

Hollie Berry
Mayor

City of Red Bank
Municipal Planning Commission

Martin Granum
City Manager

WORK SESSION AGENDA

January 17, 2023

12:00 pm

Red Bank City Hall

3105 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary

☐ Commissioner Browder

☐ Commissioner Kelly

☐ Commissioner Luther

☐ Commissioner Skonberg

☐ Commissioner Millard

III. Agenda items for the January 19, 2023 regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. December 15, 2022

B. NEW BUSINESS

1. Special Exceptions Permit for apartments at 2119/2101 Dayton Boulevard
2. Revised Plat for Strawberry Lane
3. Discuss adding permitted uses to R-4 Zone
4. Officer elections
5. Any properly presented new business

C. UNFINISHED BUSINESS

1. Any properly presented unfinished business

D. OTHER BUSINESS

IV. ADJOURNMENT

Hollie Berry
Mayor

City of Red Bank
Municipal Planning Commission

Martin Granum
City Manager

REGULAR MEETING AGENDA

January 19, 2023

6:00 pm

Red Bank Court Room

3117 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary

☐ Commissioner Browder

☐ Commissioner Kelly

☐ Commissioner Luther

☐ Commissioner Skonberg

☐ Commissioner Millard

III. INVOCATION – Commissioner Millard

IV. PLEDGE OF ALLEGIANCE – Commissioner Browder

V. CONSIDERATION OF THE MINUTES

1. December 15, 2022

VI. NEW BUSINESS

1. Special Exceptions Permit for apartments at 2119/2101 Dayton Boulevard
2. Revised Plat for Strawberry Lane
3. Discuss adding permitted uses to R-4 Zone
4. Officer elections
5. Any properly presented new business

VII. UNFINISHED BUSINESS

1. Any properly presented unfinished business

VIII. OTHER BUSINESS

IX. ADJOURNMENT



Hollie Berry
Mayor

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES

December 15, 2022

6:00 pm

Red Bank Court Room
3117 Dayton Boulevard

I. CALL TO ORDER

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

II. ROLL CALL

Commissioner Skonberg called the roll. Commissioners Browder, Kelly, Millard, Skonberg, Luther and Smith were in attendance. Also in attendance were the planning advisors from the Southeast Tennessee Development District, Ashley Gates and Marc Holcomb, Leslie Johnson from Public Works, Martin Granum, City Manager, and Eddie Clinton from Codes Enforcement.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Luther led the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

Commissioner Browder Commissioner Browder asked for any corrections to the minutes from November 17, 2022. Commissioner Millard motioned to approve the minutes from November 17, 2022. Commissioner Skonberg seconded the motion. The motion carried with a unanimous vote.

VI. NEW BUSINESS

- 1. Zoning Ordinance Amendment to allow print shops greater than 2,000 square feet in the C-1 Commercial Zone and limit print shop size to 2,000 square feet, or 5,000 square feet with a special exceptions permit, in the C-3 Neighborhood Commercial Zone.**

Staff Planner Marc Holcomb presented the proposed Zoning Ordinance Amendment. He stated that previously, the larger print shops were permitted in the C-3 Neighborhood Commercial zone, and that only smaller print shops were permitted in

the higher intensity C-1 Commercial zone. He stated that staff felt this was an oversight and recommended approval of the proposed amendment.

Commissioner Skonberg motioned to recommend approval of the Zoning Ordinance Amendment to Zoning Ordinance Amendment to allow print shops greater than 2,000 square feet in the C-1 Commercial Zone and limit print shop size to 2,000 square feet, or 5,000 square feet with a special exceptions permit, in the C-3 Neighborhood Commercial Zone. Commissioner Millard seconded the motion. The motion passed unanimously.

2. Letters of Intent - Hixon and Swope Properties

City Manager Martin Granum stated that the City of Red Bank had submitted Letters of Intent in order to research purchasing portions of the Hixon and Swope properties. These are vacant parcels that have multiple potential public uses. He stated that parks are one consideration, but there are other uses under consideration as well. He stated that they are in the due diligence phase and there is no action needed by the Planning Commission at this time.

3. Update on Building Official Position

Martin Granum stated that Eddie Clinton had passed the required certifications in order to be promoted to Red Bank's Building Official.

4. Request to Rezone 167, 169, 171 and 173 Lynda Circle from R-1 Residential to RT/Z Residential Townhome/Zero Lot-Line

Staff Planner Ashley Gates presented the proposed rezoning for 167, 169, 171 and 173 Lynda Circle. She stated that the surrounding zoning is R-1, so she had to look at whether this would be considered spot zoning. She stated that she felt this rezoning would be considered a small area that is zoned differently from the surrounding neighborhood to benefit the property owner, and that she would need to look at whether the rezoning would be detrimental to the neighborhood. If the Planning Commission did not find the rezoning to be detrimental, she recommended the following conditions:

1. The only permitted use shall be single-family detached homes
2. A site plan indicating the location of all parking shall be submitted for approval by the Planning Commission prior to obtaining building permits
3. Engineered plans stamped by a qualified geotechnical engineer shall be submitted and reviewed by a city-contracted engineer prior to the issuance of building permits
4. Stormwater plans must be submitted and reviewed by Hamilton County Water Quality Department

Applicant Josh Craven presented his proposed development for the site. He stated that the higher density would allow for reduced span of road between the driveways, and would allow them to install retaining and on-street parking for the road. He stated that having only four lots makes it more difficult to address the concern of off-street parking, which was the main concern that residents expressed at the BZA hearing. He stated that the engineering changes dramatically with 6 lots instead of 4 and allows the developer to build more responsibly. He stated that he has permits to

build the four homes, but wanted to address neighborhood concerns and make the development have better engineering to stabilize the road and slope.

