

Hollie Berry
Mayor

City of Red Bank
Municipal Planning Commission

Martin Granum
City Manager

WORK SESSION AGENDA

November 16, 2021

12:00 pm

Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary

- ☐ Commissioner Browder
- ☐ Commissioner Luther
- ☐ Commissioner Millard

- ☐ Commissioner Smith
- ☐ Commissioner Skonberg

III. Agenda items for the November 18, 2021 regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

- 1. October 21, 2021

B. NEW BUSINESS

- 1. Final Plat for Dawson Carver Subdivision
- 2. TDOT Urban Transportation Planning Grant – Dayton Boulevard Study
- 3. Meeting Schedule for Planning Commission Work Sessions
- 4. Any properly presented new business

C. UNFINISHED BUSINESS

- 1. City-owned property discussion
- 2. Any properly presented unfinished business

D. OTHER BUSINESS

IV. ADJOURNMENT

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA
November 18, 2021
6:00 pm
Red Bank Courtroom

I. CALL TO ORDER

II. ROLL CALL – Secretary

- | | |
|---|--|
| ☐ Commissioner Browder | ☐ Commissioner Smith |
| ☐ Commissioner Luther | ☐ Commissioner Skonberg |
| ☐ Commissioner Millard | |

III. INVOCATION – Commissioner Millard

IV. PLEDGE OF ALLEGIANCE – Commissioner Browder

V. CONSIDERATION OF THE MINUTES

1. October 21, 2021

VI. NEW BUSINESS

1. Final Plat for Dawson Carver Subdivision
2. TDOT Urban Transportation Planning Grant – Dayton Boulevard Study
3. Meeting Schedule for Planning Commission Work Sessions
4. Any properly presented new business

VII. UNFINISHED BUSINESS

1. City-owned property discussion
2. Any properly presented unfinished business

VIII. OTHER BUSINESS

IX. ADJOURNMENT



MUNICIPAL PLANNING COMMISSION

Hollie Berry
Mayor

Martin Granum
City Manager

MINUTES
October 21, 2021
6:00 p.m.
Red Bank Courtroom

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:05 PM.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Browder, Luther, Millard, Smith and Skonberg were in attendance. The Commission's two planning advisors from the Southeast Tennessee Development District (Ashley Gates and Annya Shalun), the Mayor, and the Public Works Director were present. The owner and engineers from the Residential Condominiums development, as well as the engineer from the Fast Pace urgent care development were also present. The new planner staff member (Anny Shalun) was introduced to the Commission.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Browder said the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. September 16, 2021 Meeting Minutes

Commissioner Browder asked for any corrections to the minutes. Staff had already submitted corrected to the minutes from the previous work session meeting. Commissioner Millard motioned to approve the minutes with corrections. Commissioner Skonberg seconded the motion. The motion passed unanimously.

VI. NEW BUSINESS

1. Special Exceptions Permit for urgent care clinic at 4104 Dayton Boulevard

Staff gave an update to the Commission that this site is the old Pizza Hut site and needs a Special Exceptions Permit since the parcel abuts residential zoning. Staff also explained that there are two

variances needed for the site plan – 1. The front portion of the parcel is in a flood zone, so the building will be built further back on the parcel; 2. The parking would need to be in front of the building rather than to the rear.

Because there would be a landscaped buffer between the parking lot and the residential lots, staff recommended that the Commission approves the Special Exceptions Permit.

Commissioner Browder asked questions about the buffer between the residential area and the parking lot and stormwater treatment. The engineer, Will Robinson, explained that their design reduces impervious pavement by 25%. He stated there will also be a strong buffer of tree line between the building and the residential zone. He also mentioned that this business will not be operating as a pain clinic.

Commissioner Millard asked for the hours of the urgent care center. Mr. Robinson stated that the hours will be 7:00 a.m. to 7:00 p.m. everyday and that it will mostly be staffed by nurse practitioners.

Commissioner Skonberg asked more about the flood line and asked if there was any other option for the store being up closer to the street. Mr. Robinson stated that he would not recommend that from an insurance standpoint since flood guidelines will not allow more parking in the back. Staff stated that keeping structures out of the floodway was a very common reason for variances to be granted.

Commissioner Luther asked how they will treat the stormwater. Mr. Robinson stated that there will be a drainage easement near the front of the property. They will also be reducing impervious area which leaves almost 30 feet on the roadside. They will pipe roof water into the grass landscaping.

