

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION AGENDA
August 26, 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. James Rein
5. Kate Skonberg

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

VI. NEW BUSINESS

1. Flag Lot Review for 306 California Avenue
 - a. Staff presentation
 - b. Public comment
 - c. Discussion/vote
2. Flag Lot Review for 3357 Haywood Avenue
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote
3. Request to rezone 828 Lullwater Road from R-1 to R-2
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote
4. Design review request for 3415 Dayton Boulevard
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote

VII. OTHER BUSINESS

1. Election of vice chair
2. Tree Ordinance Discussion
3. Ordinance for temporary twelve-month moratorium on the establishment of new vape retail businesses, cannabis shops and cannabis dispensaries

VIII. ADJOURNMENT

REGULAR SESSION MINUTES – July 29, 2026

ROLL CALL

- Sonja Millard - absent
- Blake Pierce – present
- Robin Pipkin-Parker – present
- James Rein – present
- Kate Skonberg – present

CONSIDERATION OF THE MINUTES – Commissioner Pierce motioned to approve, Commissioner Skonberg second received, the motion carried.

NEW BUSINESS

Preliminary Design Review for 5010 Dayton Boulevard

Staff reported that the preliminary design review application for 5010 Dayton Boulevard was withdrawn. Staff explained that the applicant intends to proceed with acquisition of the property and continue design development before returning with a complete permit set. Discussion focused on sidewalk placement, landscape buffers, frontage treatment, and preventing parking between the proposed building and Dayton Boulevard. Staff stated the intent is to construct sidewalks in the public right-of-way rather than on private property where feasible. No action was required.

Request to rezone 3118 Easton Avenue from R-1 to R-T/Z

Campbell Lewis, applicant, presented a request to rezone property at 3118 Easton Avenue from R-1 to R-T/Z. The proposal would allow subdivision of a portion of the property into additional residential lots that are narrower than the minimum lot width required in the R-1 district. The applicant described the existing development on the property, proposed lot dimensions, and future intentions for the remaining corner parcel.

Michael Pham, staff, presented the staff recommendation to approve based on revisions made to the site plan, compliance with setback requirements, compatibility with surrounding development patterns, and consistency with the Comprehensive Plan. Staff noted that the neighborhood contains a mixture of lot sizes and housing types, including nonconforming lots, duplexes, and multifamily development. Public Comment: None.

Discussion:

Commissioners discussed existing driveway access, traffic conditions at the Easton Avenue and Tifton Drive intersection, sidewalk improvement plans, future development possibilities for the undeveloped corner parcel, and the appropriateness of rezoning land prior to a detailed development proposal. Commissioner Skonberg expressed concern regarding rezoning the entire property without a clear development concept for the remaining lot. Commissioners discussed whether rezoning should be limited to the southern lot while leaving the northern corner parcel under its existing zoning classification.

An initial motion to recommend approval of the rezoning as submitted resulted in a tie vote and failed.

Commissioner Pierce motioned to recommend rezoning only the southern lot to R-T/Z while retaining the northern lot as R-1. Commissioner Pipkin-Parker second received, the motion carried.

Proposal to Acquire Property from Red Bank United Methodist Church

Michael Pham, staff, presented a proposal for the City of Red Bank to acquire a portion of property owned by Red Bank United Methodist Church. Staff explained that the acquisition would support future stream restoration efforts associated with a Hamilton County environmental restoration project and allow future restoration

improvements to extend beyond the current project limits. Staff reported that a survey and appraisal had been completed and that the property had been appraised at approximately \$30,000.

Commissioner Pierce motioned to approve the recommendation for acquisition, Commissioner Skonberg second received, the motion carried unanimously.

OTHER BUSINESS

Commissioner Skonberg initiated discussion regarding the possibility of adopting a mature tree ordinance. Commissioners discussed tree preservation, environmental protection, coordination with the City of Chattanooga, and potential future recommendations to the City Commission.

Commissioner Pipkin-Parker motioned to add discussion of a tree ordinance to a future Planning Commission agenda and request research regarding existing ordinances and regional best practices. Commissioner Pierce second received, the motion carried unanimously.

ADJOURNMENT – The meeting was adjourned.

Chairperson

Planning Commission Regular Session 8-26-2026

Request: Request to approve flag lot at 306 California Avenue

Applicant: John Coffelt

Purpose

Ordinance No. 17-1104: Flag lots may be approved by the Planning Commission subject to the following:

- (1) No access strip shall be less than twenty-five (25) feet in width for its entire length nor shall the actual frontage on the public street be less than twenty-five (25) feet.
- (2) The access strip shall provide access for only one lot and shall be deeded and platted as a part of the building site. No building or structure shall be permitted or located in the access strip.
- (3) The access strip shall not exceed two hundred fifty (250) feet in length measured from the closest adjacent right-of-way line of the public road or street.
- (4) Access strips shall be located no closer than one hundred twenty (120) feet from another access strip, measured along the right-of-way between the nearest corner of each access strip.
- (5) The point where the access strip abuts the public street shall be reasonably safe, as determined by the Planning Commission with input from the City Manager or his/her designee, for vehicular ingress and egress as far as visibility and grade or other relevant factors bearing on safety of pedestrians and of traffic are concerned since, unlike conventional lots, flag lots have no other alternatives for driveway locations.
- (6) Said access strip shall be the primary and actually utilized means of ingress and egress to the actual flag lot intended to be developed.
- (7) All required building setbacks shall apply and be measured from the boundaries of the portion of the lot excluding the access strip.
- (8) All lot area, width and depth requirements of the Zoning Ordinance and Subdivision Regulations shall apply and be measured from the boundaries of the portion of the lot excluding the access strip.
- (9) No flag lot shall after approval be subject to further subdivision of any such subsequently subdivided lot if such subsequently subdivided lot shall intend to rely on or actually utilize the same access strip as the originally permitted or allowed flag lot for ingress and/or egress unless a street meeting all requirements, including right-of-way, is constructed. Said restriction shall be placed on the Final Plat.

Staff Review

The purpose of the ordinance is to promote more predictable and prudent development decisions in line with emerging developmental goals for the city. The plat aligns with the site plan the applicant submitted for the rezoning to R-T/Z in June 2026 and no changes in lot dimensions have changed. The proposed subdivision and resulting flag lot meet the requirements of the flag lot ordinance established in 2017 and therefore staff recommend approval of the plat.

OWNER STATEMENT

I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY SHOWN AND ADOPT THIS AS MY PLAN OF SUBDIVISION.

JOHN COFFELT
6571 BIG RIDGE ROAD
HIXSON, TN 37343
423-280-1984

JUSTIN CRAVEN
DEED BOOK 13348, PAGE 478

LISA MORGAN
DEED BOOK 10282, PAGE 169

DEANN WOOLDRIDGE
DEED BOOK 10879, PAGE 305

JAMES FUHS
DEED BOOK 13765, PAGE 360

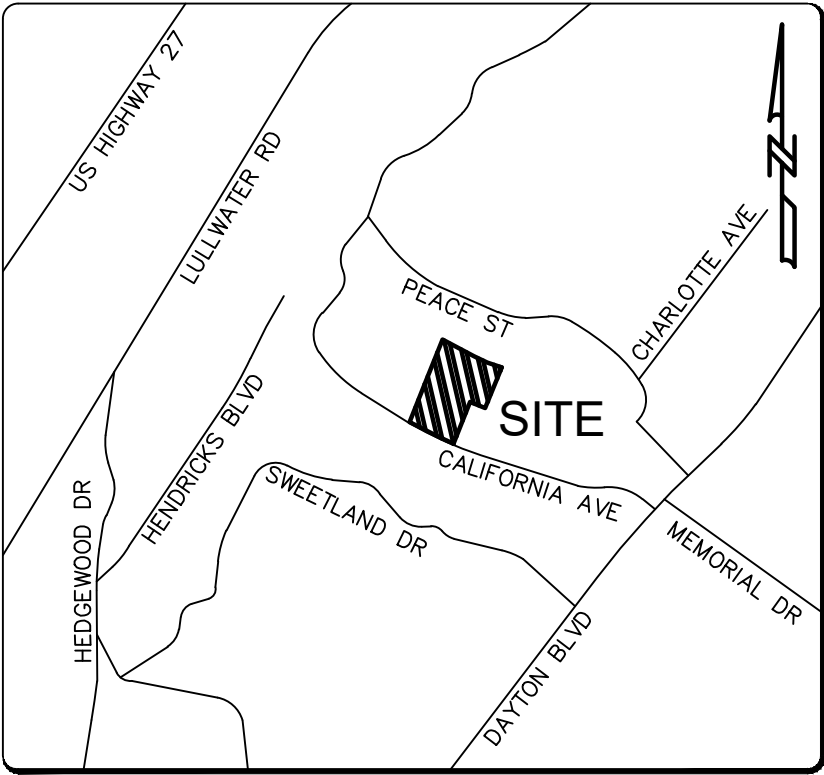
RYLAN THOMPSON
DEED BOOK 11501, PAGE 742

JANE HOSEMANN
DEED BOOK 1317, PAGE 576

PAMELA DAY
DEED BOOK 10799, PAGE 493

TRACY FROGGE
DEED BOOK 11277, PAGE 444

APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE : _____
BY: _____
HAMILTON COUNTY WWTa
DATE: _____
BY: _____
HAMILTON COUNTY WATER QUALITY
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
RED BANK MUNICIPAL PLANNING COMMISSION
DATE: _____
BY: _____



LEGEND OF SYMBOLS	
IPF	IRON PIPE FOUND
IPF	IRON PIPE FOUND
IPF/RO	IRON ROD FOUND
CL	CENTERLINE ROAD
TC	TOP CURB
BC	BOTTOM CURB
EG	EDGE GRAVEL
EP	EDGE PAVEMENT
CC	CORNER CONCRETE
TYP	TYPICAL
CO	CLEANOUT
SCB	SCB MANHOLE
SM	SANITARY/STORM MANHOLE
WM	WATER METER
WP	WATER POLE
LP	LIGHT POLE
CB	CATCH BASIN
GV	GAS VALVE
GM	GAS METER
FD	FIRE HYDRANT
WV	WATER VALVE
TS	TREES (SIZE VARIES-SEE PLAN)
PD	PHONE PEDESTAL
TB	TOP BANK
TS	TOE SLOPE
BD	BOTTOM DITCH
BLD	BUILDING
FFE	FINISH FLOOR ELEVATION
EW	EDGE WATER
NS	NAIL SET
OHP	OVERHEAD POWER LINES
W	WATER LINE
ST	STORM SEWER LINE
SS	SANITARY SEWER LINE
BL	BUILDING LINE
G	GAS LINE
SPHW	STORM PIPE HEAD WALL
HDPE	HIGH DENSITY POLYETHYLENE
CONC	CONCRETE
WIRE	GUY WIRE
PIV	POST INDICATOR VALVE
PCF	PROPERTY CORNER FOUND (AS NOTED)
PCS	PROPERTY CORNER SET

* NOTE: ALL SYMBOLS WILL NOT APPLY TO YOUR SURVEY.

