

Eddie Pierce
Mayor

City of Red Bank
Municipal Planning Commission

Tim Thornbury
City Manager

WORK SESSION AGENDA
November 19th, 2019
12:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

- | | |
|---|---|
| ☐ Commissioner Cannon | ☐ Commissioner Millard |
| ☐ Commissioner Hafley | ☐ Commissioner Smith |
| ☐ Commissioner Browder | |

III. Agenda items for the October 17th regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. October 17th, 2019

B. NEW BUSINESS

1. Zoning Map Amendment, RT-1 Residential Town House to R-3 Residential: Parcels opposite and to the south of the intersection of Pine Breeze Rd. and Ben Miller Pkwy., Parcel ID Numbers: 126E B 013, 014, & 015

C. UNFINISHED BUSINESS

1. Special Exceptions Permit to Build a Duplex at 4 Trenton Street
2. Subdivision Regulation Discussion

D. OTHER BUSINESS

IV. ADJOURNMENT

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA
November 21, 2019
6:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

- | | |
|---|---|
| ☐ Commissioner Cannon | ☐ Commissioner Millard |
| ☐ Commissioner Hafley | ☐ Commissioner Smith |
| ☐ Commissioner Browder | |

III. INVOCATION – Commissioner Smith

IV. PLEDGE OF ALLEGIANCE – Commissioner Hafley

V. CONSIDERATION OF THE MINUTES

1. October 17th, 2019

VI. NEW BUSINESS

1. Zoning Map Amendment, RT-1 Residential Town House to R-3 Residential: Parcels opposite and to the south of the intersection of Pine Breeze Rd. and Ben Miller Pkwy., Parcel ID Numbers: 126E B 013, 014, & 015

VII. UNFINISHED BUSINESS

1. Special Exceptions Permit to Build a Duplex at 4 Trenton Street

VIII. OTHER BUSINESS

IX. ADJOURNMENT



MUNICIPAL PLANNING COMMISSION

Eddie Pierce
Mayor

Tim Thornbury
City Manager

MINUTES
October 17th, 2019
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:02 pm.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Hafley, Millard, Smith and Browder were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District was also present. Additional attendees are included on the sign-in sheet.

III. INVOCATION

Commissioner Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

There was no flag in the meeting room, so the Pledge of Allegiance was not said.

V. CONSIDERATION OF THE MINUTES

A. July 18th, 2019 Meeting Minutes

Commissioner Hafley requested that staff correct the date on the minutes. Commissioner Browder motioned to approve the minutes as revised. Commissioner Millard seconded the motion. The motion passed unanimously.

VI. NEW BUSINESS

A. Special Exceptions Permit, Duplex at 4 Trenton Street

Staff stated that the applicant had requested that the permit application be tabled until the next meeting while he prepares a site plan. Commissioner Browder motioned to table consideration

of the special exceptions permit. Commissioner Smith seconded the motion. The motion passed unanimously.

B. Zoning Map Amendment, R-1 Residential to R-T\Z Residential Townhouse\Zero Lot Line: 205, 207, 209, and 224 Hedgewood Drive; a portion of 201 Hedgewood Drive; and 123 Everly Drive.

Staff stated that the applicant had submitted a revised site plan and a rendering of the style of home that would be built on the lots. The site plan included renderings of the planned driveways. Staff stated that the proposed use would meet the goals of the Land Use plan and would be compatible with the surrounding uses.

Tyler Smith, the applicant, described the proposed homes stating that they were less modern than originally planned but fit in better with the surrounding neighborhood. Commissioner Browder agreed that they were more compatible with the neighborhood.

Mindy Moore, a resident in the neighborhood, wanted more information on the developer's plan. She asked how many homes would be built and when they would be completed. Tyler Smith stated that there would be six homes that he hoped to have completed next year. She also asked when Everly Lane would be completed. Mr. Smith said that he hoped to have that complete by spring.

Commissioner Millard motioned to recommend approval of the Zoning Map Amendment of 205, 207, 209, and 224 Hedgewood Drive; a portion of 201 Hedgewood Drive; and 123 Everly Drive from R-1 Residential to R-T\Z Residential Townhouse\Zero Lot Line. Commissioner Browder seconded the motion. The motion passed unanimously.

