

Hollie Berry
Mayor

City of Red Bank
Municipal Planning Commission

Martin Granum
City Manager

WORK SESSION AGENDA

December 13, 2022

12:00 pm

Red Bank City Hall

3105 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary

☐ Commissioner Browder

☐ Commissioner Luther

☐ Commissioner Millard

☐ Commissioner Kelly

☐ Commissioner Skonberg

III. Agenda items for the December 15, 2022 regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. September 15, 2022

B. NEW BUSINESS

1. Request to Rezone 167, 169, 171 and 173 Lynda Circle from R-1 Residential to R-T/Z Residential Townhome/Zero Lot-Line
2. Zoning Ordinance Amendment to allow print shops greater than 2,000 square feet in the C-1 Commercial Zone and limit print shop size to 2,000 square feet, or 5,000 square feet with a special exceptions permit, in the C-3 Neighborhood Commercial Zone
3. Request to Amend Conditions on Condominium Development at 1109 Dayton Boulevard, increasing units from 42 to 48
4. Letters of Intent - Hixon and Stowe Properties - Martin Granum
5. Update on Building Official Position - Eddie Clinton
6. Any properly presented new business

C. UNFINISHED BUSINESS

1. Any properly presented unfinished business

D. OTHER BUSINESS

IV. ADJOURNMENT

Hollie Berry
Mayor

City of Red Bank
Municipal Planning Commission

Martin Granum
City Manager

REGULAR MEETING AGENDA

December 15, 2022

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 Browder

V. CONSIDERATION OF THE MINUTES

1. September 15, 2022

VI. NEW BUSINESS

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VII. UNFINISHED BUSINESS

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VIII. OTHER BUSINESS

IX. ADJOURNMENT



Hollie Berry
Mayor

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES

September 15, 2022

6:00 pm

Red Bank Court Room
3117 Dayton Boulevard

I. CALL TO ORDER

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

II. ROLL CALL

Commissioner Skonberg called the role. Commissioners Browder, Millard, Skonberg, Luther and Smith were in attendance. Also in attendance were the planning advisors from the Southeast Tennessee Development District, Ashley Gates and Marc Holcomb, and those listed on the sign in sheet.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

Commissioner Browder Commissioner Browder asked for any corrections to the minutes from August 18, 2022. Commissioner Millard motioned to approve the minutes from August 18, 2022. Commissioner Skonberg seconded the motion. The motion carried with a unanimous vote.

VI. NEW BUSINESS

1. Request removal of conditions on lots at 2622 and 2624 Berkley Drive

Staff Planner Marc Holcomb presented the proposed residential development. He stated that conditions needed to be lifted in order for three single-family units to be built since the third lot will encroach on the area that is limited to only two homes. He stated that staff recommends approval of the lifting of the conditions with the additional condition that shade trees be planted in each yard.

Staff Planner Ashley Gates stated that there was an error during an earlier meeting where staff stated that a 25-foot setback was required for single family homes. She stated that the 25-foot setback was only required for townhomes.

Steve Pickett, the developer, stated that they are asking for seven to eight feet in order to have the required frontage for the third lot. He stated that this would not change the lot size significantly, but just change the road frontage. He provided a sample rendering of the type of home to be built.

Commissioner Luther asked if he planned to sell the homes. Mr. Pickett stated that he intends to sell and not rent.

Commissioner Browder asked what the timeline would be. Mr. Pickett stated that he would like to get started as soon as possible and hoped that would be November to December and would take about 6 months, all to be built at the same time. He stated that the homes would be about 1,650 square feet and expected them to cost around \$350,000. He stated that ideally they would like to have a driveway turn around, but may have to push the homes back somewhat to accommodate the shade trees. He stated that they were happy to plant a shade tree in each front yard. He stated that Mr. Higdon still owns the property.

Mr. Wade Cook of 2619 Berkley Drive stated that he welcomes new development in the neighborhood, but that it must be compatible with the neighborhood. Mr. Cook stated that the driveway was not shown on the site plan. He stated that he would like a condition for more than a few trees planted due to the large trees that were taken down. He provided measurements of the adjacent properties stating that these lots were a lot smaller than other lots on Berkley. He does not feel that three homes on the smallest lots possible is compatible with Berkley Drive, and two homes would be more compatible.

Mr. Clifford ____ of ____ lives adjacent to the property to be developed. He stated he was concerned how close to his property line it would be. Mr. Pickett stated that it would be about 10.5 feet from Mr. Clifford's property line. He stated that there is a pipe that goes under the road into Mr. Pickett's property. He stated that the pipe was buried on the backyard. Mr. Pickett stated that he was not aware of the stormwater pipe. He stated that the pipe should not be there.

Mr. Higdon of 2626 Berkley Drive stated that two massive trees were taken down from his property. He stated that the trees were taken out because the root system was buckling his driveway and damaging his plumbing. He stated that the development was not the reason that the trees were taken down. He stated that his intent was not to de-foliage the neighborhood, he was just needing to protect his property.

Mr. Clifford ____ of ____ stated that a tree at the front property line right at the property line that it is causing problems for him. He asked the developer to remove it, and Mr. Pickett stated that he would look at it.

