Stefanie Dalton
Mayor

City of Red Bank

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION
REGULAR MEETING AGENDA
January 22, 2025
6:00 pm
Red Bank Court Room
3117 Dayton Boulevard

I. CALL TO ORDER
II. ROLL CALL – Secretary
III. INVOCATION
IV. PLEDGE OF ALLEGIANCE
V. CONSIDERATION OF THE MINUTES
a. December 11, 2024 –

VI. NEW BUSINESS

1. Election of Officers
   a. Staff introduction
   b. Discussion
   c. Vote
2. Planning Commission Training
   a. Staff introduction
   b. Discussion
3. Community Development Updates
   a. Staff presentation
   b. Discussion

VII. UNFINISHED BUSINESS
VIII. OTHER BUSINESS
IX. ADJOURNMENT

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MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
December 11, 2024
6:00 pm
Red Bank Court Room
3117 Dayton Boulevard

I. CALL TO ORDER
II. ROLL CALL – Secretary

- [x] Commissioner Browder
- [x] Commissioner Cannon
- [ ] Commissioner Kelly
- [x] Commissioner Millard
- [x] Commissioner Skonberg

III. INVOCATION
IV. IV. PLEDGE OF ALLEGIANCE
V. CONSIDERATION OF THE MINUTES
a. October 23, 2024

VI. NEW BUSINESS

1. Dayton Boulevard Right-Sizing Study Update
a. Staff Presentation
Community Development Director Leslie Johnson presented a staff update on the BARGE contract to study Dayton Boulevard from Signal Mountain Road to Browntown Road for a right sizing; the initial findings are that some sections of Dayton Blvd. may be appropriate for right-sizing, while the most challenging section for any modification is the Morrison Springs, Ashland Terrace, and Dayton intersection; the draft report is expected to be ready by the January planning commission regular meeting.

2. TDOT SR-8 Resurfacing Concept Update
a. Staff Presentation
Community Planner Michael Pham presented an update that TDOT appears to have approved the right sizing concept presented to them in September, in partnership with the Chattanooga Department of Transportation; the proposal is for a lane reduction between the city limits just north of the Stringer's Ridge Tunnel, to the Dayton and Signal Mountain Road intersection; the future geometry would be one lane of vehicular travel in each direction, one bike line for each direction of travel, and a center turn lane for most of this section of the state route; the final drawings are due to TDOT on December 27, 2024

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

3. City commission item updates
Community Planner Michael Pham presented the updates to the rezonings and special exceptions permits that moved through planning commission to city commission in the last three months:

- 5011 Dayton - C-3 approved, amended to no conditions
- 4105 Dayton - C-1 approved

- 619 Lullwater - R-T/Z approved 1st reading, amended to no conditions
- 107 Cartwright - R-T/Z approved, amended to no conditions
- 2405 Lyndon - special exceptions permits approved by resolution
- TDOT SR-8 Resurfacing - approved, with minor corrections

4. Planning commission calendar year updates

Community Planner Michael Pham presented the summary of the year for the planning commission:

- 6 rezonings
- 1 design review
- 2 plat approvals
- 3 special exceptions permits
- 11 other items
- 9 meeting minutes approved
- Total time in session: 14 hours and 33 minutes(January through November)

5. Honor for Planning Commissioners Becky Browder and Bill Cannon

Community Planner Michael Pham presented certificates of recognition to Becky Browder and Bill Cannon for their devotion and service to the city of Red Bank as planning commissioners, and look forward to their experience and knowledge as valuable input for future planning efforts.

IX. ADJOURNMENT

_____

Chairperson

Planning Commission: Officer Elections

By-Laws Establishment

Officers and Their Duties

Section 1. The officers of the Planning Commission shall consist of Chair, Vice-Chair and a Secretary.

Section 2. The Chair shall preside at all meetings and hearings of the Planning Commission and have the duties normally conferred by parliamentary usage of such officers.

Section 3. The Chair shall be one of the appointive members of the Planning Commission. The Chair shall have the privilege of discussing all matters before the Planning Commission and to vote thereon.

Section 4. The Vice-Chair shall be one of the appointive members and shall act for the Chair in his/her absence.

Section 5. The Secretary shall see that the following is done: The minutes and records of the Planning Commission are kept, the agenda of regular and special meetings are prepared with the Chair and staff, notice of meetings is provided to the Planning Commission members, proper and legal notice of hearings is arranged, and correspondence of the Commission and such other duties as are normally carried out by the Secretary are attended.

Election of Officers

Section 1. Nomination of officers shall be made from the floor and officers shall be elected at the annual organizational meeting, which shall be held at the regularly scheduled January meeting of the Planning Commission. Said organizational meeting shall be presided over by the Planning Commission's professional staff advisor or other city staff.

Section 2. The candidate for each office receiving a majority vote of the entire membership of the Planning Commission shall be declared elected.

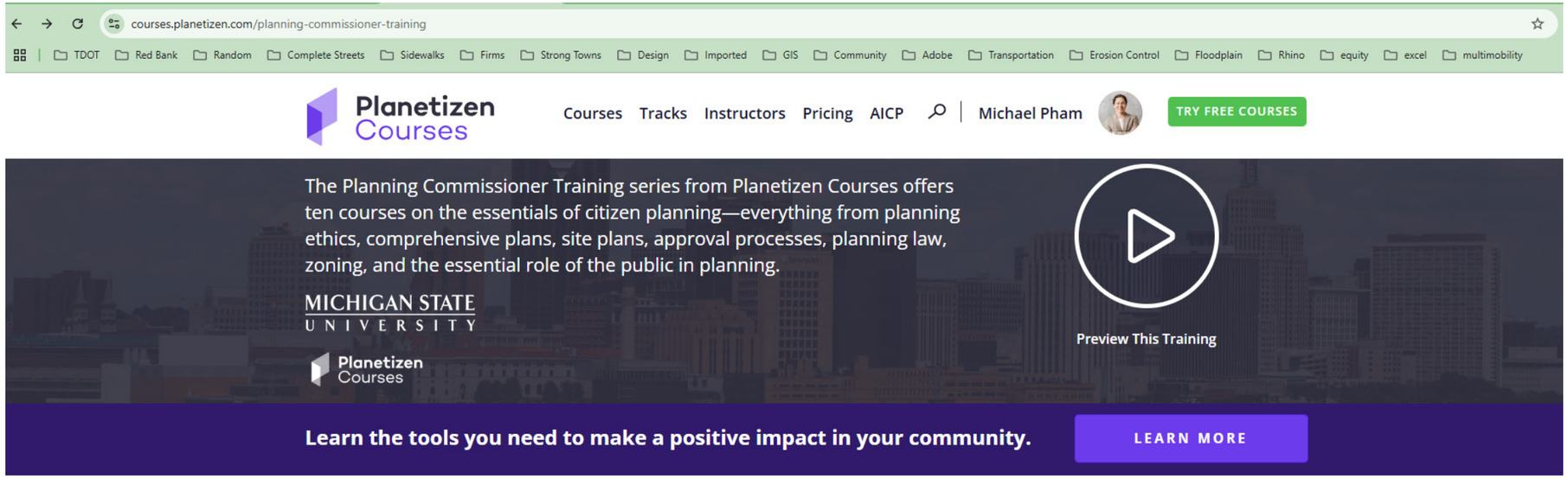
Section 3. All officers shall be elected for a term of one (1) year and officers shall be eligible to succeed themselves.