VII. UNFINISHED BUSINESS

A. Subdivision Regulation Amendment to Re-order Document, Re-Write Definitions and Add Supporting Documents

Commissioner Hafley stated that the Subdivision Regulations were much improved but still needed more work. He mentioned that the definition of the term "subdivision" needed clarification. Staff stated that by state law lots over 5 acres do not need to be platted and recorded which may be why the definition is confusing. Commissioner Hafley requested that staff ensure that the definition is in line with current state laws.

Commissioner Hafley also stated that there were several terms in the definitions that are not used in the regulations like "Street Collector" and "Minor Arterial." Commissioner Browder agreed that having those terms defined is confusing. Staff stated that she could remove the terms not in the regulations from the definition section.

Commissioner Hafley also requested a definition and diagram of a "hammer head" shaped turn around and to make sure the Red Bank Subdivision Regulations meet the standards of the City's other codes. He also requested that staff look into the requirements for pavement thickness.

VIII. OTHER BUSINESS

Staff reminded the commissioners of the Planning Commission training that would be held in Cleveland on October 28th at 6:00 PM.

Commissioner Browder moved to adjourn; second by Commissioner Smith. Adjourned at 7:18 PM.

Chairman

MEMORANDUM

To: Members of the Red Bank Planning Commission

Cc: Tim Thornbury, Public Works Director

From: Ashley Gates, Regional Planner

Date: November 13, 2019

Subject: Rezoning Pine Breeze Subdivision, RT-1 Residential Town House to R-3 Residential

SUMMARY

Tax Map #: 126E B 013, 014, & 015	Address: Hamilton Street
Owner: George Bock III	Current Zoning: RT-1
Plat Book & Page: PB2 Pg. 1	Area: 6.5 acres
Adjacent Uses: Single Family Residential; Multi-family Residential; Public Park	
Surrounding Zoning: In Red Bank: R-1A, R-1. In Chattanooga: R-2, R-3.	
Request: Rezone to R-3	
Recommendation: Approve	

Background: A developer has requested that the his property be rezoned to R-3 in order to develop a residential Planned Unit Development (PUD).

Staff Recommendation: Approval

ANALYSIS

Background

This property lies in both Red Bank and Chattanooga. Previous owners have attempted to develop the property as townhouses, resulting in the RT-1 zoning.

The developers have requested de-annexation by Chattanooga and annexation by the City of Red Bank. That process is under review by the respective city attorneys. The rezoning request can be considered while the annexation process is underway.

Existing and Proposed Use

The subject property is approximately 6.5 acres of vacant land with significant vegetation. The applicant proposes subdividing the property into 29 residential lots, with 13 townhomes and 16 patio homes. All homes would front an interior cul-de-sac that is to be constructed.

Zoning Ordinance

As stated in the Zoning Ordinance:

The purpose of the Planned Unit Development (sometimes hereinafter referred to as PUD) is to provide the opportunities to create more desirable environments through the application of flexible and diversified land development standards under a comprehensive plan and program professionally prepared. The Planned Unit Development is intended to be used to encourage the application of new techniques and technology to community development that will result in superior living or development arrangements with lasting values. It is further intended to achieve economies in land development, maintenance, street systems, and utility networks while providing building groupings for privacy, usable and attractive open spaces, safe circulation, and the general well-being of the inhabitants.

In considering a PUD, the Zoning Ordinance states that the following considerations should be taken into account:

- 1) The property adjacent to the area included in the plan will not be adversely affected;
- 2) The plan is consistent with the intent and purpose of this ordinance to promote public health, safety, morals, and general welfare.
- 3) That the buildings shall be used only for single-family dwellings, two-family dwellings, or multiple-family dwellings, and the usual accessory uses such as private or storage garages, storage space, and for community activities, including school and/or churches
- 4) There is a need for such development in the proposed location.
- 5) There is a reasonable assurance that development will proceed according to the spirit and letter of the approved plans.

The Red Bank Zoning Ordinance requires that PUDs be located in an R-2 or R-3 zone. The two parcels included in the rezoning are currently zoned RT-1.

The applicant has submitted a preliminary proposal for the Planned Unit Development for the purposes of the rezoning request. The PUD proposes 13 townhomes and 16 single family homes. For a PUD in the R-3 zone, the maximum density is the gross acreage multiplied by 24. The proposed 29 units is well under the maximum of 156.

