

City of Red Bank
Municipal Planning Commission

WORK SESSION AGENDA
November 13th, 2018
12:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

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

III. Agenda items for the November 15th regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. October 18th, 2018

B. NEW BUSINESS

1. Design Review, New Construction, 1438 Dayton Blvd, Pratt
2. Zoning Map Amendment, R1-A to R-T/Z, 4701 Delashmitt Rd, Reinventing Chattanooga

C. UNFINISHED BUSINESS

1. Temporary Use of Right-of-Way Authorization, Excess Right-of-Way at 4408 Dayton Boulevard
2. Zoning Ordinance Amendment, Solar Ordinance
3. Discussion: Red Bank Gateway Commercial Zoning District

D. OTHER BUSINESS

IV. ADJOURNMENT

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA
November 15th, 2018
6:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

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

III. INVOCATION – Commissioner Baker

IV. PLEDGE OF ALLEGIANCE – Commissioner Hafley

V. CONSIDERATION OF THE MINUTES

- A. October 18th, 2018

VI. NEW BUSINESS

- A. Design Review, New Construction, 1438 Dayton Blvd, Pratt
- B. Zoning Map Amendment, R1-A to R-T/Z, 4701 Delashmitt Rd, Reinventing Chattanooga

VII. UNFINISHED BUSINESS

- A. Temporary Use of Right-of-Way Authorization, Excess Right-of-Way at 4408 Dayton Boulevard
- B. Zoning Ordinance Amendment, Solar Ordinance
- C. Discussion: Red Bank Gateway Commercial Zoning District

VIII. OTHER BUSINESS

IX. ADJOURNMENT



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Tim Thornbury
Interim
City Manager

MINUTES
October 18, 2018
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:15 pm.

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Hafley, Cannon, Baker, 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 and in the below minutes.

III. INVOCATION

Commissioner Baker gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

A. September 20th, 2018 Meeting Minutes

Motion by Commissioner Browder to approve the September minutes with recommended revisions. Second by Commissioner Smith. The motion passed unanimously.

VI. NEW BUSINESS

A. Zoning Ordinance Amendment, Outdoor Storage

Commissioner Hafley identified two errors that had been corrected at the working meeting. Staff identified the following revisions needed on the draft outdoor storage ordinance.

- Delete "except" from amendments to permitted uses in C-1 (402.02), C-2 (404.02) and C-3 (405.03)
- Add "Exceptions" to end of paragraph amending C-2 permitted uses in Section 404.02 to indicate that grocery stores and similar uses are exempt from outdoor storage requirements.

Planning Commissioners agreed to the revisions proposed by staff.

Motion by Commissioner Browder to approve to the Outdoor Storage amendment with the agreed upon revisions. Second by Commissioner Smith. Motion passed unanimously.

B. Right-of-Way Abandonment, Excess Right-of-Way at 4408 Dayton Blvd

Commission Cannon gave an overview of the proposed temporary use permit as an alternative to right-of-way abandonment. Commissioners discussed whether to table the abandonment request or recommend approval of a not yet drafted temporary use ordinance. Planning Commissioners wanted to avoid creating an unnecessary meeting for the applicant but decided that another month was needed to develop and review a resolution authorizing temporary use of the right-of-way.

Motion by Commission Cannon to table the right-of-way abandonment ordinance to provide additional time for the City Manager and City Attorney to develop a resolution authorizing temporary use of City of Red Bank right-of-way for review at the November Planning Commission meeting. Second by Commissioner Smith. Motion passed unanimously.

C. Zoning Ordinance Amendment, Solar Energy System

Commissioner Cannon recommended an edit to Section 3-1(B), including the deletion of redundant language. Commissioner Cannon recommended an edit to Section 3 -1(F) to increase the height maximum from 5 feet to 10 feet for ground mounted systems. These systems requirement a certain amount of clearance from the ground. Commissioner Cannon recommended a maximum height of 20 feet for the total solar array. Commissioner Cannon also recommended adopted a solar energy permitting form. Commissioner Hafley raised an issue about the location of definitions within the proposed solar energy system ordinance.

Motion by Commissioner Hafley to table the solar energy system ordinance pending the clarification of definitions and the inclusion of solar energy systems in the industrial zone. Second by Commissioner Browder. Motion passed unanimously.

C. Discussion: Red Bank Commercial Gateway

Staff outlined the request from the City Commission to begin drafting a zoning ordinance amendment to establish a gateway commercial district on the southern end of Red Bank. Commission Browder noted that Planning Commissioners at the working meeting had come to a consensus that the new commercial gateway zone should start on the southern end at the tunnel instead of Signal Mountain Blvd. Commissioner Browder suggested that the zone be more permissive than the CBD. Commissioner Cannon wanted to prohibit storage facilities in the gateway zone, highlighting North Shore Storage as an example of what should not be permitted in the gateway to Red Bank. Commissioner Smith proposed Hedgewood or Merrimon as the northern limit of the gateway district on Dayton Blvd.

VI. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Hafley moved to adjourn; second by Commissioner Smith. Adjourned at 7:35 PM.

Chairman



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Municipal Planning Commission
From: Brian Taylor, SETDD Regional Planner
Date: November 7, 2018
Subject: Design Review for New Construction at 1738 Dayton Blvd

SUMMARY

Request: Design Review Permit for New Construction at 1738 Dayton Boulevard	
Tax Map #: Map 126K Group A Parcels 006, 005, 010.01, 004	Address: 1738 Dayton Blvd
Owner: Pratt Family Properties	Applicant: Pratt Family Properties, Method Architecture
Area: 1.6 acres (4 lots)	Floodplain: No
Existing Use: vacant	Proposed Use: 2-story mixed-use, new construction
Adjacent Uses: commercial, industrial	Zoning: C-1

Background: An application has been submitted by Method Architecture for the construction of a new 2-store mixed-use building at 1738 Dayton Boulevard.

Recommendation: Approval with recommended revisions.

ANALYSIS

Existing and Proposed Use

The subject property is comprised of four lots with a total area of 1.6 acres. The proposed development will be located primarily on the undeveloped parcel 006 at 1738 Dayton Boulevard. Parcel 005 includes an existing parking area. Parcel 010.01 is a wooded undeveloped property at the rear of the site. Parcel 004 at 1734 Dayton Boulevard is occupied by an existing building with parking. No new construction is planned on Parcel 004. The subject properties have a total of 335 feet of frontage on Dayton Boulevard.

The owner, Pratt Family Properties, plans to construct a new mixed-use building on the site. A total of 7,440 square feet of office and/or commercial uses are proposed on the ground floor. A total of 7,306 square feet of residential apartments or condos are proposed on the second floor.

Design Review Standards Checklist

BUILDING ZONE	Y/N	Standard	Proposed development and modifications
Building Setbacks	Y	<i>1. Buildings shall be setback a minimum of 12' and a maximum of 25' from the public right-of-way.</i>	The building is setback 19.3' from the public right-of-way.
Building Setback from Sidewalk	Y	<i>2. Newly constructed buildings shall be set back zero (0) feet from the back of the sidewalk, unless a Storefront area with a maximum width of 8' is provided between the Sidewalk and the Building Zone.</i>	The building is set back 0' from an 8' wide sidewalk.
Storefront Amenities	na	<i>2. The Storefront area shall include outdoor dining, public space with seating, and / or enhanced pedestrian entrances that connect buildings with the Pedestrian Zone.</i>	
Pedestrian Entrance	Y	<i>Visible from public ROW</i>	Pedestrian entrances are visible from the public right-of-way.
Façade Architectural Features	Y	<i>1. Facades visible from the public right-of-way shall include two or more of the following architectural features:</i>	Storefronts include canopies. The elevation drawings show a rooftop balcony. Both of these features are visible from the public right-of-way.
	Y	<i>a. awning, canopy or marquee,</i>	
	Y	<i>b. balconies,</i>	
		<i>c. projecting cornices,</i>	
		<i>d. recessed entrances or bays,</i>	
		<i>e. arcades,</i>	
		<i>f. wall mural, or</i>	
Façade Materials	Y	<i>2. No single approved material (excluding glass) shall exceed seventy (70%) percent of the exterior building wall(s) that is visible from a public right-of-way</i>	The façade includes a mix of stone and brick veneer.
	Y	<i>Permitted materials include: glass, brick, stone, hard coat stucco, pre-cast concrete, architectural metal panels, and faux stone, and other materials approved by the Planning Commission that meet the intent of the Design Review Ordinance.</i>	

Façade Transparency	Y	1. For retail buildings, façades facing the public right-of-way shall have at least forty percent (40%) of the façade area comprised of clear vision glass at the ground level on the facade unless a specific alternative design is approved.	The ground level façade has greater than 40% transparency. A mix of businesses have been considered as tenants, some of which may be retail.
		2. For non-retail buildings, façades facing the public right-of-way shall have at least twenty-five percent (25%) of the façade area comprised of clear vision glass unless a specific alternative design is approved.	
Massing, Articulation on walls > 30'	Y	1. Façades longer than thirty (30) feet and visible from public right-of-way shall be broken down into smaller units through the use of articulation (See Figure 4). Articulation may include	The façade is broken up by storefront canopies, plantings, fenestration, and other forms of articulation.
		a. offsets,	
		b. recesses,	
		c. staggered walls,	
		d. stepped walls,	
		e. pitched or stepped rooflines,	
		f. overhangs, or	
	Y	g. other elements of the building's mass.	
Massing, Building Height	Y	Compatible with height of surrounding buildings built close to the street	The proposed building is 2 stories tall.
Entrances, Orientation	Y	1. Primary pedestrian entrances shall face public streets, open spaces or plazas to the maximum extent practicable.	Pedestrian entrances face Dayton Boulevard.
Entrances, Weather Protection	Y	2. Primary pedestrian entrances shall provide weather protection in the form of awnings, canopies, marquees or recessed entrances, to the maximum extent practicable.	Pedestrian entrances show canopies.
Roof	Y	3. Mechanical equipment located on roof tops shall be screened from the public right-of-way.	No mechanical equipment is visible in the elevation drawings.
PARKING ZONE	Y/N	Standard	Proposed development and modifications
Rear Parking	Y	1. To the maximum extent practicable, parking shall be located to the rear of any building with the exception of preexisting buildings	Parking is located to the rear and side of the proposed building. There are 21 spaces to the rear, 14 spaces on the north side, and 17 spaces to the south side. The south side lot parking includes 11 spaces on existing asphalt.

