

City of Red Bank
Municipal Planning Commission

WORK SESSION AGENDA
August 18, 2020
12:00 pm
Red Bank Community Center

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

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

III. Agenda items for the October 17th regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. June 9, 2020

A. NEW BUSINESS

1. Preliminary Plat for the Planned Unit Development at Pine Breeze Road, opposite the intersection of Pine Breeze Road and Ben Miller Parkway
2. Rezoning Request - 626 Lullwater Road from R-1 Residential to R-T/Z Residential
3. Special Exceptions Permit for a Planned Unit Development at 5005 Dayton Blvd. from R-1A Residential to R-3 Residential (0990 B 001.01)
4. Zoning Ordinance Revision Discussion

B. UNFINISHED BUSINESS

1. Subdivision Regulation Revisions
2. Discussion of infill standards

C. OTHER BUSINESS

IV. ADJOURNMENT

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA
August 20, 2020
6:00pm
Red Bank Community Center

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

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

III. Agenda items for the October 17th regular planning commission meeting:

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F. UNFINISHED BUSINESS

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2. Discussion of infill standards

D. OTHER BUSINESS

IV. ADJOURNMENT



MUNICIPAL PLANNING COMMISSION

Ruth Jenó
Acting Mayor

MINUTES
June 9, 2020
6:00 p.m.
Red Bank City Hall

Tim Thornbury
City Manager

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:02 PM.

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Browder, Hafley, Millard, and Smith were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District and the City Manager were also present. No additional attendees were present.

III. INVOCATION

Commissioner Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley said the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

A. May 21, 2020 Meeting Minutes

Commissioner Hafley asked for any corrections to the minutes. Having none, Commissioner Browder motioned to approve the minutes as written. Commissioner Millard seconded the motion. The motion passed unanimously.

VI. NEW BUSINESS

1. Final Plat for Delashmitt Road Subdivision

Staff stated that the Collier Construction has submitted a plat for 34 residential lots and that it conforms to the previously approved Preliminary Plat. Staff stated that the road base has been put down, and either paving would need to be completed or an appropriate performance guarantee would have to be on file for the City Manager to sign the plat. Staff stated that

they were still waiting on a review from WWTa, but that WWTa had approved the preliminary plat and she did not expect any difficulties with approval.

Commissioner Hafley asked if there were any additional questions. Seeing none,

Commissioner Browder motioned to approve the Final Plat for the Delashmitt Road Subdivision contingent on the following:

- 1) Addressing and changes as required by Hamilton County GIS
- 2) Approval by Hamilton County WWTa
- 3) All signatures as required

Commissioner Millard seconded the motion. The motion passed unanimously.

2. Rezoning Request for 5005 Dayton Boulevard from R-1A Residential to R-3 Residential for use as a Planned Unit Development

Discussion

Staff stated that the developer proposed 68 single-family homes and 10 townhomes on the site, with 12.5 acres of space reserved for future development. She stated that there would be a required 10-foot screening between the lot line and neighboring residential areas, and that a retaining pond would be along Dayton Boulevard providing a buffer between the homes and the busy street. Staff stated that some concerns were raised during the work session, including lighting, noise from construction, density, and the density along the hillside.

Staff stated that while comments on the design of the property are welcome, the design requests could not be included as part of the zoning conditions and would later be part of the PUD approval process.

Staff recommended approval with the condition that the property only be used as a PUD with single-family and townhouses and a maximum density of 5 units per acre.

Chris Anderson from Greentech Homes stated he agreed to all staff recommended conditions. He stated his intent is to build 10 townhomes and 58 single family homes on these lots. He stated that he could not predict the market conditions, so he cannot provide a definite price point at this time. GreenTech's most recent development in Red Bank, North Point Ridge had a median price between \$350,000 and \$400,000 per unit, and he expects that this development will be similar. He stated that he had spoken with his engineer, and that they would be over-designing the retention pond at the front of the property to be adequate for future development of the rear of the property.

Commissioner Browder asked what would happen to the existing home. Mr. Anderson stated that the home appeared to be in good condition, so he expects that the will sell the house after some minor repairs.

Commissioner Millard asked if the property was under contract. Mr. Anderson answered that Greentech Homes the property under contract and are requesting the rezoning prior to purchasing the property. He said that he provided the necessary paperwork regarding the contract to the City Manager.

Commissioner Hafley asked about the timeline for development. Mr. Anderson stated that they home to begin construction in early October, but that there are several factors that could result in a delay. He expects that they will have houses built in a year or less.

Commissioner Millard asked about whether they had considered installing a turn lane into the neighborhood. Mr. Anderson stated that he felt Dayton Boulevard functioned well enough in that area to handle the traffic, being a four-lane road, and did not feel a turn lane would be needed. He also stated that he would work with the City and be open to requests for infrastructure improvements if the City Manager felt they were needed.

Commissioner Browder asked for an update on the development that is at the end of Gadd Road, which is not in Red Bank but will impact Red Bank. Mr. Anderson stated that they were about halfway to completion.

Commissioner Hafley opened the floor up to public comment.

Mr. Les Meeks stated that he is not a resident of Red Bank but does own commercial property nearby. He stated that he is in support of the project and thinks that it will benefit the entire city.

The resident at 8 Holiday Lane asked whether there would be a buffer between his property and the development. Mr. Anderson stated that there would be a 10-foot buffer. Commissioner Browder asked if it would be existing vegetation. Mr. Anderson stated that they would keep existing vegetation and add additional plantings.

Commissioner Browder motioned to approve the plat with the following contingencies:

- 1) Property is only to be used for a Planned Unit Development with single-family detached dwellings and townhomes.
- 2) Development on this property is limited to an overall density of 5 units per acre.

Commissioner Millard seconded the motion. The motion passed unanimously.

3. Ordinance 20-1172 and 20-1173 Amending the Standards for Adult Oriented Establishments in the Zoning Ordinance

Staff stated that this ordinance is presented as a way to allow adult-oriented establishments in Red Bank while protecting residents and property owners. Staff stated that the ordinance creates additional requirements and fees for receiving a permit to operate, has additional operation restrictions, and moves the zone that they are allowed in from L-1 and M-1, to C-1 Commercial. Withing the C-1 zone, the location is further restricted from being within 200 feet of certain community facilities and must get a Special Exceptions Permit to operate within 100 feet of a residence.

Staff recommended approval with the corrections that were addressed during the earlier work session.

**Commissioner Smith motioned to recommend approval of the ordinance.
Commissioner Browder seconded the motion. The motion passed unanimously.**

VII. UNFINISHED BUSINESS

A. Update on Special Exceptions Permits and the ImmunoTek BioCenter Proposal

Commissioner Hafley provided the Commissioners with recommended conditions for ImmunoTek Bio Center's proposed operation. He stated he suggested a closing time of 6:00 to allow for anyone that is getting off work to donate. He also stated that he felt many surveillance cameras to not have adequate definition to gather the needed information, so he felt that needed to be specified. Commissioner Millard stated that she was in agreement.

Commissioner Browder asked if staff had any input. Staff stated that the only addition she would suggest was requiring signage indicating that cameras are on to act as a deterrent.

Commissioner Browder motioned to recommend the following conditions:

- 1. The provisions of 14-403.02(V) of the Zoning Ordinance apply including screening and Design Review Standards.**
- 2. "NO LOITERING" signs shall be posted throughout the property**
- 3. Days and hours of operation shall be limited to Monday through Saturday from 8:00 AM to 6:00 PM. No activities are to take place on Sunday.**
- 4. Provide waiting rooms so that no person will have to wait outside the building.**
- 5. Provide lighting and security cameras to cover all outdoor areas. Install signs to indicate that cameras are on. Cameras are to be of sufficient definition to recognize individuals. Recordings are to be retained for 60 days.**
- 6. Special Exceptions Permit will expire in one year after approval if remodeling of the building has not begun or other significant progress has not been made.**

Commissioner Millard seconded the motion. The motion passed unanimously.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Smith motioned to adjourn. Commissioner Millard seconded the motion. The meeting was adjourned at 6:44 PM.

Chairman

MEMORANDUM

To: Members of the Red Bank Planning Commission

Cc: Tim Thornbury, Public Works Director

From: Ashley Gates, Regional Planner

Date: August 13, 2020

Subject: Preliminary Plat for Pine Breeze Subdivision

SUMMARY

Property Address: Pine Breeze Road

Tax ID: 126E B 013, 014, 015.01 & 020

Deed Book: D.B. 9972, Pg. 123

Property Owner: George Bock, III

Present Zoning: R-3, Restricted to PUD with 29 units

Staff Recommendation: Approval with Corrections

Background: Copp Engineering submitted a Preliminary Plat for the Pine Breeze Subdivision. The plat divides 6.56 acres into 29 lots for single-family homes and townhouses, and three community lots. The plan appears to conform to the Preliminary PUD plan with the addition of community lots in place of drainage easements on private lots.

ANALYSIS

Lot Design

The plat proposes lots that range from about 2,300 square feet to 31,000 square feet. The single family lots have varying widths with a range 30-40 feet. The town homes have a width of about 20 feet, with the end units having wider lots.

The townhomes include the rear parking and driveway within their lots. Lots 11, 12 and 20 (town home) have a significant portion of the drainage and detention easement within their boundaries. An easement between Lots 5 and 6 provides access for the purpose of maintaining the drainage infrastructure on Community Lot 32. Community Lot 32 will have a large detention basin and will not be developable.

Density

The proposed density is 4.4 units per acre, which is within the allowed density for a PUD in the R-3 Zone and does not exceed the condition of a maximum of 29 units that was placed on this property when rezoned.

Proposed Streets

A public road with a 50-foot ROW and paving 26-foot wide pavement with 50-foot cul-de-sac turnaround has been proposed. The road profiles submitted with the PUD plan indicate that it meets the requirements of the Subdivision Regulations. A road name still needs to be submitted.

