

City of Red Bank
Municipal Planning Commission

WORK SESSION AGENDA

June 13, 2023

12:00 pm

Red Bank Court Room

3117 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary

☐ Commissioner Browder

☐ Commissioner Kelly

☐ Commissioner Luther

☐ Commissioner Skonberg

☐ Commissioner Millard

III. Agenda items for the June 15, 2023 regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. March 16, 2023

B. NEW BUSINESS

1. Request to rezone 4006 and 4010 Oakland Avenue from R-1 Residential to R-T/Z Residential Townhome/Zero Lot Line
2. Request to rezone 210 Lullwater Rd. from L-1 Light Manufacturing to R-T/Z Residential Townhome/Zero Lot Line
3. Final Plat for Be Big Subdivision
4. Discussion of Work Session Meeting Time and Alternatives
5. Hixson/Swope Property Acquisition update
6. Additional Updates from staff
7. Any properly presented new business

C. UNFINISHED BUSINESS

1. Amend R-4 Special Zone to include select commercial uses as uses by Special Exceptions Permit
2. Native Plant Species Ordinance to provide guidelines for development of landscape plans
3. Any properly presented unfinished business

D. OTHER BUSINESS

IV. ADJOURNMENT

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA

June 15, 2023

6:00 pm

Red Bank Court Room

3117 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary

☐ Commissioner Browder

☐ Commissioner Kelly

☐ Commissioner Luther

☐ Commissioner Skonberg

☐ Commissioner Millard

III. INVOCATION – Commissioner Millard

IV. PLEDGE OF ALLEGIANCE – Commissioner Luther

V. CONSIDERATION OF THE MINUTES

1. March 16, 2023

VI. PUBLIC HEARING

1. Request to rezone 4006 and 4010 Oakland Avenue from R-1 Residential to R-T/Z Residential Townhome/Zero Lot Line
2. Request to rezone 210 Lullwater Rd. from L-1 Light Manufacturing to R-T/Z Residential Townhome/Zero Lot Line
3. Amend R-4 Special Zone to include select commercial uses as uses by Special Exceptions Permit
4. Native Plant Species Ordinance to provide guidelines for development of landscape plans

VII. NEW BUSINESS

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VIII. UNFINISHED BUSINESS

1. Amend R-4 Special Zone to include select commercial uses as uses by Special Exceptions Permit
2. Native Plant Species Ordinance to provide guidelines for development of landscape plans
3. Any properly presented unfinished business

IX. OTHER BUSINESS

X. ADJOURNMENT

Hollie Berry
Mayor



Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES
March 16, 2023
6:00 p.m.
Red Bank Courtroom

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:03 PM.

II. ROLL CALL

Commissioner Skonberg called the roll. Commissioners Browder, Skonberg, Millard, and Smith were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District, Ashley Gates, was present. Eddie Clinton, Building Official, and Leslie Johnson, Capital Projects Manager, were also present. Additional attendees are listed on the sign-in sheet.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Browder lead the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. February 16, 2023 Meeting Minutes

The meeting minutes were not presented or approved.

VI. NEW BUSINESS

- 1. Request to Rezone 167, 169, 171, 173, and 0 Lynda Circle, 192, 194, 196 and 200 Strawberry Lane, 201 Lullwater Road, Parcel 126F B 020 on Alden Avenue, and Parcel 126F B 002 on Signal Mountain Road from R-1 Residential to R-T/Z Residential Townhome/Zero Lot Line**

Staff presented the rezoning proposal, which would include up to 38 detached homes and the paving of Strawberry Lane to city standards. She stated that none of the lots would be accessed from Lynda Circle. Staff recommended approval with the condition that only detached single-family homes could be built.

Jason Craven, representing Watchtower Investments and Kammer Holdings, presented his plans to redevelop this area with up to 38 single-family detached homes, requiring an R-T/Z designation. He stated that 38 would be the absolute maximum, and that he is proposing a small park and trail system. He stated that a primary reason for the proposed rezoning would be to reduce the front yard setback requirement, bringing the homes closer to the road, which would preserve more of the slope.

Commissioner Kelly clarified that current zoning would allow four homes on Lynda Circle, two on Strawberry Lane and two on Lullwater.

Commissioner Kelly asked about how many feet of trail would be constructed. Mr. Craven stated that about 1,200 feet could be constructed on the property owned by Watchtower Investments.

Commissioner Kelly asked what type of engineering studies had been done and if there were any red flags. Mr. Craven stated that a geotechnical engineering study of soil samples and boring had been completed, and that they did not for see any significant risk beyond the average risk of constructing on sloped land.

Commissioner Browder asked if there would be any disturbance along Lynda Circle. Mr. Craven stated that everything would be accessed via Lullwater and Strawberry Lane.

Mr. Craven stated that the R-T/Z zoning gives more flexibility due to not having minimum square footage. He stated Type C screening would be installed.

Commissioner Browder opened up the Public Hearing. She stated that speakers would be limited to three minutes and should address the Planning Commission and not the developer or others in the audience.

Phillip Curlin of 127 Lynda Drive stated his opposition to rezoning the lot that has frontage on Alden Ave.

Dana Eichler of 108 Alden Avenue stated her opposition to rezoning the lot that has frontage on Alden Ave. She asked how the developer would be held accountable to his word.

Alex Moyers of 128 and 129 Alden Avenue stated that he was concerned about cutting down the wooded areas and then building a nature park and trail. He stated he was concerned that the park and trail would bring more people into their neighborhood.

Robert Black Eagle Costa of 102 Alden Avenue stated his opposition to the proposed development and concern about the impact on the natural environment and neighborhood.

Bill Eldridge of 164 Lynda Circle asked whether the walkway would be accessed by Lynda Circle and his concerns regarding traffic.

Karina Butterfield of 130 Alden Avenue asked if the trailhead would be sold to the City of Red Bank, and if that would be guaranteed. She asked if the neighborhood association would be required to maintain it. Commissioner Browder replied that the park is just a proposal and selling it to the City would be a request to be addressed at that time.

Mr. McGraw of 109 Alden Avenue stated his opposition to the nature trail and green space.

Robert Eichler of 108 Alden Avenue stated that there used to be a former greenway that was not maintained. He stated his concerns about drainage issues, similar to what had happened with the ditch on Hedgewood and his desire to have enforceable stormwater standards.

Kira Robinson of 166 Lynda Circle stated her concerns regarding the maintenance of the proposed trail, and concerns about parking on Lynda Circle to access the trail, as she lives adjacent to the proposed trailhead.

Charles Gardner of 108 Lynda Drive stated his concerns regarding stabilizing the bank to prevent the road washing out. He stated that on Hedgewood the bank was not stabilized and has starting falling out since construction began. He stated that the developer of Hedgewood promised a detention pond and a small park that never came to fruition, and that two additional homes were built.

Ms. Moyer of 128 Alden Avenue stated that the neighborhood doesn't need a trail or a park. She stated that she prefers the homes to be further from Lynda Circle. She stated that she provides green space to the neighborhood. She also stated that the environment is being destroyed, and they don't want trails and parks that will take down more trees.

Drake Poteat of Sweetland Drive stated that he prefers density. He pointed out that the applicant had been in front of the Planning Commission before, and that the park would improve the value of the homes he is building. He asked why Red Bank should assume the liability and cost of the park.

Mindy Moore of 118 Alden Avenue stated that the park and trails would be for the residents that will live in the new homes, not for the residents of Duncan Hills. She stated that she does not want a trail across from her home. She asked how long the project would take. She stated her opposition to the rezoning of the property along Alden Avenue.

Justin Heisman of 106 Miller and 126 Alden Avenue stated that 30+ homes was greedy, and stated that the proposed density is beyond the carrying capacity of the area. He stated he did not want it to turn into North Chattanooga.

Commissioner Browder closed the public hearing.

Commissioner Browder asked where the idea for the nature trail came from. Jason Craven stated that they it came from the City of Red Bank's strategic goals to improve park access and connectivity.

Commissioner Browder asked if they could exclude the property along Alden Avenue from their recommendation.

Staff stated that they could. She stated that she did not find it to be a spot zoning issue, but having frontage on a different road, they may opt to exclude it from the rezoning.

Commissioner Millard suggested tabling the matter until they have more information regarding the park and trail system.

Leslie Johnson, Capital Project Manager, stated that the applicant was only seeking density at this time, and that the park and trail approvals could come at a later time.

Commissioner Skonberg asked if they could impose land disturbance limitations based on the slope. Staff stated that they could recommend that condition.

Commissioner Skonberg motioned to recommend approval to rezone 167, 169, 171, 173, and 0 Lynda Circle, 192, 194, 196 and 200 Strawberry Lane, 201 Lullwater Road, and Parcel 126F B

002 on Signal Mountain Road from R-1 Residential to R-T/Z Residential Townhome/Zero Lot Line subject to the following conditions:

1. Limited to single-family detached residential
2. Land disturbance limited to the following based on slope:

Slope	Maximum Percent Land Disturbance
15% to 25%	50%
20% to 40%	20%
40% +	10%

3. Preservation of all heritage trees that are 19-inches at breast height or larger

Commissioner Millard seconded the motion. All voted in favor. The motion carried.

VII. UNFINISHED BUSINESS

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

This item was tabled.

2. Steep Slope Ordinance to provide guidelines for development of parcels with steep slopes

Staff presented the revised steep slope ordinance which included the land disturbance limitations as discussed at the work session.

Commissioner Skonberg stated that they would not be able to create a perfect steep slope ordinance, and suggested that they recommend approval of the staff provided Steep Slope Ordinance.

Staff stated that they could adjust the percentages based on the analysis she had done. She said that increasing the percentage to 20% would take quite a few properties out of the ordinance.