Side Parking	N	<i>2. If all new parking cannot be accommodated to the rear of the building, parking on the side of the building may be permitted if screened from the public right-of-way.</i>	The site plan and elevation drawings need to show screening between the side parking and Dayton Boulevard.
Front Parking	Y	<i>4. Parking for new construction shall not be located between a building and the street, unless the Planning Commission determines that parking on the rear and side of the building is precluded by flood hazard areas, other exceptional conditions of the lot, or the reuse of a preexisting building.</i>	No parking is located between the building and Dayton Boulevard.
Parking Lot Screening	N	<i>5. Any existing parking zone fronting the public right-of-way shall be screened from the public right-of-way</i>	The side parking needs to be screened from Dayton Boulevard.
Parking Lot Screen Height	N	<i>3' min. to 6' max. height</i>	The elevation drawing and site plan need to show a permitted type of screening between 3' and 6' tall.
Parking Lot Screen Materials	N	<i>3. Screening of existing parking lots shall consist of :</i>	The elevation drawing and site plan need to show a permitted type of screening.
		<i>a decorative masonry wall</i>	
		<i>landscaping</i>	
		<i>a combination of a decorative fence and landscaping</i>	
Parking Lot Landscaping	N	<i>1 tree per 10 parking spaces on lots with greater than 25 spaces</i>	There are 44 new parking spaces proposed on the site. At least 4 trees will need to be planted somewhere across the total parking lot area. There are additional parking spaces shown on the adjacent lot owned by the Pratt that are not included in the calculations.
Parking Lot Lighting	N	<i>1. All lighting features shall be shielded, equipped with refractors, or placed indirectly to prevent stray upward light or direct light causing glare.</i>	A lighting plan was not included with the site plan. The location, height and design of any parking lot lighting should be added to the site plan.
	N	<i>3. Parking lot lighting shall be appropriate to create adequate visibility at night and evenly distributed to increase security. Parking lots must have a minimum illumination of 0.8 foot-candles at the ground level.</i>	
	N	<i>4. Parking lot lighting structures shall not exceed a height of twenty (20) feet.</i>	
Service and Equipment Areas	na	<i>Screening that meets Red Bank Zoning Ordinance</i>	

Fences, Walls and Screening	na	1. Chain link and slat fencing shall not be allowed to screen properties from the public right-of-way.		
	na	4. Long stretches, over twenty (20) feet, of fencing or blank wall without intermittent elements such as posts or columns shall be avoided.		
SIGNAGE	Y/ N	Standard	Proposed development and modifications	
A. General Signage Requirements	Y	1. All developments shall comply with sign regulations in the Red Bank Sign Ordinance.	Signage will be located on the building.	
B. Freestanding Signs	na	1. Monument signs shall be defined as advertising that is ground mounted so that there is no space between the ground and the bottom of the sign.		
	na	2. Monument signs shall not exceed six (6) feet in height or ten (10) feet in width. Monument signs shall not exceed a maximum surface area of thirty-two (32) square feet.		
	na	4. Pole-mounted signs are shall not be permitted.		
	na	5. Signage on either vehicle service/repair or fueling station canopies shall not be permitted.		
C. Building Signs		2. Roof signs shall not be permitted.		
NATURAL FEATURES	Y/ N	Standard	Proposed development and modifications	
Tree Survey / Plan	na	Developers shall submit an existing tree survey showing each tree with a DBH of 6" and a preservation plan to show compliance with these standards.	There are trees on parcel 010.01. Any specimen trees (trees with a DBH of 6" or greater) need to be shown on the site plan.	
Specimen Tree Retention		2. On sites with existing mature trees, at least a third (33%) of specimen trees shall be preserved or transplanted on site, to the maximum extent practicable.	At least a third or any specimen trees must be preserved or transplanted on site. The preservation of specimen trees on this parcel could meet the parking lot landscaping requirement for 4 trees.	
Natural Features on Site Plan		1. Site plans shall show natural features, including stream corridors and wetlands, steep slopes, and existing trees.		
PEDESTRIAN ZONE	Y/ N	Standard	Existing	Proposed

Sidewalks, Width	Y	<i>1. Sidewalks shall be a minimum of seven (7) feet in width. Existing sidewalks of 5' width or greater shall be exempt from this requirement.</i>	none	An 8' wide sidewalk is proposed.
Sidewalks, Pedestrian Lane	Y	<i>5' min. width</i>		
Street Trees	na			
Lighting	na			
Curb Cuts	na			

Zoning Ordinance

The subject property is located in the C-1 zoning district. The owner will be permitted to construct the proposed mixed-use building under the C-1 zoning district requirements.

The 63 parking spaces shown on the site plan meet the parking space requirements under Section 406.01 of the Red Bank Zoning Ordinance. Reductions in parking space requirements are permitted under Section 406.01 (J).

Screening will not be required against the adjacent commercial and industrial uses.

Zoning Map



Land Use Plan

The development of new mixed-use building would support Goals F and G of the Red Bank Land Use Plan.

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

RECOMMENDATION

Staff recommends approval of the design review application for new construction at 1738 Dayton Boulevard subject to the recommended revisions listed below.

Lot Lines

- Show all existing lot lines for all subject properties on the site plan, including parcels 006, 005, 010.01 and 004.

Parking Lot Screening

- The side parking needs to be screened from Dayton Boulevard.
- The elevation drawing and site plan need to show a permitted type of screening between 3' and 6' tall.
- The elevation drawing and site plan need to show a permitted type of screening.

Parking Lot Landscaping

- There are 44 new parking spaces proposed on the site. At least 4 trees will need to be planted somewhere across the total parking lot area. There are additional parking spaces shown on the adjacent lot owned by the Pratt that are not included in the calculations.

Tree Preservation

- There are trees on parcel 010.01. Any specimen trees (trees with a DBH of 6" or greater) need to be shown on the site plan.
- At least a third or any specimen trees must be preserved or transplanted on site. The preservation of specimen trees on this parcel could be used to meet the parking lot landscaping requirement for 4 trees.
- The Planning Commission should approve any reduction in parking space requirements that allow for tree preservation as permitted in Section 406.01 (J) of the Red Bank Zoning Ordinance.

Lighting

- A lighting plan was not included with the site plan. The location, height and design of any parking lot lighting should be added to the site plan.

APPENDIX

Aerial Map of Subject Property



Street View of Subject Property



Source: Google Earth, 6/2018

Property Card

Location 1738 DAYTON BLVD	Property Account Number 49591	Parcel ID 126K_A_006
Property Type 08	Land Use 914	District RED BANK
Current Property Mailing Address		
Owner PRATT FAMILY PROPERTIES GP	City CHATTANOOGA	
Address 1734 DAYTON BLVD	State TN	
	Zip 37405	
Current Property Sales Information		
Sale Date 6/28/2013	Legal Reference 9996-0347	
Sale Price \$207,500	Grantor(Seller) P & L ENTERPRISES INC	
Current Property Assessment		
	Building Value \$0	
	Xtra Features Value \$0	
	Land Value \$108,700	
	Total Value \$108,700	
	Assessed Value \$43,480	
Narrative Description		
This property is classified as COMMERCIAL with a(n) N/A style structure on this card, built about with 0 square feet.		
Land Description		
The total land area of this property is (130 X 150 IRR).		
Legal Description		
LT 5 PT 4 2ND AMENDED PLAN VALDEAU PB15 PG42 1960A 97 93		

GENERAL NOTES:

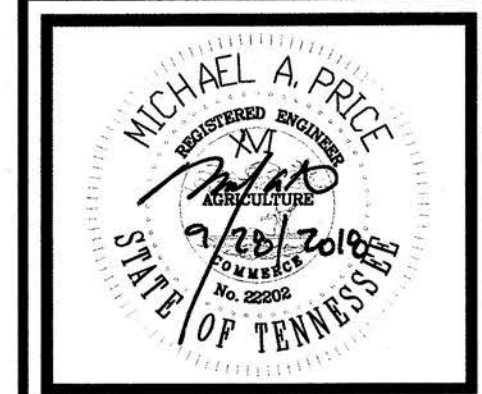
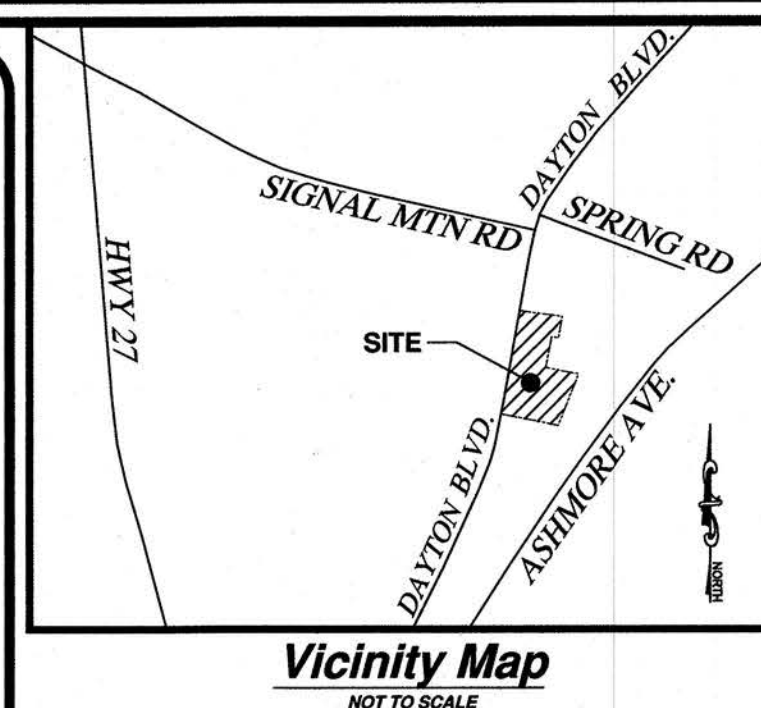
1. ALL UTILITY LOCATIONS TO BE FIELD VERIFIED BY PROPER AGENCIES BEFORE BEGINNING CONSTRUCTION. UNDERGROUND UTILITIES ARE NOT FIELD LOCATED NOR ARE ALL PURPORTED TO BE SHOWN. INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO HAVE UTILITIES FIELD LOCATED 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: CORNERSTONE SURVEYING DATED: 01/11/18.
10. EROSION CONTROL MEASURES ARE TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
11. A PORTION OF THIS PROPERTY IS LOCATED WITHIN ZONE AE AND ZONE X FLOOD HAZARD PER F.E.M.A. COMMUNITY PANEL NO. 4706C0329G (FEBRUARY 2, 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: MELVIN BAUMGARDNER @ ELECTRIC POWER BOARD (423) 648-3524
GAS: JANA PAPA @ CHATTANOOGA GAS CO. (423) 490-4315
SANITARY SEWER: HAMILTON COUNTY WMTA (423) 209-7850
TELEPHONE: TIM MANLY @ AT&T SOUTHEAST (423) 752-9181
CABLE: TOM BAILEY @ COMCAST (423) 855-3900
WATER: GRADY STOUT @ TENNESSEE AMERICAN WATER (423) 771-4713

