

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION AGENDA
February 25, 2026, 6:00 pm
Red Bank Court Room
3117 Dayton Boulevard**

I. CALL TO ORDER

II. ROLL CALL

1. Sonja Millard
2. Blake Pierce
3. Robin Pipkin-Parker
4. Ben Richards
5. Kate Skonberg

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

VI. NEW BUSINESS

1. Design Review Request for 546 Morrison Springs Road
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote
2. Request to rezone 4717 Hawk Den Trail from R-1 to C-1
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote
3. Annual Election of Planning Officers
 - a. Staff presentation
 - b. Discussion/vote

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION MINUTES
January 28, 2026, 6:00 pm
Red Bank Court Room
3117 Dayton Boulevard**

I. CALL TO ORDER

II. ROLL CALL

1. Sonja Millard - present
2. Blake Pierce - present
3. Robin Pipkin-Parker - present
4. Ben Richards - present
5. Kate Skonberg - present

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES – Commissioner Millard motioned to approve the minutes with the correction of the time, the motion carried.

VI. NEW BUSINESS

1. Request to rezone 3390 Easton Avenue from R-1 to R-2
 - Project engineer Joseph Ingram presented the request, and stated that other R-2 zones are nearby, the builder is local and has a good reputation for building nice houses. The previous structure was not well taken care of and the project meets all the development standards of the R-2 zone.
 - Staff, Michael Pham, stated that the item was back on the regular agenda because staff did not put the yard sign out for the December meeting. Pham presented the recommendation to approve the rezoning because the surrounding area has a cluster of R-2 zoned parcels, including along Easton. The comprehensive plan designates this parcel as ridge residential, where some parcels can accommodate housing types beyond single-family, such as townhomes, duplexes, triplexes, and quadplexes. The housing element of the comp plan recommends increasing the variety of housing types in Red Bank, higher density residential, and infill residential development. Duplexes are in the minority of housing types across the city as the dominant category is, and will likely remain, single family detached. If the proposed development meets the development standards of the R-2 zone, which are nearly identical to the R-1 zone, staff see no reason to deny the applicant's request to rezone and build new and needed housing for the community. No site plan is required for R-2 rezonings, but when applying for building permits, adherence to the development standards are enforced.
 - Fred and Valerie Thompson who live next door are glad to see that something new is coming
 - **Commissioner Pierce motioned to approve, Commissioner Millard seconded, the motion carried unanimously.**
2. Request to rezone 520 Gadd Road from R-1A to R-2
 - Project Engineer, Jay Floyd, stated that the R-2 zone was being requested so that the developer, Clay Deloach, could build four duplex structures. If the rezoning is approved, they will request a variance to allow for a single driveway for access to all 4 structures instead of multiple driveways.

- Staff, Michael Pham, presented the recommendation to approve because the proposed project would complement the adjacent subdivision of duplexes on Royal Crest Drive, all of which are zoned R-2. The opportunity to subdivide one large lot into four and provide 8 houses is rare in Red Bank. Most lots this size don't have sewer connections and therefore aren't feasible to be developed at this time. The additional units benefit the city's per capita tax base, and the creation of four residential lots benefits the city's property tax base.
- Commissioner Skonberg asked if the project would be subdivided and sold or rented. Floyd responded that he didn't know the owners intention in the long term.
- Commissioner Pierce stated that if residents overflowing parking on Gadd Road would be an issue and the city should monitor that, there might be line of sight issues as density increases, traffic safety issues could be prepared for by the city. Both Chattanooga and Red Bank could consider traffic safety issues as both municipalities will be impacted by future development.
- Commissioner Richards motioned to recommend approval, Commissioner Pipkin-Parker seconded, the motion carried unanimously.

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT – The meeting adjourned at 6:30 PM

CHAIRPERSON _____

Planning Commission Regular Session 2-25-2026

Request: Design review of 546 Morrison Springs Road, “Midgate Commons”

Applicant: River Street Architecture, Chattanooga Exteriors

Purpose

The planning commission must approve any applications for properties that exceed 175 of road frontage on Morrison Springs Road. Staff have prepared the checklist for the commission’s review at the February 26, 2026 regular session. The intent of the Red Bank Design Review Standard is to:

1. Improve the overall quality of development in Red Bank,
2. Enhance pedestrian safety and walkability in the city’s commercial corridor,
3. Ensure the compatibility of new and revitalized developments with surrounding land uses, and
4. Ensure that the design review process is accessible and easy to understand.