Commissioner Skonberg motioned to recommend approval of the steep slope ordinance as presented with the land disturbance limitations, and with the minimum slope percentage for moderate risk properties amended from 15% to 20%.

Commissioner Kelly seconded the motion. All voted in favor. The motion carried.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Browder motioned to adjourn. Commissioner Luther seconded the motion. The meeting was adjourned at 8:21 PM.

Chairman

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

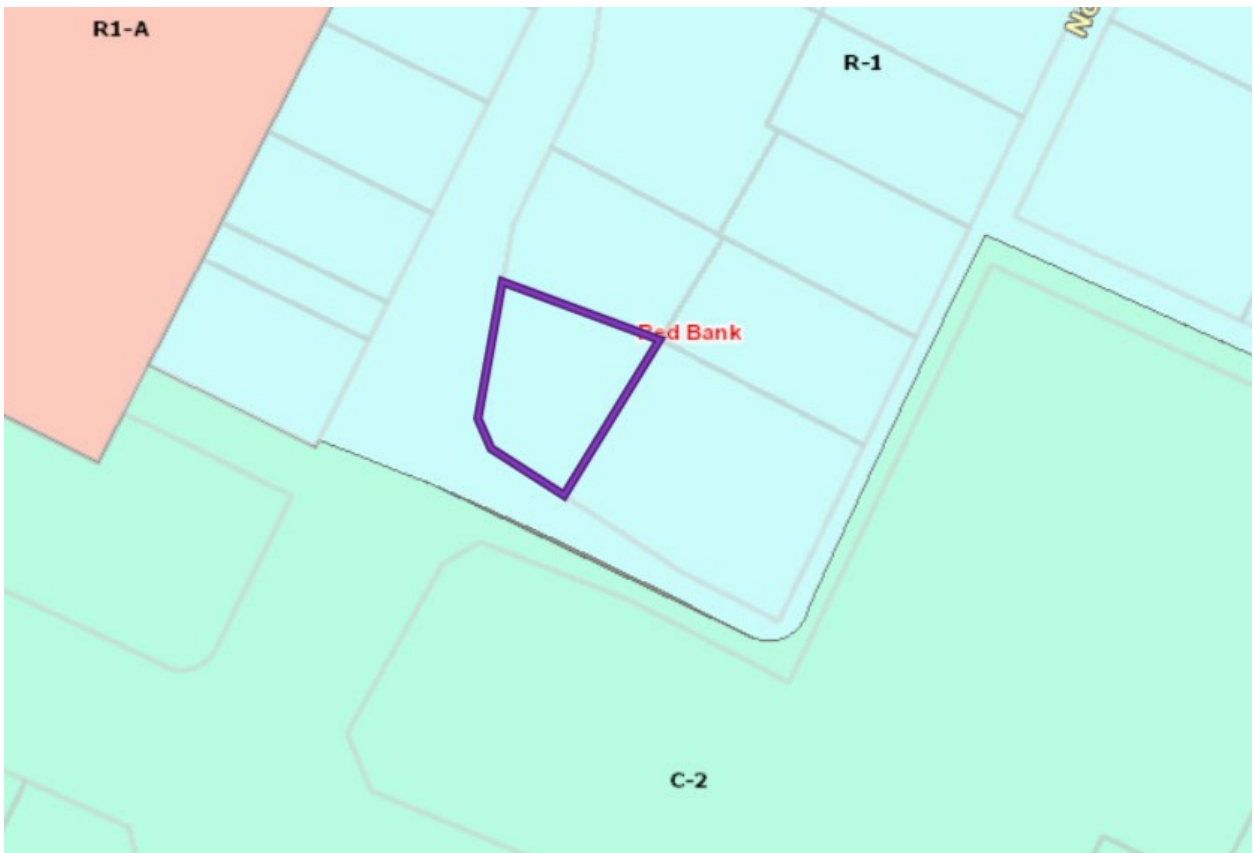
The property at 4006 and 4010 Oakland Avenue is currently vacant. The lots are a combined 0.33 acres. Elwood Properties LLC has requested that the property be rezoned to R-T/Z in order to build a 4-unit townhouse structure.

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 landscape design

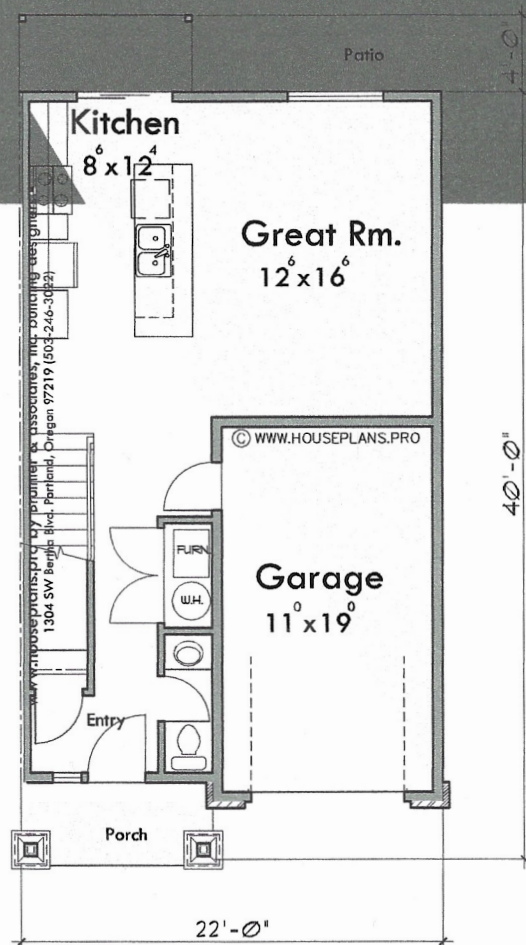
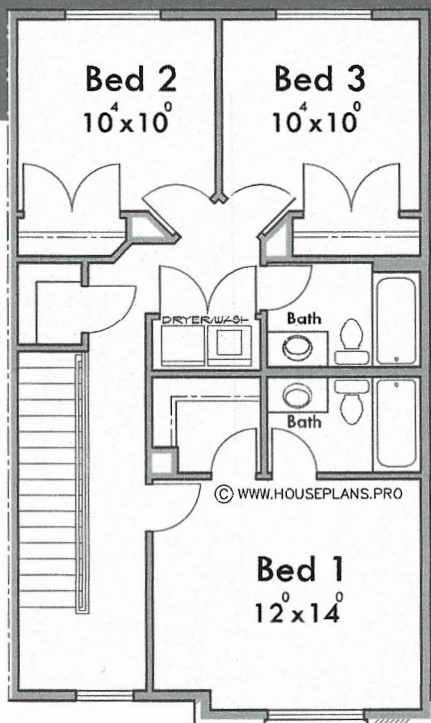
PLAN #F-641

MAIN FLR. 579 SQ. FT.

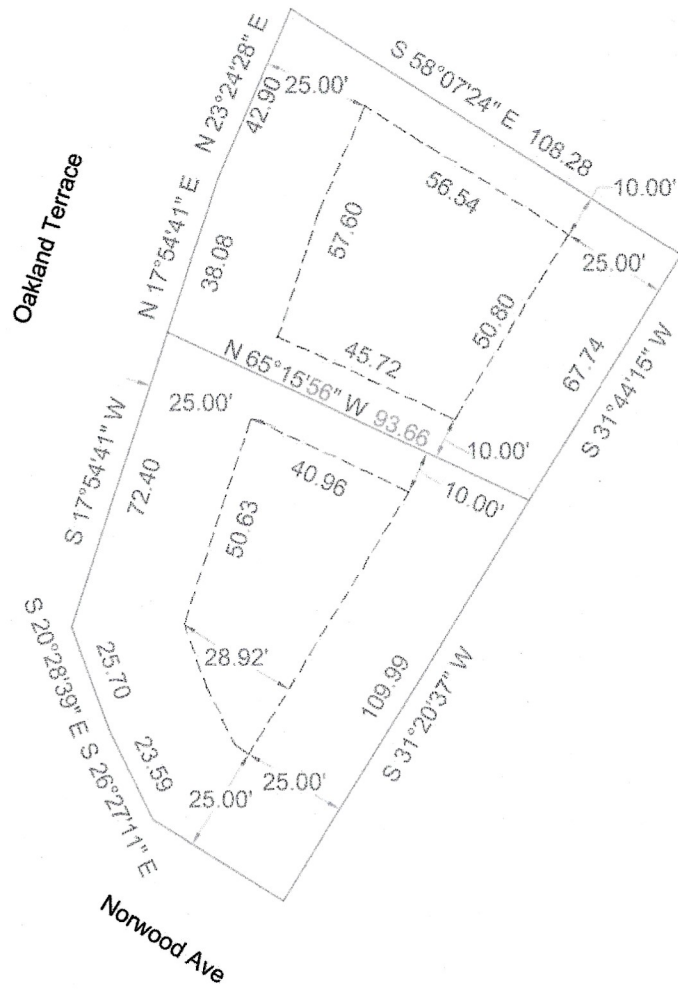
UPPER FLR. 753 SQ. FT.

TOTAL 1332 SQ. FT.

GARAGE 225 SQ. FT.



