

Stefanie Dalton

Mayor

City of Red Bank

Martin Granum

City Manager

MUNICIPAL PLANNING COMMISSION REGULAR MEETING AGENDA

February 26, 2025

6:00 pm

Red Bank Court Room

3117 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL

1. Brenna Kelly
2. Sonja Millard
3. Robin Pipkin-Parker
4. Ben Richards
5. Kate Skonberg

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

1. January 22, 2024

VI. NEW BUSINESS

1. Request to rezone 309 Midvale Avenue from R-1 Residential to R-T/Z Residential Townhouse/Zero Lot Line
 - a. Applicant Presentation
 - b. Staff Presentation
 - c. Public Comment
 - d. Discussion/Vote
2. Request to rezone 1109 Dayton Boulevard from C-1 Commercial to C-3 Neighborhood Commercial
 - a. Applicant Presentation
 - b. Staff Presentation
 - c. Public Comment
 - d. Discussion/Vote

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

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

VI. CALL TO ORDER

VII. ROLL CALL – Secretary

1. Brenna Kelly – present
2. Sonja Millard – present
3. Robin Pipkin-Parker – present
4. Ben Richards – present
5. Kate Skonberg - present

VIII. INVOCATION

IX. PLEDGE OF ALLEGIANCE

X. CONSIDERATION OF THE MINUTES

1. December 11, 2024 – Commissioner Skonberg motioned to approve the minutes, Commissioner Kelly seconded; the motion passed.

VI. NEW BUSINESS

1. Election of Officers
 - a. Staff Introduction
 - i. Michael Pham presented the planning commission By-Laws that establish the roles of the officers; chair, vice chair, and Secretary are the officers that can be nominated from the floor and are established for one-year terms
 - b. Discussion
 - ii. Commissioner Pipkin-Parker stated that she is willing to be chair; she has experience working in planning and currently acts as the vice chair for the parks and recreation advisory board; Commissioner Skonberg stated that she is happy to continue to be the secretary but is open to anyone taking that role; Commissioner Richards asked if there is a near-term re-evaluation to adjust the roles that may be vote on tonight; Michael stated that the officers are voted in for a term of one year but if an elected officer leaves the planning commission prematurely, a replacement would need to be voted in; director Johnson stated that two important responsibilities of the chairperson are to maintain a flow of the regular meetings especially as certain applications may be difficult to navigate; another role that the chair often takes is as a representative of the planning commission to committees that staff establish to guide specific projects like planning strategy or stormwater management; Commissioner Kelly asked to be left out of the nominations because of heavy lifts outside of the planning commission meetings; Commissioner Pipkin-Parker stated that she thinks she'll be present for all of the meetings scheduled for 2025 and that she would be interested in being nominated.
 - c. Vote
 - i. Commissioner Parker nominated herself for chair person, Commissioner Kelly seconded, the motion carried; Commissioner Richards stated that he

has a semi-flexible schedule and can fill in for extra-meetings when necessary; Commissioner Richards was voted in unanimously as the vice chair; Commissioner Skonberg was voted in unanimously as the secretary.

2. Planning Commission Training

a. Staff Introduction

- i. Staff Planner Michael introduced a training module hosted online by Planetizen; the module provides planning commissioners with 10 courses on governance, planning, and ethics regarding municipalities; planning commissioners are required to complete 4 hours of training every year; this subscription would fulfill that requirement and allows planning commissioners to complete the lessons at their own pace, on their own time; if the planning commissioners would like to go over courses during the regular session, that is possible as well, provided sufficient notice to staff; the planning commissioners need to register their accounts with a provided link in their email inboxes.

b. Discussion - none

3. Community Development Updates

a. Staff Presentation

- i. Staff Planner Michael presented an update on the TDOT project to resurface State Route 8 or Cherokee Boulevard/Dayton Boulevard; the final concept was submitted and accepted in early January; the initial concepts presented to the planning commission were slightly edited to meet TDOT standards; the concept is a continuation of several grant applications in the past to right-size the road and install multimodal infrastructure; the project is scheduled for letting in May.

