

City of Red Bank
Municipal Planning Commission

WORK SESSION AGENDA
November 14, 2023
12:00 pm
Red Bank City Hall
3105 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary

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

III. Agenda items for the November 16, 2023 regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. October 19, 2023

B. NEW BUSINESS

1. Request to Rezone 2010 James Avenue from R-1 to R-T/Z
 - a. Applicant Presentation
 - b. Staff Presentation
 - c. Public Comments
 - d. Discussion
2. Request to Rezone 221 Sweetland Drive from R-1 to R-2
 - a. Applicant Presentation
 - b. Staff Presentation
 - c. Public Comments
 - d. Discussion
3. Any properly presented new business

C. UNFINISHED BUSINESS

1. Any properly presented unfinished business

D. OTHER BUSINESS

IV. ADJOURNMENT

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA
November 16, 2023
6:00 pm
Red Bank Court Room
3117 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary

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

III. INVOCATION – Commissioner Millard

IV. PLEDGE OF ALLEGIANCE – Commissioner Browder

V. CONSIDERATION OF THE MINUTES

1. October 19, 2023

VI. NEW BUSINESS

1. Request to Rezone 2010 James Avenue from R-1 to R-T/Z
 - a. Applicant Presentation
 - b. Staff Presentation
 - c. Public Comments
 - d. Discussion / Vote
2. Request to Rezone 221 Sweetland Drive from R-1 to R-2
 - a. Applicant Presentation
 - b. Staff Presentation
 - c. Public Comments
 - d. Discussion / Vote
3. Any properly presented new business

VII. UNFINISHED BUSINESS

1. Any properly presented unfinished business

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Municipal Planning Commission

REGULAR MEETING AGENDA

October 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 Cannon



Commissioner Skonberg



Commissioner Millard

III. INVOCATION – Commissioner Millard

IV. PLEDGE OF ALLEGIANCE – Commissioner Browder

V. CONSIDERATION OF THE MINUTES

1. September 21, 2023

- a. There were no changes to the minutes.
- b. Commissioner Skonberg motioned to approve the minutes, Commissioner Kelly seconded, motion carried unanimously

VI. NEW BUSINESS

- 1. Zoning Ordinance Amendment Restricting the Location of New Vape Shops
 - a. Staff Presentation - Staff Ashley Gates presented the ordinance for restricting the location of new vape shops to the C-1 Commercial Zone with the provision of a special exceptions permit by the Board of Commissioners. The ordinance is based on similar language regarding alternative financial services, found in Section 13-302 C-1 Commercial Zone
 - c. Public Comment - None
 - d. Discussion/Vote – Commissioner Browder made a motion to recommend the amendment, Commissioner Millard seconded, motion carried unanimously.

2. Any properly presented new business

VII. UNFINISHED BUSINESS

1. Planning Commissioner Training - Planning 101 Presentation - Ashley Gates
 - a. Staff Presentation – Staff Ashley Gates provided training on planning.
 - b. Public Comment – none
 - c. Discussion
2. Any properly presented unfinished business

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Chairman

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Michael Pham, Red Bank Community Development Planner
From: Ashley Gates, Regional Planner
Date: November 8, 2023
Subject: Request to Rezone 2010 James Avenue from R-1 to R-T/Z

SUMMARY			
Property Address:	2101 James Avenue	Property Owner:	Billy Higdon
Tax ID:	126D D 008	Applicant:	Kelly Coffelt
Deed Reference:	4432-0077	Current Zoning:	R-1
Flood Zone:	No	Requested Zoning:	R-T/Z
Current Land Use:	Single family home built in 1940	Surrounding Zoning:	R-1
Surrounding Land Use:	Single-family detached residential		
Proposed Use:	Two additional single-family detached units		
Staff Recommendation:	Deny		