Staff Review

The design review checklist is thorough in its requirements for site planning but in some cases may require interpretation when unique circumstances arise. The proposed project is the only R-4 parcel in the city. The R-4 zone was developed specifically for properties that could act as commercial mixed-use “gateways” to the city. The property is located just west of the US-27 and Morrison Springs Road intersection, one of five “gateways” to the city. It is also in close proximity to key entities of the city: Erlanger North Hospital, Red Bank Middle School, Red Bank High School, the Red Bank community center, and the Godsey Ridge trail system (under construction).

There are innumerable ways to smartly design a site plan for a gateway or mixed-use project. The degree to which urban design tenets are fulfilled can vary greatly from one project to another. While a project may fulfill every design standard to the *t*, there may also be a project that does not fulfill every standard but is still successful, or has a more impactful design than a project that meets every standard. This is why discretionary approval is important. Planning commissioners are aided by standards but still need to make decisions using perspective, trade expertise, and other qualitative bases. The design review of 546 Morrison Springs Road is one such case given the applicant is asking for variances.

Two variances requested by the applicant are:

- Parking lot location
 - Requirement: parking lot to the rear of the building
 - Request: parking lot between the MSR right-of-way and the building
- Building setback
 - Requirement: minimum of 7’, maximum of 25’
 - Request: +/-56’ for building 1, +/-50 for building 2
- Street trees
 - Requirement: street trees in front of all new development
 - Request: no trees on top of public utilities

A number of other design standards have not been met and are noted with the letter “N” in the column furthest to the right. The applicant has responded to these elements in the “Description” column.

The city commission does not approve design review standards. In individual meetings with city commissioners, some suggestions were made regarding the site plan. Overall, tremendous support is the clear message with the following "**opportunities for consideration**" identified, in no particular order or preference:

- Continuation of a pedestrian-safety focus
- Raised cross-walks with reduced crossing widths
- Shade (tree canopy or structures) to reduce heat-island effect
- Activation of roof-top spaces
- Secure bike parking/storage for tenants
- Solar
- designated pet relief spaces for tenants and visitors
- Fast Charge EV for visitors at commercial spaces
- Character/charm elements to create interest (art/murals)



M O R R I S O N S P R I N G S R D .

25000

JANUARY 15, 2026

MIDGATE COMMONS
SITE PLAN - 1" = 50'





PRELIMINARY - NOT FOR CONSTRUCTION

EXPIRATION DATE:
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Midgate Commons
Midgate Commons
 640 Morrison Springs Rd

Revision Schedule		
Rev. #	Rev. Date	Revision Description

Release Date: Issue Date
 Project No.: Project Number

9/23/2025 11:26:12 AM

City of Red Bank
Municipal Planning Commission

DESIGN REVIEW STANDARDS CHECKLIST

PEDESTRIAN ZONE

Description: This is the area between the Public Right-of-Way and the Building Zone. It includes the sidewalk, storefront area (where applicable) and tree plantings. It may also contain transit stops.

Element	Exceptions	Design Standard	Description	Y/N
Sidewalks	Existing sidewalks measuring at least 5-feet wide do not have to be altered in width. Deviations from the standards listed may be approved by the Planning Commission or City Manager or his/her designee if necessary for sites with steep slopes or other limiting physical characteristics, and for alternative designs that are judged to meet the intent of the Design Review Ordinance.	Sidewalks must be installed and must be designed to meet current ADA Accessibility requirements.	Will comply. Sidewalks will be documented in Civil drawings with appropriate ADA details and will meet ADA requirements.	N
		All intrusions, such as benches or landscaping, shall maintain a pedestrian lane measuring at least 5 feet wide	Will comply. Pedestrian lanes will maintain 5' wide measurement and will be documented in Civil drawings.	N
		Unless otherwise required or where larger plaza areas are provided, sidewalk dimensions and paving material shall be consistent with street frontage improvements of adjacent developments.	Will comply. Will be documented in Civil drawings.	N