c. Discussion

- i. Commissioner Pipkin Parker asked for clarification on the scope of the project and Red Bank's role; staff planner Michael stated that the project is constrained to the existing roadway, which is TDOT jurisdiction, and would not include any work outside of milling, new asphalt, and painted lanes; Red Bank is asking for lane reconfigurations that align with past city goals to improve the traffic flow and encourage cyclist usage; the next update will likely be in May when the project goes to bid.

c. Staff Presentation

- i. Planner Michael briefed the planning commission on the draft Dayton Boulevard Right Sizing Feasibility Study performed by Barge, which was funded by a Healthy Built Environment Grant from the Tennessee Department of Health; Kelly Ware, from the TN Department of Health stated that the grant funds right sizing studies, bicycle and pedestrian plans, anything that promotes physical activity and/or nutrition; Director Johnson stated that the Red Bank Community Mobility Study indicated a traffic study was necessary to implement certain pedestrian and bicycle recommendations; Commissioner Kelly asked if there is a typical right-of-way for some of the recommended concepts in the draft report; Director Johnson stated that it really depends on the segment, what kind of property owner partnerships have been developed, and that there are some areas where the city owns ROW that can be utilized for concepts like these; Director Johnson stated that managing the ROW improvements and multimodal installations can be beneficial to the commercial corridor; Commissioner Skonberg stated that the building frontage requirements of

the commercial corridor has been a challenge because of Dayton Boulevard's current configuration and that the right-sizing implementations would be helpful; Commissioner Millard asked if any businesses were aware of the plan, and that she thought they should be thrilled with these kinds of improvements; Director Johnson stated that there will be strategies to partner with business owners to ensure the improvements are context specific and that these improvements are typically very beneficial for marketability of Dayton fronting businesses.

d. Staff Presentation

- i. Planner Michael briefed the planning commission on the final community meeting for the comprehensive plan; the meeting is at the community center on January 28th from 6:00 PM – 7:00 PM and will present the final small area study concept for the former Red Bank Middle School site and the comprehensive plan document in its almost final form; Commissioner Skonberg asked how the plan would be presented to the planning commission before the final adoption; Director Johnson stated that it would be provided to the planning commissioners before adoption for their review; Commissioner Pipkin-Parker asked how the meeting would be structured; Staff planner Michael stated that it is a conversation-having meeting given that it is the fourth or fifth community meeting and the plan is in a “fine-tuning” phase; Commissioner Millard asked if there was a date scheduled for the implementation of the plans; Director Johnson presented a breakdown of how the current community development projects are feeding into the overall perspective of debt-service analysis which is being prepped by the consultant Cumberland Securities presentation at the February 4th city commission meeting, and for the city commission to discuss in their upcoming planning retreat;