He stated that this would be a benefit to the neighborhood, bringing new families to the community and that they intend to build very high quality homes that will last.

Staff Planner Ashley Gates stated that Public Works Director Leslie Johnson expressed concerns about a retaining wall within the right-of-way. Ms. Johnson stated that she had concerns about the ongoing maintenance costs of a retaining wall that would mostly benefit the homeowners. Staff Planner stated that the zoning is under review, and that the site plan could be amended to address these concerns at a later time if needed. Mr. Craven stated that he would work with Public Works to ensure the design meets the requirements of Public Works.

Commissioner Millard asked what the price point would be for these homes. Mr. Craven stated that he is not sure, they are looking at being in the \$400's, but it would depend on whether basement square footage was built.

Commissioner Browder asked about the grade of the driveways. Mr. Craven stated that they would have a 6% grade, and all would have a turnaround so that cars would not reverse onto Lynda Circle. He stated that two of them would have 2-car garages, and the others would have a 1-car garage.

Commissioner Luther asked if staging the construction from Strawberry Lane would disturb the sewer easement. Mr. Craven stated that they could cross the easement, but could not construct anything on the easement. Mr. Luther asked whether they were looking at also rezoning Strawberry Lane to R-T/Z. Mr. Craven stated that Strawberry Lane is not a city-street and would need to be re-paved to meet city standards. He stated that the costs don't justify that type of development, and their intent is for two R-1 homes.

Commissioner Browder opened up the public hearing for public comments.

Drake Pertuit of 120 Sweetland Drive stated that the minutes from the Board of Zoning Appeals was not available and he felt they should be made available prior to this meeting. He stated that several issues were brought up in that hearing such as where people will park during Thanksgiving, where visitors will park, and that the area is quaint and secluded. He stated that only two homes should be built there.

Bill Entre of 164 Lynda Circle stated that he was very concerned about on-street parking. He stated that he was concerned that the proposal would bring more cars and clutter to the street. He stated that the area is quiet and secluded and that he was concerned it would be developed like Hedgewood. He stated he was also concerned about slippage on the slope.

Caleb McGraw of Alden Drive stated that he did not feel that more parking for more cars was an adequate solution. He also stated that he felt that there should be a stop sign at the crest of the hill where Lynda Circle and Lynda Drive intersect.

Kerry Gerland stated that the trees were covered in English Ivy and that knocking down some trees could be a benefit. He stated his concern that the road was only 14-feet wide, and there was only one way in and one way out.

Mr. Brian of 131 Lynda Drive stated that the keeping character of the neighborhood was a concern. He stated that the developer talked about the beauty and green space in the neighborhood but felt that that would be taken a way with the new construction.

Jacob McGuiness of 527 Tipton stated that there was a housing shortage in Red Bank and that should be a concern, as should considerations to build more responsibly.

Applicant Jason Craven stated that the plan for six homes came about as a means to address parking concerns. He stated that he appreciates the dialogue with the neighbors and will continue to work to address their concerns.

Commissioner Browder closed the public hearing at 7:25 PM. She stated that the Planning Commission appreciated comments from both the developer and the residents.

She stated that the Planning Commission makes a recommendation to the Board of Commissioners, and that they will have a public hearing on this as well.

Commissioner Millard made a motion to recommend rezoning 167, 169, 171 and 173 Lynda Circle from R-1 Residential to RT/Z Residential Townhome/Zero Lot-Line subject to the following conditions:

1. The only permitted use shall be single-family detached homes
2. A site plan indicating the location of all parking shall be submitted for approval by the Planning Commission prior to obtaining building permits
3. Engineered plans stamped by a qualified geotechnical engineer shall be submitted and reviewed by a city-contracted engineer prior to the issuance of building permits
4. Stormwater plans must be submitted and reviewed by Hamilton County Water Quality Department

The motion died for lack of a second.

Commissioner Luther motioned to recommend denial of the rezoning based on potential spot zoning, traffic concerns, and concerns of the neighbors.

Commissioner Kelly seconded the motion. Commissioners Browder, Kelly, Luther, and Millard voted in favor. Commissioner Millard opposed. The motion carried with four voting in favor and one against.

5. Request to Amend Conditions on Condominium Development at 1109 Dayton Boulevard, increasing units from 42 to 48

Staff Planner Marc Holcomb stated that the developer was seeking to increase the number of units from 42 to 48 at the approved condominium development at 1109 Dayton Boulevard. He stated that this would result in the development not having enough parking spaces to meet the minimum required by the Special Exceptions

Permit, so the parking requirements would need to be amended as well. He stated that the available on-street parking would mitigate the parking concerns.