Section 4. Vacancies in offices shall be filled immediately for the unexpired term by regular election procedure.

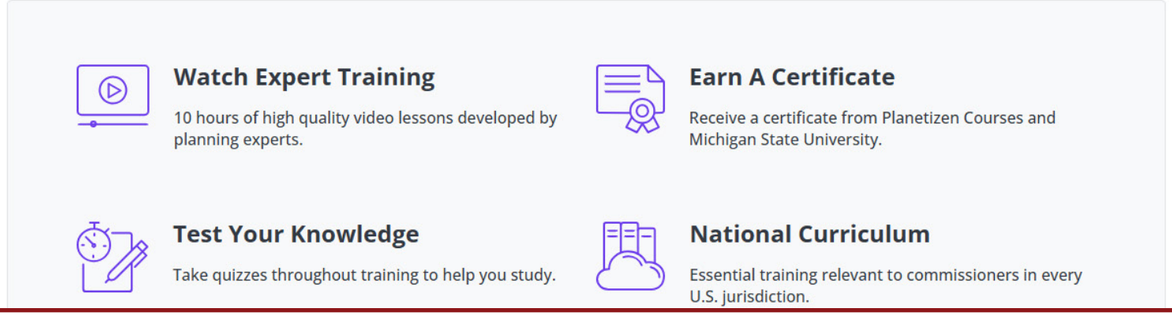
Planning Commission: Training

Planetizen Courses

1. Introduction to Planning
2. Planning Official Ethics 101
3. What is a Comprehensive Plan
4. Overview of the Planning Process
5. Working with the Public
6. Basic Legal Framework for Planning Officials
7. Constitutional Limitations on Planning and Zoning
8. How Does Zoning Work
9. The Site Plan
10. Overview of the Zoning Process



courses.planetizen.com



TDOT SR-8 Resurfacing

TN TDOT Department of Transportation

City of Red Bank, TN Community Development

The City of Chattanooga Tennessee

Red Bank
"Focus on the Future"

A Strategic Agenda for Red Bank, Tennessee

January 2003

Prepared by the Red Bank Chamber of Commerce
with assistance from the Tennessee Valley Authority.

