

John Roberts
Mayor

City of Red Bank
Municipal Planning Commission

Randall G. Smith
City Manager

WORK SESSION AGENDA
February 13th, 2017
6:00 pm
Red Bank Community Center

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

☐ Commissioner Cannon
☐ Commissioner Hafley
☐ Commissioner Browder

☐ Commissioner Baker
☐ Commissioner Smith

III. Agenda items for the February 16th regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. Minutes from January 19th, 2016

B. UNFINISHED BUSINESS

1. None.

C. NEW BUSINESS

1. Rezoning Request for 4704 Dayton Blvd from C1 to L-1 (Rearden)
2. Rezoning Request for Glenhill Dr from R1-A to RZ-1 (Youngblood)

IV. OTHER BUSINESS

1. Discussion of Zoning Ordinance review priorities

V. ADJOURNMENT

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I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

☐ Commissioner Cannon

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☐ Commissioner Hafley

☐ Commissioner Smith

☐ Commissioner Browder

III. INVOCATION – Commissioner Baker

IV. PLEDGE OF ALLEGIANCE – Commissioner Hafley

V. CONSIDERATION OF THE MINUTES

(a) Minutes from January 19th 2016

VI. UNFINISHED BUSINESS

(a) None

VII. NEW BUSINESS

(a) Rezoning Request for 4704 Dayton Blvd from C1 to L-1 (Rearden)

(b) Rezoning Request for Glenhill Dr from R1-A to RZ-1 (Youngblood)

VIII. OTHER BUSINESS

(a) Discussion of Zoning Ordinance review priorities

IX. ADJOURNMENT



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
January 19, 2017
6:30 p.m.
Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:31 pm

II. ROLL CALL

Commissioner Cannon called the roll. Commissioner Hafley, Baker, Browder, and Cannon were in attendance. Commissioner Rufus Smith was absent. The Commission's planning advisor from the Southeast Tennessee Development District, Brian Taylor, was also present. Red Bank City Manager Randall Smith was also present.

III. INVOCATION

Commissioner Baker gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

a) December 15, 2016 Meeting Minutes

Motion by Commissioner Baker to approve the December minutes. Second by Commissioner Cannon. Motion passed unanimously.

VI. UNFINISHED BUSINESS

a) None

VII. NEW BUSINESS

a) Outdoor storage and storage facility amendment

Staff provided an overview of the amendment.

- Section 1 of the draft ordinance adds hardware and home improvement stores to the list of uses not required to screen outdoor storage of goods for sale in the C-1 zoning district.
- Sections 2 eliminates self-storage and mini-warehouses as a permitted use in the C-1 district. Sections 3 and 4 prohibit storage facilities in the C-2 and C-3 zoning districts, respectively.
- Section 5 adds self storage, mini-warehouses and indoor / outdoor storage facilities as permitted uses in the L-1 zoning district that must be screened from abutting residential properties.

Staff then outlined the revisions to the amendment proposed by Planning Commission at their work session.

- Under section 14-402 (L) replace “by an eight (8) foot high sight obscuring fence with “as prescribed in Section 14-407.01 Outdoor Storage and Display.”
 - This ensures these two sections are not in conflict.
- Amend section 14-407.01 Outdoor Storage and Display to replace “a commercial zone” with “the C-1 commercial zone”
 - Outdoor storage is not permitted in C-2
- Take “gasoline” out of “gasoline service stations” under (L) (2)
 - Hafley said the City had amended the Zoning Ordinance to broaden the definition of service station
- Change “City of Bank” to “City of Red Bank” in the third paragraph of the ordinance

Planning Commissioners discussed how the Section 5 of the amendment may conflict with screening requirements in the Landscaping Ordinance.

Motion by Commissioner Baker to recommend the amendment for adoption with the revisions identified by the Planning Commission. Second by Commissioner Browder. Motion passed unanimously.

VIII. OTHER BUSINESS

a) Zoning Ordinance review priorities

Chairman Hafley noted that a review of the Red Bank Zoning Ordinance was needed to address corrections and missing amendments. The City Manager briefly explained how the updates to the code were submitted to MTAS once a year. The City Recorder has the latest print version of the municipal code. The City Manager said that he would provide the Planning Commission with the updated version of the Zoning Ordinance within the next several weeks.