Mr. Brian Clarke of 601 North Street presented the change in units to the Planning Commission. Brian Clarke with Method Architecture, on behalf of Richard Bacon presented the proposed changes. He stated that the developers hope is to increase the units to 48 units. Mr. Bacon's preference is to increase the unit count to offset the financing costs of doing business due to interest rate hikes. He stated with Red Bank wanting to become more multi-modal friendly, less parking will be needed.

Commissioner Kelly stated that she was concerned that most residents would have two cars, and that the city does not have bus service or multi-modal access for those without a parking space. Commissioner Luther stated that while he hopes Red Bank will have stronger multi-modal access in the future, he does not feel that they are there yet.

Public Works Director Leslie Johnson stated that she is concerned about reducing parking requirements without a directive from the Board of Commissioners and with reserving on-street parking space.

Staff Planner Ashley Gates stated that the Zoning Ordinance does state that the Planning Commission may review and reduce parking requirements if there are mitigating circumstances that would allow for fewer spaces. She stated that the on-street parking could be considered a mitigating factor, but that the condition should be worded properly to not have those on-street spaces reserved for this development. Staff stated that many cities are doing away with parking minimums, allowing more a free-market approach to parking. She stated that condominiums are usually sold with the number of parking spaces available clearly indicated, and she did not feel that condo owners would require as many parking spaces as homeowners.

Jacob McGuinness of 527 Tipton asked if he could speak on the subject. He stated that there is a strong need for housing in Red Bank, and that if the developer is comfortable with fewer parking spaces then the Planning Commission should also be comfortable with fewer parking spaces. He stated that the smaller units will allow more people to own their residence, and the City should consider eliminating minimum parking requirements.

Commissioner Browder motioned to approve the request to amend the conditions increasing the units from 42 to 48. Commissioner Millard seconded the motion. The motion passed unanimously.

Commissioner Luther motioned to amend the conditions special use permit to require 1.4 parking spaces per unit. Commissioner Skonberg seconded the motion. The motion passed unanimously.

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Browder motioned to adjourn. Commissioner Skonberg seconded the motion. The meeting adjourned at 8:23 PM.

City of Red Bank
Application for a Special Exceptions Permit

Date 12/20/2022

Application Fee Paid
\$100.00

19406
Receipt #

Name and Address of Applicant

Name (Print)

RP WHITE Oak, LLC

Street (Print)

832 GEORGIA AVE. STE. 300

City and State (Print)

CHATTANOOGA, TN 37402

Telephone Number

423-654-7104

Location of Property Relating to the Special Exceptions Permit

Street 2119 DAYTON BLVD.

City and State RED BANK, TN

Parcel Number 126C901 AND 126CG 001.01

Subdivision Name

Current Zoning: Residential ☒ Commercial Other

*Applicant must attach a site plan drawn to scale of 1"x100." This shall be submitted with each request for special permits. The proposed structure, ingress and egress, parking, landscaping, signage, must be shown and other material as may be deemed necessary by the City Manager or his/her designee.

Do you understand the present zoning requirements relating to your request?

☒ Yes ☐ No

What is your request? Please explain your request and why you are requesting it.

THE RED BANK ZONING ORDINANCE STATES THAT IN A C-1 ZONE, APARTMENTS ARE A PERMITTED USE, SUBJECT TO A SPECIAL EXCEPTIONS PERMIT. APPROVAL BY THE PLANNING COMMISSION; Bd. of Commissioners. OUR REQUEST IS TO ALLOW APARTMENTS TO BE BUILT ON OUR PROPERTY.

Is the reason for your request due to exceptional narrowness, shallowness, shape, topography or other extraordinary and exceptional situation on such property? ☐ Yes ☒ No

If yes, please describe the exceptional condition:

Would the approval of the special exception permit impair the intent and purpose of the zoning ordinance?

☐ Yes ☒ No

Page 2 Special Exceptions Permit

Would the proposed use create difficulties or undue hardships to the particular land or building or adjacent properties? ☐ Yes ☒ No

Please explain: _____

Are there reasonable alternatives available to you? ☒ Yes ☐ No

Please explain: WE HAVE INTERESTS FROM OTHER COMMERCIAL USES, INCLUDING
CONVENIENCE STORE, CAR WASH, AND FAST FOOD, BUT WE BELIEVE THAT TYPE OF COMMERCIAL
USE IS NOT THE HIGHEST: BEST USE OF THIS SITE. WE BELIEVE OUR MIXED USE PLAN IS
MORE SUITABLE FOR THE SITE: THE CITY OF RED BANK.

Would an approved special exception relate only to your property and not to other like properties in the City? ☒ Yes ☐ No

Does your request involve the addition to or extension of an existing building or structure?
☐ Yes ☒ No

If yes, would it be any less conforming than the existing structure?

Please explain: _____

If yes, would the addition / extension be in conflict with the character of the area in which the property is located?

Please explain: _____

"I certify that the information provided for this variance application is true and correct to the best of my knowledge."

