

City of Red Bank
Municipal Planning Commission

WORK SESSION AGENDA

September 13, 2022

12:00 pm

Red Bank City Hall

3105 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary

☐ Commissioner Browder

☐ Commissioner Smith

☐ Commissioner Luther

☐ Commissioner Skonberg

☐ Commissioner Millard

III. Agenda items for the August 18, 2022 regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. August 18, 2022

B. NEW BUSINESS

1. Request removal of conditions on lots at 2622 and 2624 Berkley Drive
2. Request for Special Exceptions Permit at Midvale Heights Apartments
3. Any properly presented new business

C. UNFINISHED BUSINESS

1. Any properly presented unfinished business

D. OTHER BUSINESS

IV. ADJOURNMENT

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA
September 15, 2022
6:00 pm
Red Bank Court Room
3117 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL – Secretary

☐ Commissioner Browder

☐ Commissioner Smith

☐ Commissioner Luther

☐ Commissioner Skonberg

☐ Commissioner Millard

III. INVOCATION – Commissioner Millard

IV. PLEDGE OF ALLEGIANCE – Commissioner Browder

V. CONSIDERATION OF THE MINUTES

1. August 18, 2022

VI. NEW BUSINESS

1. Request removal of conditions on lots at 2622 and 2624 Berkley Drive
2. Request for Special Exceptions Permit at Midvale Heights Apartments
3. Any properly presented new business

VII. UNFINISHED BUSINESS

1. Any properly presented unfinished business

VIII. OTHER BUSINESS

IX. ADJOURNMENT



Hollie Berry
Mayor

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES

August 18, 2022

6:00 pm

Red Bank Court Room

3117 Dayton Boulevard

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:04PM

II. ROLL CALL – Secretary

Commissioner Skonberg called the role. Commissioners Browder, Millard, Skonberg and Smith were in attendance. Also in attendance were the planning advisors from the Southeast Tennessee Development District, Ashley Gates and Marc Holcomb, Public Works Director Greg Tate, and those listed on the sign in sheet.

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

Commissioner Browder Commissioner Browder asked for any corrections to the minutes from July 21, 2022. Two dates were corrected. Commissioner Smith motioned to approve the minutes from July 21, 2022. Commissioner Millard seconded the motion. The motion carried with a unanimous vote.

VI. NEW BUSINESS

1. Lane configuration of Dayton Blvd from Browntown Rd/Wickley Rd to the city limits at Gadd Rd.

Marc Holcomb provided an overview of the project. He stated that the proposal includes reducing the number of travel lanes from two in each direction to only one in each direction with a center turn lane.

Greg Tate, Public Works Director, stated that the City could not affect parking conditions as part of this project, but does have future plans to apply for additional

funding and add multi-modal paths. He stated that if the City does not make the request to change the road, it will be paved just as it is now. He requested Planning Commission approval.

Commissioner Skonberg asked if this project would set the City up for these future improvements. Greg Tate stated that it would. Commissioner Browder said that this would be a good test area for reducing the lanes on additional portions of Dayton Boulevard and that this project would improve safety for those turning into the Recycling Center.

Greg Tate stated that there may be some final adjustments, such as adding a right turn lane at Gadd Road.

Davis Guedron of 4810 Stagg Road shared his support of this project. He stated that the intersections of Dayton Boulevard and Appian Way, Wickley, and Browntown Roads are dangerous and that the additional lanes are wasted space. He also stated that the road diet provides an opportunity to redevelop this area of town with more buildings closer to Dayton Boulevard. He suggested reviewing the setback requirements to encourage this type of development.

Commissioner motioned to approve the design of the road configuration of Dayton Boulevard between Browntown Road and Gadd Road. Commissioner Smith seconded the motion. The motion passed unanimously.

Commissioner Browder reiterated that if the design changes significantly from what is presented that it will come back to the Planning Commission for approval.

2. Construction of hiking/mountain biking trails along the undevelopable ridge near the Red Bank Swimming Pool and Community Center.

Marc Holcomb stated that this is a very conceptual project and asked Public Works Director Greg Tate for a project update.