PEDESTRIAN ZONE

Element	Exceptions	Design Standard	Description	Y/N
Street Trees	<p>Frontage on streets other than Dayton Blvd., Ashland Terrace and Morrison Springs Drive are not required to have street trees.</p> <p>Where terrain, existing lighting or drainage facilities interfere, a variance may be requested.</p>	<p>Street Trees will be installed in front of all new development, if applicable, on Dayton Boulevard, Ashland Terrace and Morrison Springs Drive to the maximum extent practicable.</p>	<p>Will comply. Street trees will be installed along Morrison Springs Rd. Will be documented in Civil drawings.</p> <p>A minimum of 4' is provided between the parking lot and city curb for street trees in the City right of way; however, trees should not be planted on top of existing water mains and/or gas mains. The exact location of these utilities is still unknown at this time. There is not space for street trees on private property. We are requesting a variance for this item</p>	Variance
		<p>Street trees shall be planted along the right-of-way and Pedestrian Zone between the property lines at least every thirty- five (35) linear feet to the maximum extent practicable.</p>	See Note above	Variance
		<p>Street trees within the Pedestrian Zone may be located in tree pits with grates or in a continuous planting strip with other plant material.</p>	See Note above	Variance

PEDESTRIAN ZONE

Element	Exceptions	Design Standard	Description	Y/N
		Street tree locations shall be coordinated with the street lighting and utility plans to minimize interference.	If utilities are not an issue in the 4' strip noted above, this can be accommodated.	N
		Street trees planted along Dayton Boulevard, Ashland Terrace, and Morrison Springs should be Yoshino Cherry. All others shall be of a type and size prescribed in Chapter IX of the Red Bank Zoning Ordinance or approved by the Planning Commission or City Manager based on compatibility with the urban street system.	If utilities are not an issue in the 4' strip noted above, this can be accommodated.	N
Lighting	Applicable only to new development. Existing lighting that is fully functional may be utilized.	Street lighting will be installed in front of all new development on Dayton Boulevard to the maximum extent practicable.	If existing water and/or gas is located in this 4' strip, then there will not be spaced for light bases.	N
		Streetlights along or within the Pedestrian Zone shall be of the same design, type, spacing and mounting height and shall consist of lamp top post lighting matching the existing lamps.	Will comply. Will be documented in Civil drawings.	N
		New lighting in the Pedestrian Zone shall be aligned with the street trees and parallel to the edge of the public right-of-way.	Will comply. Street trees and lighting will be aligned and coordinated. Will be documented in Civil drawings.	N
		Exterior lighting shall be equipped with full cut- offs to direct light downward and to minimize glare, shadows, night	Will comply. Will be documented in Civil & Electrical drawings.	N

PEDESTRIAN ZONE

Element	Exceptions	Design Standard	Description	Y/N
		sky pollution, and excessive light levels.		
Curb Cuts	Existing curb cuts that do not need to be consolidated, as determined by the City Manager, do not require plans to be submitted.	The consolidation of multiple existing curb cuts may be required by the City of Red Bank.	Two curb cuts are necessary for fire and life safety of this project.	N/A
		Curb cut permits are required with engineered stamped plans.	Will comply. Will be documented in Civil drawings.	N
Storefront Area	Storefront Area between the sidewalk and building is permitted but not required . When included in the plan, it must meet requirements.	The Storefront area shall include outdoor dining, public space with seating, and / or enhanced pedestrian entrances that connect buildings with the Pedestrian Zone.		N/A
	<p>Exceptions to the maximum width requirement may be granted when existing buildings are utilized.</p> <p>The following are not permitted in the Storefront Area:</p> <ul style="list-style-type: none"> a. Parking b. Chain link or slat fence c. Drive lanes d. HVAC equipment e. Dumpsters or similar containers 	3. The Storefront Area shall be a maximum of eight (8) feet in width. Larger storefront areas may be approved by the Planning Commission or City Manager or his/her designee for renovations that are permitted to exceed the maximum building setback requirements in Chapter IV, Section B of the Design Review Ordinance.	There are no storefront areas included in this design as defined by the Design Review Standards	N/A

BUILDING ZONE

Description: The Building Zone is the location of the primary structure, and located between the Pedestrian Zone and the Parking Zone. Existing buildings and parking areas may remain in their existing location.

