

Hollie Berry
Mayor

City of Red Bank

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION REGULAR MEETING AGENDA

August 28, 2024

6:00 pm

**Red Bank Court Room
3117 Dayton Boulevard**

I. CALL TO ORDER

II. ROLL CALL – Secretary

☐ Commissioner Browder

☐ Commissioner Millard

☐ Commissioner Cannon

☐ Commissioner Skonberg

☐ Commissioner Kelly

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

a. July 24, 2024

VI. NEW BUSINESS

1. Request to rezone 107 Cartwright Street from R1-A Residential to RZ-1 Zero Lot Line Residential
 - a. Applicant Presentation
 - b. Staff Presentation
 - c. Public Comment
 - d. Discussion/Vote

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

1. Discussion regarding public notice for planning commission items
2. Discussion regarding training for planning commissioners

IX. ADJOURNMENT

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V. CONSIDERATION OF THE MINUTES

- a. June 26, 2024 – Commissioner Millard motioned to approve the minutes; Commissioner Kelly seconded; the motion passed with four votes

VI. NEW BUSINESS

1. Request to rezone 5011 Dayton Boulevard from C-1 Commercial to C-3 Neighborhood Commercial
 - a. Applicant Presentation
 - i. Gordon Hulan(applicant) – requesting the rezone in order to build 7 townhomes 1500SF 3-bedroom 2-bathroom with similar architectural styles to the adjacent Hartmann Hills; the concept includes landscape buffering to the adjacent properties; the intended price of sale is 350k-400k
 - b. Staff Presentation
 - i. Michael Pham(planner) – presented the recommendation to approve the rezoning; the previous application for the property in June 2024 was for a special exceptions permit for an apartment use, but the planning commission at that time recommended developing the concept further and utilizing a rezoning to accomplish the applicant’s concept—townhome type homes; the rezoning of this property to C-3 Neighborhood Commercial addresses the D-Goal to protect single-family with the action of screening and landscaping regulations, the G-Goal to improve the overall quality of multi-family uses with the action of the design review process, landscape and screening requirements, the H-Goal of compatible transitional uses between commercial and residential development with a medium density development between the

R-1 zone on Holiday Lane and the Dayton Boulevard corridor; there area does not have an exclusive use type(a mix of R-1, R-2, R-3, C-1, C-2) and there are similar developments in the area that were presumably grandfathered in with the 2015 zoning ordinance update

c. Public Comment

d. Discussion/Vote

- Commissioner Browder commented on the potential removal of the tree on the property and that it would be sad;
- Commissioner Skonberg asked if anything would change the intent to sell the homes;
- Commissioner Kelly asked if there was a preference for the property to be conditioned to sold versus rented, would the planning commission be able to require that;
- Commissioner Browder commented that the C-3 zone is a better fit for the townhome concept than the C-1 zone and that the townhome investment is what is needed in Red Bank and that renters are not setting roots down, and buyers are;
- Commissioner Browder asked if the applicant had talked to any neighbors—the applicant expected public comments to be made at the regular meeting and is happy to listen and mitigate concerns;
- The commissioners discussed the need for new development on the north end of town, both commercial and residential
- Commissioner Kelly asked when traffic studies were required for these kinds of developments; staff responded that a full Dayton Boulevard traffic study was in the works with the city's on-call traffic engineer
- Staff recommended not adding any conditions because the zoning ordinance is a codified list of approved uses, townhomes being one of them along with a number of other uses; the commissioners discussed tying the rezoning to the proposed site plan to prevent a different concept from being built
- Commissioner Millard made a motion to recommend approval of the rezoning with the condition that the property be developed as shown in the proposed site plan attached to the rezoning application, Commissioner Kelly seconded, the motion passed with four votes

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

1. Update – procedure regarding public notifications for planning commission items
 - Staff presented the recommendation to refrain from mailing out public notices for rezoning applications, as has been done in the past but is no longer a procedure due to a change in state statute that requires a public hearing at the city commission level and an associated public notification including newspaper, yard sign, and mailed notification; staff recommended refraining from this action because there is no existing legal requirement for a procedure regarding rezonings, plat submittals, special exceptions permit requests, subdivisions, or other planning commission items; notifying the public of the planning commission hearing can be confusing because the actual decision is made at the city commission hearing, and the planning commission is advisory—there is no attorney present, just the staff and

their recommendation; there is also a risk of excluding certain property owners in the vicinity of a property in an application if they are not within 200' of the property in question; the city is working on a more robust protocol for increasing community engagement or public notification and would like to maintain a level of public awareness about planning commission items; the question of how to do that effectively, efficiently, and which platforms to use is still under discussion