Utilities

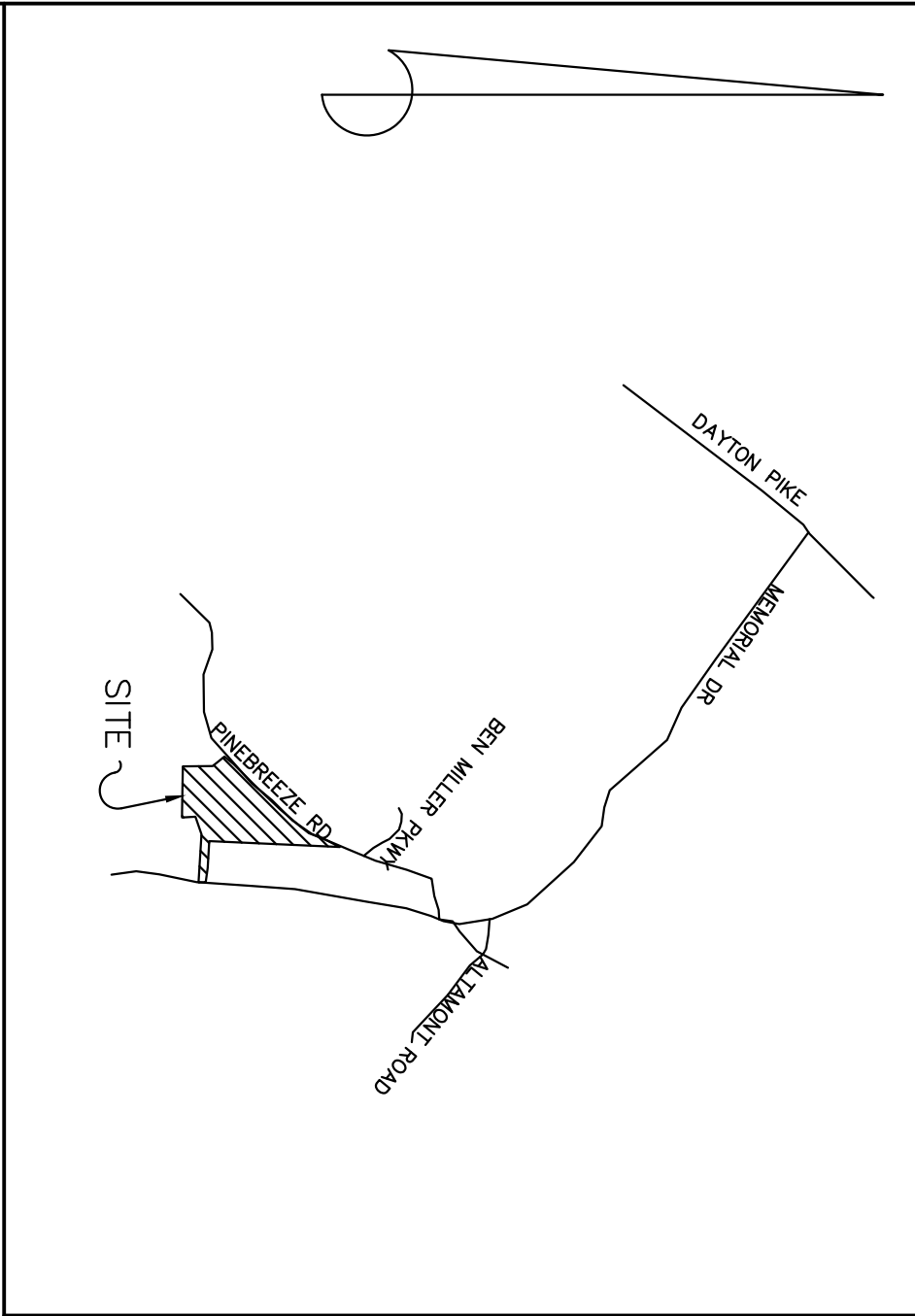
The plat includes sanitary sewer connections to the line along White Oak Road, which is within the jurisdiction of the City of Chattanooga. Water lines will provide water from Tennessee American. The water lines should be shown on the plat or the Water Distribution Plan attached.

The Red Bank Fire Department has requested the installation of a fire hydrant, and this will also need to be shown on the plat.

RECOMMENDATION

Staff recommends approval of this plat with the following changes:

1. Include street name
2. Show fire hydrant as required by Red Bank Fire Department
3. Update Zoning – should be R-3
4. Remove signature block (final plat only)
5. Add note regarding community lots
6. Show existing and proposed water lines & easements
7. Include note regarding EPB easement. They require a 10-foot easement along all public roads.
8. Include road and sewer vertical profiles
9. Pending review by WWTa and/or Chattanooga Public Works



I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision.

GEORGE I BOCK III
1900 E 28th STREET
CHATTANOOGA, TN 37407
(423) XXX-XXXX

REVIEWED
By Ashley Gates at 4:50 pm, Aug 13, 2020

- Recommended Changes:**
1. Include street name
 2. Show fire hydrant as required by Red Bank Fire Department
 3. Update Zoning
 4. Remove signature block (final plat only)
 5. Add note regarding community lots
 6. Show existing and proposed water lines & easements
 7. Include road and sewer vertical profiles
 8. Pending review by WWT&A, Chattanooga
 - Public Works, EPB

I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that the ratio of precision of the undisturbed survey exceeds 1 per 10,000 as shown hereon. This is a Class 1 survey.

Copp Engineering Group
1961 Northpoint Blvd. Unit 120
Hixson, TN 37343
423-847-9100 Office
423-847-9185 Fax



APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT.
DATE: _____
BY: _____
HAMILTON CO. WWT&A
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
RED BANK MUNICIPAL
PLANNING COMMISSION
DATE: _____
BY: _____

Remove - Preliminary
Plat is not recorded, is
filed at City Hall

GENERAL NOTES :

1. Zoned : RT-1 → Zoning is R-3
2. This plat subdivides D.B. 9972 Pg. 123 ROHC
3. This plat is developed in accordance to the design standards of the Red Bank Subdivision Regulations.
4. Area Subdivided : 6.56 Acres ±
5. Local Government does not certify that utilities or utility connections are available.
6. Tax Map #126 B 013, 014, 015, 01, & 020
7. The Government of Red Bank is not responsible to construct or maintain drainage easements or gravel drives.
8. A 5' private drainage easement shall be reserved along the inside of all side & rear lot lines, except that a 10' private drainage easement shall be reserved along the lot lines that are the exterior boundary, except along Lullwater Road. These drainage easements are automatically abandoned if two or more lots are combined or used as one lot, or if no setback is required.
9. Per FEMA FIRM No. 47065C0327G dated 02/03/2016 this property is not located in 100 year flood area.
10. Public Sanitary Sewer are available by HCWMTA.
11. Source of water: TN American

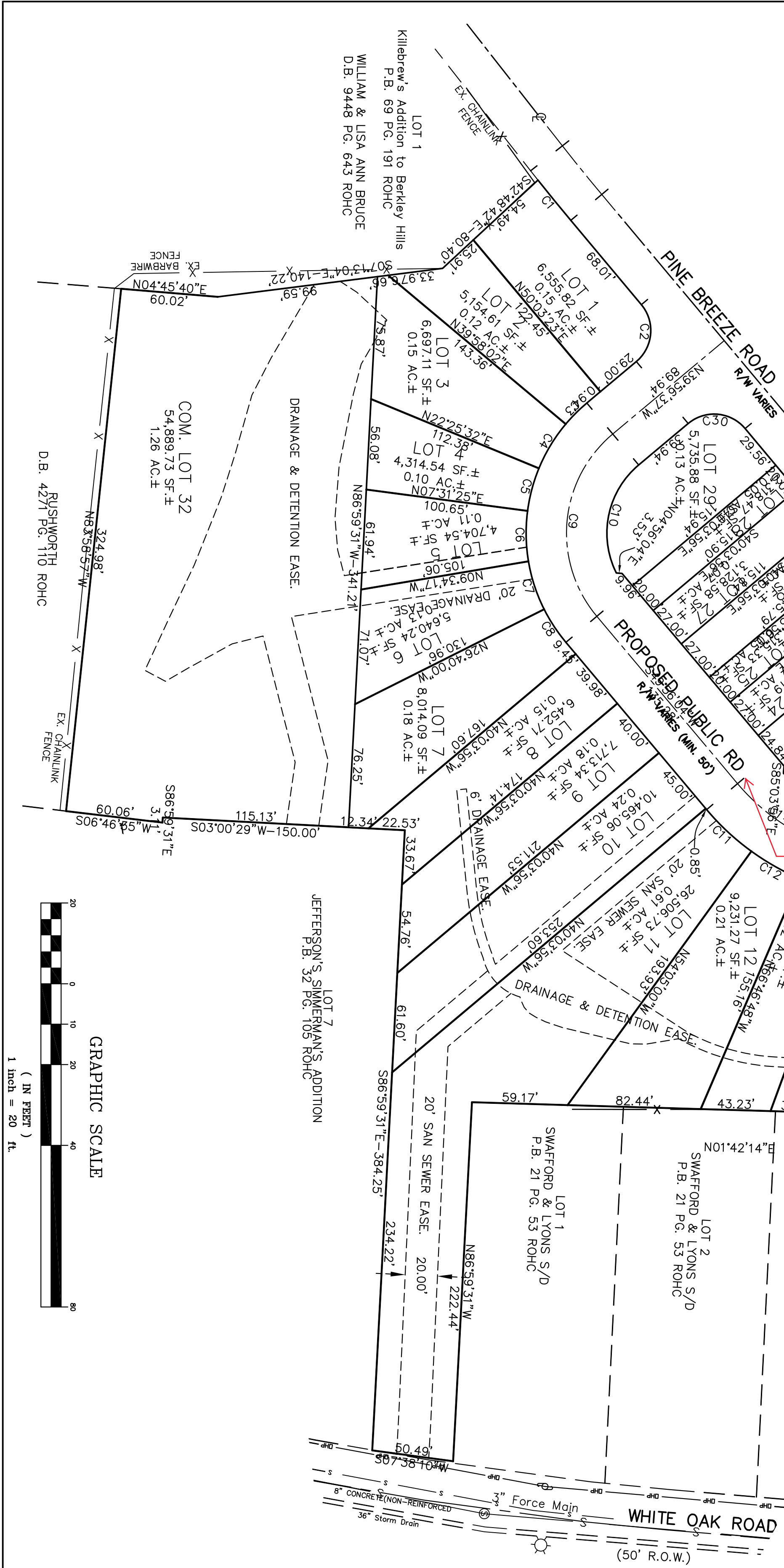
Add the following note:

No building permit is to be issued for a residential, commercial, or industrial building on the Community Lot. The Community Lot is to be used for recreational purposes only. The maintenance of the Community Lot is to be assumed by the developer until the lot is deeded to the home owners in the subdivision, or to a homeowners association.

