

Stefanie Dalton

Mayor

City of Red Bank

Martin Granum

City Manager

MUNICIPAL PLANNING COMMISSION REGULAR MEETING AGENDA

March 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. February 26, 2024

VI. NEW BUSINESS

1. Request to abandon right-of-way at 309 Morrison Springs Road
 - a. Applicant Presentation
 - b. Staff Presentation
 - c. Public Comment
 - d. Discussion/Vote
2. Comprehensive Plan Review
 - a. Staff Presentation
 - b. Public Comment
 - c. Discussion/Vote

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

**MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
February 26, 2025
6:00 pm
Red Bank Court Room
3117 Dayton Boulevard**

VI. CALL TO ORDER

VII. ROLL CALL

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

VIII. INVOCATION

IX. PLEDGE OF ALLEGIANCE

X. CONSIDERATION OF THE MINUTES

1. January 22, 2024 – Commissioner Skonberg motioned to approve the minutes, Commissioner Richard seconded, the motion passed.

VI. NEW BUSINESS

3. Request to rezone 309 Midvale Avenue from R-1 Residential to R-T/Z Residential Townhouse/Zero Lot Line
 - a. Applicant Presentation
 - i. Joseph Ingram, applicant and project designer: this is a distressed property that is adjacent to an R-3 development, and we are working with challenging slopes and so we'll probably need a front setback variance, the R-T/Z zoning makes the most sense for these 35' lot single family detached homes; it would be a great upgrade for the property, and for the city; city staff and I have gone back and forth on how to make it work and we can figure out the slopes.
 - b. Staff Presentation
 - i. Michael Pham, staff planner: the density is appropriate for the R-T/Z zone and several surrounding uses are even denser and even narrower lot sizes; there are surrounding R-1 uses as well; the upgrade for the property is encouraging; the slopes are presenting a solid stabilization challenge but the applicant is prepared to tackle those within the confines of the city's steep slope ordinance; the front yard setback variance will be to minimize the amount of steep slope that the houses will be built on; the less that hillside is disturbed the better; the plans will need to go to Hamilton County Water Quality to approve stormwater runoff and the proposed detention pond; there are two lots shown on the site plan but the owner will dissolve the lot line and subdivide into 6 new lots; the staff recommendation is to approve the rezoning.
 - c. Public Comment - none
 - d. Discussion/Vote
 - i. Commissioner Kelly asked the ballpark cost of the units; Ingram thinks they'll be under 300k based on other similar products, and a maintenance agreement would be necessary for the shared detention pond;

ii. Commissioner Kelly asked for some explanation of the detention pond; Ingram explained that the proposed detention pond captures the discharge of runoff that may be in excess of the existing use—the increase of impervious surface typically increases runoff;

iii. Commissioner Skonberg asked for some more detail on the curve of the street and the risk it poses and if there was any consideration of 5 units; Ingram stated that 5 is obviously the next best option but building on slopes like those present really increases the cost of engineering and construction

iv. Commissioner Kelly asked if the traffic and parking consequences of additional cars and driveways had been considered; Ingram stated that the 15' of driveway and an additional 15' of ROW until the pavement would be sufficient for a standard car length;

v. Commissioner Skonberg asked if the neighbors had been communicated with regarding the change; Ingram stated that the owner had been to the property to remove several dumpsters of trash, and the neighbors seemed pleased that an improvement was coming;

vi. Commissioner Skonberg asked if additional signage for the road would be considered; staff stated that it would be a discussion with the applicant and public works to mitigate the negative consequences to the traffic pattern; the roadway is such that cars slow down when cresting the hill and taking the curve, so speeding doesn't seem to be a huge problem even presently;

vii. Commissioner Skonberg motioned to approve; Commissioner Richards seconded, the motioned passed unanimously.