Greg Tate stated that the City Manager and representatives from the Trust for Public Land have visited the site and that TPL is interested in assisting Red Bank in developing trails on this site. Greg Tate stated that there is also a lot of potential for connectivity to Chattanooga with multiple access points in Red Bank.

Commissioner Smith said his main concern was the entrance and exit, and where parking would be. Greg Tate stated that the best entry is right across from the Community Center, and the Community Center parking may be used.

Commissioner Skonberg stated that SOBRA presented research on the economic impact mountain biking trails and that this could have a positive impact on Red Bank.

Davis Guedron of 4810 Stagg Road said that he loved the idea. He suggested that the mountain biking trail could attract a lodging facility along Morrison Springs Road.

Commissioner Millard motioned to approve the city pursuing the construction of the hiking and biking trails along the undevelopable ridge by the pool and Community Center. Commissioner Skonberg seconded the motion. The motion passed unanimously.

3. Request for right-of-way changes to accommodate new school at Red Bank Baptist Church

Marc Holcomb stated that after reviewing the needs with Red Bank Baptist Church representatives, it turns out that only signage would be needed.

Greg Tate stated that an engineer would be assessing the statutory requirements for the school zone. He also stated that a crosswalk would be placed. He stated that no Planning Commission action would be needed. He stated that they would not be opening Bank Street back up.

Commissioner Smith asked if they could put a speed hump in to slow any through traffic down. Greg Tate said that they had considered having a single arm gate while leaving the fire lane open. He stated that they are going to wait to hear from Wiser Engineering Consultants.

VII. UNFINISHED BUSINESS

1. Any properly presented unfinished business

No unfinished business was presented.

VIII. OTHER BUSINESS

Greg Tate stated that a Planning Commissioner is needed to serve on the Urban Transportation Planning Grant. He stated that everyone on the Steering Committee had to fill out an application, and an alternate could be listed.

IX. ADJOURNMENT

Commissioner Browder motioned to adjourn. Commissioner Skonberg seconded the motion. The meeting adjourned at 7:07 PM.

Zoning Board

Application for Zoning Amendments or Changes of Zone Use

City of Red Bank, Tennessee

General

The proposed change or amendment must first be referred to the Red Bank Planning Commission for a recommendation. The Board shall give at least fifteen (15) days notice of the time and place for a public hearing, which shall be held in regard to the proposed changes or amendments. The notice shall be published in a newspaper of general circulation in the city. Certified notices shall be mailed to all property owners within 200 feet for the property under consideration for a change or amendment. The cost of the application and advertising is \$100.

1. Name of Applicant: Steve Pickett
2. Street Address: 609 Morning Grove Dr.
3. City: Chattanooga State: TN Zip: 37421
4. Telephone Number: 423-994-4424
5. Property Address: 2622 + 2624 Berkley Dr.
6. Are you the owner of the property: Yes ☒ No ☐

If you are not the owner, a letter signed by the owner agreeing to the rezoning must accompany this Application.

7. Please attach a drawing of the property boundaries. Show all easements, utility locations, and buildings. Describe any physical characteristics of the property such as wetlands, steep grades, ravines, Etc.
8. What is the present zoning classification for the subject property? RTZ
9. What is the requested zone desired or proposed use of the property?
Remove conditions on both lots.
10. Are you requesting special conditional use of the property? No
11. Is the proposed use compatible with that of surrounding properties? yes

I certify that the above information is true and accurate to the best of my knowledge and belief:

SP

Date: 8-17-22

Amount Paid: \$100.00 Date Paid: 8/22/2022

By signing this application I understand that the application fee is non-refundable.