Element	Exceptions and Notes	Design Standard	Description	Y/N
Setback and Orientation	<p>Exceptions to setback requirements in the Building Zone can be made under the following circumstances:</p> <p>a. Exceptions due to steep slopes or other challenging physical site characteristics</p> <p>b. A specific design due to the style or development type approved by the Planning Commission or City Manager that meets the intent, objectives and principles of the Design Review Ordinance.</p> <p>c. Exceptions approved by the Planning Commission or City Manager where the reuse of a preexisting building precludes the maximum setback. In these cases additional mitigating landscape area and planting could be required.</p> <p>d. Multi-family developments shall be exempt from setback standards listed in this Building Zone section.</p> <p>Front setback requirements in the Red Bank Zoning Ordinance may be increased or reduced by the Planning Commission or City Manager to meet the intent of the Design Review Ordinance.</p>	New buildings must be setback minimum of seven (7) feet and a maximum of twenty-five (25) feet from the public right-of-way of any street.	Requesting variance for four buildings: +/-56', +/- 65', +/- 166', +/- 144'	Variance
		New buildings must be setback zero (0) feet from the back of the sidewalk , unless a Storefront area with a maximum width of eight (8) feet is provided between the Sidewalk and the Building Zone.	Sidewalks shown zero feet from two buildings, one building shows drive thru on two sides and sidewalk on two sides	Y
		For any building adjacent to a public street, a primary pedestrian entrance shall be provided that is easily visible from the public right-of-way. If the building has more than one side adjacent to a street, such as a corner-lot building, only one side of the building facing the street is required to have a pedestrian entrance.	Pedestrian entrances shown for all buildings	Y

BUILDING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
<p>Building Façade</p>	<p>Complete metal buildings must be approved by both the Planning Commission and Board of Commissioners.</p> <p>Building facades should be designed for compatibility with other adjacent structures located close to the street.</p>	<p>Facades visible from the public right-of-way shall include two or more of the following architectural features:</p> <ul style="list-style-type: none"> a. awning, canopy or marquee, b. balconies, c. projecting cornices, d. recessed entrances or bays, e. arcades, f. wall mural, or g. Other architectural elements approved by the Planning Commission or City Manager. 	<p>Awnings, column features, and other architectural elements shown on building 1; Remaining buildings will be designed and built in future phases, but will adhere to design standards set by building 1.</p>	<p>Y</p>
		<p>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 and shall be comprised from the following alternative materials: factory-primed fiber-cement lap siding, glass, brick, stone, hard coat stucco, pre-cast concrete, architectural metal panels, and faux stone, and other materials as approved.</p>	<p>Building 1: Grey brick is +/- 50% of front façade, all other materials are less; Remaining buildings will be designed and built in future phases, but will adhere to design standards set by building 1.</p>	<p>Y</p>
		<p>Does not contain prohibited materials visible from public right-of-way: flat metal or corrugated tin or zinc coated siding, vinyl (or similar) siding, and unpainted/untreated concrete block. Commercial zones only.</p>	<p>Exterior materials consists of: brick veneer, fiber-cement siding, fiber-cement board, fiber-cement trim, pre-cast window & door lintels, wood balconies, timber brackets, aluminum awnings and detailing, and standing seam metal roof</p>	<p>Y</p>

BUILDING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
Façade Transparency	<p>Specific alternative designs may be approved by the Planning Commission or City Manager.</p> <p>Tinted or reflecting glass is discouraged.</p>	<p>Retail Buildings: façades facing the public right-of-way shall have at least thirty percent (30%) of the façade area comprised of clear vision glass at the ground level</p>	<p>Building 1: glass +/-47% at ground level; Remaining buildings will be designed and built in future phases, but will adhere to design standards set by building 1</p>	Y
		<p>Non-Retail Building: façades facing the public right-of-way shall have at least twenty percent (20%) of the façade area comprised of clear vision glass</p>		N/A
Massing	<p>Articulation not required for facades less than 30 feet or not visible from the right-of-way.</p> <p>Horizontal articulations in buildings, such as building step-backs or rooftop balconies, are encouraged.</p>	<p>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. Articulation may include:</p> <ul style="list-style-type: none"> a. offsets, b. recesses, c. staggered walls, d. stepped walls, e. pitched or stepped rooflines, f. overhangs, or g. other elements of the building’s mass. 	<p>Building 1: shows articulation with recesses, pillar features, overhangs, awnings, and other massing elements; Remaining buildings will be designed and built in future phases, but will adhere to design standards set by building 1</p>	Y
		<p>Building height shall be compatible with the height of neighboring buildings that are built close to the street.</p>	<p>No neighboring buildings</p>	N/A
Roof Expression	<p>Multi-family developments are exempt from Roof Expression standards.</p> <p>Residential roof styles, including hipped and gabled roofs are discouraged.</p>	<p>Buildings should include extended parapets, projecting cornices, or similar features that define the top of the building and create a prominent edge when viewed against the sky.</p>	<p>Building 1: multifamily component, n/a; Remaining buildings will be designed and built in future phases, but will</p>	N/A