X. UNFINISHED BUSINESS - none

XI. OTHER BUSINESS - none

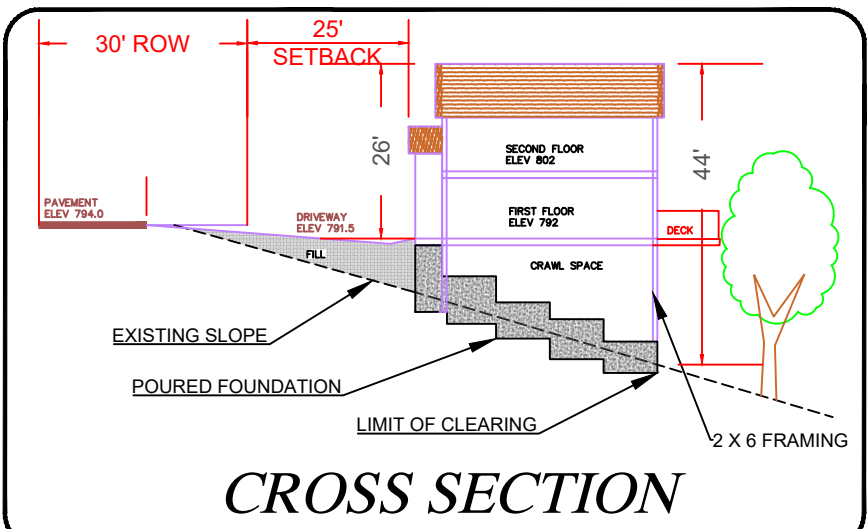
XII. ADJOURNMENT

1. Commissioner Pipkin-Parker adjourned the meeting at 7:15 PM

Chairperson

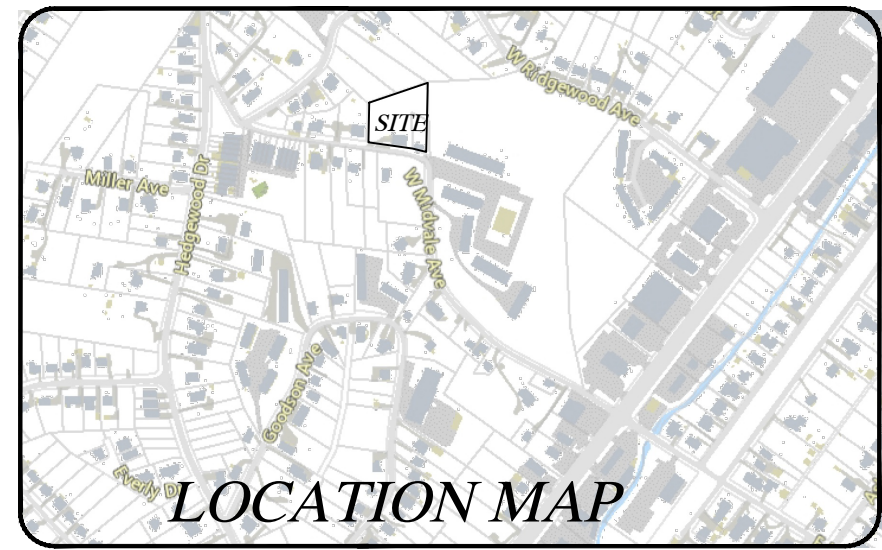
City of Red Bank Planning Commission Staff Review			
Case Number: N/A	PC Meeting Date: 2/26/2025		Applicant: Ingram Gore & Associates
Property Owner: Lyashevskiy Sergey Alexandrovich	Property Address: 309 Midvale		Tax Map Parcel ID: 126C F 026
Size of request area: ±9,600 SF	Jurisdiction: Red Bank		Request: Rezone R-1 to R-T/Z
Project description: “Build six new detached house and related site work”			
Property Description			
Existing land use: residential	Surrounding land uses: residential		Transportation: fronts a two-lane local street
Proposed density: ±6.38 du/ac	Adjacent density: ±3 – 6.6 du/ac		Natural resources: N/A
Zoning			
History	N/A		
Neighborhood Compatibility	Existing Zoning	Comprehensive Plan	Proposed Zoning
	R-1	“residential”	R-T/Z
Staff Comments	The R-T/Z zone allows the conditions presented on the site plan; the greatest concern from staff is the condition which has vehicles backing onto Midvale near the blind turn at the 300 Midvale apartments however, there is no zoning requirement for applicants to mitigate traffic safety when requesting a rezoning. The applicant shows land disturbance metrics on the site plan, and the proposed development will require further soil stabilization and geotechnical engineering before permits are issued by the building official; there is an ongoing conversation between staff and the applicant regarding a potential front yard setback variance request because of required land disturbance. If the applicant decides to pursue a variance, the BZA will be the body that grants it. Because this is a proposal for subdividing property, the stormwater detention plans will need to be reviewed by Hamilton County Water Quality.		
Development Standards			
	Required		Proposed
Parking	12 off-street parking spaces		6 2-car driveways

Height	Shortest distance to the nearest boundary of a residential zone: N/A(no adjacent residential zone)	30'
Building Separation	$\geq 12'$	
Front Yard	$\geq 25'$	$> 25'$
Rear Yard	$\geq 25'$	$> 25'$
Side Yard	$\geq 10'$	
House Size	$\geq 1,400$ SF	$\leq 1,264$ SF
Screening	N/A	N/A
Lot Width	35'	$\geq 35'$
Landscape Requirements	Type C(10' buffer) against R-1 zone	10' buffer against R-1 zone