GENERAL NOTES:

- 1.) PRESENT ZONING CLASSIFICATION R-TZ. PER RED BANK CITY ORDINANCE No. 26-1312
- 2.) SETBACKS- FRONT: 25', SIDE: 10', REAR: 25'
- 3.) AREA SUBDIVIDED BY THIS PLAT IS 1.69 ACRES±.
- 4.) TAX MAP NUMBER 117N E 039.
- 5.) THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 13714, PAGE 856.
- 6.) THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE SUBDIVISION REGULATIONS OF THE CITY OF RED BANK.
- 7.) THE PURPOSE OF THIS PLAT IS TO ESTABLISH NEW INTERIOR LOT LINES AND CREATE LOTS 1-4.
- 8.) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 9.) PUBLIC SANITARY SEWERS ARE AVAILABLE BY HAMILTON COUNTY WWTa.
- 10.) STREET ADDRESS 306 CALIFORNIA AVE. RED BANK, TENNESSEE.
- 11.) ALL CORNERS ARE 1/2" REBAR W/CAP UNLESS NOTED OTHERWISE.
- 12.) A 5' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE AND REAR LOT LINES. THESE DRAINAGE EASEMENTS SHALL BE AUTOMATICALLY ABANDONED IF TWO OR MORE LOTS ARE COMBINED, OR USED AS ONE LOT, OR IF NO SETBACK IS REQUIRED.
- 13.) DONE WITHOUT THE BENEFIT OF TITLE COMMITMENT.
- 14.) BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 47065C0331H, DATED 11/28/2025.
- 15.) IF DRIVEWAY TILES ARE REQUIRED, A PERMIT THROUGH RED BANK PUBLIC WORKS DEPARTMENT SHALL BE OBTAINED. ANY DAMAGE DONE TO CITY OF RED BANKS PUBLIC ROADS DUE TO CONSTRUCTION ON THE LOTS SHALL BE REPAIRED BY THE DEVELOPER ACCORDING TO THE CITY OF RED BANK PUBLIC WORKS DEPARTMENT'S ROAD & ROW RESTORATION STANDARDS
- 16.) LAND DISTURBANCE IS PROHIBITED IN STREAM/RIPARIAN BUFFER. NO CLEARING, GRADING, GRUBBING OR TREE REMOVAL ALLOWED WITHOUT APPROVAL FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.
- 17.) THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURES AND IMPROVED EASEMENTS AS REQUIRED. THE MAINTENANCE OF DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE LOCAL GOVERNMENT.

REVISED PLAT- LOTS 1-4

COFFELT ADDITION TO CALIFORNIA AVENUE

PART OF LOTS 29 & 30, SMARTT-EDMONDSON-COKER TRACT, NOT RECORDED, AND AS DESCRIBED IN DEED BOOK 13714, PAGE 856, R.O.H.C., CITY OF RED BANK, HAMILTON COUNTY, TENNESSEE



HOPKINS SURVEYING GROUP

175 Hamm Road - P.O. Box 4366
Chattanooga, Tennessee 37405
(423) 267-3751 Office
Copyright - By Hopkins Surveying Group

DRAWN BY: TP	SHEET NO.: 1 OF 1	DWG. No: 2024-94-3
SCALE: 1"= 30'	DATE: 10.27.2025	REF. DWG.:
PROPERTY ADDRESS: 306 CALIFORNIA AVENUE, RED BANK, TN		TAX MAP No.: 117N E 039

WATER QUALITY NOTES:

- A. WATER QUALITY EASEMENTS AND OTHER DRAINAGE FACILITIES INSTALLED BY THE DEVELOPER CANNOT BE FILLED, ALTERED, CHANGED IN ANY WAY WITHOUT PERMISSION FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.
- B. THE OWNER OF ALL LOTS ARE RESPONSIBLE TO MAINTAIN WATER QUALITY EASEMENTS TO THE STANDARDS OF THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS.
- C. THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN WATER QUALITY EASEMENTS OR ANY DRAINAGE RELATED FACILITIES.
- D. THE HAMILTON COUNTY WATER QUALITY PROGRAM RESERVES THE RIGHT AT ANY TIME TO ACCESS WATER QUALITY EASEMENTS TO INSPECT AREAS AND FACILITIES.
- E. THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS SHALL APPLY TO ANY DISCHARGE OF STORM FROM THIS SUBDIVISION.

L=12.32', R=1207.08'
CH=S64°27'16"E-12.32'(M)

L=14.45', R=1207.08'
CH=S63°49'09"E-14.45'(M)

L=25.00', R=1207.08'
CH=S65°20'24"E-25.00'(M)

GPS NOTE:

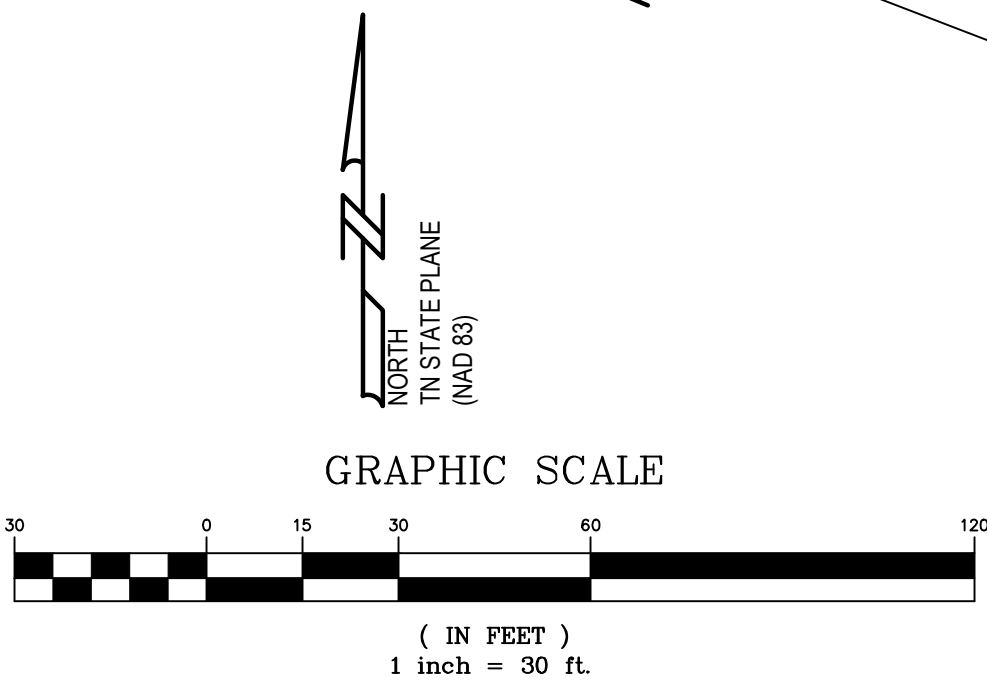
1. CONTROL AND THE LOCATION OF PROPERTY CORNERS & OTHER FEATURES WAS ESTABLISHED USING GPS/GNSS METHODOLOGIES (VRSNOW, TDOT (TN STATION#21))
2. MAKE: CARLSON
3. MODEL: BRx7
4. FREQUENCY: DUAL
5. TYPE OF GPS SURVEY PERFORMED: (STATIC, RTK, ETC)
6. PRECISION OF GPS WORK DONE: ΔH: <= 0.07'
7. DATE OF FIELD WORK:

SURVEYOR STATEMENT

I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS BETTER THAN 1:10,000 (CATEGORY I)



DWG. NO.: 2024-94-3





Planning Commission Regular Session 8-26-2026

Request: Request to approve flag lot at 3357 Haywood Drive

Applicant: Gordon Hulgan

Purpose

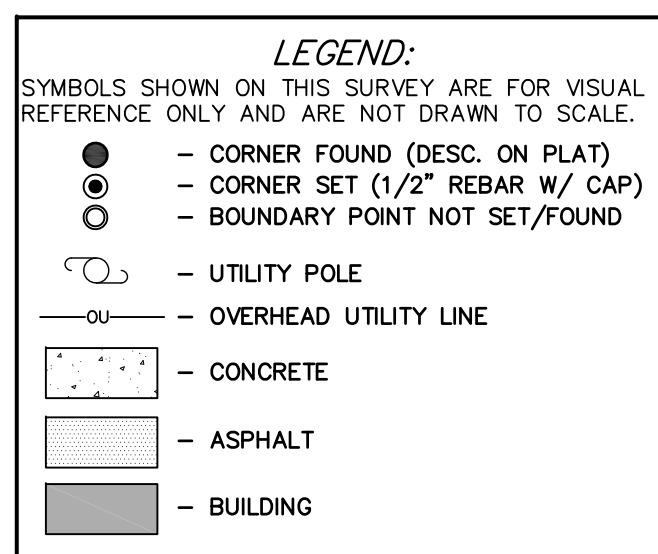
Ordinance No. 17-1104: Flag lots may be approved by the Planning Commission subject to the following:

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- (3) The access strip shall not exceed two hundred fifty (250) feet in length measured from the closest adjacent right-of-way line of the public road or street.
- (4) Access strips shall be located no closer than one hundred twenty (120) feet from another access strip, measured along the right-of-way between the nearest corner of each access strip.
- (5) The point where the access strip abuts the public street shall be reasonably safe, as determined by the Planning Commission with input from the City Manager or his/her designee, for vehicular ingress and egress as far as visibility and grade or other relevant factors bearing on safety of pedestrians and of traffic are concerned since, unlike conventional lots, flag lots have no other alternatives for driveway locations.
- (6) Said access strip shall be the primary and actually utilized means of ingress and egress to the actual flag lot intended to be developed.
- (7) All required building setbacks shall apply and be measured from the boundaries of the portion of the lot excluding the access strip.
- (8) All lot area, width and depth requirements of the Zoning Ordinance and Subdivision Regulations shall apply and be measured from the boundaries of the portion of the lot excluding the access strip.
- (9) No flag lot shall after approval be subject to further subdivision of any such subsequently subdivided lot if such subsequently subdivided lot shall intend to rely on or actually utilize the same access strip as the originally permitted or allowed flag lot for ingress and/or egress unless a street meeting all requirements, including right-of-way, is constructed. Said restriction shall be placed on the Final Plat.

Staff Review

The purpose of the ordinance is to promote more predictable and prudent development decisions in line with emerging developmental goals for the city. The plat and resulting flag lot meet the requirements of the flag lot ordinance established in 2017 and the development standards of the R-1 zone. Therefore staff recommend approval of the plat. Because the property lies in the sphere of influence of the City of Chattanooga, it may be helpful to understand the development standards comparison:

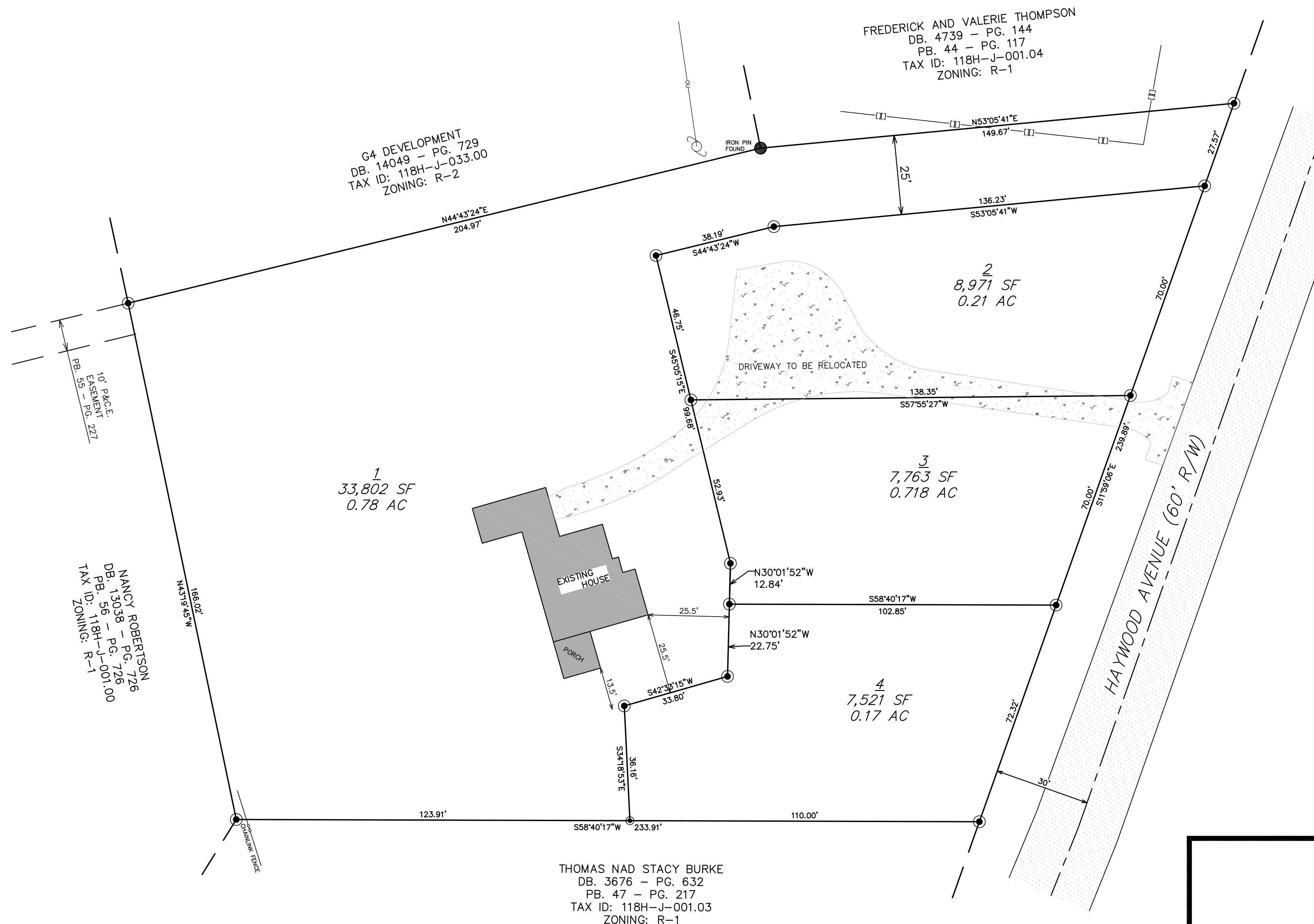
Minimum Standard	Red Bank (R-1)	Chattanooga (RN-1-6)
Front yard	25'	25'
Side yard	10'	5'
Rear yard	25'	25'
Lot width	60'	55'
Lot area	7500 SF	6000 SF
Building coverage	none	60%



APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL
TECHNOLOGIES
DATE _____
BY _____
CHATTA/HAM CNTY WWTA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
RED BANK PLANNING
COMMISSION
DATE _____
BY _____

NOTES

1. PROPERTY ZONED: R-1
2. TOTAL AREA DIVIDED: 1.34 ACRES
3. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF RED BANK.
4. THIS PLAT SUBDIVIDES PROPERTY DESCRIBED BY DEED RECORDED IN DB. 14337 - PG. 242, ROHCT.
5. 1 = LOT NUMBER
6. TAX ID: MAP 118H--J--001.05
7. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE
8. UTILITY PROVIDERS:
ELECTRICITY BY: EPB
WATER BY: TENNESSEE AMERICAN
SEWAGE DISPOSAL BY: CITY OF CHATTANOOGA
9. IRON PINS WITH CAPS PLACED ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED ON PLAT.
10. AS PER FMEA FIRM PANEL NO. 47065C0331H (DATED 11--28--2025), THIS TRACT DOES NOT LIE IN A FLOOD HAZARD AREA.
11. THE PURPOSE OF THIS PLAT IS TO CREATE LOTS AS SHOWN HEREON FOR SINGLE FAMILY DETACHED DWELLINGS
12. BEARINGS FOR THIS SURVEY ARE BASED ON TN. STATE GRID AND WERE OBTAINED UTILIZING SATELLITE OBSERVATION
13. COORDINATES AND ELEVATIONS FOR THIS SURVEY WERE OBTAINED UTILIZING A LEICA HIPER VRS RECEIVER DUAL FREQUENCY ROVER USING THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) VRS NETWORK OF CORS STATIONS REFERENCED TO NAD 83 (2011), (EPOCH 2010) GEOID 12. DATUM IS NAVD 1988.



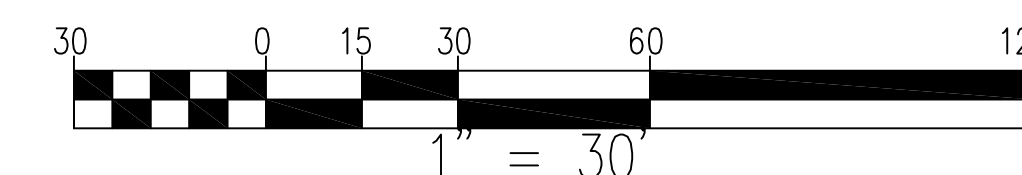
FINAL PLAT

JESSICA'S ROW
LOTS 1-4

BEING A REVISION TO LOT 3, ELEANOR S LINDSAY ESTATE
(RECORDED IN PB. 44 - PG. 145 ROHCT), LOCATED ON HAYWOOD
DRIVE, RED BANK, HAMILTON COUNTY TENNESSEE.

DATE: 06-29-2026

SCALE: 1" = 30'



SURVEYOR'S CERTIFICATION

I hereby certify that I have surveyed the property shown hereon; that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown Hereon.

RICHMOND SURVEYING COMPANY DATE

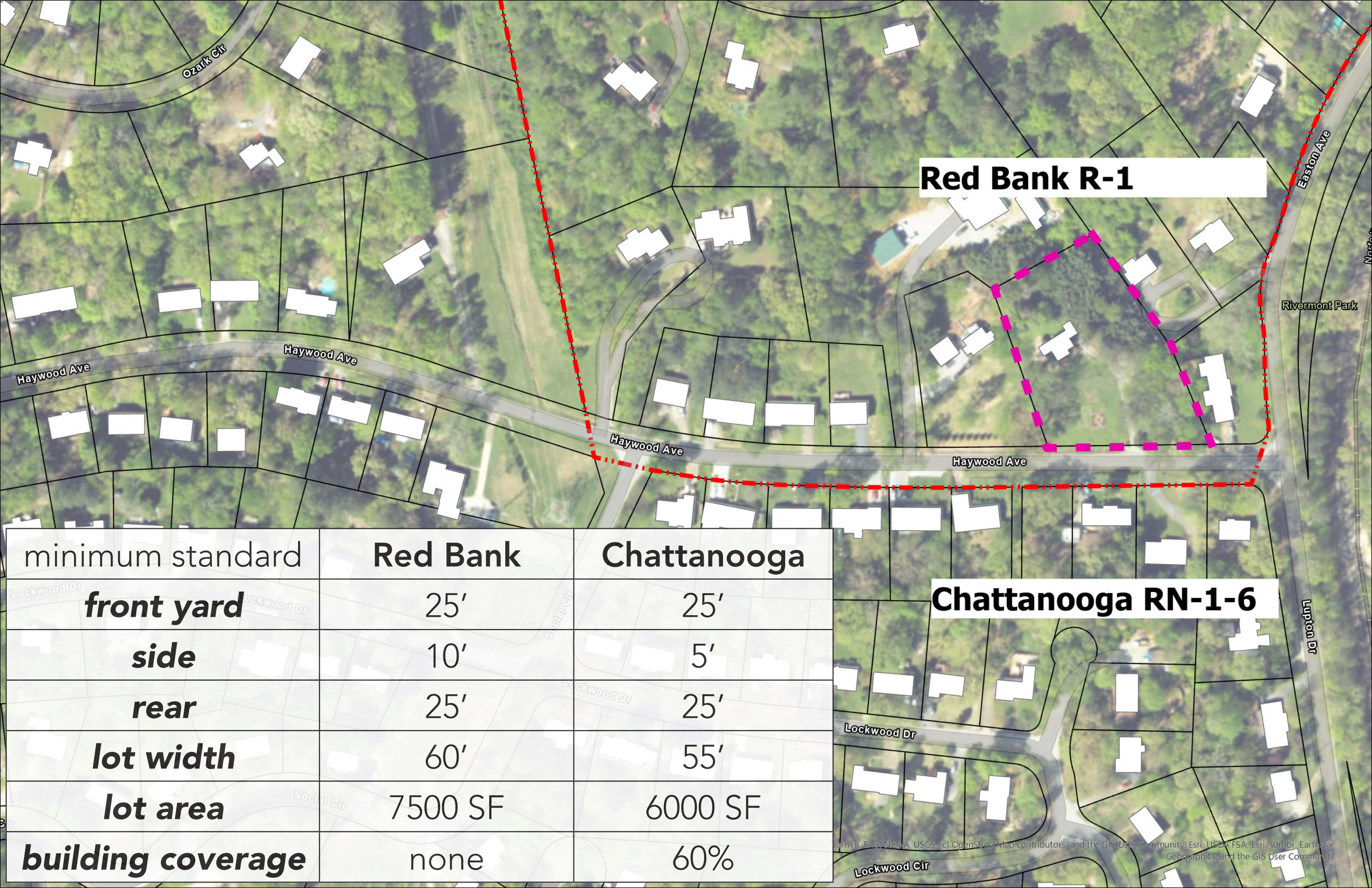
RICHMOND SURVEYING COMPANY
363 1st STREET, SW
CLEVELAND, TN. 37311
PHONE: 423.479.7749
EMAIL: richmondsurveying@hotmail.com



CERTIFICATION OF OWNERSHIP AND DEDICATION OF RIGHTS--OF--WAY
I/we hereby adopt this as my/our plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I/we also certify that there are no encumbrances on the property to be dedicated and that I/we am/are the owner(s) of the property shown in fee simple, and dedicate the lots so specified on the plat to the City of Red Bank.

JG DEVELOPMENT LLC
PO BOX 4861
CHATTANOOGA, TN 37402
PHONE: 423-635-2881

DAT



Red Bank R-1

Chattanooga RN-1-6

minimum standard	Red Bank	Chattanooga
front yard	25'	25'
side	10'	5'
rear	25'	25'
lot width	60'	55'
lot area	7500 SF	6000 SF
building coverage	none	60%

Planning Commission Regular Session 8-26-2026

Request: Request to rezone 828 Lullwater Road from R-1 to R-2

Applicant: City of Red Bank

Purpose

“Turn existing basement into separate dwelling”

Staff Review

The R-2 zone is being requested because duplexes are not permitted in the R-1 zone. Neither a basement renovated for residential use nor an accessory dwelling unit is clearly defined by the city’s current zoning code (2016). Accessory uses are defined as “incidental and subordinate” to permitted uses. A basement as such is likely both incidental and subordinate to a typical residential structure due to its size and use, though not accessory. If a basement is renovated to accommodate residential use, it is likely still incidental and subordinate to the structure, though the distinction of duplex likely falls under the authority of the building code, rather than the zoning code. A duplex may be distinct from a renovated basement if it has separate utility meters, but the definition found in the zoning code is simply: A detached building designed for or occupied exclusively by two families, independently of each other.

The planning commission may view this application in the context of a property owner’s ability to best utilize their existing property in terms of space, value, and/or situational necessity. Unless separate utility meters are installed for the basement, and depending on the means of ingress and egress, the improvement could be considered an interior conversion. Regardless, the proposed use would not be out of character for the neighborhood as there are numerous duplex properties across the street, and a medium-density multifamily development exists at 804 Lullwater to the South of the property.

Because the request to rezone is solely about the appropriateness of the use of the property in the context of the surrounding neighborhood, and the surrounding neighborhood does accommodate several types of multifamily developments, staff recommend approval of the rezoning.