As an audience participant, Mayor Berry asked if there was an option to put ADA parking near the front with a larger grass buffer and have the other parking spots in the back. Mr. Robinson explained that they need the extra spaces, but he will bring this back to the owner for consideration. Mayor Berry then asked if there will be any treatment opportunity for the water from the parking before the stormwater enters the water way. Mr. Robinson states that they will be created a bowl-type level-spreader, like a trough, to catch additional water.

Commissioner Smith motioned to approve the Special Exceptions Permit for the urgent care clinic at 4104 Dayton Boulevard. Commissioner Millard seconded the motion. The motion passed unanimously.

2. Design Review - Fast Pace Clinic at 4104 Dayton Boulevard

Commissioner Browder asked for the anticipated start date. Mr. Robinson ensured that these developments are built within 7-8 months of being approved.

Commissioner Luther motioned to approve the design review for the Fast Pace Clinic at 4104 Dayton Boulevard as submitted. Commissioner Skonberg seconded the motion. The motion passed unanimously.

3. Special Use Request - Residential Condominiums at 1109 Dayton Boulevard

Staff gave a review of the development and recommended approval with the following conditions: 1. Parking be provided at a rate of 1.25 spaces per single bedroom unit and 1.75 spaces per two-bedroom unit. 2. A traffic impact study be conducted as part of the design review process.

Commissioner Browder requested that the owner comment regarding not developing retail space on the property and parking issues. The owner, Richard Bacon, from Nashville, addressed the Commission and explained that if they eliminate retail, they will lessen the traffic impact in the area. He stated he would not be able to get additional overflow parking in front of the publicly traded company of the storage unit. He explained that retail has been impaired by Covid and online shopping. He added that the aesthetics of the design will be a nice gateway addition into Red Bank.

Commissioner Browder asked about price point of units. The owner stated that they will be priced according to market price. He anticipated that they will sell for around \$300,000. He added that he thinks the young professionals who may buy them will travel for work and may not need additional parking.

Commissioner Millard asked if the residents will be part of an HOA. The owner stated yes.

Mayor Berry in the audience asked for the estimated total cost, and the owner responded \$15 million.

Mr. Bacon asked if the traffic study could be substituted by an engineer's letter of opinion regarding traffic impact. Staff responded that even if the traffic count is low, the pattern of traffic will be impacted, and TDOT requires a traffic study on a state road. Commissioner Browder requested that the project engineer meet with the staff planner.

Commissioner Millard motioned to approve the Special Use Request subject to the condition that a traffic study be conducted, and that parking be provided at a rate of 1.25 per one bedroom unit and 1.75 per two-bedroom unit. Commissioner Smith seconded the motion. The motion passed unanimously.

4. Request to Rezone 209 Morrison Springs Road from C-2 to C-1 - Discussion only

This agenda item was discussed at the Work Session. Commissioner Browder stated that no further discussion was needed.

VII. UNFINISHED BUSINESS

1. Public Art Ordinance

Commissioner Browder had some minor grammatical corrections for the public art ordinance. She asked for clarification whether letter of support from adjacent property owners would be required. Staff planner sees the letters only as supplemental. Staff will add the word "optional" after these sections.

Commissioner Browder requested contact information for maintenance be a requirement under the application portion of the ordinance. She also requested that the advisory commission for public art has five citizen artists.

Commissioner Luther motioned to recommend the Public Art Ordinance to the Board of Commissioners with recommended changes. Commissioner Skonberg seconded the motion. The motion passed unanimously.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Millard motioned to adjourn. Commissioner Skonberg seconded the motion. The meeting was adjourned at 7:40 PM.

Chairman

Resolution No. ____

**A RESOLUTION OF THE CITY OF RED BANK FOR A
TDOT URBAN TRANSPORTATION PLANNING PROGRAM GRANT**

WHEREAS, the City of Red Bank desires to improve the pedestrian and bicycle mode of transportation for the City of Red Bank, and

WHEREAS, the City of Red Bank is eligible to apply to the Tennessee Department of Transportation (TDOT) Urban Transportation Planning Program grant, and

WHEREAS, the TDOT grant allows for a total project cost of \$200,000.00 which requires a ten percent (10%) match of \$20,000.00; and

WHEREAS, the City chooses to seeking funding for a **Community Mobility** planning grant.