Width 88 feet
Depth 40 feet



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

SUMMARY

Property Address:	210 Lullwater Road	Property Owner:	Be Big Inc.
Tax ID:	126C C 039	Applicant:	Be Big Inc.
Deed Reference:	13021-0277	Current Zoning:	L-1
Flood Zone:	No	Requested Zoning:	R-T/Z
Current Land Use:	Vacant	Surrounding Zoning:	R-1
Surrounding Land Use:	Single Family Residential		
Proposed Use:	Four (4) single family detached homes		
Staff Recommendation:	Deny, instead rezone to R-1		

ANALYSIS

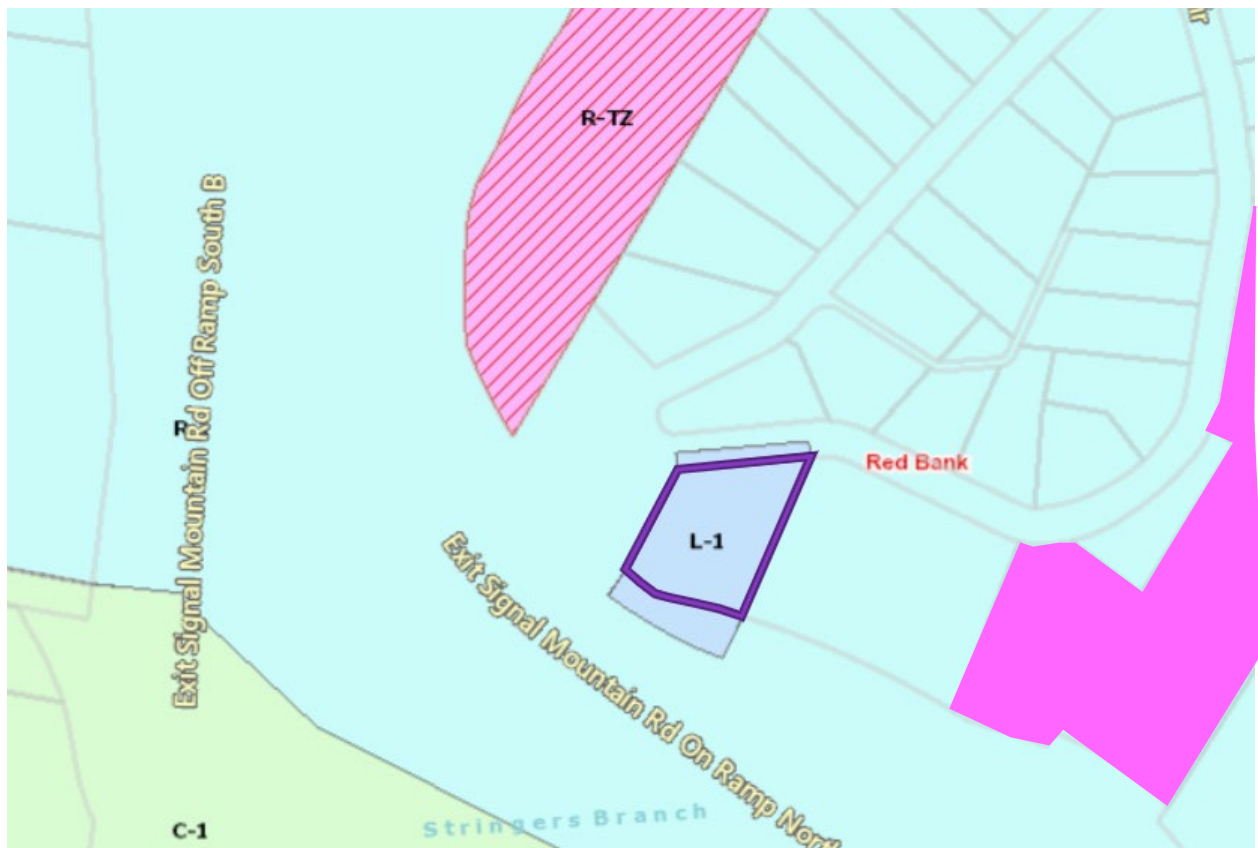
Current and Proposed Use

The property at 210 Lullwater Road is approximately 0.5 acres, and is currently vacant. Be Big Inc. has requested that the property be rezoned to R-T/Z in order to build four (4) single family detached homes.

Aerial Imagery, 2022 (Hamilton County GIS)



Zoning Map



Zoning Ordinance

	Current Zoning L-1 Light Manufacturing	Proposed Zoning R-T/Z Townhome/Zero Lot Line Residential	Surrounding Zoning R-1 Residential
Permitted Uses	Variety of manufacturing uses, storage and distribution facilities	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	N/A	N/A	8 units per acre
Frontage / Width	No minimum	35 feet (Width)	60 feet (Frontage)
Front Yard	50 feet	25 feet	25 feet
Rear Yard	No minimum	25 feet	25 feet
Side Yard	15 feet from residential zone	Single family: 10 feet / 12-foot building separation Townhouse: 25 feet	10 feet
Lot Size	No minimum	N/A	7,500 square feet
Setback from R-1 Zone	15 feet	10 feet (Landscaped)	N/A
Building size (Single Family)	N/A	N/A	1,400 square feet

Surrounding Land Use

This property has frontage on both Lynda Circle and Lullwater Road. Along Lullwater, there is a vacant commercial property abutting the subject property to the east that appears to have formerly been a vehicle service station. This property is zoned R-1 Residential, so any new construction will need to follow the requirements of the R-1 zoning designation. To the east, there is vacant property that appears to be part of the Lullwater Road right-of-way.

Just opposite the undeveloped right-of-way a large undeveloped property is zoned R-T/Z. This is within 180 feet of the subject property. Similarly, the property on the other side of the vacant commercial building was recently zoned R-T/Z, within 250 feet of the subject property.

The portion of the property along Lynda Circle is uphill from Lullwater Road. There is an elevation change of about 62 feet. A rough calculation based on GIS contours places the slope between 30 and 40 percent. Lynda Circle itself is a narrow, paved road that is around 15-18 feet wide. Lynda Circle has no curb or shoulder.

Along Lynda Circle are single-family detached homes, most having been built in the 1950's. The lots appear to conform to the lot size requirements of the R-1 Residential zone. The density within Lynda Circle is approximately 4 units per acre. The density of the portion of the neighborhood along Lynda Drive is approximately 2 units per acre.

Compatibility with Surrounding Land Use

The proposed development will have four single-family detached dwellings at a density of 8 units per acre, which is the maximum density for the R-T/Z zone. This density is nearly double that of the surrounding neighborhood along Lynda Circle. The density of the future development along Lullwater Road is unknown, but the maximum allowed is also 8 units per acre.

While R-T/Z zoning is regularly used to allow a moderate increase in density for infill development, the Planning Commission has not approved such increases in density along Lynda Circle in particular. A recent request to rezone 167, 168, 171, and 178 Lynda Circle to R-T/Z was not approved by the Planning Commission and was withdrawn from consideration by the City Commission. A later proposal was approved with strict conditions on the development of the steep portion of the property and requiring access to be from Strawberry Lane.

This property may also be accessed from Lullwater Road. Utilizing Lullwater Road as the access point may alleviate some of the concerns about incompatibility. However, locating the homes along Lullwater Road will result in having the home sites cut into the hillside. This particular property is much steeper than the previously rezoned area along Strawberry Lane. The stability of the slope leading up to Lynda Circle has been a top concern for the neighborhood and Planning Commission.

The existing zoning, which allows for many intensive manufacturing uses, is clearly not compatible with the residential neighborhood. However, the Planning Commission may consider all potential zones for the future of this property, not just the requested R-T/Z zone.

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. However, 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.

While utilizing the R-T/Z zone may be interpreted as meeting the C-Goal, the planning commission should consider whether the proposed location of this increased density would be in conflict with the “D-Goal” portion of the Land Use Plan, which calls for the protection of single-family residential development. The recent decisions from the Planning Commission regarding development surrounding Lynda Circle indicate that there are significant concerns regarding increased density on the steep slopes and increasing the number of housing units to be accessed via Lynda Circle.

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 are two R-T/Z zones within 300 feet of the subject property. The proposed rezoning may be considered consistent with existing development patterns without spot zoning concerns.

Rezoning Recommendation:

Staff recommends that the Planning Commission deny the proposed rezoning for the following reasons:

1. The proposed density is nearly twice that of the Duncan Hills neighborhood, which has narrow roads and steep slopes
2. The Planning Commission recently recommended denying an R-T/Z zoning request accessed on Lynda Circle. The rezoning request was later approved, but only with the condition that the lots be accessed via Strawberry Lane as part of a larger development that included repaving Strawberry Lane.
3. The slopes of between 30% to 40% are steeper than the nearby R-T/Z property along Strawberry Lane, as well as the homes in Duncan Hills. In considering the suitability of the land for increased density, steeper slopes are generally more suited to lower density development.
4. A plat has been submitted, but a site plan meeting the requirements of the R-T\Z zone has not been submitted.

Staff recommends that this property be rezoned from the L-1 Light Manufacturing to R-1 Residential.

If the Planning Commission wishes to rezone this property to R-T/Z, staff recommends the following conditions, which are consistent with the R-T/Z rezoning of the nearly by property along Strawberry Lane:

- (a) No use other than single-family detached residential shall be permitted.
- (b) Land disturbance of steep slope areas of any individual parcel, or if assembled and recombined for tax or development purposes, of any resulting parcel or parcels shall be limited to the following based on slope:

Slope	Maximum Percent Slope Land Disturbance
20% to 25%	50%
25% to 40%	20%
40% +	10%

Maximum developmental percentages of land disturbance area permitted, based on the slope of only such portion of any such parcel properly identified as a “Steep Slope,” may be increased if supported by certified and stamped site-specific development site plan(s)

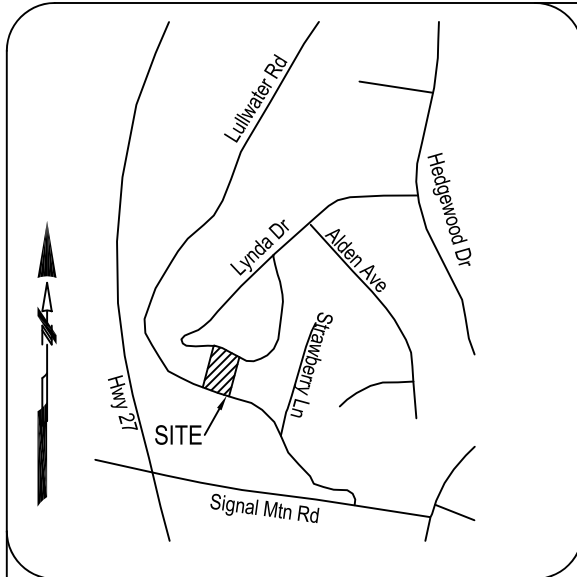
(b) Provided however that in the event any Ordinance hereinafter enacted by the City with respect to the topic of the development of "Steep Slope(s)" shall contain less restrictive requirements or conditions than as provided in sections above then such less restrictive requirements or conditions shall ipso facto be controlling as to development of these lots hereby conditionally rezoned.