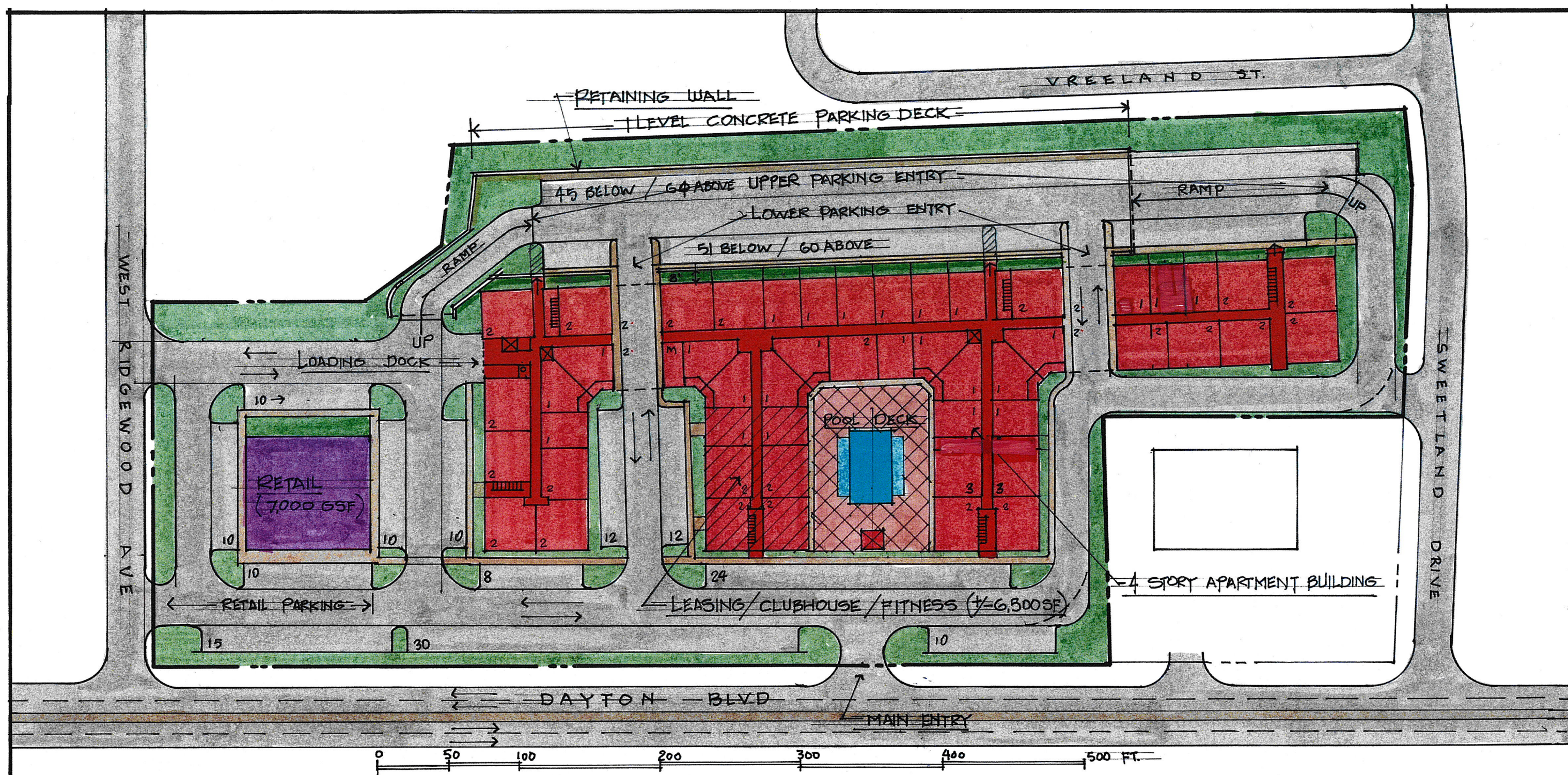
Signature: 88

DO NOT WRITE BELOW THIS LINE

Board Finding for: Approval ☐ Disapproval ☐

Date of Finding: _____

Secretary: _____



SITE PLAN

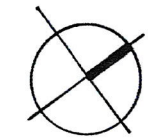
SCALE

DAYTON BLVD., RED BANK TENNESSEE

COG

12.12.2022

SCHEME B



MEMORANDUM

To: Members of the Red Bank Planning Commission

Cc: Greg Tate, Public Works Director

From: Marc Holcomb, Regional Planner

Date: January 12, 2023

Subject: Special Exceptions Permit Request for 2119 (and 2101) Dayton Blvd.

SUMMARY

Property Address:	2119/2101 Dayton Blvd	Property Owner:	Pak Brothers
Tax ID:	126C G 001/001.01	Applicant:	RP White Oak, LLC
Deed Reference:	10195-0943	Current Zoning:	C-1
Flood Zone:	No	Requested Zoning:	C-1
Current Land Use:	Commerical space; surface parking lot	Surrounding Zoning:	R-1, R-3, and C-1
Surrounding Land Use:	Single-family and multifamily residential; retail		
Proposed Use:	Apartment building, commercial building, parking structure		
Staff Recommendation:	Staff recommends approval with conditions		

ANALYSIS

Background

The property at 2119 and 2101 Dayton Boulevard is a 6.3-acre site with approximately 670 feet in frontage along Dayton Boulevard. RP White Oak LLC submitted a request for a Special Exceptions Permit to build apartments in the C-1 Commercial Zone. The conceptual site plan calls for all existing structures on the site to be razed and replaced by an approximately 210-unit, 4-story apartment building fronting Dayton Blvd with a 220-space parking garage at the rear of the property. An additional 161 surface parking spaces are included throughout the site plan. A new building of approximately 7,000 square feet would be used for commercial use at the southwest corner of the site. The parcel containing the existing auto-parts store is not included in this site plan.

