

Hollie Berry
Mayor

City of Red Bank
Municipal Planning Commission

Martin Granum
City Manager

REGULAR MEETING AGENDA

July 20, 2023

6:00 pm

Red Bank Court Room
3117 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Commissioner Skonberg

- | | |
|---|--|
| ☐ Commissioner Browder | ☐ Commissioner Skonberg |
| ☐ Commissioner Millard | ☐ Vacant |
| ☐ Commissioner Kelly | |

III. INVOCATION – Commissioner Millard

IV. PLEDGE OF ALLEGIANCE – Commissioner Kelly

V. CONSIDERATION OF THE MINUTES

1. June 15, 2023

VI. NEW BUSINESS

1. Design Review of Mixed Use Development - 2101 and 2119 Dayton Boulevard
 - a. Applicant Presentation
 - b. Staff Presentation
 - c. Public Hearing**
 - d. Discussion
2. Preliminary Plat for Lima at Lullwater Subdivision
 - a. Applicant Presentation
 - b. Staff Presentation
 - c. Public Comment**
 - d. Discussion

3. TN-DIDD Inclusive Facility Grant update

- a. Staff presentation
- b. Public Comment**
- c. Discussion

D. UNFINISHED BUSINESS

3. Request to rezone 4006 and 4010 Oakland Avenue from R-1 Residential to R-T/Z Residential Townhome/Zero Lot Line

- a. Applicant Presentation
- b. Staff Presentation
- c. Public Comment**
- d. Discussion

VII. UNFINISHED BUSINESS

1. Request to rezone 4006 and 4010 Oakland Avenue from R-1 Residential to R-T/Z Residential Townhome/Zero Lot Line

- a. Applicant Presentation
- b. Staff Presentation
- c. Public Comment**
- d. Discussion

2. Update on Urban Mobility Plan

**** Public Meeting scheduled, Tuesday July 25th , 5-7 PM at the Red Bank Community Center ****

- a. Staff presentation
- b. Public Comment**
- c. Discussion

VIII. OTHER BUSINESS

IX. ADJOURNMENT



Hollie Berry
Mayor

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES

June 15, 2023

6:00 pm

Red Bank Court Room

3117 Dayton Boulevard

I. CALL TO ORDER

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

II. ROLL CALL – Secretary

☐ Commissioner Browder

☐ Commissioner Millard

☐ Commissioner Kelly

☐ Commissioner Skonberg

☐ Commissioner Luther

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Browder led the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

Commissioner Browder Commissioner Browder asked for any corrections to the minutes from July 13, 2023.

Commissioner Skonberg motioned to approve the minutes from 12:00:00 AM.
Commissioner Kelly seconded the motion. The motion carried with a unanimous vote.

VI. NEW BUSINESS

- 1. Request to rezone 4006 and 4010 Oakland Avenue from R-1 Residential to R-T/Z Residential Townhome/Zero Lot Line**

The applicant, Lee Hyden and partner Kyle Johnson, presented their plan to build 3 townhomes, as the best use of land to add value to Red Bank area given the nearby amenities, quality construction, green areas, with landscaping and maintenance provided by owners. Commissioner Browder – asked if these were attached townhomes, if the residents back out onto Oakland and clarified there is no access from Norwood.

Hyden – Confirmed they were attached townhomes, they do not have access from Norwood, and the price point is 2200/month.

Commissioner Browder – asked if the applicant considered 2 units?

Hyden – stated that it would be tough economically to build only two of the type they are planning to. Three is more efficient on the lot and they fit better.

Johnson – Construction from start to finish is straightforward in 12 months

Commissioner Browder – A site plan was not submitted, may be considered incomplete without one.

Chad Reese SETD – Recommendation was approval subject to conditions, but we did not officially receive the site plan; frontage width is 24' not 35' (page 10), this will be 3 TH on single lot, patios shown on the back must be uncovered to qualify, front porch encroaches 3', which is allowed; proposed use is significantly more dense than surrounding area. Being adjacent to the CBD it could be seen as a transitional use; spot zoning technically but that has been habitual specifically for R-TZ; 2 parcels must be combined in order to build on property line; rear access to Norwood is not proposed; single family attached is a 24' setback, this would require the landscaping clause; Recommendation is to table due to the lack of official site plan.

Commissioner Browder – Public hearing opened

Erin Edens 4009 Norwood Ave – Current resident of one of the applicants projects. Quality construction, green space, was promised, I purchased my home—my property has not been maintained. Height of lawn is unacceptable, invasive species, 6000 dollars worth of repairs due to rat damage; I do not believe Elwood will maintain; outlets not working, plumbing redone, construction issues; RTZ property would be the first single family attached; small apartment on Trenton, due to this increased traffic is problematic, Access seems to be abated by Oakland driveways; .33 acres and three town homes would create tight quarters and not be an appropriate use of lot; steep pitch down to Oakland terrace would require grading; entries on Oakland also have steep entry, fill dirt, earth compacter; scope of work necessary does not make an appropriate use of zoning

Vivian Fernandez 4018 Oakland Terrace – Neighborhood has seen traffic has increased, something on Dayton creates a detour on our street, and traffic will worsen

Yvonne Clark 10 Trenton Street – 4 Trenton was rezoned and that was a disaster, they cut down every tree, and now vacant eye sore; TH are not appropriate; I like green space; I like our little community; Our green space is like postage stamps.

Commissioner Kelly – is there a public hearing with the tabling.

Staff – there will be another hearing if deferred.

Staff – state statute on time limits requires action at the next meeting, 60-day window starts when application is submitted complete.

Commissioner Kelly motioned to defer for time to review the site plan as application was incomplete.

Commissioner Skonberg seconded the motion.

2. Request to rezone 210 Lullwater Rd. from L-1 Light Manufacturing to R-T/Z Residential Townhome/Zero Lot Line for Single Family Detached Residential

Applicant Steve Picket – purchased lot, intended to tie with Jason Craven’s property, but community feedback made that tie together with trails and green spaces not viable; asking for proposed zoning to build 4 detached homes like detached 22’ wide homes on Berkely avenue; proposing turnaround driveways off Lullwater; will consider all access off Lullwater; R-1 Lots would come off of Lynda; Having to run water for fire for R-1 would be expensive hence the 4 homes

Reese – other lots on Lynda have been approved as R-TZ and subject to slope ordinance; Slope is 30-40%; Lynda is ___%; elevation change is 62’; density would increase to 8 units per acre; practice in Red Bank is to spot zone, but it is currently spot zoned; recommendation is for R-1; second is for ; plat was submitted without site plan; density will be twice that of Duncan Hills; considering R-TZ would need single family requirements for steep slopes; Strawberry lane was approved with conditions.

Commissioner Browder – Lynda is very narrow, doesn’t seem appropriate for that density.

Jason Craven Watchtower Investments at 201 Lullwater – building on Lynda is not good; the plat matches what the planning commission has approved prior at Strawberry—it is congruent; there is an option for congruency because you are zoning R-TZ on either side of these lots; fire hydrant on strawberry lane; it is easier to build at the top of the hill with R-1; Supporting R-TZ as similar character with other developments.

Commissioner Millard motioned to deny the plat and defer rezoning to the next meeting

Commissioner Kelly seconded the motion.

3. Hixson/Swope Property Acquisition update

L. Johnson – Deputy Director Johnson presented to the Planning Commission a presentation regarding the City’s due diligence process for potential property acquisition of the Hixson and Swope parcels. Included in the presentation were background details regarding Commission’s

Ten-Minute Walk to a Park initiative from FY23 and how the two parcels came to light for potential acquisition. Deputy Director Johnson also presented the information packet previously submitted to Commission to include environmental reviews, site features, schematic design layouts for future use and each parcels restricted appraisal values. It was further advised the property owners would be submitting offers of sale agreements for the Commission's consideration. The Planning Commission was concurrent in their support and recommendation to City Commission for continued efforts in the acquisition process.

4. Additional Updates from staff
5. Any properly presented new business

VII. UNFINISHED BUSINESS

1. Amend R-4 Special Zone to include select commercial uses as uses by Special Exceptions Permit

Commissioner Browder – This has been on the agenda before, and we are finalizing the edits made by Ashley on permitted uses. There is one parcel that needs a special exceptions zone—across the highway on Morrison Springs Road, and that is the purpose of this ordinance.

Commissioner Skonberg motioned to approve

Commissioner Kelly seconded the motion.

The motion carried

2. Any properly presented unfinished business

Commissioner Skonberg motioned to include the native plants ordinance as an agenda item

Commissioner Millard seconded the motion.

Commissioner Browder opened the public hearing

Jason Craven stated that more options for landscaping is good

Commissioner Kelly motioned to approve ordinance and recommend to city commission

Commissioner Millard seconded the motion

The motion carried

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Kelly motioned to adjourn. Commissioner Skonberg seconded the motion. All voted in favor. The meeting adjourned at 7:45 PM.

City of Red Bank
Municipal Planning Commission

DESIGN REVIEW STANDARDS CHECKLIST

PEDESTRIAN ZONE

Description: This is the area between the Public Right-of-Way and the Building Zone. It includes the sidewalk, storefront area (where applicable) and tree plantings. It may also contain transit stops.

Element	Exceptions	Design Standard	Description	Y/N
Sidewalks	Existing sidewalks measuring at least 5-feet wide do not have to be altered in width.	Sidewalks must be installed and must be designed to meet current ADA Accessibility requirements.	5' sidewalk along Dayton Blvd. And W. Ridgewood Ave. All sidewalks dimensioned at 5'.	Y
	Deviations from the standards listed may be approved by the Planning Commission or City Manager or his/her designee if necessary for sites with steep slopes or other limiting physical characteristics, and for alternative designs that are judged to meet the intent of the Design Review Ordinance.	All intrusions, such as benches or landscaping, shall maintain a pedestrian lane measuring at least 5 feet wide	No benches shown. Landscaping is clear of 5' sidewalk.	Y
		Unless otherwise required or where larger plaza areas are provided, sidewalk dimensions and paving material shall be consistent with street frontage improvements of adjacent developments.	Adjacent developments have no frontage improvements or sidewalks. Opposite side of Dayton boulevard has intermittent 4' landscape buffers with colored pavements and 6' sidewalk. Sidewalk along Dayton has a 13' landscape buffer between the curb and the sidewalk.	Y

PEDESTRIAN ZONE

Element	Exceptions	Design Standard	Description	Y/N
Street Trees	Frontage on streets other than Dayton Blvd., Ashland Terrace and Morrison Springs Drive are not required to have street trees. Where terrain, existing lighting or drainage facilities interfere, a variance may be requested.	Street Trees will be installed in front of all new development, if applicable, on Dayton Boulevard, Ashland Terrace and Morrison Springs Drive to the maximum extent practicable.	Yoshino Cherry trees proposed along Dayton and Ridgewood every 35', Burford Holly in between.	Y
		Street trees shall be planted along the right-of-way and Pedestrian Zone between the property lines at least every thirty- five (35) linear feet to the maximum extent practicable.	Street trees between ROW and Pedestrian zone on West Ridgewood not shown	N
		Street trees within the Pedestrian Zone may be located in tree pits with grates or in a continuous planting strip with other plant material.		N/A
		Street tree locations shall be coordinated with the street lighting and utility plans to minimize interference.		Y
		Street trees planted along Dayton Boulevard, Ashland Terrace, and Morrison Springs should be Yoshino Cherry. All others shall be of a type and size prescribed in Chapter IX of the Red Bank Zoning Ordinance or approved by the Planning Commission or City Manager based on compatibility with the urban street system.		Y