4. Request to rezone 1109 Dayton Boulevard from C-1 Commercial to C-3 Neighborhood Commercial

a. Applicant Presentation

i. Mike Price, MAP Engineers: the request to rezone for the construction of 28 attached townhomes—3 separate buildings with 27 1,263 SF units and a micro unit of 720 SF; several years ago the project would have been a commercial development but the market has changed since then and the retail uses are no longer viable; there was a past request for condominiums but since then the developer has pivoted to a for sale product for 450k range—of course market driven; there is a parking requirement reduction request—but the previous development was approved for a parking reduction with a higher unit count so it should be a similar variance approval; we anticipate a single occupant with capacity for a guest or an office use; the 13 spaces for the storage unit are not counted which leaves the project with 47 spaces on-site and on frontage total; detention was constructed in years past; the current concept is trying to stay within the footprint of the previous concept;

b. Staff Presentation

i. Michael Pham, staff planner: the C-1, C-2, and C-3 zones are very similar and the biggest difference to take into account for this request is the allowance of townhomes in the C-3 zone but not in the others; the applicant will have to apply for several variances—parking, minimum square footage, and building separation which will go before the BZA; there was a traffic impact study done in 2021 based on the higher unit count of 48 and the study did not include a recommendation to install a traffic signal, but it did recommend reconfiguring the road to 3-lanes which TDOT has begun to approve for their 2025 resurfacing project of State Route 8.

c. Public Comment

i. Callie Starns, Local 3 News at White Hall Road: there have been some significant changes in the neighborhood regarding water and traffic since the last request for this property and the traffic study by Kimley-Horn; since COVID many people have returned to office, the Pinnacle has more traffic up and down White Hall Road, traffic collisions are common at the intersection of Frontage and Dayton; on-street parking makes it very challenging to navigate the road since TDOT did their renovation project and that parking should not be allowed; there have been 3 water main breaks in the neighborhood in the last 1.5 years, and low water pressure is common; the water line is 50 year old galvanized line; the water meter for the news station is located in front of the 1109 property and we really hope something can be done to improve water service here; there has been some conversation about moving our water main, but no progress has been made on that request.

d. Discussion/Vote

i. Mike Price: the reduction of units should be less of an impact on the water service than the previously accepted project; TAW does have funds to help developments and existing businesses upgrade water mains, so that's an option; the meter probably needs to be moved

ii. Commissioner Skonberg: I'm eager to see improvements on the property; it seems to mirror well what has been built on the other side of the tunnel and this project would be an improvement for the neighborhood

iii. Commissioner Kelly: is there an example of your projects that we could see from the developer?

iv. Mike Price: there's a similar development near Gunbarrel and Goodwin between the two roundabouts that would most closely resemble this project.

v. Commissioner Kelly: I also have concerns about the traffic at the Ashmore and Frontage and Dayton Intersections; any increase in traffic creates risky driving scenarios.

vi. Commissioner Skonberg: does this present a spot zoning issue?

vii. Staff Planner: based on how similar the uses of the 3 different commercial zones are, we would not consider this a spot zone even though the commercial zones are distinct in the code; the nature of the rezoning does not appear to create an incompatible use in the neighborhood.

viii. Commissioner Skonberg motioned to approve, Commissioner Richards seconded, the motion passed unanimously