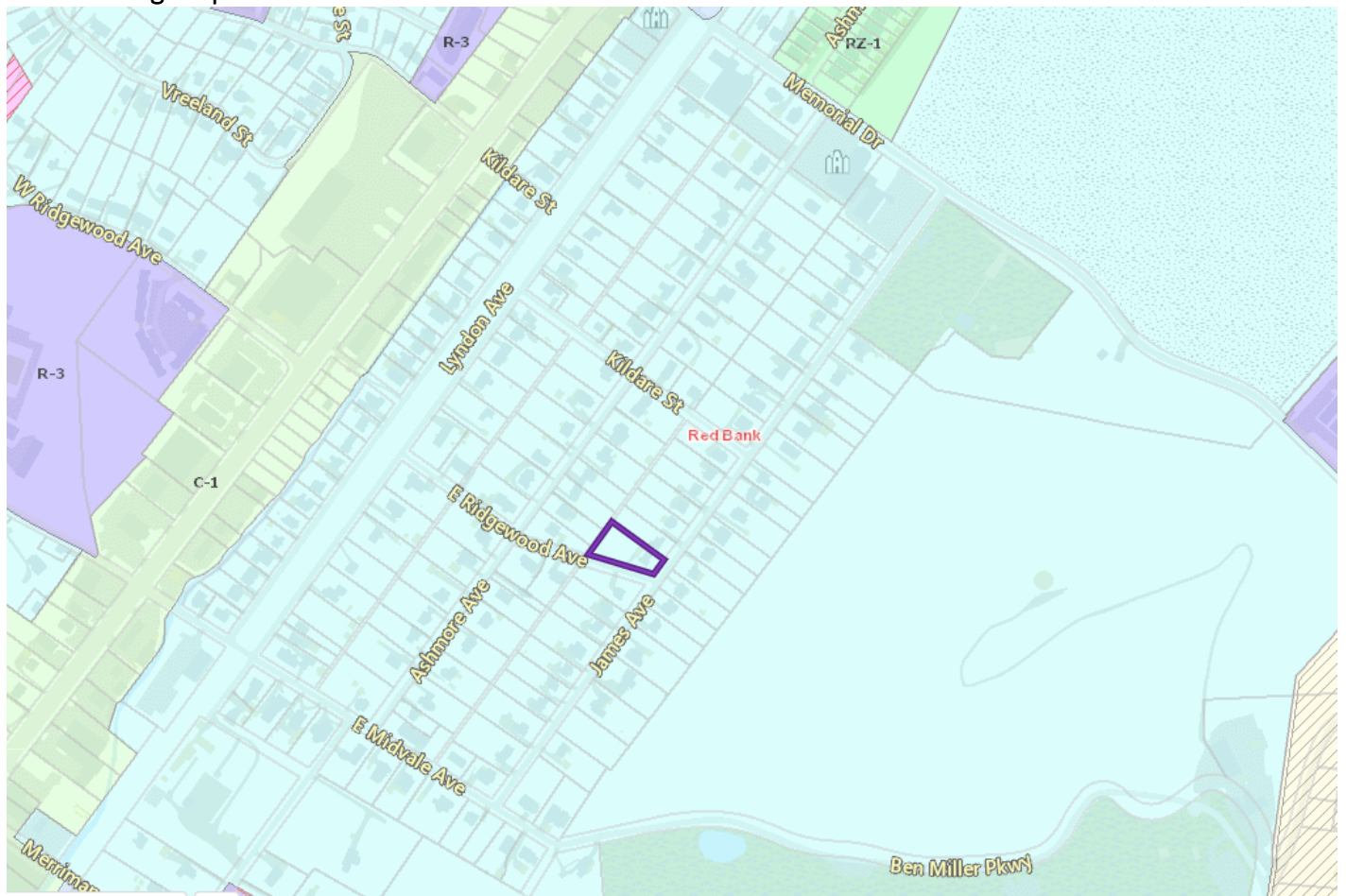
ANALYSIS

Current and Proposed Use

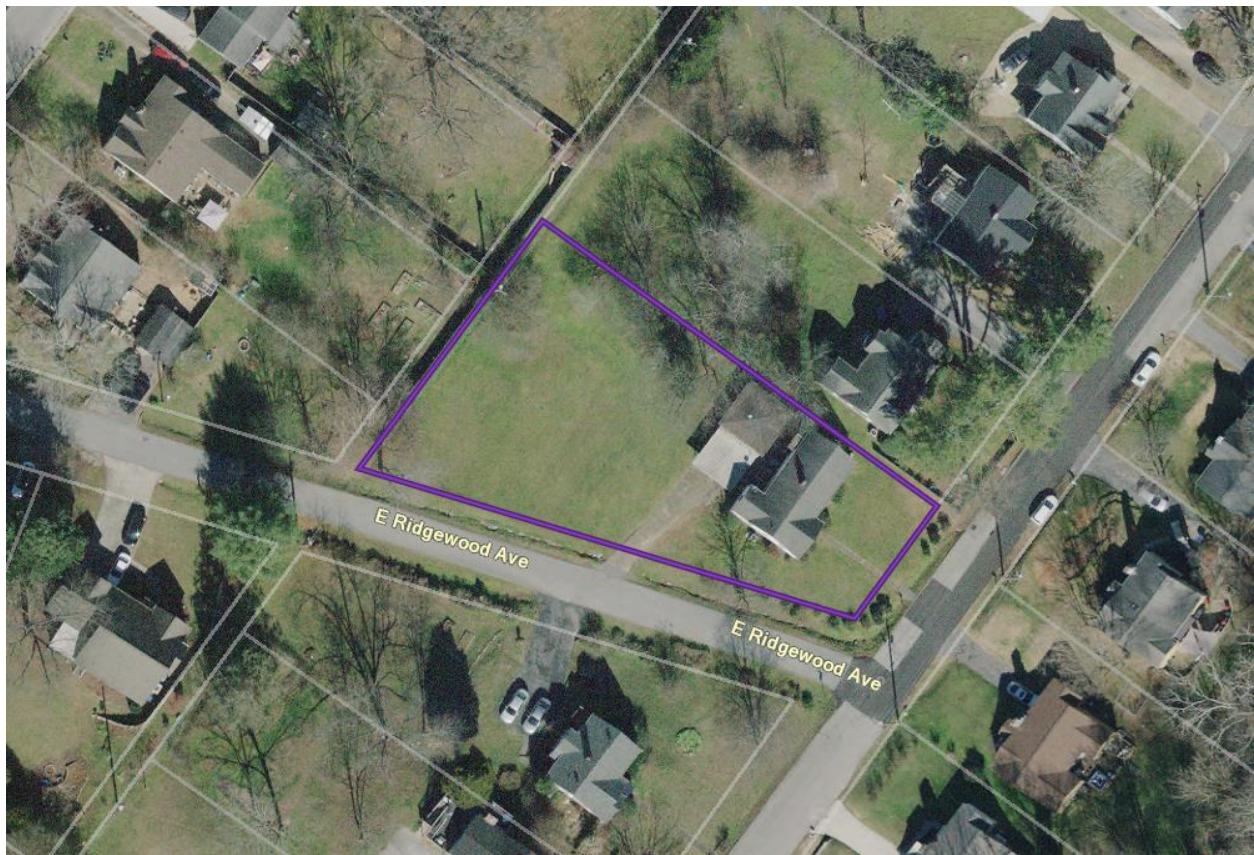
The property at 2101 James Avenue part of the Midvale Park, a neighborhood that was originally platted in 1922. The home that is on this property faces James is currently used as Single family home built in 1940.

The applicant, Kelly Coffelt, has requested that the property be rezoned to R-T/Z in order to build two additional single-family detached units with frontage on Ridgewood Avenue. These units will be in what is now the rear yard of the existing home at 2101 James Avenue. The applicant intends to leave the existing home.

Zoning Map



Aerial View



Zoning Ordinance

The proposed lots are only 53 feet wide with an area of under 6,000 square feet. Due to the small proposed lot size, rezoning to the more dense lot is required. Type C screening against the R-1 zoning district is required on the exterior side lot lines of each proposed lot.

	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

Compatibility with Surrounding Land Use

The proposed use is the same as the surrounding uses – single family detached dwellings. However, the applicant proposes these structures at a higher density than the surrounding neighborhood.

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.

With no guidance from adopted plans as to the where this type of infill development would be appropriate, staff looks to the development pattern of the surrounding area. This neighborhood, known as Midvale Park, was initially platted in 1922 with 100-foot wide lots. In 1939, some lots were adjusted to smaller widths of 66 to 70 feet. The lot at 2101 James Avenue was already a 60-foot wide lot due to the angle of Ridgewood Avenue. The majority of homes in this neighborhood were built between 1930 and 1950.

At some point after the construction of these homes, sewer lines were installed. Sewer capacity has allowed for higher density development in the Midvale Park neighborhood. There are a few lots that are non-conforming (smaller than required) and appear to have been established without a proper plat, possibly before subdivision regulations were in place. In many cases, these homes appear to have been accessory dwellings to the principal home, later sold off as a separate lot.

These smaller non-conforming lots are not the predominant development pattern, however, and there are no such units on James Avenue or Ridgewood Avenue. Instead, the predominant infill development in this neighborhood is at the same density and standards as the existing R-1 Residential zoning. This lot could fit one additional home and still meet the standards of the R-1 Residential zone.