BUILDING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
	Active roofs with gardens and outdoor seating are permitted.		adhere to design standards set by building 1	
	Parapets should be extended and embellished.	Mechanical equipment located on roof tops shall be screened from the public right-of-way.	Building 1: rooftop not visible from ROW; Remaining buildings will be designed and built in future phases, but will adhere to design standards set by building 1	N/A

PARKING ZONE

Description: New or existing parking facilities. Parking requirements are stated in the Red Bank Zoning Ordinance section 14-496. Shared parking agreements between adjacent developments are encouraged as a method o meet these requirements.

Element	Exceptions and Notes	Design Standard	Description	Y/N
Parking Lot Location	Requirements for the parking lot location is only for new parking lots. Other locations of parking may be approved by staff or the Planning Commission based on the development style and use.	Located to the rear of any building with the exception of preexisting buildings. If new parking with 50 or more parking spaces 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.	Requesting variance for parking lot location	variance
		New parking lots for new construction shall not be located between a building and the street, unless otherwise approved.	Requesting variance for parking lot location	variance
Parking Lot Screening	Applies to new and existing parking lots Lots with fewer than 50 spaces are exempt from screening requirements	All new surface parking lots and existing parking lots having 50 or more parking spaces fronting the public right of way shall be screened parallel to the edge of the Pedestrian Zone.	We are requesting a variance for this due to lack of space between curb and sidewalk and the possible location of public utilities	variance
		Screening shall have a minimum height of three (3) feet and a maximum height of six (6) feet above grade.	See note above	N/A
		Screening shall consist of: <ul style="list-style-type: none"> • a decorative masonry wall • landscaping • Or a combination of a decorative fence and landscaping 	See note above	N/A
		Landscaping shall consist of evergreen plantings and/or green screens prescribed	Will comply. Landscape screening will be provided	N/A

PARKING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
		in Chapter IX of the Red Bank Zoning Ordinance or approved alternatives.	and documented in Civil drawings	
Parking Lot Landscaping	Applies to <u>all</u> commercial zones. Parking lots with fewer than 50 spaces are exempt.	Minimum of one (1) tree for every twenty (20) spaces.	Will comply. Parking lot trees will be provided and documented in Civil drawings	N/A
		Adjacent aisles shall be divided by landscaped islands that that break parking areas into blocks to the extent possible.	Will comply. Parking lot trees will be provided and documented in Civil drawings	N/A
		Parking lot landscaping should incorporate best management practices (BMPs) for storm water and other green infrastructure into the design are encouraged to reduce storm water runoff and pollution. Applicants should refer to the Hamilton County Water Quality Manual for guidance on appropriate storm water BMPs for their site.	Will comply. Will be documented in Civil drawings	N/A
Parking Lot Lighting	Existing lighting structures, fixtures and bulbs are exempt from these standards. Special interest and accent lightings are encouraged to be integrated with landscaping and streetscape features.	All New lighting fixtures and bulbs shall be LED, shielded if necessary, equipped with refractors, or placed indirectly to prevent stray upward light or direct light causing glare.	Will comply. Will be documented on Civil and Electrical drawings	N
		New pedestrian-scale lighting should be provided on the walkways, parking lots and open spaces consistent with the character of the development.	Will comply. Will be documented on Civil and Electrical drawings	N