SETDD staff agreed to provide City staff with the latest version of the Red Bank Zoning Map in PDF format.

b) Rescheduling of Planning Commission meetings

Planning Commissioners agreed to reschedule working sessions and regular meetings from 6:30 pm to 6:30 pm. Commissioners decided to leave working sessions on the Monday preceding the regular meeting.

IX. ADJOURNMENT

Commissioner Hafley moved to adjourn; second by Commissioner Baker. Adjourned at 7:41 PM.

Chairman



Southeast Tennessee Development District
Community Development
P.O. Box 4757 - 1000 Riverfront Parkway
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MEMORANDUM

To: Members of the Red Bank Municipal Planning Commission
From: Brian Taylor, SETDD Regional Planner
Date: February 8, 2017
Subject: Rezoning Request for 4704 Dayton Boulevard - C-1 to L-1

SUMMARY

Requested Rezoning: C-1 Commercial to L-1 Light Manufacturing
Property Address: 4704 Dayton Blvd
Tax Map #: 109B K 014
Property Area: 0.36 acres
Owner: Jeffrey and Pamela Rearden

Background: An application has been submitted by Jeffrey Rearden to rezone the property located at 4704 Dayton Boulevard from C-1 to L-1. The applicant intends to construct a building to house a small scale cabinet manufacturing and repair business.

ANALYSIS

Existing Conditions

This 0.36 acre property fronting Dayton Boulevard is zoned C-1 and undeveloped. The property is located outside the 100 year floodplain. The property is adjacent to a commercial property and another commercial property recently rezoned to L-1 for small scale knife manufacturing. The property abuts a single family home on the rear lot line. The area of the property abutting these residential uses is heavily wooded. The adjacent property that fronts Dayton Boulevard is zoned C-1.

Compatibility of Proposed Zoning & Use with Surrounding Uses

The rezoning of the property to L-1 Light Industry would allow for light industrial uses. The owner of the property intends to construct a 4,000 square foot building to house a small scale cabinet manufacturing and repair business that operate with a maximum of five employees during regular business hours.

The 2035 *Land Use Plan* and the *Red Bank Zoning Ordinance* are unclear as to where light industry should be promoted, except that it should be compatible with surrounding land uses. This small scale

cabinet manufacturing and repair business proposed on the property is most likely compatible with surrounding land uses. However, other uses or structures permitted in the L-1 district may not be appropriate at this location.

The small scale cabinet manufacturing and repair could also be approved in the C-1 zoning district under the follow subsection of permitted uses, if this proposed use is considered similar in impact to other permitted uses such as printing shops and auto repair.

(U) In general, any use similar in character and impact as the above uses. Final interpretation, if necessary shall be by the Red Bank City Commission upon recommendation of the Planning Commission.

A third alternative open to the Planning Commission would be to allow cabinet making and similar small scale craft manufacturing operations in the C-1 district with limitations on the scale of employment or square footage, and retail requirements.

Screening, Design Review and Dimensional Requirements

Due to the change in use from C-1 to L-1, the existing property would need to meet Screening and Design Review requirements of the Red Bank Zoning Ordinance.

Section 14-501.08 Any new development, re-development or change of use shall be subject to the requirements of Chapter IX, Screening Requirements and Chapter X, Design Review Requirements.

Section 14-902 requires that proposed manufacturing uses be screened from existing commercial and residential properties with screening type C and A, respectively. Given that the lot is already wooded where it abuts residential properties, these Type A screening requirements could be waived on the condition that existing trees in this location are preserved.

(C) Screening Type C: Provide a ten (10) feet deep (as measured towards the interior of the property) landscape yard along the shared property line planted with:

1) Evergreen trees spaced a maximum of ten (10) feet oncenter or two (2) staggered rows (spaced a maximum of seven (7) feet apart) of shrubs spaced a maximum of eight (8) feet on-center.

(A) Screening Type A: Provide a thirty (30) feet deep (as measured towards the interior of the property) landscape yard along the shared property line planted with:

1) Evergreen trees spaced a maximum of ten (10) feet oncenter or two (2) staggered rows (spaced a maximum of seven (7) feet apart) of shrubs spaced a maximum of eight (8) feet on-center, and two (2) rows of shade trees spaced a maximum of thirty-five (35) feet on-center.

All facades of the proposed building that are visible from Dayton Boulevard would be required to meet the Design Review requirements under Section 14-1001.

Any proposed structure must meet the following dimensional requirements of the L-1 Light Manufacturing district under Section 14-501.02.