Current and Proposed Use

The property at 2119 and 2101 Dayton Boulevard is currently used as retail space (some of which is vacant) and surface parking lot. The proposed new commercial building would sit in the approximate location of the existing vacant grocery store building. Rise Partners LLC has requested a Special Exceptions Permit to build a 4-story apartment building between the new commercial space and the existing auto parts store. A new parking garage would be located at the rear of the property behind the apartment building. The auto parts store is not included in this site plan.

Zoning Ordinance

SECTION 14-402. C-1 Commercial Zone

14-402.01: Intent

It is the intent of the C-1 Commercial Zone to:

- Promote a diverse mix of retail and service uses to serve both area residents and customers traveling to and from other neighborhoods and places of employment.
 - Including a commercial building at the corner of this allows access to its tenant(s) by passersby as well as residents in the immediate area.
- Balance the need to accommodate automobile-oriented commerce with the need to promote more pedestrian-oriented development in the commercial corridor.
 - Developer indicates an interest in adding a crosswalk to connect residents and businesses on both sides of the road.
- Minimize conflicts between uses in and around the district through landscape and buffering requirements.
 - Conceptual site plan indicates a green buffer strip between this property and the residential zone to its rear. This may require further scrutiny as the proposed parking structure will abut the residential zone.
- Emphasize access control to manage traffic generated by general commercial uses.
 - A traffic study of the site is a proposed condition of approval.
 - Conceptual site plan indicates specific access points to the property, limiting curb cuts along Dayton Boulevard.
- Promote quality residential development that enhances the character of the commercial corridor.
 - An apartment building on the site would introduce new housing stock, which would bring new residents to the area to patronize the businesses along the commercial corridor.
- Ensure that new development meets the intent of the Red Bank Design Review Standards.
 - Red Bank's design review process will be enforced.

14-402.03: Uses Permitted Subject to Issuance of a Special Exceptions Permit by the Red Bank City Commission upon recommendation by the Red Bank Planning Commission When Such Uses Abut Any Residential Zone.

In each case, the Commissions shall find that the proposed use will be in harmony with the intent and purpose of the Zoning Ordinance and shall require such yard requirements, screening, landscaping, ingress and egress controls, sign controls, as may be needed to assure that the use will be compatible with surrounding property uses. The permit may be issued subject to finding that the use(s) will operate in such a manner so as to be in harmony with the intent of this zone.

	C-1	Special Exceptions Request
Permitted Uses	Banks; barber shops; studios; restaurants; theatres; shoe repair; retail sales; florists; schools, churches, and other public and semi-public buildings; plumbing, workshops, electrical, radio, TV shops and similar uses; hotels/motels; outdoor storage of goods for sale on the premises; bakeries; office buildings; small printer shops; residential uses when part of a mixed-use commercial development; accessory buildings; single-family detached dwellings; micro-breweries	Conceptual site plan indicates developer plans to construct a 4-story apartment building containing approximately 210 units in addition to a new 7000 square foot building for commercial use and a 220-space parking garage.
Frontage / Width	N/A	N/A
Front Yard	50 feet	Conceptual site plan indicates buildings are more than 50 feet back from the front property line.
Rear Yard	25 feet, when adjoining residential zone	Conceptual site plan indicates buildings are more than 25 feet from the rear property line adjoining a residential zone.
Side Yard	10 feet, when adjoining residential or M-1 zone	Conceptual side plan indicates buildings are more than 10 feet from the side property line adjoining a residential zone.
Lot Size	N/A	N/A
Height	No building shall exceed in height the shortest distance from such building to the nearest boundary of a residential zone or the M-1 zone.	Conceptual site plan indicates the proposed apartment building may not comply with this requirement due to the property narrowing at the southwestern end.

	C-1	Special Exceptions Request
Setback from R-1 Zone	Rear yard: 25 feet (20 feet landscaped) All other yards: 20 feet (Landscaped)	Conceptual site plan indicates a green buffer strip around the perimeter of the property except for the rear of the auto parts store.
Parking requirements	Principal parking requirements for retail uses in the Commercial Zone will be 4 spaces for each 1,000 square feet of gross leasable space for all buildings or commercial centers of less than 25,000 square feet.	Parking on the site consists of 161 surface parking spaces as well as a 220-space garage.

Compatibility with Surrounding Land Use

This parcel adjoins property with single-family homes, multi-family developments, and commercial uses. Any proposed use should be in harmony with the intent and purpose of the zoning ordinance (402.03). As the parcels in question abut other commercial and residential properties, the proposal of apartments and a commercial building would fit the character of the area. 210 new apartment units would increase density in the area. While this could lead to traffic congestion, this density may also be viewed as benefit the surrounding businesses

Generally, increased pressures on the housing market are resulting in more dense development. With more demand for infill, this particular property may offer a means of concentrating the increased density near existing high-density development.