INDEX OF DRAWINGS

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EXISTING CONDITIONS AND DEMO PLAN	C-1A
GRADING PLAN	C-2
INITIAL EROSION CONTROL PLAN	C-3
FINAL EROSION CONTROL PLAN	C-3A
UTILITY PLAN	C-4
SITE DETAILS	C-5

SITE ANALYSIS

ADDRESS:	1734, 1736, & 1738 DAYTON BLVD.
TAX MAP ID:	126K-A-004, 005, 006 & 010.01
SITE ZONED:	C-1 & L-1
ACREAGE:	1.6± ACRES
PLAT BOOK/ PAGE NUMBER:	15/42
EX. BUILDING AREA:	13,293± SF
EX. REGULAR PARKING SPACES:	30 SPACES
EX. HANDICAP PARKING SPACES:	2 SPACES
TOTAL EX. PARKING SPACES:	32 SPACES
PROPOSED OFFICE AREA:	7,440± SF
PROPOSED RESIDENTIAL AREA:	7,306± SF
TOTAL PROPOSED BUILDING AREA:	14,746± SF
PROPOSED REGULAR PARKING SPACES:	43 SPACES
PROPOSED HANDICAP PARKING SPACES:	1 SPACE
TOTAL PROPOSED PARKING SPACES:	44 SPACES
TOTAL PARKING PROVIDED:	62 SPACES



MAP ENGINEERS L.L.C.
Tel: (423) 855-5554
Fax: (423) 465-9110
7380 Applegate Lane
Chattanooga, TN 37421

FOR PRATT & ASSOCIATES, LLC
1734 DAYTON BOULEVARD
CHATTANOOGA, TN 37405

PRATT OFFICE/RETAIL EXPANSION

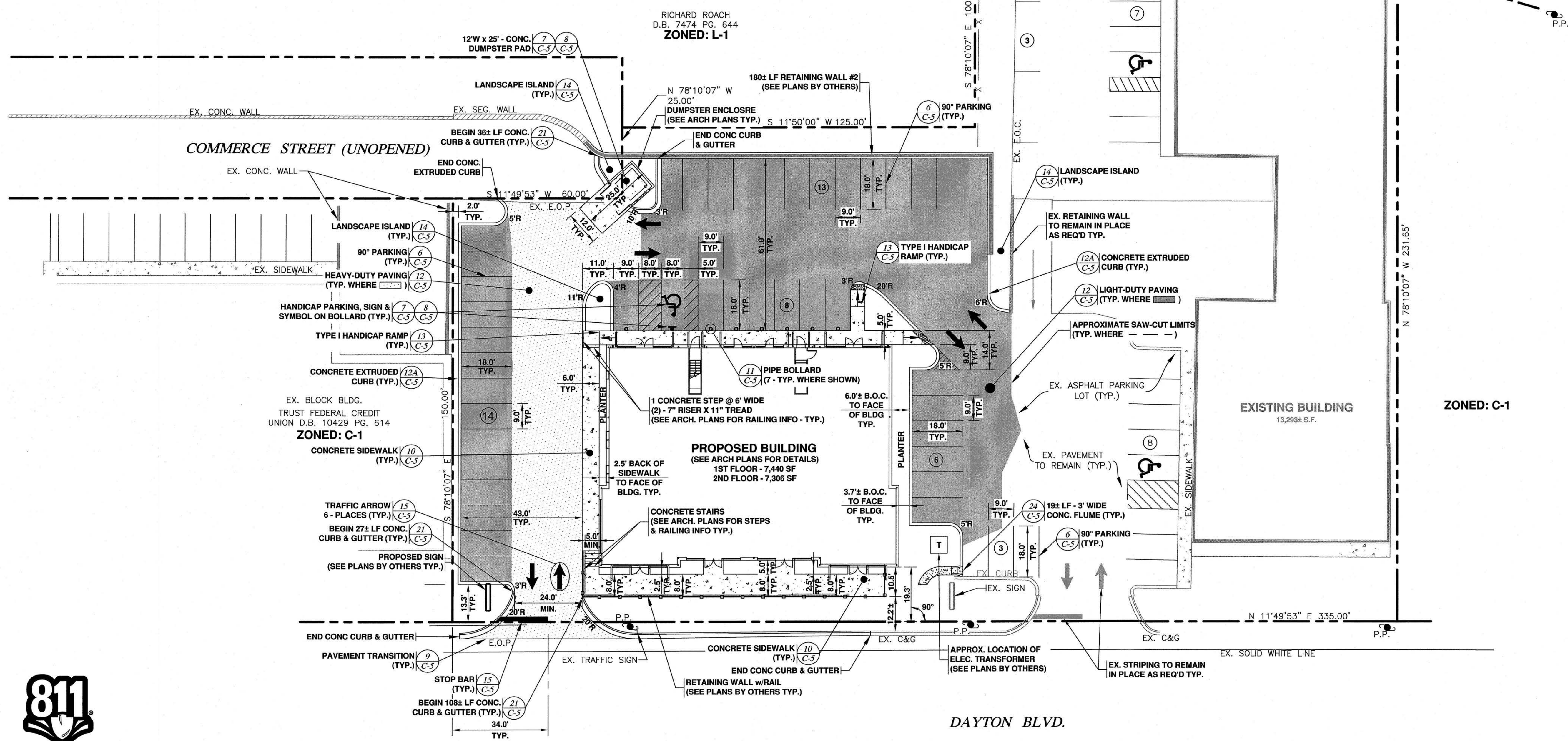
SITE PLAN

REVISIONS
1
2
3
4
5

FILE: 16127_DrawingSet.dwg

ALL RIGHTS RESERVED
This drawing is the property of M.A.P. Engineers, LLC and shall not be reproduced in whole or in part. This drawing shall not be used for the construction of any other project without the written permission of the Engineer.

DATE:	09/28/18
DRAWN BY:	CBA
CHECKED BY:	MAP
PROJ. NUMBER:	16-127
SHEET NUMBER:	C-1



DAYTON BLVD.

Site Plan

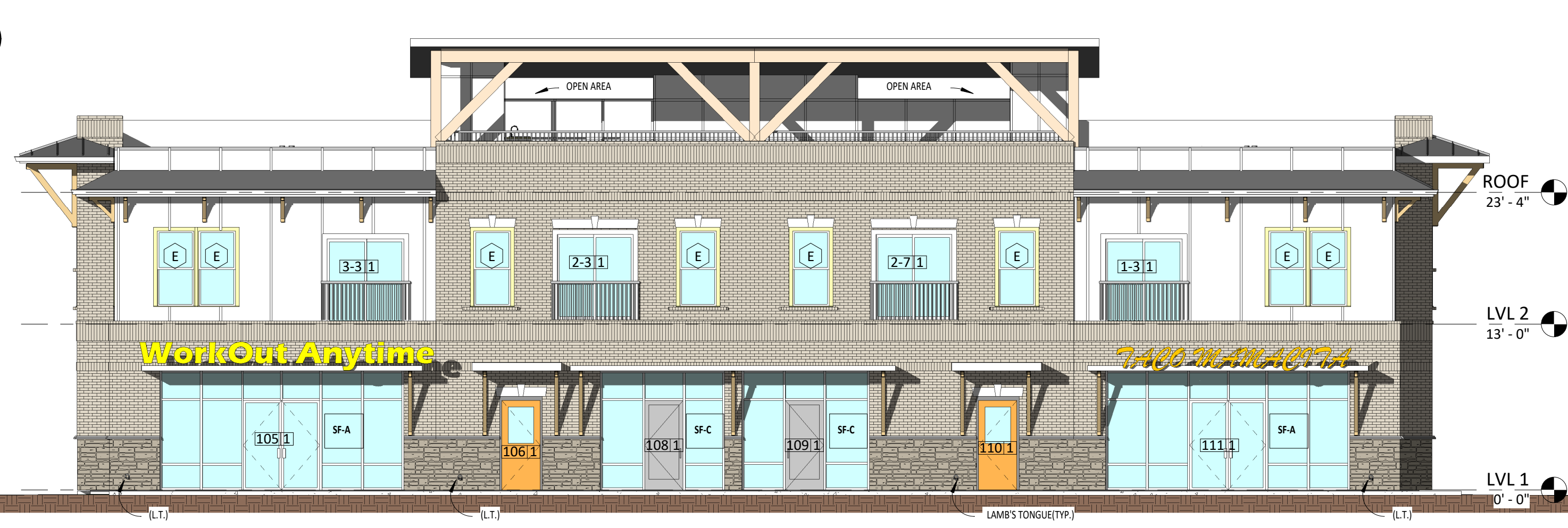
SCALE: 1" = 20'