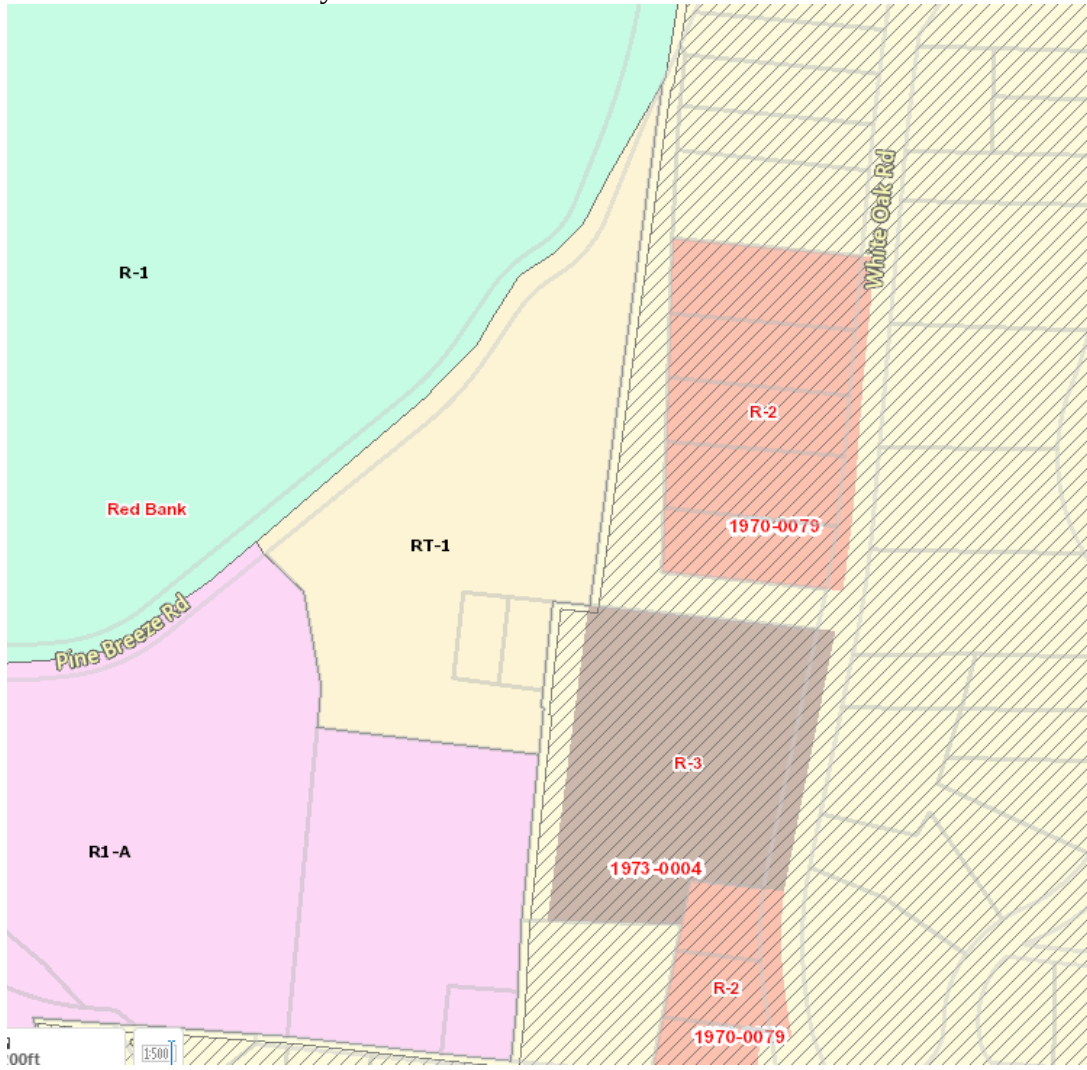
Section 307.07 (B) of the Zoning Ordinance requires that PUDs located in an R-3 residential zone be located along or within 500 feet of a major street of at least collector status. The section of Hamilton Avenue adjacent to the property is labeled as a major collector on the TPO Urban Functional Classification System.