PEDESTRIAN ZONE

Element	Exceptions	Design Standard	Description	Y/N
Lighting	Applicable only to new development. Existing lighting that is fully functional may be utilized.	Street lighting will be installed in front of all new development on Dayton Boulevard to the maximum extent practicable.	Lighting shown in pedestrian zone and parking lot.	Y
		Street lights along or within the Pedestrian Zone shall be of the same design, type, spacing and mounting height and shall consist of lamp top post lighting matching the existing lamps.	Lighting detail not shown	Y
		New lighting in the Pedestrian Zone shall be aligned with the street trees and parallel to the edge of the public right-of-way.		Y
		Exterior lighting shall be equipped with full cut- offs to direct light downward and to minimize glare, shadows, night sky pollution, and excessive light levels.	Exterior lighting detail not shown, see Design Standards Chapter III Section C for lighting standards	
Curb Cuts	Existing curb cuts that do not need to be consolidated, as determined by the City Manager, do not require plans to be submitted.	The consolidation of multiple existing curb cuts may be required by the City of Red Bank.	No new curb cuts shown	N/A
		Curb cut permits are required with engineered stamped plans.	No new curb cuts shown	N/A
Storefront Area	Storefront Area between the sidewalk and building is permitted but not required . When included in the plan, it must meet requirements.	The Storefront area shall include outdoor dining, public space with seating, and / or enhanced pedestrian entrances that connect buildings with the Pedestrian Zone.	Rendered site plan shows “shops” seating area with entries	Y
	Exceptions to the maximum width requirement may be granted when existing buildings are utilized.	3. The Storefront Area shall be a maximum of eight (8) feet in	Interior dimension of seating area not shown—	N

PEDESTRIAN ZONE

Element	Exceptions	Design Standard	Description	Y/N
	The following are not permitted in the Storefront Area: a. Parking b. Chain link or slat fence c. Drive lanes d. HVAC equipment e. Dumpsters or similar containers	width. Larger storefront areas may be approved by the Planning Commission or City Manager or his/her designee for renovations that are permitted to exceed the maximum building setback requirements in Chapter IV, Section B of the Design Review Ordinance.	possible 15' in width. 8' maximum is required.	

BUILDING ZONE

Description: The Building Zone is the location of the primary structure, and located between the Pedestrian Zone and the Parking Zone. Existing buildings and parking areas may remain in their existing location.

Element	Exceptions and Notes	Design Standard	Description	Y/N
Setback and Orientation	Exceptions to setback requirements in the Building Zone can be made under the following circumstances: a. Exceptions due to steep slopes or other challenging physical site characteristics b. A specific design due to the style or development type approved by the Planning Commission or City Manager that meets the intent, objectives and principles of the Design Review Ordinance. c. Exceptions approved by the Planning Commission or City Manager where the reuse of a preexisting building precludes the maximum setback. In these cases additional mitigating landscape area and planting could be required. d. Multi-family developments shall be exempt from setback standards listed in this Building Zone section. Front setback requirements in the Red Bank Zoning Ordinance may be increased or reduced by the Planning Commission or City Manager to meet	New buildings must be setback minimum of seven (7) feet and a maximum of twenty-five (25) feet from the public right-of-way of any street.	Retail Shops are more than 25' from ROW; Applicant requesting exception	N
		New buildings must be setback zero (0) feet from the back of the sidewalk , unless a Storefront area with a maximum width of eight (8) feet is provided between the Sidewalk and the Building Zone.	Retail shops are setback 15' from the back of the sidewalk—the storefront area is greater than the maximum 8' between the sidewalk and building zone. Applicant requesting exception	N
		For any building adjacent to a public street, a primary pedestrian entrance shall be provided that is easily visible from the public right-of-way. If the building has more than one side adjacent to a street, such as a corner-lot building, only one side of the building facing the street is required to have a pedestrian entrance.	-	Y

BUILDING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
	the intent of the Design Review Ordinance.			
Building Façade	Complete metal buildings must be approved by both the Planning Commission and Board of Commissioners. Building facades should be designed for compatibility with other adjacent structures located close to the street.	Facades visible from the public right-of-way shall include two or more of the following architectural features: a. awning, canopy or marquee, b. balconies, c. projecting cornices, d. recessed entrances or bays, e. arcades, f. wall mural, or g. Other architectural elements approved by the Planning Commission or City Manager.	Zone A Front Elevation: shows balconies and projecting cornices Zone B Front Elevation: shows balconies and projecting cornices Zone C Front Elevation: shows balconies and projecting cornices Zone C Right Elevation: shows balconies and projecting cornices Zone D Right Elevation: shows balconies and projecting cornices	Y

BUILDING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
			Retail Front Elevation: shows brick, wood fiber cement panels, metal signage band, glass Retail Right Elevation: shows brick, wood fiber cement panels, metal signage band, glass	
		No single approved material (excluding glass) shall exceed seventy (70%) percent of the exterior building wall(s) that is visible from a public right- of-way and shall be comprised from the following alternative materials: factory-primed fiber-cement lap siding, glass, brick, stone, hard coat stucco, pre-cast concrete, architectural metal panels, and faux stone, and other materials as approved.	Exterior of buildings show fiber cement panels, brick, wood fiber cement panels, glass	Y
		Does not contain prohibited materials visible from public right-of-way: flat metal or corrugated tin or zinc coated siding, vinyl (or similar) siding, and unpainted/untreated concrete block. Commercial zones only.	Retail: Metal signage band	

BUILDING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
Façade Transparency	Specific alternative designs may be approved by the Planning Commission or City Manager. Tinted or reflecting glass is discouraged.	Retail Buildings: façades facing the public right-of-way shall have at least thirty percent (30%) of the façade area comprised of clear vision glass at the ground level	-	Y
		Non-Retail Building: façades facing the public right-of-way shall have at least twenty percent (20%) of the façade area comprised of clear vision glass	-	Y
Massing	Articulation not required for facades less than 30 feet or not visible from the right-of-way. Horizontal articulations in buildings, such as building step-backs or rooftop balconies, are encouraged.	Façades longer than thirty (30) feet and visible from public right-of-way shall be broken down into smaller units through the use of articulation. Articulation may include: a. offsets, b. recesses, c. staggered walls, d. stepped walls, e. pitched or stepped rooflines, f. overhangs, or g. other elements of the building's mass.	Mixed-Use Buildings: articulates throughout using stepped walls, staggered walls, overhangs, balconies Retail: articulates with the use of canopy, cornices, columns	Y
		Building height shall be compatible with the height of neighboring buildings that are built close to the street.	No nearby buildings	Y
Roof Expression	Multi-family developments are exempt from Roof Expression standards. Residential roof styles, including hipped and gabled roofs are discouraged.	Buildings should include extended parapets, projecting cornices, or similar features that define the top of the building and create a prominent edge when viewed against the sky.	Retail: cornice Mixed Use: cornice, extended parapet	Y
		Mechanical equipment located on roof tops shall be screened from the public right-of-way.	No mechanical equipment shown	Y

BUILDING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
	Active roofs with gardens and outdoor seating are permitted. Parapets should be extended and embellished.			

PARKING ZONE

Description: New or existing parking facilities. Parking requirements are stated in the Red Bank Zoning Ordinance section 14-496. Shared parking agreements between adjacent developments are encouraged as a method to meet these requirements.

Element	Exceptions and Notes	Design Standard	Description	Y/N
Parking Lot Location	Requirements for the parking lot location is only for new parking lots. Other locations of parking may be approved by staff or the Planning Commission based on the development style and use.	Located to the rear of any building with the exception of preexisting buildings. If new parking with 50 or more parking spaces cannot be accommodated to the rear of the building , parking on the side of the building may be permitted if screened from the public right-of-way.	Parking facilities wrap all new buildings	N
		New parking lots for new construction shall not be located between a building and the street, unless otherwise approved.	Parking aisles shown between retail buildings, mixed use buildings, and street	N
Parking Lot Screening	Applies to new and existing parking lots Lots with fewer than 50 spaces are exempt from screening requirements	All new surface parking lots and existing parking lots having 50 or more parking spaces fronting the public right of way shall be screened parallel to the edge of the Pedestrian Zone.	Landscaping buffer shown as 14' along Dayton, 20' along West Ridgewood, 21' along rear PL	Y
		Screening shall have a minimum height of three (3) feet and a maximum height of six (6) feet above grade.	Height not shown	
		Screening shall consist of: - a decorative masonry wall - landscaping - Or a combination of a decorative fence and landscaping		Y
		Landscaping shall consist of evergreen plantings and/or green screens prescribed in Chapter IX of the Red Bank Zoning Ordinance or approved alternatives.	Landscaping legend provided	Y

PARKING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
Parking Lot Landscaping	Applies to <u>all</u> commercial zones.	Minimum of one (1) tree for every twenty (20) spaces.	Parking garage does not show trees	Y
	Parking lots with fewer than 50 spaces are exempt.	Adjacent aisles shall be divided by landscaped islands that break parking areas into blocks to the extent possible.	Parking lot islands shown	Y
		Parking lot landscaping should incorporate best management practices (BMPs) for storm water and other green infrastructure into the design are encouraged to reduce storm water runoff and pollution. Applicants should refer to the Hamilton County Water Quality Manual for guidance on appropriate storm water BMPs for their site.	Storm water runoff management not shown	N
Parking Lot Lighting	Existing lighting structures, fixtures and bulbs are exempt from these standards.	All New lighting fixtures and bulbs shall be LED, shielded if necessary, equipped with refractors, or placed indirectly to prevent stray upward light or direct light causing glare.	Bulbs not shown	N
	Special interest and accent lightings are encouraged to be integrated with landscaping and streetscape features.	New pedestrian-scale lighting should be provided on the walkways, parking lots and open spaces consistent with the character of the development.	Pedestrian/parking lot lighting shown.	Y
		Parking lot lighting shall be appropriate to create adequate visibility at night and evenly distributed to increase security. Parking lots must have a minimum illumination of 0.8 foot-candles at the ground level.	Minimum illumination not shown	N
		New Parking lot lighting structures shall not exceed a height of twenty (20) feet.	Height not shown	N

PARKING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
Service Equipment Areas	Applies to <u>all</u> commercial zones.	Dumpsters, loading areas, mechanical equipment, outdoor storage areas, and other utilities readily visible from the public right-of-way shall be screened from public view to the maximum extent practicable. Screening shall consist of an opaque wall, fence, or other approved screening method.	Dumpster for retail shown in gated enclosure No dumpster shown for mixed-use	Y
	Dumpsters shall be screened according to Screening Requirements found in the Red Bank Zoning Ordinance.			
	Chain link fences or slats of any material shall not be permitted.	The height of the screen shall be a minimum of six (6) feet, and of such height adequate to completely conceal a dumpster or equipment.	Height of trash enclosure not shown	N
		Screen wall and fence materials shall consist of masonry, stucco, stone, wood, or decorative architectural metal or other approved designs and materials.	Material of trash enclosure not shown	N
		Landscaping, including shrubs, trees, perennials, or green screens, shall be added to screening to soften the appearance of screening walls or fences.	Landscaping for trash enclosure not shown	N

PARKING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
Fences, Walls and Screening	This section applies to <u>all</u> commercial zones. Chain link and slate fencing is not permitted to screen properties from the public right-of-way.	All new surface parking lots and existing parking lots that have 50 or more parking spaces that front the public right-of- way shall be screened from view.	Screening provided by landscaping buffer	Y
		A wall, fence, or hedge that screens property from the public right-of-way should have a maximum height of 6 feet.		N/A
		Long stretches, over twenty (20) feet, of fencing or blank wall without intermittent elements such as posts or columns shall be avoided.		N/A
		Walls and fences should be compatible with the architectural style, materials and colors of the principal building.		N/A

SIGNAGE

Description: All signage, including those attached to the building and freestanding signs. All signs must conform to the Sign Ordinance, as enacted or subsequently amended.