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	39.27	25.00	130.00°	25.00
C2	18.49	105.00	100.62°	9.27
C3	32.15	105.00	173.92°	16.20
C4	27.31	105.00	145.40°	13.73
C5	31.33	105.00	170.94°	15.78
C6	31.33	105.00	170.94°	15.78
C7	21.53	105.00	123.33°	10.17
C8	12.53	80.00	90.00°	8.01
C9	73.63	55.00	78.42°	43.52
C10	37.92	155.00	140.10°	19.06
C11	34.35	155.00	124.48°	17.24
C12	8.37	155.00	30.94°	4.19
C13	67.53	130.00	29.48°	34.60
C14	21.87	105.00	114.92°	10.87
C15	2.39	13.00	103.95°	4.20
C16	9.26	50.00	103.95°	4.20
C17	24.81	50.00	28.67°	12.67
C18	13.10	50.00	150.02°	6.59
C19	22.72	50.00	25.72°	11.29
C20	46.66	50.00	53.84°	25.19
C21	28.37	50.00	32.30°	14.58
C22	32.61	50.00	37.70°	16.91
C23	32.32	50.00	37.70°	16.74
C24	17.49	13.00	77.05°	10.36
C25	25.09	50.00	36.42°	28.53
C26	39.27	25.00	90.00°	25.00
C27	3.29	360.00	0.91°	1.65
C28	27.03	360.00	4.19°	13.52
C29	27.03	360.00	4.19°	13.52
C30	20.35	360.00	3.14°	10.18
C31	20.35	360.00	3.14°	10.18
C32	43.10	200.00	122.05°	21.64
C33	125.24	250.00	284.72°	63.96
C34	19.00	305.00	334.09°	9.50

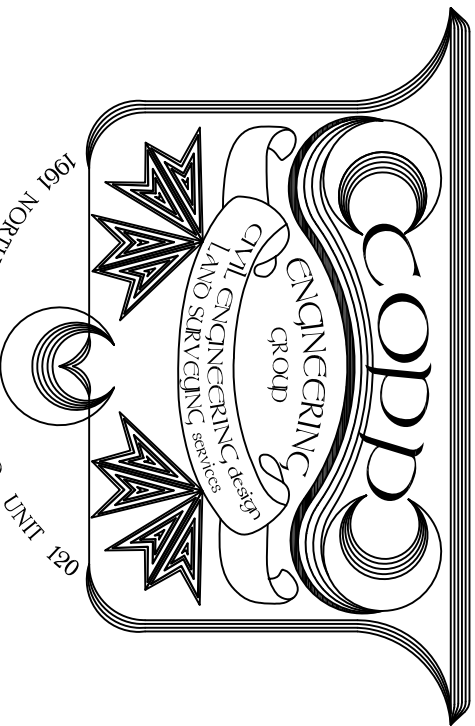
Text is difficult to read. May wish to remove either SF or AC, only one needed

Need road name



SYMBOL	LEGEND
○	IRON PIN FOUND/SET
—	CENTERLINE ROAD/DITCH
---	ADJACENT PROPERTY LINE

PINE BREEZE S/D	
LOTS 1-32	
THIRD CIVIL DISTRICT HAMILTON COUNTY, TENNESSEE	
Date : 07/29/20	Drawn : DUSTIN
Scale : 1"=50'	Checked : AH
COPP ENGINEERING GROUP	
1961 Northpoint Blvd. Suite 120 Hixson, TN 37343 (423) 847-9100 Office (423) 847-9185 Fax	Dwg. No. PINEBREEZE 2020.dwg



PRELIMINARY PLAT

MEMORANDUM

To: Members of the Red Bank Planning Commission

Cc: Tim Thornbury, Public Works Director

From: Ashley Gates, Regional Planner

Date: August 13, 2020

Subject: Preliminary PUD Plan and Plat for Five Thousand Acres Subdivision

SUMMARY

Property Address: 5005 Dayton Blvd.

Tax ID: 0990 B Parcel 001.01

Property Owner: CapitalMark Bank and Trust

Present Zoning: R-3, Restricted to PUD with maximum density of 5 units per acre

Staff Recommendation: Approval with Corrections

Background: Chazen Engineering submitted a preliminary PUD plan for the property at 5005 Dayton Blvd. The plat divides 26.28 acres into 72 lots for single-family homes and townhouses, and two community lots. The plan appears to conform to the Preliminary PUD plan with the addition of community lots in place of drainage easements on private lots.

ANALYSIS

Lot Design

The plat proposes lots that range from about 5,000 square feet to 7+ acres. The single family lots have varying widths averaging 50 feet wide. The town homes have a width of between 35 and 45 feet.

There are two large lots at the rear of the property, one of which has an existing home that is in good condition. Lot 32 is a 3.37-acre flag lot with a 25-foot wide access strip.

At the front of the development is a large detention basin with frontage along Dayton Boulevard. This is a 3.87 Community Lot, which will provide a buffer between the homes and the Dayton Boulevard Corridor. It will meet the open space requirements of the Zoning Ordinance for Planned Unit Developments.

Density

The proposed density is 2.6 units per acre, which is within the allowed density for a PUD in the R-3 Zone and does not exceed the condition of a maximum of 5 units per acre that was placed on this property when rezoned. The density without the large rear lots is 4.5 units per acre, which is also within the maximum of 5 units per acre.

Proposed Streets

Two public roads with a 50-foot ROW are proposed. Conrad Way intersects with Dayton Boulevard and is about 718 feet long. The road goes uphill with a proposed grade that reaches 15% at points. At the end of Conrad Way is a temporary gravel turnaround. Hardwick Loop is a 50-foot-wide right-of-way that intersects twice with Conrad Way, providing internal circulation.

The road profiles submitted with the PUD plan indicate that Conrad Way will not have the required grade at the intersections with Hardwick Loop. The grade is required to be a maximum of 4% for at least 30 feet on either side of the intersection. Achieving this grade would be difficult if not impossible given the topography, and a variance would be reasonable. Staff recommends that appropriate traffic controls be installed in order to mitigate the potential risk of these intersections. Staff recommends all-way stop signs and well-marked crosswalks but defers to the City Manager for a recommendation.

The pavement width of these streets does not seem to be indicated on the plat, and staff has requested this information. The minimum required width is 26 feet.

Utilities

The plat includes sanitary sewer connections to the line along Dayton Boulevard. Water lines will provide water from Tennessee American and also connects at Dayton Boulevard. An electric and telecommunication easement is shown along all public roads.

A fire hydrant is shown at the midpoint of Hardwick Loop. This appears to meet the requirements of the Subdivision Regulations, but the Red Bank Fire Department will provide final approval.

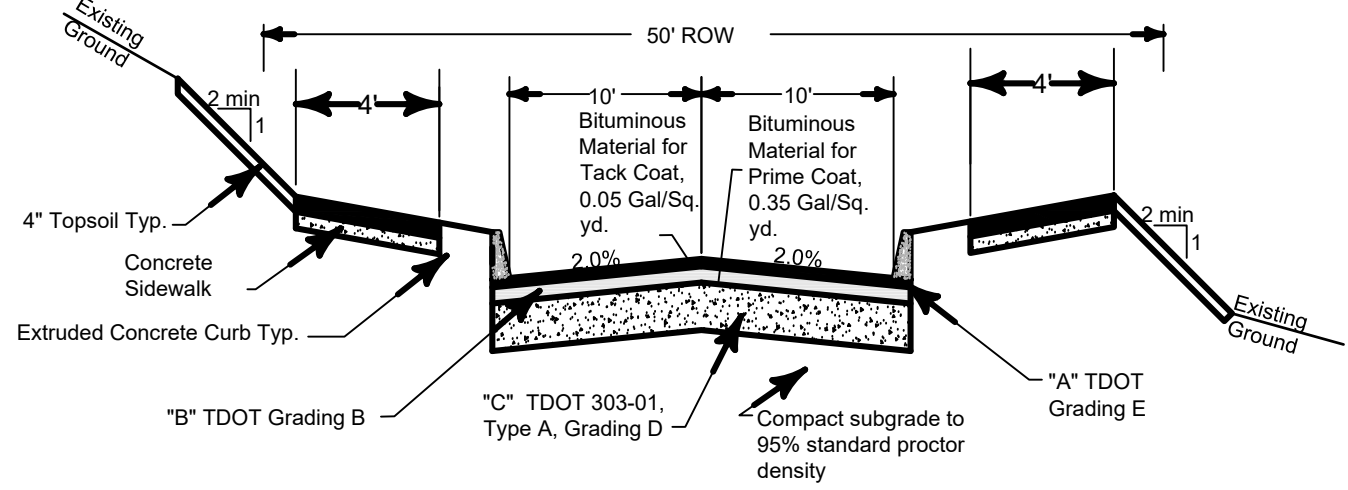
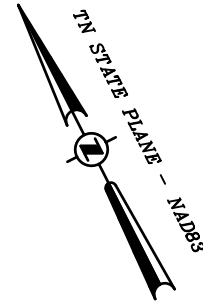
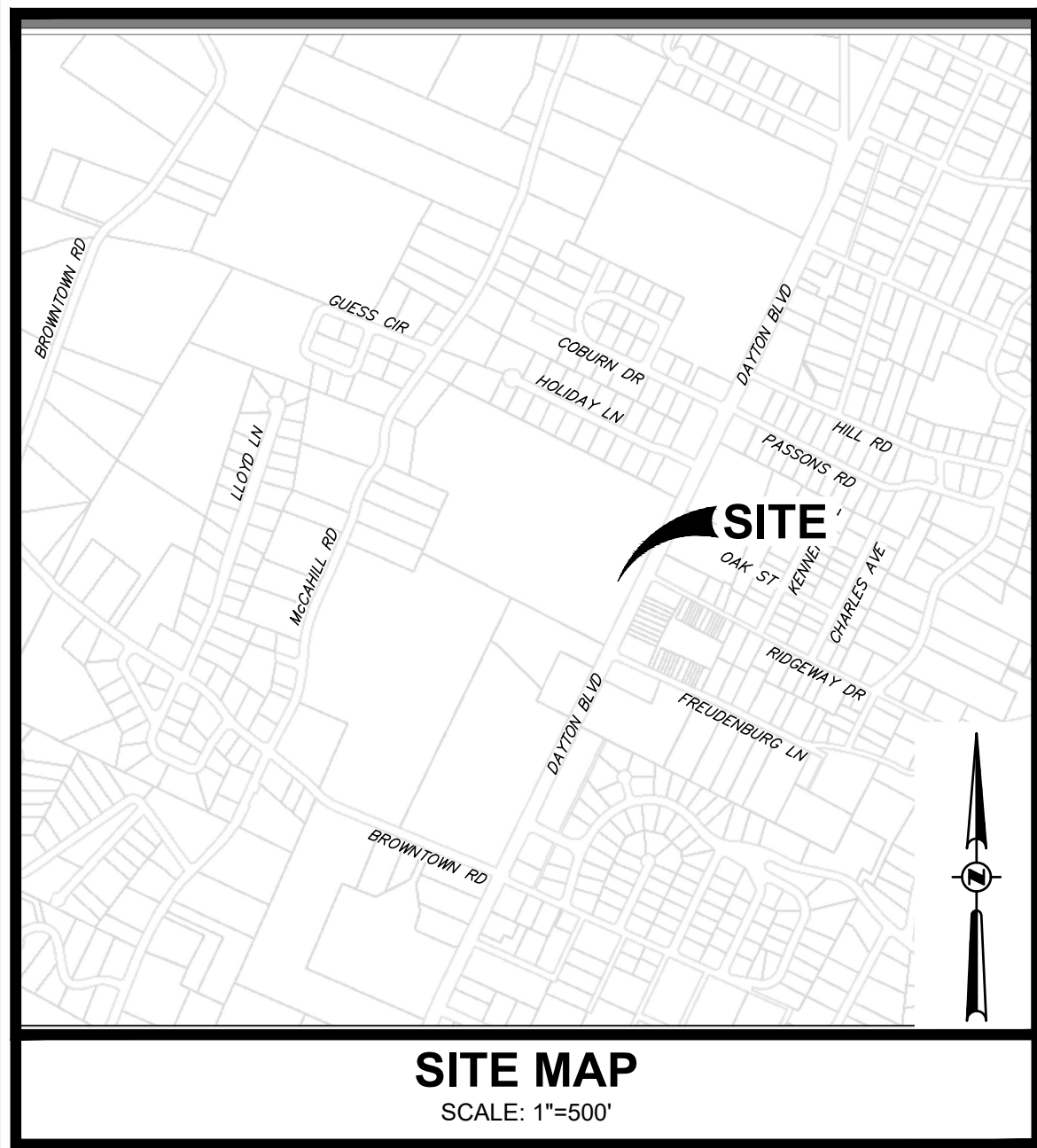
Drainage

The drainage plan shows 6 curb inlets draining to 18-inch drainage tiles along Conrad Way. Two curb inlets along Hardwick Loop drain to 24-inch tiles. All the tiles direct the flow to the detention pond at the front of the neighborhood. The engineer reports that the pond is large enough to support additional development at the rear of the property should future residential development take place.