Section 307.09 (A) of the Zoning Ordinance requires that roads have a minimum 50' feet of right-of-way. Furthermore, the Red Bank Subdivision Regulations require that local streets have a minimum pavement width of 26'. The proposal shows a 40' ROW with a 20' of pavement width for 10' wide. Staff has requested dimensions of the ROW and lots.

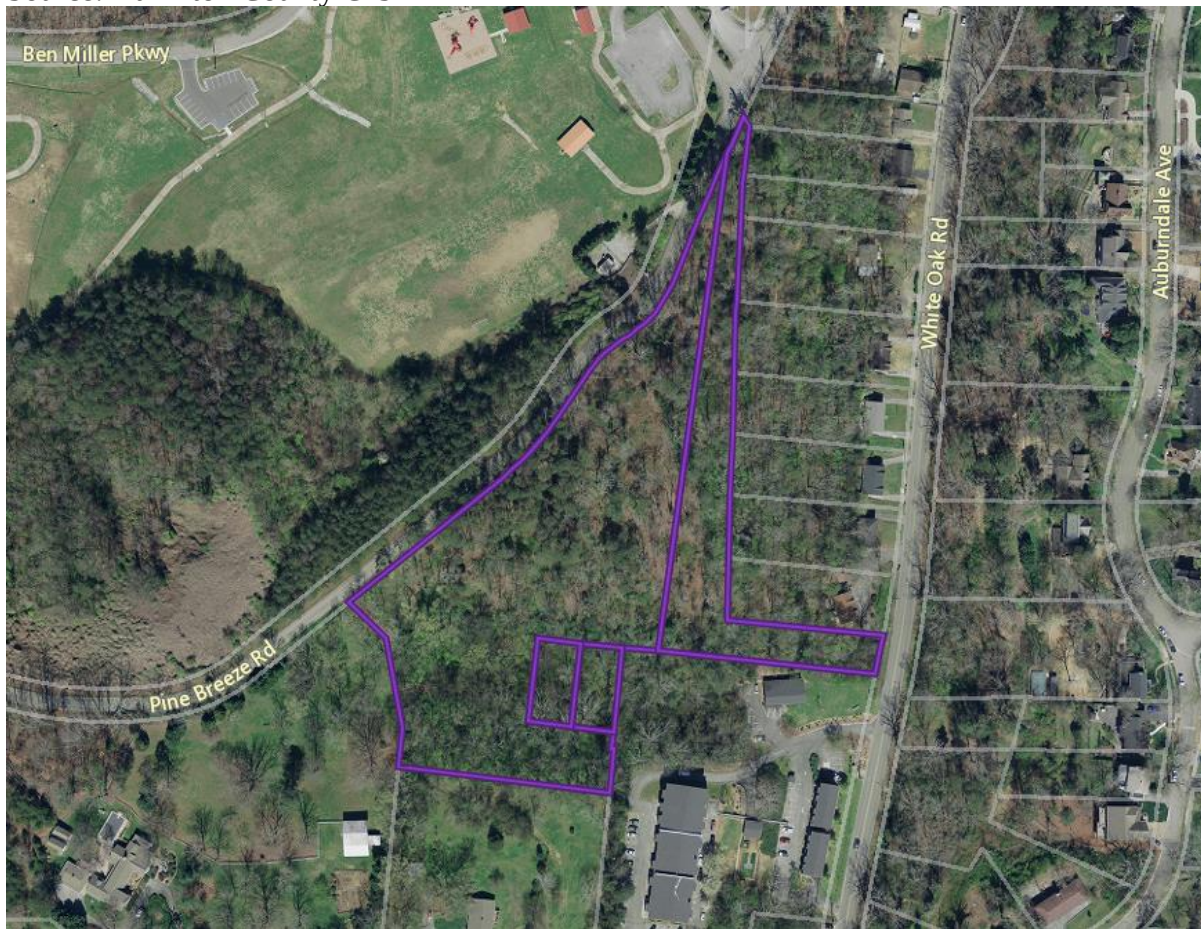
A full review of the development plan will occur after rezoning and once the preliminary plat has been submitted. Rezoning of the property should take into account the appropriateness of the use for the specific site and location, so only basic dimensional and density requirements are reviewed at this time.