Spot Zoning

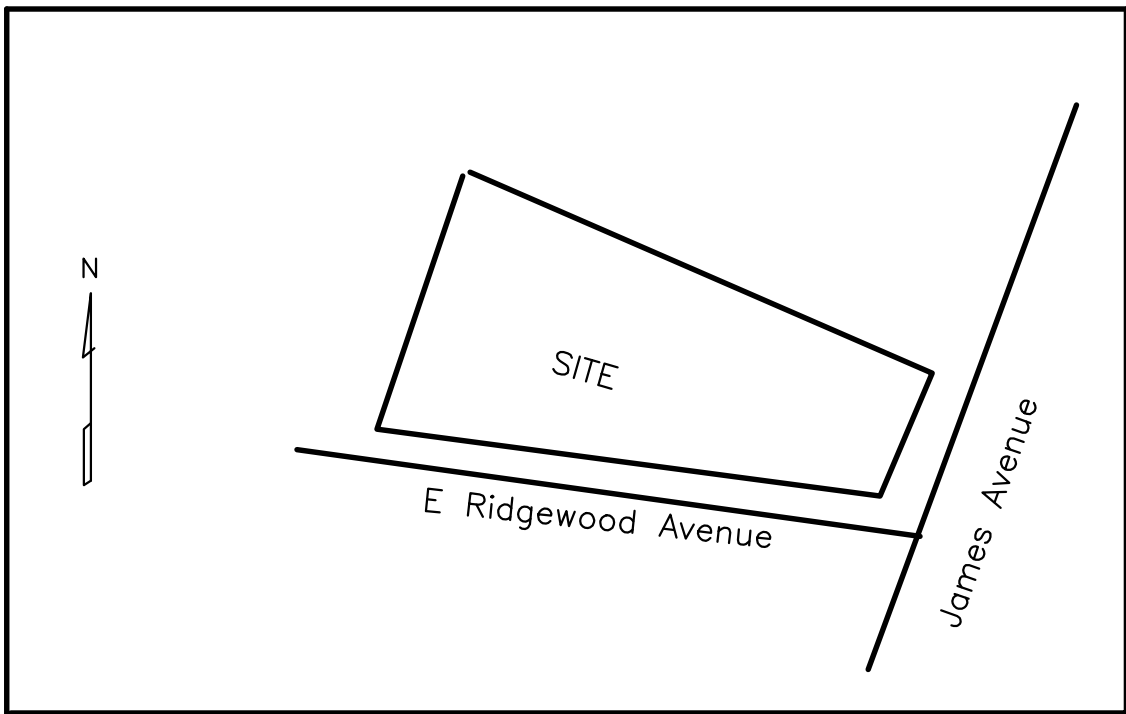
Throughout the City of Red Bank the R-T/Z zone has been used to create compatible infill development within single-family residential neighborhoods. However, there is no R-T/Z zoning in the Midvale Park neighborhood, with the nearest R-T/Z zone being the Hill Pointe neighborhood, which is a gated subdivision off Pine Breeze Road. Due to the existing density and development pattern, spot zoning could be a concern with the proposed rezoning.

RECOMMENDATION

Staff recommends denial of the proposed R-T\Z zoning for the following reasons:

- The Midvale Park neighborhood does not have any similar R-T\Z zoning, with infill development appearing to meet the standards of R-1 Residential zone
- With no R-T/Z zoning in this vicinity, the rezoning may be considered spot zoning

If the Planning Commission wishes to recommend rezoning this property, staff recommends that a site plan meeting the requirements of the Zoning Ordinances be submitted for review.



- LEGEND**
- IR(O) IRON ROD(OLD)
 - IR(N) IRON ROD(NEW)
 - 1/2" CAPPED
 - IP(O) IRON PIPE(OLD)
 - SAMH Sanitary Manhole
 - S Sanitary Sewer
 - ① Lot Number

R-TZ rezoning site plan requires 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 landscape design

Please show buffer, landscape and screen areas, specific site landscape design, and off street parking information.

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

Certificate of Survey

I hereby certify that I have surveyed the property shown 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 greater than 1" per 7,500' as shown hereon, a category 2 survey.

Samuel W. Clemons, Sr. Date: _____
Tn R.L.S. No. 1639

Certificate of Ownership

I/we hereby adopt this as my/our plan of subdivision and certify that I/we are the owner(s) in fee simple.