X. UNFINISHED BUSINESS

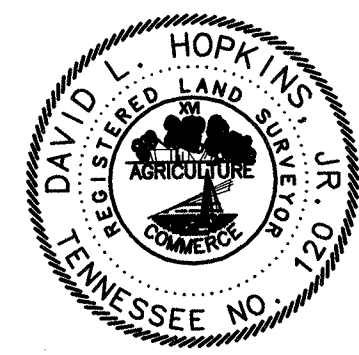
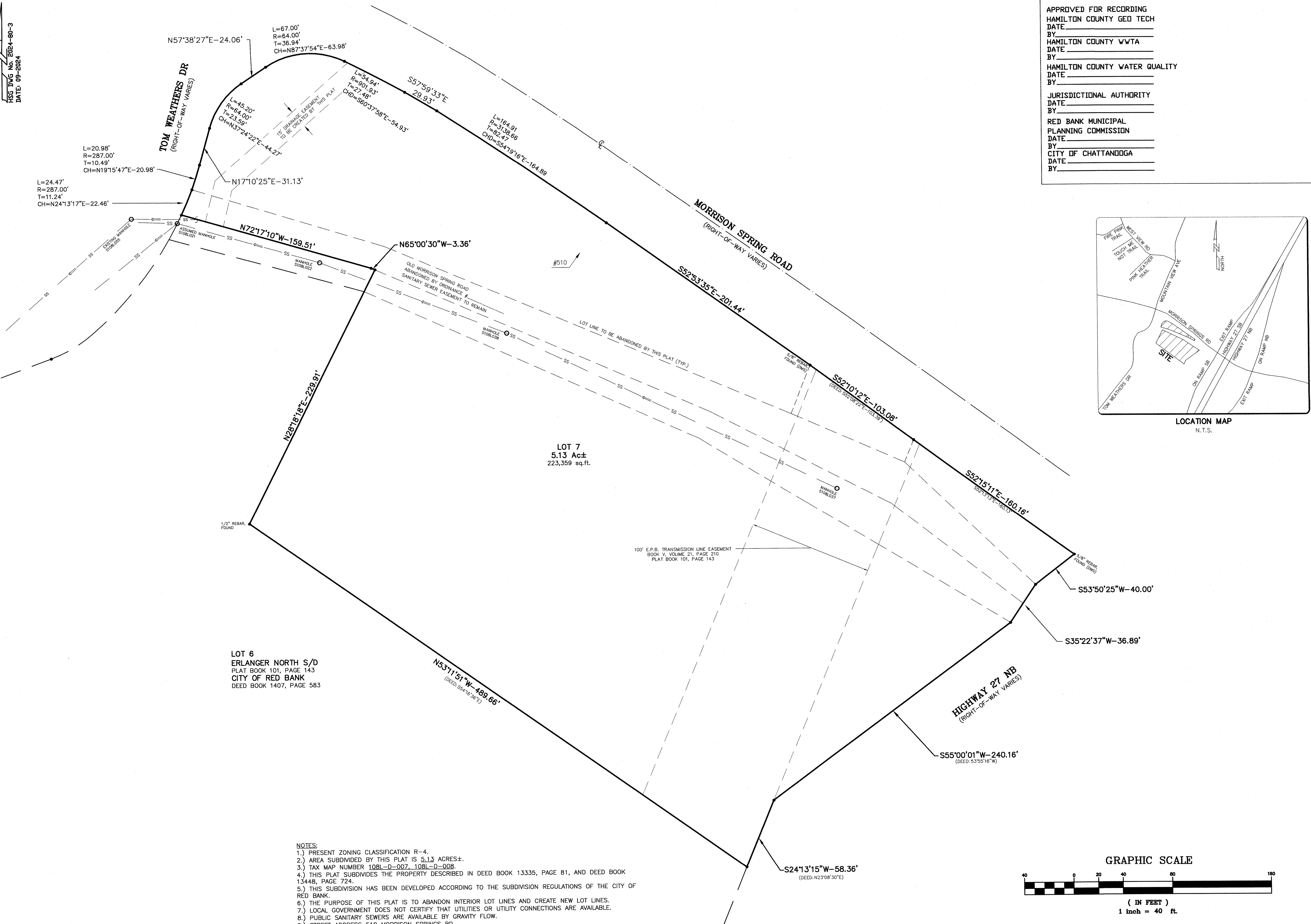
XI. OTHER BUSINESS

XII. ADJOURNMENT

1. Commissioner Richards motioned to adjourn the meeting at 7:00 PM

City of Red Bank		
Planning Commission Staff Review		
Case Number: N/A	PC Meeting Date: 3/26/2025	Applicant: Chattanooga Exteriors
Property Owner: Chattanooga Exteriors	Property Address: 546 Morrison Springs Road	Tax Map Parcel ID: 108L D 007, 108L D 009, 108L D 008, 108L D 009.01,
Size of request area: N/A	Jurisdiction: Red Bank	Request: Abandon right-of-way
Project description: Dissolution of lot lines between four lots and future development.		
Property Description		
Existing land use: vacant	Surrounding land uses: educational, commercial, recreation	Transportation: fronts a 5-lane minor arterial road
Proposed density: N/A	Adjacent density: N/A	Natural resources: N/A
Zoning		
History	The ROW was the original Morrison Springs Road. TDOT built a new roadway on the north side of the existing 3 lots and the old Morrison Springs Road is no longer utilized.	
Neighborhood Compatibility	Existing Zoning	Proposed Zoning
	R-4 Special Zone	N/A
Staff Comments	The four lots are owned by Chattanooga Exteriors; three lots share property lines while the fourth lot exists to the south and is separated by public ROW—approximately 50’ wide but varies along the length of the properties. There are no plans from the city of Red Bank, nor TDOT, to develop the ROW. The applicant has submitted a plat showing the four lots becoming one lot including the dividing ROW. The staff recommendation is to approve the ROW abandonment.	
Development Standards		
N/A		