Zoning Map

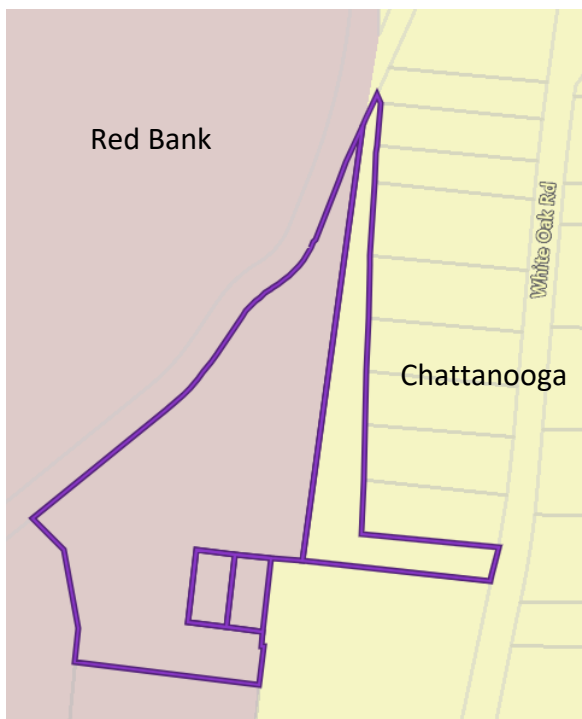
Source: Hamilton County GIS



2018 Aerial Imagery
Source: Hamilton County GIS



Municipal Boundary



Compatibility with Surrounding Uses

The property is surrounded by a wide range of uses including single family homes on large lots to the west, duplexes to the east, and a large apartment complex to the south (Riverview Grande Apartments). To the north and just across Pine Breeze Road is White Oak Park. The property is just a quarter mile from Memorial Drive, a minor arterial, and a 0.9 mile drive to Dayton Boulevard.

The proximity to open space amenities and to existing high density housing indicates that a higher density development is compatible with the surrounding uses. Appropriate buffers, as required in the Zoning Ordinance, will ensure that there will limit the impact on the neighboring single-family residences.

Land Use Plan

The proposed rezoning will add to the diversity of housing options by providing higher density single-family homes and townhouses near existing high-density housing, addressing C-GOAL of the 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.

However, abutting two R-1A zoned residential properties, the proposed rezoning may be considered to be in conflict with D-GOAL:

D-GOAL: Increase value of and protect single-family residential development.

ACTION: New R-1A Zone that has a 2,000 square foot minimum house size requirement and rezone certain appropriate areas to R-1A as part of Zoning Study. Minimum 1,200 sqft house size for R-1.

ACTION: New screening and landscaping regulations that is required of all multi-family, commercial, office and industrial development under certain conditions.

With appropriate screening, as required in the zoning ordinance, the impact on the single family residential homes can be minimized.

RECOMMENDATION

Staff recommends approval of the rezoning with the condition that the property be developed as a Planned Unit Development (PUD).

APPENDIX

Attachment 1. Rezoning Application.

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 175 feet of the property under consideration for a change or amendment. The cost of the application and advertising is \$100.

1. Name of applicant Pine Breeze Partners
2. Street Address 1900 E. 28th Street
3. City Chatt State TN Zip 37407
4. Telephone Number 423.720.1924
5. Are you the owner of the property ☒ yes ☐ no
6. Please attach a drawing of the property boundaries and all property within 175 feet of the property under consideration. Show all easements, utility locations, and buildings. Use a 1/8 minimum scale. Describe any unusual physical characteristics of the property such as wetlands, steep grades, ravine, etc.
7. Please provide the names and addresses of all property owners within 175 feet of the property requesting a change or amendment.
8. What is the present zoning classification for the subject property? RT-1
9. What is the requested zone desired or proposed use of the property? R-3, PUD
10. Are you requesting a special conditional use of the property? YES
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 [Signature] Date 10-08-19

Amount Paid \$100.00 Date Paid 11/15/2019 By signing this application I understand that the application fee is non refundable.