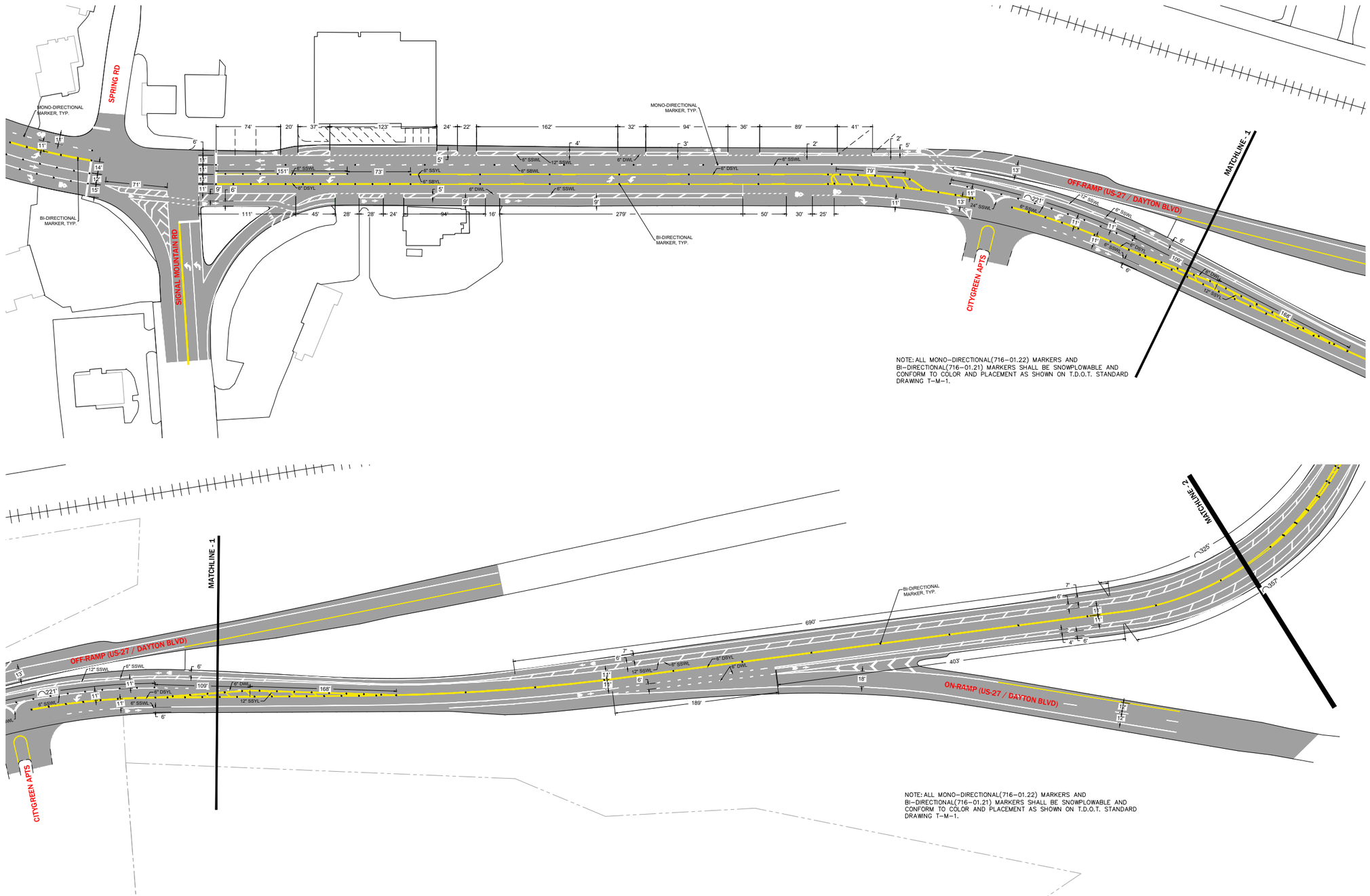
TVA

Recreation

- Develop/enhance entertainment areas, parks, and senior citizens' facility
- Build a drive-in theater, skateboard park, ice skating park, driving range, putt-putt golf – property available
- Community recreation center with basketball, new pool, exercise facility, meeting rooms, etc. – renovate old middle school?
- Upgrade girls' softball fields
- Have a bike lane the entire length of Dayton Boulevard going to Walnut Street Bridge
- Partner with Chattanooga and Hamilton County for recreation facilities
- Develop water feature of some kind – like Coolidge Park fountain?
- Develop museum and arts districts
- Attract Highland Games – partner with clans here to promote
- Build on Civil War-era history – draw tourists

TDOT SR-8 Resurfacing

1/09/2025



City of Red Bank Tennessee

CITY OF RED BANK

DEPARTMENTS OF COMMUNITY DEVELOPMENT & PUBLIC WORKS

PUBLIC WORKS DIRECTOR: GREG TATE

CITY MANAGER: MARTIN GRANUM

TDOT RESURFACING CONCEPT

SR-8: DAYTON BLVD / CHEROKEE BLVD

CITY OF RED BANK, TENNESSEE
CITY OF CHATTANOOGA, TENNESSEE

PLAN

DATE:	01/08/2025
DRAWN:	ASB
CHECKED:	CHATT

REVISIONS

1
2
3
4
5

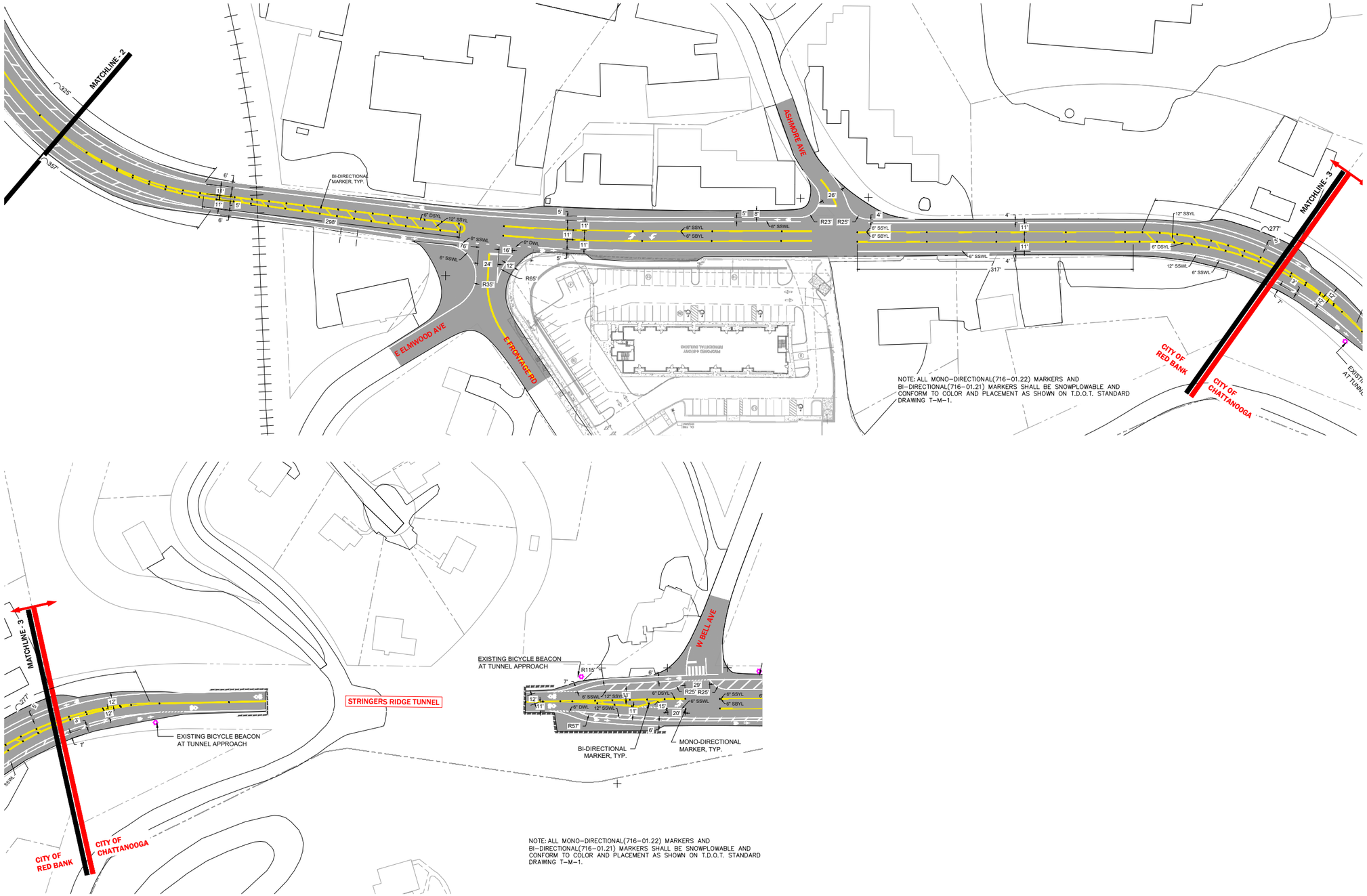
RYAN ANTHONY FLYNN REGISTERED ENGINEER NO. 124701 STATE OF TENNESSEE 1/9/2025

TN REGISTRATION NO. 124701

C-1

TDOT SR-8 Resurfacing

1/09/2025



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RYAN ANTHONY FLYNN
REGISTERED ENGINEER
NO. 124701
STATE OF TENNESSEE
1/9/2025