501.02 Height and Area Regulations

(A) The height shall not exceed three stories or forty-five (45) feet.

(B) There shall be a front yard of not less than fifty (50) feet.

(C) There shall be a rear yard of not less than twenty-five (25) feet where the permitted use adjoins a residential zone.

(D) There shall be a side yard on each side of the building of not less than fifteen (15) feet where the permitted use adjoins a residential zone.

RECOMMENDATION

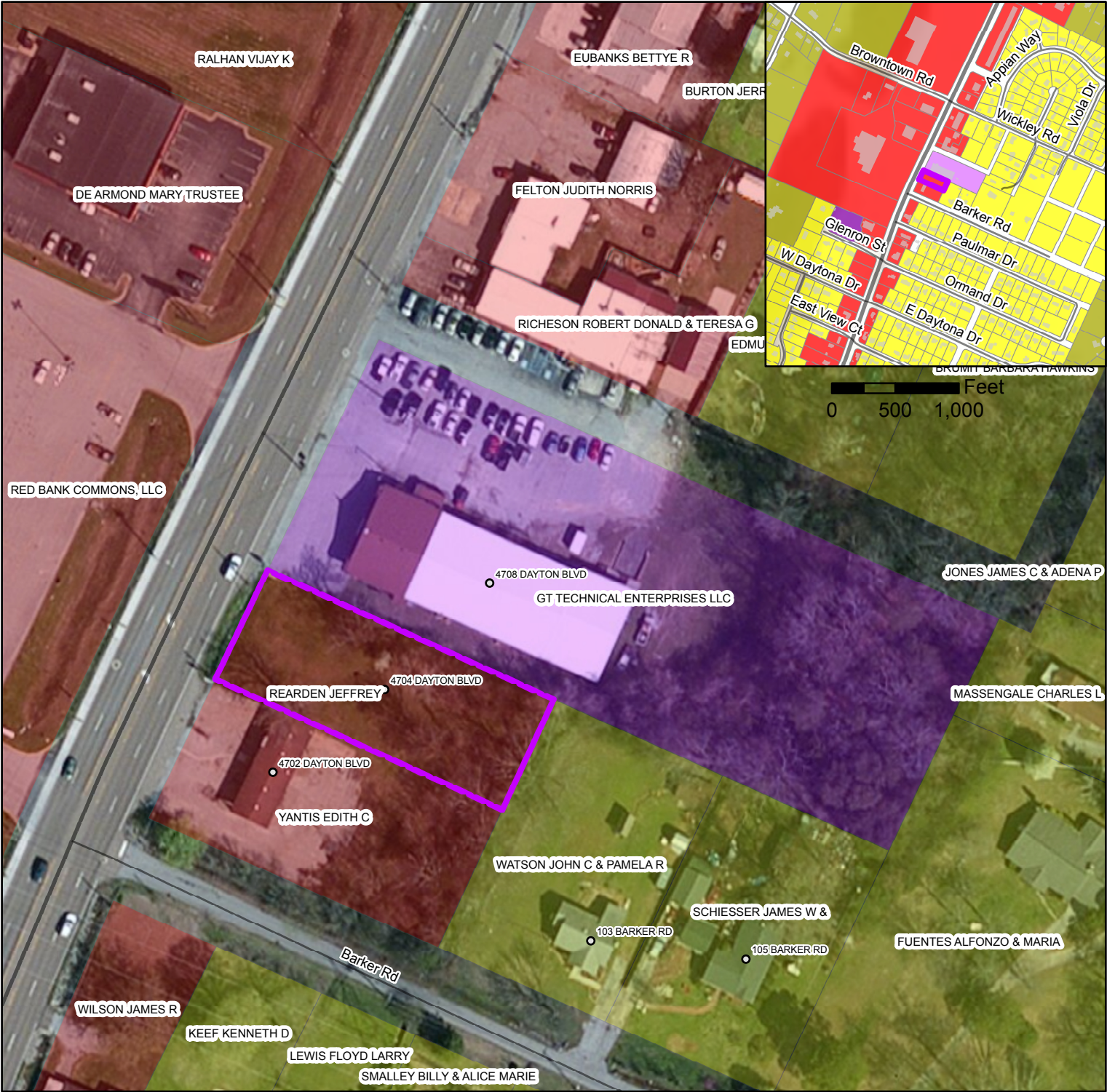
The proposed cabinet making and repair business is compatible with the surround development and comparable in impact to other permitted uses in the C-1 district and on Dayton Blvd. Staff recommends one of three alternatives to the Planning Commission:

- a. approval of the rezoning of 4704 Dayton Blvd from C-1 to L-1 with conditions related to use and other factors that ensure compatibility with the surrounding land uses.
- b. Approval of cabinet making in C-1 under Section 14-402.02 (U)
- c. Amending Zoning Ordinance to allow small scale craft manufacturing with retail element in the C-1 district

Note: Staff's recommendation is based upon the information available at the time of this review and is subject to change if information contrary to this analysis is presented at any time.