Recommendation of the Planning Commission _____

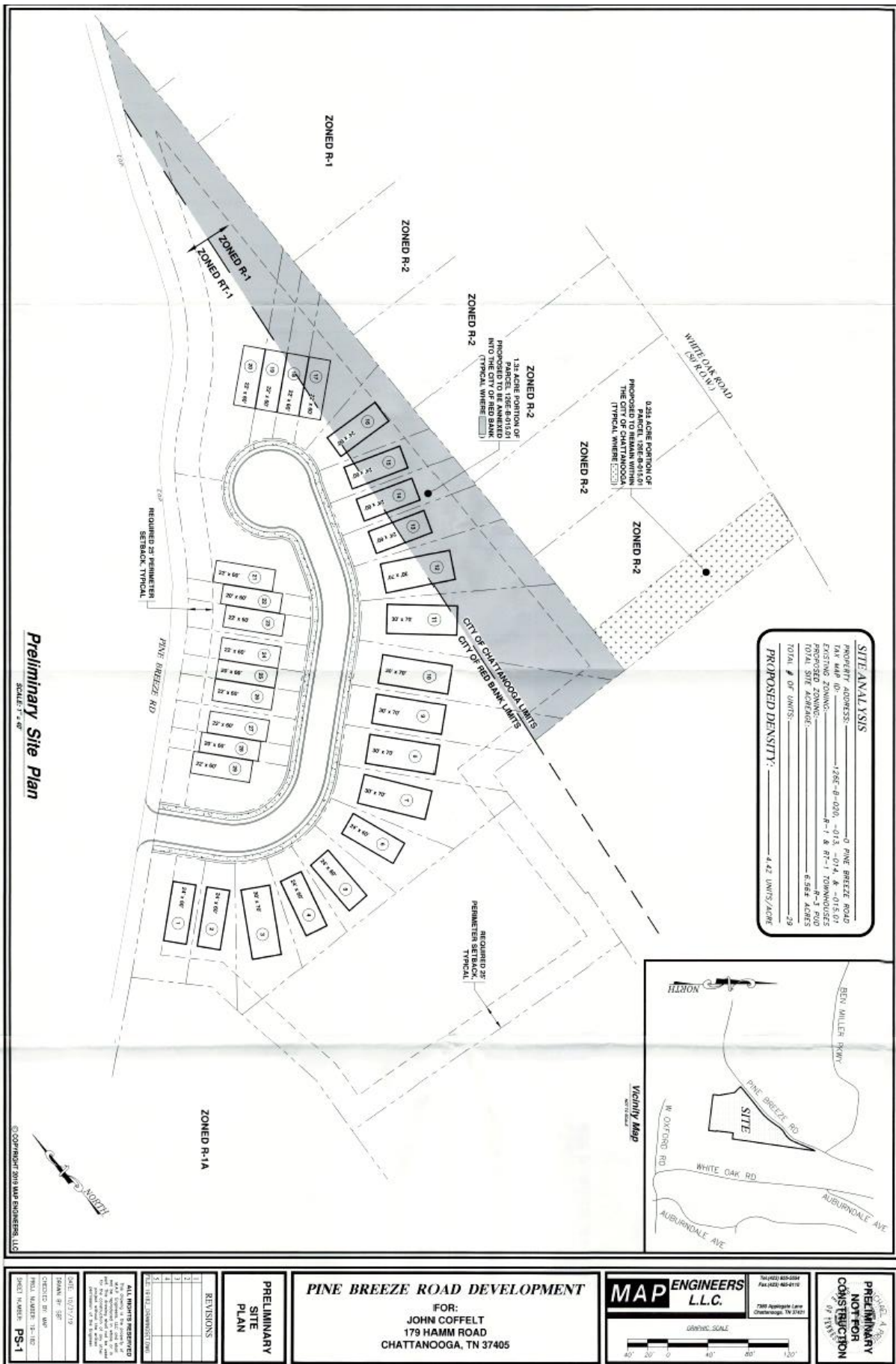
Date Reviewed by the Planning Commission _____

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 _____



MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Public Works Director
From: Ashley Gates, Regional Planner
Date: October 9, 2019
Subject: Special Exception Permit for a duplex at 4 Trenton Street

SUMMARY

Tax Map #: Map 109I Group E Parcel 007	Address: 4 Trenton St.	
Deed Book & Page: 11764-0015	Owner: Jacob Becker	
Plat Book & Page: 15 Pg. 21	Area: 0.25 acres	Zoning: R-3
Request: Special Exception Permit for a duplex at 4 Trenton Street		
Recommendation: Approve special exception permit		

Background: The property owner of 4 Trenton Street has requested a Special Exception Permit to build a duplex on the lot as required by the Zoning Ordinance.