HSG DWG No. 2024-80-3
DATE 09-2024



SURVEYOR STATEMENT
I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS >1:10,000 (CATEGORY I)

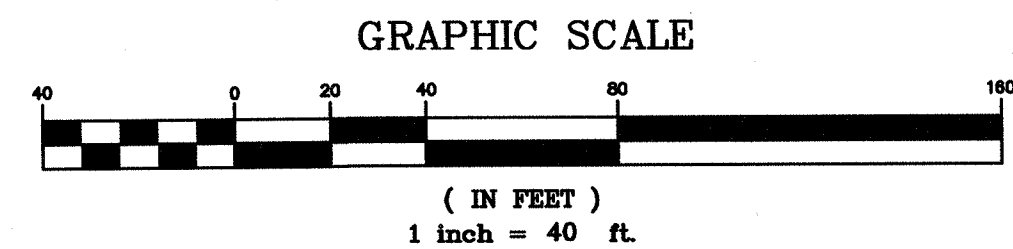
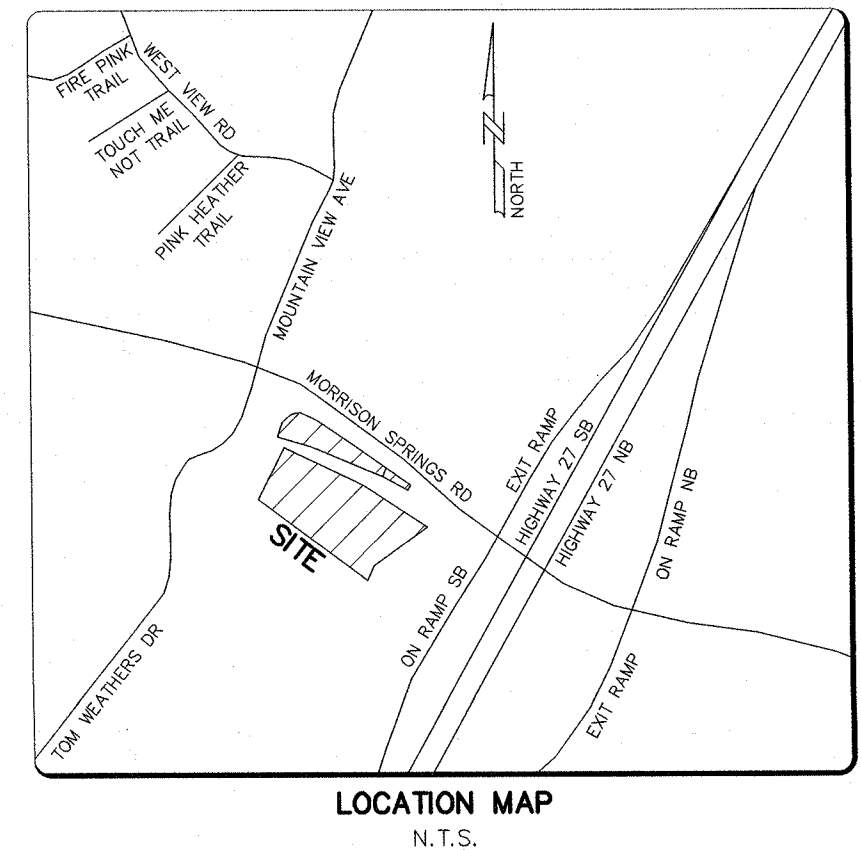
- NOTES:**
- 1.) PRESENT ZONING CLASSIFICATION R-4.
 - 2.) AREA SUBDIVIDED BY THIS PLAT IS 5.13 ACRES±.
 - 3.) TAX MAP NUMBER 108L-D-007, 108L-D-008.
 - 4.) THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 13335, PAGE 81, AND DEED BOOK 13448, PAGE 724.
 - 5.) THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE SUBDIVISION REGULATIONS OF THE CITY OF RED BANK.
 - 6.) THE PURPOSE OF THIS PLAT IS TO ABANDON INTERIOR LOT LINES AND CREATE NEW LOT LINES.
 - 7.) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 - 8.) PUBLIC SANITARY SEWERS ARE AVAILABLE BY GRAVITY FLOW.
 - 9.) STREET ADDRESS 510 MORRISON SPRINGS RD.
 - 10.) NO FILL MATERIAL CAN BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPEDE STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
 - 11.) ALL CORNERS ARE 1/2" REBAR W/CAP UNLESS NOTED OTHERWISE.
 - 12.) A 5' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE AND REAR LOT LINES. THESE DRAINAGE EASEMENTS SHALL BE AUTOMATICALLY ABANDONED IF TWO OR MORE LOTS ARE COMBINED, OR USED AS ONE LOT, OR IF NO SETBACK IS REQUIRED.
 - 13.) DONE WITHOUT THE BENEFIT OF TITLE COMMITMENT.
 - 14.) BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 47065C0331G, DATED 02/03/2016.