PARKING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
		<p>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.</p>	<p>Will comply. Will be documented on Civil and Electrical drawings</p>	<p>N</p>
		<p>New Parking lot lighting structures shall not exceed a height of twenty (20) feet.</p>	<p>Will comply. Will be documented on Civil and Electrical drawings</p>	<p>N</p>
<p>Service Equipment Areas</p>	<p>Applies to all commercial zones.</p> <p>Dumpsters shall be screened according to Screening Requirements found in the Red Bank Zoning Ordinance.</p> <p>Chain link fences or slats of any material shall not be permitted.</p>	<p>Dumpsters, loading areas, mechanical equipment, outdoor storage areas, and other utilities readily visible from the public right-of-way shall be screened from public view to the maximum extent practicable. Screening shall consist of an opaque wall, fence, or other approved screening method.</p>	<p>Will comply. All service areas will be screened with Design Review Standards approved materials. Will be documented in Civil drawings</p>	<p>N</p>
		<p>The height of the screen shall be a minimum of six (6) feet, and of such height adequate to completely conceal a dumpster or equipment.</p>	<p>Will comply. Will be documented on Civil drawings</p>	<p>N</p>
		<p>Screen wall and fence materials shall consist of masonry, stucco, stone, wood, or decorative architectural metal or other approved designs and materials.</p>	<p>Will comply. All service areas will be screened with Design Review Standards approved materials. Will be documented in Civil drawings</p>	<p>N</p>

PARKING ZONE

Element	Exceptions and Notes	Design Standard	Description	Y/N
		Landscaping, including shrubs, trees, perennials, or green screens, shall be added to screening to soften the appearance of screening walls or fences.	Will comply. Will be documented on Civil drawings	N
Fences, Walls and Screening	This section applies to <u>all</u> commercial zones. Chain link and slate fencing is not permitted to screen properties from the public right-of-way.	All new surface parking lots and existing parking lots that have 50 or more parking spaces that front the public right-of- way shall be screened from view.	We are requesting a variance for this due to lack of space between curb and sidewalk and the possible location of public utilities	variance
		A wall, fence, or hedge that screens property from the public right-of-way should have a maximum height of 6 feet.	See note above	variance
		Long stretches, over twenty (20) feet, of fencing or blank wall without intermittent elements such as posts or columns shall be avoided.	Will comply. Will be documented on Civil drawings	N/A
		Walls and fences should be compatible with the architectural style, materials and colors of the principal building.	Will comply. Will be documented on Civil drawings	N/A

SIGNAGE

Description: All signage, including those attached to the building and freestanding signs. All signs must conform to the Sign Ordinance, as enacted or subsequently amended.

NOTE: Approval of the development design does not constitute approval of the proposed signs. All applicants must apply for a sign permit.

Number of proposed building signs: 0

Number of proposed freestanding signs: 0

Proposed signs included in submitted plans? (Y/N) N/A

Staff Notes:

NATURAL FEATURES

NATURAL FEATURES

Description: Design standards and requirements that relate to trees, vegetation, terrain and waterways.

Element	Exceptions and Notes	Design Standard	Description	Y/N
Tree Survey / Plan	A tree survey is required when the development will disturb existing vegetation that includes trees larger than 6 inches in diameter.	<p>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. For purposes of this section, "specimen" trees include the following:</p> <ul style="list-style-type: none"> a. Deciduous trees with twenty inch (20") minimum diameter at breast height (DBH) b. Evergreen trees with twenty inch (20") minimum DBH; c. Groups or stands of seven (7) or more trees with a minimum DBH for each tree of six inches (6"). 	All mature trees on the site are located on the hillside and will not be disturbed according to proposed design.	Y
		Specimen trees in appropriate locations, such as along drainages and along the perimeter of the site may be used to fulfill landscaping or buffering requirements under the Design Review Ordinance.	Will comply. Will be documented on Civil drawings	N/A
		Any existing vegetation or non-specimen trees that are in appropriate locations, in sufficient quantities, and of acceptable quality to be used to fulfill landscaping or screening requirements under the Red Bank Zoning Ordinance, shall be preserved to the maximum extent practicable.	Will comply. Will be documented on Civil drawings	N/A
		<p>Tree Protection during Construction:</p> <ul style="list-style-type: none"> a. Specimen trees shall be protected during construction with the erection of barrier fencing. b. Specimen trees shall be identified during construction by red flagging or red paint c. Grading shall be avoided within the root area or drip line of any existing preserved trees. 	Will comply. Will be documented on Civil drawings	N/A