Rezoning Request

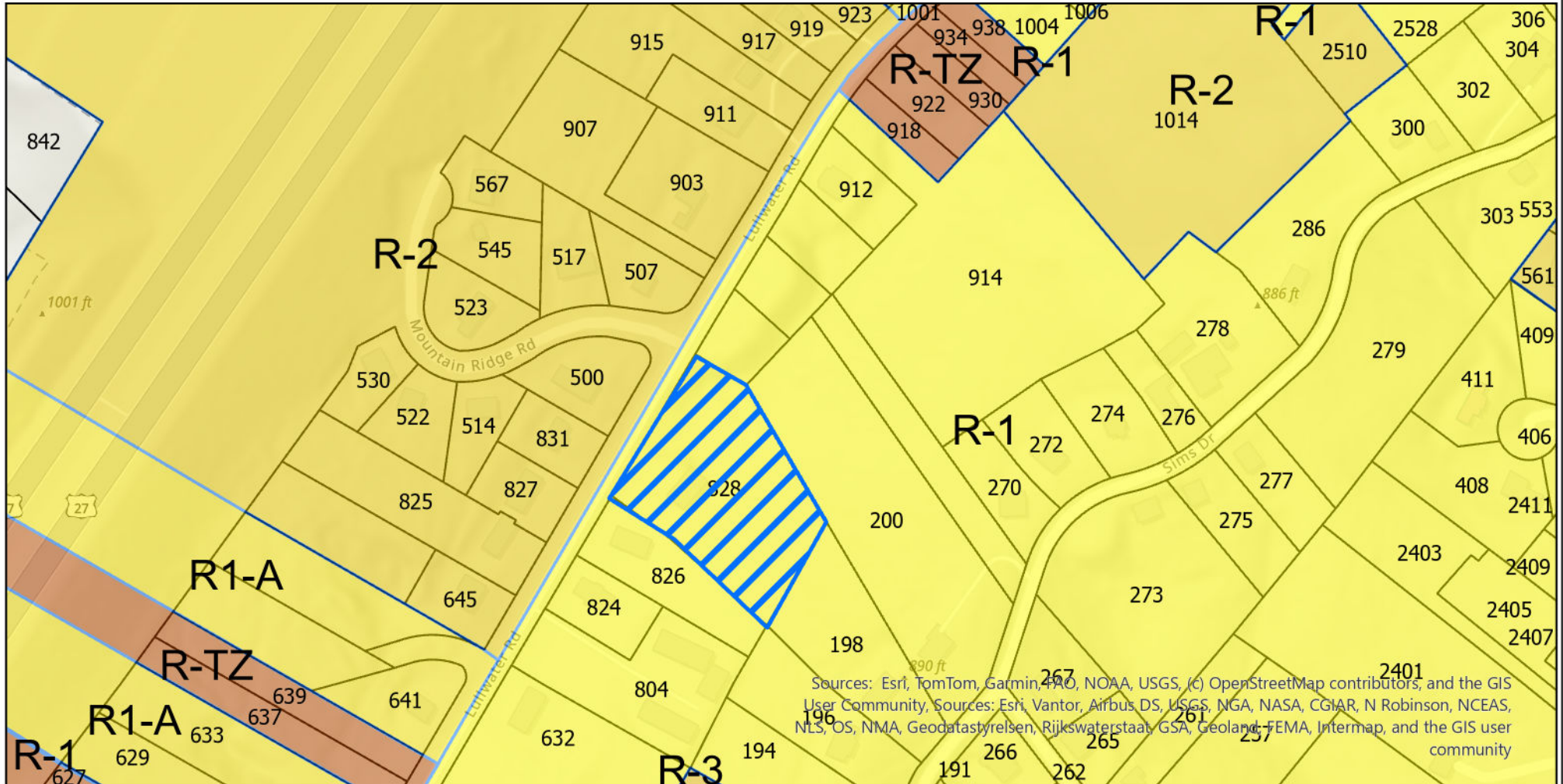
828 Lullwater Road
R-1 to R-2

ZONE

C-1
C-2
C-3

L-1
M-1
R-1
R-2
R-3

R-4
R-TZ
R-1A
RT-1
RZ-1



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



rezoning request

Map prepared by City of Red Bank Community Development Department

Date: 08/01/2026

This map is for planning purposes only

This is not an engineering map



0 4080 160

US Feet

Planning Commission Regular Session 8-26-2026

Request: Design Review for 3415 and 3423 Dayton Boulevard

Applicant: Freddie Hanner

Purpose

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 applicant intends to construct two identical mixed-use buildings—first floor commercial/retail, and second floor residential. See the attached exhibits and check list.

Incomplete Design Standards:

- 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.
 - o ***Building is setback 15' from the sidewalk but does not provide an 8' storefront area.***
- Mechanical equipment located on roof tops shall be screened from the public right-of-way.
 - o ***No mechanical equipment shown***
- 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.
 - o ***Ground level illumination not shown, but product cut sheet implies that minimum illumination is met.***
- Design standards and requirements that relate to trees, vegetation, terrain and waterways were not met.
 - o 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:
 - 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
 - o 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
 - ***Based on the google street view from 2023, the site had 4 trees along the 3417 Dayton Blvd. property line, 1 tree on the middle property line approximately 10' from the back of the sidewalk, and 1 tree approximately 90' from the back of the sidewalk and approximately 20' from the 3417 Dayton Blvd. property line. The tree species are unknown and the DBH of the trees is unknown***
 - o ***The planning commission may defer the item and request a more specific landscaping plan to account for the removed trees, or grant a variance to the standard***

City of Red Bank
Municipal Planning Commission

DESIGN REVIEW STANDARDS CHECKLIST: 3415 Dayton Boulevard (2026-08-10)

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.	Sidewalks must be installed and must be designed to meet current ADA Accessibility requirements.	Existing sidewalk	n/a
	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.	All intrusions, such as benches or landscaping, shall maintain a pedestrian lane measuring at least 5 feet wide	No intrusions shown	n/a
		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.	Existing sidewalk	n/a

NATURAL FEATURES

Element	Exceptions	Design Standard	Description	Y/N
Street Trees	Frontage on streets other than Dayton Blvd., Ashland Terrace and Morrison Springs Drive are not required to have street trees. Where terrain, existing lighting or drainage facilities interfere, a variance may be requested.	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.	existing street trees shown in front of proposed project	n/a
		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.	existing street trees shown in front of proposed project	n/a
		Street trees within the Pedestrian Zone may be located in tree pits with grates or in a continuous planting strip with other plant material.	existing street trees shown in front of proposed project	n/a
		Street tree locations shall be coordinated with the street lighting and utility plans to minimize interference.	existing street trees shown in front of proposed project	n/a
		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.	existing street trees shown in front of proposed project	n/a

NATURAL FEATURES

Element	Exceptions	Design Standard	Description	Y/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.	Existing EPB lamp posts	n/a
		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.	Existing EPB lamp posts	n/a
		New lighting in the Pedestrian Zone shall be aligned with the street trees and parallel to the edge of the public right-of-way.	Existing EPB lamp posts	n/a
		Exterior lighting shall be equipped with full cut- offs to direct light downward and to minimize glare, shadows, night sky pollution, and excessive light levels.	A-09 shows nine(9) wall mounted exterior lights; applicant included a screen shot of a 200 watt, 28,000 lumen LED light with no cutoff shown	No
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.	No proposed curb cuts	n/a
		Curb cut permits are required with engineered stamped plans.	No proposed curb cuts	n/a
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.	No proposed storefront area	n/a

NATURAL FEATURES

Element	Exceptions	Design Standard	Description	Y/N
	Exceptions to the maximum width requirement may be granted when existing buildings are utilized. The following are not permitted in the Storefront Area: 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.	No proposed storefront area	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	Exceptions to setback requirements in the Building Zone can be made under the following circumstances: a. Exceptions due to steep slopes or other challenging physical site characteristics 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	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.	15' front setback	yes
		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.	15' setback; no proposed storefront area but building exceeds 8' width permitted between sidewalk and building	no

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
	principles of the Design Review Ordinance. 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. d. Multi-family developments shall be exempt from setback standards listed in this Building Zone section. 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.	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.	Two primary pedestrian entrances shown on Sheet A-02	yes
Building Façade	Complete metal buildings must be approved by both the Planning Commission and Board of Commissioners. Building facades should be designed for compatibility with other adjacent structures located close to the street.	Facades visible from the public right-of-way shall include two or more of the following architectural features: 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.	Proposed balcony and recessed entrance	yes

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
		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.	Sheet A-06 lists brick veneer, faux stone, primed fiber-cement as the exterior finish	no
		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.	No prohibited materials proposed	yes
Façade Transparency	Specific alternative designs may be approved by the Planning Commission or City Manager. Tinted or reflecting glass is discouraged.	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	Calculations shown state glass windows doors and balcony railings are 35.7% of the facade	yes
		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		n/a
Massing	Articulation not required for facades less than 30 feet or not visible from the right-of-way.	Façades longer than thirty (30) feet and visible from public right-of-way shall be broken down into smaller units through	Façade not longer than 30'	n/a

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
	Horizontal articulations in buildings, such as building step-backs or rooftop balconies, are encouraged.	the use of articulation. Articulation may include: 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.		
		Building height shall be compatible with the height of neighboring buildings that are built close to the street.	Single story to the south, two-story to the north	Yes
Roof Expression	Multi-family developments are exempt from Roof Expression standards.	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.	Extended parapet shown	Yes
	Residential roof styles, including hipped and gabled roofs are discouraged. Active roofs with gardens and outdoor seating are permitted. Parapets should be extended and embellished.	Mechanical equipment located on roof tops shall be screened from the public right-of-way.	No mechanical equipment shown	No

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 to 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.	Located to the rear of any building with the exception of preexisting buildings.		yes

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
	Other locations of parking may be approved by staff or the Planning Commission based on the development style and use.	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.		
		New parking lots for new construction shall not be located between a building and the street, unless otherwise approved.		yes
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.		n/a
		Screening shall have a minimum height of three (3) feet and a maximum height of six (6) feet above grade.		n/a
		Screening shall consist of: • a decorative masonry wall • landscaping • Or a combination of a decorative fence and landscaping		n/a
		Landscaping shall consist of evergreen plantings and/or green screens prescribed in Chapter IX of the Red Bank Zoning Ordinance or approved alternatives.		n/a
Parking Lot Landscaping	Applies to <u>all</u> commercial zones.	Minimum of one (1) tree for every twenty (20) spaces.		n/a
	Parking lots with fewer than 50 spaces are exempt.	Adjacent aisles shall be divided by landscaped islands that that break parking areas into blocks to the extent possible.		n/a

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
		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.		n/a
Parking Lot Lighting	Existing lighting structures, fixtures and bulbs are exempt from these standards.	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.	A-08 shows nine(9) wall mounted exterior lights; applicant included a scan of a product sheet for a light that meets the standards	No
	Special interest and accent lightings are encouraged to be integrated with landscaping and streetscape features.	New pedestrian-scale lighting should be provided on the walkways, parking lots and open spaces consistent with the character of the development.	A-08 shows nine(9) wall mounted exterior lights; applicant included a scan of a product sheet for a light that meets the standards	No
		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.	Ground level illumination not shown but the lighting calculator presumes that the lighting product will meet the .8 foot candle requirement.	No
		New Parking lot lighting structures shall not exceed a height of twenty (20) feet.	No parking lot lighting structure shown	n/a

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
Service Equipment Areas	Applies to <u>all</u> commercial zones.	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.	Proposed residential city bin	n/a
	Dumpsters shall be screened according to Screening Requirements found in the Red Bank Zoning Ordinance.			
	Chain link fences or slats of any material shall not be permitted.	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.	Proposed residential city bin	n/a
		Screen wall and fence materials shall consist of masonry, stucco, stone, wood, or decorative architectural metal or other approved designs and materials.	Proposed residential city bin	n/a
		Landscaping, including shrubs, trees, perennials, or green screens, shall be added to screening to soften the appearance of screening walls or fences.	Proposed residential city bin	n/a
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.	None shown	n/a