Rezoning Request, C-1 to L-1
4704 Dayton Blvd

ORDINANCE -



0 25 50 100 Feet

N
Prop Zoning
L-1

Existing Zoning

- C-1 Commercial
- L-1 Light Manufacturing
- M-1 Manufacturing
- R-1 Residential
- R1-A Residential

Existing Zoning: C-1 Commercial
Proposed Zoning: L-1 Light Mfg
Intended Use: Cabinet making and repair business

Tax Map #: 109B K 014
Address: 4704 Dayton Blvd
Owner: Jeffrey Rearden
Property Area: 0.36 acres
Existing Use / Structure: vacant



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MEMORANDUM

To: Members of the Red Bank Municipal Planning Commission
From: Brian Taylor, SETDD Regional Planner
Date: February 8, 2017
Subject: Rezoning Request for 0 Glenhill Drive – R1-A to RZ-1

SUMMARY

Requested Rezoning: R1-A Residential to RZ-1 Residential (Patio Homes)
Property Address: 0 Glenhill Drive
Tax Map #: map 117F group C parcels 001 through 008
Area to be rezoned: ~9 acres tract and
Existing structures/uses on subject property: Vacant
Proposed use: 17 or more cottages on 42' x 150' lots
Zoning of adjacent properties: Adjacent properties are zoned R1-A.
Land use on adjacent properties: Single family homes across Glenhill Dr
Floodplain? No

An application has been submitted to rezone 8 properties located on Glenhill Drive (map 117F group C parcels 001 through 008) from R1-A to RZ-1. The applicant is the owner of the property, Brian Youngblood. The owner has stated his intention of subdividing the property and constructing single family homes for sale.

ANALYSIS

Zoning Ordinance

The rezoning of the property to RZ-1 would allow for a higher density of residential development in the form of patio homes. The intent paragraph for RZ-1 development in section 309.01 reads as follows:

It is the intent of this Section to provide regulations for the development of single family zero lot-line dwellings (also called patio homes) in a manner that is attractive, efficient, and compatible with surrounding development. It is also the intent of these regulations

that the underlying real estate may be divided into small lots so that each unit can be individually sold and owned on a fee simple basis.

The following dimensional changes would apply:

	Current Zoning (R1-A)	Proposed Zoning (RZ-1)
Min. Lot Size	7,500	2,625
Min. Frontage	60	35
Min. Home Size	2,000	none
Setbacks	25 front, 10-25 side, 25 rear	25 front, 0 – 25 side, 25 rear

Note: A 25-foot side yard must be provided and landscaped buffer installed against R-1 zoning district.

Existing and Proposed Use

The existing property to be rezoned includes 7 vacant

The owner of the property intends to subdivide the property and construct 17 or more ~1,600 square foot patio homes on 42' x 150' lots for individual sale. The applicant has acknowledged that additional lots shown on his sketch may not be feasible.

Compatibility with Surrounding Uses

The lack of adjacent R1-A properties precludes the consideration of the 25-foot side yard buffer and screening. There are a half dozen single family homes across Glenhill Drive. Most single family homes in this neighborhood are located on quarter acre lots. Home sizes range from 1,000 square feet to 1,500 square feet. The proposed cottages will be almost comparable in size, but on much narrower lots.

Development Challenges

Potential challenges to development include powerlines, sewer line access and steep contours of the property. The developer has plans for a stormwater retention area.

Land Use Plan

The development of patio homes at this location would increase the variety of the housing stock in Red Bank and address Goal C of the Red Bank Land Use Plan:

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.