NOTE: Approval of the development design does not constitute approval of the proposed signs. All applicants must apply for a sign permit.

Number of proposed building signs: _____

Number of proposed freestanding signs: _____

Proposed signs included in submitted plans? (Y/N) _____

Staff Notes:

Sign is proposed on the wall facing Dayton Avenue. Full sign plans not provided and will need to be reviewed by the building inspector and codes enforcement as part of the sign permitting process.

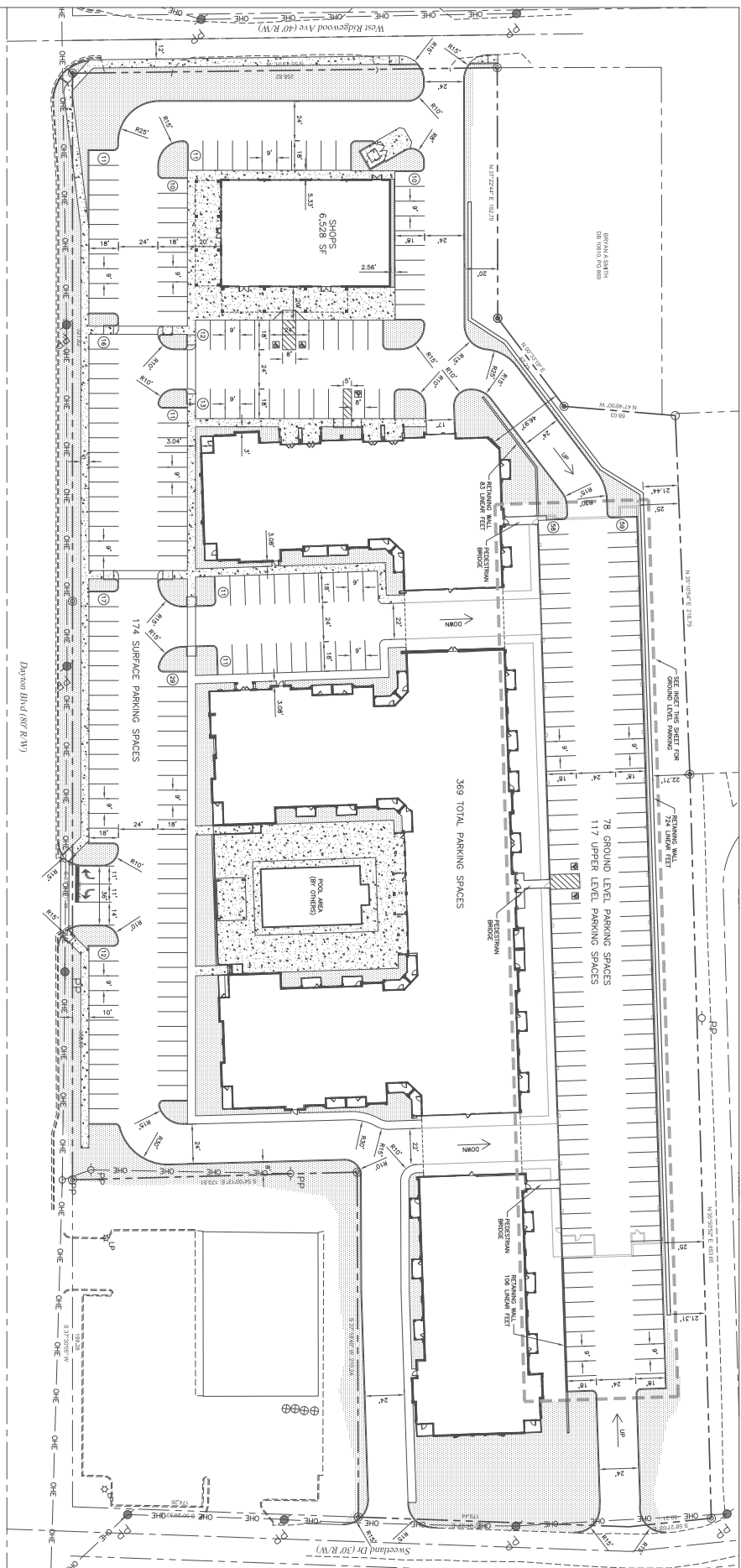
NATURAL FEATURES

Description: Design standards and requirements that relate to trees, vegetation, terrain and waterways.

Element	Exceptions and Notes	Design Standard	Description	Y/N
Tree Survey / Plan	A tree survey is required when the development will disturb existing vegetation that includes trees larger than 6 inches in diameter.	On sites with existing mature trees, at least a third (33%) of specimen trees shall be preserved or transplanted on site, to the maximum extent practicable. For purposes of this section, "specimen" trees include the following: a. Deciduous trees with twenty inch (20") minimum diameter at breast height (DBH) b. Evergreen trees with twenty inch (20") minimum DBH; c. Groups or stands of seven (7) or more trees with a minimum DBH for each tree of six inches (6").		N/A
		Specimen trees in appropriate locations, such as along drainages and along the perimeter of the site may be used to fulfill landscaping or buffering requirements under the Design Review Ordinance.		N/A
		Any existing vegetation or non-specimen trees that are in appropriate locations, in sufficient quantities, and of acceptable quality to be used to fulfill landscaping or screening requirements under the Red Bank Zoning Ordinance, shall be preserved to the maximum extent practicable.		N/A
		Tree Protection during Construction: a. Specimen trees shall be protected during construction with the erection of barrier fencing. b. Specimen trees shall be identified during construction by red flagging or red paint c. Grading shall be avoided within the root area or drip line of any existing preserved trees.		N/A

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
Tree Survey / Plan		Tree Replacement: If a specimen tree flagged for preservation is removed or substantially damaged during clearing, grading, or construction, the developer shall replace the removed or damaged tree with a new tree(s). Replacement trees shall be the same or similar species to the trees removed or damaged, or alternately a species native to Hamilton County and approved by the City. For every one inch (1") of tree caliper removed or damaged, the applicant or developer shall install one inch (1") of replacement tree caliper.		N/A
Protection of Natural Features		Site plans shall show natural features, including stream corridors and wetlands, steep slopes, and existing trees.		N/A
		Applicants shall show evidence of compliance with all applicable federal, state, and city laws and regulations related to preservation and protection of stream corridors and wetlands.		N/A
		Development should be avoided on steep slopes.		N/A
		Development within the floodplain should be avoided.		N/A
		Storm water runoff and pollution should be mitigated with the use of storm water management best practices. Applicants should refer to the Hamilton County Water Quality Manual for guidance on appropriate Storm water BMPs for their site.	Storm water runoff management not shown	N
		Storm water retention and detention ponds should be located so as to not be visible from the public right-of-way.	Storm water runoff management not shown	N
		Buildings, parking areas, and other structures should be set back from natural features a sufficient distance to ensure their continued quality and natural functions.	Storm water runoff management not shown	N

[illegible]

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

DATE: 06/14/2025

DRAWN BY: JDS

CHECKED BY: BMB

PROJECT NO.: 23011

SHEET NAME:
CONCEPTUAL SITE
PLAN

SHEET NUMBER:

CSPD

PRELIMINARY

PROJECT:

*MIXED USE
DEVELOPMENT*

DAYTON BLVD
RED BANK, TN 37415

DEVELOPER:

RISE PARTNERS
832 GEORGIA AVE, STE 300
CHATTANOOGA, TN 37402
423-802-5358

CIVIL ENGINEER:

BERRY
ENGINEERS LLC

63 BROAD STREET NW
CLEVELAND, TN 37311

TEL: (423) 790-8880



MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Greg Tate, Public Works Director
From: Ashley Gates, Senior Planner, Southeast Tennessee Development District
Date: July 6, 2023
Subject: Final Plat for Lima at Lullwater

SUMMARY

Owner / Applicant: Lima Sierra LLC
Property Address: Lullwater Road
Tax Map #: 126C B 044
Current Use: 3.8-acre undeveloped tract
Proposed Use: 6 townhouse structures with 4 units each, and 1 townhouse structure with six units
Zoning: R-T\Z with conditions
Floodplain? No
Zoning History: Rezoned in 2017 from R-1 to R-T\Z with conditions while under different ownership
SETD Staff Recommendation: Deny

ANALYSIS

Background

This property was rezoned in 2017 to R-T\Z with conditions. The conditions listed on the ordinance were as follows:

SECTION 1. The Zoning Ordinances and Zoning Maps of this City are hereby amended by rezoning the property located on Lullwater Road, as more particularly describe as per the attached Exhibit B and as shown in Exhibit A, as Hamilton County tax parcel number 126C-B-044, from R-1 Residential Zone to R-T/Z Residential Townhouse/ Zero Lot Line Zone, subject to the following conditions shown on the site plan in Exhibit C.

- a) a community lot is created along the rear lot line of the property that is 25 feet in depth, and the maximum depth practicable behind proposed lot 16; and

- b) a 5-foot-wide sidewalk built to ADA standards along Lullwater Road for the entire length of the property; and
- c) On-street guest parking on Lullwater Road.

Additionally, a site plan showing 16 lots, rear access via an alley, and a detention pond was attached to the ordinance.

In June 2023, a site plan and plat were submitted for this property. The proposed plat under review in July 2023 includes the following:

- Five structures with four attached townhomes each
- One structure containing six attached townhomes
- Total of 26 townhomes
- 25-foot wide community lot along the rear of the townhomes
- 7-foot wide parallel parking spaces along Lullwater Road – number of spaces not indicated
- 12-foot wide access road parallel to Lullwater Road, in front of the proposed townhouses
- Underground stormwater detention underneath the access road

This proposal changes the use from detached single-family homes to attached single-family homes and increases the number of units from 16 to 26. Additionally, the placement of the alley has moved to the front of the structures. The detention pond has also been removed, with underwater stormwater detention proposed. Attorney review has indicated that the changes are significant enough to require amendments to the original rezoning ordinance.