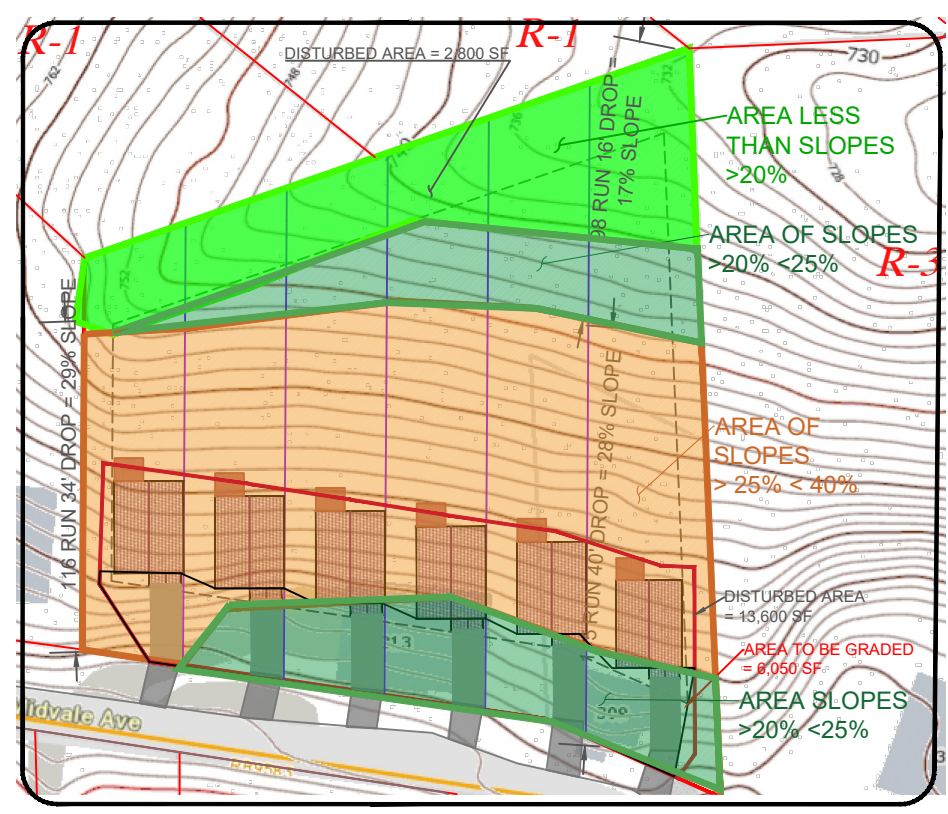
DEVELOPMENT NOTES

1. PARCELS TAX # 126C F 026 027
2. OWNER SERGEY LYASHEVSKIY 7724 SAHALLOWFORD RD CHATTANOOGA, TN 37221 RESIDENTIALHOMES1@GMAIL.COM
3. 309 AND 313 W. MIDVALE AVE
4. APPROXIMATELY 0.94 ACRES
5. EXISTING ZONING R-1
6. PROPOSED ZONING R-T/Z
7. TOTAL UNITS SHOWN - 6 SINGLE FAMILY LOTS
8. TYPICAL UNIT 24' WIDE - 36' DEEP ONE-CAR GARAGE
9. ALL UNITS FRONT W. MIDVALE AVE NO NEW ROAD
10. PROPOSED DENSITY - 6.38 UNITS PER ACRE
11. NEW 5' SIDEWALK ON W. MIDVALE AVE
12. FRONT SETBACK FROM W. MIDVALE - 25'
13. REAR SETBACK TO R-1 - 25'
14. SIDE SETBACK TO 10'
15. PUBLIC UTILITIES AVAILABLE IN W. MIDVALE
16. DETENTION AT REAR LOT LINE IN 15% SLOPES