Land Use Plan

Red Bank does not have a proposed land use map, but the Land Use Plan does provide some goals to guide the development of property in Red Bank. Because the proposed development will add to the diversity of housing in the area, it can be interpreted as being in alignment with 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.

Similarly, the proposed development will add residential density to the Dayton Boulevard corridor. Population density and income are two of the main factors that drive retail investment and adding density to the Dayton Boulevard corridor will make the area more attractive to commercial investors.

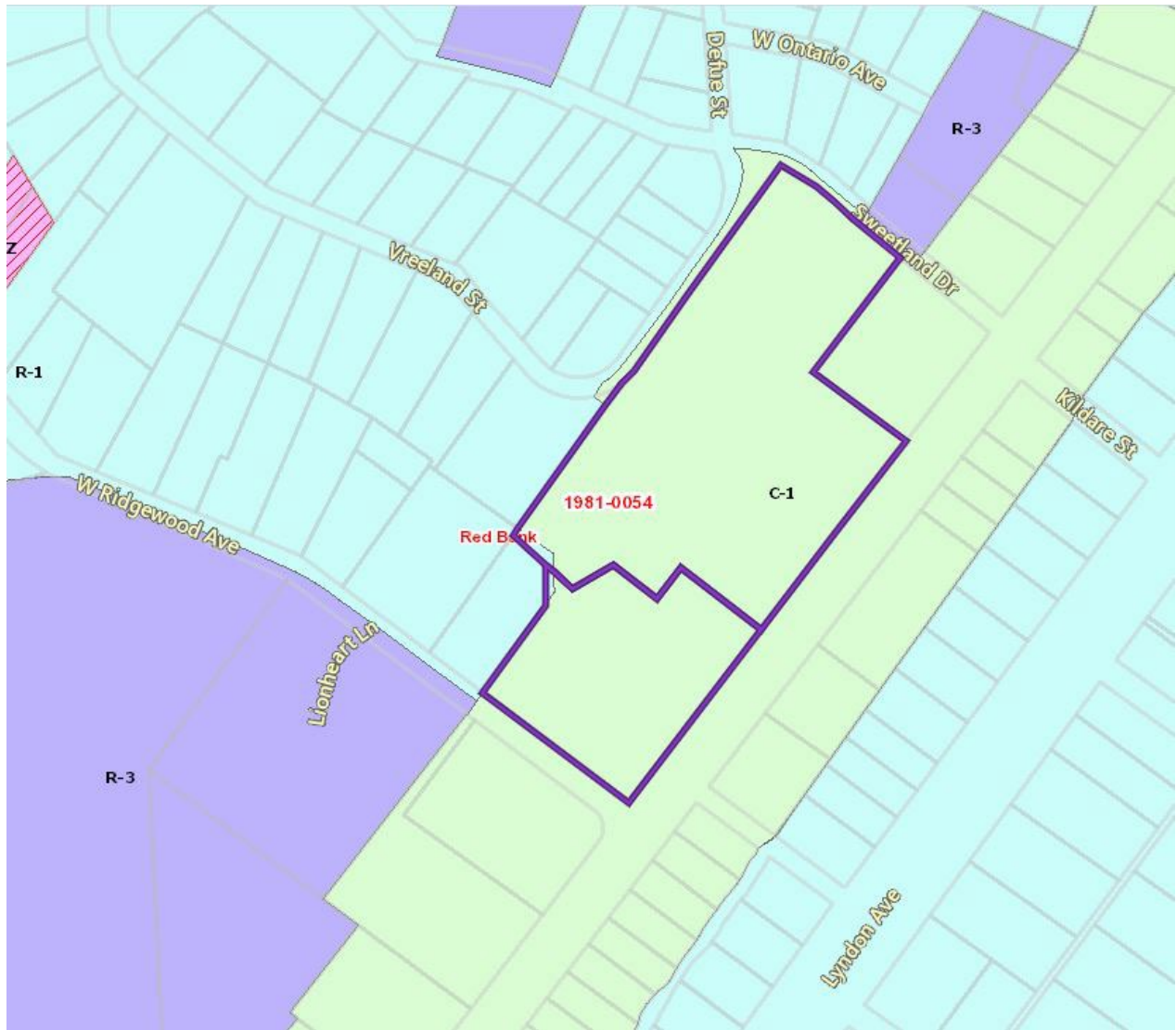
The applicant also proposes to construct a new 7,000 square foot commercial building, making this development effectively mixed-use. The residential area will share the same roads, sidewalks, and parking as the commercial area. For these reasons, the development can be interpreted as being in alignment with the F-Goal and the strategy to provide mixed-use development in commercial areas.

F-GOAL: Assure that certain areas of Dayton Boulevard are protected from incompatible and less desirable commercial uses and encourage new and diverse commercial development for all commercial areas.

ACTION: A new Central Business District (C-2 Zone) that prohibits any commercial use not in keeping with the existing character of the District.