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
Tree Survey / Plan		Tree Replacement: If a specimen tree flagged for preservation is removed or substantially damaged during clearing, grading, or construction, the developer shall replace the removed or damaged tree with a new tree(s). Replacement trees shall be the same or similar species to the trees removed or damaged, or alternately a species native to Hamilton County and approved by the City. For every one inch (1”) of tree caliper removed or damaged, the applicant or developer shall install one inch (1”) of replacement tree caliper.	Not applicable	N/A
Protection of Natural Features		Site plans shall show natural features, including stream corridors and wetlands, steep slopes, and existing trees.	Will comply. Current site plan shows steep slopes. All mature trees on site are located on steep slopes. Will be further documented on Civil drawings	Y
		Applicants shall show evidence of compliance with all applicable federal, state, and city laws and regulations related to preservation and protection of stream corridors and wetlands.	Will comply. Will be documented on Civil drawings	N/A
		Development should be avoided on steep slopes.	Will comply. Current proposed design avoids sloped areas Avoiding with minor exceptions near the amphitheater.	N
		Development within the floodplain should be avoided.	Will comply. Will be documented on Civil drawings	N/A

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
		Storm water runoff and pollution should be mitigated with the use of storm water management best practices. Applicants should refer to the Hamilton County Water Quality Manual for guidance on appropriate Storm water BMPs for their site.	Will comply. Will be documented on Civil drawings	N
		Storm water retention and detention ponds should be located so as to not be visible from the public right-of-way.	Will comply. Will be documented on Civil drawings	N
		Buildings, parking areas, and other structures should be set back from natural features a sufficient distance to ensure their continued quality and natural functions.	Not applicable.	N/A

Planning Commission Regular Session 2-25-2026

Request: Rezone 4717 Hawk Den Trail from R-1 to C-1

Applicant: G4 Development

Purpose

“rezone the southern portion of 4717 Hawk Den Trail from R-1 to C-1 to build workshops for contractors and small business owners that need more space to store materials and supplies.”

Staff Review

The C-1 commercial zone permits the following uses: banks, barber/beauty shops, studios, restaurants and other establishments serving food and beverages, theaters, shoe repair, retail sales and service establishments, florists, schools, churches and other public and semi-public buildings, plumbing, workshops, electrical, radio and tv shops and other similar uses provided that not more than five (5) persons are employed therein, hotels/motels, short term residential units, subject to certification and issuance and maintenance of current short term residential rental permit, outdoor display or storage or sale of merchandise, signs advertising goods and services, bakeries whose products are sold at retail and on the premises, office buildings, small printer shops, mixed use commercial/residential, accessory buildings, single-family detached dwellings, micro-breweries and/or brew pubs. Permitted by special exception: laundry establishments, miniature golf courses and similar outdoor amusement facilities, bowling alleys or other indoor amusement, halfway house, alcohol and drug rehabilitation centers, veterinarians offices, funeral homes, car washes, hospitals and clinics and social agencies, assisted living facilities, nursing homes, apartments, alternative financial services.

The nearby L-1 properties are currently in use as thrift store, storage facility, retail store. The nearby C-1 properties are in use as an excavation contractor’s office, an automotive shop, a gas station, an aluminum supplier. A rezoning to C-1 would require Type B screening which is a 20’ deep landscape buffer of evergreen trees or shrubs against any R-1 zone.

The comprehensive plan designates the property as “valley residential” which is predominantly single-family. Policy recommendations are to accommodate housing types such as townhomes, duplexes, triplexes, and quadplexes, with the opportunity for ADU. The other nearby placetype is “north end” which recommends development of out parcels along Dayton Boulevard, improved pedestrian connections to nearby neighborhoods, reduced amount of surface parking and improved public space, and beautification efforts.

A C-1 rezoning request does not require a site plan, however, adherence to the zoning code development standards and screening requirements would be enforced when applying for building permits.

Staff Recommendation: Approve

Because of the nearby parcels being zoned C-1 and L-1, the rezoning would not be considered spot zoning. While the lot in question is designated as “valley residential”, which does not specify commercial development, there is the possibility of connecting this public right-of-way to Wickley Road and Dayton Boulevard as an enhanced pedestrian access point alongside the development of a commercial use on the lot. An argument can be made that the lot having close proximity to the commercial corridor and residential neighborhoods can have a positive impact on the community through the various commercial uses that are permitted in the C-1 zone.