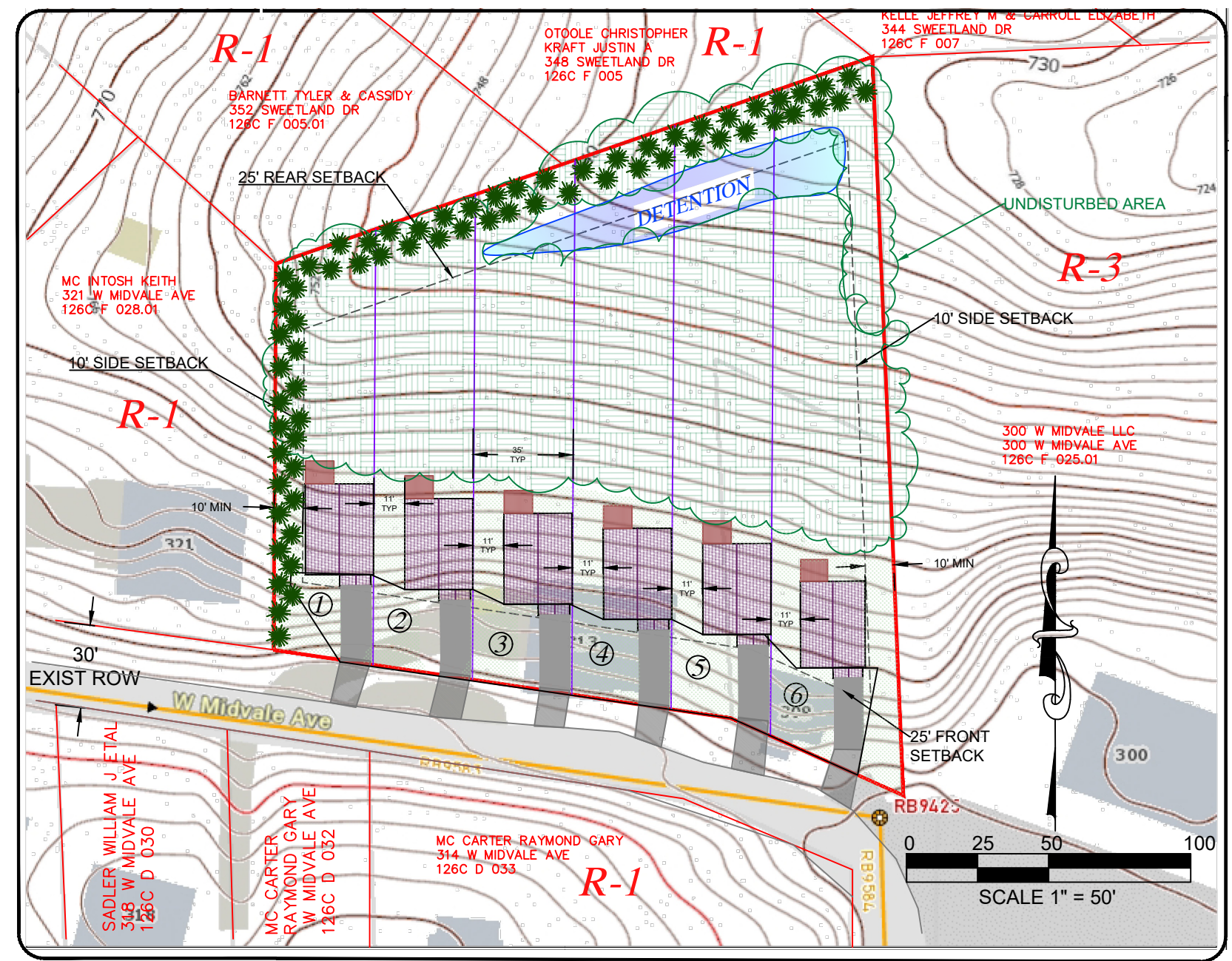


LAND DISTURBANCE

1. TOTAL SITE APPROXIMATELY - 0.94 ACRES - 40,950 SF
2. AVERAGE SLOPE FROM ROW TO PROPERTY LINE - 25%
3. AREA IN SLOPES BELOW 20% - 8,021 SF
4. AREA DISTURBED IN < 20% - 2,800 SF (POND)
5. AREA IN SLOPE FROM 20% TO 25% - 9,939 SF
6. AREA OF SLOPES DISTURBED 20 TO 25% - 5,746 SF - 58% (FRONT PARCEL 100%)
7. AREA OF SLOPES IN 25% TO 40% - 23,441 SF
8. TOTAL AREA TO BE DISTURBED 25 - 40% - 8,061 SF - 34%
9. MAJORITY IN 25 TO 40% CLEARING AND DIGGING FOOTERS NO GRADING
10. PERCENT OF TOTAL SITE PROPOSED TO BE CLEARED - 40%
11. PERCENT OF TOTAL SITE TO BE GRADED - 22%
12. SITE WILL REQUIRE ENGINEERED PLANS + GEOTECHNICAL INVESTIGATION