Mr. Brett Johnson of 2629 Berkley Drive asked if the 5-foot side setback is typically permitted. Staff stated that it is permitted in the R-T/Z zoning does permit either zero-

lot line or 5-foot setback, requiring 10-foot building separation. He asked if the infill development would decrease the value of the nearby properties. Commissioner Skonberg stated that she has read a lot about infill and how it has the potential to increase the value of nearby properties, but does not have a specific study that she can point to.

Mr. Cook asked if two homes would also be infill. Commissioner Browder stated that it was.

Commissioner Luther stated that he understands the apprehension about having three homes built. He stated that as a Planning Commission they must look at the ordinances as they are written, and that he feels that the site plan does not violate any ordinances.

Commissioner Smith motioned to recommend removal of the condition on 2622 and 2624 Berkley Drive, and add the condition that Class 1 Shade Trees be installed in each lot yard. Commissioner Skonberg seconded the motion. The motion passed unanimously.

2. Request for Special Exceptions Permit at Midvale Heights Apartments

Marc Holcomb presented the proposed apartments addition to Midvale Heights. He stated that staff recommends approval of the Special Exceptions Permit as it is compatible with the existing use.

Bradley Blanco with AD Engineering presented the request to add two buildings. Marc Holcomb stated that the area where the buildings will be installed was already graded when the original complex was constructed.

Commissioner Luther stated that his main concern was with the potential stormwater runoff. Mr. Blanco stated that stormwater mitigation would be engineered.

Mr. Blanco stated that having lived in the complex during construction, they did take measures to ensure that the tenants were minimally disturbed during construction.

Commissioner Luther stated that he felt it would add to the housing diversity in Red Bank. He asked if this was in the sewer moratorium area, and staff stated that it was not. Commissioner Luther asked what the timeframe would be. Mr. Blanco stated that they hoped to start next spring.

Commissioner Skonberg motioned to recommend approval of the Special Exceptions Permit for two apartment buildings at Midvale Heights Apartments. Commissioner Luther seconded the motion. The motion passed unanimously.

VII. UNFINISHED BUSINESS

1. Steering Committee Member for the Urban Transportation Planning Grant

Commissioner Luther agreed to serve on the committee with the other Commissioners available as needed.

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Browder motioned to adjourn. Commissioner Skonberg seconded the motion. The meeting adjourned at 7:24 PM.

MEMORANDUM

To: Members of the Red Bank Board of Zoning Appeals

Cc: Greg Tate, Public Works Director

From: Ashley Gates, Regional Planner

Date: December 8, 2022

Subject: Request to Rezone 167, 169, 171, and 173 Lynda Circle from R-1 Residential to R-T/Z Residential Townhome/Zero Lot-Line

SUMMARY

Property Address:	167 – 173 Lynda Circle (4 lots)	Property Owner:	Watch Tower Investments, LLC
Tax ID:	Tax Map 126 C 040.06 – 126 C 040.02	Applicant:	Watch Tower Investments, LLC
Deed Reference:	12688 0502	Current Zoning:	R-1
Flood Zone:	No	Requested Zoning:	R-T/Z
Proposed Use:	Six detached single-family homes		
Staff Recommendation:	Deny		

ANALYSIS

Background

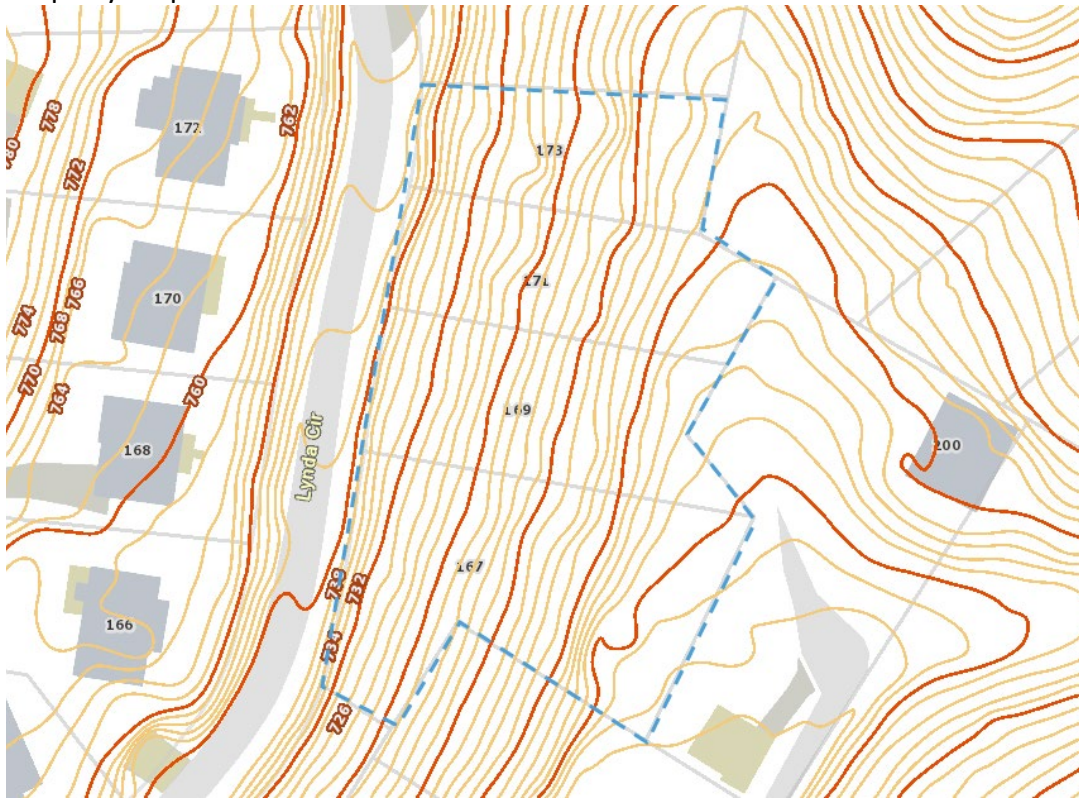
This property has been the subject of the following Planning Commission and BZA decisions in recent years:

- February 2021 Planning Commission: Final Plat for Downer Estates – 200 Strawberry Land and Lynda Circle
Plat was approved to establish 4 lots along Lynda Circle meeting R-1 dimensional requirements.
- March 2022 Board of Zoning Appeals: Variance request to reduce the front setback from 25 to 15 feet in order to disturb less of the hillside
Request was denied by the Board of Zoning Appeals
- July 2022: Revised Final Plat for Downer Estates Lots 3, 4, 9-12
Lot lines were adjusted, but no additional lots created. Approved by the Planning Commission.

Watchtower Investments LLC has submitted a request to rezone 167, 169, 171, and 173 Lynda Circle from R-1 Residential to R-T/Z Residential Townhome/Zero Lot-Line, which is to be

considered at the December 15th Planning Commission meeting. This request was submitted in order to reduce the lot width of the lots along Lynda Circle, creating two additional lots for a total of six lots.

Property Map with 2-foot Contours



Hamilton County GIS Aerial Photo, 2020 Imagery



Site Visit Photos – March 4th, 2022



Zoning Ordinance

The subject property has 240 feet of road frontage. With the minimum lot frontage of 60 feet in the R-1 zone, the maximum number of lots is four. The proposed zoning of R-T/Z Residential Townhome/Zero Lot Line has a minimum width of 35 feet for single-family detached units and 24 feet for attached units. R-T/Z zoning also has a maximum density of 8 units per acre. With a total acreage of 0.81 acres for this property, the maximum number of units would be six.

The developer has proposed six single-family detached homes with widths ranging from 35 to 51 feet. The proposed zoning also allows up to six townhomes unless conditions are placed on the rezoning.

	R-1	R-TZ
Permitted Uses	Single-family dwellings; schools; parks, playgrounds, and community buildings; golf courses; fire halls; churches; accessory uses; kindergartens; day care homes	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
Frontage / Width	60 feet (Frontage)	Width for detached units: 35 feet Width for attached units (townhomes): 24 feet..
Front Yard	25 feet	25 feet
Rear Yard	25 feet	25 feet
Side Yard	10 feet	Single family: 10 feet / 12-foot building separation Townhouse: 25 feet
Lot Size	7,500 square feet	N/A
Setback from R-1 Zone	N/A	10 feet (Landscaped)
Building size (Single Family)	1,400 square feet	N/A
Density	N/A	8 units per acre.

Land Use Plan

The development of new homes at this location would increase the housing stock in Red Bank and address Goal C of the Red Bank Land Use Plan:

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.

Compatibility with surrounding uses

This property is surrounded by single-family detached homes. While the use would be the same as surrounding property, the zoning would result in a higher density of units. Having higher density is not necessarily incompatible within established single-family neighborhoods. In this neighborhood, the narrow roads, limited parking and steep slopes are also a factor, and a higher density housing development may be interpreted as incompatible with the established neighborhood.

Spot Zoning

Spot zoning is not a legal practice in Tennessee, but it is not always easy to determine if a particular rezoning can be considered spot zoning. Tennessee courts have viewed spot zoning as, “the process of singling out a small parcel of land for use classification totally different from that of the surrounding area, for the benefit of the owner of such property, and to the detriment of other owners.”

In Red Bank, the R-T/Z zone has been used in many instances to create compatible infill at a higher density than surrounding neighborhoods. The Zoning Ordinance requires a site plan to rezone a property to R-T/Z in order to ensure that rezoning within lower density areas does not result in harm to adjacent property owners.

In this instance, the developer proposes to develop land at a higher density than the surrounding neighborhood on the portion of Lynda Circle with the steepest slopes. While Red Bank can expect to have more steep slopes developed in the future as most flat land has been developed, it must be done in a responsible manner that will not cause harm to adjacent property owners. Without detailed information regarding the slope development, planning staff cannot determine whether this proposed density will be detrimental to other owners.

In addition to the steep slopes, the road is quite narrow with staff measuring the width to be between 15 and 18 feet. While six additional homes will have a limited traffic impact, the parking availability should be addressed on the proposed site plan. Additionally, the site plan shows no proposed road improvements.

RECOMMENDATION

Due to spot zoning concerns, staff recommends denying the proposed rezoning.