Recommendation of the Planning Commission: _____

Date Reviewed by the Planning Commission: _____

Action of the Zoning Board: _____

Date Reviewed by the Zoning Board: _____

List of any special conditions that may apply to the Zoning: _____

Approved by Ordinance Number: _____ Date: _____



MEMORANDUM

To: Members of the Red Bank Municipal Planning Commission

From: Marc Holcomb, SETDD Regional Planner

Date: September 7, 2022

Subject: Removing Conditions from Rezoning for 2620 and 2624 Berkley Drive – R-1 to R-T/Z

SUMMARY

Request: R-1 to R-T/Z Residential Townhouse / Zero Lot Line	
Tax Map #: Map 117L Group G Parcel 017 and 017.01	Address: 2620 and 2624 Berkley Drive
Owner: Be Big, Inc.	Applicant: Be Big, Inc. / Steve Pickett
Area: 0.35 acres	Floodplain: No
Existing Use: vacant	Proposed Use: 3 single-family detached residences
Adjacent Uses: single-family residential	Adjacent Zoning: R-1, R1-A

Background: An application has been submitted by the owner of 2620 and 2624 Berkley Drive to lift the conditions that were placed on the R-T/Z zoning in 2018. The ordinance passed in 2018 limited development to two single-family homes. With additional land from the adjacent property, the developer is now proposing three single-family detached homes.

Recommendation: Removal of the existing zoning condition limiting the development to two units.

ANALYSIS

Existing and Proposed Use

The 0.35-acre parcel at 2620 and 2624 Berkley Drive is undeveloped. The adjacent lot at 2626 Berkley Drive has an existing home, which the developer intends to keep in place. The southeast portion of the lot is vacant and sits at a lower grade than the existing home. The developer intends to combine this portion of the lot with 2620 and 2624 Berkley Drive to create three lots for single family homes.