SLOPE ANALYSIS



SITE PLAN

PROPOSED R-T/Z REZONE
309 & 313 W. MIDVALE AVE
RED BANK, TENNESSEE
HAMILTON COUNTY, TENNESSEE

INGRAM, GORE & ASSOCIATES, LLC
7540 GARY WHITE ROAD
CORRYTAN, TN 37221
(865) 216-9355
dennis.gore@yahoo.com
joseph@ingramgore.com
(424) 774-7177

ALL RIGHTS RESERVED
THIS DRAWING IS THE PROPERTY OF
INGRAM, GORE & ASSOCIATES, LLC AND
SHALL NOT BE REPRODUCED IN WHOLE OR
FOR THE CONSTRUCTION OF ANY OTHER
PROJECT WITHOUT THE WRITTEN PERMISSION
OF INGRAM, GORE, & ASSOCIATES, LLC.

City of Red Bank Planning Commission Staff Review			
Case Number: N/A	PC Meeting Date: 2/26/2025		Applicant: MAP Engineers
Property Owner: Cottage Partners	Property Address: 1109 Dayton		Tax Map Parcel ID: 126N B 004.04
Size of request area: ±1.36 ac	Jurisdiction: Red Bank		Request: Rezone C-1 to C-3
Project description: MAP Engineers is requesting to rezone the parcel from C-1 to C-3 in order to construct 28 townhomes and an interior drive aisle for 39 parking spaces; the floorplans show twenty-seven 1,264 SF units with 2 bed, 2 bath and one 720 SF “micro unit” with 2 bed, 1 bath.			
Property Description			
Existing land use: vacant	Surrounding land uses: commercial		Transportation: fronts a four-lane state route 8, and is adjacent to a two-lane local street
Proposed density: ±20.6 du/ac	Adjacent density: N/A		Natural resources: N/A
Zoning			
History	The applicant applied in 2021 for a special exceptions permit to develop condominiums without a mixed-use commercial component, which is required in the C-1 zone; the SEP was approved by the city commission in December of 2021; the applicant requested a revision to the SEP to allow an increase in the number units from 42 to 48; the SEP was amended and passed by the city commission in January 2023; the applicant also requested a variance for parking requirement reduction which was approved; that proposed project was not built.		
Neighborhood Compatibility	Existing Zoning	Comprehensive Plan	Proposed Zoning
	C-1	“commercial”	C-1

Staff Comments	Townhomes are not permitted in the C-1 zone but are permitted by right in the C-3 zone, thus the request for rezoning. The applicant requested a variance for building separation to be reviewed at the March BZA meeting.	
	Residential buildings with less than 4 bedrooms require off-street parking at a rate of 2 parking spaces per dwelling unit; the number of units proposed (28) requires a total of 56 spaces; the site plan shows 39 off-street parking spaces. The applicant has not applied for a variance for the parking requirement.	
	The C-3 zone has a minimum house size of 1,400 SF. The largest unit proposed on the site is 1,264 SF. The applicant has not applied for a variance for this requirement.	
	The C-3 zone has a minimum 25' front yard along public streets. The site plan does not show front or rear yards.	
	The project will require design review approval from the planning commission because it exceeds the 175' frontage on Dayton. Design review approval is not required prior to a rezoning ordinance.	
	The planning commission may table the rezoning until the BZA reviews the variance requests or provide a recommendation and send the request to the city commission for the public hearing and final decision.	
Development Standards		
	Required	Proposed
Parking	56 off-street parking spaces	39 spaces
Height	Shortest distance to the nearest boundary of a residential zone: N/A(no adjacent residential zone)	30'
Building Separation	≥20'	4'-7", 15'- 0 ¼", to 11'- 11 ¾"
Front Yard	≥25'	>25'
Rear Yard (against residential zone)	≥25'	>25'
House Size	≥1,400 SF	≤1,264 SF
Screening	N/A	N/A
Maximum Gross Floor Area	≤5,000 square feet	34,821 square feet