Recommendation

Staff recommends approval with the corrections below and a variance for the road grade along Conrad Way due to the topography.

1. Under the Plat Notes, list the zoning as R-3
2. The Zoning Ordinance requires a minimum 4-foot sidewalks for internal streets. Please show/label these.
3. Label the width of the road. The minimum width allowed is 26 feet. If a narrower road is required, please submit the variance request in writing.
4. Either reduce grade for Conrad Way or submit request for a variance in writing. Show crosswalks, stop signs or other traffic safety measures.



	"A"	"B"	"C"
Pavement Type	Asphaltic	Asphaltic	Mineral
	Concrete Surface	Concrete Binder	Aggregate Base
Standard Duty (SD)	2"	0"	6"

TYPICAL ROAD CROSS SECTION

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT

DATE _____

BY _____

JURISDICTIONAL AUTHORITY

DATE _____

BY _____

CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION

DATE _____

BY _____

LEGEND:

EXISTING CONDITIONS:

- PROPERTY LINE NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING SPOT GRADE
- PROPOSED PROPERTY EASEMENT
- PROPOSED POND
- PROPOSED WATER LINE
- PROPOSED UNDERGROUND SEWER LINE
- PROPOSED UNDERGROUND STORM LINE

SYMBOLS:

- EXISTING MONUMENT
- EXISTING IRON PIPE FOUND
- EXISTING IRON ROD FOUND
- EXISTING CAPPED IRON ROD
- PROPOSED TRENCH CHECK
- PROPOSED SANITARY MANHOLE
- PROPOSED HEADWALL
- PROPOSED DRAINAGE MANHOLE
- PROPOSED CURB INLET
- PROPOSED HYDRANT
- PROPOSED WATER VALVE

DEVELOPER:

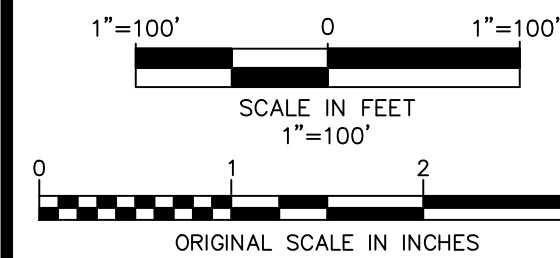
GREENTECH HOMES
1644 ROSSVILLE AVENUE
CHATTANOOGA, TN 37408
PHONE: (423) 503-0595

NOTES:

- PLAT SUBJECT TO ANY R-O-W'S, EASEMENTS, RESTRICTIONS THAT MAY EXIST.
- TOTAL AREA SUBDIVIDED BY THIS PLAT: 26.28 ACRES ±
- TOTAL LOTS: 72
- CURRENT ZONING: R1-A
- ZONING APPLIED FOR: PUD
- NO FREE-STANDING BUILDING SHALL BE CLOSER THAN 10 FEET TO ANY OTHER FREE-STANDING BUILDING AND NO CLOSER THAN 25 FEET TO THE EXTERIOR PROPERTY LINE.
- PROPOSED USE OF LOTS: RESIDENTIAL
- THIS PLAT SUBDIVIDES TAX MAP 0990 GROUP B PARCEL 001.01 DB 5158 PG 510 RHOC
- THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF RED BANK, TN
- SEWER: PUBLIC SANITARY SEWER BY GRAVITY FLOW
- SOURCE OF WATER: HIXSON UTILITY DISTRICT
- THIS PROPERTY DOES NOT LIE IN THE 100 YEAR FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NO. 47065C0219G DATED 02/03/2016
- TAX MAP: 0990 GROUP B PARCEL 001.01
- THE GOVERNMENT OF THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS OR THE PRIVATE DRIVES/INGRESS AND EGRESS EASEMENTS
- LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE
- A 5' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE & 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. DEVELOPER RESERVES THE RIGHTS TO USE THESE AREAS IF NEEDED
- 1/2" IRON ROD WITH CAP SET ON ALL LOT CORNERS UNLESS NOTED OTHERWISE
- NO BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL BUILDING ON ANY COMMUNITY LOT. COMMUNITY LOT IS TO BE USED FOR RECREATIONAL PURPOSES ONLY. MAINTENANCE TO BE ASSUMED BY THE DEVELOPER UNTIL THE LOT(S) ARE DEEDED TO THE HOME OWNERS IN THE SUBDIVISION, OR TO A HOME OWNERS ASSOCIATION
- THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURES AND IMPROVED EASEMENTS AS SHOWN. THE MAINTENANCE OF DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE LOCAL GOVERNMENT.
- TOPOGRAPHY WAS OBTAINED FROM THE COUNTY GIS AND HAS BEEN FIELD VERIFIED TO INSURE IT'S ACCURACY.

NOTES:

- *SEE CURVE TABLE LOCATED ON SHEET SV3
- *SEE STORM DRAINAGE STRUCTURES AND EASEMENTS ON SHEET SV4
- *SEE UTILITY STRUCTURES AND EASEMENTS ON SHEET SV5



INDEX SHEET - PRELIMINARY PLAT SUBMISSION - NOT FOR CONSTRUCTION

CHAZEN ENGINEERING CONSULTANTS, LLC

2416 21st Ave South (Suite 103) 1426 Williams Street. (Suite 12)
Nashville, Tennessee 37212 Chattanooga, Tennessee 37408
Phone: (615) 380-1359 Phone: (423) 241-6575

New York Locations:

Hudson Valley Office:
21 Fox Street
Poughkeepsie, New York 12601
Phone: (845) 454-3980

Capital District Office:
547 River Street
Troy, New York 12180
Phone: (518) 273-0055

North Country Office:
20 Elm Street (Suite 110)
Saratoga Springs, New York 12858
Phone: (518) 812-0513

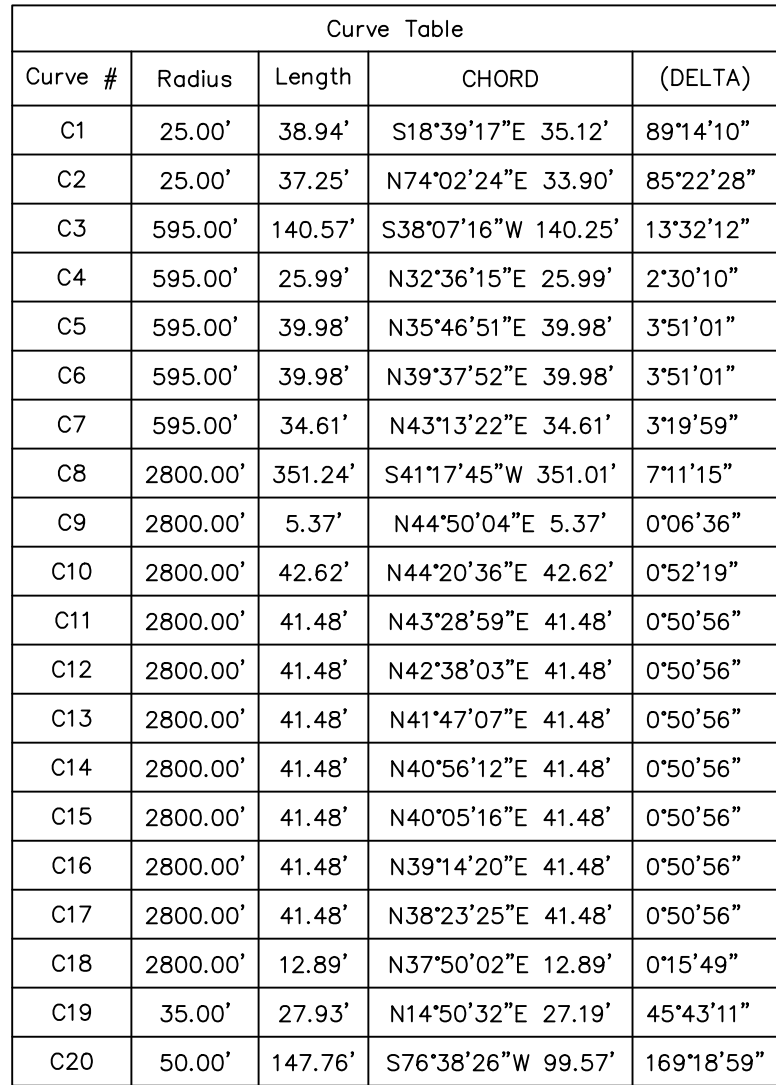
Westchester NY Office:
1 North Broadway, Suite 803
White Plains, New York 10601
Phone: (914) 997-8510

LOTS 1 THROUGH 72 - FIVE THOUSAND ACRES

**FIVE THOUSAND ACRES
PRELIMINARY
SUBDIVISION PLAT**

THIRD CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE

designed EAL checked JTM
date 7/31/20 scale 1"=100'
project no. 52036.09
sheet no. **SV1**