(c) No lots shall be accessed via Lynda Circle.

Recommendation: Final Plat Be Big Subdivision

In conjunction with the rezoning request, a final plat for the four proposed lots was submitted. Staff recommends denying the plat. If the rezoning request is approved, the plat may be re-submitted and reviewed after the Zoning Ordinance Amendment has been approved by the City Commission.

Staff does not recommend tabling the plat or taking no action, as the State of Tennessee places a 60-day time limit on either approving or denying a properly submitted plat.



LOCATION MAP
(NOT TO SCALE)

OWNER'S CERTIFICATION

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

BE BIG INC.
P.O. BOX 951
RINGGOLD, GEORGIA 30736
(423) 994-4424

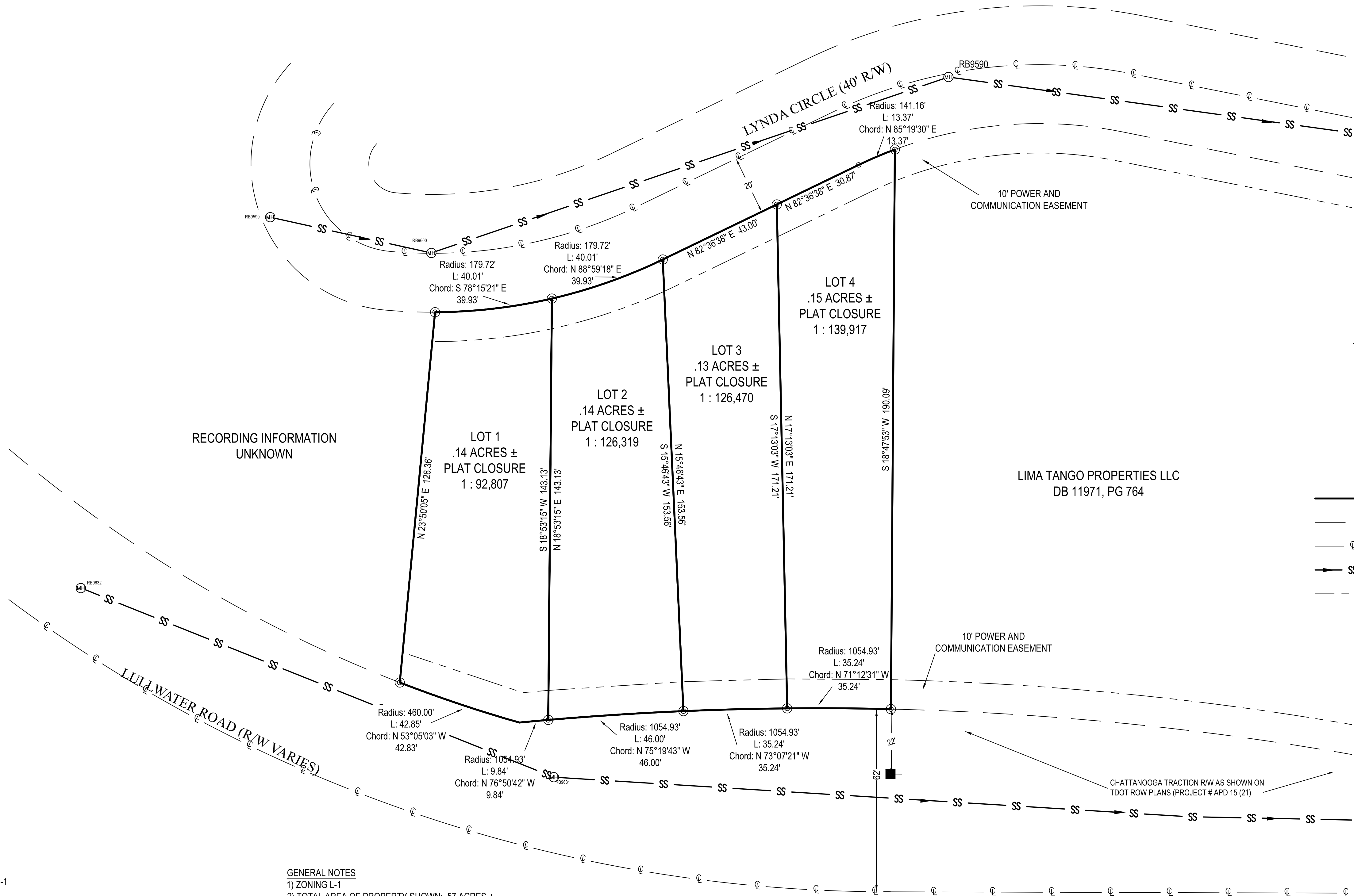
SURVEYOR'S CERTIFICATION

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

JEFF C. DAWSON, LS 2339, CFM

DATE

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



RECORDING INFORMATION
UNKNOWN

LIMA TANGO PROPERTIES LLC
DB 11971, PG 764

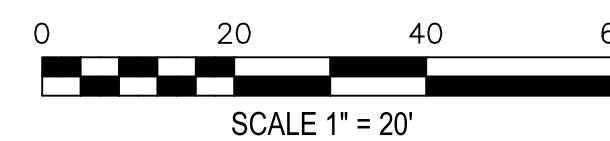
LEGEND

- CORNER FOUND (AS NOTED)
- 1/2" IRON ROD SET W/ "NILES" CAP
- CONCRETE MONUMENT FOUND
- IRF IRON ROD FOUND
- MANHOLE
- PROPERTY LINE
- APPROXIMATE ADJOINER
- ROAD CENTERLINE
- SANITARY SEWER (FLOW DIRECTION)
- EASEMENT

VF: 63- BE- BIG-1
FB: 252-3
FF:
JOB: 23-087
DRAFTED BY: TABITHA PFEIFFER
CHECKED BY: JEFF DAWSON

GENERAL NOTES

- 1) ZONING L-1
- 2) TOTAL AREA OF PROPERTY SHOWN: .57 ACRES ±
- 3) SUBJECT PROPERTY: TAX PARCEL NO. 126C C 039
- 4) THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY DESCRIBED IN DEED BOOK 13021, PAGE 277, AND CREATE LOTS 1 THROUGH 4 AS SHOWN.
- 5) BASIS FOR ALL BEARINGS: TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83)
LAST DATE OF FIELD WORK: APRIL 7, 2023
- 6) ALL CORNERS ARE A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP LABELED "NILES SURVEYING" SET UNLESS OTHERWISE NOTED.
- 7) THIS PROPERTY IS NOT SUBJECT TO THE 1% CHANCE SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. # 47065C0329G, DATED FEBRUARY 3, 2016
- 8) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 9) THIS PLAT HAS BEEN DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE RED BANK SUBDIVISION REGULATIONS.
- 10) SEWER IS AVAILABLE BY HAMILTON COUNTY WATA.



FINAL PLAT
BE BIG SUBDIVISION
ON LULLWATER RD AND LYNDA CIR
LOTS 1 - 4
LOCATED IN THE CITY OF RED BANK
OF HAMILTON COUNTY, TENNESSEE
1" = 20' ---- MAY 14, 2023

NILES SURVEYING CO., INC.
LAND SURVEYING--MAPPING--FLOOD CONSULTATION
CERTIFICATE OF AUTHORIZATION NUMBER LSF 0000090
3962 CHURCHILL ROAD
CHATTANOOGA, TENNESSEE 37406-1616
PHONE: (423) 624-5041 FAX: (423) 629-7813
EMAIL: admin@nilessurvey.com

R-4 Special Zone Proposal

Uses permitted by Special Exceptions Permit by the Red Bank City Commission upon recommendation by the Red Bank Planning Commission

- (A) Retail Sales under 2,000 square feet in size**
- (B) Repair Shops for shoes, household articles or appliances**
- (C) Studios/Galleries**
- (D) Specialty Shops and Stores**
- (E) Taverns, Wine and Cocktail Bars, Brew Pubs, Microbreweries and similar uses**
- (F) Bed and Breakfast Establishments**
- (G) Banks**
- (H) Restaurants and other establishments serving food and alcoholic beverages**
- (I) Indoor Movie or Performance Theaters**
- (J) Indoor Special Event Venues**
- (K) Small outdoor stages or performance venues provided they meet the following conditions:**
 - a. The stage and sound amplification equipment shall not be oriented toward any residence located within three hundred feet of the property line upon which the small outdoor music event is to be held. Further, to the extent possible, sound amplification equipment shall be oriented so that sound is directed away from the closest residential property. For purposes of this subsection, "sound amplification equipment" means small portable sound systems, microphones, and amplified acoustic musical instruments.
 - b. A maximum noise level of seventy-five decibels on the A-weighted scale shall be permitted to occur at the boundary line of the nearest residential property.
 - c. Small outdoor music events shall be limited to a maximum of 150 people if the lot size is less than 20,000 square feet in size.
 - d. Adequate off-street parking shall be provided.
 - e. Primary street access for the event shall be from a nonresidential collector street.
 - f. All light and glare shall be directed on-site to ensure surrounding properties are not adversely impacted by increases in direct or indirect ambient lighting levels.