Permitted Uses Comparison: Commercial Zone

C-1	C-2	C-3
accessory buildings and uses	accessory uses	accessory uses
bakeries	bakeries	bakeries
banks	banks	banks
barber/beauty shops	barber/beauty shops	barber/beauty shops
-	-	bed and breakfast establishments/short term rental units
brew pubs and microbreweries	brew pubs and microbreweries	brew pubs, microbreweries, taverns, wine and cocktail bars and similar uses
-	-	cleaning and laundry establishments
-	-	drug stores
florists	florists	florist
-	limited fuel service facility	-
-	grocery stores, hardware stores, home improvement stores, similar	-
hotels/motels, short term residential units	-	-
-	medical offices and clinics	-
-	shoe, musical instrument , jewelry repair and similar uses	music stores
office buildings	office buildings	offices less than 5000 SF
outdoor display or storage or sale of merchandise: cars, motorcycles, boats, farm equipment dealers, gasoline service stations and auto repair centers, hardware stores, home improvement stores, grocery stores, similar	limited outdoor display or storage or sale of merchandise: cars, motorcycles, boats, farm equipment dealers, gasoline service stations and auto repair centers, hardware stores, home improvement stores, grocery stores, similar	limited outdoor display or storage or sale of merchandise: cars, motorcycles, boats, farm equipment dealers, gasoline service stations and auto repair centers, hardware stores, home improvement stores, grocery stores, similar
plumbing, workshops, electrical, radio and TV shops and other similar uses with less than 5 employees	plumbing, workshops, electrical, radio and TV shops and other similar uses with less than 5 employees	-
-	-	repair shops for shoes, household articles or appliances
residential mixed-use	residential mixed-use	-
restaurants and other establishments serving food and beverages	restaurants and delicatessens	-
retail sales and service establishments	retail sales	-
-	schools, churches and other public and semi-public buildings	-
-	shoe, musical instrument, jewelry repair and similar uses	-
schools, churches and other public and semi-public buildings	signs	-
shoe repair	-	-
-	shoe , musical instrument, jewelry repair and similar uses	shoe stores
signs	-	-
-	-	-
single-family detached	single family detached	single family dwellings, except manufactured or mobile homes
small printer shops less than 2000 square feet	small printer shops less than 2,000 square feet	-
-	-	specialty shops and stores
-	-	stationary stores
studios	studios and galleries	-
-	taverns, wine and cocktail bars, brew pubs, micro breweries	-
theaters	theaters	-
-	-	townhomes and condominiums
-	veterinary offices	-