Aerial of Subject Property

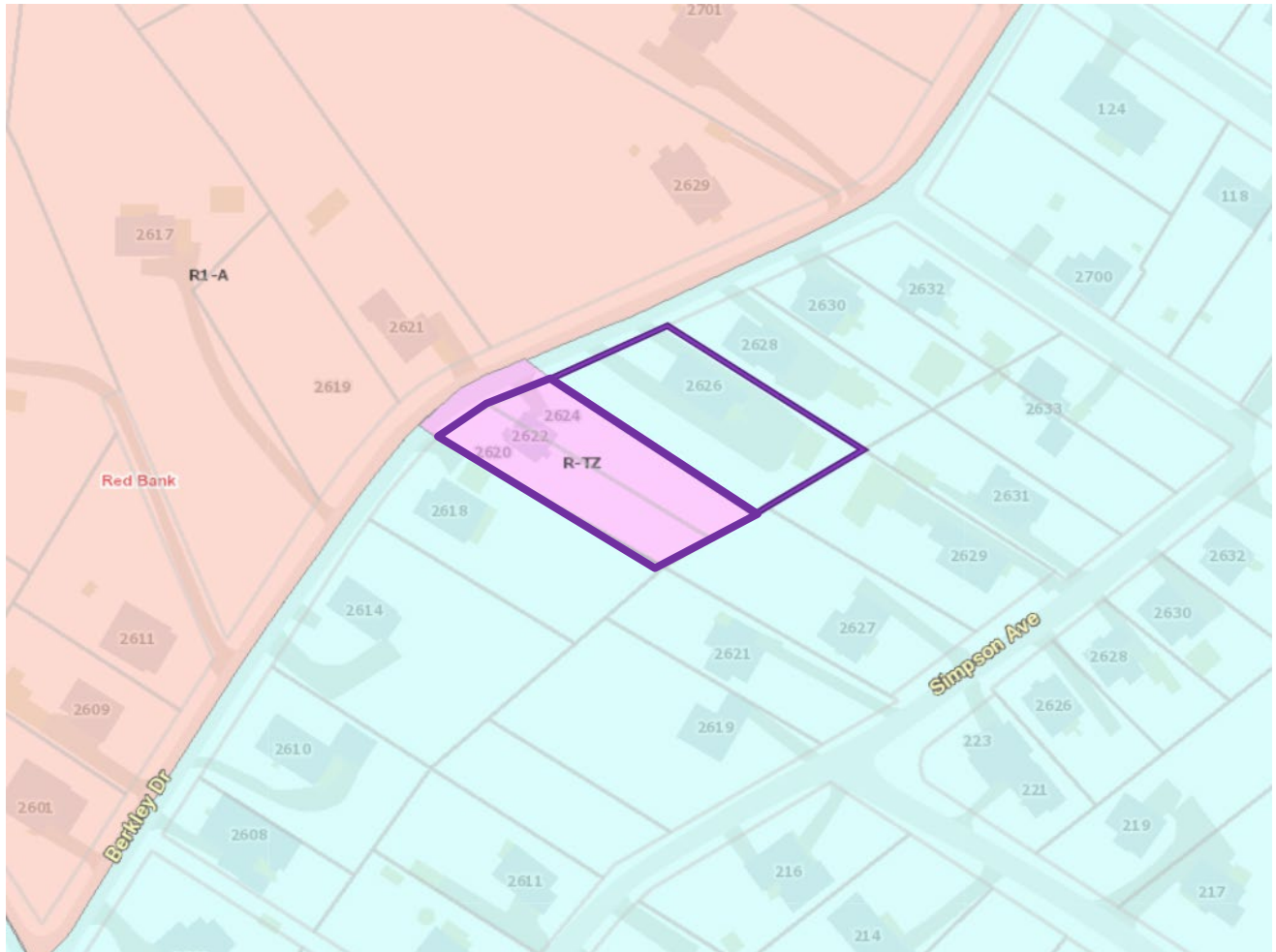


Zoning Ordinance

R-T/Z zoning allows the owner to create lots with less than 60 feet of frontage and a lot size below 7,500 square feet, as well as allow for new homes to be built. However, the existing condition on 2620 and 2624 Berkley Drive would not allow any portion of that property to be used for a third home. The R-T/Z zone has a minimum lot width of 35 feet for zero lot line homes. There is no minimum lot size in the R-T/Z zone, but a maximum density of 6 units per acre. The proposed density for this development is 5.7 units per acre.

Type C screening against the R-1 zoning district is required on the exterior side lot lines of each proposed lot. The existing vegetation on the rear lot line could be used to meet the screening requirement. Additional screening would need to be installed on the side yards of both Lot 11A and Lot 7.

Zoning Map



Compatibility with Surrounding Uses

Abutting properties include small lot single-family homes to the north and south. There are single family homes across the street in the R1-A district. All homes along Berkley Drive appear to be single-family detached homes. However, there are higher density residential uses scattered throughout the greater area, including duplexes, apartments and narrow lot single family residences. Approximately 0.25 miles from this site, at the intersection of Berkely Drive and Lancaster Ave., are three similarly-sized homes that appear to be zero-lot line homes.

The distance of the property from the commercial corridor is approximately a quarter mile. The proximity to the commercial corridor supports the case for greater density at this location.

Land Use Plan

The development of new homes at this location would increase the housing stock in Red Bank and address Goal C of the Red Bank Land Use Plan:

C-GOAL: Attract residential developers back to Red Bank for new development and redevelopment.

ACTION: New residential zones that provide more options and diversity of development while still protecting single-family neighborhoods.

ACTION: Reduced minimum lot size standards and setback requirements to make Red Bank competitive with surrounding communities.

Spot Zoning

With this being a request to lift conditions from the existing zoning, spot zoning is not a concern.

RECOMMENDATION

Due to the small number of units, some may consider this to be complementary for the area. The Planning Commission has expressed concerns about large concentrations of rental units, so having smaller pockets of higher density housing may be more in line with the Planning Commissions goals.

Staff recommends approval of the request to remove restrictions, with the condition that street trees be added to conform with the overall appearance of Berkely Ave. Because the development is limited to three single family homes, staff does not find that additional conditions are necessary.

City of Red Bank
Application for a Special Exceptions Permit

Date July 28, 2022

Application Fee Paid 18943
\$100.00 Receipt #

Name and Address of Applicant

Name (Print) Brooks Host (300 W. Midvale, LLC)
Street (Print) 1 N Adgers Wharf
City and State (Print) Charleston, SC 29401
Telephone Number 203-561-6250

Location of Property Relating to the Special Exceptions Permit

Street 300 W. Midvale Ave
City and State Chattanooga, TN 37405
Parcel Number 126C F 025.01

~~Apt Complex~~ Subdivision Name Midvale Heights Apartments

Current Zoning X Residential Commercial Other

*Applicant must attach a site plan drawn to scale of 1"=100'. This shall be submitted with each request for special permits. The proposed structure, ingress and egress, parking, landscaping, signage, must be shown and other material as may be deemed necessary by the City Manager or his/her designee.