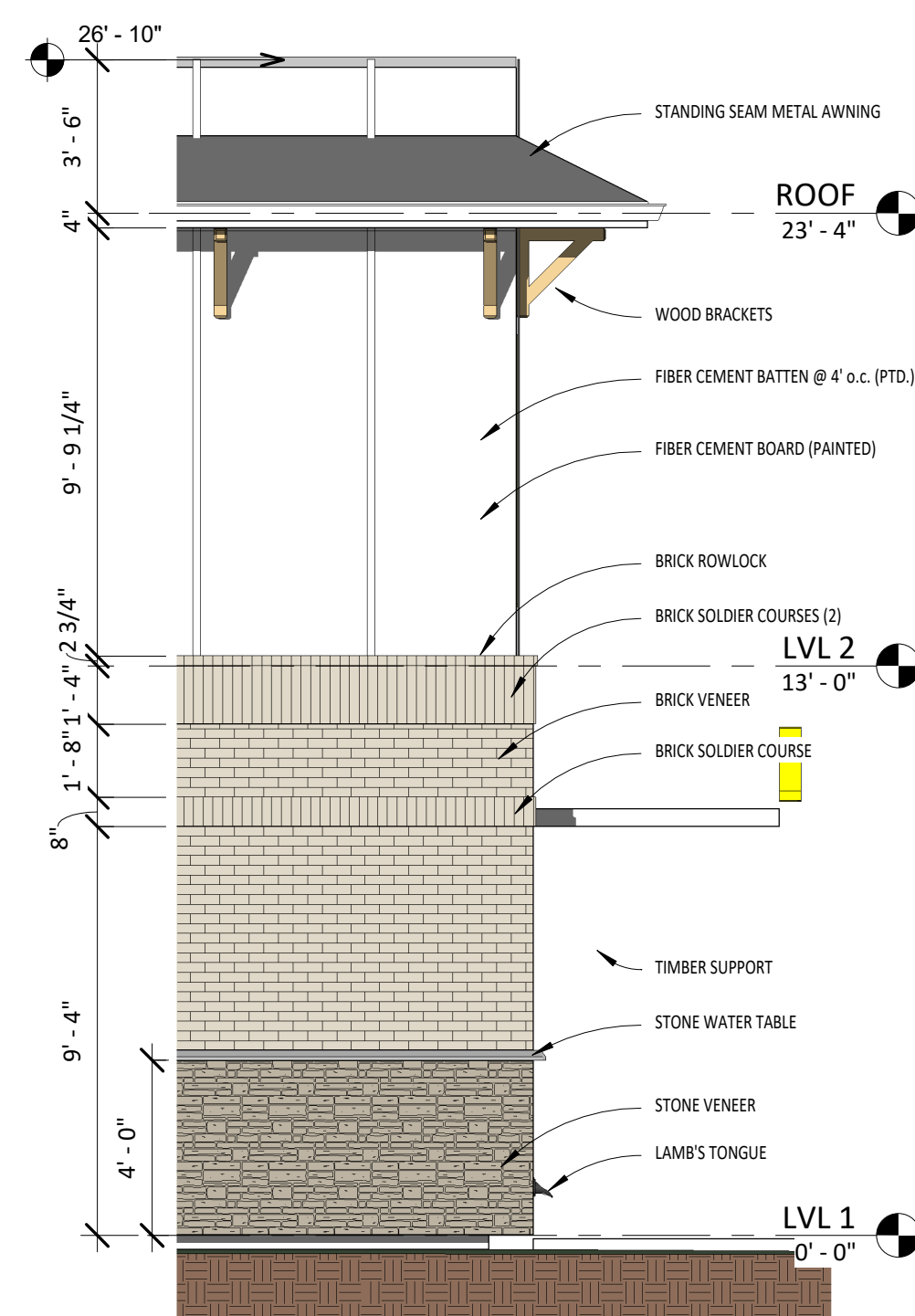
© COPYRIGHT 2018 MAP ENGINEERS, LLC



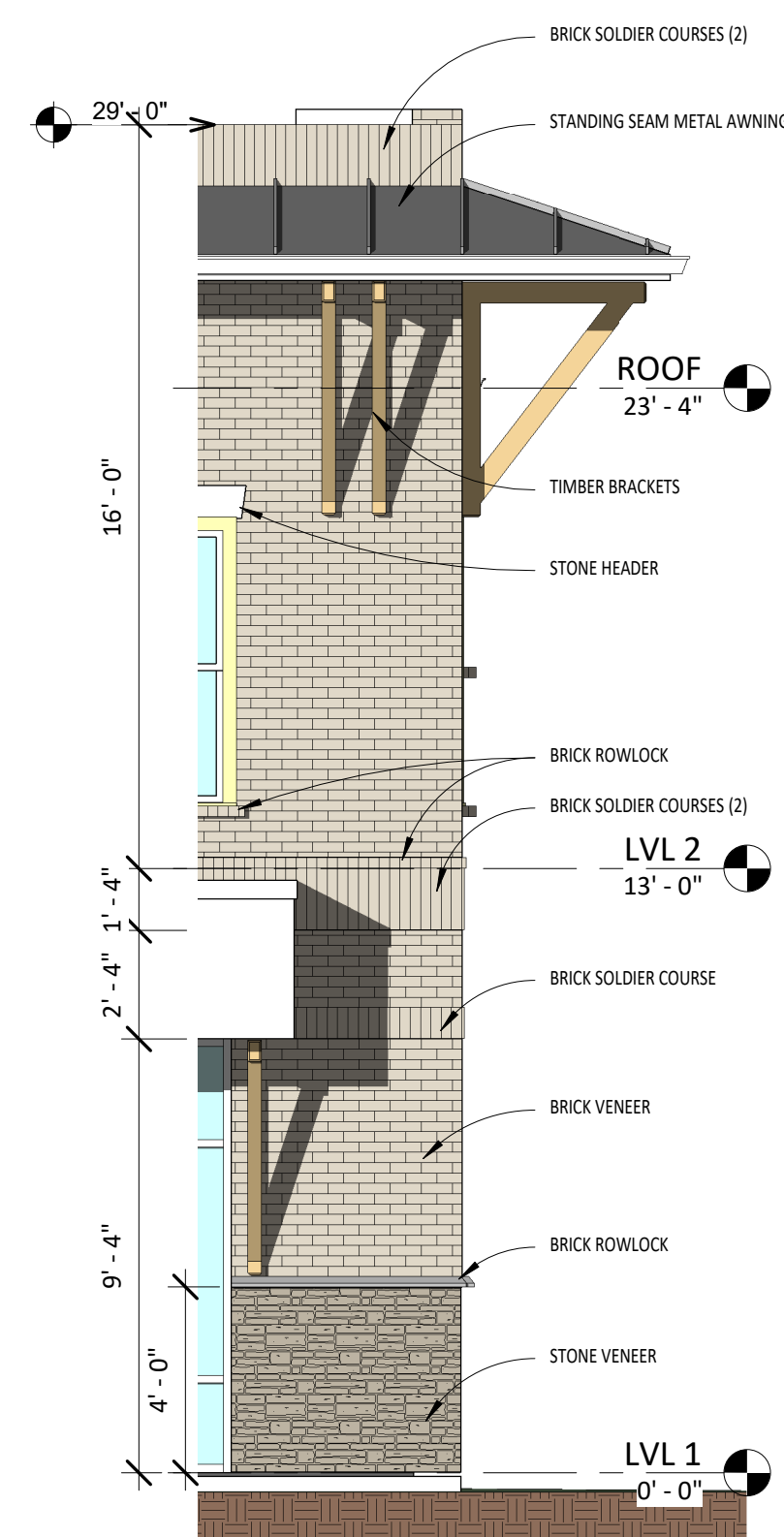
Know what's below.
Call before you dig.



2 EAST ELEVATION



4 ELEVATION DETAIL

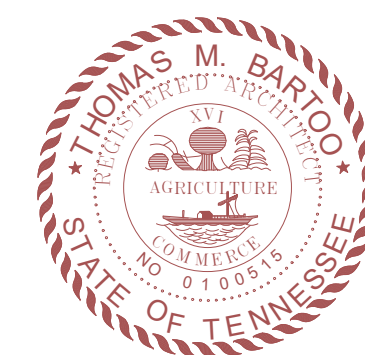


5 ELEVATION DETAIL



METHOD
ARCHITECTURE

1200 E. Main Street Suite 100
Chattanooga TN 37408
423 757 9466 v 423 757 9496 f
www.method-architecture.com



CONSTRUCTION DOCUMENTS

Pratt Mixed Use Development

1738 DAYTON BLVD.
MEMPHIS, TENNESSEE 38103

[illegible]

ELEVATIONS

Project Number	17128
Date	09-28-18
Drawn By	TMB
Checked By	TMB

A300

Scale	As indicated
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Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Municipal Planning Commission
From: Brian Taylor, SETDD Regional Planner
Date: November 7, 2018
Subject: R1-A to R-T/Z Rezoning Request for 4701 Delashmitt Road, Reinventing Chattanooga LLC

SUMMARY

Request: R1-A Residential to R-T/Z Residential Townhouse / Zero Lot Line	
Tax Map #: Map 109C Group H Parcel 032	Address: 4701 Delashmitt Road
Owner: Reinventing Chattanooga LLC	Applicant: Reinventing Chattanooga LLC
Area: 8.5 acres	Access: Delashmitt Rd; New public street
Existing Use: 1 single-family home, mostly wooded	Proposed Use: 31 single family detached homes; 3.6 units/acre
Adjacent Uses: small-lot single-family, churches, duplexes, apartments; 1.9 to 4.3 units/acre	Adjacent Zoning: R1-A, Chattanooga R-1

Background: An application has been submitted by Reinventing Chattanooga LLC for the rezoning from R1-A to R-T/Z of a 8.5-acre tract on Delashmitt Road. The owner intends to subdivide the property into thirty-one lots for single-family patio homes. Access will be provided by a new proposed street off of Delashmitt Road.

Recommendation: Approval of the rezoning from R1-A to R-T/Z with conditions to limit density and preserve wooded areas abutting R1-A properties.

ANALYSIS

Existing and Proposed Use

The subject property is an 8.5-acre tract at 4701 Delashmitt Road. The property has 315 feet of frontage on Delashmitt Road and 337 feet of frontage on Sherry Lane. The property is occupied by a single-family home that will be demolished. There is access to sewer from Delashmitt Road.

The applicant intends to re-subdivide the parcel into thirty-one lots and construct single-family detached patio homes on each lot. A preliminary site plan of the proposed development was submitted with the application. The applicant plans to construct a new street on the property to provide access to the 31 proposed lots.

Aerial Image of Subject Property, 2016



Street View from Delashmitt Rd, 2016



Zoning Ordinance

R-T/Z zoning would allow the owner to create lots with less than 60 feet of frontage and a lot size below 7,500 square feet. Most of the proposed lots will have 50 feet of frontage on the new proposed street. Developing thirty-one lots for single family homes results in a total density of 3.6 units per acre, which is well below the 8 units per acre maximum density for the R-T/Z zone. Approximately 25 lots could be created with a similar lot layout in under the current R1-A zoning dimensional requirements.