PROJ. NUMBER: 20-179

The Bacon Group
Dayton Blvd.
Chattanooga, TN ---

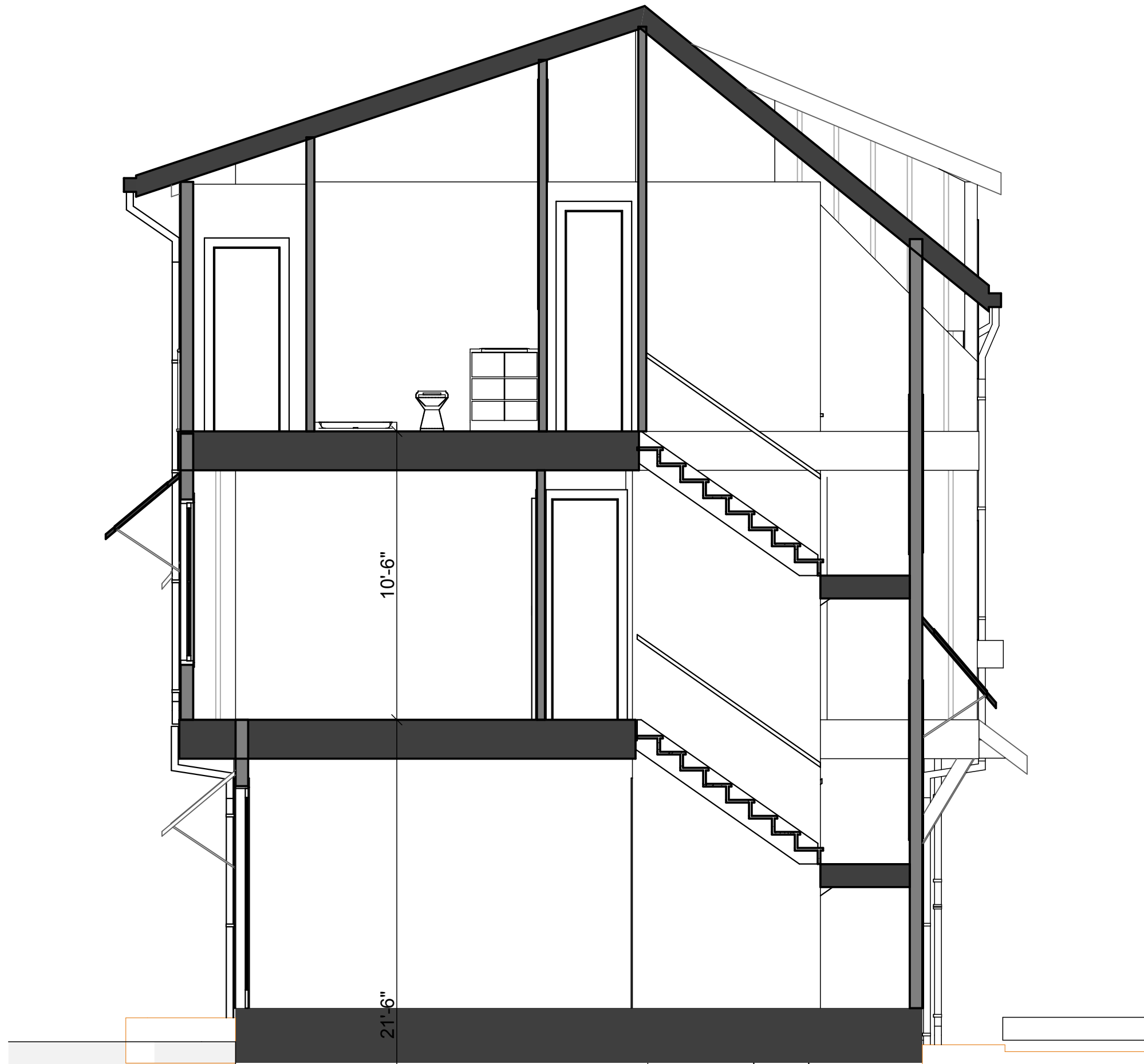


9 REAR ELEVATION (3)
SCALE: 3/16" = 1'-0"



8 FRONT ELEVATION (2)
SCALE: 3/16" = 1'-0"

MICRO UNIT #11



3 SECTION - TYPICAL (1)
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION (2)
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION (1)
SCALE: 3/16" = 1'-0"

TYPICAL UNITS 1-10, 12-28



2931 BERRY HILL DRIVE
SUITE 200
NASHVILLE, TN 37204
Phone: (615) 268-0248 Fax: (615) 627-1298
email: quirksdesigns@comcast.net

QUIRK DESIGNS

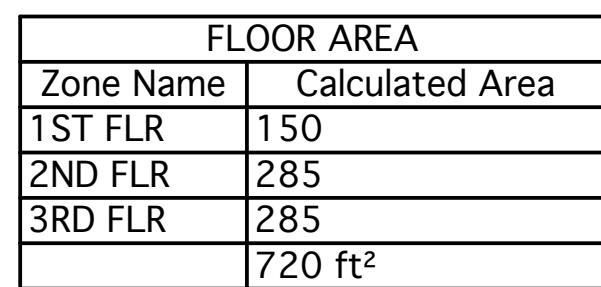
Townhomes
The Bacon Group
Dayton Blvd.
Chattanooga, TN ---

DATE: 12/30/24
REVISION

PROJECT NO: 24-020
COPYRIGHT 12/30/24
QUIRK DESIGNS

ELEVATIONS

A1



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

FLOOR AREA	
Zone Name	Calculated Area
1ST FLR	395
2ND FLR	441
3RD FLR	427
	1,263 ft ²



SCALE: 1/4" = 1'-0"