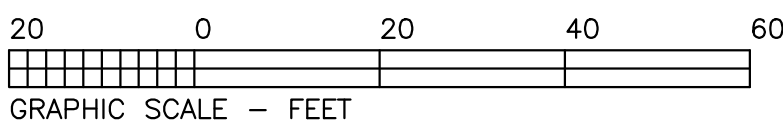
Hulgan Investment Properties, LLC Date: _____
P.O. Box 4861
Chattanooga, TN 37405
423-635-2881

NOTES:

1. Zoning:
2. Local Government does not certify that utilities or utility connections are available.
3. This plat subdivides the property recorded in Deed Book , page in the Registers Office of Hamilton County.
4. This subdivision has been developed according to the design standards of the Red Bank Subdivision Regulations
5. The property shown hereon is Tax Map 126D, Group D, Parcel 008.00
6. The property shown hereon does not lie in a flood hazard area as shown on FEMA flood map number 47065C 0333G dated: 02-03-16
7. The purpose of this plat is to create the three lots shown hereon out of what was previously Lot 18, Midvale Park recorded in Plat Book 8, Page 27
8. Area Subdivided: 0.44 Acres, more or less.
9. Public Sanitary sewers area available by gravity flow by WWTA.
10. The government of Red Bank is not responsible tp construct or maintain access easements, drainage easements, driveways, or service roads.
11. A 5' 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.
12. Source of Water: Tennessee American Water

Clemons Surveying

300 Duggan Road
Jasper, TN 37347
(423) 314-4569



Buffer
area not
shown

Final Plat – Lot 1–3

Dewey's Row

Red Bank, Hamilton County, Tennessee

Date: 10-18-2023 Scale: 1"=20'
Drawing Number: HT-126D-D-008.00-1.0

MEMORANDUM

To: Members of the Red Bank Planning Commission

Cc: Michael Pham, Community Development Planner

From: Ashley Gates, Regional Planner

Date: November 8, 2023

Subject: Request to Rezone 221 Sweetland Drive from R-1 Residential to R-3 Residential

SUMMARY

Property Address:	221 Sweetland Drive	Property Owner:	Patel and Shilpa Kirtikumar
Tax ID:	117N F 021	Applicant:	Patel Kirtikumar
Deed Reference:	10878-0167	Current Zoning:	R-1
Flood Zone:	No	Requested Zoning:	R-3
Current Land Use:	Single family home built in 1972	Surrounding Zoning:	R-1 and R-3 to the east.
Surrounding Land Use:	Single-family residential and multi-family residential (apartments)		
Proposed Use:	Multi-family development with eleven (11) units in three structures		
Staff Recommendation:	Staff recommends approval with the following condition: a special exceptions permit must be obtained within 12 months of rezoning, or the zoning shall revert to R-1.		

ANALYSIS

Current and Proposed Use

The property at 221 Sweetland Drive is currently used as Single family home built in 1972. Patel Kirtikumar has requested that the property be rezoned to R-3 in order to build multi-family development with eleven (11) units in three structures. The site will include two dumpster pads and 25 parking spaces.

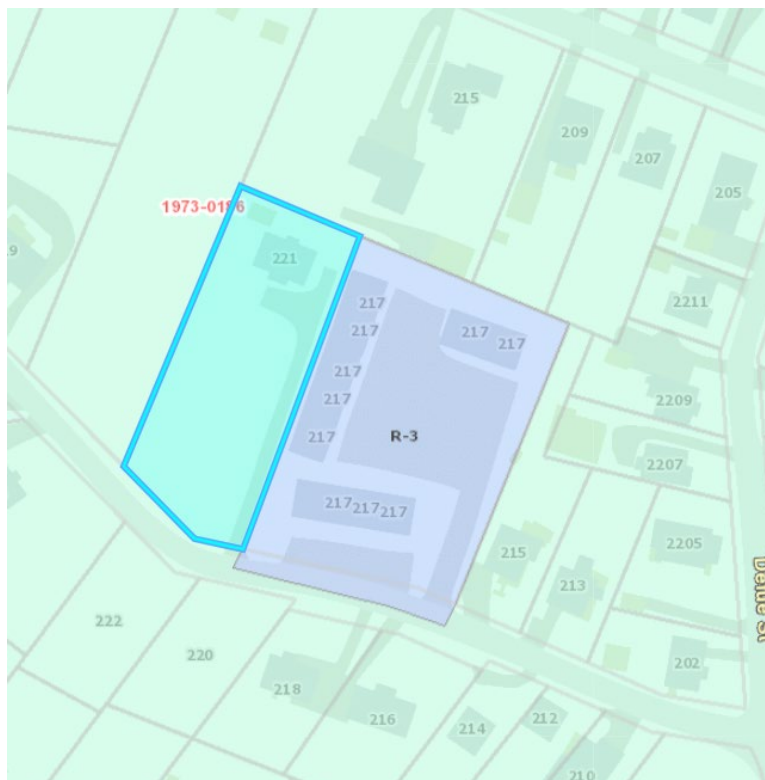
The same request was made in November 2020.