BE IT THEREFORE RESOLVED, by the Board of Mayor and Commissioners of the City of Red Bank, Tennessee, that the Board authorizes the Mayor to submit an application, including all the understandings and assurances contained therein, to the Tennessee Department of Transportation (TDOT) for a Urban Transportation Planning Program grant and is committed to provide a ten percent (10%) match, or up to \$20,000 in local matching funds to complete the project.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon approval and adoption by the Board, the public welfare requiring it.

This the ____ day of November, 2021

Hollie Berry, Mayor

ATTEST:

Martin Granum, City Manager

Community Mobility Plan



A Community Mobility Plan is a multi-modal plan that identifies the existing and future transportation system, including roadways, public transportation, rail, bicycle, and pedestrian facilities needed to serve the current and projected demand in an area. A CMP strengthens the connections between an area's transportation plan, local land use plans, and community vision.

Overview

A Community Mobility Plan:

- Provides a summary of existing conditions
- Engages the community and stakeholders
- Proposes detailed recommendations based on data analysis and community outreach
- Prioritizes recommended projects
- Identifies implementation steps and potential funding sources



Benefits

The CMP will provide the community with information to better prepare for and respond to future development. It will summarize existing and future transportation issues and needs, including analysis on roadway design and capacity, safety issues, and multi-modal issues.

HOW? Through the Transportation Planning Grant program, your community will be paired with a TDOT Long Range Planning Division on-call consultant. The community is responsible for participating in the plan through establishing a Steering Committee and ensuring local support for the study recommendations. The plan will identify locations where enhancements to existing infrastructure can broaden use of the network

MEMORANDUM

To: Members of the Red Bank Planning Commission

Cc: Greg Tate, Public Works Director

From: Ashley Gates, Regional Planner

Date: November 9, 2021

Subject: Review of Vacant City-Owned Property

Summary

Background: At the request of the Board of Commissioners, the Planning Commission is reviewing existing city-owned property to identify potential public uses and surplus property. Five vacant parcels, listed in the table below, are reviewed in this memo.

Note: Staff recommends review of all recommendations by the Public Works Department.

Address	Current Use	Acres	Zoning	Notes
3113 DAYTON BLVD	Vacant Property between City Hall/Fire Department	1.1	C-1	
GOODSON AVE	Vacant Lot	0.2	R-1	Slope greater than 25%
GOODSON AVE	Vacant Lot	0.6	R-1	Most of site has slope greater than 25%
LYNDA DR	Vacant Lot - Hedgewood at Lynda	0.2	R-1	Most of site has slope greater than 25%
HAMILTON AVE	Hillside property in front of Public Works Garage	1.0	R-1A	

Property 1: 3113 Dayton Boulevard

Current Use: Vacant Property between City Hall/Fire Department

Size: 1.1 Acres

Zoning: C-1 General Commercial

Flood Zone: The property is within the 100-year floodplain, with the rear of the property being in the floodway.

Slopes: Flat

Staff Comments: This site was purchased by Red Bank in 2020. The location of a former car wash, the site has been cleared and planted with native flowers. The site is flat and lies in the floodplain.

Recommendation: With the site situated between two of Red Bank's municipal buildings, this site has potential to add to public facilities. Stringers Ridge is situated to the rear, and adequate stream buffers should remain in place to protect water quality. Potential uses include:

- Recreation facilities
- Transit amenities such as a bus station, bike racks
- Public art
- Rain garden/bioswale to alleviate flood risk
- Community garden



Property 2: Between 136 and 132 Goodson Avenue

Current Use: Vacant, wooded lot

Size: 24,500 square feet

Zoning: R-1 Residential

Flood Zone: No

Slopes: Up to 25% in the rear portion of the site.