ORDINANCE NO. 23-

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE AMENDING USES PERMITTED BY SPECIAL EXCEPTIONS PERMIT IN SECTION 306.01 OF THE RED BANK ZONING ORDINANCE, CODIFIED AT SECTION 14-101, ET SEQ., RED BANK CITY CODE

WHEREAS, The Planning Commission has studied and recommended revisions to the provisions of the Red Bank Zoning Ordinance and related Subdivision Regulations governing special uses in the R4 Special Zone; and

WHEREAS, the Planning Commission recommends to the City Commission a list of uses permitted by Special Exceptions Permit to encourage more diversified development in the R4 Special Zone in order to promote more predictable and prudent development decisions and in line with emerging developmental goals for the City; and

WHEREAS, a public notice was issued and a public hearing was conducted by the Planning Commission in order to receive public comments, in accordance with T.C.A. §13-4-303; and

WHEREAS, the Red Bank Municipal Planning Commission has made a favorable recommendation and in accordance with T.C.A. §13-7-203(a), a public hearing was held at the regularly scheduled meet of the Red Bank City Commission on May 18, 2023, prior to the final reading of this Ordinance to amend the Official Zoning Ordinance of Red Bank, Tennessee.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Red Bank as follows:

SECTION 1. Section 14-306.01 is amended by adding a category for uses permitted by Special Exceptions Permit as follows:

Section 306.01(C) Uses permitted by Special Exceptions Permit by the Red Bank City Commission upon recommendation by the Red Bank Planning Commission:

- (A) Retail Sales under 2,000 square feet in size
- (B) Repair Shops for shoes, household articles or appliances
- (C) Studios/Galleries
- (D) Specialty Shops and Stores
- (E) Taverns, Wine and Cocktail Bars, Brew Pubs, Microbreweries, and similar uses
- (F) Bed and Breakfast Establishments
- (G) Banks
- (H) Restaurants and other establishments serving food and alcoholic beverages
- (I) Indoor Movie or Performance Theaters
- (J) Indoor Special Event Venues
- (K) Small outdoor stages or performance venues provided they meet the following conditions:
 - a. The stage and sound amplification equipment shall not be oriented toward any residence located within three hundred feet of the property line upon which the small outdoor music event is to be held. Further, to the extent possible, sound amplification equipment shall be oriented so that sound is directed away from the closest residential property. For purposes of this subsection, "sound amplification equipment" means small portable sound systems, microphones, and amplified acoustic musical instruments.
 - b. A maximum noise level of seventy-five decibels on the A-weighted scale shall be permitted to occur at the boundary line of the nearest residential property.
 - c. Small outdoor music events shall be limited to a maximum of 150 people if the lot size is less than 20,000 square feet in size.
 - d. Adequate off-street parking shall be provided.
 - e. Primary street access for the event shall be from a nonresidential collector street.
 - f. All light and glare shall be directed on-site to ensure surrounding properties are not adversely impacted by increases in direct or indirect ambient lighting levels.

SECTION 2. The Red Bank Subdivision Regulations are hereby amended so as to be in compliance with the provisions of this Ordinance.

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, such 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 health, safety and welfare of the citizens of the City of Red Bank requiring it.

MAYOR

CITY RECORDER

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL READING

APPROVED AS TO FORM:

CITY ATTORNEY

ORDINANCE 23-_____

**AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE AMENDING
ORDINANCE NO. 15-1020, THE RED BANK ZONING ORDINANCE, CODIFIED
AT TITLE 14 CHAPTER IX, SECTION 14-903 OF THE RED BANK CITY CODE,
AND SETTING STANDARDS AND REGULATIONS WITH RESPECT TO
PLANT INSTALLATION, LANDSCAPING AND LANDSCAPE/SCREENING
APPLICATIONS FOR NON INTENSIVE RESIDENTIAL USES AND FOR ALL
COMMERCIAL AND OTHER ZONING CLASSIFICATIONS**

WHEREAS, the City Commission, City Administration, and the Red Bank Planning Commission have recognized specific needs to further enhance the livability of the City as the City develops, redevelops, and continues to move forward; and

WHEREAS, The City of Red Bank as a matter of policy prefers the use of native vegetation for its climatic adaptation, absence of invasiveness, and ecological benefits to wildlife, pollinators, soil health, water quality, and the overall livability of the City; and

WHEREAS, the purposes for which this Plant Installation Specifications Ordinance are enacted are for the betterment and public welfare of the citizens of the City of Red Bank, Tennessee and, in addition to specifying the plants to be used by builders in a development and or screening setting and context, desires to encourage all residents to utilize the specifications on their own properties to help beautify and enhance the City with native species for growth and propagation; and

WHEREAS, The City of Red Bank determines as a matter of policy that it is desirable to utilize native species plants as much as possible, to avoid the utilization and proliferation of non-east Tennessee native plant species and to encourage voluntary eradication of invasive, exotic species by public and private landowners.

WHEREAS, this Ordinance has been referred to the Red Bank Planning Commission which, after review and study and after due and proper public notice and advertising of the time, place and purpose of it public meeting(s), **held a public hearing with respect to this Ordinance**; and

WHEREAS, the Red Bank Planning Commission has recommended that the Ordinance be approved and adopted; and

WHEREAS, the City Commission, after due and proper publication and posting of Public Notice, held a Public Hearing at its regularly scheduled meeting on _____, _____, 2023 and after presentation of the Ordinance, heard and considered all public comments and questions; and

NOW THEREFORE, be it ordained by the City Commission of the City of Red Bank, Tennessee that Chapter IX, Section 14-903 Entitled Plant Installation Specifications for All Zoning Classifications Except R-1 and R-1A is hereby amended as follows:

Section 1:

1. That Chapter IX, Section 14-903.01 is deleted, and retitled and the first paragraph is replaced with the following:

Section 14-903.01 Intent

(a) The purpose of this section is to more fully define landscaping requirements for new commercial installations and residential developments that have permit required or conditional screening and or landscaping requirements and shall be applicable to all landscaping requirements for commercial, industrial and residential zones, except the R-1 and R-1A zones for landscaping and vegetive screening applications from the date this Ordinance is passed on second and final reading; and

(b) All landscaping and screening plants and material shall be installed in a professional manner, and according to accepted planting procedures specified in the Arboricultural Specifications Manual.

2. That Section 14-903.01 subsections (E) and (F) be deleted in their entirety.
3. That Section 14-903.02 be added as follows:

Section 14-903.02 Approved Native Trees, Shrubs and Groundcover

(A) The chart below outlines approved Native Trees, Shrubs and Groundcover which shall be used pursuant to this section:

Native Trees, Shrubs and Groundcover Approved for Use by the City of Red Bank

"Keystone" native species provide disproportionately high ecological benefits and are shown in **BOLD**. Please give preference to utilizing these species.

Native Class I Shade Trees				
(>35' high, >20' wide)	Common name	Scientific name	Ht / width (ft)	Notes/features/cautions
Maples:	Box elder	<i>Acer negundo</i>	30-50 h	Early flowering/seeding for pollinators and birds; very adaptable; cultivars available.
	Red maple	<i>Acer rubrum</i>	50-70 h	Exceptional fall color; early flowering/seeding for pollinators and birds; adaptable; many cultivars, e.g. Sun Valley, October Glory
	Sugar maple	<i>Acer saccharum saccharum</i>	60-80 h	Exceptional fall color; early flowering/seeding for pollinators and birds; many cultivars
Buckeyes:	Yellow buckeye	<i>Aesculus flava</i>	50-75 / 30-50	Attractive and hardy.
	Ohio buckeye	<i>Aesculus glabra</i>	20-40 / 20-40	Best in moist soils.
	Serviceberry (and related species)	<i>Amelanchier arborea</i> , <i>A. canadensis</i> , <i>A. laevis</i> , etc.	20-40 h	Showy spring flowers; fall color; edible fruits; cultivars available.
	Pawpaw	<i>Asimina triloba</i>	20-40 h	Fruits edible but inconsistent; attractive foliage and form; fall color; limited availability.
	River birch	<i>Betula nigra</i>	40-80 h	Attractive papery bark; hardy; cultivars available.
	Ironwood / American hornbeam / musclewood	<i>Carpinus caroliniana</i>	20-30 h	Adaptable, though typically a riparian understory tree; cultivars available.