ACTION: Regulations providing for mixed-use development in commercial areas.

Zoning Map



Aerial Imagery, 2022



Conditions

Red Bank may issue a Special Exceptions Permit with special conditions to be met by the applicant if deemed necessary and appropriate.

No.	Condition	Comment
1	Single-family detached residential structures shall be prohibited.	Detached single-family residential development would not add density to the area. Staff recommends prohibiting this use on this site in order to promote density in the city's main traffic and commercial corridor.
2	Developer shall fund a traffic study, conducted by an engineering firm approved by the City, to consider the need for traffic light or flashing crosswalk. Developer will fund recommended improvements along Dayton Boulevard as determined by the City.	This property has no sidewalks or pedestrian access. The added traffic will increase safety concerns for pedestrians. Adding either a crosswalk with flashing lights or traffic light will address this concern and will also provide residents access to the pedestrian bridge over Stringer's Branch which connects to Lyndon Avenue. Lyndon Avenue is a common walking path for residents and is part of the proposed Red Bank-North Shore Greenway.

RECOMMENDATION

SETD Planning Staff recommends approval with conditions. The Planning Commission should consider if the proposed development would meet the F-Goal of the Red Bank 2035 Plan and whether it will meet the intent and purpose of the C-1 Commercial Zone.

F-GOAL: Assure that certain areas of Dayton Boulevard are protected from incompatible and less desirable commercial uses and encourage new and diverse commercial development for all commercial areas.

ACTION: A new Central Business District (C-2 Zone) that prohibits any commercial use not in keeping with the existing character of the District.

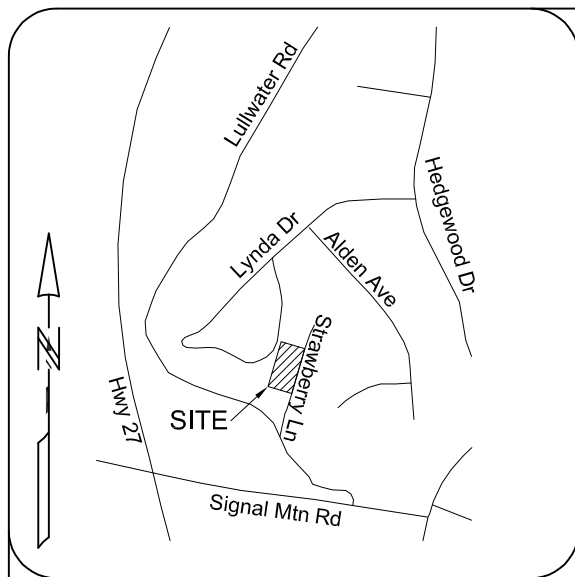
ACTION: Regulations providing for mixed-use development in commercial areas.

If the Planning Commission feels that the proposed apartment development would meet the F-goal and the intent of the C-1 zone, the conditions listed below are recommended.

Staff suggests the following motion:

"Motion to recommend approval of special exceptions for Parcels No. 126C G 001 and 001.01, as shown in the submitted site plan, subject to the following conditions:

1. Single-family detached residential structures shall be prohibited.
2. Developer shall fund a traffic study, conducted by an engineering firm approved by the City, to consider the need for traffic light or flashing crosswalk. Developer will fund recommended improvements along Dayton Boulevard as determined by the City.



LOCATION MAP
(NOT TO SCALE)

OWNER'S CERTIFICATION

I/WE ADOPT THIS AS OUR PLAN OF SUBDIVISION AND CERTIFY THAT I/WE ARE THE OWNER/OWNERS OF THE PROPERTY IN FEE SIMPLE.

WATCH TOWER INVESTMENTS LLC
3114 COLYAR DRIVE
CHATTANOOGA, TN 37404
(423)509-5881

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OR MAP REPRESENTS A CATEGORY 1 SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING ONE FOOT IN 15,800 FEET AND THAT SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYING AS OF MARCH 17,2011.

JEFF C. DAWSON, LS 2339, CFM

DATE

APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY WWTA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
RED BANK REGIONAL
PLANNING COMMISSION
DATE _____
BY _____

GENERAL NOTES

- 1) PRESENT ZONING IS: R-1
- 2) TOTAL AREA OF PROPERTY SHOWN: .50 ACRES
- 3)SUBJECT PROPERTY: TAX PARCEL NO. 126F B 004
- 4) THIS PLAT DIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 12607, PAGE 993.
- 5) BASIS FOR ALL BEARINGS: DEED BOOK 12608, PAGE 993
- 6) ALL CORNERS ARE A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP LABELED "NILES SURVEYING" SET UNLESS OTHERWISE NOTED.
- 7) THIS PROPERTY IS NOT SUBJECT THE 1% CHANCE SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. # 47065C0329G, DATED FEBRUARY 3, 2016
- 8) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 9) THIS PLAT HAS BEEN DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE RED BANK SUBDIVISION REGULATIONS.
- 10) RED BANK IS NOT RESPONSIBLE FOR PROVIDING ANY SERVICES BEYOND THE LIMITS OF THE PUBLIC ROAD.