Aerial Imagery, 2022



Subdivision Regulations

This plat must be submitted as a PRELIMINARY Plat. The following is still needed for a complete preliminary plat submittal:

- Size and location of proposed water lines
- Location of proposed fire hydrants
- Certificate of Preliminary Plat Approval
- Vertical road profile of proposed access road
- Vertical sanitary sewer profiles

Zoning Ordinance

The following additional information to assess compliance with the Zoning Ordinance is needed:

- Measurements of building separation
- Side setback measurements for exterior side lot lines. Minimum is 25 feet.
- Show all setback lines on the plat

This plat does not meet the following requirements of the Zoning Ordinance:

- Several proposed structures do not appear to meet the rear setback requirement of 25 feet
- The front setback requirement is 40 feet along exterior roads, unless Type C landscaping is provided, in which case the minimum is 25 feet. The front lot lines on the site plan do not appear to match those on the plat. Additional clarification is needed to assess the front setbacks.
- Regarding proposed access via alley:
 - o Proposed access road does not meet the standards of a frontage road as defined in the Zoning Ordinance, which requires frontage roads to meet Subdivision Regulation standards and to be dedicated as public roads. The minimum paved width of local streets is 26 feet.
 - o Alleys are defined as secondary vehicular access and are generally provided at the rear of the homes. Placing an alley between the road and the home makes the alley the primary vehicular access, which is a frontage road not an alley.
 - o Access via private access easement is limited to only 4 lots per the Subdivision Regulations, so those standards do not apply.
 - o The Fire Department has indicated that as designed, this road would serve as fire access. The Fire Department requires a minimum width of 22 feet, though the Subdivision Regulations require 26 feet.
 - o Alley should either be designed to meet the “Frontage Road” requirements of the Zoning Ordinance or moved to the rear of the townhomes. If moved to the rear, the Fire Department will need to review the new design.
 - o Vertical profiles of alleyway needed to ensure sight distance at intersection with Lullwater Road.
 - o Minimum horizontal curve radius is 100 feet, this measurement is needed

Additional Requirements

- Parallel parking spaces are too narrow at 7 feet. Recommend that they be 9 feet wide.
- Guard rails will need to be replaced. Please show proposed location of guard rails.

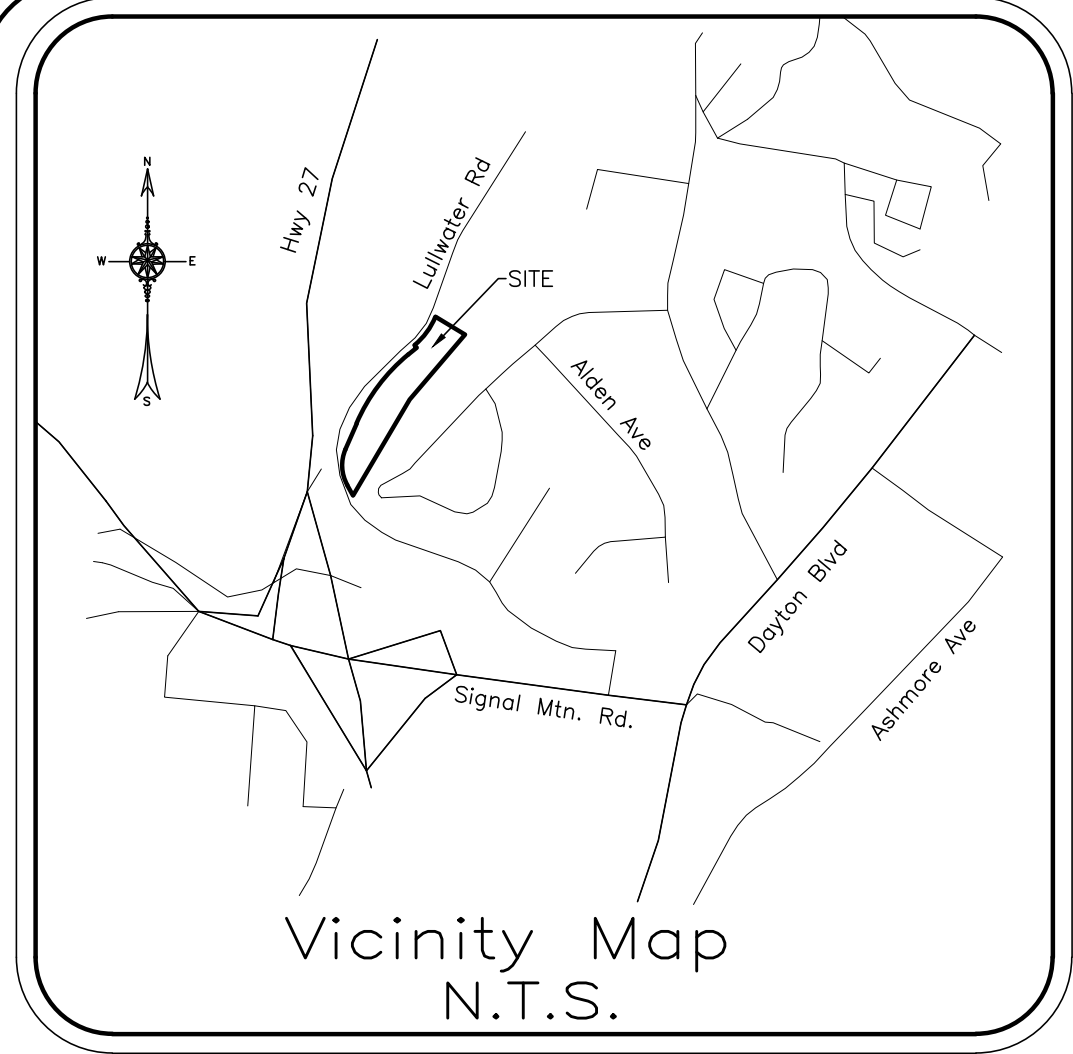
- The Red Bank Fire Department requires that all structures be within 500' of a fire hydrant. This is due to the complexity and density of the development. There is 6" main ending at the address 307 Lullwater, but the closest fire hydrant is in front of 433 Lullwater, which is more than 500' from the furthest lot on the plat. Show all proposed fire hydrants.

RECOMMENDATION

Due to the needed corrections and significant change from the conditionally approved rezoning, staff cannot recommend approval at this time.

Staff recommends the following options:

- A. Resubmit a plat that meets the intent of the rezoning from 2017, with the same density and general layout, and that addresses the concerns listed above.
- B. Submit an application to amend the conditions of the 2017 rezoning, then resubmit the plat and site plat addressing the corrections indicated above.



NOTES

1. Present zoning classification R-17.
2. Area subdivided by this plat is 3.70 acres.
3. This plat subdivides the property described in Deed Book 11153, Page 49.
4. This subdivision has been developed according to the design standards of the Subdivision Regulations of the City of Red Bank.
5. Local Government does not certify that utilities or utility connections are available.
6. Public sanitary sewers are available by gravity flow.
7. Public sanitary sewers are available by HCWWTA.
8. Tax Parcel 126C-B-044.
9. The City of Red Bank is not responsible to construct or maintain drainage easements or the private drives/ingress and egress easements.
10. The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the local government.
11. This survey was conducted without the benefit of a complete and current title commitment.
12. I, hereby certify after examination of the current F.E.M.A.—Flood Insurance Rate Map No. 47065C0329G that the subject property lies in zone(s) "X" thereon and a portion DOES NOT lie within the 100 year flood hazard area. The reference map bears a revised date of February 03, 2016.
13. I, certify that I have surveyed the property hereon, that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is >1:10,000 (Category I) as shown hereon.