TN REGISTRATION NO. 124701

C-2

Dayton Boulevard Right–Sizing Study

Right Sizing Study

DAYTON BOULEVARD

SIGNAL MOUNTAIN ROAD
TO GADD ROAD
RED BANK, TENNESSEE

Prepared for:

The City of Red Bank
132 West Dayton Boulevard
Red Bank, TN 37066
Phone: 615-451-5965

Prepared by:

1110 Market Street
Suite 200
Chattanooga, TN 37402
Phone: 423.756.3025

www.bargedesign.com
File No. 3854402

Engineer of Record:
GENEVA DOWDY, PE
Registered PE: 125987

GENEVA DOWDY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 125987
STATE OF TENNESSEE

January 17, 2025

Dayton Boulevard Right-Sizing Study

draft 1/17/2025

Level of Service Analysis Framework

Existing Year Existing Geometry Capacity/LOS Analysis

- Use the existing lane configuration
- Collect or use recent intersection turning movement counts at key intersections
- Conduct peak hour capacity/LOS analysis at key intersections

Future Year Existing Geometry Capacity/LOS Analysis

- Use the existing lane configuration
- Project the turning movement volumes using growth rates established in Section 4.0
- Conduct peak hour capacity/LOS analysis at key intersections
- Optimize signal timing and phasing

Existing Year Proposed Geometry Capacity/LOS Analysis

- Use the proposed lane configuration
- Collect or use recent intersection turning movement counts at key intersections
- Assume no traffic diversion or mode shift
- Conduct peak hour capacity/LOS analysis at key intersections

Future Year Proposed Geometry Capacity/LOS Analysis

- Use the proposed lane configuration
- Project the turning movement volumes using growth rates established in Section 4.0
- Conduct peak hour capacity/LOS analysis at key intersections
- Optimize signal timing and phasing

LOS Grades

A B C D E F

Context for Road Diet Study

- Land use and economic development goals
- Fulfillment of a bike route/network need
- Proximity to parallel or diversion routes
- Bike and pedestrian activity
- Satisfies purpose and need defined by stakeholders
- Predicted safety analysis
- In harmoney with community goals

- previous plans recommending traffic/right-sizing study
  - Community Mobility Plan
  - Rail-to-Trail Study
  - Northshore Greenway Study
- city commission goals supported multimodal expansion
- regional connectivity needs
- current projects supplement investment in Dayton Boulevard
  - Browntown/Gadd resurfacing
  - TDOT SR-8 Resurfacing
  - Bicycle Boulevard

Dayton Boulevard Right-Sizing Study

draft 1/17/2025

Level of Service Analysis – Existing Highlight Areas

AM Peak Hour
- Signal Mountain Road West (D)
- Hedgewood Drive West (D)
- Memorial Drive East (D)
- Ashland Terrace East (D)

PM Peak Hour
- Signal Mountain Road West (D)
- Hedgewood Drive West (D)
- Memorial Drive East/West (D)
- Newberry Drive East/West (D)
- Morrison Springs Road East (D)

*No intersections performed lower than C for an **overall** LOS grade.

LOS Grades

A B C D E F

Crash Rate Analysis

Roadway Segment	Crash Rate (per Million Vehicle Miles Traveled)	Statewide Average Crash Rate	Critical Crash Rate	Is Crash Rate > Critical Crash Rate?
Dayton Blvd (from Signal Mountain Rd / Spring Rd to Hedgewood Dr)	9.406	3.633	5.590	**YES**
Dayton Blvd (from Hedgewood Dr to Memorial Dr)	3.163	3.633	4.492	**NO**
Dayton Blvd (from Memorial Dr to Martin Rd)	3.083	3.633	4.937	**NO**
Dayton Blvd (from Martin Rd to Newberry St)	1.033	3.633	4.574	**NO**
Dayton Blvd (from Newberry St to Leawood Ave)	2.268	3.633	4.642	**NO**
Dayton Blvd (Leawood Ave to Morrison Springs Rd)	3.296	3.633	5.623	**NO**
Dayton Blvd (from Morrison Springs Rd to Ashland Terrace)	20.359	3.633	5.856	**YES**
Dayton Blvd (from Ashland Terrace to Wickley Rd / Browntown Rd)	3.083	3.633	4.457	**NO**
Dayton Blvd (from Wickley Rd / Browntown Rd to Gadd Rd)	1.757	3.633	4.776	**NO**

- Crash rate analysis is a starting point to determine what, if any, proven safety benefit exists with the installation of road diet features along a study corridor