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
		A wall, fence, or hedge that screens property from the public right-of-way should have a maximum height of 6 feet.	None shown	n/a
		Long stretches, over twenty (20) feet, of fencing or blank wall without intermittent elements such as posts or columns shall be avoided.	None shown	n/a
		Walls and fences should be compatible with the architectural style, materials and colors of the principal building.	None shown	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: __2__

Number of proposed freestanding signs: __1__

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

Staff Notes: New signs must be approved by building official through sign permit application at time of installation

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.	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: 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").	No tree survey; three(3) seemingly mature trees were removed before design review was completed; staff cannot determine the DBH at the time of the removal; See attached photos	n
		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.	""	n
		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.	""	n
		Tree Protection during Construction: 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.	""	n
Tree Survey / Plan		Tree Replacement: If a specimen tree flagged for preservation is removed or substantially damaged during	Replacement trees shown on site plan but	n

NATURAL FEATURES

Element	Exceptions and Notes	Design Standard	Description	Y/N
		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.	no tree caliper calculation shown	
Protection of Natural Features		Site plans shall show natural features, including stream corridors and wetlands, steep slopes, and existing trees.	Three(3) seemingly mature trees removed before design review was completed	n
		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.	No streams or wetlands shown	n/a
		Development should be avoided on steep slopes.		n/a
		Development within the floodplain should be avoided.		n/a
		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.		n/a
		Storm water retention and detention ponds should be located so as to not be visible from the public right-of-way.	None shown	n/a
		Buildings, parking areas, and other structures should be set back from natural features a sufficient distance to ensure their continued quality and natural functions.	No natural features shown	n/a

3415 Dayton Blvd, Chattanooga, TN 37415



PROJECT DATA : 03-03-2026

TITLE:

3D VIEW

SITE PLAN NOTES

ALL DIMENSIONS, PROPERTY LINES, AND EASEMENTS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER IMMEDIATELY.

ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES, ZONING ORDINANCES, AND APPLICABLE REGULATIONS.

SITE GRADING SHALL BE COMPLETED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AND ADJACENT PROPERTIES.

ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO COMMENCING EXCAVATION OR CONSTRUCTION ACTIVITIES.

EXISTING TREES AND VEGETATION TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION.

SIDEWALKS, DRIVEWAYS, AND OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED AS SHOWN ON THE SITE PLAN AND AS PER LOCAL REGULATIONS.

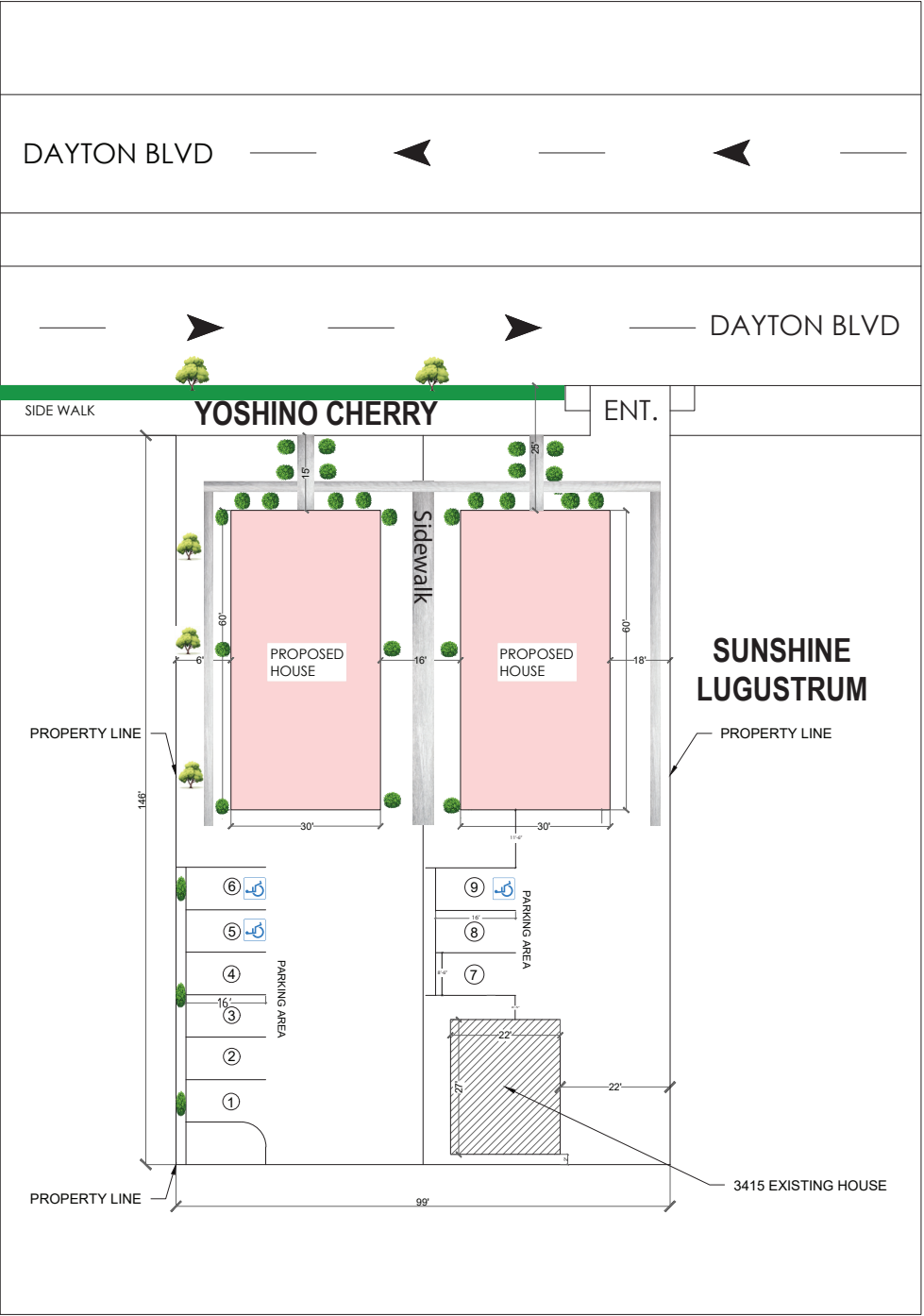
ANY DAMAGE TO ADJACENT PROPERTIES, SIDEWALKS, OR PUBLIC INFRASTRUCTURE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE LOCAL AUTHORITY.

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

FINAL SITE GRADING AND LANDSCAPING SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.

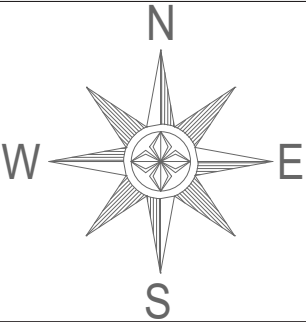
ALL SETBACKS AND REQUIRED SEPARATIONS SHALL BE STRICTLY ADHERED TO AS INDICATED ON THE SITE PLAN.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL REQUIRED PERMITS AND INSPECTION APPROVALS PRIOR TO STARTING WORK.

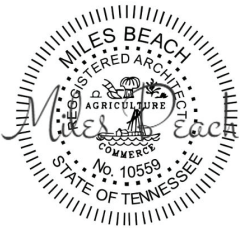


FLOOR PLAN NOTES

1. THE DIMENSIONS SHOWN ON DRAWINGS AND THE SCHEDULES ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
2. THE DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED AT SITE.



STAMP #



SCALE

1/ 32"-1'-0"

SHEET #

A - 02

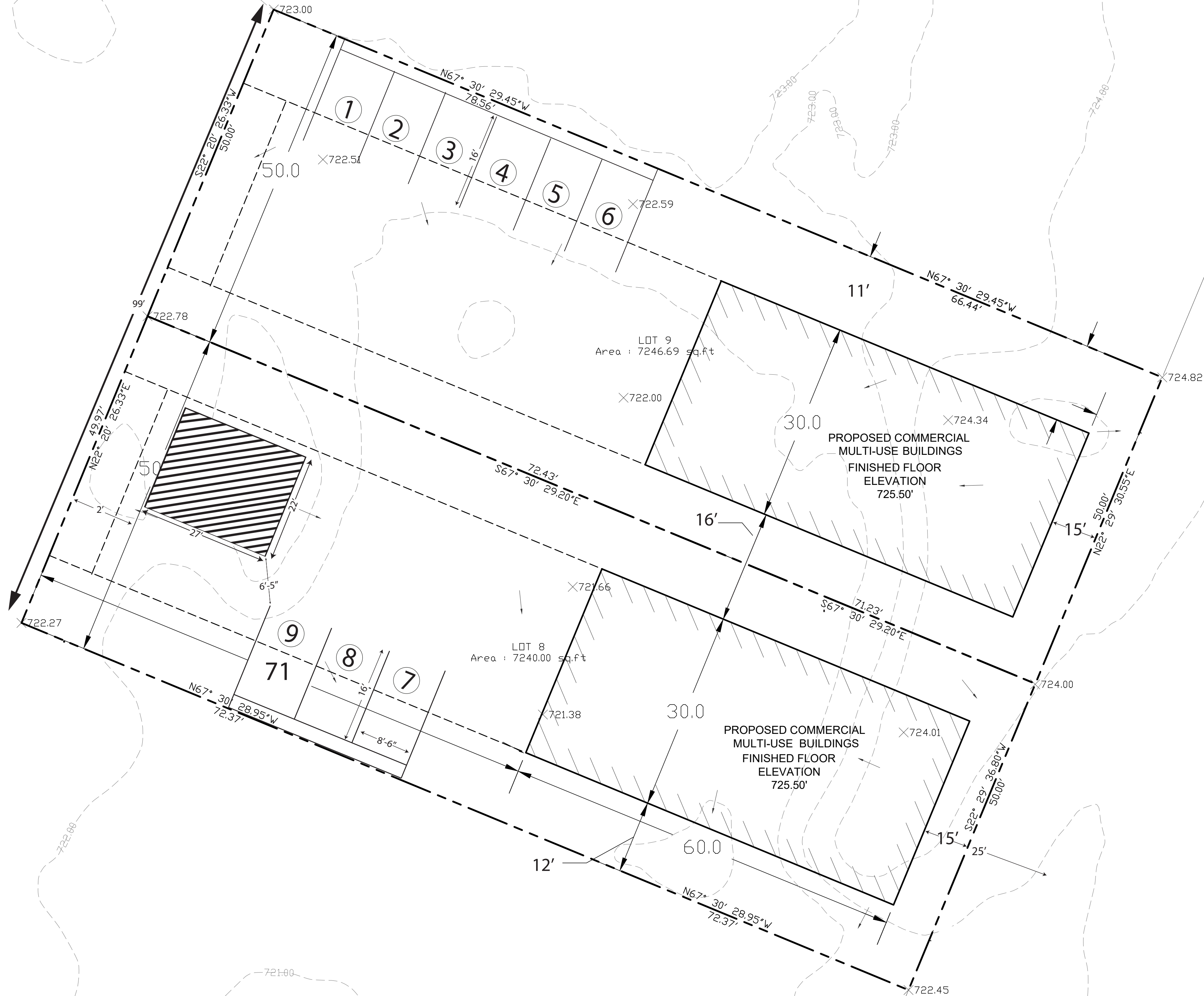
DATE:

08-26-2025

TITLE:

SITE PLAN

PROJECT DATA :08-26-2025



DAYTON BLVD
3400-3499

1
C1.00

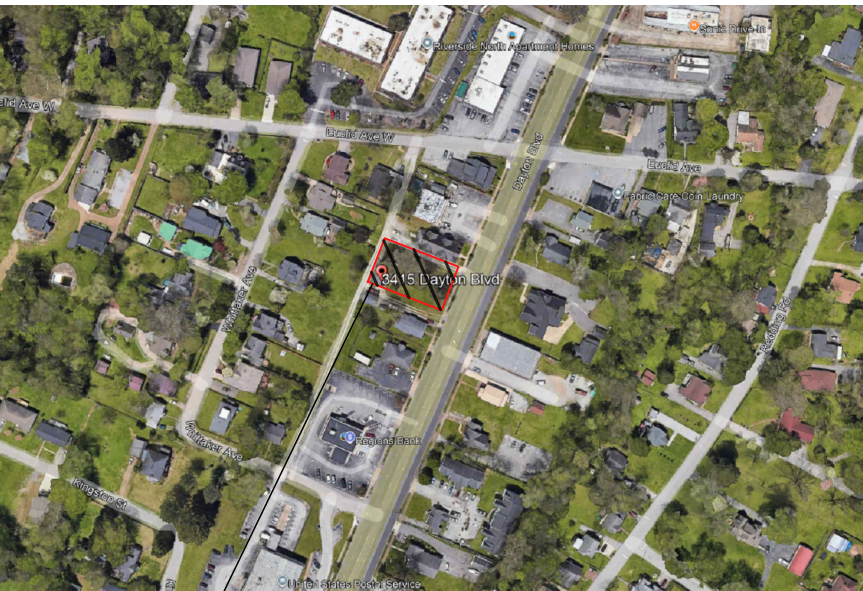
PROPOSED SITE PLAN

SCALE: 1" = 10'

LEGEND

- PROPERTY LINE
- PAVING
- PROPOSED BUILDING
- SETBACKS

NOTE:
THE PROPERTY OWNER IS LIABLE
TO RESTORE/REPLACE ANY
DAMAGED CITY
APPROVED/CONTROLLED
INFRASTRUCTURE IN THE PUBLIC
RIGHT-OF-WAY.



VICINITY MAP
N.T.S.
PROJECT LOCATED

SIGN & STRIPPING STATUS NOTE:
"PROPOSED WORK AREA AND THE PROPOSED
PAVING/DRAINAGE WORK WILL NOT RESULT IN ANY
CHANGES TO THE PAVEMENT MARKING OF PUBLIC ROADS"

!!! CAUTION !!!

UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

PLAT NO. BLDG PERMIT NO. DEV ENGINEERING TRACKING NOS.

PROPOSED SITE PLAN

SITE DEVELOPMENT ON 3415 DAYTON BLVD

3415 DAYTON BLVD, CHATTANOOGA, TENNESSEE

DEVELOPMENT SERVICES

CITY OF CHATTANOOGA, TENNESSEE

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
		JUNE 27, 2024			C1.00

ELEVATION NOTES

EXTERIOR WALLS: 1000 2x4x9 ft studs

EXTERIOR FINISH: **Brick Veener** faux stone
primed fiber-cement siding

WALL : EXTERIOR FINISH PER CLIENT

THE EXACT COLOR/MATERIAL SELECTION TO BE
CONFIRMED WITH PROJECT CONTACT DURING
CONSTRUCTION. **black dark gray/ and green**

DOOR AND WINDOW TRIMS: **Belco XT Door Trim**
Vevor window film/front window clear
COLOR: THE EXACT COLOR SELECTION TO BE
CONFIRMED WITH PROJECT CONTACT DURING
CONSTRUCTION. **black dark gray/ and green**

ROOFING: (Ethylene Propylene Diene Monomer)

CONFIRMED AS FLAT CONCRETE ROOF Rubber roof

COLOR: THE EXACT COLOR AND MATERIAL
SELECTION TO BE CONFIRMED WITH PROJECT
CONTACT DURING CONSTRUCTION. **dark gray/black**

ROOF GUTTERS SHALL BE PROVIDED WITH THE
MEANS TO PREVENT THE ACCUMULATION OF LEAVES
AND DEBRIS IN THE GUTTER.

leaffilters gutter protection



FRONT ELEVATION



REAR ELEVATION

FLOOR PLAN NOTES

1. THE DIMENSIONS SHOWN ON DRAWINGS AND THE SCHEDULES ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
2. THE DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED AT SITE.

STAMP #



SCALE

3/16" = 1'-0"

SHEET #

A - 06

DATE:

08-26-2025

TITLE:

ELEVATION

PROJECT DATA :08-26-2025



Based on the provided 2D elevations, the 3D reference image, and your dimensions of **22 ft 6 in high by 30 ft wide of the front elevation**, here is the breakdown of the front facade.

To give you the most accurate material takeoff percentages, we first calculate the total gross facade area and then estimate the surface area coverage of each material based on the elevation grid.

Total Surface Area

- **Total Gross Area:** $22.5\text{ ft} \times 30\text{ ft} = 675\text{ sq ft}$
- **Estimated Deductions for Overhangs/Recesses:** ~45 sq ft
- **Net Facade Surface Area (approx.):** 630 sq ft

Facade Material Breakdown & Percentages

1. Glass (Storefront Windows, Doors, & Balcony Railings)

- **Areas covered:** The large lower-left and upper-left storefront window grids, the double front doors, the stacked vertical window panels on the right, and the full-length 2 ft 6 in glass safety railing.
- **Estimated Square Footage:** ~225 sq ft
- **Percentage of Facade:** 35.7%

2. Engineered White Stone (Main Body Panels)

- **Areas covered:** The primary light-colored smooth wall sections on the upper and lower left fields, as well as the tall structural column bounding the far right side of the building.
- **Estimated Square Footage:** ~205 sq ft
- **Percentage of Facade:** 32.5%

3. Natural Brown Faux Stone Panels (Accent Column)

- **Areas covered:** The prominent, vertically stacked textured stone feature column running from the ground floor straight up to the roof line, just right of center.
- **Estimated Square Footage:** ~110 sq ft
- **Percentage of Facade:** 17.5%

4. Hardie Trim / Dark Composite Panel (Soffits, Overhangs, & Mid-Band)

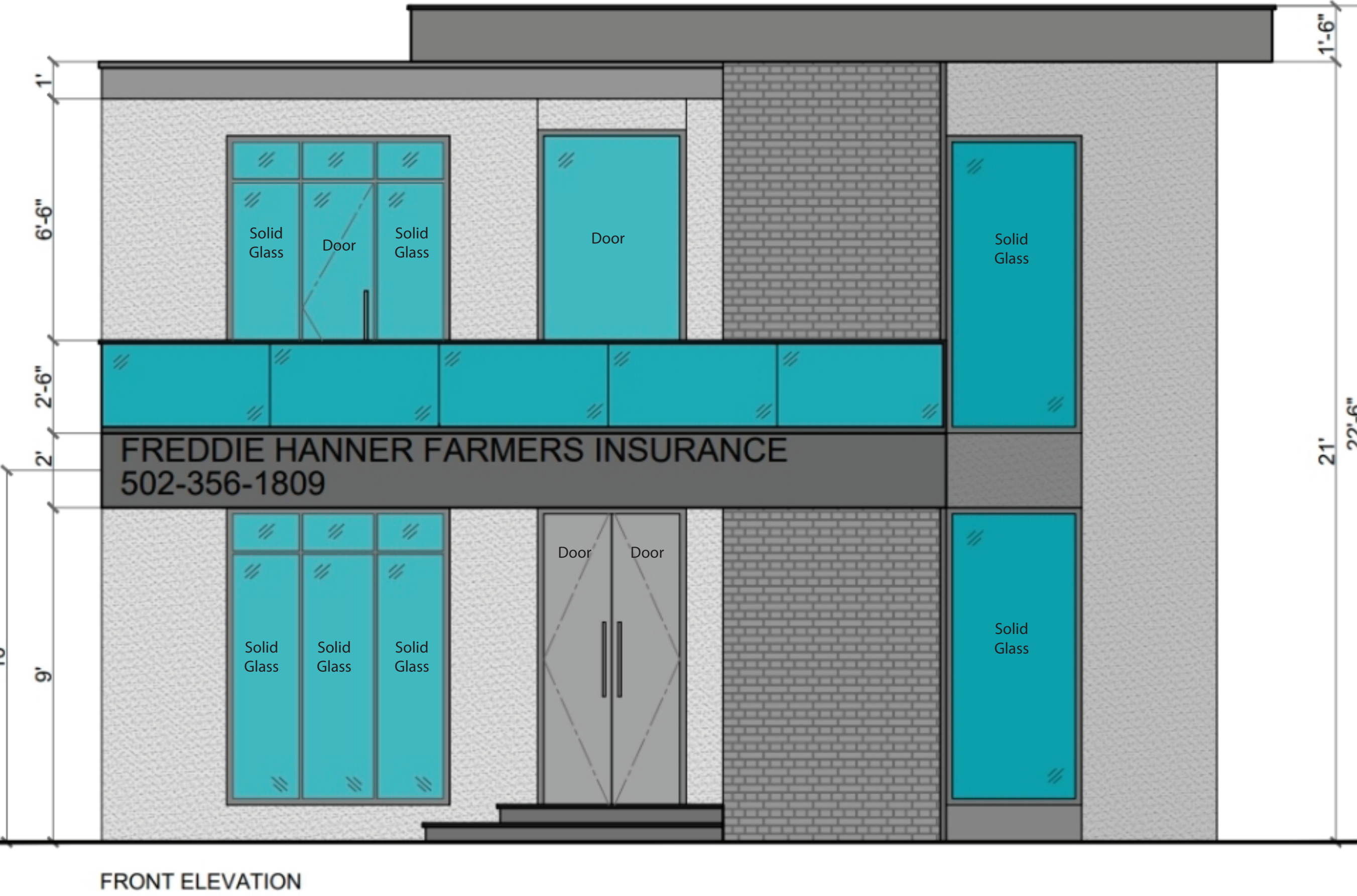
- **Areas covered:** The thick horizontal mid-band accent (the 2 ft band separating the floors where the text is located), the upper roof fascias, the roof overhangs, and the under-side soffits.
- **Estimated Square Footage:** ~90 sq ft
- **Percentage of Facade:** 14.3%

The Rear, and both sides of the structure will be Hardie Panels at 90%

Summary Table

Material	Estimated Area (sq ft)	Facade Percentage
Glass (Storefront & Railings)	225	35.7%
Engineered White Stone	205	32.5%
Natural Brown Faux Stone	110	17.5%
Hardie Trim & Dark Fascia/Soffits	90	14.3%
Total	630	100%

Note: These percentages represent the visible flat vertical surface areas of the front elevation.



FLOOR PLAN NOTES

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2. THE DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED AT SITE.