- The commissioners voiced their concern regarding the gaps in communication between city staff, commissions, and the public; the attendance at planning commissions has decreased since the change in public notification procedure, presumably because letters were not being sent out; people have the right to come to planning commission meetings and won't know unless they are sent a letter or see the sign; the planning commissioners should have some input on the procedure; one staff planner and one part-time administrator should be enough staff to send letters and put up signs for planning commission items; the planning commissioners intend to raise the issue again with city staff in order to notify anyone impacted by items brought to the planning commission; there is a perception that by the time an item goes from planning commission to city commission, the decision has already been made and the public hearing will not make any difference; therefore, there should be a more intensive effort to notify the public at the planning commission level—before the decision has been made.
 - Commissioner Skonberg requested an update on the smoke shop/vape store ordinance that came before the planning commission but was not heard at the city commission yet
2. Update – comprehensive plan community visioning workshop July 25 6:00PM at the Red Bank Community Center

IX. ADJOURNMENT

Chairperson

To: Members of the Red Bank Planning Commission
From: Michael Pham, Community Development Planner

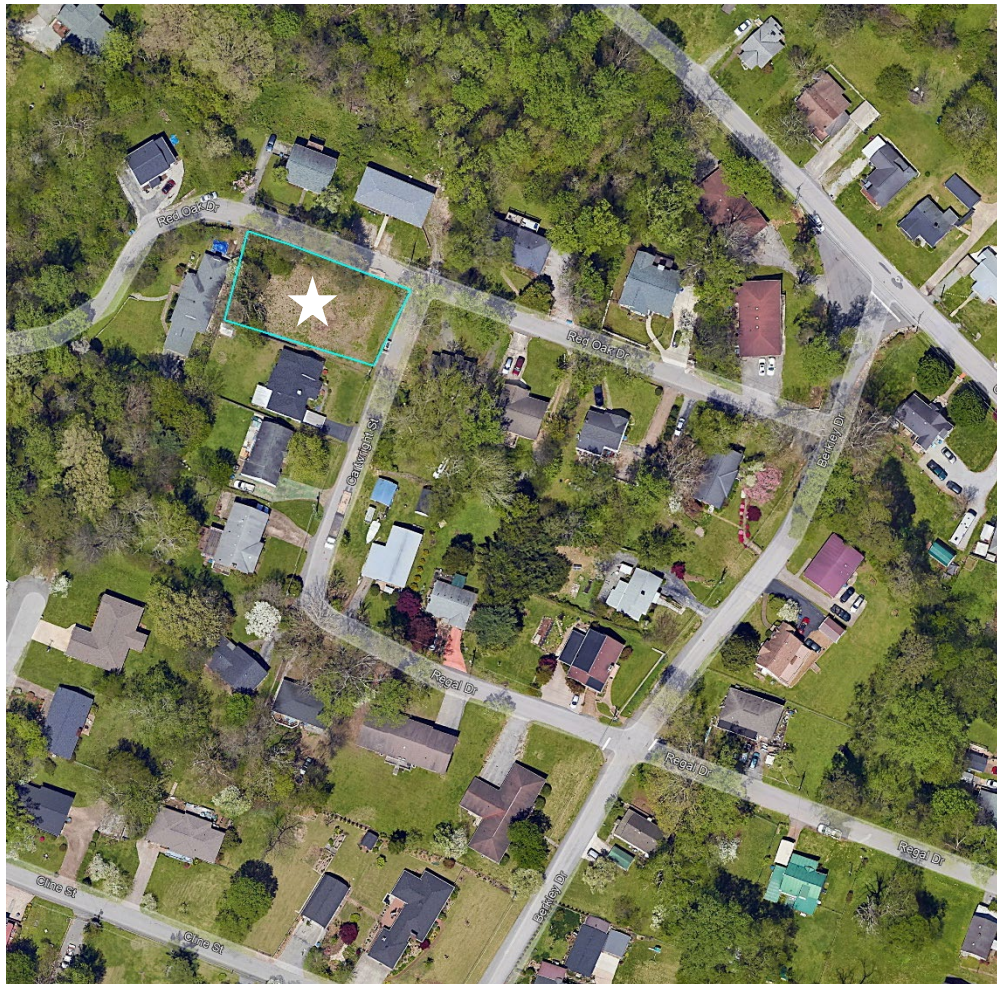
Date: August 19, 2024

Subject: Request to rezone 107 Cartwright Street from R1-A Residential to R-T/Z Residential
Townhouse/Zero Lot Line Residential