If the Planning Commission wishes to recommend approval, staff recommends that the Planning Commission consider conditions on the rezoning, such as:

1. The only permitted use shall be single-family detached homes
2. A site plan indicating the location of all parking shall be submitted for approval by the Planning Commission prior to obtaining building permits
3. Engineered plans stamped by a qualified geotechnical engineer shall be submitted and reviewed by a city-contracted engineer prior to the issuance of building permits
4. Stormwater plans must be submitted and reviewed by Hamilton County Water Quality Department

The Planning Commission may also consider additional requirements for road improvements if recommended by the Public Works department.

Zoning Board

Application for Zoning Amendments or Changes of Zone Use

City of Red Bank, Tennessee

General

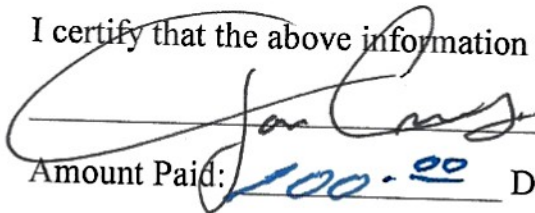
The proposed change or amendment must first be referred to the Red Bank Planning Commission for a recommendation. The Board shall give at least fifteen (15) days notice of the time and place for a public hearing, which shall be held in regard to the proposed changes or amendments. The notice shall be published in a newspaper of general circulation in the city. Certified notices shall be mailed to all property owners within 200 feet for the property under consideration for a change or amendment. The cost of the application and advertising is \$100.

1. Name of Applicant: Watch Tower Investments LLC
2. Street Address: 3114 Colyer Drive
3. City: Chattanooga State: TN Zip: 37404
4. Telephone Number: 423-509-5881
5. Property Address: 167-173 Lynda Circle
6. Are you the owner of the property: Yes ☒ No ☐

If you are not the owner, a letter signed by the owner agreeing to the rezoning must accompany this Application.

7. Please attach a drawing of the property boundaries. Show all easements, utility locations, and buildings. Describe any physical characteristics of the property such as wetlands, steep grades, ravines, Etc.
8. What is the present zoning classification for the subject property? R1
9. What is the requested zone desired or proposed use of the property?
RT2
10. Are you requesting special conditional use of the property? NO
11. Is the proposed use compatible with that of surrounding properties? yes

I certify that the above information is true and accurate to the best of my knowledge and belief:



Date: 11-8-22

Amount Paid: 100.00 Date Paid: 11/8/22

By signing this application I understand that the application fee is non-refundable.

Recommendation of the Planning Commission: _____

Date Reviewed by the Planning Commission: _____

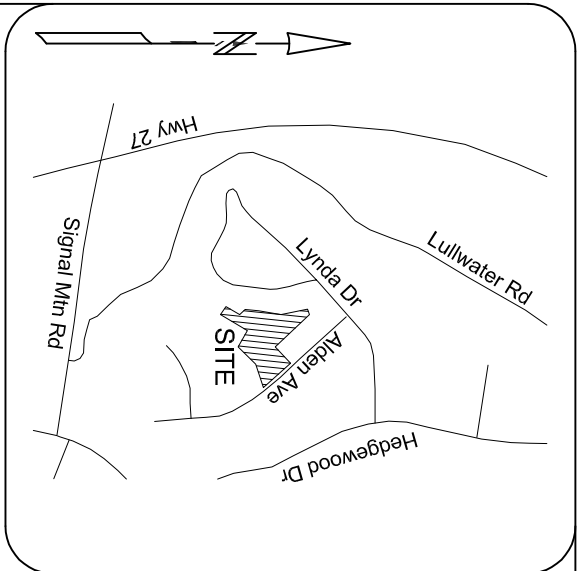
Action of the Zoning Board: _____

Date Reviewed by the Zoning Board: _____

List of any special conditions that may apply to the Zoning: _____

Approved by Ordinance Number: _____ Date: _____

CK # 872 Pd \$100.00 Rpt #



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.

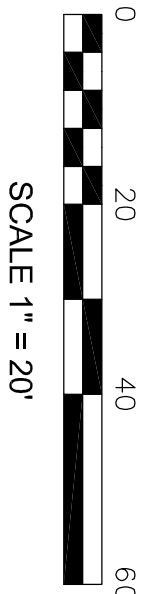
WATCH TOWER INVESTMENTS LLC
3114 COLYAR DRIVE
CHATTANOOGA, TN 37404
(423)509-5881

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
DATE _____
BY _____
HAMILTON COUNTY WMTA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
RED BANK MUNICIPAL
PLANNING COMMISSION
DATE _____

LOT CLOSURES
LOT 1 ---- 1: 43,722
LOT 2 ---- 1: 13,440
LOT 3 ---- 1: 47,511
LOT 4 ---- 1: 47,423
LOT 5 ---- 1: 17,856
LOT 6 ---- 1: 14,816



VF: 62- WATCH TOWER INV.-4
FB: 252-3
FF: 47-338
JOB: 22-229
DRAFTED BY: TONY LEMONS
CHECKED BY: JEFF DAWSON

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



GENERAL NOTES
1) PRESENT ZONING IS: R-1
2) TOTAL AREA OF PROPERTY SHOWN: .81 ACRES
3) SUBJECT PROPERTY: TAX PARCEL NO. 128F B 004
4) THIS PLAT DIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 12607, PAGE 993.
5) BASIS FOR ALL BEARINGS: PLAT BOOK 124, PAGE 166
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) RED BANK IS NOT RESPONSIBLE FOR PROVIDING ANY SERVICES BEYOND THE LIMITS OF THE PUBLIC ROAD.

