

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA

December 21, 2023

6:00 pm

Red Bank Court Room

3117 Dayton Boulevard

**Note: The December 19th Work Session has
been canceled.**

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. November 16, 2023

VI. NEW BUSINESS

1. Request to Rezone 2633 Simpson 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 / Vote
2. Any properly presented new business

VII. UNFINISHED BUSINESS

1. Planning Commissioner Training - Planning 101 Presentation - Ashley Gates
 - a. Staff Presentation
 - b. Public Comment
 - c. Discussion
2. Any properly presented unfinished business

VIII. OTHER BUSINESS

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

A. CONSIDERATION OF THE MINUTES

1. October 19, 2023

Commissioner Skonberg motioned to approve the minutes, Commissioner Cannon seconded, motion passed unanimously

B. NEW BUSINESS

1. Request to Rezone 2010 James Avenue from R-1 to R-T/Z

a. Applicant Presentation

Gordon Hulan: I recently purchased the property; there is an existing home that faces James Avenue with a driveway off East Ridgewood; the plan is to remove the driveway from East Ridgewood and the garage, build a new driveway off of James Avenue, subdivide the lot into three individual parcels, build two new homes 2500 SF, and renovate the existing home; I have a barrier and buffer plan of Type C landscaping and considering a privacy buffer against the back of the lot as well; I spoke to Donna Sullivan, a nearby resident and told her construction would be 4-6 months for the 53' wide lots

b. Staff Presentation

Ashley Gates: The R-TZ zone has been used to allow for compatible infill development; the recommendation to deny is based on surrounding area densities; this project does not meet the typical R-1 density seen in this area; this rezoning and following plat would introduce a new and different type of development; Staff recommends denial of the proposed R-TZ zoning for the following reasons: The Midvale Park neighborhood does not have any similar R-TZ 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.

c. Public Comments

April Van Brett 2100 Ashmore(backs up to the lot in question): bought the home in 2020, amazing green space and big lots, where kids play; love the zoning of the area; the proposed buildings would significantly impact our home; the applicant hasn't spoken to me; the road is narrow, only one at a time; this change in zoning would be a detriment of the overall feel of the neighborhood

Emily Odonnel 2001 James Avenue: property owner since 2011, proud resident; raising two children and neighborhood kids; attorney represented the city of Chattanooga over these kinds of planning commissions; spot zoning has long been held as unconstitutional, this is an upzone to two homes in order to introduce a new type of development; Red Bank offers choices and variety in houses, but in this neighborhood we are R-1; there's no reason to allow two properties; 2102 Ashmore is also mine and he hasn't talked to these neighbors; spot zoning would open the city to legal action; even with conditions, he can still build a house that is "too big" for the lot, my home is 1600 square feet, and he wants to build 2500 square foot units, that is inconsistent; this is not attractive to the neighbors, and it is not the job of the commission to protect prospective buyers; please deny, do not approve with conditions

Phil Sanders 2106 Ashmore: I agree with everything said before; moved here from Atlanta, housing out of control is damaging to the community; these units pushes the limits too far; in an aesthetic sense—these are new units and there aren't many in this neighborhood, construction traffic is an issue right now; the two new driveways will double the number of driveways, the kids play in those yards and the danger will be increased for them; no existing greenery; these properties on hillsides will see directly into adjacent homes; It's a desirable neighborhood as it is now and the benefit of this would be for the developer only;

Hillary Evans 2021 Ashmore: Our family has two homes in the neighborhood; it's spot zoning, it's not big enough for two more properties; traffic and runoff water concerns; these are bigger houses and they would not provide affordability; there are other ways to provide affordability;

Janet Jenkins 304 East Ridgewood: the street is the most narrow street in Red Bank, the firetruck can't fit, safety is my concern; the driveway should be on James; I wish we could widen that road; our house is newer and built on a double lot; there are lots of other double lots in Red Bank and this would set a precedent; but kids like to play in the yards, and the safety is a primary concern;

Jane Bissanet 2021 Ashmore: my sister moved here to be near her sister from California; she bought the house at 2104 and she loves it; this plan abuts her house; she has a big backyard; I prefer to have a place where the kids play; two grandchildren that love the backyard; I love new neighbors, but that lot is two skinny for two houses; I would like you to deny that request;

d. Discussion

Commissioner Browder: I'm concerned about spot zoning; the R-TZ tool is important to increase density and infill in some areas, but I want to be careful with it; it's a beautiful lot and would sell for top dollar; Midvale is an extremely attractive neighborhood

Commissioner Cannon; Our original long range plan was focused on spot zoning so I feel the same way about it, a major issue;

Commissioner Skonberg motioned to deny, Commissioner Cannon seconded, motion passed unanimously