Hickories:	Bitternut hickory	<i>Carya cordiformis</i>	50-75 h	Nuts not preferred by wildlife
	Pignut hickory	<i>Carya glabra</i>	50-80 h	Nuts good food for some wildlife; brilliant fall color
	Pecan	<i>Carya illinoensis</i>	110-140 h	Edible nuts; widely cultivated; nuts good food for some wildlife
	Shellbark hickory	<i>Carya laciniata</i>	60-80 h	Edible nuts; attractive shaggy bark; nuts good food for some wildlife; fall color
	Shagbark hickory	<i>Carya ovata</i>	60-80 h	Edible nuts; attractive shaggy bark; nuts good food for some wildlife
	Mockernut hickory	<i>Carya tomentosa</i>	<100 h	Nuts good food for some wildlife
Hackberries:	Sugarberry	<i>Celtis laevigata</i>	40-60 h	Adaptable; good food for birds and pollinators
	Hackberry	<i>Celtis occidentalis</i>	30-40 h	Very hardy; good food for birds and pollinators
	Dwarf hackberry	<i>Celtis tenuifolia</i>	20-35 h	
	Redbud	<i>Cercis canadensis</i>	20-30 h	Exceptional spring color; adaptable; many cultivars
	Fringe tree / Old man's beard	<i>Chionanthus virginicus</i>	15-30 h	Exceptional spring flowers; adaptable; cultivars available
	Yellowwood	<i>Cladrastis kentuckia</i>	30-50 / 40-55	Showy spring flowers; exceptional fall color
	Flowering dogwood	<i>Cornus florida</i>	15-30 h	Exceptional showy flowers; best in part shade; dogwood blight is a concern; many cultivars
Hawthorns:	Washington hawthorn	<i>Crataegus phaenopyrum</i>	25-30 h	Showy flowers; persistent red fruit; adaptable
	Thicket hawthorn / dotted hawthorn	<i>Crataegus punctata</i>	20-30 h	Showy flowers and fruit; cultivars available, e.g. Ohio Pioneer
	Green hawthorn	<i>Crataegus viridis</i>	20-35 h	Showy flowers and red fruit; cultivars available, e.g. the popular "Winter King"
	Persimmon	<i>Diospyros virginiana</i>	40-60 h	Edible fruits; female fruiting trees can be messy; very hardy; highly preferred food for wildlife; fruiting cultivars available.

	American beech	<i>Fagus grandifolia</i>	50-90 h	Fall color; handsome tree; fruits erratically; limited availability
	Kentucky coffeetree	<i>Gymnocladus dioica</i>	60-80 h	Female fruiting trees can be messy; very hardy; cultivars available
	Common silverbell, Mountain silverbell	<i>Halesia tetraptera (or H. carolina)</i>	<45 h	Showy flowers; shade or sun; cultivars available
	Black walnut	<i>Juglans nigra</i>	70-90 h	Edible nuts; fruiting trees can be messy; good food for some wildlife
	Tulip poplar	<i>Liriodendron tulipifera</i>	60-90 h	Spring color; fast growing - can be brittle; cultivars available.
	Cucumber magnolia	<i>Magnolia acuminata</i>	50-90 / 50-90	Native types have yellow-green flowers; cultivars have other colors
	Southern/Wild crab apple	<i>Malus angustifolia</i>	20-30 h	Showy flowers; good food for wildlife and pollinators
	Sweet/Wild crab apple	<i>Malus coronaria</i>	20-30 h	Showy flowers; good food for wildlife and pollinators
	Red mulberry	<i>Morus rubra</i>	40-70 / 40-50	Edible fruits; excellent food for birds; prefers good soil
	Black gum / black tupelo	<i>Nyssa sylvatica</i>	30-60 h	Attractive glossy leaves; fall color; good food for wildlife; cultivars available
	American hophornbeam / Ironwood	<i>Ostrya virginiana</i>	25-40 h	Hardy and adaptable to sun or shade
	Sourwood	<i>Oxydendrum arboreum</i>	40-50 h	Showy summer flowers and fall color; excellent for pollinators and honey
	Sycamore	<i>Platanus occidentalis</i>	75-100 h	Large tree with interesting bark
	Black cherry	<i>Prunus serotina</i>	50-60 h	Spring showy; edible fruit; excellent food for pollinators and birds
Oaks:	White oak	<i>Quercus alba</i>	50-100 h	White Oak, in addition to being a local place-name of pride, is long-lived and a most ecologically valuable tree.
	Scarlet oak	<i>Quercus coccinea</i>	50-70 h	Exceptional fall color; acorns are good food for some wildlife; limited availability
	Southern red oak	<i>Quercus falcata</i>	80-90 h	Acorns are good food for some wildlife; very hardy; limited availability

	Georgia oak	<i>Quercus georgiana</i>	<50 h	Fall color; acorns are good food for some wildlife; small stature for small spaces; hardy;
	Shingle oak	<i>Quercus imbricaria</i>	50-60 / 50-60	Acorns are good food for some wildlife; adaptable
	Chestnut oak	<i>Quercus montana</i> / <i>Q. prinus</i>	50-70 / 50-70	Acorns are good food for some wildlife; hardy
	Water oak	<i>Quercus nigra</i>	60-80 / 60-80	Acorns are good food for some wildlife; adaptable
	Willow oak	<i>Quercus phellos</i>	40-90 h	Acorns are good food for some wildlife; popular urban oak
	Dwarf chestnut oak	<i>Quercus prinoides</i>	13-25 h	Acorns are good food for some wildlife; small stature for small spaces
	Northern red oak	<i>Quercus rubra</i>	60-75 / 60-75	Acorns are good food for some wildlife
	Post oak	<i>Quercus stellata</i>	60-70 / 60-70	Acorns are good food for some wildlife; adaptable and long-lived; drought tolerant
	Black oak	<i>Quercus velutina</i>	50-60 h	Acorns are good food for some wildlife; limited availability
	Black locust	<i>Robinia pseudo-acacia</i>	30-60 h	showy, fragrant flowers; hardy; full sun; thornless cultivars available.
	Black willow	<i>Salix nigra</i>	30-40 h	good for pollinators
	Sassafras	<i>Sassafras albidum</i>	30-70 h	Fall color; fruits from female trees are good food for wildlife
	Basswood	<i>Tilia americana</i>	60-100 h	
Native Class II Shade Trees				
(Small trees or large shrubs)				
(<20' high, >10' wide)	Common name	Scientific name	Ht / width (ft)	Notes/features/cautions
Buckeyes:	Bottlebrush buckeye	<i>Aesculus parviflora</i>	8-12 / 8-15	Exceptional spring color; fall color; colonial; sun or shade; tree or shrub
	Red buckeye	<i>Aesculus pavia</i>	10-20 h	showy red spring flowers; prefers part shade; tree or shrub

	Alder (Smooth A. / Hazel A.)	<i>Alnus serrulata</i>	10-20 h	Adaptable, though prefers moist soils in wild
	Indigo bush	<i>Amorpha fruticosa</i>	10-20 h	Hardy; shrub form; cultivars available
	Alternate-leaf dogwood / pagoda dogwood	<i>Cornus alternifolia</i>	15-25 h	Showy spring flowers; cultivars available
	American hazelnut / A. filbert	<i>Corylus americana</i>	8-15 / 8-15	Limited availability
Hawthorns:	Cockspur hawthorn	<i>Crataegus crus-galli</i>	15-25 h	Showy spring flowers; very hardy; Good food/cover for wildlife; thornless cultivars available; tree or shrub
	Parsley hawthorn	<i>Crataegus marshallii</i>	15-25	Showy spring flowers; good food/cover for wildlife; tree or shrub
	Eastern wahoo	<i>Euonymus atropurpureus</i>	12-25 h	Showy fruits; fall color; good food for birds; NOT to be confused with invasive exotic burning bush
	Witch-hazel	<i>Hamamelis virginiana</i>	15-20 / 15-20	Interesting fall flowers; fall color; adaptable; cultivars available; tree or shrub
Plums:	American plum/wild plum	<i>Prunus americana</i>	10-25 / 10-20	Showy spring flowers; edible fruits; very hardy; excellent for pollinators and birds; cultivars available; tree or shrub
	Chickasaw plum	<i>Prunus angustifolia</i>	5-15 / 12-20	Showy spring flowers; edible fruits; excellent for pollinators and birds; usually shrubby
	Hoptree / Wafer ash	<i>Ptelea trifoliata</i>	5-20 / 5-20	Interesting fruits; adaptable
	Carolina buckthorn	<i>Rhamnus caroliniana</i> ; (aka <i>Frangula caroliniana</i>)	10-15 h	Handsome foliage and showy fruit; good food for birds; adaptable
Sumacs:	Winged sumac / shining sumac	<i>Rhus copallinum</i>	7-20 / 7-20	fall color; good shrubby habitat for birds; adaptable; cultivars available

	Smooth sumac	<i>Rhus glabra</i>	9-20 h	fall color; good shrubby habitat for birds; adaptable; colonial; cultivars available
	Staghorn sumac	<i>Rhus typhina</i>	10-25 / 10-25	fall color; good shrubby habitat for birds; adaptable; cultivars available
	Bladdernut	Staphylea trifolia	10-15 h	Colonial; prefers partial shade
	Big-leaf snowbell	<i>Styrax grandifolius</i>	8-15 h	Prefers partial shade; limited availability
	Farkleberry / Sparkleberry	Vaccinium arboreum	8-20 h	All-season attractiveness; somewhat edible fruits; tallest of the native blueberries; good food/cover for wildlife; hardy
Viburnums:	Northern blackhaw / Plum-leaf viburnum	Viburnum prunifolium	12-15 / 10-12	Spring/fall color; edible fruits; good food/cover for wildlife; adaptable
	Rusty blackhaw	Viburnum rufidulum	10-20 / 10-20	Spring/fall color; edible fruits; good food/cover for wildlife; adaptable
Native Screening Trees (evergreen)				
(>8' wide)	Common name	Scientific name	Ht / width (ft)	Notes/features/cautions
	American holly	<i>Ilex opaca</i>	15-50 / 18-40	Red berries on females eaten by birds; good bird nesting/protective cover; many cultivars available.
	Eastern redcedar	Juniperus virginiana	40-60 / 20-30	Food and cover for birds; host for cedar-apple rust; hardy; cultivars available
	Sweetbay Magnolia	<i>Magnolia virginiana</i>	20-60 / 8+	Showy foliage; semi-evergreen; cultivars available.
	Wax myrtle, bayberry	<i>Myrica (or Morella) cerifera</i>	5-20 / 5-20	Fragrant foliage; food and cover for birds; highly adaptable and tolerant of poor conditions; cultivars available.
Pines:	Shortleaf pine	Pinus echinata	80-120 / 8+	Hardy