WATER QUALITY NOTES:
A. WATER QUALITY EASEMENTS AND OTHER DRAINAGE FACILITIES INSTALLED BY THE DEVELOPER CANNOT BE FILLED, ALTERED, OR CHANGED IN ANY WAY WITHOUT PERMISSION FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.
B. THE OWNER OF ALL LOTS ARE RESPONSIBLE TO MAINTAIN WATER QUALITY EASEMENTS TO THE STANDARDS OF THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS.
C. THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN WATER QUALITY EASEMENTS OR ANY DRAINAGE RELATED FACILITIES.
D. THE HAMILTON COUNTY WATER QUALITY PROGRAM RESERVES THE RIGHT AT ANY TIME TO ACCESS WATER QUALITY EASEMENTS TO INSPECT AREAS AND FACILITIES.
E. THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS SHALL APPLY TO ANY DISCHARGE OF STORM FROM THIS SUBDIVISION.

OWNER STATEMENT
I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY SHOWN AND ADOPT THIS AS MY PLAN OF SUBDIVISION.

CHATTANOOGA EXTERIORS DEVELOPMENT PARTNERS, LLC
179 HAMM RD
CHATTANOOGA, TN 37405
423-805-3800

APPROVED FOR RECORDING
HAMILTON COUNTY GEO TECH
DATE _____
BY _____
HAMILTON COUNTY WWA
DATE _____
BY _____
HAMILTON COUNTY WATER QUALITY
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
RED BANK MUNICIPAL
PLANNING COMMISSION
DATE _____
BY _____
CITY OF CHATTANOOGA
DATE _____
BY _____



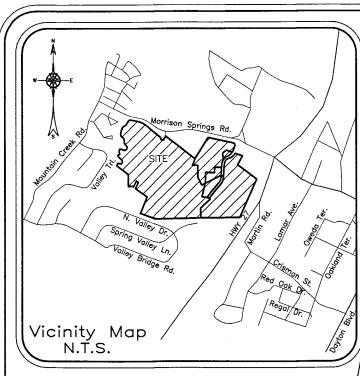
REVISED PLAT LOT 7A-7B
ERLANGER NORTH SUBDIVISION

LOTS 6, 7 & 8, ERLANGER NORTH SUBDIVISION, PLAT BOOK 101, PAGE 143, AND AS DESCRIBED IN DEED BOOK 1407, PAGE 583, DEED BOOK 13448, PAGE 724, AND DEED BOOK 13335, PAGE 81, R.O.H.C., CITY OF RED BANK, HAMILTON COUNTY, TENNESSEE



HOPKINS SURVEYING GROUP
175 Hamm Road - P.O. Box 4366
Chattanooga, Tennessee 37405
(423) 267-3751 Office
Copyright - By Hopkins Surveying Group