	Minimum Lot Area		Maximum Density	Minimum Frontage (LF)
	Sq. Ft.	Acreage		
R-1	7,500	0.172		60
R-T/Z	5,445	0.125	8 units / ac.	35

Type C screening on the exterior lot lines of each proposed lot is required where it abuts the R1-A zoning district. There is existing vegetation on the subject property that could be used to meet the screening requirement. There is no vegetative buffer shown on the site plan.

Existing Zoning and Land Use Map



Compatibility with Surrounding Uses

Abutting uses include small lot single-family homes and two churches to the north and west of the property. Small lot single-family homes and duplexes sit across the street from the subject property. These properties across the street are located in the City of Chattanooga R-1 zoning district. Other nearby uses include apartments and an elementary school.

The preferred location of R-T/Z development is not specified in the Land Use Plan. Higher density development is generally encouraged near commercial corridors and other major collectors. Although the development is far from Dayton Boulevard it would front on Delashmitt Road, which is a major collector that runs along the border with the City of Chattanooga. The proposed development would be oriented towards Delashmitt Road, which is already characterized by higher density development.

The density of the proposed development is similar to the densities in the adjacent R1-A neighborhoods. The character of the surrounding neighborhoods is threatened less by the smaller lot sizes than by the potential loss of trees. Maintaining as much of the existing wooded area as possible bordering the R1-A properties would help preserve the existing character of this area. This wooded area at the rear of the property would be a more appropriate area for preservation than the proposed open space shown on the site plan. A landscaping buffer of at least 10 feet in depth is already required against the R1-A properties.

Proposed and Existing Development and Density

Location	Development Form	Lots	Units	Min. Lot Area (Sq. Ft.)	Max. Lot Area (Sq. Ft.)	Avg. Lot Area (Sq. Ft.)	Total Area (Acres)	Density (Units / Acre)
Proposed 4701 Delashmitt R-T/Z	small lot single family patio homes	31	31	5,550	11,100	6,500	8.51	3.6
Stagg Rd	small lot single family	15	14	10,992	15,892	13,170	4.54	3.1
Delashmitt Rd	small lot single fam., apartments, duplexes	52	90	7,464	341,369	26,000	20.69	4.3
Heidi Cir , Emma Ln	small lot single family	19	16	7,481	39,891	14,639	6.39	2.5
Sherry Ln, Delashmitt Rd	small lot single family, duplexes	28	30	11,066	64,554	24,973	16.05	1.9

Land Use Plan

The development of new small lot single-family 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.

The Land Use Plan does not specify a preferred location for R-T/Z development in Red Bank.

Natural Features

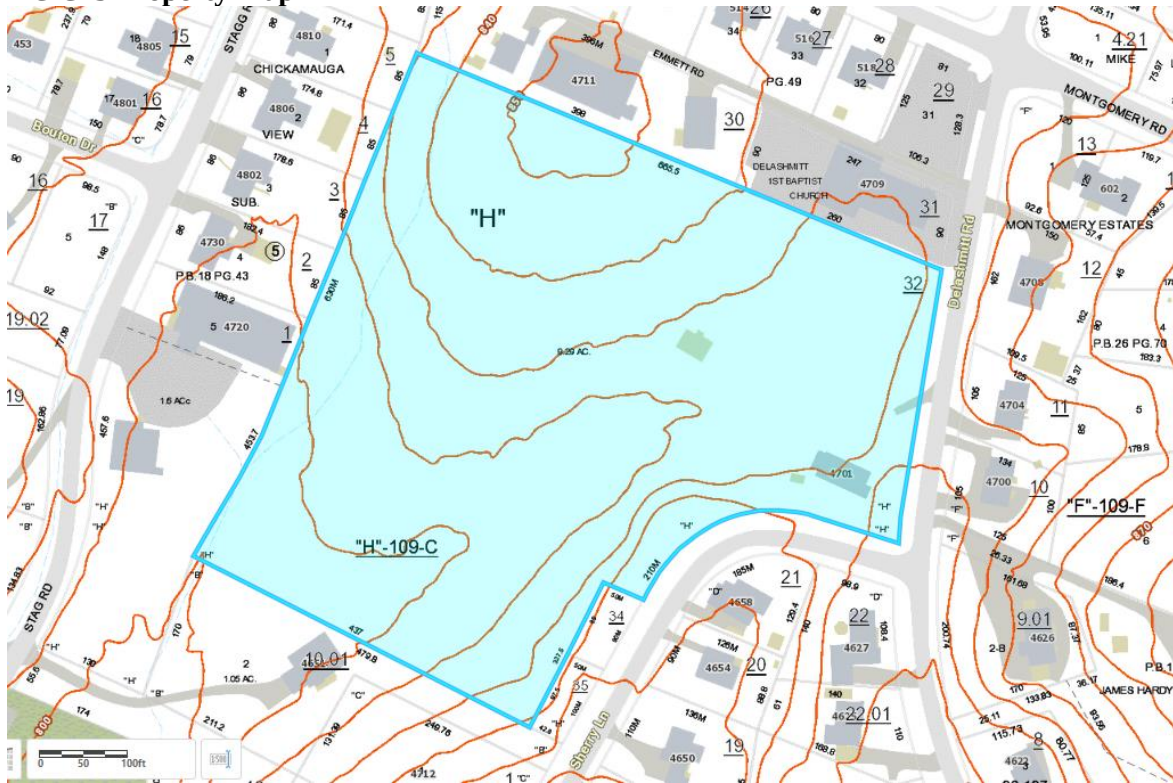
There is small stream that runs along the west end of the property. This area is currently wooded. This stream could be included in the protected wooded buffer that abuts the adjacent R1-A properties. There are no steep slopes on the property.

RECOMMENDATION

Staff recommends approval of the R-1 to R-T/Z rezoning request with conditions that limit density and preserve existing wooded areas along the buffer with R1-A residential properties. Preservation of this wooded area would likely require shifting the proposed development closer to Delashmitt Road. Modest decreases in lot size could be permitted to accommodate a larger wooded area for conservation.

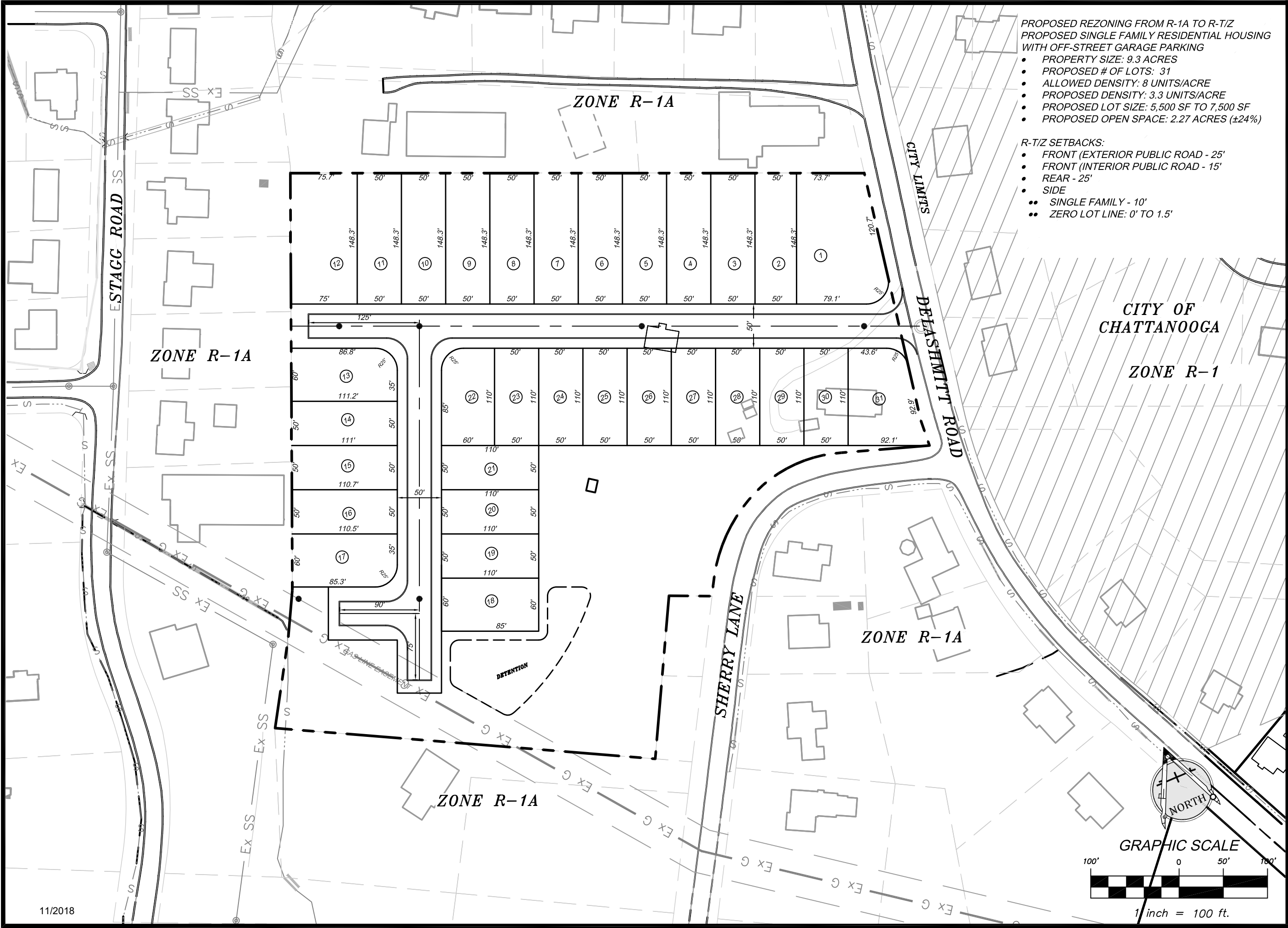
APPENDIX

HC GIS Property Map



Property Card

Location 4701 DELASHMITT RD	Property Account Number 33890	Parcel ID 109C_H_032
Property Type 22	Land Use 111	District RED BANK
Current Property Mailing Address		
Owner REINVENTING CHATTANOOGA LLC		City CHATTANOOGA
Address 3926 KENSINGTON DR		State TN
		Zip 37415
Current Property Sales Information		
Sale Date 2/28/2018		Legal Reference 11352-0933
Sale Price \$200,000		Grantor(Seller) GRIMSLEY JOHNNY A TR
Current Property Assessment		
Building Value \$65,700		
Xtra Features Value \$0		
Land Value \$98,800		
Total Value \$164,500		
Assessed Value \$41,125		
Narrative Description		
This property is classified as RESIDENTIAL with a(n) STANDARD style structure on this card, built about 1940 with 1,568 square feet.		
Land Description		
The total land area of this property is (9.29 acres).		
Legal Description		
DELASHMITT ROAD		