Curve Data				
Curve #	Radius	Length	CHORD	(DELTA)
C61	2698.0'	39.97'	N41°47'07"E 39.97'	0°50'56"
C62	2698.0'	39.97'	N40°56'12"E 39.97'	0°50'56"
C63	2698.0'	39.97'	N40°05'16"E 39.97'	0°50'56"
C64	2698.0'	18.59'	N39°27'58"E 18.59'	0°23'41"
C65	198.0'	80.28'	N27°39'13"E 79.73'	2°31'48"
C66	198.0'	21.42'	N36°10'12"E 21.42'	61°1'50"
C67	198.0'	40.74'	N27°10'35"E 40.61'	114°17'24"
C68	198.0'	18.12'	N18°39'36"E 18.11'	51°43'34"
C69	152.0'	58.11'	N21°28'18"E 58.28'	105°15'59"
C70	350.0'	28.13'	S14°53'41"E 28.73'	96°45'23"
C71	545.0'	108.49'	S39°11'11"W 108.32'	11°24'22"
C72	545.0'	42.30'	S35°42'26"W 42.29'	4°26'51"
C73	545.0'	62.68'	S41°13'32"W 62.64'	6°35'22"
C74	545.0'	3.51'	S44°42'17"W 3.51'	0°22'09"
C75	2850.0'	349.23'	S41°22'44"W 349.01'	7°01'15"
C76	2850.0'	46.49'	S44°25'19"W 46.49'	0°56'05"
C77	2850.0'	46.49'	S43°29'15"W 46.49'	0°56'05"
C78	2850.0'	50.00'	S42°31'03"W 50.00'	1°00'19"
C79	2850.0'	46.49'	S41°32'52"W 46.49'	0°56'05"
C80	2850.0'	50.00'	S40°34'40"W 50.00'	1°00'19"

Curve Table				
Curve #	Radius	Length	CHORD	(DELTA)
C121	150.00'	42.97'	S35°06'43"W 42.82'	16°24'50"
C122	150.00'	28.91'	S48°50'28"W 28.87'	11°02'38"
C123	400.00'	111.65'	N46°21'59"E 111.29'	15°59'35"
C124	400.00'	26.57'	S52°35'46"W 26.47'	33°32'00"
C125	400.00'	52.50'	S47°04'09"W 52.46'	73°11'11"
C126	400.00'	34.48'	S40°50'23"W 34.47'	45°56'22"
C127	3220.00'	171.98'	N39°54'00"E 171.96'	30°33'37"
C128	3220.00'	17.18'	S38°31'22"W 17.18'	01°18'20"
C129	3220.00'	51.60'	S39°08'05"W 51.60'	05°55'05"
C130	3220.00'	51.60'	S40°33'10"W 51.60'	05°55'05"
C131	3220.00'	51.60'	S40°58'16"W 51.60'	05°55'06"
C132	3220.00'	199.76'	S43°39'59"W 199.73'	33°31'16"
C133	3220.00'	51.60'	S42°20'54"W 51.60'	05°55'05"
C134	3220.00'	51.60'	S41°50'19"W 51.60'	05°55'05"
C135	3220.00'	51.60'	S44°11'05"W 51.60'	05°55'05"
C136	3220.00'	44.95'	S45°02'37"W 44.95'	08°00'00"
C137	25.00'	39.43'	S71°32'46"W 35.47'	90°21'43"

Curve Table				
Curve #	Radius	Length	CHORD	(DELTA)
C1	50.00'	16.92'	N01°40'34"E 16.84'	19°23'14"
C22	50.00'	46.89'	N38°14'08"E 45.19'	53°43'53"
C23	50.00'	42.98'	N89°43'32"E 41.67'	49°14'55"
C24	50.00'	40.97'	S42°10'33"E 39.83'	46°56'56"
C25	35.00'	27.55'	N41°15'03"W 26.84'	45°05'57"
C26	35.00'	15.46'	S31°21'27"E 15.33'	25°18'46"
C27	35.00'	12.09'	S53°54'26"E 12.04'	19°47'11"
C28	35.00'	27.55'	S86°21'00"E 26.84'	45°05'57"
C29	50.00'	165.91'	N1°35'28"W 99.61'	19°00'07"
C30	50.00'	12.43'	N78°31'32"E 12.40'	14°14'41"
C31	50.00'	47.82'	S67°15'14"E 46.02'	54°48'05"
C32	50.00'	42.98'	S15°13'44"E 41.67'	49°14'55"
C33	50.00'	42.98'	S34°01'11"W 41.67'	49°14'55"
C34	50.00'	19.70'	S69°55'50"W 19.57'	22°34'24"
C35	35.00'	27.21'	N58°56'32"E 26.53'	44°33'59"
C36	3120.00'	447.72'	N04°46'42"E 447.34'	83°12'19"
C37	3120.00'	9.35'	S36°45'12"W 9.35'	01°10'18"
C38	3120.00'	50.00'	S37°17'54"W 50.00'	0°55'05"
C39	3120.00'	50.00'	S38°12'59"W 50.00'	0°55'05"
C40	3120.00'	50.00'	S39°08'05"W 50.00'	0°55'05"

Curve Table				
Curve #	Radius	Length	CHORD	(DELTA)
C81	2850.00'	46.49'	539'36"28"W 46.49'	0°56'05"
C82	2850.00'	50.00'	538'38"17"W 50.00'	1°00'19"
C83	2850.00'	13.27'	538'03"03"W 13.27'	0°16'00"
C84	60.00'	82.03'	S77°02'03"W 75.79'	78°19'52"
C85	35.00'	61.51'	N13°26'59"W 53.90'	100°42'05"
C86	3070.00'	428.03'	N40°53'43"E 427.69'	7°59'18"
C87	3070.00'	40.00'	N13°76'27"E 40.00'	0°44'48"
C88	3070.00'	51.86'	N38°07'53"E 51.86'	0°58'04"
C89	3070.00'	51.86'	N39°05'51"E 51.86'	0°58'04"
C90	3070.00'	51.86'	N40°04'01"E 51.86'	0°58'04"
C91	3070.00'	51.86'	N41°02'05"E 51.86'	0°58'04"
C92	3070.00'	51.86'	N42°00'14"E 51.86'	0°58'04"
C93	3070.00'	51.86'	N42°58'10"E 51.86'	0°58'04"
C94	3070.00'	51.86'	N43°56'18"E 51.86'	0°58'04"
C95	3070.00'	25.03'	N44°39'21"E 25.03'	0°28'02"
C96	325.00'	48.60'	N40°36'19"E 48.56'	8°34'06"
C97	325.00'	48.60'	N40°36'19"E 48.56'	8°34'06"
C98	325.00'	48.60'	N40°36'19"E 48.56'	8°34'06"
C99	35.00'	49.12'	N76°31'27"E 45.18'	80°24'21"
C100	435.00'	60.05'	S33°58'35"W 60.00'	7°54'33"

Curve Table				
Curve #	Radius	Length	CHORD	(DELTA)
C41	3120.00'	50.00'	S40°03'10"W 50.00'	0°55'05"
C42	3120.00'	50.00'	S40°58'16"W 50.00'	0°55'06"
C43	3120.00'	25.00'	S41°39'35"W 25.00'	0°27'33"
C44	3120.00'	50.00'	S42°20'54"W 50.00'	0°55'05"
C45	3120.00'	50.00'	S43°15'59"W 50.00'	0°55'05"
C46	3120.00'	50.00'	S44°11'05"W 50.00'	0°55'05"
C47	3120.00'	13.38'	S44°46'00"W 13.38'	0°14'44"
C48	275.00'	17.69'	S43°02'49"W 17.68'	3°41'05"
C49	35.00'	63.82'	S11°02'03"E 55.34'	104°28'39"
C50	697.00'	95.26'	N40°58'26"E 95.19'	7°49'52"
C51	697.00'	61.71'	N31°19'09"E 61.69'	5°04'23"
C52	697.00'	38.96'	N35°27'25"E 38.96'	3°12'10"
C53	697.00'	7.88'	N39°22'56"E 7.88'	3°38'51"
C54	697.00'	46.84'	N39°37'52"E 46.83'	3°51'01"
C55	697.00'	40.55'	N43°31'22"E 40.54'	3°19'59"
C56	2698.00'	264.67'	N42°04'44"E 264.57'	5°37'15"
C57	2698.00'	6.29'	N44°49'21"E 6.29'	0°08'01"
C58	2698.00'	39.95'	N44°19'54"E 39.95'	0°50'54"
C59	2698.00'	39.97'	N43°28'59"E 39.97'	0°50'56"
C60	2698.00'	39.97'	N42°38'03"E 39.97'	0°50'56"

Curve Table				
Curve #	Radius	Length	CHORD	(DELTA)
C101	435.00'	17.02'	S390°30'7"W 17.02'	21°43'31"
C102	435.00'	33.01'	S422°0'48"W 33.00'	42°0'50"
C103	435.00'	2.80'	S442°17'7"W 2.80'	0°22'09"
C104	2960.00'	24.14'	S443°21'17"W 24.14'	0°28'02"
C105	2960.00'	24.15'	S441°11'9"W 24.15'	0°28'03"
C106	2960.00'	25.85'	S434°2'16"W 25.85'	0°30'01"
C107	2960.00'	22.43'	S431°41'14"W 22.43'	0°26'03"
C108	2960.00'	27.57'	S424°51'2"W 27.57'	0°32'01"
C109	2960.00'	24.36'	S421°30'03"W 24.36'	0°28'18"
C110	2960.00'	25.63'	S414°6'01"W 25.63'	0°29'46"
C111	2960.00'	23.49'	S411°7'29"W 23.49'	0°27'17"
C112	2960.00'	26.51'	S404°8'27"W 26.51'	0°30'47"
C113	2960.00'	24.58'	S401°8'47"W 24.58'	0°28'33"
C114	2960.00'	25.42'	S394°45'15"W 25.42'	0°29'31"
C115	2960.00'	22.87'	S392°14'3"W 22.87'	0°26'33"
C116	2960.00'	27.13'	S385°52'41"W 27.13'	0°31'31"
C117	2960.00'	24.80'	S382°54'17"W 24.80'	0°28'48"
C118	2960.00'	25.20'	S375°3'29"W 25.20'	0°29'16"
C119	2960.00'	60.00'	S370°04'10"W 60.00'	1°09'41"
C120	150.00'	71.89'	N40°38'02"E 71.20'	27°27'29"