Do you understand the present zoning requirements relating to your request?

X Yes No

What is your request? Please explain your request and why you are requesting it.

Property is zoned R-3 and is classified as multi-family with 5 existing apartment buildings and two areas planned for future pads. This Special Exceptions Permit is to develop those two additional apartment buildings

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

If yes, please describe the exceptional condition:

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

Page 2 Special Exceptions Permit

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

Please explain: _____

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

Please explain: _____

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

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

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

Please explain: _____

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

Please explain: _____

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

Signature: _____

Brooks Host, Manager

DO NOT WRITE BELOW THIS LINE

Board Finding for: Approval _____ Disapproval _____

Date of Finding: _____

Secretary: _____

Date: 08/16/2022

By: JES

Sheet #:

Exhibit 0

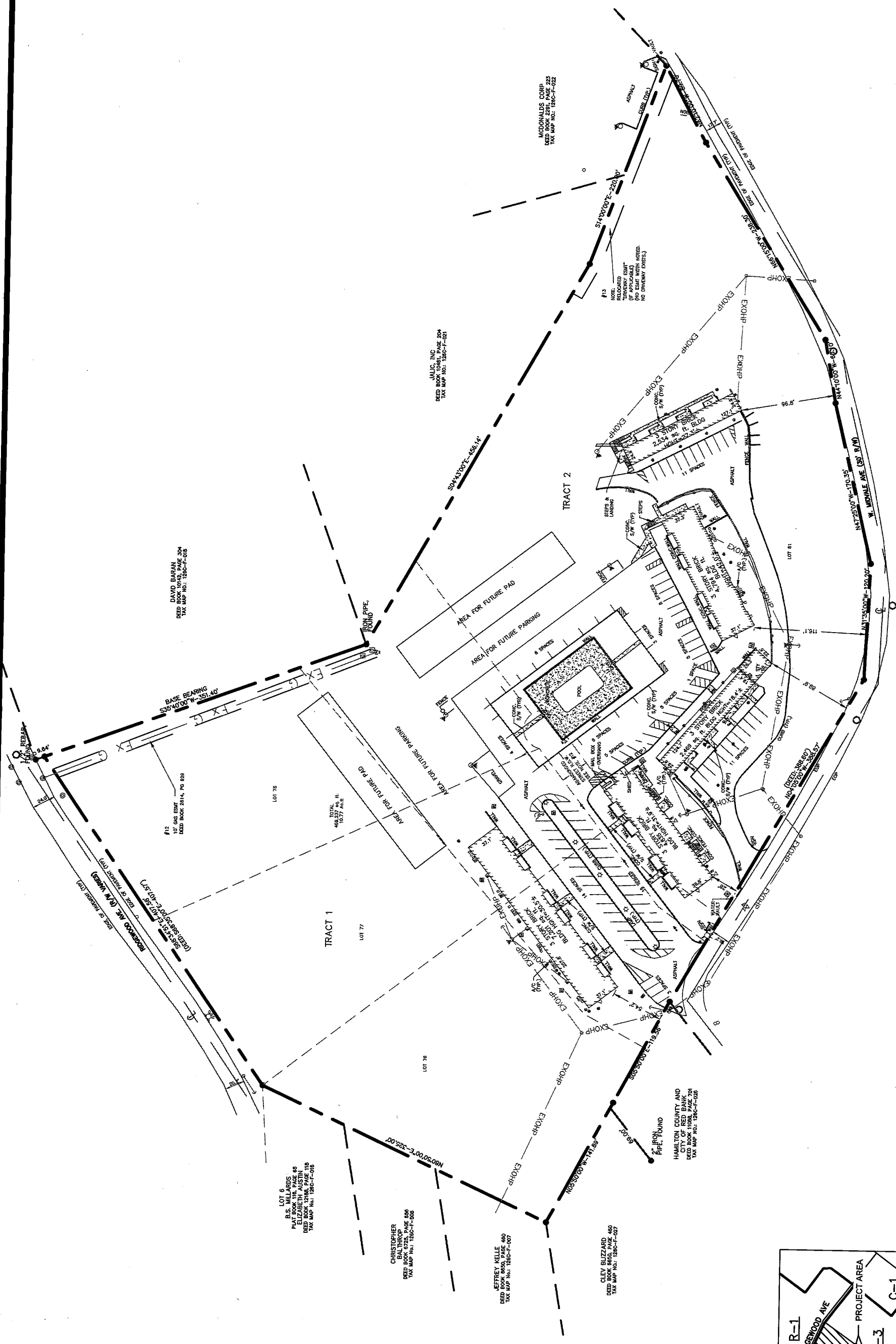
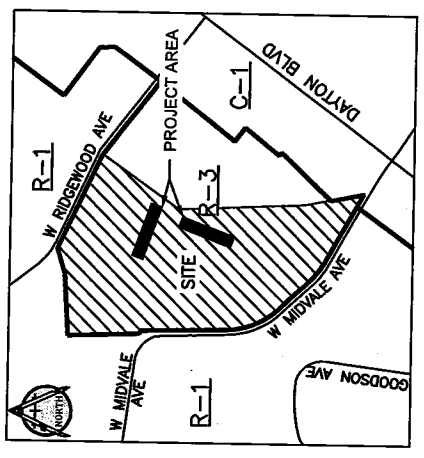
Existing Conditions
300 W MIDVALE AVE
RED BANK, TENNESSEE