Staff Recommendation: Approval

ANALYSIS

Existing and Proposed Use

The lot at 4 Trenton Street is a vacant lot behind an existing commercial building. The lot is approximately 11,000 square feet with about 60 feet of frontage on Trenton Street. A 10-foot right-of-way along the side yard provides access to 6 Trenton Street and 8 Trenton Street. The paved area appears to encroach on the subject property.

The developer proposes a luxury duplex with modern design and rooftop patio. One dwelling unit would be on the upper floor, and the other would be on the bottom floor.

2016 Street View of Property

Source: Google Maps



Proposed Design



Site Plan



Zoning Ordinance

The R-3 Zone allows for duplexes with a Special Exception Permit. The existing vegetation on the lot at 4001 Dayton Boulevard provides adequate screening. The proposed site plan conforms to the dimensional requirements of the R-3 zone.

Compatibility with Surrounding Uses

The lot abuts a commercial building, and an apartment complex. The lot was originally part of the apartment complex. On the other side of the 10-foot right-of-way is a single-family home. The lot is about 100 feet from Dayton Boulevard. On the opposite side of Trenton Street is a parking lot and commercial building.

Due to the close proximity to the main corridor and to existing high density housing, a duplex is a compatible use. The duplex will offer additional housing options that are close to the main retail district of Red Bank.

Land Use Plan

The development of patio homes at this location would increase the variety of 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.

RECOMMENDATION

Approval of the Special Exceptions Permit for a duplex at 4 Trenton Street.