Zoning Ordinance

A change from R-1 to R-3 would allow for a multi-family development to be built. Because this development does not include the minimum 50% single family homes, the proposed development would require a Special Exceptions Permit to be approved by the Planning Commission and City Commission.

	R-1	R-3
Permitted Uses	Single-family dwellings; schools; parks, playgrounds, and community buildings; golf courses; fire halls; churches; accessory uses; kindergartens; day care homes	Single-family dwellings; townhouses; parks, playgrounds, schools, churches, and community-owned non-profits; golf courses; accessory uses; home occupations; kindergartens Special Exceptions: Two-family and multi-family when not part of a mixed residential development
Frontage / Width	60 feet (Frontage)	35 feet (Width)
Front Yard	25 feet	25 feet
Rear Yard	25 feet	25 feet
Side Yard	10 feet	10 feet
Lot Size	7,500 square feet	N/A
Setback from R-1 Zone	N/A	10 feet (Landscaped)
Parking	N/A	1.25 per unit
Building size (Single Family)	1,400 square feet	N/A



Compatibility with Surrounding Land Use

The lot abuts an existing apartment complex with 10 units and a single-family residence. Sweetland Drive has a mix of multi-family and single-family homes, including three triplexes and a 31-unit apartment complex. The large apartment complex is about 800 feet from the proposed development.

Overall, the proposed use and density appears to be compatible with the neighborhood development pattern. Staff does, however, recommend working on the design and layout of the site. The developer should work with the garbage collection agency to determine a suitable site for the dumpster pads, or an attractive screening, as having the dumpsters between the structure and the public right-of-way would not be compatible with the neighboring single-family residential development.

Land Use Plan

The Land Use Plan expressly discourages the spot-zoned R-3 developments. However, this proposal is abutting an existing R-3 property and will be of a similar density to other properties along Sweetland Drive.

The development may be considered compatible with D-Goal, as it will be an extension of existing multi-family developments rather than being in the middle of an established single-family residential neighborhood. Additionally, a special exceptions permit will be required, resulting in more stringent review.

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.

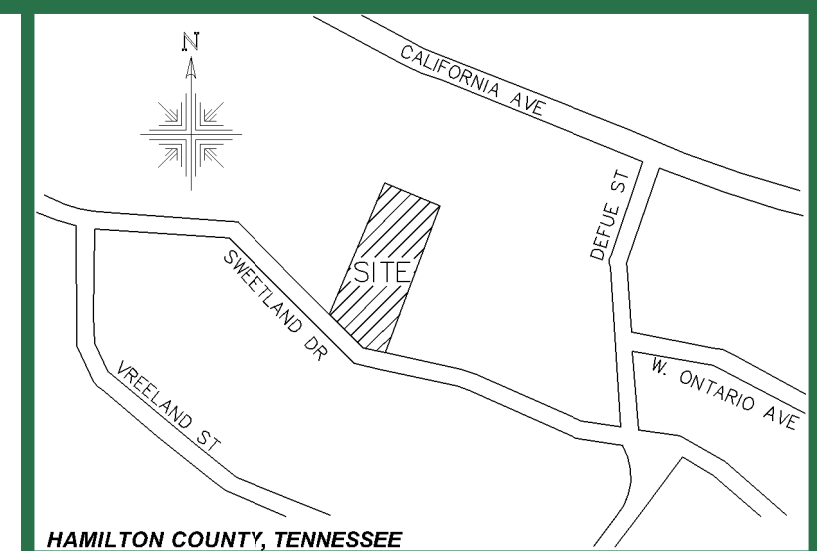
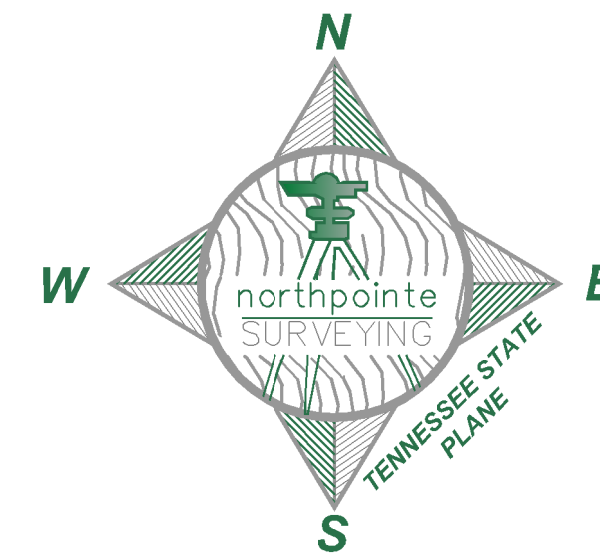
ACTION: More stringent zoning regulations for apartment development.