Summary of Recommendations

4.1.1 Install Buffered Bicycle Lanes along Dayton Boulevard

4.1.2 Proposed New Speed Limit along Dayton Boulevard (35 mph)

4.1.3 Install Rectangular Rapid Flashing Beacons at Unsignalized Pedestrian Crossings

4.1.4 Upgrade Signal Timings along Dayton Boulevard

Figure 4.4.1 – Existing Typical Section – Dayton Boulevard

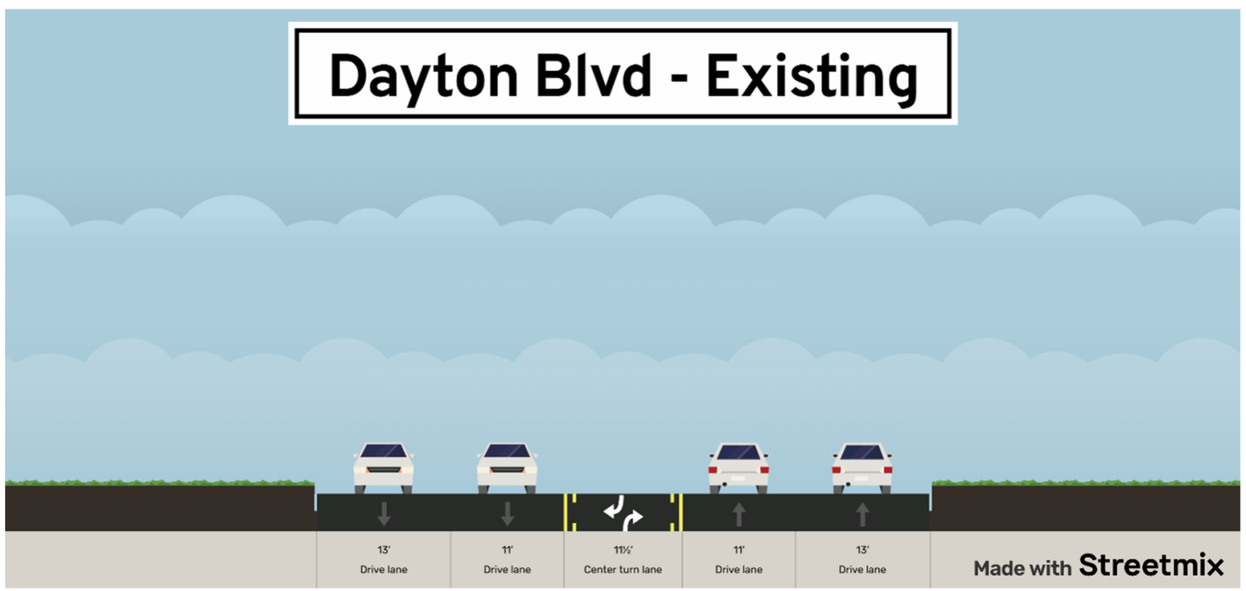
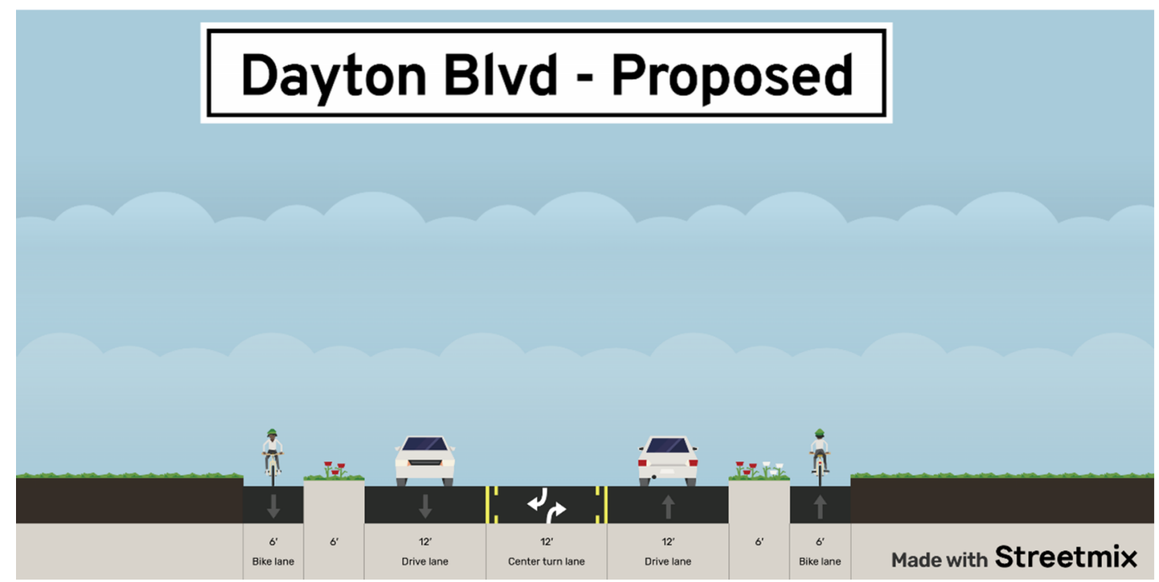


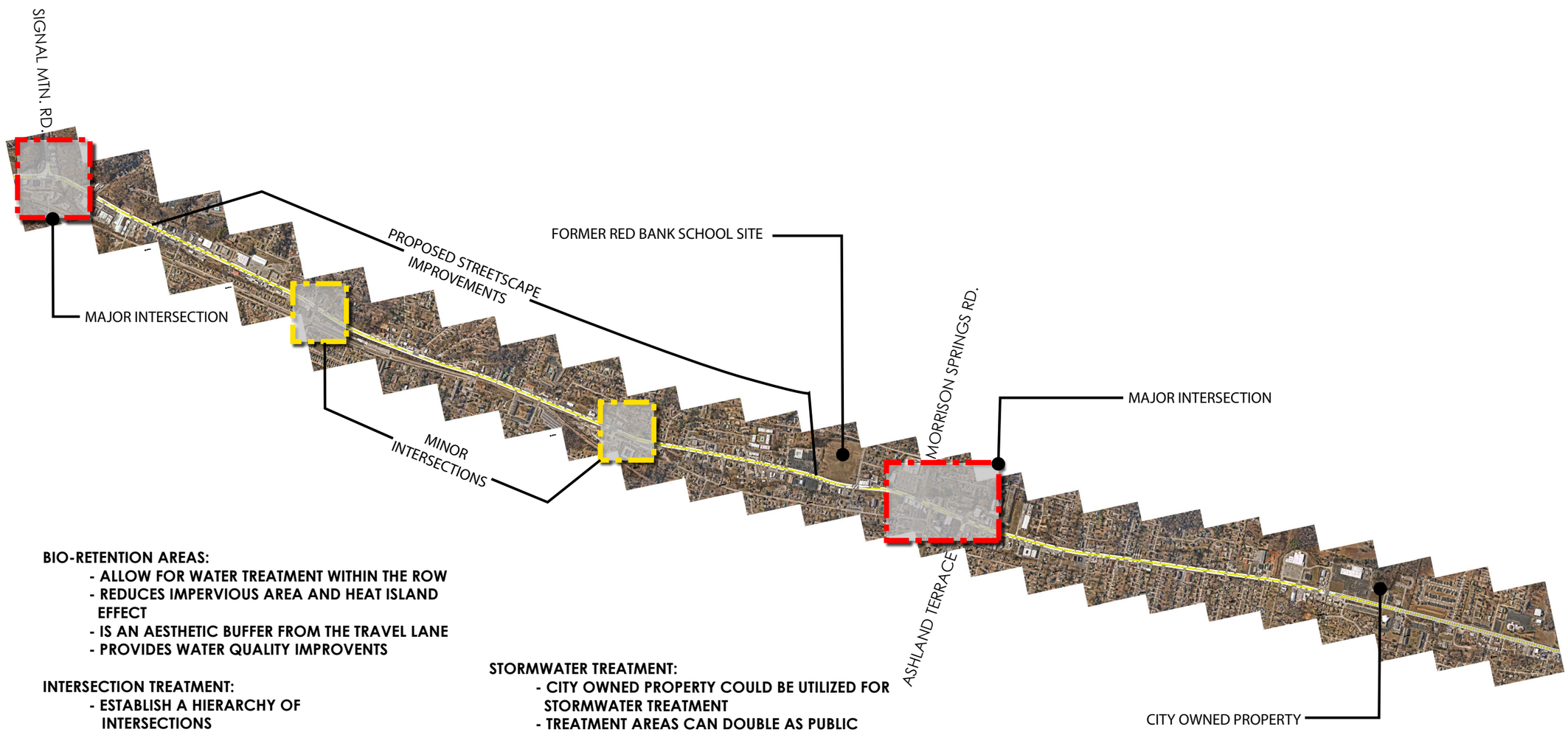
Figure 4.4.2 – Proposed Typical Section – Dayton Boulevard