Proposed Rezoning Application

at
4701 DELASHMITT ROAD
RED BANK, TENNESSEE

AD Engineering
651 E. 4th Street, Suite 407
Chattanooga, TN 37403
423.266.3501
adengineering.us



Date: 09/27/2018

By: JWW

sheet #:

Ex 1₂₄

4701 Delashmitt Road
Proposed Rezoning

Adjacent property owner List (within 175-feet)

Owner Name	Property address					Mailing Address (if different)				
	street number	street name	City	State	Zip Code	street number	street name	City	State	Zip Code
Joan E. Feiling	4622	Delashmitt Rd	Chattanooga	TN	37343					
Chris Bowman, Et Al	4625	Delashmitt Rd	Red Bank	TN	37343					
Ditech Financial, LLC	4626	Delashmitt Rd	Chattanooga	TN	37343	301	W. Bay Steet	Jacksonville	FL	32202
Michael Harry Jenó	4627	Delashmitt Rd	Red Bank	TN	37343		PO Box 15252	Chattanooga	TN	37415
Kevin J. & Rebecca Plotner	4628	Delashmitt Rd	Chattanooga	TN	37343					
Susan M. Wooten	4700	Delashmitt Rd	Chattanooga	TN	37343					
Randy D. Herrin	4704	Delashmitt Rd	Chattanooga	TN	37343	6055	Browntown Road	Chattanooga	TN	37415
Jared C. Wycuff	4708	Delashmitt Rd	Chattanooga	TN	37343					
Delashmitt Road Baptist Church	4709	Delashmitt Rd	Red Bank	TN	37343					
Delashmitt Road Baptist Church	4711	Delashmitt Rd	Red Bank	TN	37343					
Delashmitt Road Baptist Church		Delashmitt Rd	Red Bank	TN	37343					
Alan & Deborah K Estes	508	Heidi Circle	Red Bank	TN	37415	107	S. Palisades Dr	Signal Mountain	TN	37377
Simon F. & Karen A. Hicks	510	Heidi Circle	Red Bank	TN	37415					
Heather R & Harold Kidd	512	Heidi Circle	Red Bank	TN	37415					
Frederick R. Dearing, Jr	514	Heidi Circle	Red Bank	TN	37415					
Roger A. & Betty J. O'Haver	516	Heidi Circle	Red Bank	TN	37415					
Timothy & Leslie Waldo	518	Heidi Circle	Red Bank	TN	37415					
Rebecca Roddy	4710	Stagg Road	Red Bank	TN	37415	1612	Varner Road	Hixson	TN	37343

Owner Name	Property address					Mailing Address (if different)				
	street number	street name	City	State	Zip Code	street number	street name	City	State	Zip Code
Sharon Lucille Broadway	4711	Stagg Road	Red Bank	TN	37415					
Richard B., Fr & Gina m. Dixon	4712	Stagg Road	Red Bank	TN	37343					
Sharon Lucille Broadway	4715	Stagg Road	Red Bank	TN	37415					
Corey Emery	4719	Stagg Road	Red Bank	TN	37415	4715	Stagg Road	Red Bank	TN	37415
Alpine Baptist Church	4720	Stagg Road	Red Bank	TN	37415					
Evelyn P. Bannister Tr	4730	Stagg Road	Red Bank	TN	37415					
Herbert K. & Mary Helen Owensby	4802	Stagg Road	Red Bank	TN	37415					
John V, Jr. & Janet A. Lentz	4806	Stagg Road	Red Bank	TN	37415					
Abigail Swartz	4810	Stagg Road	Red Bank	TN	37415					
William R. Jo Anna Sparks	4812	Stagg Road	Red Bank	TN	37415					
Wesley H. F. & Martha P. Huggins	4816	Stagg Road	Red Bank	TN	37415					
John H. Stancil Co-TR	4639	Sherry Lane	Red Bank	TN	37343					
Lee F. Kathlina F. Alford	4648	Sherry Lane	Red Bank	TN	37343					
Lisa B. & Andrew K. Robinson	4650	Sherry Lane	Red Bank	TN	37343					
Richard B., Fr & Gina m. Dixon	4651	Sherry Lane	Red Bank	TN	37343	4712	Stagg Road	Red Bank	TN	37343
Alexis Kierdak	4654	Sherry Lane	Red Bank	TN	37343					
Courtney Lawrence Gravett	4658	Sherry Lane	Red Bank	TN	37343					

Owner Name	Property address					Mailing Address (if different)				
	street number	street name	City	State	Zip Code	street number	street name	City	State	Zip Code
Lisa B. & Andrew K. Robinson		Sherry Lane	Red Bank	TN	37343	4650	Sherry Lane	Red Bank	TN	37343
William E. Benton, Jr		Sherry Lane	Red Bank	TN	37343	4428	Comet Trail	Chattanooga	TN	37343
Walker Living Trust	602	Montgomery Rd	Chattanooga	TN	37343					
Daniel L. & Teresa W. Cox	612	Montgomery Rd	Chattanooga	TN	37343					
Walker Living Trust		Montgomery Rd	Chattanooga	TN	37343	602	Montgomery Rd	Chattanooga	TN	37343
Winniefred Dunbar		Montgomery Rd	Chattanooga	TN	37343	1731	Suncrest Lane	Hixson	TN	37343
Winniefred Dunbar		Montgomery Rd	Chattanooga	TN	37343	1731	Suncrest Lane	Hixson	TN	37343



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Red Bank Public Works
From: Brian Taylor, Regional Planner
Date: 11/7/2018
Subject: Temporary Use of Right-of-Way Authorization at 4408 Dayton Boulevard

SUMMARY

Dub's Place is requesting permission to expand their building up to the sidewalk at 4408 Dayton Boulevard. This proposed area is located within the Red Bank public right-of-way. The Planning Commission has proposed drafting an ordinance to authorize use of this section of right-of-way as an alternative to right-of-way abandonment.

ANALYSIS

Dub's Place has plans to expand their restaurant at 4408 Dayton Boulevard by adding an addition that would be built up to the sidewalk. The City of Red Bank right-of-way extends past the sidewalk at this address and includes the area of the proposed addition. Dub's Place is requesting permission to build on this portion of public right-of-way.

The City Manager determined that there were no utilities buried underneath the section of public right-of-way in front of 4408 Dayton Boulevard. However, the City Attorney advised against the abandonment of this section of public right-of-way. As an alternative to right-of-way abandonment, the Planning Commission proposed drafting a temporary use of right-of-way ordinance to authorize the expansion of Dub's Place at 4408 Dayton Boulevard. The temporary use authorization is based on an ordinance and policy used by the City of Chattanooga to allow construction within excess portions of the public right-of-way. The Planning Commission tabled this agenda item at the October regular meeting to allow time for the City Attorney to review the proposed temporary use authorization ordinance used by the City of Chattanooga.



RESOLUTION NO. 28526

A RESOLUTION AUTHORIZING ARTECH DESIGN GROUP C/O RICK THOMPSON, AGENT FOR THE PROPERTY OWNER, CHOO CHOO PARTNERS C/O ADAM KINSEY, TO USE TEMPORARILY THE RIGHT-OF-WAY LOCATED AT EAST 14TH STREET ADJACENT TO 1400 MARKET STREET TO INSTALL OUTDOOR PATIO AREAS, FIVE (5) GREASE TRAPS, TWO (2) EGRESS STAIRS, ONE (1) ADA CHAIR LIFT, AND AN EXISTING SECONDARY FIRE ESCAPE TO COORDINATE WITH FORTHCOMING STREET ENHANCEMENTS TO EAST 14TH STREET, AS SHOWN ON THE MAPS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That ARTECH DESIGN GROUP C/O RICK THOMPSON, AGENT FOR THE PROPERTY OWNER, CHOO CHOO PARTNERS C/O ADAM KINSEY, (hereinafter referred to as "Temporary Users") be and are hereby permitted to use temporarily the right-of-way located at East 14th Street adjacent to 1400 Market Street to install outdoor patio areas, five (5) grease traps, two (2) egress stairs, one (1) ADA chair lift, and an existing secondary fire escape to coordinate with forthcoming street enhancements to East 14th Street, as shown on the maps attached hereto and made a part hereof by reference.

BE IT FURTHER RESOLVED, That said temporary usage shall be subject to the following conditions:

1. Temporary Users may execute the Indemnification Agreement prior to the granting of a temporary use by the City Council provided that any obligation to Indemnify and hold the City of Chattanooga, its officers, agents and employees harmless for any claims for damages for injuries to persons or property shall be void if the Temporary Use is not granted to

applicants by the Chattanooga City Council. Temporary Users agree to comply with all terms and conditions of the Indemnification Agreement in the event a temporary use is granted by the City Council.

2. Temporary Users agree to vacate the property and temporary use upon reasonable notice from the City to do so.

3. Temporary Users shall obtain all necessary permits and approvals from the City of Chattanooga Land Development Office.

4. Temporary Users and its requested items shall fully coordinate with the design of the upcoming street enhancement project, as well as subsequent construction efforts.

5. The existing fire escape shall solely be used for secondary egress from the facility. A primary escape shall be maintained in perpetuity exiting to the interior of the Choo Choo campus.

6. Temporary Users shall provide adequate access for maintenance of any utilities located within the easement, are responsible for verifying all utility locations within the subject area prior to initiating the agreed usage, as well as the protection of said utilities for the duration of this permit.