	Pitch pine	<i>Pinus rigida</i>	40-60 / 30-50	Shrubby form; extremely hardy; limited commercial availability.
	White pine	<i>Pinus strobus</i>	50-100 / 20-40	Widely used in landscaping; cultivars available.
	Loblolly pine	<i>Pinus taeda</i>	60-120 / 8+	Commonly used for screening
	Virginia / Scrub pine	<i>Pinus virginiana</i>	15-40 / 10-30	Shrubby form; thrives in poorest of soils.
	White cedar / American arbor vitae	<i>Thuja occidentalis</i>	40-60 / 10-15	Numerous cultivars; adaptable.
	Canadian hemlock	<i>Tsuga canadensis</i>	40-70 / 25-35	Finicky to transplant; Caution: vulnerable to wooly adelgid; cultivars available
Native Shrubs	Common name	Scientific name	Ht / width (ft)	Notes/features/cautions
Chokeberries:	Red chokeberry	<i>Aronia arbutifolia</i>	8-10 h	Spring/fall color; adaptable; limited availability
	Black chokeberry	<i>Aronia melanocarpa</i>	3-6 h	Edible fruit; adaptable; colonial; limited availability
	American beautyberry	<i>Callicarpa americana</i>	4-10 h	Ornamental purple berries; adaptable
	Sweetshrub / spice bush	<i>Calycanthus floridus</i>	6-10 / 6-12	Attractive flowers and foliage; cultivars available
	New Jersey tea	<i>Ceanothus americanus</i>	2-4 h	Spring showy; hardy but difficult to establish; limited availability
	Silky dogwood	<i>Cornus amomum</i>	6-10 h	Showy spring flowers; good food/cover for wildlife; adaptable
	Eastern leatherwood	<i>Dirca palustris</i>	3-10 h	Prefers partial shade and fertile soil
	Hearts-a-busting / strawberry bush	<i>Euonymus americanus</i>	4-7 h	Attractive bright red seeds; partial shade

	Witch alder	<i>Fothergilla major</i>		Low shrub; showy white flowering display; threatened in E TN in wild; commercially available.
	Rose/swamp mallows	<i>Hibiscus laevis</i> , <i>H. moscheutos</i>	3-6 h	Showy flowers; perennial "subshrubs"; die back every year
Hydrangeas:	Wild hydrangea / smooth hydrangea	<i>Hydrandea arborescens</i>	3-6 / 3-6	Summer showy; prefers partial shade; cultivars available
	Oak-leaved hydrangea	<i>Hydrangea quercifolia</i>	4-8 h	Summer showy; prefers partial shade; cultivars available
St. Johns worts:	Complex genus, other spp also may be suitable	<i>Hypericum</i> spp.		
	E.g: Golden St. John's wort	<i>Hypericum frondosum</i>	3-6 / 3-6	Prefers sun; cultivars available
	Shrubby St. John's wort	<i>Hypericum prolificum</i>	2-6 h	Sun or shade
Native hollies:	Possumhaw	<i>Ilex decidua</i>	7-15 / 7-15	Deciduous; good food/cover for birds; colonial; hardy; cultivars available
	Common winterberry	<i>Ilex verticillata</i>	6-12 / 6-12	Deciduous; ornamental red berries persist in winter; good food/cover for birds; cultivars available
	Virginia willow / Sweet spire	<i>Itea virginica</i>	3-8 h	Spring showy; adaptable; cultivars available
	Dog hobble	<i>Leucothoe fontanesiana</i>	3-6 / 4-10	Evergreen; attractive flowers and foliage; finicky to establish; partial shade; cultivars available
	Spicebush	<i>Lindera benzoin</i>	6-12 h	Somewhat adaptable but needs moisture; limited available
	Alabama snow wreath	<i>Neviusia alabamensis</i>	3-6 h	Spring showy; adaptable
Mock oranges	Cumberland mock orange	<i>Philadelphus hirsutus</i>	3-6 h	Fragrant showy flowers; prefers sun; hardy; cultivars available
	Appalachian mock orange	<i>Philadelphus inodorus</i>	6-10 / 4-6	Showy flowers with no fragrance; prefers sun; hardy

	Ozark mock orange	<i>Philadelphus pubescens</i> var. <i>pubescens</i>	4-10 / 4-10	Showy flowers with no fragrance; prefers sun; hardy
	Ninebark	Physocarpus opulifolius	5-10 / 5-10	Spring showy; hardy; cultivars available
Azaleas:	Alabama azalea	<i>Rhododendron alabamense</i>	5-8 h	exceptional spring color; white
	Sweet or Smooth azalea	<i>Rhododendron arborescens</i>	8-15 h	exceptional spring color
	Flame azalea	<i>Rhododendron calendulaceum</i>	4-12 h	exceptional spring color; yellow/orange/red
	Mountain azalea; Southern pinxterbloom azalea	<i>Rhododendron canescens</i>	6-15 h	exceptional spring color; pink; cultivars available
	Cumberland azalea	<i>Rhododendron cumberlandense</i>	4-6 h	exceptional spring color
	Wild azalea; Pinxterbloom	<i>Rhododendron periclymenoides</i>	2-8 h	exceptional spring color; white to violet
	Fragrant sumac	Rhus aromatica	6-8 h	Fall color; shrubby bird habitat; colonial; adaptable
Roses (wild):	Carolina rose	Rosa carolina	2-7 h	Spring color; good cover for wildlife
	Swamp rose	Rosa palustris	3-6 / 3-6	Spring color; good cover for wildlife; prefers moist soil
	Virginia rose	<i>Rosa virginiana</i>	3-5 h	Spring/fall color; good cover for wildlife; adaptable and resistant
	Elderberry	Sambucus canadensis	5-12 h	Summer showy; edible/medicinal fruits; excellent food/cover for birds; colonial
	Mountain camelia	<i>Stewartia ovata</i>	10-12 h	Summer showy; partial shade; finicky to establish
	American snowbell	<i>Styrax americanus</i>	6-10 h	Spring showy; partial shade
	Coralberry / Buckbrush	Symphoricarpos orbiculatus	2-5 h	Showy purple berries; colonial; cultivars available

Vacciniums:	Highbush blueberry	<i>Vaccinium corymbosum</i> , <i>Vaccinium fuscatum</i>	6-12 h	Choice edible fruits; good food/cover for wildlife.
	Deerberry	<i>Vaccinium stamineum</i>	3-8 h	Edible fruits; good food/cover for wildlife.
	Lowbush blueberry	<i>Vaccinium pallidum</i>	2-3 h	Edible fruits; good food/cover for wildlife.
Viburnums:	Mapleleaf viburnum	<i>Viburnum acerifolium</i>	3-6 h	Spring and exceptional fall color; partial shade
	Arrowwood viburnum	<i>Viburnum dentatum</i>	6-10 / 6-10	Showy flowers and fruit; good cover and food for birds; adaptable; cultivars available
Native Screening Shrubs (evergreen)				
(>8' high, >5' wide)	Common name	Scientific name	Ht / width (ft)	Notes/features/cautions
	Cane / Switch cane	<i>Arundinaria gigantea</i>	4-20 / colonial	Native, colony-forming cane; low invasiveness; (NOT to be confused with invasive exotic canes or bamboo!)
	Groundsel bush / tree	<i>Baccharis halimifolia</i>	5-12 / 5+	Showy fall seeds on female plants; adaptable and hardy
Hollies:	Gallberry, inkberry	<i>Ilex glabra</i>	5-10 / 5-10	glossy dark green leaves with black berries; good food/cover for birds; nectar makes good honey; cultivars available.
	American holly	<i>Ilex opaca</i>	15-50 / 5+	red berries on females eaten by birds; good bird nesting/protective cover; dwarf cultivars available.
	Yaupon holly	<i>Ilex vomitoria</i>	10-20 / 15-25	glossy dark green leaves with red berried; good food/cover for birds; adaptable; cultivars available
	Mountain laurel	<i>Kalmia latifolia</i>	5-15 / 5-15	Exceptional spring color and glossy foliage; finicky to transplant; cultivars available

	Wax myrtle, bayberry	<i>Myrica (or Morella) cerifera</i>	5-20 / 5-20	Dwarf cultivars available; fragrant foliage; food and cover for birds; highly adaptable and tolerant of poor conditions.
	Carolina laurelcherry	<i>Prunus caroliniana</i>	8-20 / 5+	Showy and fragrant flowers; good cover and food for birds; cultivars available
Rhododendrons:	Catawba rhododendron; Mountain rosebay	Rhododendron catawbiense	6-10 / 6-10	exceptional spring color; Native on exposed, rocky ridges and balds; many commercial cultivars.
	Rosebay / Great rhododendron	Rhododendron maximum	15-20 / 15-20	exceptional spring color; limited commercial availability.
	Carolina rhododendron	<i>Rhododendron minus; or R. carolinianum</i>	3-8 / 3-6	exceptional spring color; Native on exposed ridges, cliffs, balds; limited commercial availability.
Native Wetland Trees	Common name	Scientific name	Ht / width (ft)	Notes/features/cautions
	Red maple	Acer rubrum	50-70 h	Exceptional fall color; early flowering/seeding for pollinators and birds; adaptable; many cultivars
	River birch	Betula nigra	70-80 h	Attractive papery bark; hardy; cultivars available.
Oaks:	Overcup oak	Quercus lyrata	40-80 h	Large acorns are fair food for some wildlife; adaptable
	Swamp chestnut oak	Quercus michauxii	80-100 h	Large acorns are good food for some wildlife
	Water oak	Quercus nigra	60-70 h	Acorns are good food for some wildlife; adaptable; common urban tree
	Cherrybark oak	Quercus pagoda	100-130 h	Acorns are good food for some wildlife
	Pin oak	Quercus palustris	70-80 h	Acorns are good food for some wildlife; popular urban tree
	Willow oak	Quercus phellos	70-90 h	Acorns are good food for some wildlife; popular urban tree; cultivars available
	Shumard red oak	Quercus shumardii	100-120 h	Acorns are good food for some wildlife; cultivars available