CHAZEN ENGINEERING CONSULTANTS, LLC

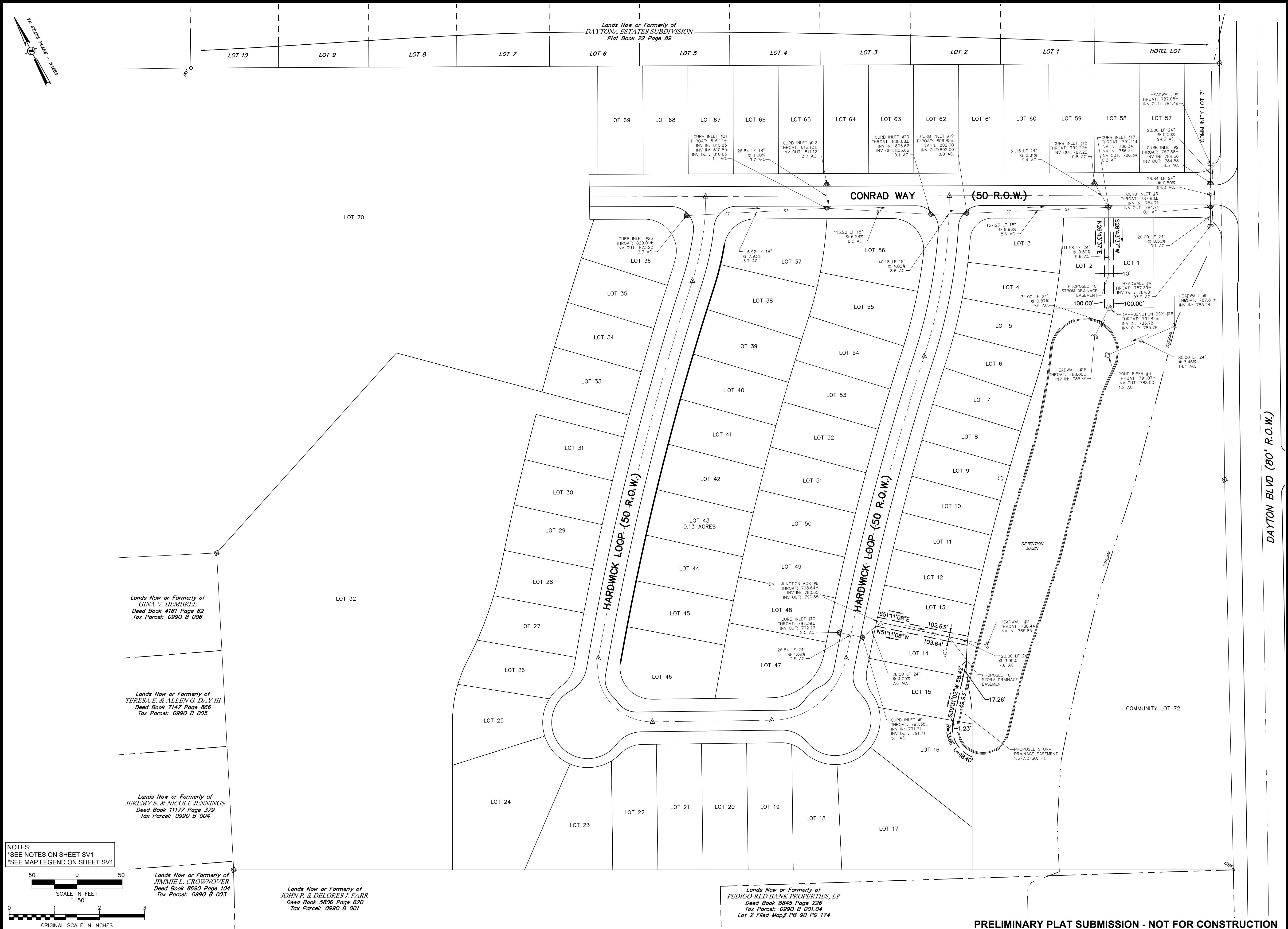
Westchester NY Office:
1 North Broadway, Suite 803
White Plains, New York 10601
Phone: (914) 997-8510

[illegible]

**FIVE THOUSAND ACRES
PRELIMINARY
SUBDIVISION PLAT**

THIRD CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE

designed EAL	checked JTM
date 7/31/20	scale 1"=50'
project no. 52036.09	
sheet no.	



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IT IS A VIOLATION OF THE TENNESSEE STATE BOARD OF ARCHITECTURE AND ENGINEERING EXAMINERS FOR ANY PERSON TO ALTER THIS DRAWING OR DOCUMENT IN ANY WAY, UNLESS HE OR SHE IS ACTING UNDER THE DIRECTION OF A LICENSED DESIGN PROFESSIONAL (PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT). IF THIS DRAWING OR DOCUMENT IS ALTERED, THE ALTERING DESIGN PROFESSIONAL SHALL AFFIX TO THE DRAWING OR DOCUMENT HIS OR HER SEAL, THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON. SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

CHAZEN ENGINEERING CONSULTANTS, LLC

2416 21st Ave South (Suite 103) Nashville, Tennessee 37212 Phone: (615) 380-1359

1426 Williams Street, (Suite 12) Chattanooga, Tennessee 37408 Phone: (423) 241-6575

New York Locations:

Hudson Valley Office: 21 Fox Street Poughkeepsie, New York 12601 Phone: (845) 454-3980

Capital District Office: 547 River Street Troy, New York 12180 Phone: (518) 273-0055

North Country Office: 20 Elm Street (Suite 110) Saratoga Springs, New York 12851 Phone: (518) 812-0513

Westchester NY Office: 1 North Broadway, Suite 803 White Plains, New York 10601 Phone: (914) 997-8510

LOTS 1 THROUGH 72 - FIVE THOUSAND ACRES

FIVE THOUSAND ACRES
PRELIMINARY
SUBDIVISION PLAT
STORM DRAINAGE PLAN AND EASEMENTS
THIRD CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE

designed	checked
EAL	JTM
date	scale
7/31/20	1"=50'
project no.	52036.09
sheet no.	SV4

5005 Dayton Blvd. – Letter to Neighboring Property Owners



July 23, 2020

**Re: City of Red Bank Municipal Planning Commission – Notice of Special Exception
Permit Request – 5005 Dayton Boulevard**

Dear property owner, resident or interested party:

The commission is scheduled to consider the Special Exception Permit request for a Planned Unit Development at 5005 Dayton Boulevard. The intent is to build a residential development with 58 single family homes and 10 townhomes.

- 5005 Dayton Boulevard, 0990 B 001.01, Owner: Capitalmark Bank and Trust

The Planning Commission will discuss the special exception permit request at the next work session, and make a recommendation to the City Commission at the regular meeting after the public hearing. The discussion will include a review of the design and impact of the subdivision.

Planning Commission Work Session

- Tuesday, August 18th at 12:00 pm
- Red Bank Community Center (3620 Tom Weathers Drive, Red Bank, TN 37415)

Planning Commission Regular Meeting (Public Hearing)

- Thursday, August 20th at 6:00 pm
- Red Bank Community Center (3620 Tom Weathers Drive, Red Bank, TN 37415)

You are receiving this letter because you are an adjacent or nearby property owner or have expressed interest in the development. The aforementioned meetings are open to the public. You are welcome to attend and speak in favor or opposition to the special exceptions permit. Additional information regarding planned development will be made available on the Red Bank website, www.redbanktn.gov.

Please contact me if I can provide additional information or answer any questions.

Sincerely,

Ashley Gates
Regional Planner
Southeast Tennessee Development District
agates@sedev.org

1000 Riverfront Parkway • P. O. Box 4757 • Chattanooga, TN 37405-0757
Phone (423) 266-5781 • Fax (423) 267-7705 • www.sedev.org

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Public Works Director
From: Ashley Gates, Regional Planner
Date: August 14, 2020
Subject: Rezoning of 14 Kingston Street from R-1 to RZ-1

SUMMARY

Property Address: 14 Kingston Street
Tax ID: 118A F 004
Property Owner: Robert Garrott
Applicant: Josh Barr
Present Zoning: R-1 Low Density Residential
Requested Zoning: RZ-1 Zero Lot Line Residential Zone
Adjacent Zoning: R-1 Low Density Residential; R-3 High Density Residential
Purpose: Subdivide the property into two lots for single family homes
Staff Recommendation: Approval with conditions.

ANALYSIS

Existing and Proposed Use

The property currently has a home that was built around 1946. The applicant proposes subdividing the lot into two lots of approximately 16,500 square feet. The existing residential structure will be demolished and replaced with single family homes.

Zoning Ordinance

The submitted plat will not meet the requirements of the Zoning Ordinance for R-1 due to the 60-foot frontage requirement. With landscaping along the property lines that abut the R-1 zoned properties, the proposed development will meet the requirements of the RT-Z zone.

	R-1	R-TZ
Permitted Uses	Single-family dwellings; schools; parks, playgrounds, and community buildings; golf courses; fire halls; churches; accessory uses; kindergartens; day care homes	Single-family dwellings; townhouses; single-family zero lot-line dwellings; parks, playgrounds, schools, churches, and community-owned non-profits; golf courses; accessory uses; home occupations; kindergartens
Frontage / Width	60 feet (Frontage)	35 feet (Width)
Front Yard	25 feet	25 feet
Rear Yard	25 feet	25 feet
Side Yard	10 feet	Single family: 10 feet / 12-foot building separation Townhouse: 25 feet
Lot Size	7,500 square feet	N/A
Setback from R-1 Zone	N/A	10 feet (Landscaped)
Building size (Single Family)	1,400 square feet	N/A

Compatibility with Surrounding Uses

The residential lots along Lullwater vary significantly in size, ranging from 14,000 square feet to more than 120,000 square feet. Most lots have about 100 feet of frontage along the street, but six lots have rezoned to R-TZ and have only 50 feet of frontage. These include 4 lots directly across the street. Additionally, to the rear of the property is a large, high density apartment development. With the intent to provide single-family infill development, the proposal appears to be compatible with the neighborhood development pattern.

Zoning Map



Land Use Plan

Red Bank does not have a proposed land use map, but the Land Use Plan does provide some goals to guide the development of property in Red Bank. Because the proposed development will add to the diversity of housing in the area. It can be interpreted as being in alignment with C-Goal:

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.

RECOMMENDATION

Staff recommends approval of the rezoning request.

626 Lullwater Rezoning Application

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: Scene City Home Builders (Jacquie McKinney)
2. Street Address: 13450 Mullins Cove Rd
3. City: Whitwell State: TN Zip: 37397
4. Telephone Number: 423-595-0370
5. Property Address: 626 Lullwater Road
6. Are you the owner of the property: Yes ☒ No ☐
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? R-1
9. What is the requested zone desired or proposed use of the property? RT/2
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:

Jacquie McKinney, Pres Date: 7/31/2020
Amount Paid: 100 Date Paid: 7/31/2020

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: _____



July 31, 2020

Re: City of Red Bank Municipal Planning Commission – Notice of Property Rezoning Request – 626 Lullwater Road from R-1 Residential to R-T/Z Residential

Dear property owner, resident or interested party:

The City of Red Bank Municipal Planning Commission will hold a public hearing to consider a request to rezone the following property from R-1 Residential to R-T/Z Residential Zone. The intent of the applicant is to subdivide the property into two lots for new single family homes.

- 626 Lullwater Road, 117N B 031, Owner: Donald Defriese

The Planning Commission will discuss the rezoning request at the next work session, and make a recommendation to the City Commission at the regular meeting after the public hearing.

Planning Commission Work Session

- Tuesday, August 18th 12:00 pm
- Red Bank Community Center (3620 Tom Weathers Drive, Red Bank, TN 37415)

Planning Commission Regular Meeting (Public Hearing)

- Thursday, August 20th at 6:00 pm
- Red Bank Community Center (3620 Tom Weathers Drive, Red Bank, TN 37415)

The Planning Commission meetings are open to the public. You are receiving this letter because you are an adjacent or nearby property owner, or have expressed interest in the rezoning. You are encouraged to attend the public hearing. You may also attend the work session to learn more about the proposed rezoning. The City requests that owners applying for the rezoning attend the both meetings in person.