ADOPTED: February 9, 2016

/mem

ORDINANCE NO. 18-1133

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, TO REPEAL ORDINANCE NO. 17-1106, SOLAR PANEL MORATORIUM, AND TO AMEND ORDINANCE NO. 15-1020, THE RED BANK ZONING ORDINANCE BY ADDING DEFINITIONS FOR SOLAR ENERGY SYSTEMS AND BY ADDING A NEW CHAPTER XII, ON SITE SOLAR ENERGY SYSTEM, TO PERMIT SOLAR ENERGY SYSTEMS AS AN ACCESSORY TO PERMITTED, CONDITIONAL AND SPECIAL EXCEPTION USES IN ANY ZONING DISTRICT, AND FURTHER, BY AMENDING THE DEFINITIONS, SECTION 14-202 AND ENACTING CERTAIN REGULATIONS, PROVISIONS RELATED TO SOLAR ENERGY SYSTEMS

WHEREAS, it is the purpose of this regulation to promote safe, effective and efficient use of solar energy systems installed to reduce the on-site consumption of utility supplied energy and/or hot water as a permitted accessory use while protecting the health, safety and welfare of adjacent and surrounding land uses through appropriate zoning and land use controls. A solar energy system shall be permitted in any zoning district as an accessory use to a principal use herein and subject to specific criteria overlap, the specific criteria shall supersede the general standards.

NOW THEREFOR BE IT ORDAINED, by the City Commission of the City of Red Bank, Tennessee, as follows:

SECTION 1. Chapter 11, Section 14-202, Definitions, shall be amended to include the following definitions and to further arrange the currently existing definitions in this section.

Mechanical Equipment: Any device associated with a solar energy system, such as an outdoor electrical unit/control box, that transfers the energy from the solar energy system to the intended on-site structure.

Solar Access: A property owner's right to have sunlight shine on the owner's land. (The enforcement of this right is through the zoning ordinance that establishes height and setback requirements.)

Solar Energy System: An energy conversion system, including appurtenances, which converts solar energy to a usable form of energy to meet all or part of the energy requirements of the on-site user and/or for integration with and/or transmission to the electrical grid. This definition shall include the terms passive solar and active solar systems. A solar energy system shall be considered as an accessory use, as that term is defined in the ordinance, provided further that in Industrial Zone only nothing contained herein shall be construed to prohibit commercial installation of a solar energy system as the principal and/or primary use for parcels zoned "Industrial"

Solar Glare: The effect produced by light reflecting from a solar panel with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

SECTION 2. Applicability:

1. Solar energy systems constructed prior to the effective date of this ordinance shall not be required to meet the requirements of this ordinance.
2. Any upgrade, modification, or structural change that materially alters the size or placement of an existing solar energy system shall comply with the provisions of this ordinance.

SECTION 3. The Red Bank Zoning Ordinance Codified at Title 14, Chapter 2, inclusive. Regulations shall be amended by adding a new Chapter XII as follows:

SOLAR ENERGY SYSTEMS

1. The installation and construction of a solar energy system shall be subject to the following development and design standards:
 - A. A solar energy system is permitted in all zoning districts as an accessory to a principal use, except in the context of property within the Industrial Zone. Nothing contained herein shall be construed to prohibit commercial installation of a solar energy system as the principal and/or primary use for parcels zoned “Industrial”
 - B. A solar energy system shall provide power for the principal use (limited to Industrial Zone) and/or accessory use of property on which the solar energy system is located and not be used for the generation of power for the sale of energy to other users, except as permitted and/or accepted by the Electric Power Board and/or the Tennessee Valley Authority
 - C. A solar energy system connected to the utility grid shall provide written authorization from the local utility company acknowledging and approving such connection.
 - D. Subject to more particular regulation provisions hereinafter provided in this Chapter, a solar energy system may be roof mounted or ground mounted.
 - E. A roof mounted system may be mounted on the roof of a principal building or accessory building. No system may be mounted on or attached to the side of any building **except for Solar Canopies**. A roof mounted system, whether mounted on the principal building or accessory building, may not exceed the maximum principal building height or accessory building height specified for the building type in the particular, and, applicable zoning district. In no instance shall any part of the solar energy system extend beyond the edge (overhang) of roof. No part of any roof mounted system, facility or panel may exceed above

the roof or roof line and must at all times comply with a maximum height requirement of the underlying zoning district.

- F. A ground mounted system shall not exceed the maximum building height for accessory buildings, no poles or pedestal or other mounting system may exceed five (5') on height.
- G. The surface area of a ground mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.
- H. Placement
 - (i) A ground mounted system or system attached to an accessory building shall not be located within the front yard of any residentially zoned or commercially zoned property.
 - (ii). Industrial zones, no system may be installed, mounted or erected or located any closer to any Residentially zoned properties rear or side property lines and no closer than two (2) times the otherwise applicable set back distances.
 - (iii) In industrial zones otherwise applicable set back lines shall be applicable
- I. Except as otherwise specifically provided herein, the minimum solar energy setback distance from the property lines shall be equivalent to the building setback or accessory building setback requirement of the underlying zoning district.
- J. All mechanical equipment associated with and necessary for the operation of the solar energy system shall comply with the following:
 - a. Mechanical equipment **not attached to the structure** shall be screened from any adjacent property that is residentially zoned or used for residential purposes. The screen shall consist of shrubbery, trees, or other noninvasive plant species which provides a visual screen. In lieu of a planting screen, a decorative fence meeting the requirements of the Zoning Ordinance may be used.
 - b. Mechanical equipment shall not be located within the front yard of any residentially or commercially zoned property nor within the front, side or rear setback for Industrial zoned property and shall otherwise comply with the setbacks specified for accessory structures in the underlying zoning district

- K. Solar panels shall be located such that concentrated solar radiation or glare shall not be directed onto nearby properties or roadways.
 - L. All power transmission lines from a ground mounted solar energy system to any building or other structure shall be located underground.
 - M. A solar energy system shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners, or other similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed in any equipment of the solar energy system, provided they comply with the prevailing sign regulations.
 - N. A solar energy system shall not be constructed until a building / zoning /electrical permit has been approved and issued by the City of Red Bank and as may be applicable, approved by the Electric Power Board.
 - O. The design of the solar energy system shall conform to applicable industry standards. A building permit may only be obtained for a solar energy system pursuant to all applicable building, electrical and safety codes and regulations adopted thereunder. All wiring shall comply with the then applicable version of the National Electrical Code (NEC). The local utility provider shall be contacted to determine grid interconnection and meet metering policies and the Applicant shall submit certificates of design compliance obtained by the equipment manufacturer from a certifying organization and any such design shall be certified by an Engineer licensed by the State of Tennessee
 - P. The solar energy system shall comply with all applicable City of Red Bank Ordinances and Building Codes so as to ensure the structural integrity and safety of such solar energy system.
 - Q. Before any construction can commence of any solar energy systems or be installed or erected, the owner must acknowledge, in writing on the City of Red Bank issued permit that he/she is the responsible party for owning and maintaining the solar energy system.
2. If a ground mounted solar energy system is removed, any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded.
 3. If a ground mounted solar energy system has been abandoned (meaning not having been in operation for a period of one-hundred and eighty (180) days or is defective or is deemed to be unsafe by the City Manager or his/her designee, the solar energy system shall be immediately disconnected from the building and the Electric Power Board shall be notified and the system required to be repaired by the owner, and

subject to inspection by the City, required to meet federal, state and local safety standards before resuming operations, or be removed by the property owner within the time period allowed by the Building Code Official. If the owner fails to remove or repair the defective or abandoned solar energy system, City may pursue a legal action to have the system removed at the owner's expense, which cost shall be a municipal lien against the real property upon which the solar energy system is located.

SECTION 4. Ordinance No. 17-1106, declaring a moratorium upon the erection, installation, construction or other utilization and/or placement of solar panels or solar arrays within the City of Red Bank, is hereby repealed.

SECTION 5. Every section, clause and phrase of this Ordinance is separable and severable. Should any section, sentence, clause, or phrase be declared unconstitutional or invalid by a court of competent jurisdiction, said unconstitutionality or invalidity shall not effect or impair any other section, sentence, clause or phrase.

SECTION 6. This Ordinance shall take effect from and after the date of its final passage the health, safety and welfare of the citizens of the City of Red Bank requiring it.

Mayor

City Recorder

Passed on First Reading

Passed on Second and Final Reading

Approved as to form:

City Attorney

Proposed Motion to Amend Solar Ordinance

Motion to amend ordinance no. 15-1020 The Red Bank Zoning Ordinance as presented with the condition Section 3 – 1 B on page 17 is revised to say A solar energy system shall provide power for principal use (limited to Industrial Zone) and or accessory use of property on which the solar energy system is located. Because the remaining language in this Section is redundant, as it will be addressed by EPB and or TVA in Section 3 – 1 C before the written authorization phase is complete. Also on the condition we revise Section 3- 1 F to say A ground mount system shall not exceed the maximum building height for accessory buildings, no poles or pedestal or other mounting system may exceed ten feet (10') on height. This is due to the fact that standard solar panels and rack systems require more than 5 feet of ground clearance to capture solar radiation and track the suns movement for max radiation.



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Red Bank Public Works
From: Brian Taylor, Regional Planner
Date: 11/7/2018
Subject: Gateway Commercial District

SUMMARY

The City Commission has requested that the Planning Commission begin work on a draft ordinance to establish a new gateway commercial zone along Dayton Boulevard.

ANALYSIS

The City Commission has proposed the creation of a new gateway commercial zone along Dayton Boulevard, beginning at the intersection of Signal Mountain Boulevard and extending as far north as the intersection of Memorial Drive. The intent of the City Commission is to promote quality commercial development within the southern gateway to the City of Red Bank and discourage less desirable uses that may be permitted in the C-1 Commercial zoning district.

The Planning Commission began discussion of the proposed gateway commercial zone at the October working meeting and regular meeting. During that time the Planning Commission came to a consensus that the district should begin at the tunnel and end somewhere near Hedgewood Drive. The Planning Commission also proposed allowing most uses that are permitted in the C-1 district with the exception of certain uses that would not be appropriate in a gateway district for the City, such as self-storage facilities and pawn shops.