Dayton Boulevard Right-Sizing Study

draft 1/17/2025

Summary of Recommendations



BIO-RETENTION AREAS:
- ALLOW FOR WATER TREATMENT WITHIN THE ROW
- REDUCES IMPERVIOUS AREA AND HEAT ISLAND EFFECT
- IS AN AESTHETIC BUFFER FROM THE TRAVEL LANE
- PROVIDES WATER QUALITY IMPROVENTS

INTERSECTION TREATMENT:
- ESTABLISH A HIERARCHY OF INTERSECTIONS
- CHANGE IN MATERIALS FROM ROADWAY (PAVERS, STAMPED CONCRETE, STAMPED ASPHALT)
- PEDESTRIAN INFRASTRUCTURE FOR EASIER MOVEMENT ALONG DAYTON BLVD.
- ESTABLISH ADDITIONAL LANDSCAPE AROUND MAJOR INTERSECTIONS

STORMWATER TREATMENT:
- CITY OWNED PROPERTY COULD BE UTILIZED FOR STORMWATER TREATMENT
- TREATMENT AREAS CAN DOUBLE AS PUBLIC AMENITIES & EDUCATIONAL OPPORTUNITIES
- PEDESTRIAN INFRASTRUCTURE FOR EASIER MOVEMENT ALONG DAYTON BLVD.

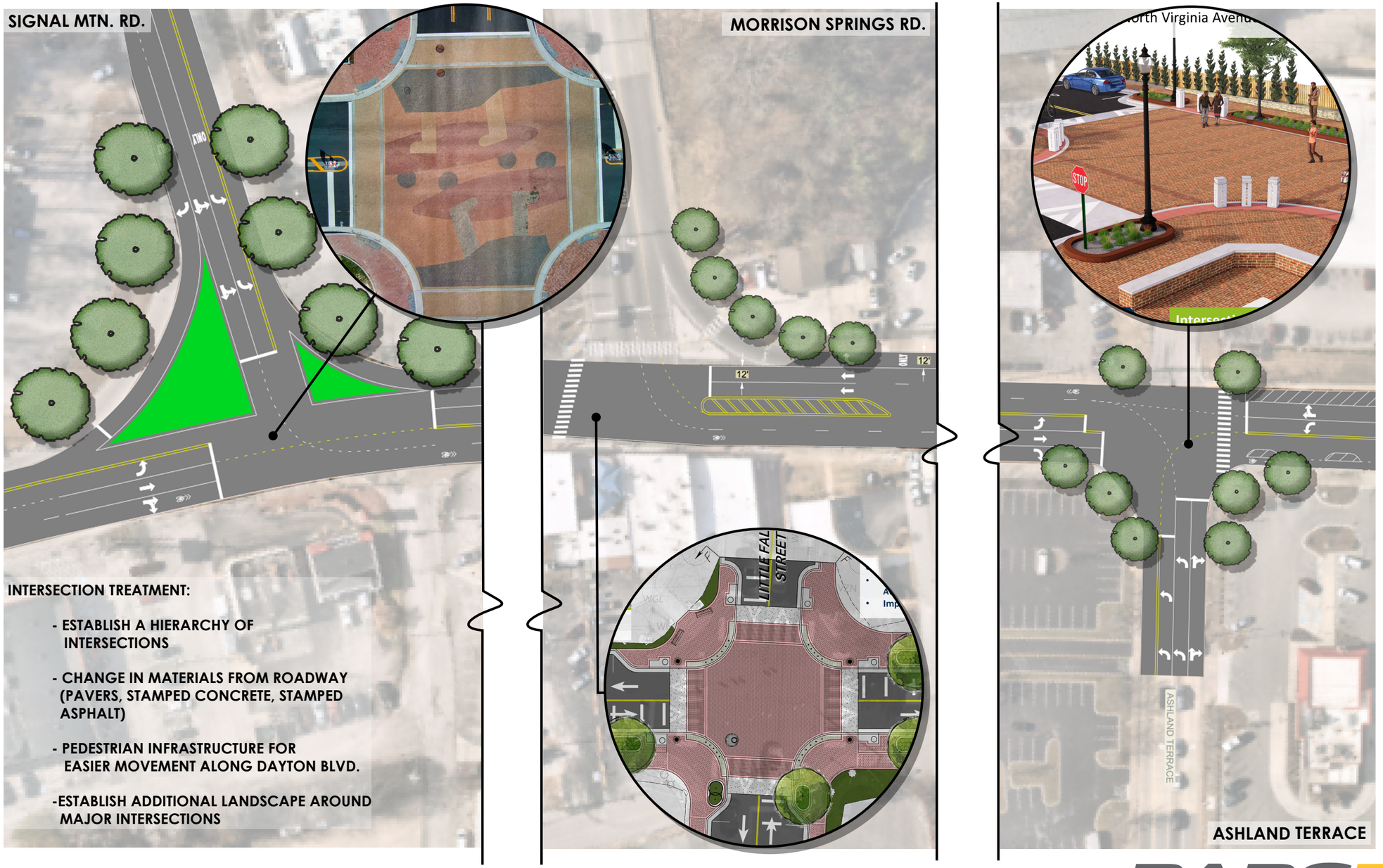
STREET TREES:
- ESTABLISH A RYTHM OF TREES ALONG DAYTON BLVD WITHIN BIO-RETENTION AREAS