Summary:

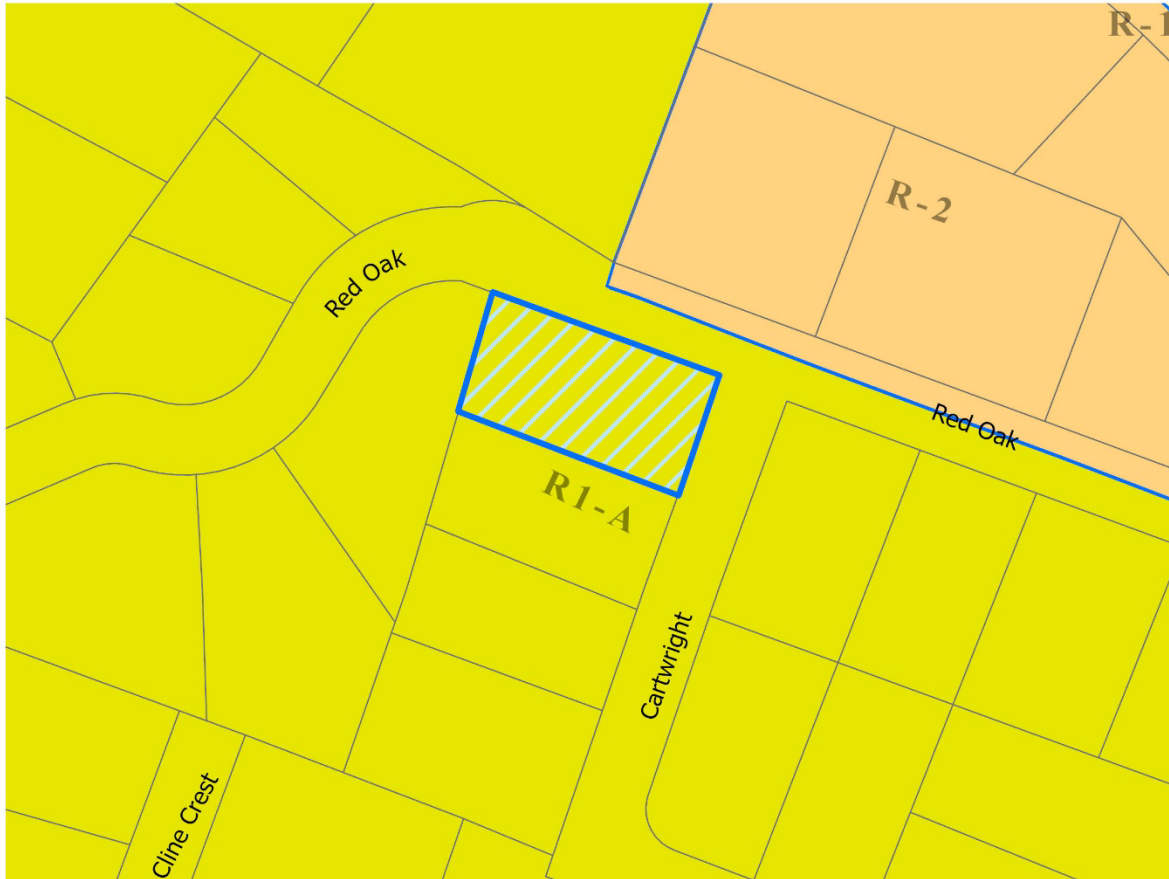
Property Address:	107 Cartwright Street	Property Owner:	Haisten Family Partners LLC
Tax ID:	117D C 018	Applicant:	Gordan Hulkan
Deed Reference:	13534 0958	Current Zoning:	R1-A
Flood Zone:	No	Requested Zoning:	R-T/Z
Current Land Use:	Undeveloped	Surrounding Zoning:	R1-A, R-2
Surrounding Land Use:	Single-family residential, multi-family residential		
Staff Recommendation:	Approve		

Aerial Image(2022)



Red Bank, Tennessee

107 Cartwright Street
Rezoning R1-A to R-T/Z



Legend

 R-1  R-2  R1-A



parcel to be rezoned to R-T/Z

0 100 200
US Feet



Map prepared by City of Red Bank Community Development Department

Date: 8/14/2024

This map is for planning purposes only

This is not an engineering map

Source: City of Red Bank GIS

Zoning Ordinance

R-T/Z zone: it is the intent of this section to provide regulations for the development of townhouses, single-family zero lot line dwellings (also called patio homes), and/or mixed-use moderate density residential development in a manner which is attractive, provides for efficient use of land, and is compatible with surrounding development. It is further intended that these regulations provide for standards that will foster compatibility between R-T/Z development and lower density, standard single-family uses. It is also intended that R-T/Z development be sold in fee simple to encourage owner occupancy. For purposes of the R-T/Z Zone, the term “exterior street” refers to any public, dedicated and accepted street existing prior to the R-T/Z development. The term “interior street” refers to any street built as part of the R-T/Z development, both sides of which are zoned R-T/Z.