Please contact me if I can provide additional information or answer any questions.

Sincerely,

Ashley Gates
Regional Planner
Southeast Tennessee Development District
agates@sedev.org

I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision.

DONALD GENE DEFRIESE
124 CHICKAMAUGA RD
CHATTANOOGA, TN 37421
(423) XXX-XXXX

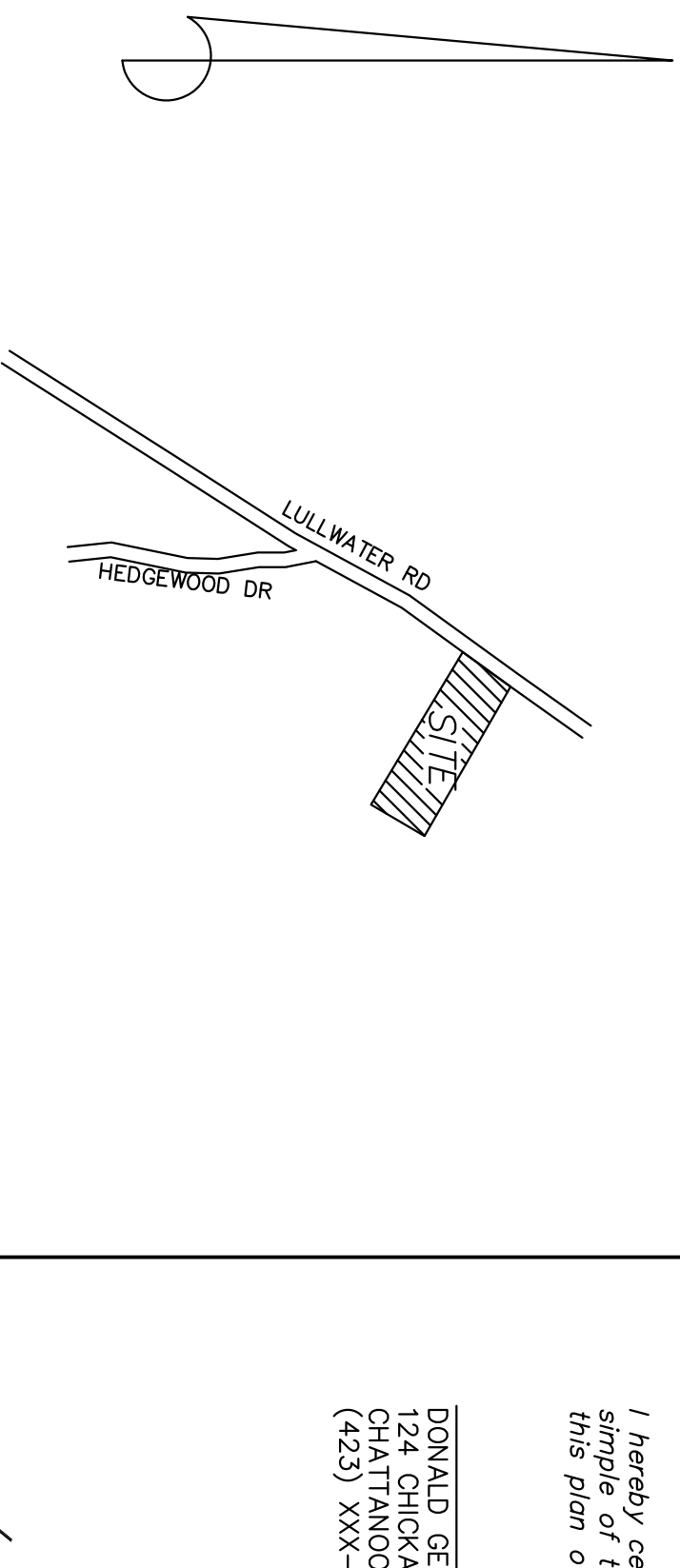
I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that the ratio of precision of the undisturbed survey exceeds 1 per 10,000 as shown hereon. This is a Class 1 survey.

Copp Engineering Group
1961 Northpoint Blvd. Unit 120
Hixson, TN 37343
423-847-9100 Office
423-847-9185 Fax

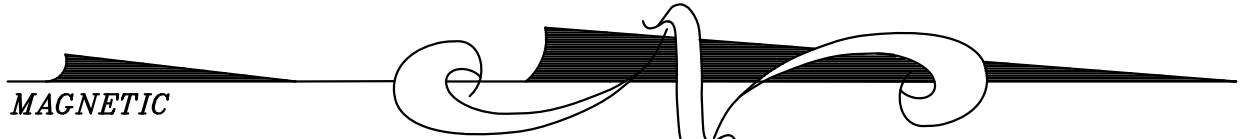
APPROVED FOR RECORDING
HAMILTON CNTY GIS DEPT.
DATE: _____
BY: _____
HAMILTON CD. VAWTA
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
RED BANK MUNICIPAL
PLANNING COMMISSION
DATE: _____
BY: _____

GENERAL NOTES :

1. Zoned : R-1
2. This plat subdivides D.B. 1969 Pg. 871 ROHC
3. This plat is developed in accordance to the design standards of the Red Bank Subdivision Regulations.
4. Area Subdivided : 0.76 Acres ±
5. Local Government does not certify that utilities or utility connections are available.
6. Tax Map #117N B 031
7. The Government of Red Bank is not responsible to construct or maintain drainage easements or gravel drives.
8. A 5' private drainage easement shall be reserved along the inside of all side & rear lot lines, except that a 10' private drainage easement shall be reserved along the lot lines that are the exterior boundary, except along Lullwater Road. These drainage easements are automatically abandoned if two or more lots are combined or used as one lot, or if no setback is required.
9. Per FEMA FIRM No. 47065C0327G dated 02/03/2016 this property is not located in 100 year flood area.
10. Public Sanitary Sewer are available by HCWMTA.
11. Source of water: TN American



VC MAP
N.T.S.



BERNICE A KRYEWSKI
D.B. 10264 PG. 245 ROHC

BETHEL BAPTIST CHURCH
D.B. 1354 PG. 610 ROHC

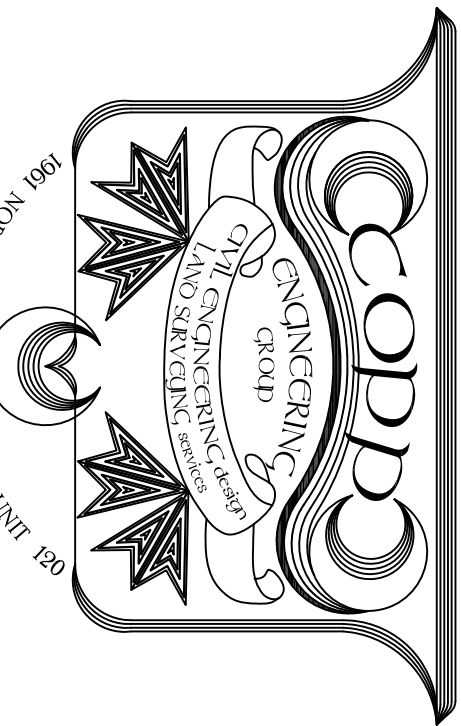
626

630

LOT 2
16,499.31 SF.±
0.38 AC.±

LOT 1
16,499.31 SF.±
0.38 AC.±

SCENICVIEW PROPERTIES LLC
D.B. 7717 PG. 998 ROHC



FINAL PLAT

LULLWATER ESTATES

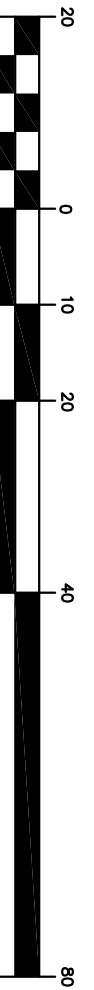
LOTS 1-2

SYMBOL LEGEND	
	IRON PIN FOUND/SET
	CENTERLINE ROAD/DITCH
	ADJACENT PROPERTY LINE

Date : 07/29/20	Drawn : DUSTIN	Dwg. No. LULLWATER E20 - WORKING MASTER.dwg
Scale : 1"=20'	Checked : AH	
COPP ENGINEERING GROUP		
1961 Northpoint Blvd. Suite 120		
(423) 847-9100 Office		
(423) 847-9185 Fax		

THIRD CIVIL DISTRICT
HAMILTON COUNTY, TENNESSEE

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



MEMORANDUM

To: Members of the Red Bank Planning Commission

Cc: Tim Thornbury, Public Works Director

From: Ashley Gates, Regional Planner

Date: August 13, 2020

Subject: Zoning Ordinance Revisions

SUMMARY

Chapter II: General Regulations

Allowed for lots of record to be accessed by easement or private drive. Referred to Subdivision Regulations.

Every building hereafter erected, reconstructed, or structurally altered shall be located on a lot fronting on a street as required by the Red Bank Subdivision Regulations. Up to two (2) lots of record, which were duly recorded prior to the adoption of the adoption of the Subdivision Regulations, may be accessed by an approved private drive or easement.

Section 14.202: Definitions

- Added definition for Auto Wrecking Yards:

202.07 Auto Wrecking Yard: Any place where three (3) or more vehicles not in running condition, or the parts thereof, are stored in the open. This definition is not intended to include such businesses as auto repair garages, service stations, auto wrecker services of similar uses which store vehicles only on a temporary basis and not for salvage purposes. All outdoor storage areas of such uses shall be totally, visually screened on all sides by a site-obscuring fence at least six (6) feet in height. Slatting or a covering for chain link fences may be used subject to approval of slat or cover material by the inspection department. All front-yard areas use for vehicle or parts storage must be set back at least twenty-five (25) feet from any public right-of-way.

- Added the definition for Plasma Collection Center:

202.63 Plasma Collection Center: Any business or operation that has its primary function to be the acceptance of donations of human plasma. Plasma collection centers shall not exceed 5,000 square feet in size.

- Clarified Definition for Short Term Rental Units:

202.86 Short Term Rental Unit defined: "Short term rental unit" or "unit" means a residential dwelling that is rented wholly or partially for a fee for a period of less than thirty (30) continuous days and does not include a hotel as defined in T.C.A. Section 68-14-302 or a bed and breakfast establishment or a bed and breakfast homestay as those terms are defined in Section T.C.A. Section 68-15-502. Short term rental units are limited to one unit per structure and may not share the same interior or exterior walls as another short term rental unit.

- Deleted definitions for "Guest House" and "Tourist Home"

Section 14.204.07: Access Control

Require approval for residential parking along streets that have a speed limit above 25 MPH.

204.07 Access Control. In order to expedite the movement of traffic; to promote the safety of the motorist and pedestrian; and to minimize traffic congestion and conflict, it is necessary to reduce the points of vehicular contact. The location and design of all curb-cuts, points of access to and from all streets and parking and loading areas, parking and loading areas except single and two family residences that are accessed via public streets that have a speed limit of 25 miles per hour or less shall be submitted to and approved by the City Manager or his/her designee before building permits can be issued. The following regulations shall apply.