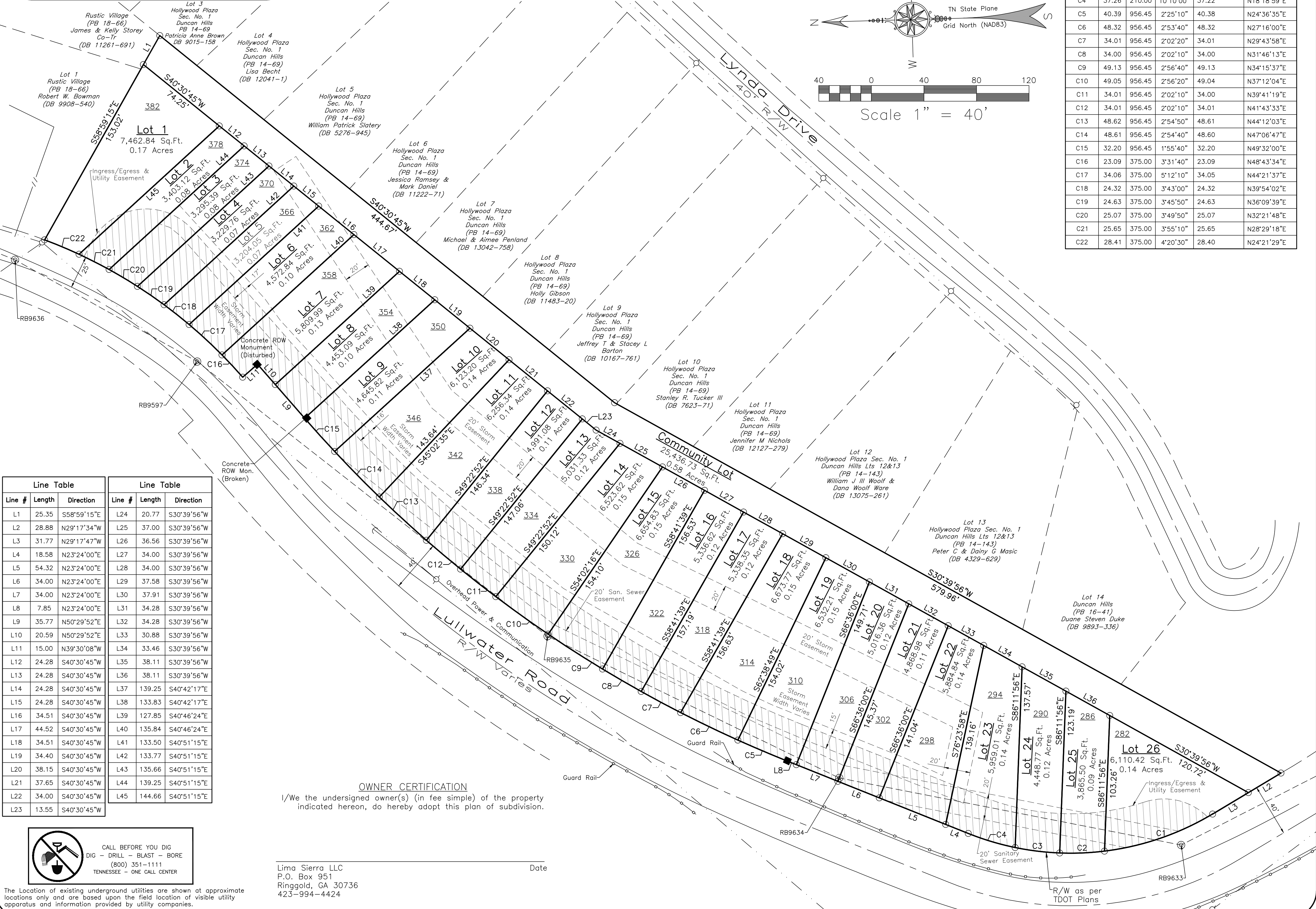
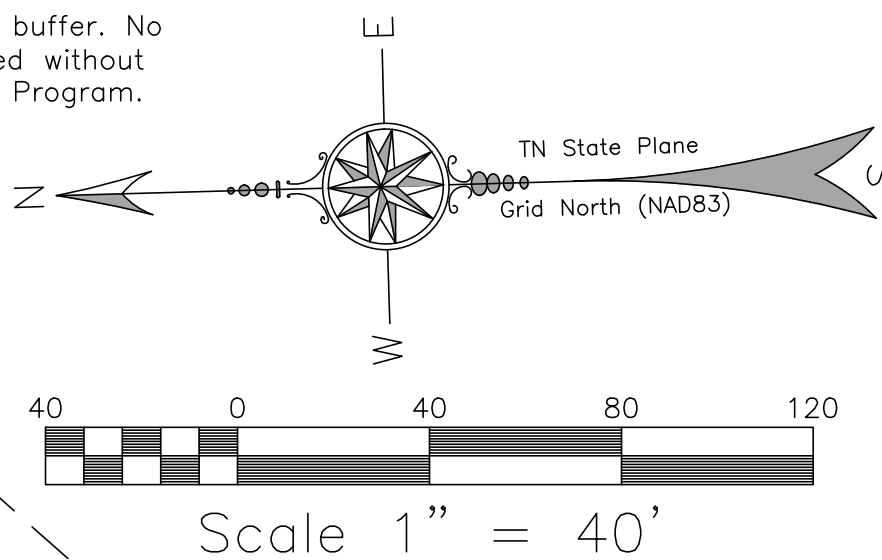
14. All corners are 1/2" rebar w/cap unless noted otherwise.
15. A 5' private drainage easement shall be reserved along the inside of all side and rear lot lines. These drainage easements shall be automatically abandoned if two or more lots are combined, or used as one lot, or if no setback is required.
16. Done without the benefit of a title commitment.
17. No building permit is to be issued for a residential, commercial, or industrial building on the community lot. Lot is to be used for recreational purposes only. Maintenance to be assumed by the developer until the Lot(s) are deeded to the home owners in the subdivision, or to a home owners association.
18. Water quality easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
19. The owners of all lots are responsible to maintain water quality easements to the standards of the Hamilton County Water Quality Program Rules & Regulations.
20. The Government of Hamilton County is not responsible to construct or maintain water quality easements or any drainage related facilities.
21. The Hamilton County Water Quality Program reserves the right at anytime to access water quality easements to inspect areas and facilities.
22. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.
23. Land disturbance is prohibited in stream/riparian buffer. No clearing, grading, grubbing or tree removal allowed without approval from the Hamilton County Water Quality Program.

LEGEND

- Centerline
- Iron Rod (Found)
- Iron Pipe (Found)
- Concrete Monument (Found)
- P.K. Nail (Found)
- P.K. Nail (Set)
- Iron Rod (Set)
- Manhole

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	87.56	210.00	2°53'30"	86.93	N17°20'51"W
C2	34.14	210.00	9°19'00"	34.11	N0°44'39"W
C3	34.16	210.00	9°19'10"	34.12	N8°34'24"E
C4	37.26	210.00	10°10'00"	37.22	N18°18'59"E
C5	40.39	956.45	2°25'10"	40.38	N24°36'35"E
C6	48.32	956.45	2°53'40"	48.32	N27°16'00"E
C7	34.01	956.45	2°02'20"	34.01	N29°43'58"E
C8	34.00	956.45	2°02'10"	34.00	N31°46'13"E
C9	49.13	956.45	2°56'40"	49.13	N34°15'37"E
C10	49.05	956.45	2°56'20"	49.04	N37°12'04"E
C11	34.01	956.45	2°02'10"	34.00	N39°41'19"E
C12	34.01	956.45	2°02'10"	34.01	N41°43'33"E
C13	48.62	956.45	2°54'50"	48.61	N44°12'03"E
C14	48.61	956.45	2°54'40"	48.60	N47°06'47"E
C15	32.20	956.45	1°55'40"	32.20	N49°32'00"E
C16	23.09	375.00	3°31'40"	23.09	N48°43'34"E
C17	34.06	375.00	5°12'10"	34.05	N44°21'37"E
C18	24.32	375.00	3°43'00"	24.32	N39°54'02"E
C19	24.63	375.00	3°45'50"	24.63	N36°09'39"E
C20	25.07	375.00	3°49'50"	25.07	N32°21'48"E
C21	25.65	375.00	3°55'10"	25.65	N28°29'18"E
C22	28.41	375.00	4°20'30"	28.40	N24°21'29"E



Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	25.35	S58°59'15"E	L24	20.77	S30°39'56"W
L2	28.88	N29°17'34"W	L25	37.00	S30°39'56"W
L3	31.77	N29°17'47"W	L26	36.56	S30°39'56"W
L4	18.58	N23°24'00"E	L27	34.00	S30°39'56"W
L5	54.32	N23°24'00"E	L28	34.00	S30°39'56"W
L6	34.00	N23°24'00"E	L29	37.58	S30°39'56"W
L7	34.00	N23°24'00"E	L30	37.91	S30°39'56"W
L8	7.85	N23°24'00"E	L31	34.28	S30°39'56"W
L9	35.77	N50°29'52"E	L32	34.28	S30°39'56"W
L10	20.59	N50°29'52"E	L33	30.88	S30°39'56"W
L11	15.00	N39°30'08"W	L34	33.46	S30°39'56"W
L12	24.28	S40°30'45"W	L35	38.11	S30°39'56"W
L13	24.28	S40°30'45"W	L36	38.11	S30°39'56"W
L14	24.28	S40°30'45"W	L37	139.25	S40°42'17"E
L15	24.28	S40°30'45"W	L38	133.83	S40°42'17"E
L16	34.51	S40°30'45"W	L39	127.85	S40°46'24"E
L17	44.52	S40°30'45"W	L40	135.84	S40°46'24"E
L18	34.51	S40°30'45"W	L41	133.50	S40°51'15"E
L19	34.40	S40°30'45"W	L42	133.77	S40°51'15"E
L20	38.15	S40°30'45"W	L43	135.66	S40°51'15"E
L21	37.65	S40°30'45"W	L44	139.25	S40°51'15"E
L22	34.00	S40°30'45"W	L45	144.66	S40°51'15"E
L23	13.55	S40°30'45"W			

OWNER CERTIFICATION

I/We the undersigned owner(s) (in fee simple) of the property indicated hereon, do hereby adopt this plan of subdivision.

Lima Sierra LLC
P.O. Box 951
Ringgold, GA 30736
423-994-4424

Date



CALL BEFORE YOU DIG
DIG - DRILL - BLAST - BORE
(800) 351-1111
TENNESSEE - ONE CALL CENTER

The Location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.

Final Plat
Lots 1-26

Lima at Lullwater Subdivision
(Deed Book 11153, Page 49)

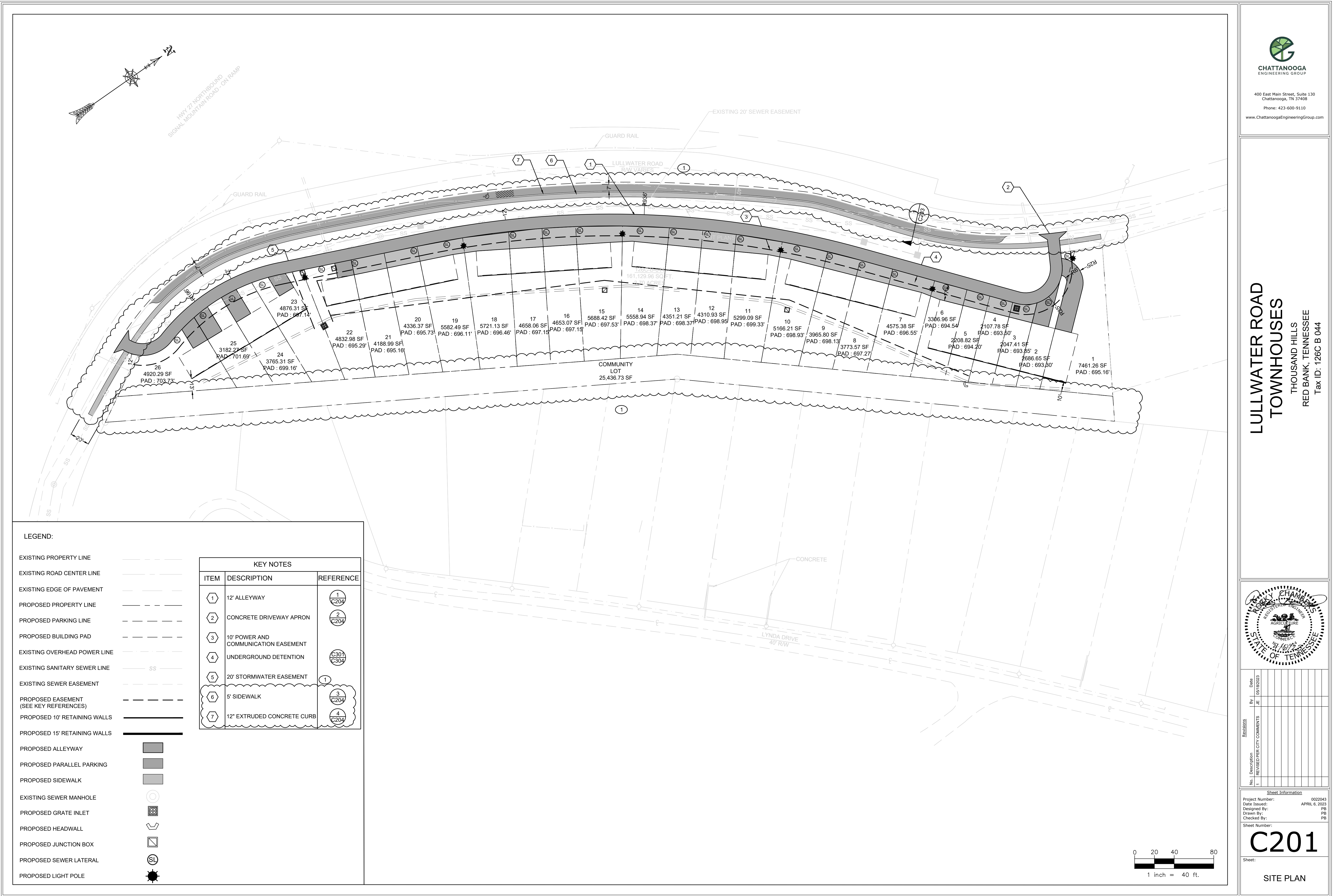
Chattanooga, Hamilton County
Tennessee

THE R-L-S GROUP
Limited Liability Company
LAND SURVEYING

4728 Adams Road, Suite 101
Piquette, Tennessee 37353
Phone (423) 847-0155 Fax (423) 847-0156
www.RLSUS.com

Michael Shane Loyd
Tennessee Registered
Land Surveyor #1862

Drawing No. 23037
Tax Map No. 126C-B-044
File Name Lullwater Rd
Drawn By TAP
Checked By MSL
Date of Survey 04/24/2023
Date of Last Revision 05/30/2023