DAYTON BLVD: Overall Plan

Dayton Boulevard Right-Sizing Study

draft 1/17/2025

Summary of Recommendations



DAYTON BLVD: Major Intersection Character

Dayton Boulevard Right-Sizing Study

draft 1/17/2025

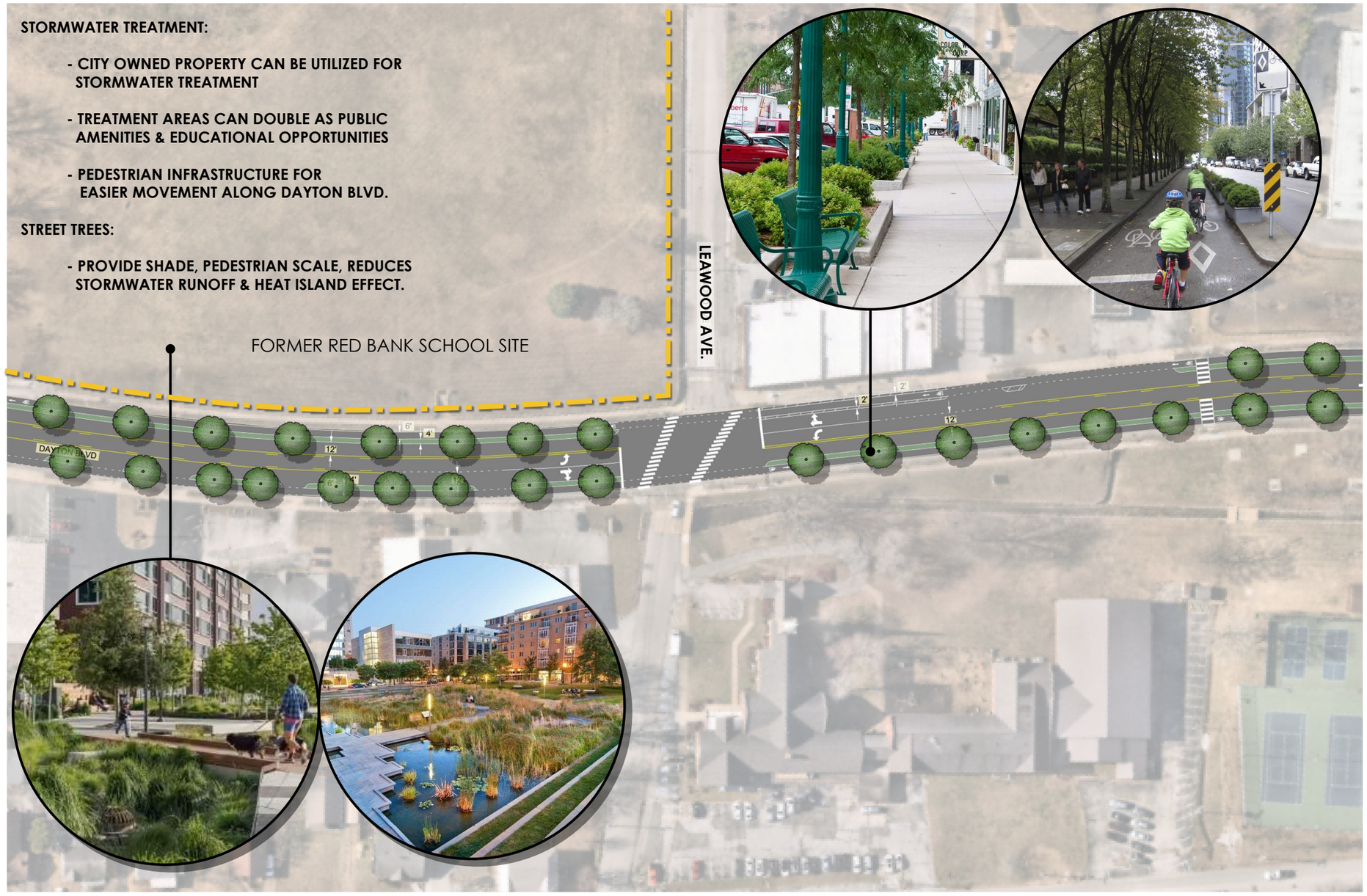
Summary of Recommendations

DAYTON BLVD: Potential Stormwater Facility

Dayton Boulevard Right-Sizing Study

draft 1/17/2025

Summary of Recommendations

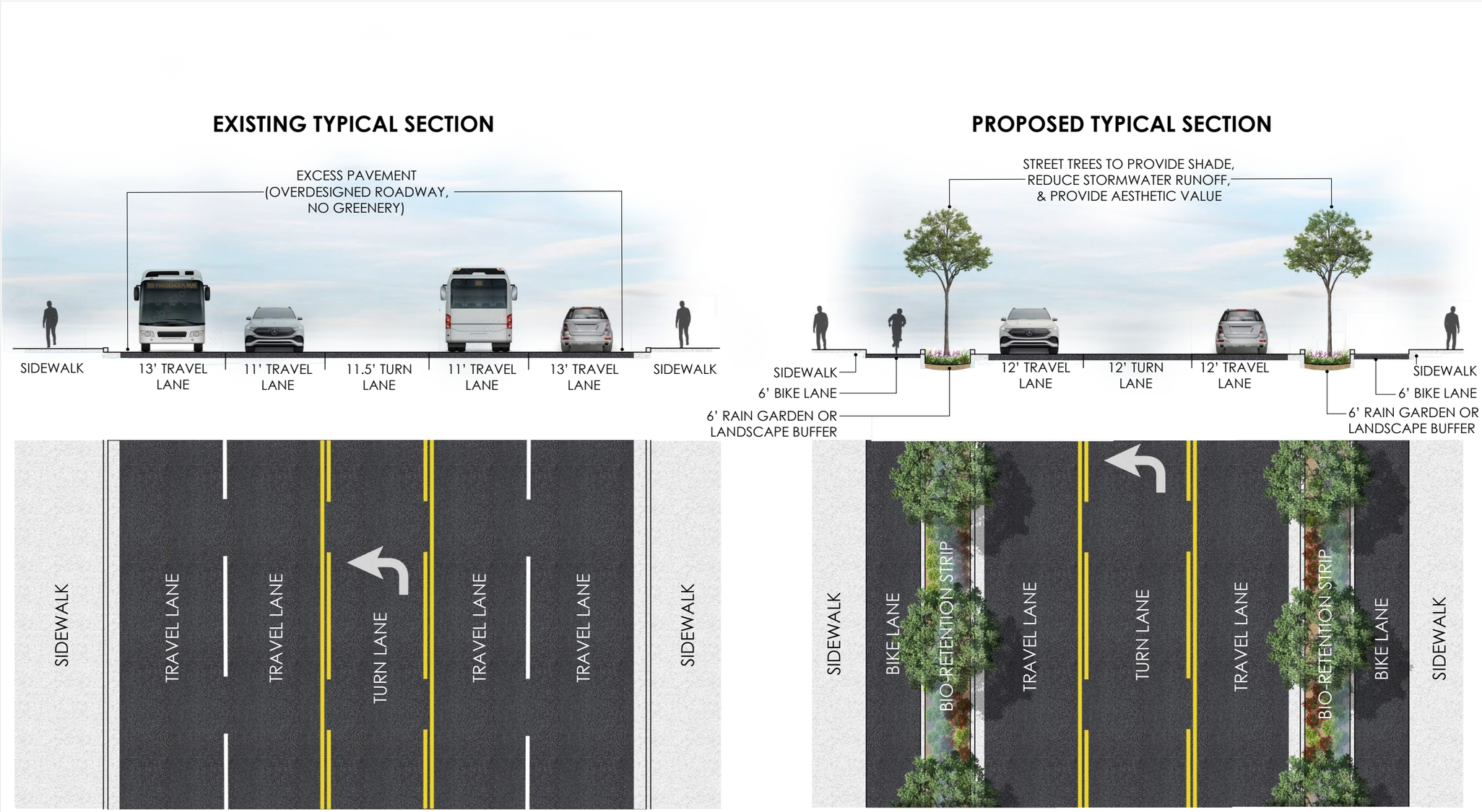


DAYTON BLVD: Potential Stormwater Facility

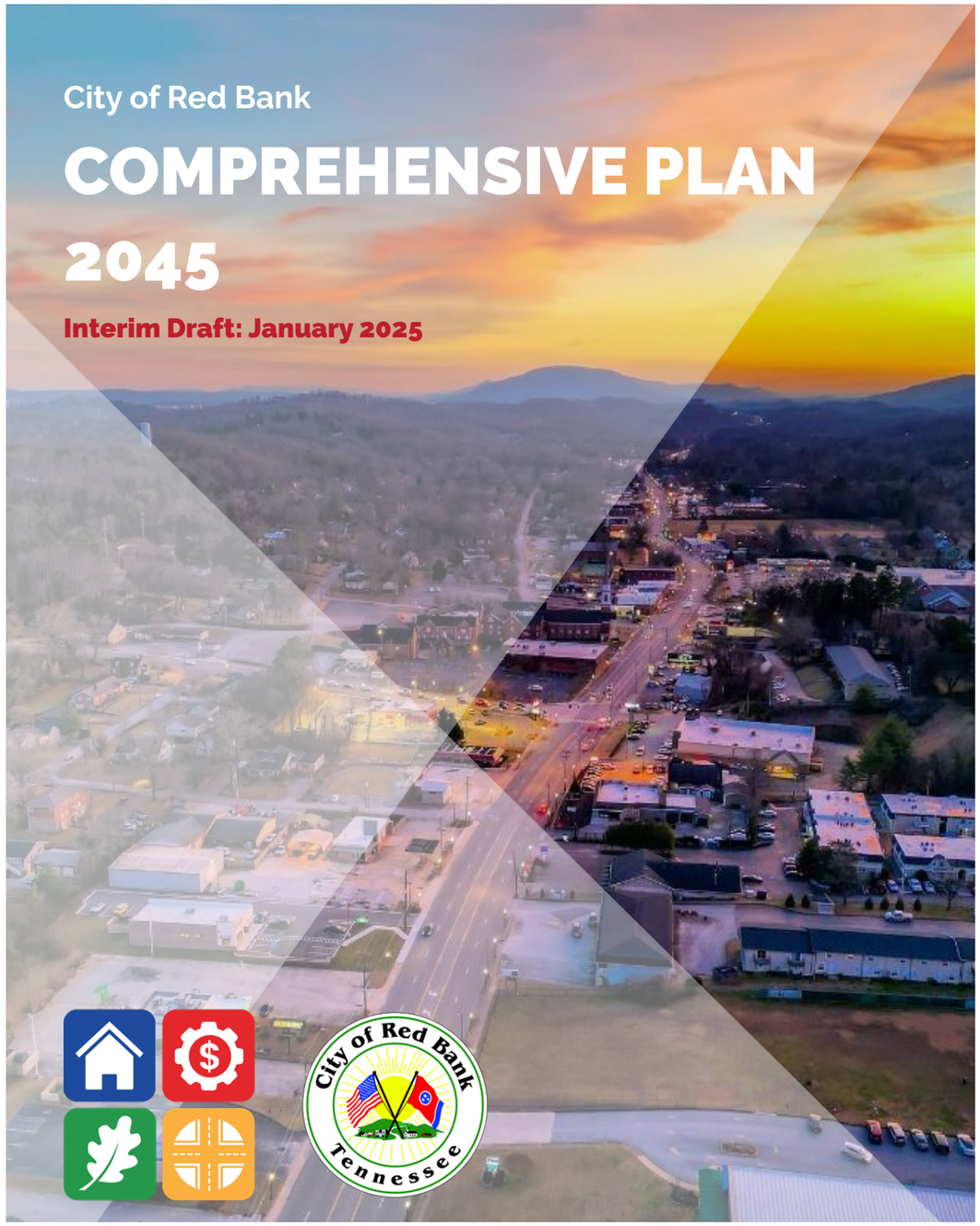
Dayton Boulevard Right-Sizing Study

draft 1/17/2025

Summary of Recommendations



DAYTON BLVD: Typical Landscape Treatment Section



City of Red Bank, TN
COMMUNITY DEVELOPMENT

TSW
PLANNING • ARCHITECTURE
LANDSCAPE ARCHITECTURE

City of Red Bank
Final Plan Open House

We invite you to the final meeting for public input on the Comprehensive Plan and Small Area Study!

Tuesday, January 28th, 2025
Red Bank Community Center
3653 Tom Weathers Drive

Stop by anytime between 6:00 pm - 7:30 pm!

Red Bank Planning Initiatives:
Lighting the Way for Multi-Modal Transportation Improvements

Existing Pavement Condition Index

Parks & Recreation Master Plan

Bicycle Blvd Design & Implementation

Sidewalk Inventory

Capitol Improvements Plan: Project Prioritization and Budget for Phased Implementation

Community Mobility Plan

Comprehensive Plan & Small Area Study, Conversion Compliance

Stormwater Asset Mapping & Management Plan

Right-Sizing, Intersection Safety Studies & Restriping Projects