GRAPHIC SCALE



1 inch = 100 ft.



DAVID BARAN
DEED BOOK 1014, PAGE 204
TAX MAP NO. 126C-F-018

JALIC, INC
DEED BOOK 1046, PAGE 204
TAX MAP NO. 126C-F-021

MCDONALDS CORP
DEED BOOK 2261, PAGE 223
TAX MAP NO. 126C-F-022

LOT 6
B.S. MILLARDS
PLAY BOOK 116, PAGE 66
DEED BOOK 1214, PAGE 118
TAX MAP NO. 126C-F-018

CHRISTOPHER
BALTIMORE
DEED BOOK 6723, PAGE 636
TAX MAP NO. 126C-F-006

JEFFREY NELLE
DEED BOOK 6554, PAGE 460
TAX MAP NO. 126C-F-007

CLEV BLIZZARD
DEED BOOK 6554, PAGE 460
TAX MAP NO. 126C-F-027

HAMILTON COUNTY AND
CITY OF RED BANK
DEED BOOK 1214, PAGE 118
TAX MAP NO. 126C-F-028

PRINCIPAL PERMITTED USE:

MULTI-FAMILY DWELLINGS WHEN PART OF A MIXED-USE RESIDENTIAL DEVELOPMENT WHERE 50% OF ALL DEVELOPABLE LAND MUST BE USED FOR DETACHED SINGLE-FAMILY DWELLINGS. MULTI-FAMILY DWELLINGS NOT A PART OF A MIXED-USE RESIDENTIAL DEVELOPMENT ARE PERMITTED ONLY BY SPECIAL EXCEPTIONS PERMIT FROM RED BANK CITY COMMISSION UPON RECOMMENDATION BY THE RED BANK PLANNING COMMISSION

Special Exceptions Permit required from the Red Bank Planning Commission to add additional units.

ADJACENT ZONING AND USE:

R-1 & R-3; RESIDENTIAL

LOT AREA AND FRONTAGE:

60' MINIMUM LOT FRONTAGE - ok

7,500 SF MINIMUM LOT SIZE PLUS 2,000 SF LOT AREA FOR EACH ADDITIONAL UNIT

Total Lot Area = 10.77 acres = 469,141 sf
Maximum # of units = $((469,141 \text{ sf} - 7,500 \text{ sf}) / 2,000 \text{ sf}) + 1 = 231$ units total allowed (max.)
Existing units = 66 ea
Additional units allowed = $231 - 66 = 165$ units (max.) additional allowed
New units proposed = 41-58 units proposed

BUILDING SETBACKS:

25' MINIMUM FRONT YARD, 25' CORNER SIDE YARD IF AT AN INTERSECTION
10' SIDE YARD
25' REAR YARD

OFF STREET PARKING:

NO. OF EXISTING UNITS = 66 (# of bedrooms/unit unknown)
NO. OF EXISTING PARKING SPACES = 101
101 SPACES / 66 UNITS = 1.5 SPACE PER UNIT

NEW UNITS ASSUMING: 1.25 SPACE PER DWELLING UNIT FOR APARTMENTS;
1.75 SPACES PER DWELLING WITH 2+ BDRMS;

41-58 NEW UNITS (1 BDRM &/or 2+ BDRM)
= 1.25×58 (1 bdrm) = 72.5 = 73 spaces required
= 1.75×41 (2+ bdrm) = 71.75 = 72 spaces required
73 spaces provided (including new parking lot area plus changing direction of existing parking around pool) Does not account for ADA parking, if required

HEIGHT REGULATIONS:

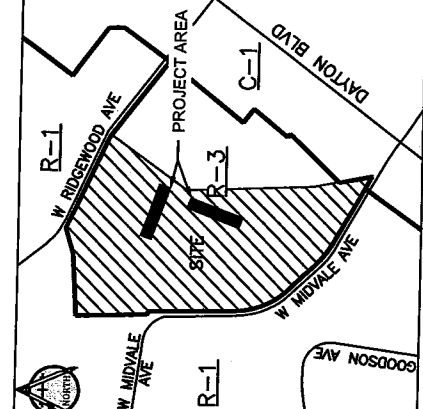
2.5 STORIES MAXIMUM (35') (CAN EXCEED IF ADDITIONAL SETBACK PROVIDED)

LANDSCAPE REQUIREMENTS

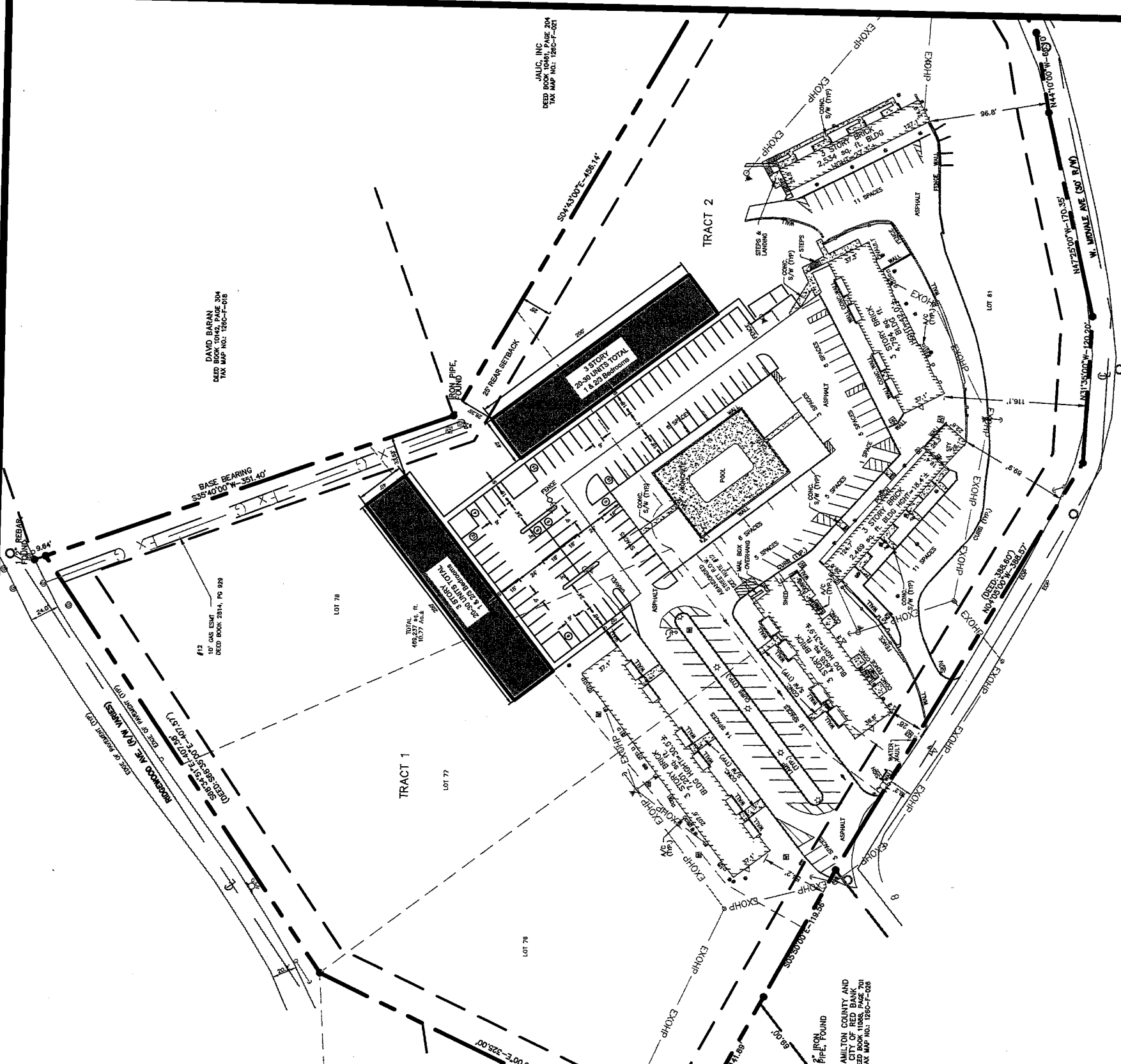
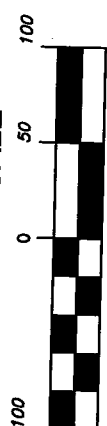
SCREENING -