LULLWATER ROAD
TOWNHOUSES
THOUSAND HILLS
RED BANK, TENNESSEE
Tax ID: 126C B 044



No.	Description	Revised	By	Date
1	REVISED PER CITY COMMENTS		JE	05/10/2023

Sheet Information	
Project Number:	0022043
Date Issued:	APRIL 6, 2023
Designed By:	PB
Drawn By:	PB
Checked By:	PB

Sheet Number:
C201
Sheet:
SITE PLAN

ORDINANCE NUMBER 17-1094

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, AMENDING THE ZONING MAP TO REZONE PROPERTY LOCATED ON LULLWATER ROAD, HAMILTON COUNTY TAX PARCEL NUMBER 126C-B-044, MORE PARTICULARLY DESCRIBED PER THE ATTACHED EXHIBIT B, FROM R-1 RESIDENTIAL ZONE TO R-T/Z RESIDENTIAL TOWNHOUSE / ZERO LOT LINE ZONE SUBJECT TO CONDITIONS

WHEREAS, *Tennessee Code Annotated* (TCA) § 13-7-201 allows municipal governments the authority to regulate land use through zoning of its jurisdictional territory; and

WHEREAS, the Red Bank municipal planning commission has certified zoning districts as provided for in TCA § 13-7-202; and

WHEREAS, TCA §13-7-204 authorizes amendments to the municipal zoning map and provides for that process; and

WHEREAS, the owner, Starr P. Thomas ETAL, acting by and through its authorized agent and applicant, Sandpiper Development Corporation, has requested that the here and after referenced real property, on Lullwater Rd be rezoned from R-1 residential to R-T/Z residential townhomes; and

WHEREAS, the legal description for said property is included in Deed Book 8943 Page 528 in the Register's Office of Hamilton County, Tennessee and as is more particularly set out on Exhibit B, attached hereto and made a part hereof by reference; and

WHEREAS, conditions have been attached to the R-T/Z rezoning to ensure compatibility of the proposed development with nearby homes in the R-1 zoning district; and

WHEREAS, the Planning Commission provided an opportunity to submit comments in favor of or against the proposed rezoning at an advertised public hearing held in conjunction with its meeting on June 12, 2017; and

WHEREAS, the City Commission provided an opportunity to submit comments in favor of or against the proposed rezoning at an advertised public hearing held in conjunction with its regular meeting on July 18, 2017; and

WHEREAS, the City Commission finds that the proposed development afforded by the rezoning request would not have a negative impact on adjacent properties.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF RED BANK, TENNESSEE, AS FOLLOWS:

SECTION 1. The Zoning Ordinances and Zoning Maps of this City are hereby amended by rezoning the property located on Lullwater Road, as more particularly describe as per the attached Exhibit B and as shown in Exhibit A, as Hamilton County tax parcel number 126C-B-044, from R-1 Residential Zone to R-T/Z Residential Townhouse / Zero Lot Line Zone, subject to the following conditions shown on the site plan in Exhibit C.

- (a) a community lot is created along the rear lot line of the property that is 25 feet in depth, and the maximum depth practicable behind proposed lot 16; and
- (b) a 5-foot-wide sidewalk built to ADA standards along Lullwater Road for the entire length of the property; and
- (c) On-street guest parking on Lullwater Road.

SECTION 2. Upon the adoption of this Ordinance, the Zoning maps of the City shall be amended and changed to reflect this rezoning with the limited condition noted.

SECTION 3. Every section, sentence, clause, and phrase of this ordinance is separable and severable. Should any section, sentence, clause, or phrase be declared unconstitutional or invalid by a court of competent jurisdiction, said unconstitutionality or invalidity shall not effect or impair any other section, sentence, clause, or phrase.

SECTION 4. This ordinance shall take effect from and after the date of its final passage, the public welfare of the City of Red Bank, Tennessee requiring it.


CITY RECORDER


MAYOR JOHN ROBERTS

July 18, 2017
PASSED ON FIRST READING

August 1, 2017
PASSED ON SECOND READING

Accepted AS To Conditions:



APPROVED AS TO FORM:


CITY ATTORNEY

Exhibit A. Map

ORDINANCE 17 - 1094

Rezoning Request, R-1 to R-T/Z

126C-B-044

Lullwater Rd



Exhibit B. Legal Description from Deed Book 8943 Page 528, REGISTER'S OFFICE
HAMILTON COUNTY TENNESSEE

Beginning at a point in the eastern line of Lullwater Road at the most northern corner of the tract conveyed by the Chattanooga Estates Company to the State of Tennessee by deed recorded in Book 1530, page 467, in the Register's Office of Hamilton County, Tennessee; thence, northeastwardly along the eastern line of Lullwater Road to the south-western corner of Lot One (1), Revised plat of Rustic Village as recorded in Plat Book 18, page 6 in said Register's Office; thence South sixty (60) degrees thirty (30) minutes East along the southwestern line of lot and said line extended one hundred eighty (180) feet, more or less, to the northwestern line of Duncan Hills Subdivision; thence South thirty-nine (39) degrees West along Duncan Hills Subdivision four hundred seventy (470) feet, more or less, thence continuing along the line of Duncan Hills Subdivision South twenty-nine (29) degrees West six hundred sixty-seven (667) feet, more or less, to the most eastern corner of the tract conveyed to the State of Tennessee; thence northwardly, along the eastern line of said State of Tennessee tract three hundred twenty-five (325) feet, more or less, to the point of beginning.

SUBJECT to any governmental zoning and subdivision ordinances or regulations in effect thereon.

SUBJECT to the rights of ingress and egress as set out in the deed to the State of Tennessee recorded in Book 1530, page 467, said Register's Office.

For prior title see Deed recorded in Book 1549, page 604, in the Office of the Register of Deeds of Hamilton County, Tennessee.

Book and Page: 81 8943 528

SITE ANALYSIS

ADDRESS: LULLWATER ROAD

TAX MAP ID: 126C-B-044

SITE CURRENTLY ZONED: R-1

PROPOSED ZONING: R-TZ

UNIT PER ACRE DENSITY: 4.21 UNITS/ACRE

TOTAL NUMBER OF UNITS: 16 UNITS

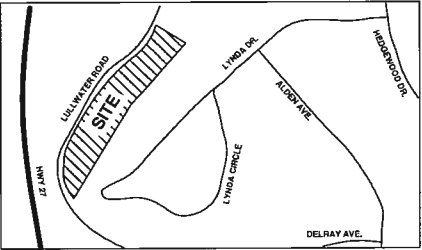
TOTAL ACREAGE: 3.8± ACRES

OF PARALLEL PARKING SPACES: 18 SPACES

NOTE: ALL PARALLEL PARKING SPACES TO BE IN LULLWATER RD R/W.

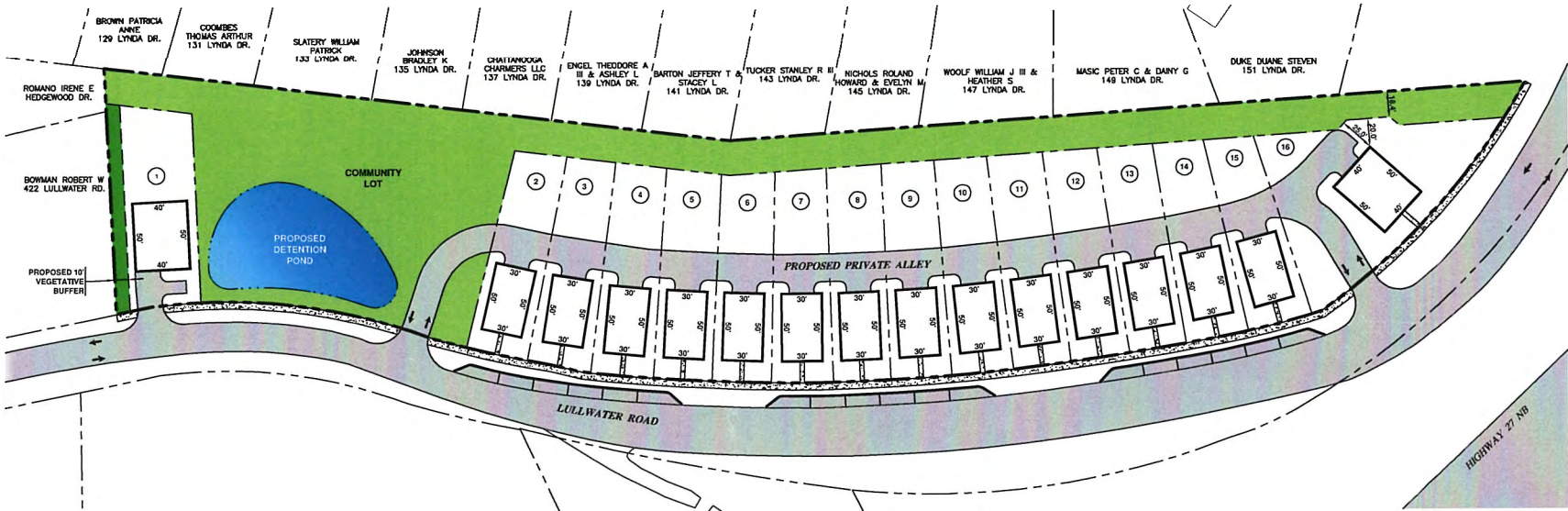
NOTE: EACH HOUSE TO HAVE MINIMUM 2 CAR GARAGE.

EXHIBIT C

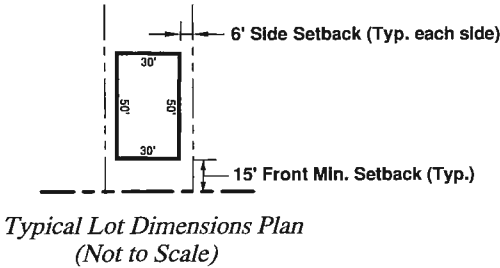
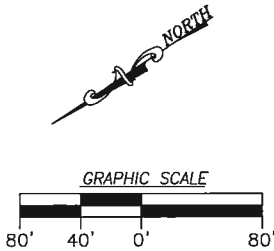


VICINITY MAP
N.T.S.