LEGEND

- CORNER FOUND (AS NOTED)
- 1/2" IRON ROD SET W/ "NILES" CAP
- CONCRETE MONUMENT FOUND
- OPEN TOP PIPE
- CHAINLINK FENCE
- x—x— WIRE FENCE
- WOOD FENCE

PELIMINARY
REVISED PLAT
DOWNER ESTATES

LOTS 1 THRU 6
A RESUBDIVISION OF LOTS 1-4
LOCATED IN THE 3RD CIVIL DISTRICT
OF HAMILTON COUNTY, TENNESSEE
1" = 20' ---- NOVEMBER 28, 2022



MEMORANDUM

To: Members of the Red Bank Planning Commission

From: Marc Holcomb, Regional Planner

Date: December 9, 2022

Subject: Request to Revise Description of Printer Shop Size Per Zone in Zoning Ordinance

Staff Recommendation: Staff recommends approval of this revision so that the allowed size of printer shops in a zone is proportional to other uses in that zone.

The Red Bank Zoning Ordinance (2019) uses the language (in black) to describe the allowed size of printer shops in a given zone. The revised language (in red) shows the recommended revisions. The revision also consolidates printer shops and print shops into one category.

SECTION 14-402.02. C-1 Commercial Zone Permitted Uses

(P) Small printer shops, except that the gross floor area shall not exceed 2,000 square feet

(P) Small printer shops, except that the gross floor area shall not exceed 5,000 square feet

SECTION 14-402.03. C-1 Commercial Zone Uses Permitted by Special Exceptions Permit

(P) Printer shops, except that the gross floor area shall not exceed 20,000 square feet

SECTION 14-404.02. C-2 Commercial Zone (Central Business District) Permitted Uses

(N) Small printer shops, except that the gross floor area shall not exceed 2,000 square feet

(Recommend No Change)

SECTION 14-405.03. C-3 Neighborhood Commercial Zone Permitted Uses

(W) Small printer shops, except that the gross floor area shall not exceed 2,000 square feet

SECTION 14-405.04. C-3 Neighborhood Commercial Zone Uses permitted by Special Exceptions Permit

(I) Small print shops with a floor area less than 20,000 square feet

(I) Small printer shops, except that the gross floor area shall not exceed 5,000 square feet

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Greg Tate, Public Works Director
From: Ashley Gates, Regional Planner
Date: October 15, 2021
Subject: Special Use Request - Residential Condominiums at 1109 Dayton Boulevard

SUMMARY

Address: 1109 Dayton Boulevard
Tax Map No.: 126N B 004.04
Owner: Northshore Storage LLC
Applicant: Method Architecture
Zoning: C-1
Proposed Use: 4-story residential building
Surrounding Uses: Storage Facility, community center/non-profit, multifamily residential
Surrounding Zoning: C-1

Background: The C-1 zone does not allow multi-family residential uses except as part of a mixed-use commercial development with only offices and/or commercial uses on the ground floor. The developer has proposed a multi-family residential use without a commercial component. They are requesting that the Planning Commission allow the use as permitted in Section 402.02 Part U:

(U) In general, any use similar in character and impact as the above uses. Final interpretation, if necessary shall be by the Red Bank City Commission upon recommendation of the Planning Commission.

Staff Recommendation: Approval with conditions

ANALYSIS

Existing and Proposed Use

The lot at 1109 Dayton Boulevard is currently vacant. An ingress/egress at Dayton Boulevard provides access to the mini storage warehouse to the rear of the lot. The lot has a retaining wall and fence along Dayton Boulevard and Frontage Road.

The proposed use is a four-story multi-family residential building. The developer intends to have 42, some with one-bedroom and some with two-bedrooms. They will range in size from 574 square feet to 929 square feet. The applicant has stated that they wish to sell the units as condominiums.

December 2022 Request:
Increase unit count from 42 to 48

Zoning Ordinance

The zoning ordinance allows apartments in the C-1 with a special exceptions permit but only when abutting a residential zone. Residential uses are also permitted by right in the C-1 zone if the first floor is used as commercial or office space.

The proposed development does not meet either of these criteria, so the applicant is requesting that the multi-family use be considered under Section 402.02 Part U:

(U) In general, any use similar in character and impact as the above uses. Final interpretation, if necessary shall be by the Red Bank City Commission upon recommendation of the Planning Commission.

In this case, the multi-family use will share an ingress/egress with a commercial use and be in very close proximity to a commercial use. The Planning Commission may consider whether this would be similar in nature to residential uses with commercial use on the ground floor.

Land Use Plan

The land use plan very clearly calls for mixed use development along Dayton Boulevard, and the Zoning Ordinance was altered to allow this type of development. The Planning Commission must determine if having a residential building in close proximity to existing commercial meets the intent of the Land Use Plan and Zoning Ordinance.

F-GOAL: Assure that certain areas of Dayton Boulevard are protected from incompatible and less desirable commercial uses and encourage new and diverse commercial development for all commercial areas.

