

City of Red Bank

BOARD OF ZONING APPEALS MEETING

Agenda
October 1, 2025
5:00 PM
Red Bank Courtroom

I. CALL TO ORDER

II. ROLL CALL

A.

- Chad Bullard
- Pete Phillips
- Sonja Millard
- Rufus Smith
- Karen Ziv

III. CONSIDERATION OF THE MINUTES

A. September 9, 2025

IV. NEW BUSINESS - citizens will have an opportunity to speak on these items prior to the final vote

- A. 1109 Dayton Boulevard - Variance from a minimum square footage**
- a. Application presentation**
 - b. Staff presentation**
 - c. Public comment**
 - d. Discussion/vote**

V. UNFINISHED BUSINESS

VI. OTHER BUSINESS

VII. ADJOURNMENT

**BOARD OF ZONING APPEALS
REGULAR SESSION AGENDA
September 9, 2025
5:00 pm
Red Bank Court Room
3117 Dayton Boulevard**

I. CALL TO ORDER

II. ROLL CALL

- a. Chad Bullard - present
- b. Sonja Millard – present
- c. Pete Phillips – present
- d. Rufus Smith - present
- e. Karen Ziv - present

III. CONSIDERATION OF THE MINUTES

- a. June 24, 2025 – Sonja Millard motioned to approve the minutes, Karen Ziv seconded, the motion carried unanimously.

VI. NEW BUSINESS

- a. 309 Midvale Avenue – request for front yard setback variance
 - 1. Applicant presentation
 - i. Ethan Hibbs, applicant, stated that after the preliminary review of the variance request for the side yard setback variance, they contracted a surveyor for the preliminary plat in order to divide the existing lot into two, which would result in one residential structure on each lot; they confirmed that utilities can be separate bills for each structure if the lot division is approved; the primary structure was built in 1920 and the second structure was built in 1930
 - 2. Staff presentation
 - ii. Michael Pham, planner, stated that the preliminary review by the BZA had a vote to approve subject to a survey that accurately showed where the setback variances would be needed. The side yard setback for each building would be 5.8’ and the road frontage for each lot would be 41.48’. Both distances would need a variance approval from the board. The staff recommendation is to approve given the exceptional nature of the property—the structures are non-conforming as there is no provision for two residential structures on one lot. Additionally, the current comprehensive plan encourages the division of larger single family residential lots and relaxed development standards such as side-yard setbacks and road frontage requirements in order to accommodate a more diverse housing need.
 - 3. Public comment
 - 4. Discussion/vote
 - i. Pete Phillips stated that because the structures were built before development standards of today were established, this is the situation that variances are for.
 - ii. Karen Ziv stated that the comprehensive plan and the future zoning code would lean towards smaller lots and more ways to make homes like these available for ownership.
 - iii. Chad Bullard motioned to approve, Sonja Millard seconded, the motion carried unanimously.

X. UNFINISHED BUSINESS - none

XI. OTHER BUSINESS

1. Michael Pham requested the availability of the BZA members to meet quarterly in order to help with the coordination of schedules between staff and the board. All members were in agreement and stated their preference for quarterly meetings to be held on days other than Thursday and Friday, and to be in reasonable coordination with the planning and city commission meetings which take place in the same room.

XII. ADJOURNMENT

Chairperson

Location: 1109 Dayton Boulevard

Applicant: Cottage Partners, Preston Quirk (project architect)

Zone: C-3

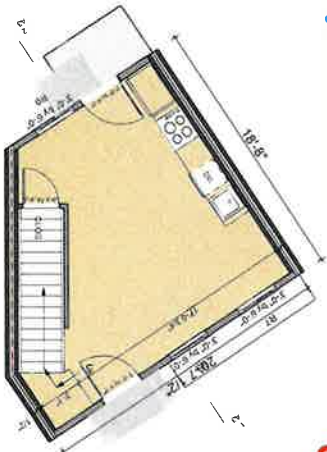
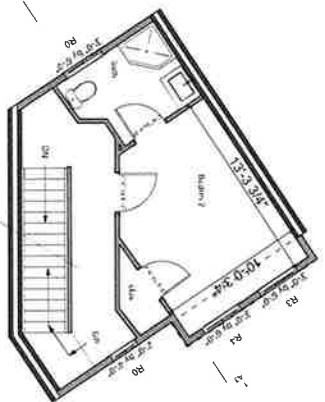
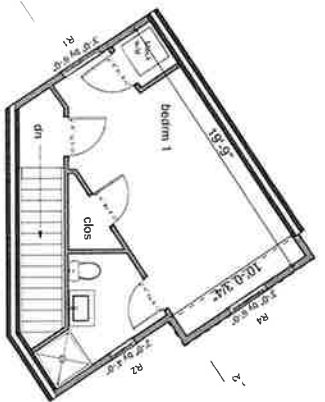
Description: Cottage Partners proposes building a 27-unit townhome development on the property. 26 typical floorplans and 1 corner unit floorplan as shown in the attached documents.