Permitted vehicles to back into right-of-way along streets that have a speed limit of 25MPH or less.

- 3) **Off-Street Parking Lanes Entirely Independent of Public Streets:** No off-street vehicular storage or parking area shall be allowed where the arrangement requires that vehicles back directly into a public street right-of-way where the speed limit exceeds 25 miles per hour.

Section 204.08 Flag Lots

Longer access strips may be approved by the Planning Commission for lots of record.

- 3) The access strip shall not exceed two hundred fifty (250) feet in length measured from the closet adjacent right-of-way line of the public road or street. The Planning Commission may approve longer access strips for existing lots of record that need more an access strip longer than 250 feet to have access via public right-of-way. The Planning Commission may require additional width if it is determined that a wider access strip is needed to provide safe ingress and egress to the property.

Section 14-206. Board of Appeals for Variances

- Made Special Exceptions part of the powers of the Planning Commission, rather than BZA. Note: Staff recommends review of this change by the City Attorney.
- Fees adjusted to \$150 plus the cost of certified mailings.

~~206-04~~206.02 Applications ~~to the Board~~for Variances or Special Exceptions

Persons desiring consideration ~~for a variance or special exception by the Board~~ shall apply to the City Manager or his/her designee and shall supply such information as the Board ~~or Planning Commission~~ may require to identify the land and determine the reason for the appeal or review. ~~The Planning Commission shall have the power to grant Special Exceptions as outlined in each zone of this ordinance.~~ Each application by a property owner shall be accompanied by a receipt for a ~~\$150 fee as set by the Board of Commissioners, plus the full amount needed to cover the cost of mailing notices, either certified or by regular mail as required by the City Manager,~~ paid to the City of Red Bank to cover the City's cost of handling the application, no part of which ~~fee~~ is returnable. Persons objecting to the relief sought by the applicant or interested in the review or determination made by the Board ~~or Planning Commission~~ may likewise set forth their views and actual evidence in writing and be signed by the objectors. The application and objection shall be submitted to the Board ~~or Planning Commission~~ within the time provided in its rules of procedure.

- 209.03 That a Request to Rezone referred to the Board of Commissioners by the Planning Commission, shall not be heard unless said Request is set for public hearing before the Board of Commissioners within three (3) months of the date when the Planning Commission referred said Request to the Board of Commissioners, and such Request shall not be advertised for a public hearing unless the Petitioner pays to the City Recorder a ~~\$150~~ filing fee, together with the costs of ~~the advertisement-mailing the required notice.~~
- (Ordinance No. 473, April 3, 1984)

Section 304.01: R-2 Residential

Corrected heading, which should say "Prohibited" not "Permitted."

Section 305: R-3 Residential

Limited short-term rental units to one per structure.

- (J) Short Term Residential Rental Units, subject to certification and issuance and maintenance of current short term residential rental permit. ~~Short-term rental units shall be limited to one (1) unit per structure. No units shall share the same interior or exterior walls.~~

Section 306: R-4 Special Zone

- Clarified definition of clinic to exclude plasma centers. Removed laboratories from permitted uses.

(H) Professional, medical or dental office, and clinics, excluding plasma collection centers, which are not permitted.

(I) ~~Laboratories and research centers not objectionable because of odor, dust, noise, or vibration~~Reserved.

- Minimum square footage of single family homes increased.

(F) Single-family dwellings part of a mixed-use residential development must be a minimum of 2,000 square feet. If not part of a mixed-use residential development, a single-family dwelling shall be at least ~~1,200~~ 1,400 square feet.

Section 307: Planned Unit Developments

Streamlined the application process:

- The rezoning and special exceptions permit/PUD plan may be approved together
- OR, the PUD plan may be drawn to Preliminary Plat standards and meet that requirement of the Subdivision Regulations

(B) The Planning Commission shall hold a public hearing on the proposed Preliminary PUD Plan. Notice and publication of such public hearing shall conform to the procedures prescribed in Section 14-209 of this Ordinance.

1) The Preliminary PUD plan may be drawn to the Preliminary Plat standards as required by the Subdivision Regulations and fulfill the preliminary plat requirements.

2) If rezoning is required, the Special Exceptions Permit may be considered at the same hearing as the rezoning request. If the submitted plans are not drawn to the standards of a Preliminary Plat as described in the Red Bank Subdivision Regulations, a separate public hearing for the Preliminary Plat will be required.

- Changed the term “Final PUD Plan” to “Final Plat” because they are the same document

- (E) No building permits shall be issued until after approval of the Final ~~PUD Plan~~Plat by the Planning Commission. The building inspector shall revoke any permit issued in reliance upon said plan as finally approved at such times as it becomes obvious such plan is not being complied with.
- (F) No Preliminary PUD Plan shall be approved by the City Commission unless it is first submitted to and approved by the Planning Commission, or if disapproved, shall receive the favorable vote of ~~a majority of~~ the entire membership of the Red Bank City Commission.
- (G) Upon approval of the City Commission, the developer shall then complete a Final ~~PUD Plan~~Plat for review by the Planning Commission. The Final Plat must conform to the Preliminary PUD Plan and meet all the standards of the Red Bank Subdivision Regulations ~~The Preliminary and the Final PUD Plan shall meet the requirements of the Red Bank Subdivision Regulations~~ and be processed and recorded in accordance with those regulations as applicable.

- Allowed extension of special exceptions permit to up to two years (three years total).

- (H) Any Special Exception Permit shall expire twelve months from and after its issuance if the development as planned has not been adhered to, provided, however, that for good cause shown said Special Exceptions Permit may be extended by the City Commission for additional periods not to exceed ~~one~~two years.

Section 309: RZ-1 Zero Lot Line Residential Zone

Adjusted side-yard setbacks to allow for a 10-foot building separation.

- ~~(E) For zero lot line homes, the side yard setback lot must be from zero to a tenth of a foot (1.2 inches) with the opposite side yard being a minimum of (10) feet. The opposite side yard setback of not less than ten (10) feet must be kept perpetually free of permanent obstructions (such as an accessory building), except in the instance of adjacent lots with separated family detached homes on adjacent lots and provided that both side setbacks of any such adjacent detached single family dwellings shall be at least six (6) feet and such detached single family dwellings must be separated by a minimum of at least twelve (12) feet. See Chapter XI, Communications Towers.~~
- (E) For all other ~~single-family detached~~ homes, the side yard setback must be a minimum of five (5) feet with a minimum 10-foot building separation, with the exception of side yards that are on the exterior boundary of an RZ-1 Zero Lot Line Residential Zone (see Part I of this section) or that abuts a public street (see Part D of this section).
- ~~(F) The opposite side yard setback of not less than ten (10) feet must be kept perpetually free of permanent obstructions (such as an accessory building).~~

Section 310: R-TZ

Added a minimum lot size (same as the RZ-1)

- (A) Minimum lot size: two thousand six hundred and twenty-five (2625) feet.
(B) Minimum square footage: 1,400 square feet of heated living space per unit

Adjusted side-yard setbacks to 5 feet for a 10-foot building separation

- 1) Single -family detached units: ~~ten (10) feet~~ five (5)
2) Zero Lot Line units: The side yard setback lot must be from zero to a tenth of a foot (1.2 inches) with the opposite side yard being a minimum of (10) feet. The opposite side yard setback of not less than ten (10) feet must be kept perpetually free of permanent obstructions (such as an accessory building). The wall on the zero-foot yard setback must be constructed of maintenance-free, solid, decorative masonry and no portion can project over any property line.
2) from zero (0) to one and a half (1.5) feet, or a minimum of ten (10) feet from the adjacent property line if buildings are to be separated over one tenth (1/10) of a foot. The eave overhang is the only permitted element of the building structure allowed in the one and a half (1.5) foot setback. The opposite side yard must be at least ten (10) feet and must be kept perpetually free of permanent obstructions (such as accessory buildings).

Section 401: O-1 Office Zone

Deleted laboratories as permitted use

- (F) Laboratories and research centers not objectionable because of odor, dust, noise or vibration Reserved.

Section 402: C-1 Commercial

- Added plasma collection centers to the Special Exceptions uses, limiting their size to 5,000 square feet. Also added laboratories, duplexes, and adult-oriented establishments.

- (M) Adult Oriented Establishments
(M)(N) Plasma collection centers, provided the structure does not exceed 5,000 square feet, and provided no other plasma collection center shall be located within 1,320 feet of the building.
(N)(O) Apartments
(P) Alternative Financial Services; provided further that no Alternative Financial Services establishment shall be located within 1,320 feet of any other Alternative Financial Services establishment not within fifty (50) feet of any residential zone, with the interval distances to be measured from property line to property line and the burden of establishing such to be on the applicant.
(Q) Laboratories and research centers, provided they are not objectionable because of odor, dust, noise or vibration.
(R) Two-family dwellings with a minimum of 1,800 square feet of heated living space

- Updated the setback requirements to follow the Design Review Standards

(B) ~~There shall be a front yard of not less than fifty (50) feet. The front setback shall conform to the requirements of the Design Review Standards, see Chapter X.~~

405: C-3 Neighborhood Residential

Added short-term residential rentals to the list of permitted uses.

(W) Short term residential units, subject to certification and issuance and maintenance of current short term residential rental permit and/or certification as otherwise provided by in Title 9, Chapter 16, Section 101, et seq., of the Red Bank City Code. Short term residential rental units shall be limited to one (1) unit per structure. No units shall share the same interior or exterior walls.

Adjusted the front setback to reflect the Design Review Standards.

- (A) ~~Yards-Front setbacks with a minimum depth shall be a minimum of of twenty-five (25) feet, except in cases where the Design Review Standards shall apply, in which case the required setback of the Design Review Standards shall prevail. See Chapter X. shall be provided along any public street or right of way and along any property line abutting developed residential property or residential zone.~~
- (B) There shall be a minimum 25-foot setback from all property lines abutting a residential property or residentially-zone property.

904: Screening

- D) Screening of Dumpsters: Dumpsters shall be screened in the manner described below when visible from the public right-of-way:
- 1) Screening shall be a minimum height of six (6) feet
 - 2) All four (4) sides of the dumpster shall be screened
 - 3) The screen should incorporate access to the dumpster by using a wood fence ~~or other opaque device to serve as a gate.~~
 - 4) Screening materials can be any combination of evergreen plantings, wood, or masonry material.

Changes throughout document:

Delete reference to guest house/tourist home

- Changed the term 'Yard' to 'Setback'
- All detached single-family residential structures now have a minimum square footage of 1,400 square feet.
- All two-family units require a minimum of 1,800 square feet.
- Specified that short-term rental units are limited to one unit per structure.
- Plasma Collection centers moved to prohibited except in C-1
- Adult-oriented establishments are prohibited except in C-1