ACTION: A new Central Business District (C-2 Zone) that prohibits any commercial use not in keeping with the existing character of the District.

ACTION: Regulations providing for mixed-use development in commercial areas.

G-GOAL: Improve the overall quality and appearance of multi-family, office, commercial and industrial uses.

ACTION: New Design Review standards and process.

ACTION: New landscape and screening requirements.

ACTION: Mixed-use development opportunities for residential and commercial development.

H-GOAL: More compatible transitional uses between commercial and Residential development.

ACTION: New low traffic\low intensity Office Zone (O-1) to serve as buffer.

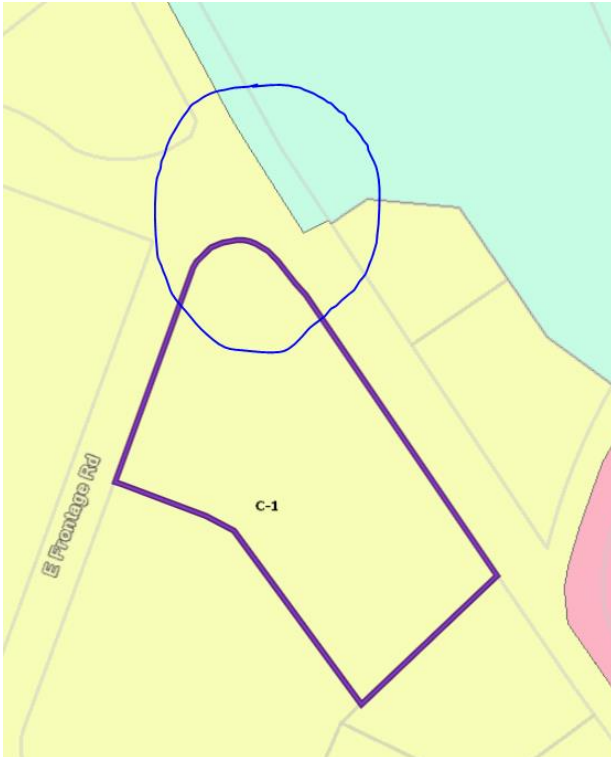
Compatibility with Surrounding Uses

This property is situated next to existing multi-family development, a storage facility, and small non-profit. Being located at the very southern end of Dayton Boulevard, very near the high-density residential area of the North Shore, the density and use appears compatible with the neighboring land uses. The main ingress/egress will be off East Frontage Road, which will limit the impact of the significant traffic on Dayton Boulevard. A traffic study as part of the Design Review process would provide a better assessment of the impact of this development on traffic.

Alternative Options

Should the Planning Commission find that this use does not meet the requirements of Section 402.02 Part U, the applicant and Planning Commission have the following options:

- Board of Zoning Appeals review to determine if the property abuts a residential district, allowing for a Special Exceptions Permit for an apartment.



- Rezone the property to R-3, which may be considered spot zoning, and would also require a special exceptions permit.
- Establish a gateway zone, which was previously considered for this property
- Adjust the Zoning Ordinance to permit multi-family dwellings in the C-1 district, either by right or through a Special Exceptions Permit

RECOMMENDATION

The following are the key considerations for this recommendation:

- With the fence and retaining wall, the site does not offer pedestrian access to if a business were to locate on the site. The parcel does not provide an attractive space for a pedestrian-oriented retail storefront.
- While the development will not include commercial space, the location will be in close proximity to commercial uses and commercially zoned property that would be more attractive to retailers.
- The southern end of Red Bank is the most likely area for high-density residential development due to the proximity to the North Shore and downtown.
- Red Bank is in need of housing and this would provide 42 units.

Because the proposed use is similar in nature and impact to permitted uses, and the site has the unique topography which makes the site unattractive to retail developers, staff recommends approval with the following conditions:

1. Parking be provided at the rate of 1.25 spaces per single bedroom unit and 1.75 spaces per two-bedroom apartment
2. A traffic impact study be conducted as part of the design review process

Staff recommends approval of increased number of units if parking is found to be adequate.

GENERAL NOTES:

1. ALL UTILITY LOCATIONS TO BE FIELD VERIFIED BY PROPER AGENCIES BEFORE BEGINNING CONSTRUCTION. UNDERGROUND UTILITIES ARE NOT FIELD LOCATED NOR ARE ALL PURPORTED TO BE SHOWN. INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO HAVE UTILITIES FIELD LOCATED BEFORE EXCAVATION OR DEMOLITION WORK BEGINS.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF RED BANK REGULATIONS AND CODES OF O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
4. NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
5. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR MAP ENGINEERS, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
7. FOR EXACT BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
9. BOUNDARY & TOPOGRAPHICAL SURVEY BY: CLEMONS SURVEYING DATED: 03/03/21.
10. EROSION CONTROL MEASURES ARE TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
11. THIS PROPERTY DOES NOT LIE IN 100 YEAR FLOOD BOUNDARY PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS OF HAMILTON COUNTY, TN COMMUNITY PANEL NUMBERS 47085C-0329G (FEBRUARY 3, 2016.) AND 47115C-0300C (JANUARY 16, 2009.)
12. THE CONTRACTOR SHALL REFER TO THE PLUMBING/MECHANICAL PLANS FOR LOCATION AND SIZE OF ROOF DRAINAGE, GAS ELECTRICAL, SANITARY SEWER AND WATER SYSTEM SERVICE LINE CONNECTIONS. MOST SERVICE CONNECTIONS BEGIN 5' FROM BUILDING FACE.
13. A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGNAL OR LIGHT POLE.
14. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON SIGN OR LIGHT POLE.
15. THE CONTRACTOR SHALL SAW-CUT TO PROVIDE SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT.
16. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINT TOOL.
17. THE CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO ENSURE SMOOTH TRANSITIONS. THE CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY THE INSPECTOR TO ENSURE POSITIVE DRAINAGE (TYPICAL AT ALL INTERSECTIONS).
18. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
19. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS. REFER TO THE STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION.
20. NO WORK SHALL OCCUR OFFSITE ON PROPERTY OWNED BY OTHERS WITHOUT OWNER OR CONTRACTOR OBTAINING WRITTEN PERMISSION TO DO SO.
21. UTILITY COMPANY INFORMATION:
ELECTRICAL: MARK WESSON @ ELECTRIC POWER BOARD (423) 648-3233
GAS: JANA PAPA @ CHATTANOOGA GAS CO. (423) 490-4315
SANITARY SEWER: HAMILTON COUNTY WWA (423) 209-7850
TELEPHONE: TIM MAHLY @ AT&T SOUTHEAST (423) 752-9181
CABLE: TOM BAILEY @ COMCAST (423) 855-3900
WATER: TYLER CROSS @ TN. AMERICAN WATER CO. (423) 771-4704

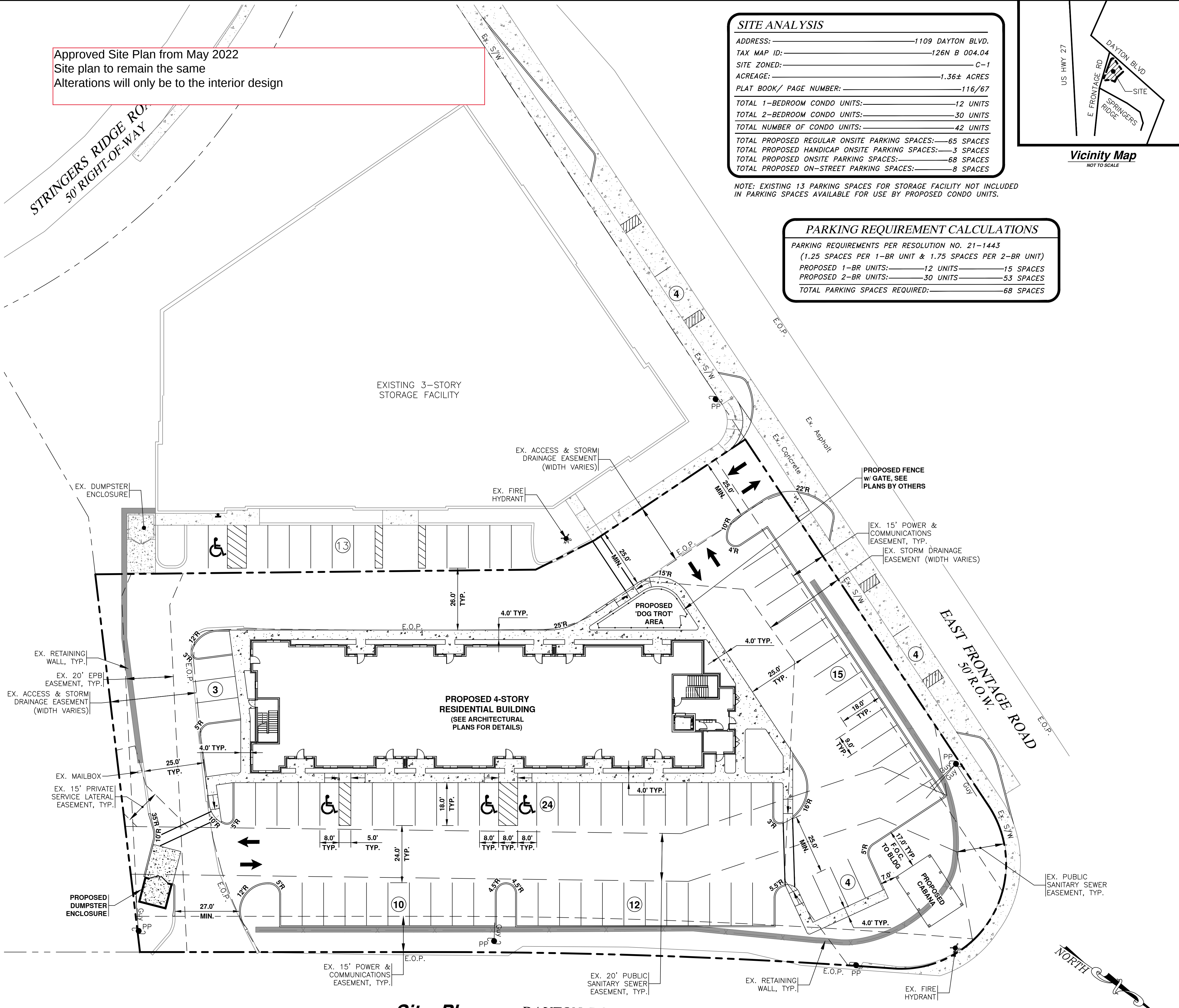
NOTE: A SPECIAL USE PERMIT FOR A MULTIFAMILY HOUSING DEVELOPMENT, LIMITED TO CONDOMINIUM USE, AT 1109 DAYTON BOULEVARD WAS APPROVED ON DECEMBER 7th, 2021, RESOLUTION NO. 21-1443, SUBJECT TO THE FOLLOWING CONDITIONS:

1. NO BUILDING PERMIT SHALL BE ISSUED UNLESS AND EXCEPT UPON THE UNDERLYING REAL PROPERTY BE FIRST SUBJECTED TO THE IMPOSITION OF A HORIZONTAL PROPERTY REGIME DECLARATION PURSUANT TO TENNESSEE CODE ANNOTATED §§ 66-27-101 ET SEQ. AND RECORDED IN THE REGISTER'S OFFICE OF HAMILTON COUNTY, TENNESSEE, THE FORM AND CONTENT OF WHICH IS SUBJECT TO THE APPROVAL OF THE RED BANK PLANNING COMMISSION.
2. PARKING SHALL BE PROVIDED AT THE RATE OF 1.25 SPACES PER SINGLE BEDROOM UNIT AND 1.75 SPACES PER TWO-BEDROOM UNIT.
3. A TRAFFIC IMPACT STUDY SHALL BE CONDUCTED AND SUBMITTED TO THE CITY OF RED BANK FOR FURTHER REVIEW AS PART OF THE DESIGN REVIEW PROCESS AS A PRE-CONDITION TO THE ISSUANCE OF ANY BUILDING PERMIT(S).
4. NO OTHER RESIDENTIAL USAGE SHALL BE ALLOWED OR OCCUR HEREAFTER EXCEPT AS HEREINABOVE SPECIFICALLY SET FORTH, I.E. RESIDENTIAL CONDOMINIUMS.
5. IF ANY OTHER RESIDENTIAL USAGE SHALL OCCUR HEREAFTER, OTHER THAN AS ABOVE PROVIDED, WITHOUT A FORMAL ZONING RE-CLASSIFICATION OF THE PROPERTY BY THE CITY OF RED BANK, THIS SPECIAL USE PERMIT SHALL IPSO FACTO BE OF NO FURTHER FORCE AND EFFECT AND SHALL BE NULL AND VOID AND THE ZONING SHALL THEREBY AUTOMATICALLY BE ONCE AGAIN AND IMMEDIATELY BE RESTRICTED TO PERMITTED C-1 COMMERCIAL ZONE USES.



Know what's below.
Call before you dig.

Approved Site Plan from May 2022
Site plan to remain the same
Alterations will only be to the interior design



SITE ANALYSIS

ADDRESS: 1109 DAYTON BLVD.
TAX MAP ID: 126N B 004.04
SITE ZONED: C-1
ACREAGE: 1.36± ACRES
PLAT BOOK/ PAGE NUMBER: 116/67
TOTAL 1-BEDROOM CONDO UNITS: 12 UNITS
TOTAL 2-BEDROOM CONDO UNITS: 30 UNITS
TOTAL NUMBER OF CONDO UNITS: 42 UNITS
TOTAL PROPOSED REGULAR ONSITE PARKING SPACES: 65 SPACES
TOTAL PROPOSED HANDICAP ONSITE PARKING SPACES: 3 SPACES
TOTAL PROPOSED ONSITE PARKING SPACES: 68 SPACES
TOTAL PROPOSED ON-STREET PARKING SPACES: 8 SPACES

NOTE: EXISTING 13 PARKING SPACES FOR STORAGE FACILITY NOT INCLUDED IN PARKING SPACES AVAILABLE FOR USE BY PROPOSED CONDO UNITS.

PARKING REQUIREMENT CALCULATIONS

PARKING REQUIREMENTS PER RESOLUTION NO. 21-1443
(1.25 SPACES PER 1-BR UNIT & 1.75 SPACES PER 2-BR UNIT)
PROPOSED 1-BR UNITS: 12 UNITS 15 SPACES
PROPOSED 2-BR UNITS: 30 UNITS 53 SPACES
TOTAL PARKING SPACES REQUIRED: 68 SPACES

Vicinity Map
NOT TO SCALE



MAP ENGINEERS L.L.C.
CELEBRATING 25 YEARS
7380 Applegate Lane
Chattanooga, TN 37421
Tel: (423) 855-5554
Fax: (423) 449-9110

DAYTON BOULEVARD CONDOS
FOR
THE BACON GROUP / COTTAGE PARTNERS
84 ALTENTANN
NASHVILLE, TN 37215

SITE PLAN

REVISIONS	
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FILE: 20179_DRAWINGSET.DWG

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DATE: 5/09/22
DRAWN BY: SBT
CHECKED BY: MAP
PROJ. NUMBER: 20-179
SHEET NUMBER: C-1

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