat subject to the inclusion of an accessible sidewalk from Strong Avenue to the property line of adjacent church. Commissioner Smith seconded the motion. The motion passed unanimously.

2. Request to Rezone 209 Morrison Springs Road from C-2 to C-1

This request was tabled at the request of the applicant.

3. Multimodal Access Grant Project - Sidewalks along State Route 8 (Dayton / Cherokee Blvd) from near the tunnel to Signal Mountain Road

Staff stated that there was no design available for this project, but that the city was hiring an engineer to provide preliminary design. Staff requested approval by the Planning Commission of the project pending review of the design.

Commissioner Skonberg motioned to recommend that the Board of Commissioners apply for the Multimodal Access Grant for sidewalks and other improvements along

State Route 8 (Dayton / Cherokee Blvd) from near the tunnel to Signal Mountain Road. Commissioner Luther seconded the motion. The motion passed unanimously.

4. City-owned property discussion

Staff provided information on the city-owned properties, including the property at 3112 Elmore Avenue. The Planning Commission did not take any action or make any recommendations.

5. Pickleball Court Proposal - 3112 Elmore Avenue

Staff stated that the Board of Commissioners was seeking to utilize this property, which lies in the flood zone, to establish pickleball courts. Staff stated there could potentially be up to four courts, and possibly include some other uses as well. She stated that the park would be professionally designed by GameTime if they are awarded the grant.

Commissioner Millard made a motion to recommend that the Board of Commissioners pursue grant funding to establish a pickleball court and other recreational facilities at 3112 Elmore Avenue. Commissioner Skonberg seconded the motion. The motion passed unanimously.

6. Public Art Ordinance discussion

Commissioner Browder stated that this item would need additional research and consideration. Commissioner Luther stated that they need to be careful about the definition of mural and suggested that they look to what other communities have done to differentiate murals from graffiti. The item was tabled for consideration at future meetings.

7. Election of Planning Commission Secretary

Planner Ashley Gates took nominations for the Planning Commission Secretary. Commissioner Skonberg nominated herself. Commissioner Luther seconded the nomination. Commissioner Skonberg was elected as Planning Commission Secretary unanimously.

VII. UNFINISHED BUSINESS

1. Steep Slope Ordinance

This item was tabled due to time. A special-called meeting was set for August 30th at 11:00 AM to discuss the steep slope ordinance and other unfinished business.

2. Design Review Standards - Street Tree Requirements

This item was tabled due to time.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Millard motioned to adjourn. Commissioner Smith seconded the motion. The meeting was adjourned at 7:41 P.M.

Chairman