STAMP #



SCALE

1/8" = 1'-0"

SHEET #

A - 08

DATE:

08-26-2025

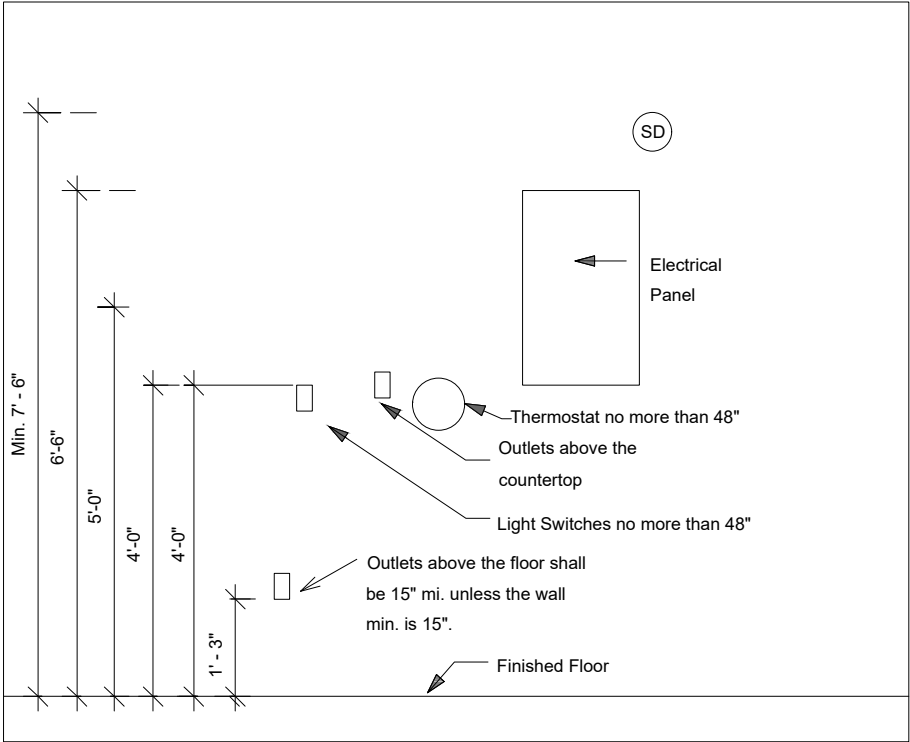
TITLE:

LIGHTING LAYOUT

SYMBOLS

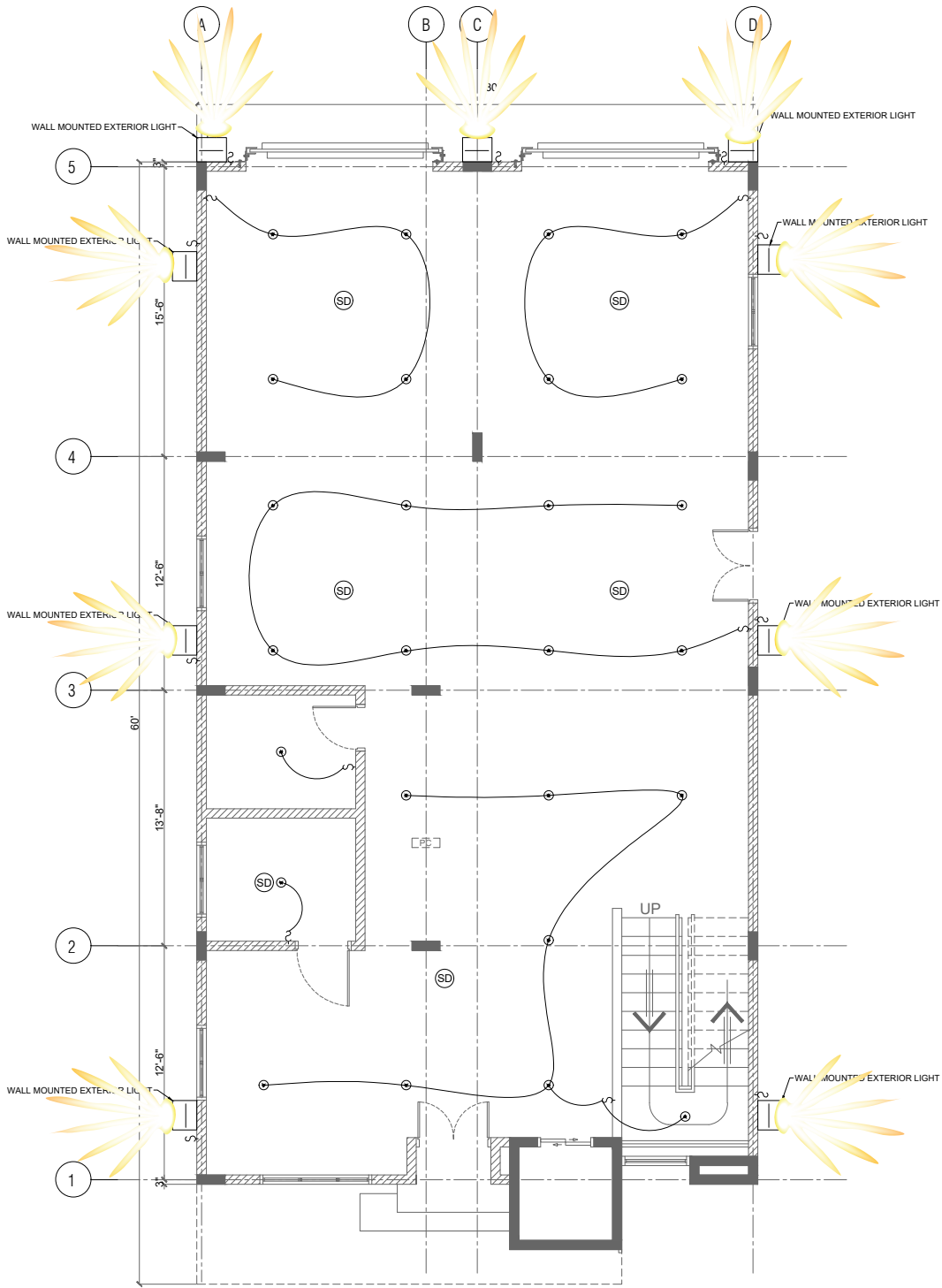
	MEDIA OUTLET
	DATA OUTLET CAT 6
	SINGLE 220V OUTLET, AFCI
	DOUBLE 120V OUTLET, AFCI
	WATERPROOF OUTLET (EXTERIOR), GFCI
	DOUBLE 120V OUTLET WITH GROUND FAULT CIRCUIT INTERRUPTION PROTECTION
	SWITCH
	SWITCH WITH DIMMER
	SWITCH WITH DIMMER WITH VACANCY SENSOR
	SMOKE AND CARBON MONOXIDE ALARM
	FLUSH MOUNTED PANELBOARD
	RECESSED LIGHT
	EXTERIOR LIGHT, WALL MOUNTED

NOTE: Not all fixtures shown here are used in the project



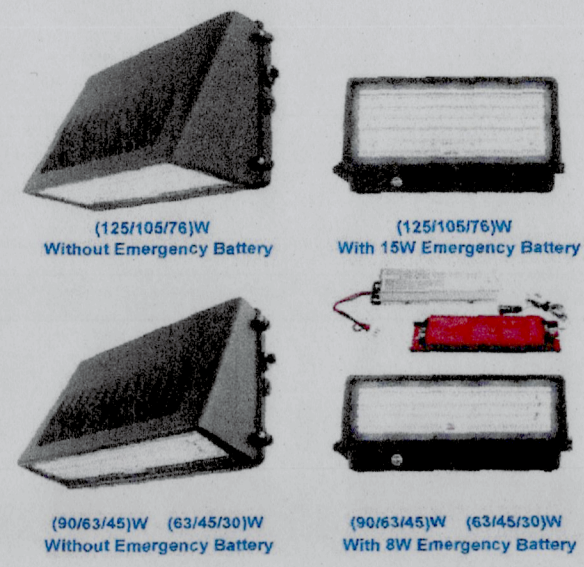
ELECTRICAL FIXTURES MOUNTING HEIGHTS

PROJECT DATA :08-26-2025



KWPD Series - Wattage & CCT Selectable
LED Full Cutoff Wall Pack

Project Name: _____
Catalog Number: _____
Notes: _____



Product Description:

The Konlite KWPD Series LED Full Cut-Off Wall Pack is both Wattage selectable and CCT selectable, covers 21 single SKUs, and can replace up to a 400W MH. With uniform light distribution and an excellent LED lumen maintenance rating, this slim wall pack is an energy efficient lighting solution that's made to last.

This model offers an optional emergency backup battery and a photocell making it an ideal choice for wall mounted lighting applications.

Applications:

Parking Areas, Building Façades, Loading Areas, Driveways, Carports, and more.

Installation

Can be mounted directly onto a Junction Box or via Conduit Mounting

Optic

CCT Selectable with Selections of 3000K/4000K/5000K
70 CRI Selectable Set Lumens from 3,000 to a Max. of 14,040 Lumens
Anti-UV prismatic translucent lens designed to distribute light uniformly

Warranty

5-year limited warranty

Features & Specifications:

Construction

Two-piece die-cast aluminum housing ensures maximum heat dissipation for optimal performance

Electric

120-277 VAC input voltage.
Power factor >90%, THD <20%, 0-10V Dimmable.
Operating Temperature Range: -40°F - +113°F
Note: Operating Temperature With Emergency Backup Battery: -40°F - +104°F

Certification

UL Listed, suitable for wet locations.
DesignLights Consortium® (DLC) Premium 5.1 qualified product.
Note: Please refer to the DLC website for specific product qualifications at www.designlights.org

Ordering Information					
Example: KWPDLMWMCLV					
Series	Wattage	CCT	Voltage	Emergency	Finish
KWPD	LMW=63W/45W/30W (63W default setting)	MC=3000K/4000K/5000K 5000K (default setting)	LV=120-277V	Blank=Without Emergency Battery Backup EM=With Emergency Battery Backup	B=Bronze W=White
	MMW=90W/63W/45W (90W default setting)				
	HMW=125W/105W/76W (125W default setting)				

Note: * 8W Emergency Battery Backup for LMW & MMW(63W/45W/30W) & (90W/63W/45W)

15W Emergency Battery Backup for HMW(125W/105W/76W)

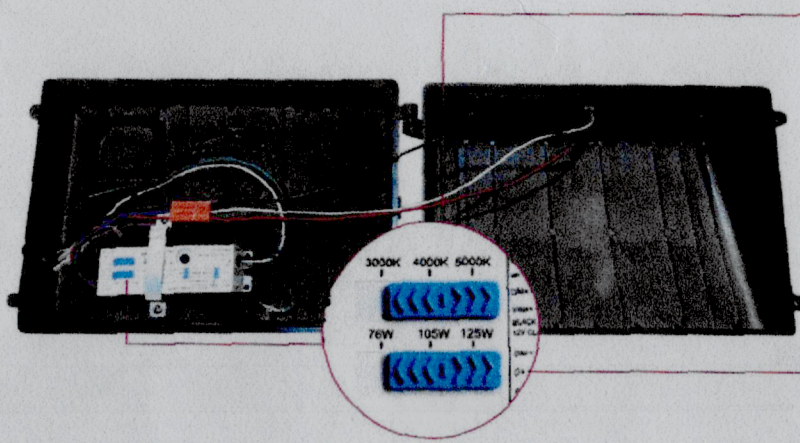
* When the light fixture is installed with the emergency battery, CCT can not be switched to 3000K.



1520 Broadmoor Blvd, Suite B, Buford, GA 30518

For informational purposes only.
Product is subject to change.

Power Selection



CCT Setting

CW 5000K
NW 4000K
WW 3000K

Power Setting

Wattage Selection	Default Setting
125/105/76W	125W
90/63/45W	90W
63/45/30W	63W

Performance Data

Lumen values are based on the 120 AC configuration.
Data on any configurations not shown here. Please contact us if needed.