LOT ACREAGE	
LOT #	AREA
1	0.20±
Community	1.24±
2	0.14±
3	0.14±
4	0.14±
5	0.14±
6	0.14±
7	0.15±
8	0.15±
9	0.15±
10	0.15±
11	0.15±
12	0.14±
13	0.14±
14	0.14±
15	0.13±
16	0.32±
Total	3.8±



NOTE: MINIMUM LOT WIDTH AT EACH HOUSE = 42 FT



PRELIMINARY SITE PLAN

MAPENGINEERS

L.L.C.

Tel.(423) 855-5554

Fax.(423) 485-8110

7380 Applegate Lane

Chattanooga, TN 37421

ALL RIGHTS RESERVED

This drawing is the property of

MAPENGINEERS, L.L.C. and shall

not be reproduced in whole or in

part. This drawing shall not be used

for the construction of any other

project without the written

permission of the Engineer.

OWNER: W&B

DESIGNED: W&B

DRAWN: W&B

DATE: 04/13/17

SCALE: 1" = 80'

SHEET NUMBER: 17-116

PROJECT: 17-116

DATE: 04/13/17

MEMORANDUM

To: Members of the Red Bank Planning Commission

Cc: Michael Pham, Red Bank Community Development Planner

From: Ashley Gates, Regional Planner

Date: June 8, 2023

Subject: Request to rezone 4006 and 4010 Oakland Avenue from R-1 Residential to R-T/Z Residential Townhome/Zero Lot Line

SUMMARY			
Property Address:	4006 and 4010 Oakland Avenue	Property Owner:	Elwood Properties LLC
Tax ID:	109I B 008.01	Applicant:	Elwood Properties LLC
Deed Reference:	11384-0474 11568-0143	Current Zoning:	R-1
Flood Zone:	No	Requested Zoning:	R-T/Z
Current Land Use:	Vacant	Surrounding Zoning:	R-1 and C-2
Surrounding Land Use:	Single Family Residential and church		
Proposed Use:	Four (4) Townhomes		
Staff Recommendation:	Approval subject to conditions, including the submission and approval of a site plan		

ANALYSIS

Current and Proposed Use

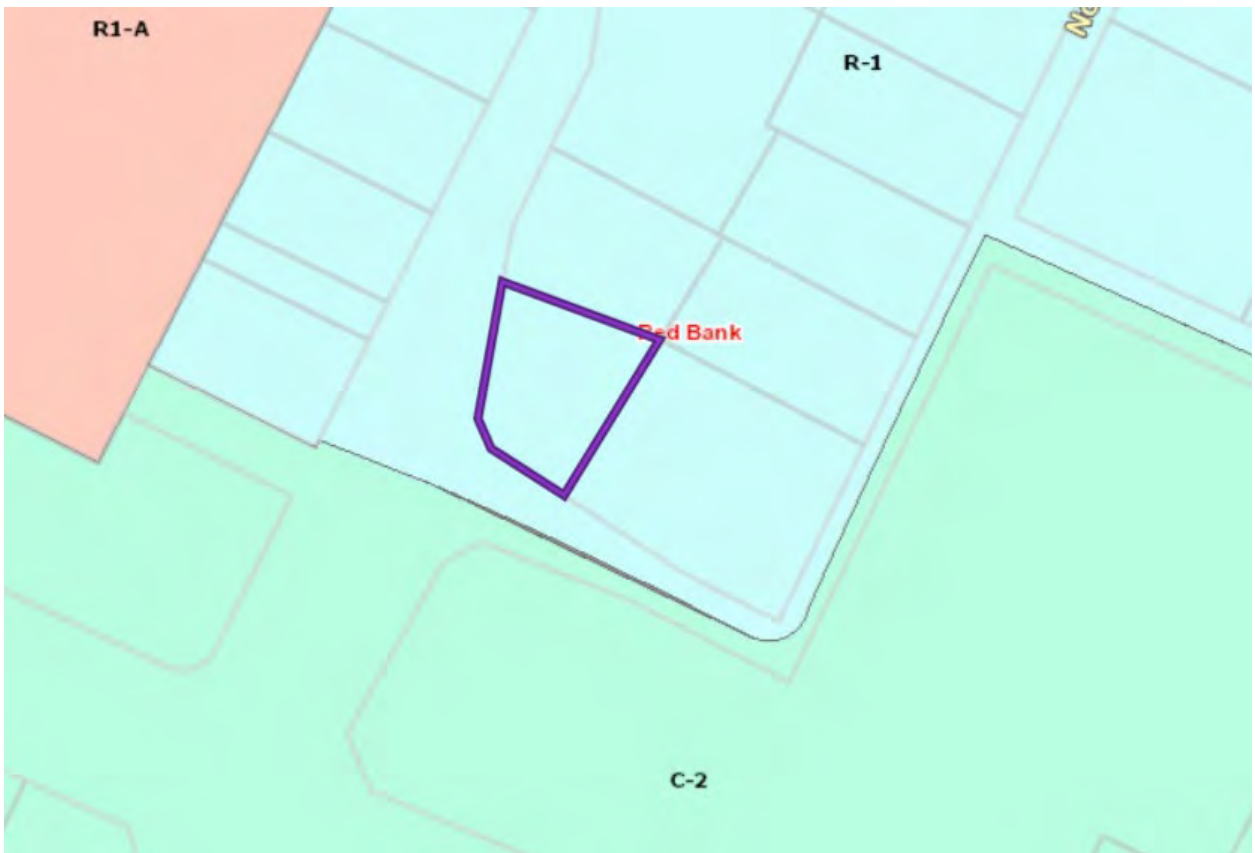
The property at 4006 and 4010 Oakland Avenue is currently vacant. The lots are a combined 0.33 acres. Elwood Properties LLC has requested that the property be rezoned to R-T/Z in order to build a 4-unit townhouse structure.

While this property is within the sewer moratorium area, the developer has been granted approval to connect the proposed residential units to WWTa's sewer system as part of their capacity reservation process.

2022 Aerial View, Hamilton County GIS



Zoning Map



Zoning Ordinance

Based on the requirements of the R-T\Z zone and the dimensions of the subject property, the lot will only be able to accommodate three (3) townhome units rather than the proposed four (4) units.

	Proposed Zoning R-T/Z Townhome/Zero Lot Line Residential	Current Zoning R-1 Residential
Permitted Uses	Single-family dwellings; townhouses; single-family zero lot-line dwellings; parks, playgrounds, schools, churches, and community-owned non-profits; golf courses; accessory uses; home occupations; kindergartens	Single-family dwellings; schools; parks, playgrounds, and community buildings; golf courses; fire halls; churches; accessory uses; kindergartens; day care homes
Maximum Density	8 units per acre	N/A
Frontage / Width	35 feet (Width)	60 feet (Frontage)
Front Yard	25 feet	25 feet
Rear Yard	25 feet	25 feet
Side Yard	Single family: 10 feet / 12-foot building separation Townhouse: 25 feet	10 feet
Lot Size	N/A	7,500 square feet
Setback from R-1 Zone	10 feet (Landscaped)	N/A
Building size (Single Family)	N/A	1,400 square feet

Surrounding Land Use

These parcels are situated at the corner of Oakland Terrace and Norwood Avenue. Oakland Terrace and Norwood Avenue are residential streets zoned R-1, with many large lots that conform to the R-1 zoning. The structures all appear to be single-family residential.

Just south of the subject property across Norwood Avenue is Red Bank Cumberland Presbyterian Church, which is accessed via Morrison Springs Road, except for one small parking lot that is accessed via Norwood Avenue directly across from the subject property.

The church, along with all the other properties along Morrison Springs Road, is zoned C-2 Central Business District. Morrison Springs Road is within 200 feet of the property.

Compatibility with Surrounding Land Use

The proposed use is significantly denser than the adjacent single-family neighborhood. However, the R-T\Z zoning designation requires a 25-foot buffer between townhomes and R-1 zoned properties, possibly mitigating the impact of the increased density.

Being adjacent to the C-2 Central Business District along the highly traveled Morrison Springs Drive may indicate that a moderate density development may be appropriate. The proposed use may be considered a compatible transitional use between the R-1 Residential and C-2 Central Business District.

Land Use Plan

The “C-Goal” of the Red Bank 2035 Plan is to attract developers and create more diversity of housing. The “D-Goal” of the Red Bank 2035 Plan is to “protect single-family residential development.”

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.

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

ACTION: New R-1A Zone that has a 2,000 square foot minimum house size requirement and rezone certain appropriate areas to R-1A as part of Zoning Study. Minimum 1,200 sqft house size for R-1.

ACTION: New screening and landscaping regulations that is required of all multi-family, commercial, office and industrial development under certain conditions.

ACTION: More stringent zoning regulations for apartment development.

The R-T/Z zone was specifically created to address the C-Goal when the land use plan was developed. The land use plan offers no indication as to where this zone should be utilized or where the increase in density should be concentrated. When the new zoning map was adopted as part of the implementation of the land use plan, there were no R-T/Z zoned properties.

The land use plan did, however, designate the adjacent area of Morrison Springs Drive as part of the Central Business District. This district is intended to create a walkable, mixed-use area that is compatible with surrounding neighborhoods. Utilizing the R-T\Z at this location next to the Central Business District, which is intended to be compatible with single family neighborhoods

and offer more density, may be interpreted as compatible with both the C-Goal and D-Goal, while furthering the intent of the adjacent C-2 Central Business District.

Spot Zoning

There are no R-T\Z zoned properties in the vicinity of the subject property. However, the City of Red Bank utilizes the R-T\Z zone throughout single-family residential neighborhoods as a means of increasing density in a compatible manner. The propose R-T\Z zoning may be considered consistent with the development patterns of Red Bank, and as a transition between the R-1 and C-2 zone.

As part of the rezoning process for R-T\Z developments, a site plan is required to show the ingress/egress, parking, and landscaping. These requirements are designed to mitigate the negative impact any proposed R-T\Z zoning may have with the adjacent R-1 zoned properties.

RECOMMENDATION

Due to the lack of the required site plan, staff cannot recommend approval at this time. While the proposed four townhomes will most likely not fit within the dimensions of these lots, three units may fit. With the submission and approval of the required site plan, staff may be able to recommend approval.

If the rezoning is recommended by the Planning Commission, staff recommends consulting with the Public Works department regarding the driveway access point. The Planning Commission may wish to add a condition that the property be accessed via Norwood Avenue rather than Oakland Terrace.

For reference, here are the requirements for an R-T\Z site plan:

Section 310.06 Part (E)

(E) Site plan requirement: A site sketch plan shall be submitted with the rezoning application and shall show the following:

- 1) Site access and preliminary street layout
- 2) Type of off street parking
- 3) Preliminary lot design
- 4) Range of lot sizes
- 5) Number of lots
- 6) Acreage
- 7) Open space/recreation areas if provided
- 8) All buffer, landscape and screen areas including site specific landsc

Attached site plan submitted for July meeting.