RECOMMENDATION

Staff recommends approval with the following condition: a special exceptions permit must be obtained within 12 months of rezoning, or the zoning shall revert to R-1.

IR(N)	IRON ROD NEW
IR(O)	IRON ROD OLD
MN(O)	MAGNAIL OLD
MN(N)	MAGNAIL NEW
SPK	SPIKE
FN	FENCE
CMP	CORRUGATED METAL PIPE
(D)	STORM MANHOLE
(S)	SANITARY MANHOLE
(W)	WATER METER
	POWER POLE
	LIGHT POLE
	CLEANOUT
	CATCH BASIN (Size Varies-See Plan)
(G)	GAS VALVE
	GAS METER
	FIRE HYDRANT
	WATER VALVE
	TREES (Size Vaies-See Plan)
— W —	WATER
— GAS —	GAS
	FLAGPOLE
	GUY WIRE
— OH —	OVERHEAD WIRE
X	FENCE
SS	SANITARY SEWER

ALLISON J. MOORE
& GRANT WEBSTER
DEED BOOK 11289, PAGE 264
R.O.H.C.



LOCATION MAP
N.T.S.

NOTES

1) PRESENT ZONING FOR THIS PROPERTY IS R-1. PLEASE REFER TO CITY OF RED BANK ZONING ORDINANCE FOR ACCEPTABLE USES AND APPLICABLE RESTRICTIONS AND CONDITIONS.

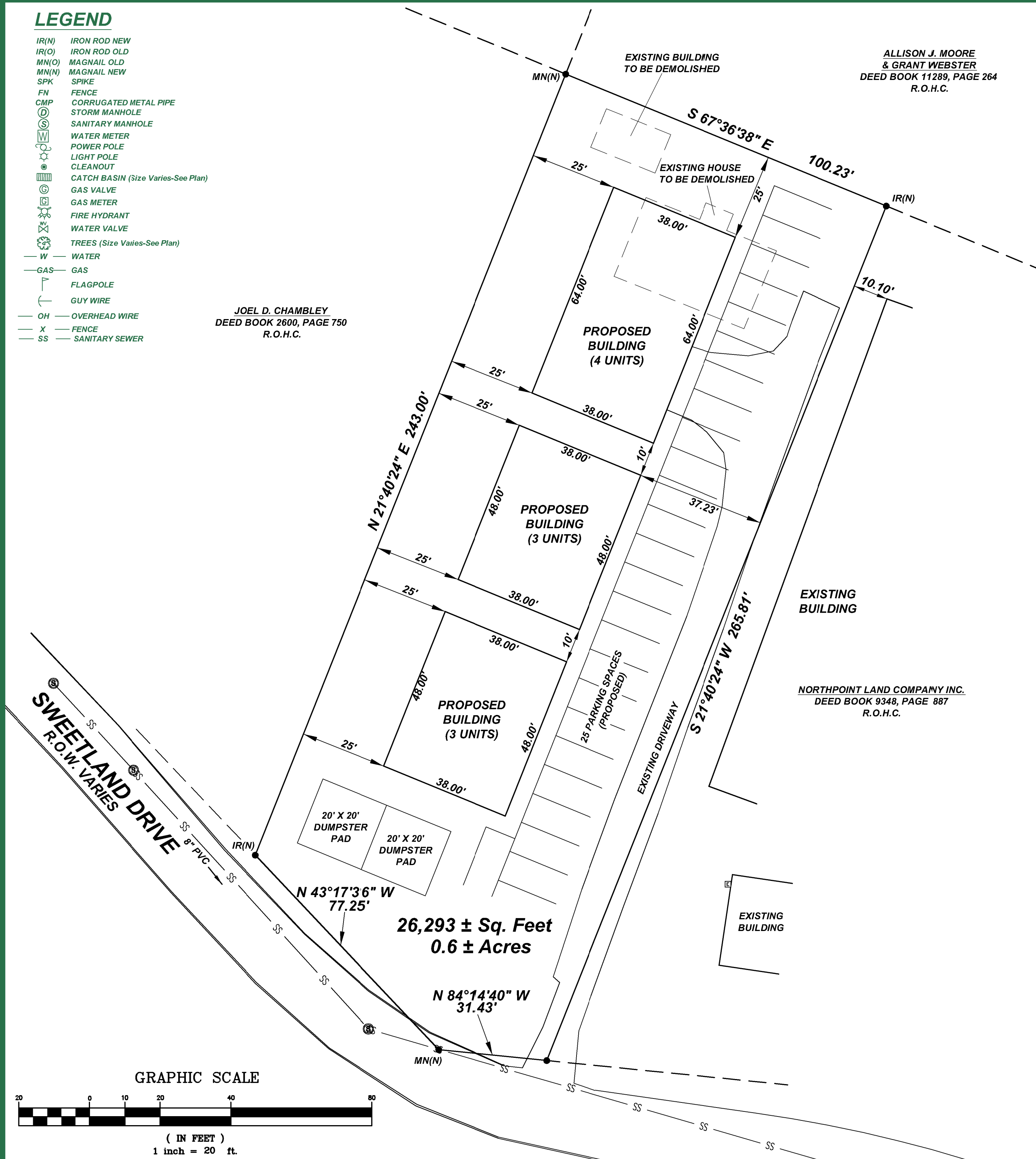
2) BEARINGS AND NORTH ARROW ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM.