DRAWN BY: ZA	SHEET NO. 1 OF 1	DWG No. 2024-331-2
SCALE: 1"=40'	DATE: 1/6/2025	REF. DWG: 2024-80-3
PROPERTY ADDRESS: MORRISON SPRINGS RD	TAX MAP No. SEE NOTE #3	



- NOTES**
1. Present zoning classification R-1, R-3, R-4 & C-2.
 2. Area subdivided by this plat is 90.34 acres.
 3. This plat subdivides the property described in Deed Books 9439-390, 1797-53, 4175-290, 6049-193, 1407-583, 7011-838, 1797-53.
 4. This subdivision has been developed according to the Subdivision Regulations of the City of Red Bank.
 5. Local Government does not certify that utilities or utility connections are available.
 6. Public sanitary sewers are available by gravity flow, Sewer Line reference No. "100875 & 100892."
 7. City Ordinance #9942 entitled "Stormwater Runoff and Erosion Control" shall apply to any discharge of same from this subdivision of property.
 8. No fill material can be placed in a constructed drainage facility in such a manner as to impede stormwater runoff flow unless approved by the City Engineer.
 9. Tax Parcel 108L-D-001, 004, 005, 006, 009 & 004-01.
 10. The City of Red Bank is not responsible to construct or maintain drainage easements.
 11. I, hereby certify after examination of the current F.E.M.A.-Flood Insurance Rate Map No. 470072-0331-F that the subject property lies in zones "X" & "AE" thereon and a portion DOES lie within the 100 year flood hazard area. The reference map bears a revised date of 11/07/2002.
 12. I, certify that I have surveyed the property hereon, that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is $>1:10,000$ (Category I) as shown hereon.
 13. Water provided by Tennessee American Water Company.

CH=57°05'56"E
LC=69.83'
R=734.03'
T=69.86'
L=34.98'
Δ=5°27'10"

OWNER CERTIFICATION
I/We the undersigned owner(s) (in fee simple) of the property indicated hereon, do hereby adopt this plan of subdivision.

Erlanger Health System
Attn: Rob Brooks
975 East Third Street
Chattanooga, TN 37403
(423) 778-7230

