

Eddie Pierce
Mayor

City of Red Bank
Municipal Planning Commission

Tim Thornbury
City Manager

WORK SESSION AGENDA
February 18, 2020
12:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

☐ Commissioner Cannon
☐ Commissioner Hafley
☐ Commissioner Browder

☐ Commissioner Millard
☐ Commissioner Smith

III. Working Meeting Agenda Items

A. CONSIDERATION OF THE MINUTES

1. January 16, 2020

B. NEW BUSINESS

1. Zoning Ordinance Discussion – Minimum Square Footage

C. UNFINISHED BUSINESS

1. Revision of the Subdivision Regulations

D. OTHER BUSINESS

IV. ADJOURNMENT



MUNICIPAL PLANNING COMMISSION

Eddie Pierce
Mayor

Tim Thornbury
City Manager

MINUTES
January 16, 2020
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:00 P.M.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Browder, Hafley, Millard, and Smith 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 Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley said the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. December 19, 2020 Meeting Minutes

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

VI. NEW BUSINESS

A. Closure of 40-foot Right-of-Way at 517 Woodrose Lane

Commissioner Hafley requested an update from staff on the request to close the 40-foot right-of-way at 517 Woodrose Lane. Staff stated that with the configuration would require access via private road and that the access agreement would need to be in place before a final plat could be approved.

Commissioner Hafley requested that the language regarding flag lots be removed from the memo. Staff agreed to do so prior to providing the memo to the City Commission.

Commissioner Hafley asked the City Manager if this would create a lot that does not have proper access and asked if it was indeed a flag stem. Commissioner Cannon stated that this could be considered a private drive rather than access by easement.

The City Manager stated that it was because the lots were existing lots of record prior to the adoption of the Subdivision Regulations that they could be accessed by easement rather than a paved road. He stated that the plat would need to be submitted and approved within a year for the right-of-way abandonment to be finalized. The City Manager stated that the City Attorney had reviewed the request and would review the recommendation prior to the Board of Commissioners meeting.

Commissioner Browder motioned to recommend the abandonment of the 40-foot right-of-way at 517 Woodrose Lane contingent on a final plat being submitted showing an appropriate shared access agreement. Commissioner Millard seconded the motion. The motion passed unanimously.

VII. UNFINISHED BUSINESS

A. Revision of the Subdivision Regulations

Commissioner Hafley went over the proposed changes to pages 1-23 of the Subdivision Regulations. Commissioner Browder stated that the definition of “Vested Property Rights” was much clearer now. Staff stated that revisions to Article 3 had been provided for next month’s meeting.

Commissioner Hafley requested that the Commissioners continue with their revisions for the next meeting.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Smith motioned to adjourn. Commissioner Millard seconded the motion. The meeting was adjourned at 7:23 PM.

Chairman

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Public Works Director
From: Ashley Gates, Regional Planner
Date: February 14, 2020
Subject: Minimum Square Footage for Residential Structures

BACKGROUND

The Zoning Ordinance lists the minimum square footage of residential structures for some zones but not others, and in some cases the minimum is not consistent throughout the document. The City Manager has requested a review of these minimums. A previously passed ordinance intended to meet the intent of raising the minimum square footage to 1,400 in all zones other than R-1A which has a minimum of 2,000 square feet.

ANALYSIS

Zoning Ordinance

To meet the intent of the prior ordinance, the following square footages minimums should be incorporated into the document:

Zone	Minimum Square Footage
R-1	Single Family: 1,400
R-1A	Single Family: 2,000
R-2	Single Family: 1,400 Duplex: 1,800
R-3	Single Family: 1,400 Part of Mixed Use: 2,000 Duplex: 1,800 All other uses: Staff recommends 600 square feet per dwelling unit
R-4	Single Family: 1,400 All other uses: Staff recommends 600 square feet per dwelling unit
PUD	Per developers' approved plan

Zone	Minimum Square Footage
RT-1	Townhouse: 1,350
RZ-1	Single Family: 1,400
R-TZ	Single Family: 1,400 Townhouse: 1,350
R-5	Single Family: 1,400 Duplex: 1,800 Mobile Homes: Staff recommends no minimum
O-1 Office	Single Family: 1,400
C-1 Commercial	Single Family: 1,400
C-2 Commercial (Central Business District)	Single Family: 1,400
C-3 Neighborhood Commercial	Single Family: 1,400

Additionally, the definition of floor area should be added to the definitions chapter.

Heated Floor Area: The sum of the horizontal areas of each floor of a building, measured from the interior faces of the exterior walls or from the centerline of walls separating two buildings. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages or space used for off-street parking or loading, breezeways, enclosed and unenclosed porches, elevator or stair bulkheads, and accessory structures.

Housing Market

In ZIP Code 37415, the median square footage of homes that were on the market in January is 1,970 sf. The median square footage of homes for sale has varied from 1,800 square feet to 2,200 square feet over the last 10 years. Source: National Association of Realtors.

Land Use Plan

Having minimum square footage requirements can be interpreted as being in concert with the following goals from the land use plan:

A-GOAL: Stabilize residential community and increase property values by stopping the continued proliferation and reverse the negative impact of spot zones for inappropriately located duplexes and multi-family dwellings.

D-GOAL: Increase value of and protect single-family residential development.

However, it may also be in conflict with the action steps outlined for C-Goal:

C-GOAL: Attract residential developers back to Red Bank for new development and redevelopment.

ACTION: New residential zones that provide more options and diversity of development while still protecting single-family neighborhoods.

ACTION: Reduced minimum lot size standards and setback requirements to make Red Bank competitive with surrounding communities.

Looking to the surrounding communities, Chattanooga has minimum floor areas for mixed use developments (2,000 sf), townhouses (1,350 sf) but not for the remaining zones.

RECOMMENDATION

Minimum house size has largely fallen out of favor among planning professionals, particularly for urban areas, in order to allow more flexibility and density. Minimum square footage is generally seen as an impediment to density and housing affordability. Additionally, it prevents more eco-conscious consumers from minimizing their utility consumption. Generally, building codes and the real estate market will prevent unlivable homes from being built. For these reasons, staff does not recommend having a minimum square footage for residences.

However, should the Planning Commission wish to keep the minimum square footage requirements in place, staff recommends that the Zoning Ordinance be modified as outlined above. Three key recommendations include:

- No minimum requirement for mobile homes, as they are typically less than 1,400 square feet. If a minimum is desired, staff recommends 900 square feet.
- If the Planning Commission wishes to implement minimum size requirement for apartment units, staff recommends 600 square feet.
- A definition of “Heated Floor Area” should be included. The following is recommended:

Heated Floor Area: The sum of the horizontal areas of each floor of a building, measured from the interior faces of the exterior walls or from the centerline of walls separating two buildings. The floor area measurement is exclusive of areas of basements, unfinished attics, attached garages or space used for off-street parking or loading, breezeways, enclosed and unenclosed porches, elevator or stair bulkheads, and accessory structures.