Model	Wattage	CCT (Kelvin)	Luminous Flux (Lumen)	Efficacy (Lpw)	Color Rendering Index (CRI)
KWPDLMWMCLV	30W	3000K	4,750	158	>70
		4000K	5,150	172	
		5000K	4,950	165	
	45W	3000K	6,900	153	
		4000K	7,550	168	
		5000K	7,250	161	
	63W	3000K	9,200	146	
		4000K	10,250	163	
		5000K	9,850	156	
	45W	3000K	7,300	162	
		4000K	7,900	176	
		5000K	7,600	168	
KWPDMMWMCLV	63W	3000K	9,650	153	
		4000K	10,600	168	
		5000K	10,150	161	
	90W	3000K	13,200	147	
		4000K	14,450	161	
		5000K	13,900	154	
	76W	3000K	12,000	158	
		4000K	13,500	178	
		5000K	12,750	168	
	105W	3000K	15,800	150	
		4000K	17,900	170	
		5000K	17,050	162	
KWPDHMMCLV	125W	3000K	18,200	146	
		4000K	20,800	166	
		5000K	19,700	158	



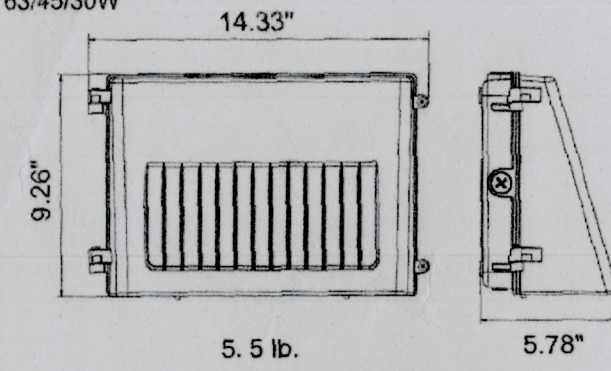
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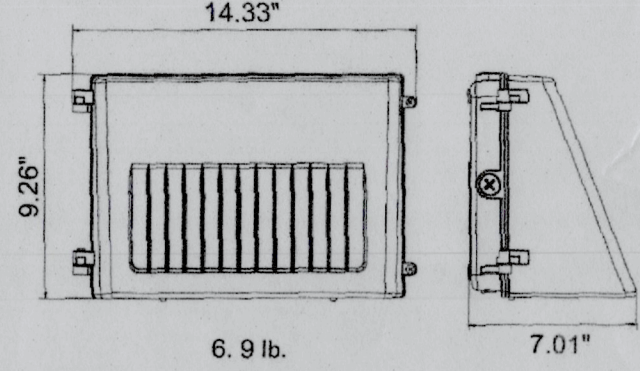
Dimensions

Without Emergency Battery

90/63/45W
63/45/30W

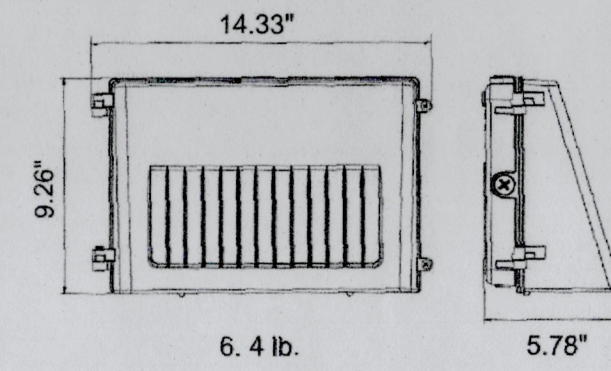


125/105/76W

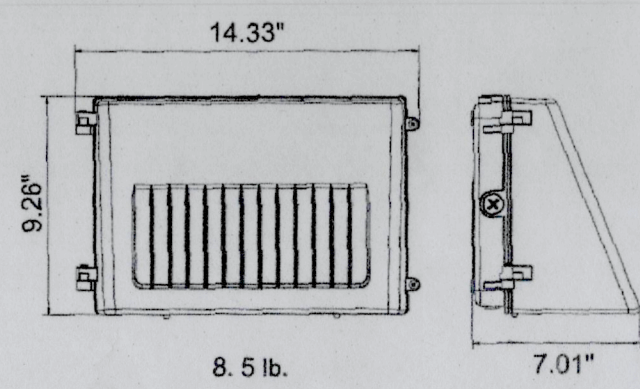


With Emergency Battery

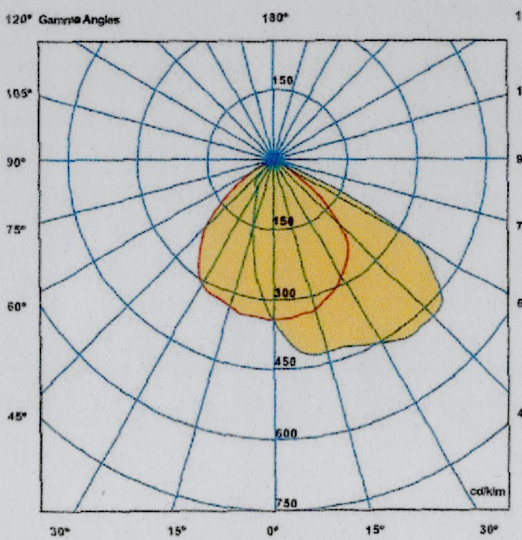
90/63/45W
63/45/30W



125/105/76W



Photometrics



Electrical Data

Model Series	Wattage(W)	Current (AC)			
		Input Voltage (V)			
		120	208	240	277
KWPDLMWMCLV	30	0.28	0.16	0.14	0.12
	45	0.42	0.24	0.21	0.18
	63	0.58	0.34	0.29	0.25
KWPDMMWMCLV	45	0.42	0.24	0.21	0.18
	63	0.58	0.34	0.29	0.25
	90	0.83	0.48	0.42	0.36
KWPDHMMCLV	76	0.72	0.42	0.36	0.31
	105	0.97	0.56	0.49	0.42
	125	1.16	0.67	0.58	0.50

Maintenance

Operating hours	25,000	50,000	75,000	100,000
Lumen Maintenance Factor	>0.95	>0.89	>0.84	>0.79



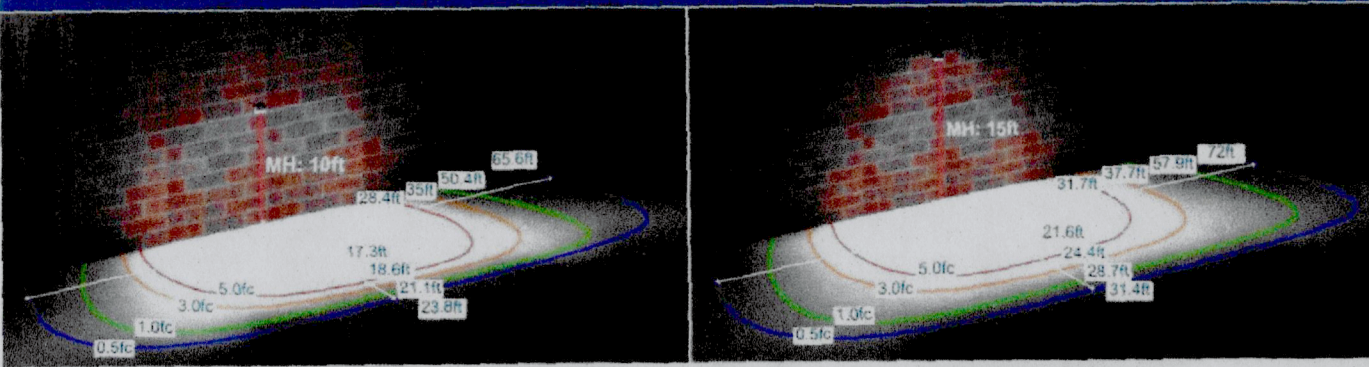
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4/29/26, 11:20 AM

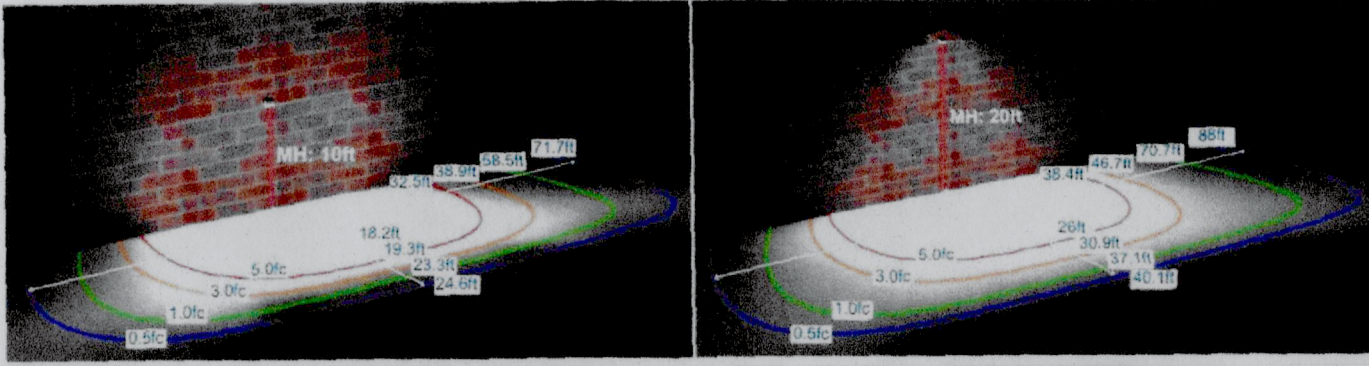
KWPDHMMCLV-125W_1024x.jpg (1000x1000)

PHOTOMETRICS



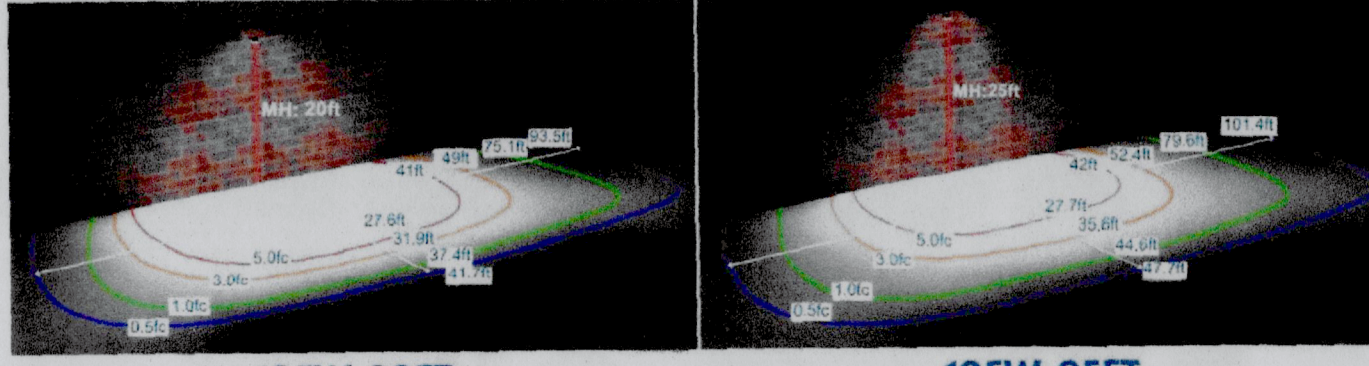
76W-10FT

76W-15FT



105W-10FT

105W-20FT



125W-20FT

125W-25FT

KWPDHMMCLV
we are installing this KWPD
LED FULL CUTOFF WALL
PACK

4/29/26, 12:01 PM

Lighting Calculator

Log in

Last updated: January 30, 2026

Lighting Calculator

FOOT CANDLE

Lighting type
Custom lighting type

Required illumination
0.8 fc

Illuminated area ONE BUILDING
Length
120 ft
Width
60 ft
Area
7,200 ft²

Light bulbs
Required lumens
5,760 lm
Light bulb type
800 lm / bulb
You will need...
8 bulbs

Red Bank, Tennessee

 Google Street View

Jun 2023 [See latest date](#)

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Red Bank, Tennessee

 Google Street View

Jan 2025 [See latest date](#)