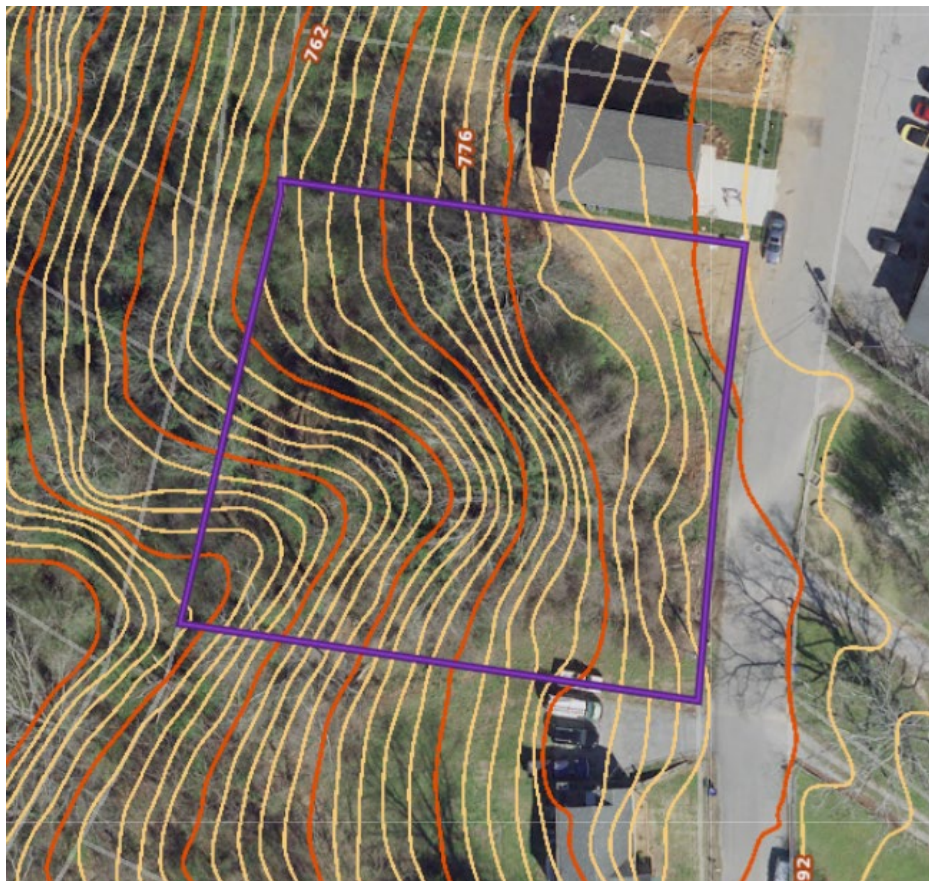
Site history: This site was platted in 1924 as three lots. The lots were transferred to the City of Red Bank by a court order in 1995. The transfer appears to have been due to tax lien on the property.

Staff Notes: This lot has 148 feet of road frontage, enough to subdivide into two lots. An unopened alleyway is behind the site. Rear of the site is quite steep, sloping downward from the road. Site may require a front setback variance in order to make the site buildable.

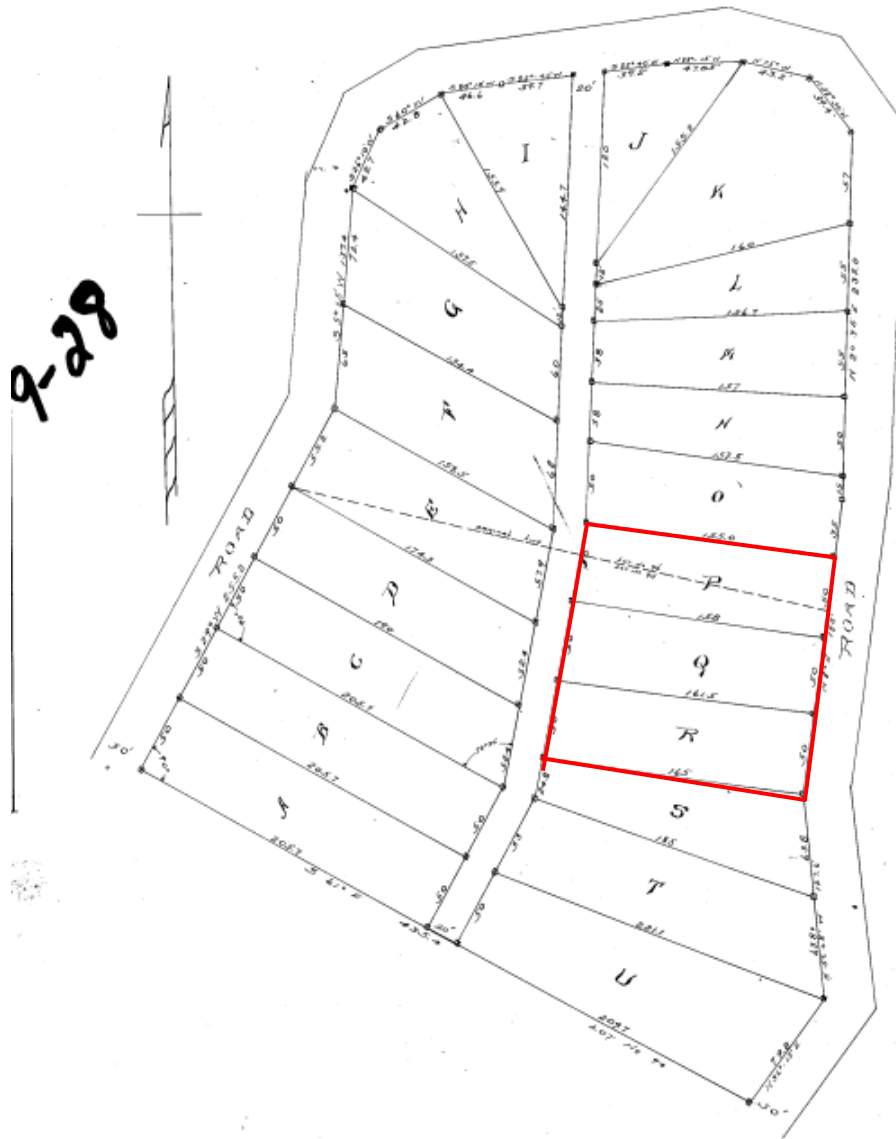
Options:

- Sell as surplus with full disclosure regarding steep slope ordinance.
- Small recreation facility / neighborhood park

Aerial View with 2-foot Contour Lines.



Original Plat for Property #2



PETERSON & JENSEN SUB.
OF LOTS NO 95th & 96
SMART-EDMONDSON-COKER TRACTS
SCALE 1" = 50' Nov 20 1924
E. G. MURRELL
Surveyor
Filed for Registration FEB. 24, 1925 AT 9:25 A.M.

Property 4: Corner of Lynda Drive and Hedgewood Drive

Current Use: Vacant, wooded lot

Size: 7,300 square feet

Zoning: R-1 Residential

Flood Zone: No

Slopes: Unknown

Site history: This site was platted in 1939, with this lot originally restricted for business use. It now is across from the recent development along Hedgewood Drive. Red Bank purchased the lot in 1998, and there is currently a fence along the perimeter.

Staff Notes: While the contours in our GIS system show a relatively flat lot, there appears to be a steep drop off from the road into the site. This is perhaps the result of a sinkhole or a utility/public works project.

Recommendation: More information is needed, but this is most likely an unusable lot.

Aerial View with 2-Foot Contours



LED FORD DRIVE

SECTION 8

SECTION 9

SECTION 10

ROAD

ANDREWS AVE

BEL AIR SECTION BLK N°2

SECTION N°1

HEDGEWOOD DRIVE

LOT 111

LOT 112

SUB. OF PART OF C.W. COCKER TRACT

TO BE DEVELOPED LATER

Reserved for BUSINESS

Reserved for BUSINESS

SECTION N°2

Property 3: Between 150 and 152 Goodson Avenue

Current Use: Vacant, wooded lot

Size: 9,500 square feet

Zoning: R-1 Residential

Flood Zone: No

Slopes: Up to 30%

Site history: This site was platted in 1982. It appears to have been half of a duplex that was purchased through a loan guaranteed by the office of Veteran's Affairs. The VA ended up owning the lot, and deeded it to the City of Red Bank in 2013. The structure has since been cleared and the lot is now vacant.

Staff Notes: This lot has 54 feet, narrower than the required 60 feet, but could still be built on. The site is quite steep, sloping downward from the road. Site may require a front and possibly setback variance in order to make the site buildable. The former building site may work for a small residence. Note that this site is next to another, larger vacant property that is under private ownership.

Recommendation: Consult with a homebuilder and/or surveyor as to the viability of this property. If it can be built on, sell as surplus with full disclosure regarding steep slope ordinance.



17

Property 5: Hamilton Ave.

Current Use: Hillside property in front of Public Works Garage

Size: 0.9 acres

Zoning: R-1 Residential

Flood Zone: No

Slopes: Gently sloping

Site history: This property was purchased by the City of Red Bank, along with the site that has the Public Works garage in 1968. The property is adjacent to a Tennessee American Water Company-owned parcel to the north (vacant).

Staff Notes: This property has a difficult shape to work with.

Recommendation: A portion of the property could have value for a small housing development depending on the nature of the work done at the Public Works garage. It could be subdivided and sold to a developer. However, the development potential is fairly limited and currently serves as a buffer to the Public Works garage. Additionally, should the water company ever consider granting easements for a trail/greenway across their property, this area along Pine Breeze Road may be useful for future connectivity. Staff recommends maintaining this property as City-owned property.

Aerial view with 10-foot Contours