	Black willow	<i>Salix nigra</i>	30-40 h	
	Bald cypress	<i>Taxodium distichum</i>	50-120 h	Very long-lived; good cavity tree for wildlife; exceptional fall color; adaptable; cultivars
Native Wetland Shrubs	Common name	Scientific name	Ht / width (ft)	Notes/features/cautions
(Some may be adaptable to upland sites)	Alder (Smooth A. / Hazel A.)	<i>Alnus serrulata</i>	10-20 h	Adaptable, though prefers moist soils in wild
	Red chokeberry	<i>Aronia arbutifolia</i>	8-10 h	Spring/fall color; adaptable; limited availability
	Ironwood / American hornbeam / musclewood	<i>Carpinus caroliniana</i>	20-30 h	Adaptable, though typically a riparian understory tree; cultivars available.
	Buttonbush	<i>Cephalanthus occidentalis</i>	4-12 h	Exceptional spring flowers; wildlife/pollinator habitat
	Silky dogwood	<i>Cornus amomum</i>	6-10 h	Showy spring flowers; good food/cover for wildlife; adaptable
	Witch hazel	<i>Hamamelis virginiana</i>	15-20 / 15-20	Interesting fall flowers; fall color; adaptable; cultivars available; tree or shrub
	Virginia willow / Sweet spire	<i>Itea virginica</i>	3-8 h	Spring showy; adaptable; cultivars available
	American cranberry	<i>Vaccinium macrocarpon</i>	2-3 h	Native cranberry, considered Threatened in TN; prefers acidic bog habitats; cultivars available.
Groundcover/ Native Vines	Common name	Scientific name	Ht / width (ft)	Notes/features/cautions
	Crossvine	<i>Bignonia capreolata</i>		Evergreen, exceptional flowers, hummingbird attractant
	Trumpet creeper	<i>Campsis radicans</i>		Exceptional flowers, hummingbird attractant
	Leather vase vine	<i>Clematis viorna</i>		Pink-red flowers

	Yellow jessamine	<i>Gelsemium sempervirens</i>	Exceptional flowers, hummingbird attractant
	Coral honeysuckle / trumpet honeysuckle	<i>Lonicera sempervirens</i>	Evergreen, exceptional flowers, hummingbird attractant
	Virginia creeper	<i>Parthenocissus quinquefolia</i>	
	Muscadine	<i>Vitis rotundifolia</i>	Edible fruits
	American wisteria	<i>Wisteria frutescens</i>	Cultivars of this native species available. NOT to be confused with invasive chinese or japanese wisteria

(B) Other trees and shrubs that are considered native to East Tennessee MAY be used, CONTINGENT UPON APPROVAL BY THE RED BANK PLANNING COMMISSION BEFORE INSTALLATION. These include: Alternate leaved Dogwood, American Beech, American Plum, Basswood, Bitternut Hickory, Black Birch, Black Oak, Black Walnut, Black Will, Blackgum, Carolina Buckthorn, Carolina Silverbell, Chestnut Oak, Cucumber Tree, Fringe Tree, Hawthorn, Ironwood, Mockernut, Northern Blackhaw, Parsley Hawthorn, Paw Paw, Persimmon, Pignut Hickory, Post Oak, Red Cedar, Red Mulberry, Redbud, Sassafras, Shagbark, Short Leaf Pine, Southern Rusty, Sourwood, Tulip Poplar, Washington Hawthorn, White Cedar, Witch-hazel, Yellow Buckeye, Alder, American Beautyberry, Black Chokeberry Bladdernut, Buttonbush, Carolina Rose, Common Winterberry, Coralberry, Cranberry, Deerberry, Elderberry, Farkleberry, Flame Azalea, Fragrant Sumac, Bolden St. John's Wort, Hazelnut, Hearts-a-bustin, Highbush Blueberry, Indigo Bush, Leatherwood, Mapleleaf, Mountain Laurel, New Jersey Tea, Ninebark, Red Chokeberry, Rose Bay, Shrubby St. John's Wort, Spicebush, Swamp Mallow, Swamp Rose, Sweetshrub, Virginia-Willow, Wild Azalea, Wild Hydrangea, Winged Sumac.

(C) Due to availability, some trees may not be at a mature stage as determined in the chart above and in section 14-903.01. Smaller younger trees on the above chart may be used if availability of more mature trees is proven to be an issue upon approval of the Red Bank Planning Commission.

(D) Other native tree and shrub species not listed here may be used, contingent upon prior approval of the Red Bank Planning Commission.

(E) Non-native (and non-invasive) edible fruit-bearing trees and shrubs are recognized as beneficial to the human community, and are *encouraged* with prior approval of the Red Bank Planning Commission.

(F) If demonstrated that no native species are suitable or available, non-invasive exotic species may be used contingent *upon prior approval* by the Red Bank Planning Commission.

(G) In exercising reasonable discretion for approval or disapproval of selected native and or non-native species as substitutes for species on the “approval” list, the Red Bank Planning Commission shall consider:

(1) Whether or not listed specified species are available locally in quantity or minimum or above minimum size.

(2) Whether the requested substitution reasonably meets the overall intent of this Chapter.

(3) Whether or not the requested substitution is likely to have an overall negative impact on the stated objectives of this Chapter and/or is likely to lead to the uncontrolled proliferation and spread of invasive species and or other deleterious or nuisance type effects or conditions.

(4) ??

(5) ??

Section 2:

1. That Chapter IX, Section 14-903.03 be added as follows:

Section 14-903.03 Prohibited Plants

(A) Certain plants are prohibited due to problems with hardiness, maintenance and nuisance.

The chart below outlines prohibited plants which shall be used pursuant to this section:

Prohibited Plants that Shall Not be Approved For Landscaping or Vegetative Screening Uses in the the City of Red Bank			
Invasive, Exotic Problem Plants			
	Tree of heaven	<i>Ailanthus altissima</i>	

Mimosa; Silktree	<i>Albizia julibrissin</i>	
Garlic mustard	<i>Alliaria petiolata</i>	
Paper mulberry	<i>Broussonetia papyrifera</i>	
Asian bittersweet / Oriental bittersweet	<i>Celastrus orbiculatus</i>	
Air potato	<i>Dioscorea bulbifera</i>	
Autumn olive / Thorny olive	<i>Eleagnus pungens</i>	
Russian olive / Autumn olive	<i>Eleagnus umbellata</i>	
Burning bush	<i>Euonymus alatus</i>	
Winter creeper	<i>Euonymus hederaceus</i>	
Chinese parasol tree	<i>Firmiana simplex</i>	
English ivy	<i>Hedera helix</i>	
Sericea lespedeza	<i>Lespedeza cuneata</i>	
Bicolor lespedeza; shrub lespedeza	<i>Lespedeza bicolor</i>	
Chinese privet	<i>Ligustrum sinense</i>	
Common / European privet	<i>Ligustrum vulgare</i>	
January jasmine / Chinese honeysuckle	<i>Lonicera fragrantissima</i>	
Japanese honeysuckle	<i>Lonicera japonica</i>	
Bush honeysuckles, multiple species	<i>Lonicera maackii</i> , <i>L. morrowii</i> , <i>L. tartarica</i> , <i>L. X bella</i>	
Purple loosestrife	<i>Lythrum salicaria</i>	
Leatherleaf mahonia	<i>Mahonia bealei</i>	
Chinaberry	<i>Melia azedarach</i>	
White mulberry	<i>Morus alba</i>	
Eurasian water milfoil	<i>Myriophyllum spicatum</i>	
Nandina; Sacred bamboo; Heavenly bamboo	<i>Nandina domestica</i>	
Princess tree; Royal paulownia	<i>Paulownia tomentosa</i>	
Japanese bamboo / Japanese knotweed	<i>Polygonum cuspidatum</i> ; aka <i>Reynoutria japonica</i>	
Silver poplar / White poplar	<i>Populus alba</i>	
Kudzu	<i>Pueraria montana</i> var. <i>lobata</i>	
Bradford pear/Callery Pear	<i>Pyrus calleryana</i>	
Multiflora rose	<i>Rosa multiflora</i>	
Tropical soda apple	<i>Solanum viarum</i>	
Johnson grass	<i>Sorghum halapense</i>	
Japanese spiraea	<i>Spiraea japonica</i>	
Chinese tallowtree	<i>Triadica sebifera</i>	
Siberian elm	<i>Ulmus pumilla</i>	
Chinese wisteria	<i>Wisteria sinensis</i>	

	Japanese wisteria	<i>Wisteria floribunda</i>	
	Periwinkle	<i>Vinca major, V.. minor</i>	

(B) Where already installed, existing or present, when this Ordinance is enacted, the City encourages voluntary eradication of the above listed prohibited invasive, exotic species by public and private landowners.

(C) When already installed, existing or present when the Ordinance is enacted, and the plant/species dies, is diseased, destroyed or otherwise removed, the dead, discarded, removed, diseased or destroyed plant installation or species shall not be replaced with like kind or species or with any of the above referenced prohibited plants.

Section 3

BE IT FURTHER ORDAINED, that 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

BE IT FURTHER ORDAINED that this ordinance shall take effect from and after the date of its final passage, the health and welfare of the citizens of the City of Red Bank requiring it.

Mayor Hollie Berry (date)

City Recorder Tracey Perry (date)

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL READING

APPROVED AS TO FORM:

City Attorney Arnold Stulce, Jr.