ADJACENT ZONING R-1 & R-3 LOW & HIGH DENSITY RESIDENTIAL

10' TYPE 'C' SCREENING LANDSCAPE YARD REQUIRED BETWEEN PROPOSED HIGH-DENSITY RESIDENTIAL AND EXISTING LOW/HIGH-DENSITY RESIDENTIAL; HOWEVER, NOT REQUIRED ADJACENT TO R/W. Propose to use existing vegetation



GRAPHIC SCALE



Preliminary Site Plan
300 W MIDVALE AVE
RED BANK, TENNESSEE

Date: 08/16/2022

By: JES

Sheet #:

Exhibit 1



MEMORANDUM

To: Members of the Red Bank Municipal Planning Commission
From: Marc Holcomb, SETDD Regional Planner
Date: September 7, 2022
Subject: Special Exceptions Permit for Midvale Heights Apartments

SUMMARY

Request: Special Exceptions permit sought to build new units at Midvale Heights Apartments	
Tax Map #: Map 126C Group F Parcel 025.01	Address: 300 Midvale Ave.
Owner: Brooks Host	Applicant: Brooks Host
Area: 10.7 acres	Floodplain: No
Existing Use: Occupied	Proposed Use: 2 residences with 50+ frontage
Adjacent Uses: Multi-family residential	Adjacent Zoning: R-1, R-3, C-1

Background: An application has been submitted by the owner of Midvale Heights Apartments at 300 Midvale Ave. seeking a Special Exceptions permit to construct two new buildings on the site.

Recommendation: Approval of the Special Exceptions

ANALYSIS

Existing and Proposed Use

The 10.7-acre parcel at 300 Midvale Ave. has five existing apartment buildings in addition to amenities including a swimming pool and parking. The developer intends to keep all existing structures and would like to add new buildings to the northeast corner and east side of the site.

Aerial of Subject Property



Zoning Ordinance

This property is zoned R-3, which does not permit multi-family housing without a special exception. The property has contained multi-family housing since 1974 and is bordered other multi-family housing units as well as commercial and single-family units.

Zoning Map



Compatibility with Surrounding Uses

Abutting properties include additional multi-family units as well as a commercial district. There are single family homes across the street in the R1-A district. The property is directly adjacent to the commercial corridor, which supports the case for increased density at this location.

RECOMMENDATION

Staff recommends that the Planning Commission consider the following in determining their recommendation:

1. The proposed site plan meets the requirements of the zoning ordinance.
2. Additional multi-family units at this site is in keeping with existing land use and would not greatly alter the character of the area.

Staff recommends approval of the request for the special exceptions permit to construct additional units at the Midvale Heights Apartments.