For 25-foot front setback, as shown, Type C landscaping is required. Staff requests review by Codes Enforcement as to the recommended placement of this landscaping.

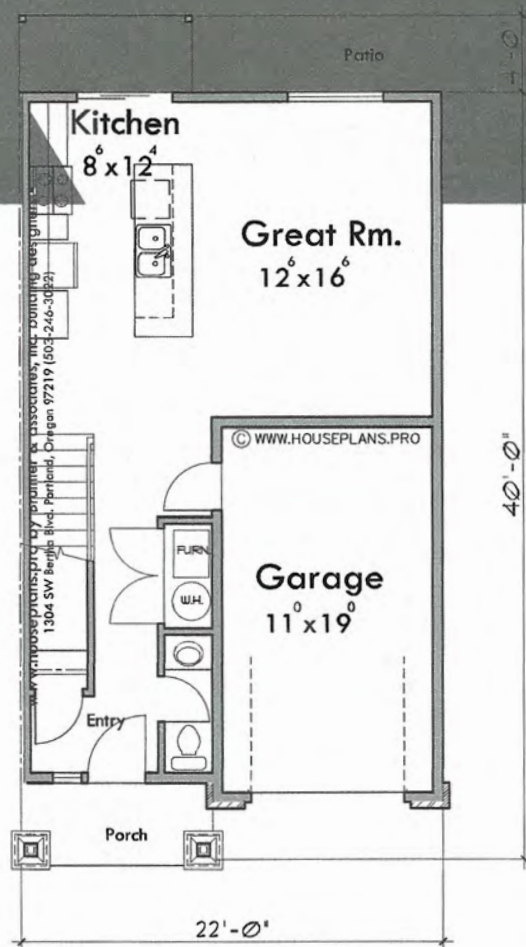
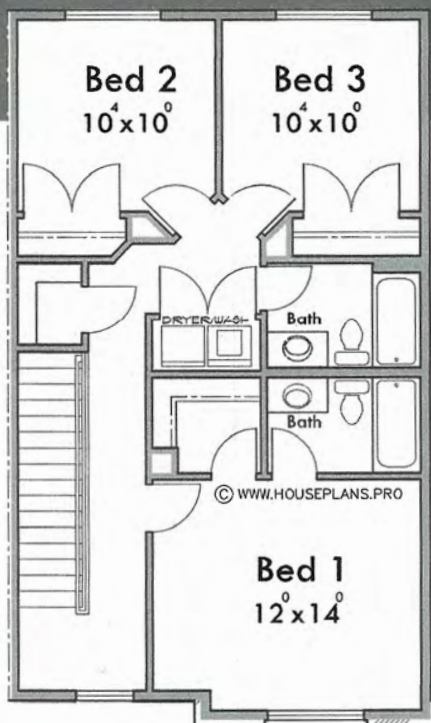
PLAN #F-641

MAIN FLR. 579 SQ. FT.

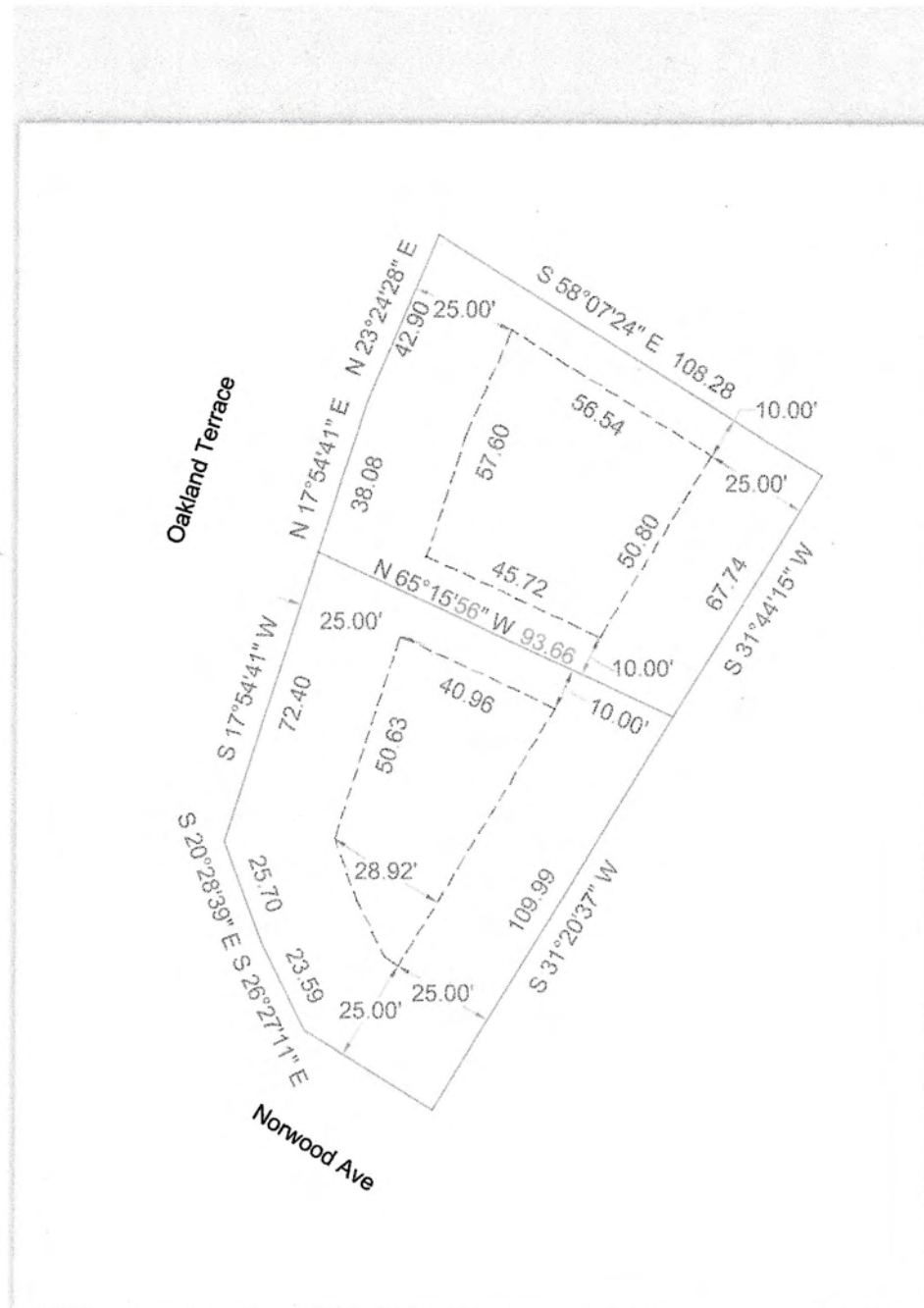
UPPER FLR. 753 SQ. FT.

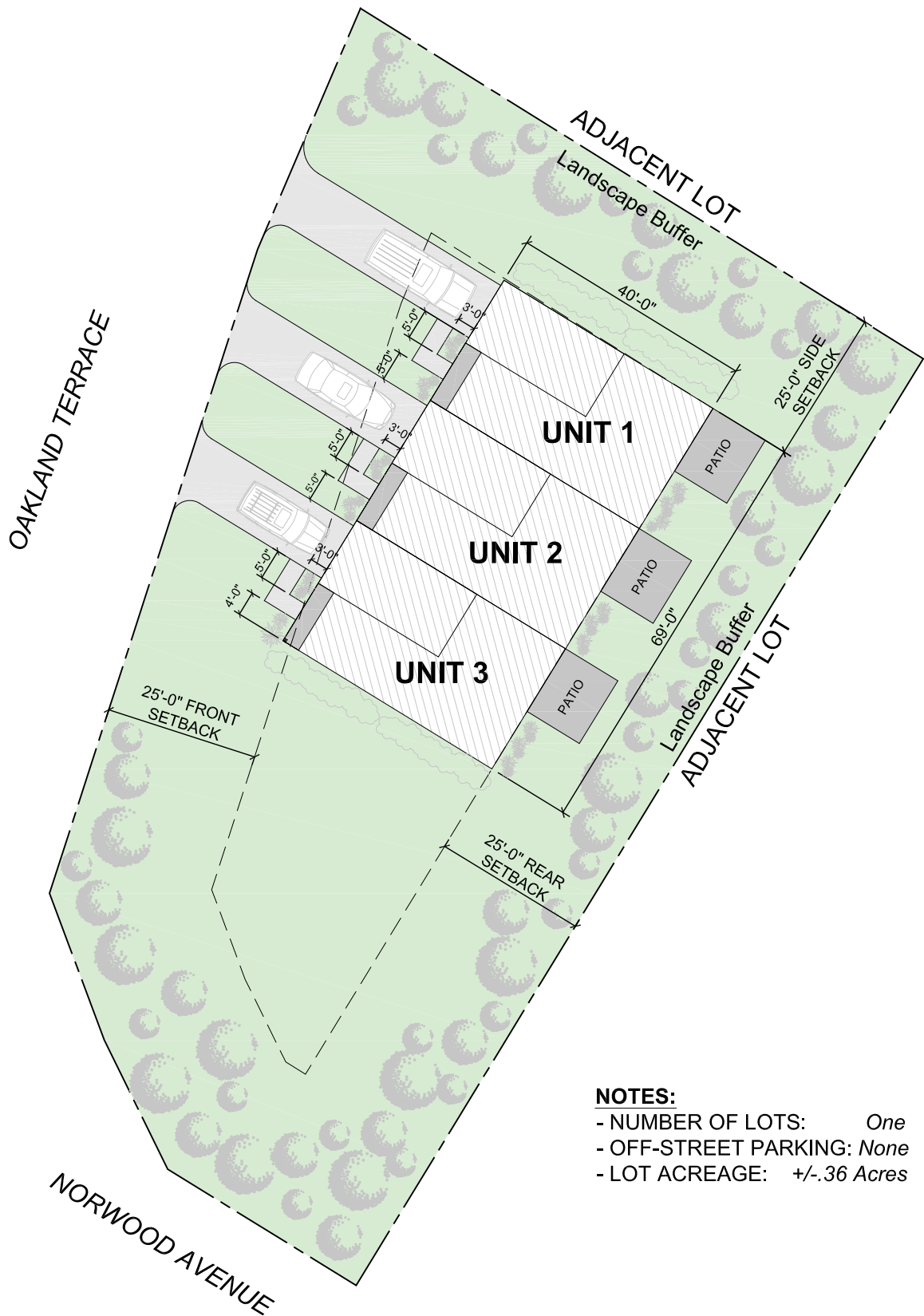
TOTAL 1332 SQ. FT.

GARAGE 225 SQ. FT.



Width 88 feet
Depth 40 feet





NOTES:

- NUMBER OF LOTS: One
- OFF-STREET PARKING: None
- LOT ACREAGE: +/- .36 Acres

SITE PLAN

4010 OAKLAND TERRACE
SCALE: 1" = 25'-0"