2. Request to Rezone 221 Sweetland Drive from R-1 to R-3

a. Applicant Presentation

Kenny Patel(Hixson): I have a store and home here in Red Bank; now we are trying to build three separate structures and demolish the existing house; I did apply for rezoning to the planning commission in 2020 but it was denied

b. Staff Presentation

Ashley Gates: The staff recommendation is to approve; similar type development clustered together is good, and there is an apartment complex of the R-3 zone adjacent to this property; if the commission moves forward with a recommendation to approve, I recommend putting a 1-year deadline to obtain the special exceptions permit

c. Public Comments

d. Discussion

Commissioner Browder: my concern is for the congestion and traffic and steepness of the property; I understand the argument for more density, I like density

Commissioner Cannon: It's a lot of impervious surface and 30 feet grade change from the front of the lot to the rear

Commissioner Cannon motioned to deny based on the plan brought before the planning commission, Commissioner Skonberg seconded, the motion passed unanimously

3. Request to Rezone 201 Memorial Drive from R-1 to R-3

a. Applicant Presentation

John Coffelt: In September of 2020 I purchased it from Andy Williams; the property was dilapidated and dangerous; we have remodeled it; we'd like to permit it for a short-term rental; driving down memorial—there are no single family homes between Dayton and this property

b. Staff Presentation

Ashley Gates: In Red Bank, short term rentals, based on public input, were not wanted in single-family neighborhoods; this neighborhood is not technically single-family and more of a mixed-use corridor due to the variety of developments that were downzoned to R-1 in the last zoning update; staff would feel more comfortable rezoning all the

adjacent parcels that are used as multi-family rather than this single lot due to spot zoning concerns; there are requirements established by the zoning ordinance to buffer this property against the R-1 developments

c. Public Comments

d. Discussion

Commissioner Skonberg: I'd like to note that we are making this decision with careful consideration of the neighborhood character and intending to maintain it with a condition on the rezoning that the property remain single family. The adjacent uses are multi-family and not single family

Commissioner Cannon motioned to approve the rezoning with the condition that the property cannot be utilized for multifamily in the future, Commissioner Skonberg seconded, the motion passed unanimously

Chairman

MEMORANDUM

To: Members of the Red Bank Planning Commission

Cc: Michael Pham, Red Bank Community Development Planner

From: Ashley Gates, Regional Planner

Date: December 15, 2023

Subject: Request to Rezone 2633 Simpson Avenue from R-1 Residential to R-T/Z Residential Townhome/Zero Lot-Line

SUMMARY			
Property Address:	2633 Simpson Avenue	Property Owner:	Matthew Green & Frank Bodine
Tax ID:	117L G 002 & 002.02	Applicant:	Matthew Green
Deed Reference:	11355-0250	Current Zoning:	R-1
Flood Zone:	No	Requested Zoning:	R-T/Z
Current Land Use:	Vacant	Surrounding Zoning:	R-1
Surrounding Land Use:	Single-family detached residential		
Proposed Use:	Up to 4 lots		
Staff Recommendation:	Approve with conditions		

ANALYSIS

Current and Proposed Use

The two lots at 2633 Simpson Avenue total 0.4 acres and the property is currently vacant with the former residence having been demolished. Matthew Green has requested that the property be rezoned to R-T/Z in order to subdivide into four lots of approximately 0.1 acres or 4,200 square feet each.

Zoning Ordinance

The Zoning Ordinance allows a maximum density of 8 units per acre in the R-T/Z zone, so the maximum number of units that could be allowed on this property under the R-T/Z zone would be 3. This would result in the three lots with a width averaging 53 feet, not meeting the minimum required road frontage of 60 feet in the R-1 zone. R-T/Z would also allow for townhomes to be built.

Type C screening against the R-1 zoning district is required on the exterior side lot lines of each proposed lot. The existing vegetation on the rear lot line could be used to meet the screening requirement.

Aerial Map with Contours – Existing Lots



The adjacent land use is single family residential. The adjacent parcel at 2631 Simpson Avenue has a frontage of only 55 feet. There are similarly sized parcels on Berkley Avenue, also zoned R-T/Z just 150 feet from this lot.

Land Use Plan

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

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

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

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

Goal D also addresses single-family residential development and recommends measures to increase the value and protect single-family residences. In the Zoning Ordinance, a townhouse is defined as a single-family dwelling unit.

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.

ACTION: Special Exception Permit process for all potentially incompatible or

Sewer Moratorium

This property is currently under sewer moratorium. Staff has contacted WWTa requesting the status for this particular property, but as of 12/15/23 WWTa has not responded.

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. There is a an R-T/Z infill project just to the northwest of this property on Berkley Avenue. Due to the overall development pattern of the neighborhood, the proposed zoning does not appear to be a spot zone.

RECOMMENDATION

Noting that the property can only accommodate three (3) lots and not the initially proposed four (4) lots as initially proposed, staff recommends approval of the rezoning for the following reasons:

1. There are infill projects within the vicinity of this property with similar density.
2. The Land Use Plan calls for the use of the R-T/Z zone to encourage diversity of new housing options.

The Planning Commission may wish to add the condition that the development be limited to only single family detached homes since the R-T/Z zone would permit townhomes in addition single family detached homes.

Staff has requested a site plan with dimensions showing the proposed lot configuration based on the three (3) lots that the property can accommodate as required for all R-T/Z rezonings.