Rezoning Request

4717 Hawk Den Trail

109B J 017

R-1 to C-1

Legend

ZONE

C-1

C-2

C-3

L-1

M-1

R-1

R-2

R-3

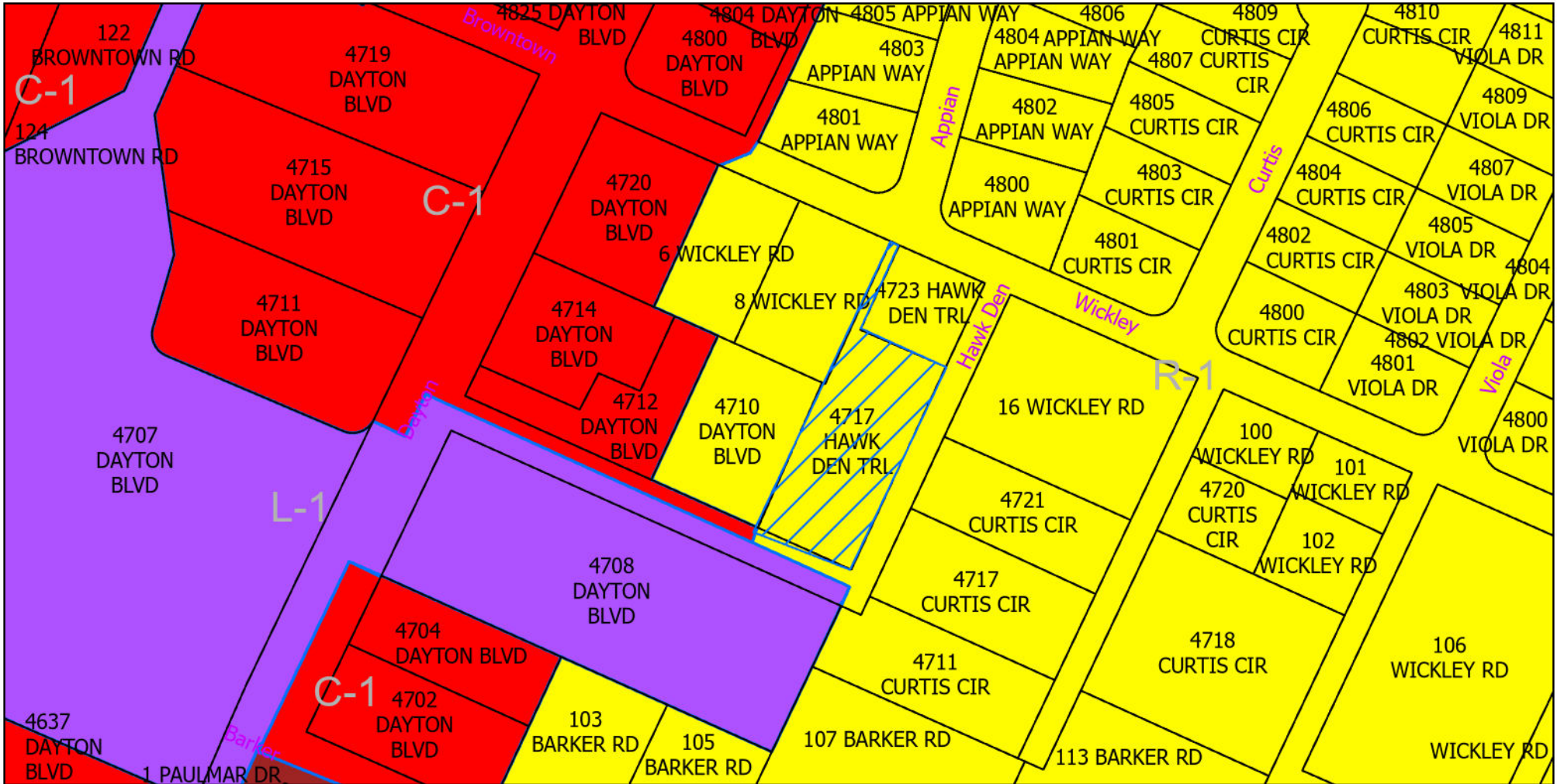
R-4

R-TZ

R1-A

RT-1

RZ-1



rezoning request

Map prepared by City of Red Bank Community Development Department

Date: 02/20/2025

This map is for planning purposes only

This is not an engineering map



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