Request: **Minimum square footage variance**; the C-3 zone requires dwelling units to be at least 1400 square feet(SF). The applicant is requesting a variance of 166 SF for 26 units down to 1,234 SF per unit, and a variance of 375 SF for one unit down to 1,025 SF. The applicant has stated their reasoning for requesting the variance in the following attachments.

Staff Review: The Red Bank Comprehensive Plan, adopted in May 2025, was used to reason the following:

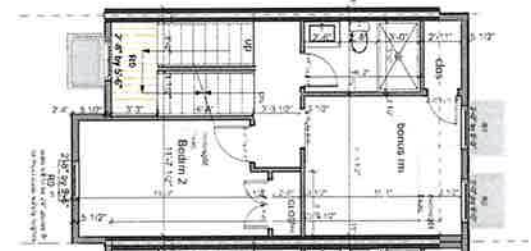
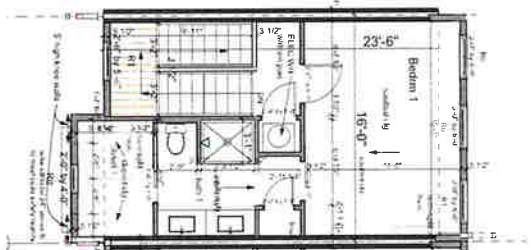
- The mixed residential place type, characterized in part as neighborhoods along Dayton Boulevard, needs a key implementation action of eliminating minimum dwelling sizes in R-1, R-1A, RT, RZ, and R-T/Z(townhouse) zones. Though the 1109 property is currently zoned as C-3 commercial, the proposed development is a townhouse style project and should be reflect the guiding principles of the aforementioned zones and place type. This project would contribute to the uncommon types of residential units in Red Bank—small-lot, single-family, townhouses, and “middle-density” type developments.
- The housing element states that a wider range of housing options is needed
- An objective the city can adopt is encouraging quality redevelopment like mixed-use and higher density residential development. The project does not propose a mixed-use element but is proposing a “middle density” of approximately 27 dwelling units per acre(DU/AC); for comparison, the Midtown Square apartments just south of city hall are approximately 36 DU/AC

The staff recommendation is to approve the variance request given the conflict between the comprehensive plans recommendations as the city’s guiding development document and the zoning codes development standards.



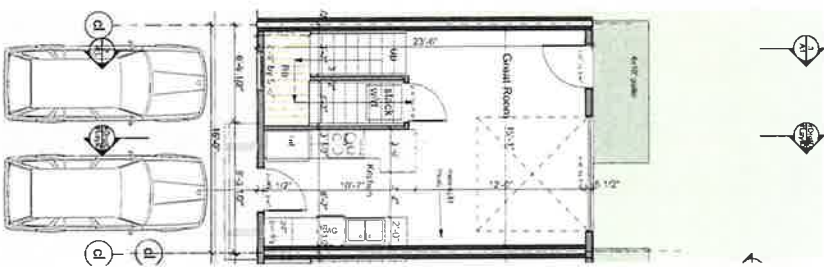
FLOOR AREA	
1st FLR	1,277
2ND FLR	1,459
3RD FLR	1,253

UNIT 14 PLANS



TYPICAL UNIT PLANS
UNITS 1-13, 15-27

SQUARE FOOTAGE	
1st FLR	1,277
2ND FLR	1,459
3RD FLR	1,253



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

DATE	REVISION
04/23/20	

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QUIRK DESIGNS
FLOOR PLANS

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9/10/25

Michael Pham
City of Red Bank, Tenn.
3105 Dayton Blvd.
Chattanooga, TN 37415

RE: 1109 Dayton Blvd Townhomes

Dear Mr Pham,

Per our recent discussions, we have submitted an application to be before your Board of Zoning Appeals on Oct 1, 2025 to request a variance for townhomes smaller than the current requirement of 1400 square feet per unit. Our primary reason for requesting this hearing is the extensive language in the Red Bank Comprehensive Plan that was adopted in June 2025.

I could list all the relevant pages in the plan, but it would be a long list. To help summarize many of the points related to our request:

1. Smaller dwelling units - pages 3, 18.
2. Housing opportunities for all stages of life - pgs 5
3. Expand affordable housing options - pls 20, 21, 69, 109, 112, 113, 129, 153, 154
4. Current zoning is challenging for building a variety of housing types - 18, 41
5. There should not be a minimum square footage requirement for housing - pg 51
6. Use of the comprehensive plan for daily decisions and policy guidance for development - pg 127
7. Rising Housing costs and affordability pressures - pgs 110, 111
8. Improve Dayton Blvd - pgs 5, 21, 24, 25, 36, 55, 121, 129

With a 30 minute review of the Plan, I filled a page with references to all these points. It would seem these multiple references to smaller housing options would be a strong basis for allowing the requested variance, which is for 1234 sf units and one 1025 sf unit.

We look forward to this hearing and hope that the BZA feels this request is well within the guidelines of your adopted Comprehensive Plan.

If you have questions regarding this matter, please contact Preston Quirk (architect) 615-568-0343 or quirkdesigns@comcast.net.

Sincerely,

Preston Quirk, architect

Cc: R Bacon, D Hudson