Date: 5/26/15

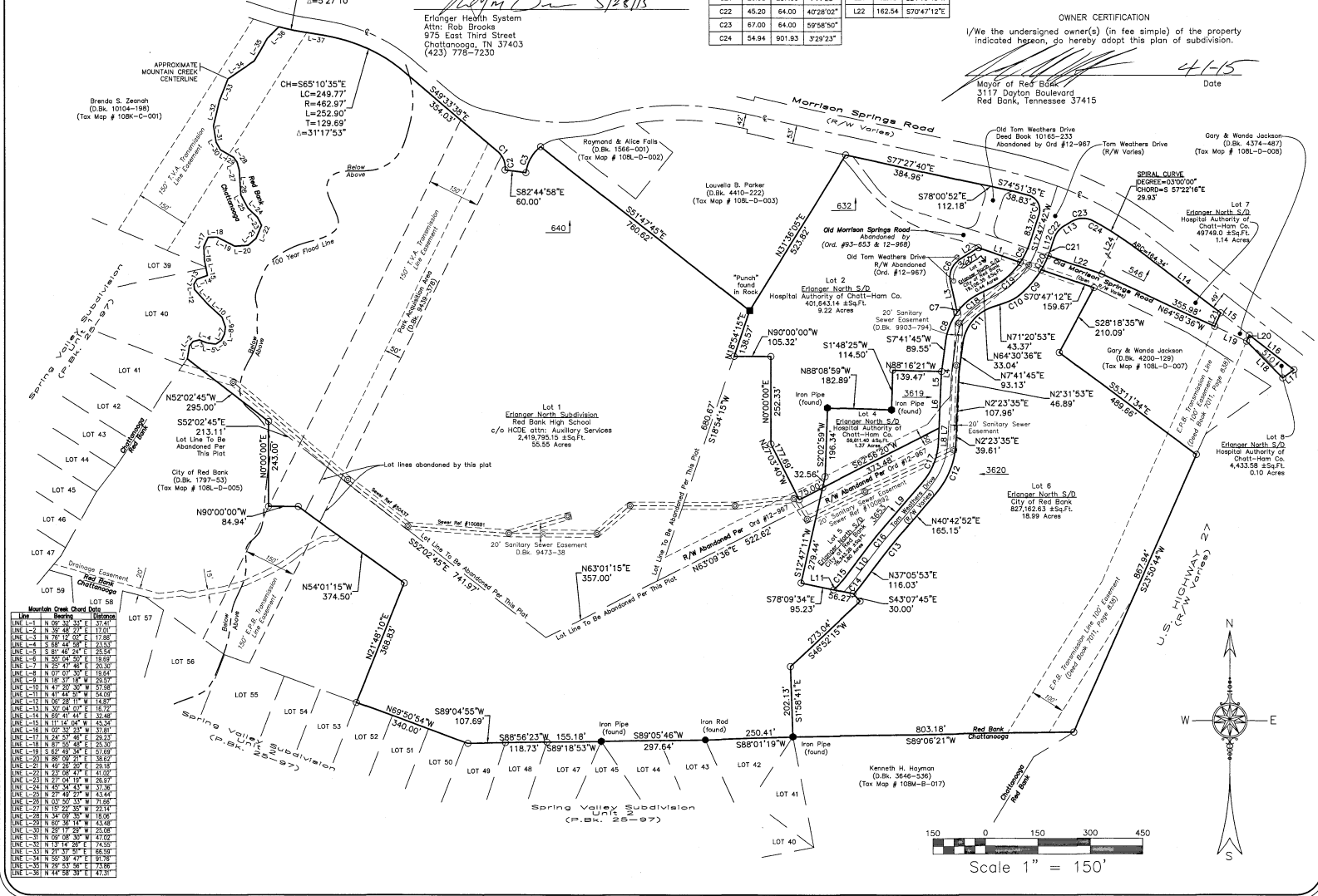
Curve Table				Line Table		
Curve #	Length	Radius	Delta	Line #	Length	Direction
C1	15.36	58.73	14°58'57"	L1	126.79	N70°47'12"W
C2	42.87	58.72	41°49'43"	L2	62.08	S68°34'05"W
C3	87.50	112.72	44°28'41"	L3	70.80	S12°37'52"E
C4	69.54	43.00	92°39'18"	L4	5.83	S74°14'55"W
C5	64.65	225.00	16°27'46"	L5	49.20	S23°15'33"W
C6	74.36	59.84	71°12'00"	L6	107.55	S22°33'55"W
C7	19.39	363.21	2°53'58"	L7	28.71	N22°33'55"E
C8	87.68	175.00	28°42'25"	L8	11.38	N22°33'55"E
C9	98.26	287.00	19°36'56"	L9	165.15	N40°42'52"E
C10	40.25	111.00	20°46'40"	L10	116.03	N37°05'53"E
C11	136.87	125.00	63°39'09"	L11	12.48	N48°58'04"E
C12	159.18	238.00	36°19'17"	L12	31.13	N17°47'42"E
C13	61.54	975.00	3°36'59"	L13	24.06	N58°15'44"E
C14	29.32	312.50	5°22'34"	L14	201.49	N29°16'47"W
C15	40.64	262.50	8°52'11"	L15	103.44	N29°16'47"W
C16	64.70	1025.00	3°36'59"	L16	161.51	N29°16'47"W
C17	125.74	188.00	38°19'17"	L17	40.07	N53°48'48"E
C18	84.69	175.00	27°43'38"	L18	147.02	S44°38'06"E
C19	115.88	225.00	29°27'29"	L19	100.61	S64°58'36"E
C20	44.94	287.00	8°58'15"	L20	19.41	N24°18'12"E
C21	20.98	287.00	4°11'20"	L21	42.15	S24°16'40"W
C22	45.20	64.00	40°28'02"	L22	162.54	S70°47'12"E
C23	67.00	64.00	59°58'50"			
C24	54.94	901.83	3°29'23"			

- LEGEND**
- Centerline
 - Iron Rod (Found)
 - Iron Pipe (Found)
 - Concrete Monument (Found)
 - P.K. Nail (Found)
 - P.K. Nail (Set)
 - Iron Rod (Set)