APPENDIX

2018 Aerial Imagery

GISMO 5

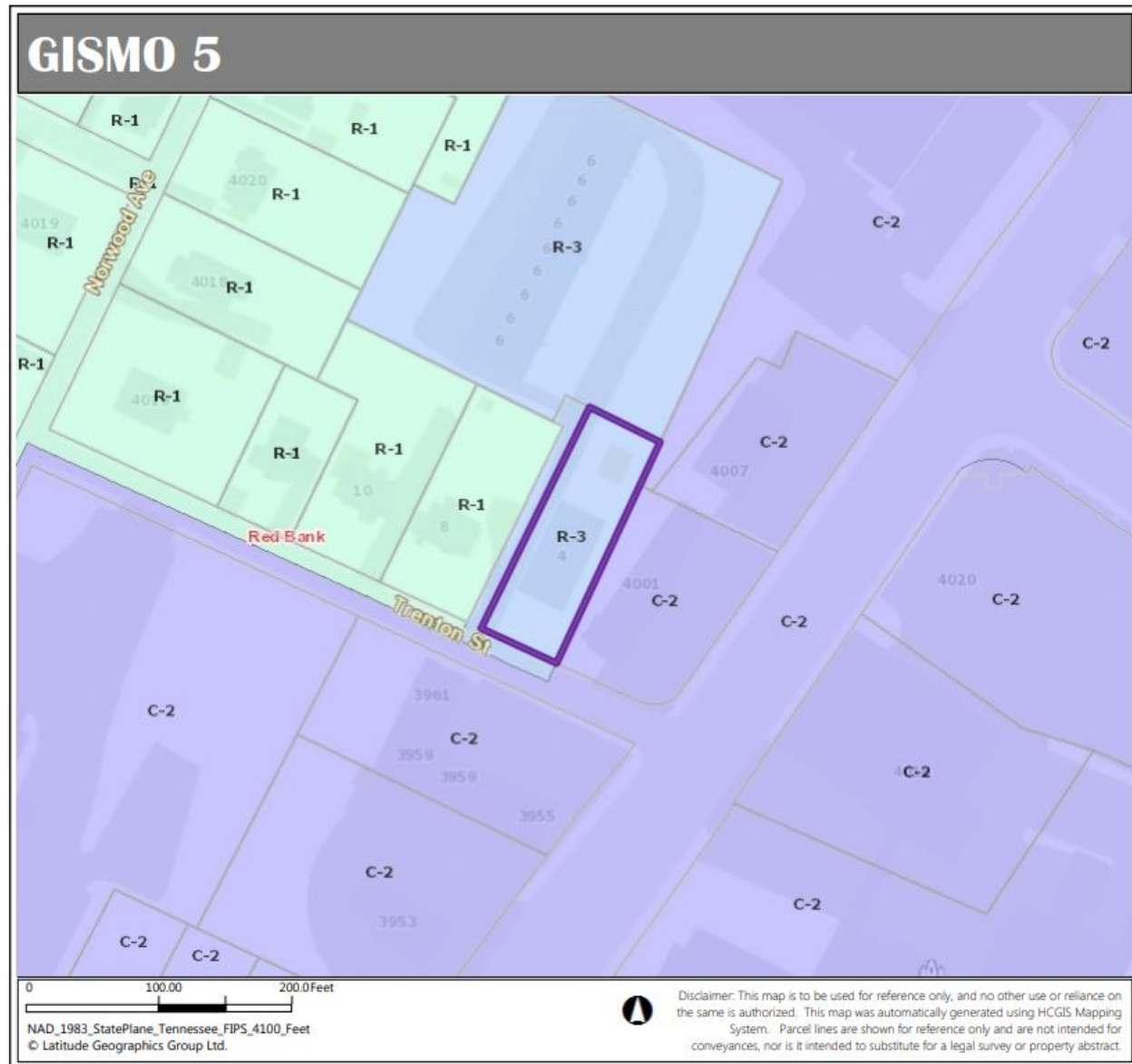


0 100.00 200.0 Feet
NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

Zoning Map



Application

City of Red Bank Application for a Special Exceptions Permit

Date 8/24/19 Application Fee Paid \$100.00 Receipt # _____

Name and Address of Applicant

Name (Print) Jacob Becker / PTC Properties, LLC

Street (Print) 4 Trenton St. 8102 Shallowford Rd St. 103

City and State (Print) Red Bank TN Chattanooga, TN 37421

Telephone Number 423-432-4148

Location of Property Relating to the Special Exceptions Permit

Street 4 Trenton St

City and State Red Bank TN

Parcel Number 109 I E 007

Subdivision Name Rain

Current Zoning: R3 Residential _____ Commercial _____ Other _____

*Applicant must attach a site plan drawn to scale of 1"x100." This shall be submitted with each request for special permits. The proposed structure, ingress and egress, parking, landscaping, signage, must be shown and other material as may be deemed necessary by the City Manager or his/her designee.

Do you understand the present zoning requirements relating to your request?
☒ Yes _____ No

What is your request? Please explain your request and why you are requesting it.
To build a two family luxury condo styled duplex,
3 story structure (see pictures), parking on 1st floor, 2nd &
3rd floor are separate units and a shared roof top
deck. Both units will have views of Lookout Mt. ^{down town red bank}

Is the reason for your request due to exceptional narrowness, shallowness, shape, topography or other extraordinary and exceptional situation on such property? ☒ Yes ☒ No

If yes, please describe the exceptional condition: Previously had a duplex &
was original part of the apartments adjacent to
property & it is all zoned the same.

Would the approval of the special exception permit impair the intent and purpose of the zoning ordinance?
_____ Yes ☒ No

Page 2 Special Exceptions Permit

Would the proposed use create difficulties or undue hardships to the particular land or building or adjacent properties? ☒ Yes ☐ No

Please explain: It would be 3 to 4 times the value of adjacent homes so they may have to figure out what to do with increased value it creates in their property

Are there reasonable alternatives available to you? ☒ Yes ☐ No

Please explain: sell the property or build a garage and store my cars + lawn mower there.

Would an approved special exception relate only to your property and not to other like properties in the City? ☐ Yes ☒ No

Does your request involve the addition to or extension of an existing building or structure? ☐ Yes ☒ No

If yes, would it be any less conforming than the existing structure?

Please explain: _____

If yes, would the addition / extension be in conflict with the character of the area in which the property is located?

Please explain: Yes it will be much nicer + more valuable than anything adjacent to it.

"I certify that the information provided for this variance application is true and correct to the best of my knowledge."

Signature: Jacob Baker

DO NOT WRITE BELOW THIS LINE

Board Finding for: Approval _____ Disapproval _____

Date of Finding: _____

Secretary: _____