Map of Proposed Gateway Zone

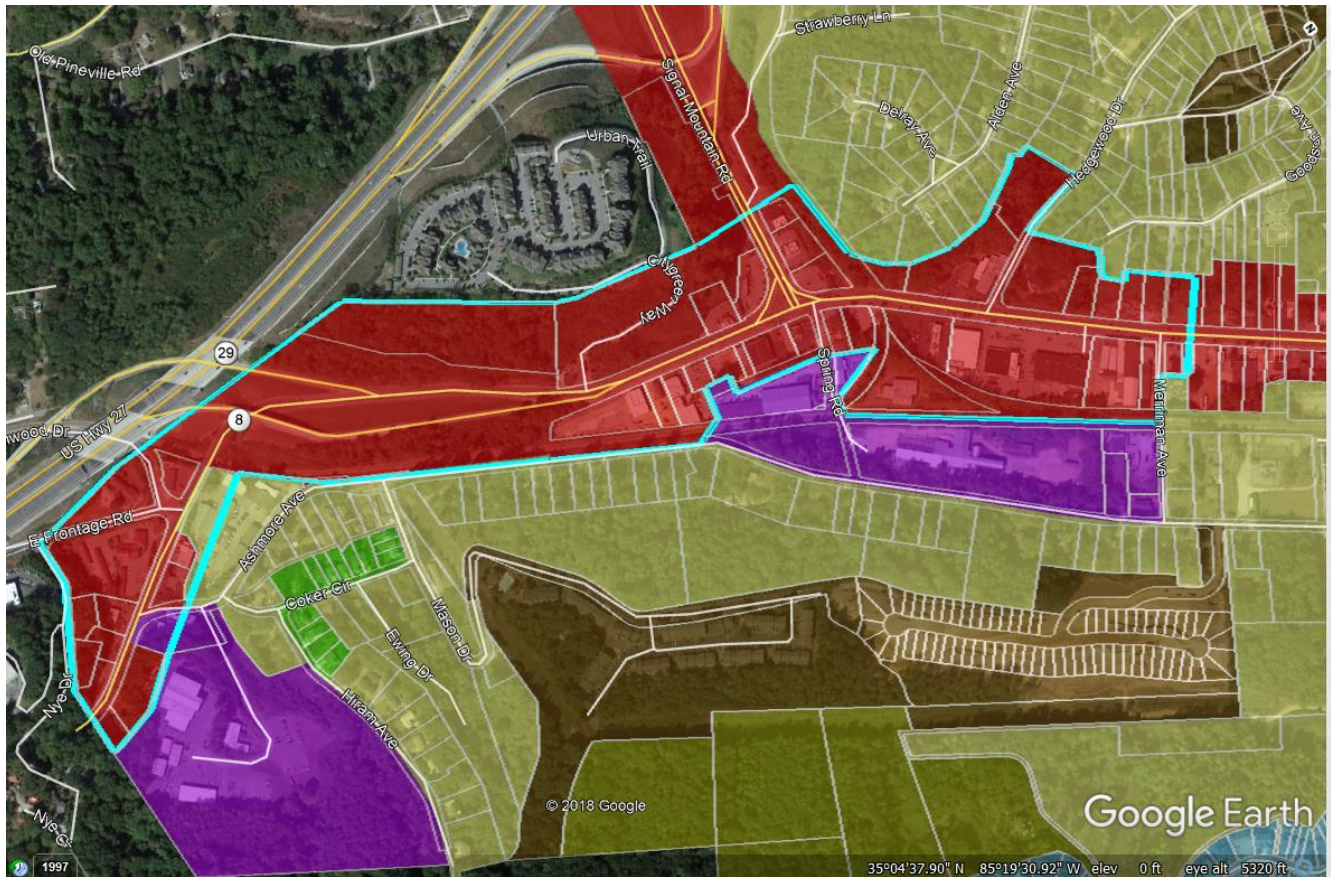


Table of Uses Comparison of C-4 Gateway to Existing Commercial Districts

Proposed uses for C-4 are compared with existing uses for C-1, CBD and C-3.

New uses are shown in red.

Similar uses reflect different descriptions across zoning districts.

Some C-4 uses are matched with the closest existing description.

Permitted	P
Special Exception	SE
Prohibited	X
Use not included	

Land Use Type	Use	C-4	CBD	C-1	C-3
Commercial	Retail	Retail sales	P	P	
	Retail	Retail sales and service establishments		P	
	Retail	Commercial establishments up to 5,000 square feet, unless otherwise prohibited or subject to special exception review under Section 14-406 or elsewhere in the Red Bank Zoning Ordinance			
	Retail	Bakeries, provided all goods are sold on premise	P	P	P
	Retail	Drug stores			P
	Retail	Florists	P	P	P
	Retail	Grocery stores			
	Retail	Grocery stores, provided that no gasoline pumps or car washes shall be permitted as either a principal or accessory use			P
	Retail	Hardware stores			P
	Retail	Liquor stores	P	P	P
	Retail	Meat and fish markets			P
	Retail	Micro-breweries and/or brew pubs	SE	SE	P
	Retail	Music stores	P	P	P
	Retail	Shoe stores	P	P	P
	Retail	Small printer shops, except that the gross floor area shall not exceed 2,000 square feet	P	P	
	Retail	Specialty shops and stores			P
	Retail	Stationary stores			P
	Retail	Taverns, wine and cocktail bars, brew pubs, micro-breweries and similar uses	P	P	
	Retail	The sale or consumption of any alcoholic beverage on the premises			X
	Retail Auto	Car Washes	X	X	SE
	Retail Auto	New & used car, motorcycle, boat, farm equipment dealers	X	X	P
	Retail Auto	New or used sales or repair facilities for autos, boats, motorcycles, farm equipment and similar uses	X	X	
	Retail Auto	Gasoline service stations and auto repair;			P
	Retail Auto	Drive-thru or Drive-in uses			
	Retail Storage	Outdoor display, storage or sale of merchandise	X	X	
	Retail Storage	Outdoor sales, service, display or storage, except for outdoor seating for restaurants	X	X	
	Retail Storage	Outdoor storage, provided that any area used for storage shall be screened by an eight (8) foot high site obscuring fence. Existing natural vegetation or topography may be used if the City Manager or his/her designee determines that the intent of the site obscuring quality has been met.			P

Table of Uses Comparison of C-4 Gateway to Existing Commercial Districts

Proposed uses for C-4 are compared with existing uses for C-1, CBD and C-3.

New uses are shown in red.

Similar uses reflect different descriptions across zoning districts.

Some C-4 uses are matched with the closest existing description.

Permitted	P
Special Exception	SE
Prohibited	X
Use not included	

Land Use Type		Use	C-4	CBD	C-1	C-3
Commercial	Retail Storage	Self-storage or mini-warehouses	X	X		
	Adult	Adult oriented establishments of any type	X	X		X
	Day Care	Day care centers				SE
	Dining	Restaurants and Delicatessens	P	P		
	Dining	Restaurants and other establishments serving food and beverages			P	
	Dining	Restaurants or Delicatessens with fewer than fifty (50) seats with no drive-thru or drive-in trade or curb service				SE
	Entertainment	Bowling alleys, or other indoor amusement			SE	
	Entertainment	Entertainment or recreational facilities				X
	Entertainment	Miniature golf courses and similar outdoor amusement facilities			SE	
	Entertainment	Outdoor amusement facilities	X	X		
	Entertainment	Studios / Galleries	P	P	P	P
	Entertainment	Theaters	P	P	P	
	Lodging	Bed and Breakfast establishments				
	Lodging	Hotels and motels			P	
	Music	The playing of music or making of announcements directly or through mechanical or electronic devices in a manner audible at any residential lot line.				X
	Service	Barber\Beauty shops	P	P		P
	Service	Cleaning and laundry establishments			SE	P
	Service	Funeral homes and undertaking establishments	X	X	SE	
	Service	Plumbing, electrical, radio, TV workshops and similar uses provided no more than five (5) persons are employed and that all related trucks and equipment are not visible from Dayton Blvd or abutting residences.				
	Service	Plumbing, electrical, radio, TV workshops provided no more than five (5) persons are employed and that all related trucks and equipment are stored at the rear of the building, not visible from Dayton Blvd.	P	P		
	Service	Plumbing, workshops, electrical, radio and TV shops and other similar uses provided that not more than five (5) persons are employed therein.			P	
	Service	Repair shops for shoes, household articles or appliances	P	P	P	P
	Service	Tattoo parlors				X
	Service	Title Pawn, check cashing and similar uses	X	X	P	X
	Office	Offices up to 5,000 square feet, unless otherwise prohibited or subject to special exception review under Section 14-406 or elsewhere in the Red Bank Zoning Ordinance				

Table of Uses Comparison of C-4 Gateway to Existing Commercial Districts

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Permitted	P
Special Exception	SE
Prohibited	X
Use not included	

Land Use Type		Use	C-4	CBD	C-1	C-3
Office	Office	Banks	P	P	P	P
	Office	Medical and dental offices and clinics	P	P		P
	Office	Office buildings	P	P	P	P
	Office	Veterinarians offices	P	P	SE	
	Office	Veterinarians offices with no outdoor run areas	P	P		
Public / Institutional	Group Home	Assisted living facilities			SE	
	Group Home	Drug, alcohol or correctional halfway houses, drug or alcohol rehabilitation centers or any similar use	X	X		
	Group Home	Halfway house, alcohol and drug rehabilitation centers			SE	
	Group Home	Nursing homes			SE	
	Hospital	Hospitals and clinics and social agencies			SE	
	School / Church	Schools, churches and other public and semi-public buildings	P	P	P	
Residential	Residential	Apartments			SE	
	Residential	Dwellings, excluding manufactured or mobile homes when in the same building as one of the permitted uses				P
	Residential	Mobile home parks	X	X	SE	X
	Residential	Residential uses when part of a mixed-use commercial development with only offices and/or commercial uses on the ground floor.			P	
	Residential	Townhomes and condominiums				
	Residential	Single-family detached dwellings except manufactured homes	P	P	P	
Other	Accessory Permitted	Accessory buildings and uses customarily incident to the above uses	P	P	P	
	Other	Home occupations				
	Signs	On-premise signs with flashing, strobe or blinking lights or light which vary in color or intensity which are visible from outside the building				X
	Signs	Signs advertising goods and services provided on premises subject to height, setback and size limitations provided by Ordinance of this City	P	P	P	
	Similar to Prohibited	In general, all uses which are not in keeping with the intent of this zone	X	X		X
	Similar to Permitted	In general, any use that is similar in character and impact as the above uses	P	P		P
	Similar to Permitted	Uses similar to the above in character and impact.			P	