3) BY GRAPHIC PLOTTING ONLY (SUBJECT TO MAP SCALE UNCERTAINTY), THIS PROPERTY IS LOCATED IN ZONE "X UNSHADED", OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47065C0331G WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 03, 2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE "X UNSHADED" DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODING.

4) "IRON ROD (NEW) W/CAP" IS 5/8" REBAR, 18" LENGTH WITH PLASTIC IDENTIFICATION CAP.

5) THE SURVEYOR WAS NOT PROVIDED ANY TITLE SEARCH OR WRITTEN LEGAL OPINION OF TITLE. THE SURVEY IS BASED UPON CURRENT DOCUMENTS OF PUBLIC RECORD AS REFERENCED IN THE ASSESSOR'S PROPERTY RECORDS AND AS REFERENCED WITHIN CURRENT DEEDS AND PLATS OF RECORD.

6) THIS DRAWING IS INTENDED SOLELY FOR THE USE OF THE CLIENT(S) NAMED HEREON. THIS SURVEY IS CERTIFIED BY THE PROFESSIONAL LAND SURVEYOR WHO SEAL AND SIGNATURE APPEAR ON THE FACE OF THE SURVEY TO BE COMPLETE AND ACCURATE AS OF THE DATE OF COMPLETION OF FIELD WORK NOTED. ANY PARTY WHICH RELIES UPON THIS SURVEY FOR ANY PURPOSE AFTER THE DATE SHOWN WITHOUT OBTAINING AN UPDATED AND CERTIFIED SURVEY BY THE SURVEYOR DOES SO AT THEIR OWN RISK AND ASSUMES ALL LIABILITY. ANY USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE CLIENT FOR ANY PURPOSE (INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION OF IMPROVEMENTS, REAL ESTATE TRANSFERS AND/OR CLOSINGS, OBTAINING, MORTGAGES, ETC.) IS CONSIDERED AN UNAUTHORIZED USE OF THE SURVEY. COPYRIGHT © 2020 NORTHPOINTE SURVEYING INC. ALL RIGHTS RESERVED. ANY UNAUTHORIZED USE MAY BE PROSECUTED.

[illegible]

SITE PLAN

221 SWEETLAND DRIVE



northpointe
SURVEYING

2719 HICKORY VALLEY RD SUITE-A
CHATTANOOGA, TN 37421
423-362-7123

SITE PLAN

BEING A SITE PLAN OF THE PROPERTY
DESCRIBED IN DEED BOOK 10878 PAGE 167
CITY OF REBBANK
HAMILTON COUNTY, TENNESSEE

DRAWN BY: C.D.B.	APPROVED: CES
DATE: OCTOBER 16, 2020	CHECKED: CES
SCALE: 1"=20'	FIELD: OCTOBER 05, 2020
SHEET NO.: 1 OF 1	DWG. NO.: 20-137_SP_1