APPROVED FOR RECORDING
HAMILTON CO. GIS DEPT.
DATE: 5/26/15
BY: [Signature]
CITY OF RED BANK
DATE: 5/26/15
BY: [Signature]
CITY OF CHATTANOOGA SEWER
DATE: 5/26/15
BY: [Signature]
RED BANK MUNICIPAL
PLANNING COMMISSION
DATE: 5/26/15
BY: [Signature]
SOUTHEAST TENNESSEE
DEVELOPMENT DISTRICT
DATE: 5/26/15
BY: [Signature]

Book: P3 101 / 143
Page: 101
Recorded by: [Signature]
PLAT LANCE
HCSA PROCESSING FEE: 15.00
TOTAL FEE: \$15.00
PAM HURST

RECORDED PLAT DOES NOT
TRANSFER PROPERTY OWNERSHIP
DEED MUST BE RECORDED



Morrison Creek Check Data

Line	Bearing	Length
LINE-1	N 02° 32' 15" E	37.41'
LINE-2	N 30° 46' 00" E	117.00'
LINE-3	N 70° 12' 00" E	11.80'
LINE-4	N 70° 12' 00" E	11.80'
LINE-5	S 81° 40' 00" E	28.24'
LINE-6	N 07° 00' 00" E	13.94'
LINE-7	N 29° 47' 46" E	30.30'
LINE-8	N 07° 00' 00" E	13.94'
LINE-9	N 07° 00' 00" E	13.94'
LINE-10	N 20° 30' 00" E	57.00'
LINE-11	N 30° 46' 00" E	117.00'
LINE-12	N 30° 46' 00" E	117.00'
LINE-13	N 30° 46' 00" E	117.00'
LINE-14	N 07° 00' 00" E	13.94'
LINE-15	N 07° 00' 00" E	13.94'
LINE-16	N 07° 00' 00" E	13.94'
LINE-17	N 07° 00' 00" E	13.94'
LINE-18	N 07° 00' 00" E	13.94'
LINE-19	N 07° 00' 00" E	13.94'
LINE-20	N 07° 00' 00" E	13.94'
LINE-21	N 07° 00' 00" E	13.94'
LINE-22	N 07° 00' 00" E	13.94'
LINE-23	N 07° 00' 00" E	13.94'
LINE-24	N 07° 00' 00" E	13.94'
LINE-25	N 07° 00' 00" E	13.94'
LINE-26	N 07° 00' 00" E	13.94'
LINE-27	N 07° 00' 00" E	13.94'
LINE-28	N 07° 00' 00" E	13.94'
LINE-29	N 07° 00' 00" E	13.94'
LINE-30	N 07° 00' 00" E	13.94'
LINE-31	N 07° 00' 00" E	13.94'
LINE-32	N 07° 00' 00" E	13.94'
LINE-33	N 07° 00' 00" E	13.94'
LINE-34	N 07° 00' 00" E	13.94'
LINE-35	N 07° 00' 00" E	13.94'
LINE-36	N 07° 00' 00" E	13.94'

OWNER CERTIFICATION
I/We the undersigned owner(s) (in fee simple) of the property indicated hereon, do hereby adopt this plan of subdivision.

[Signature]
Date: March 26, 2015
Hamilton Co. Board of Education
Attn: Rick Smith
3074 Hickory Valley Road
Chattanooga, Tennessee 37421
(423) 209-8600

OWNER CERTIFICATION
I/We the undersigned owner(s) (in fee simple) of the property indicated hereon, do hereby adopt this plan of subdivision.

[Signature]
Date: 4-1-15
Mayor of Red Bank
3117 Dayton Boulevard
Red Bank, Tennessee 37415

Final Plat
Erlanger North Subdivision
Hospitality Authority of Chattanooga Co.
H.C.D.E. & The City of Red Bank
Red Bank, Hamilton County
Tennessee

THE R.L.S. GROUP
LAND SURVEYING
4728 Adams Road, Suite 101
Phone (423) 847-0155 - Fax (423) 847-0156
www.rlsurveygroup.com
This survey is NOT intended to be any other use or without the express written consent of the surveyor.