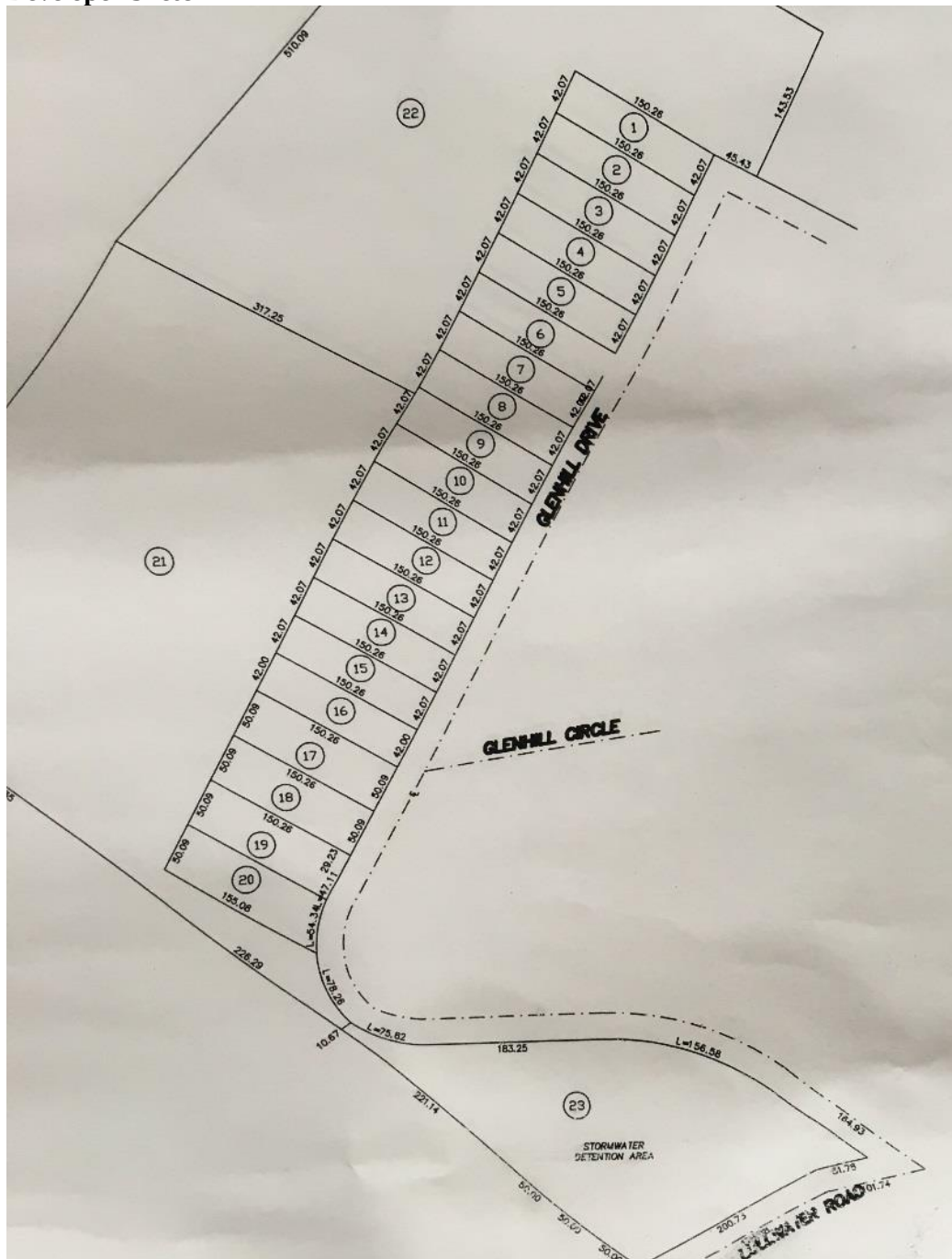
ACTION: Reduced minimum lot size standards and setback requirements to make Red Bank competitive with surrounding communities.

RECOMMENDATION

If the planning commission determines that the placement of patio homes on the applicant's property is compatible with the surrounding land uses, then the rezoning from R1-A to RZ-1 is in alignment with the land use plan and staff recommends approval of the rezoning request. Rezoning conditions may be required to address compatibility and topography challenges.

Note: Staff's recommendation is based upon the information available at the time of this review and is subject to change if information contrary to this analysis is presented at any time.