LOT CLOSURE-

LOT 1 -- 1: 44,757
LOT 2 -- 1: 88,107
LOT 3 -- 1: 354,143

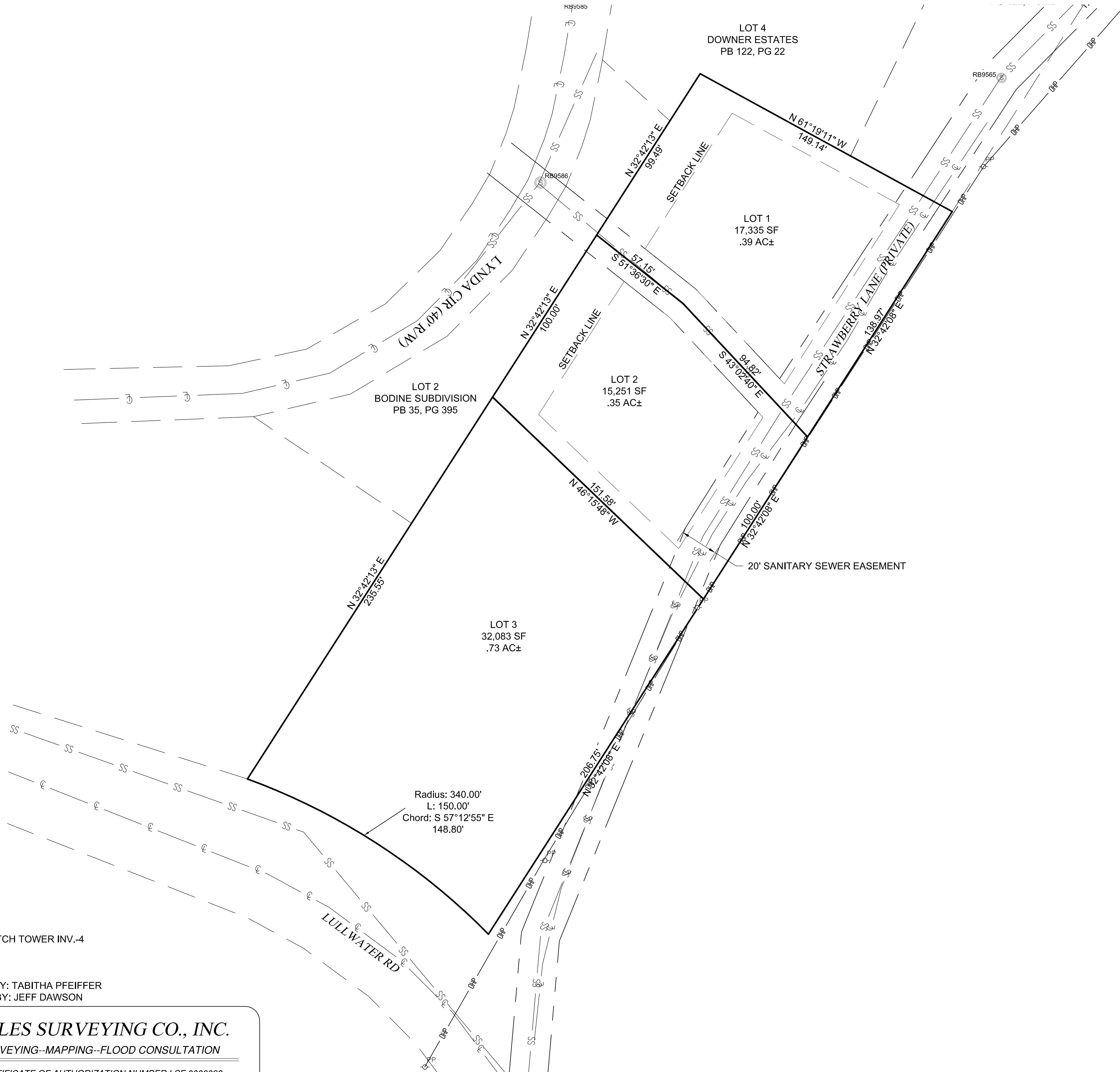
LEGEND

- CORNER FOUND (AS NOTED)
- 1/2" IRON ROD SET W/ "NILES" CAP
- CONCRETE MONUMENT FOUND
- OTP OPEN TOP PIPE
- CHAINLINK FENCE
- x WIRE FENCE
- WOOD FENCE

VF: 62- WATCH TOWER INV.-4
FB: 252-3
FF: 47-338
JOB: 22-211
DRAFTED BY: TABITHA PFEIFFER
CHECKED BY: JEFF DAWSON

NILES SURVEYING CO., INC.
LAND SURVEYING--MAPPING--FLOOD CONSULTATION

CERTIFICATE OF AUTHORIZATION NUMBER LSF 0000090
3962 CHURCHILL ROAD
CHATTANOOGA, TENNESSEE 37406-1616
PHONE: (423) 624-5041 FAX: (423)629-7813
EMAIL: admin@nilessurvey.com



FINAL PLAT
STRAWBERRY LANE
LOTS 1-3
LOCATED IN THE 3RD CIVIL DISTRICT
OF HAMILTON COUNTY, TENNESSEE
1" = 30' --- DECEMBER 2, 2022