The R-T/Z zone requires a 24’ minimum lot width for townhomes, 40’ front yard setback, 25’ side yard setback, a 25’ rear yard setback, and a maximum density of 8 dwelling units per acre. The maximum building height is 35’. There is no parking requirement for the R-T/Z zone.

The RZ-1 zone would require a 25’ front yard setback from dedicated public streets and a 25’ setback from the rear and side R1-A zone. The RZ-1 zone has a maximum building height of 35’.

Analysis:

The property is approximately 9800 square feet and is at the corner of Red Oak Drive and Cartwright Street. The existing grade has an approximate slope of 6% along the Southeast property line and just under 20% slope along the Northwest property line. Much of the site is flat and the property is not indicated as steep slope in the Red Bank Steep Slope ordinance map. The applicant proposes three (3) townhouse-style units fronting Red Oak Dr. A WWTa sewer line exists along Cartwright St. The applicant, contingent on a rezoning of the property, will submit a plat submittal for three. The lot coverage, based on the attached site plan, would be comparable to other duplex and single-family homes in the area—approximately 25%.

Compatibility with Surrounding Land Use:

The Laurel Ridge neighborhood is primarily zoned R-1, with several pockets of R-2 zoning. The Cartwright/Red Oak blocks have multiple duplexes as does nearby Lamar Ave. There are two 1-story duplexes and one 2-story duplex in the immediate vicinity of the property.

Land Use Plan:

The Red Bank 2035 Plan articulates goals for residential development in Red Bank. Several goals are directly related to this proposal, listed below.

Goal	Action Items from Plan	Compatible with Goal?
A-GOAL: Stabilize residential community and increase property values by stopping the continued proliferation and reverse the negative impact of spot zones for inappropriately located duplexes and multi-family dwellings.	ACTION: Adopt new zoning regulations that enhance control over such uses and assure a public hearing process for all such development proposals ACTION: Adopt new zoning that downzones all inappropriate spot R-2 and R-3 zones to R-1 or R-1A	This project does not appear to proliferate negative impact spot zones due to nearby existing multi-family units and the adjacent R-2 zone; the property was not part of the city-wide blanket rezonings after the adoption of the 2015 zoning ordinance.
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.	The R-T/Z zone encourages dwellings that provide diversity and compatibility to Red Bank neighborhoods; the proposed development conforms to this intent; the R-T/Z standards are more restrictive than R1-A, and the proposed development meets them.
D-GOAL: Increase value of and protect single-family residential development	ACTION: New screening and landscaping regulations that is required of all multi-family, commercial, office and industrial development under certain conditions	New screening and landscaping regulations that is required of all multi-family, commercial, office and industrial development under certain conditions.
G-Goal: Improve the overall quality and appearance of multi-family, office, commercial and industrial uses	ACTION: New landscape and screening requirements	The proposed development shows the required Type C landscaping.

Recommendation

Staff recommend approval of the rezoning based on the similar uses of R-T/Z zone in the past and the similar existing homes in the neighborhood—attached multi-family dwellings, including in the immediate vicinity of the property.

Red Oak Townhomes

Topography



Development Notes:

1. Proposed 3 two story townhomes
2. Typical unit 20' deep x 28' wide
3. Front door facing Red Oak Dr.
4. 20' wide driveways for each unit
5. 4 parking spaces per unit
6. Access off Red Oak Dr.
7. Type C Landscape abutting R-1
8. Concrete driveways

Zoning Notes:

1. Parcel Tax: 117D C 018
2. Approx .22 acres
3. Existing zoning R-1A
4. Proposed zoning R-T/Z
5. Total units shown- 3
6. All units face Red Oak Drive

Site Location



RED OAK DRIVE

Driveway

Driveway

Driveway

Town Home 1

Town Home 2

Town Home 3

Lot 1: 3,920 SF

Lot 2: 2,044 SF

Lot 3: 4,088 SF

Type C Landscaping Detail: Evergreen trees spaced a maximum of ten (10) feet on-center