Developer Sketch



Hamilton County GIS Contours

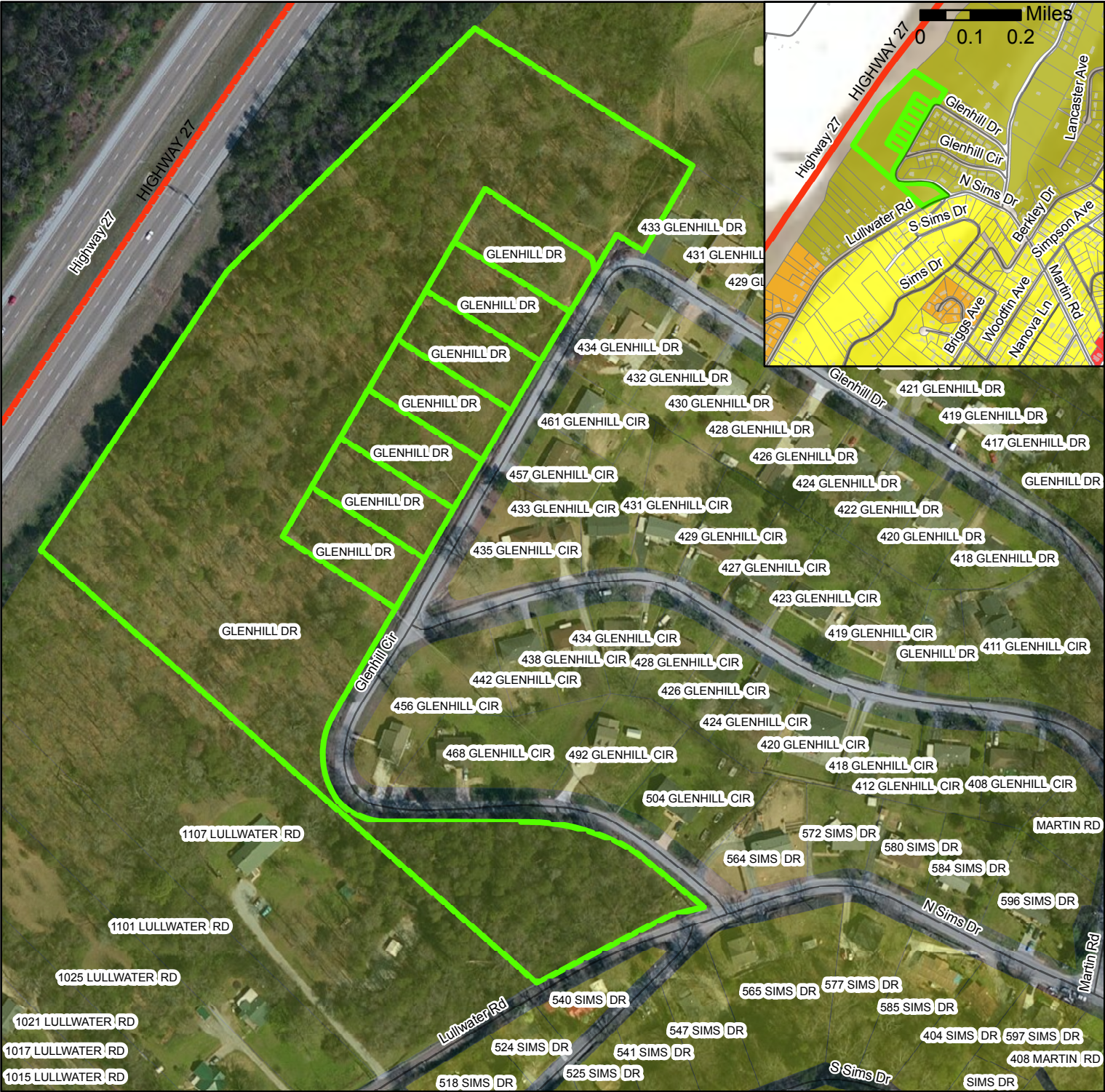


Google Streetview looking south on Glenhill Drive



Rezoning Request, R1-A to RZ-1
0 Glenhill Dr

ORDINANCE -



0 50 100 200 Feet



Existing Zoning: R1-A Residential
Proposed Zoning: RZ-1 Residential
Intended Use: Subdivision to create 17+ lot with 45' frontage and construction of cottages on

Tax Map #: 117F C 001 to 008
Address: 0 Glenhill Dr
Owner: Standard Financial Corp;
Brian Youngblood
Property Area: ~10.5 acres (seven 85' x 200' lots and one 7.9 acre

Proposed Zoning

RZ-1

Existing Zoning

- C-1 Commercial
- R-1 Residential
- R-2 Residential
- R1-A Residential