

John Roberts
Mayor

City of Red Bank
Municipal Planning Commission

Randall G. Smith
City Manager

AGENDA
July 21, 2016
6:30 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

☐ Commissioner Cannon

☐ Commissioner Baker

☐ Commissioner Hafley

☐ Commissioner Smith

☐ Commissioner Banas

III. INVOCATION – Commissioner Baker

IV. PLEDGE OF ALLEGIANCE – Commissioner Hafley

V. CONSIDERATION OF THE MINUTES

(a) Minutes from May 19th 2016

(b) Minutes from June 16th 2016

VI. UNFINISHED BUSINESS

(a) Design review standards (To be discussed after new business)

A complete draft, excluding illustrations, is included for review.

VII. NEW BUSINESS

(a) Special Exceptions Permit request for Apartments at 2807 Dayton Boulevard

(b) Request to rezone 559 Memorial Drive from R-1 to RZ-1

VIII. OTHER BUSINESS

IX. ADJOURNMENT



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
May 19, 2016
6:30 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Baker called the meeting to order at 6:32 pm

II. ROLL CALL

Commissioner Cannon called the roll. All members were present except Commission Hafley. Also present were the Commission's planning advisors from the Southeast Tennessee Development District, Michael Frixen and Brian Taylor. There were nine members of the public in attendance.

III. INVOCATION

Commissioner Baker gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Smith led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

a) April 21, 2016 Meeting Minutes

Commissioners reviewed the minutes. SETDD staff noted that an addition had been made to show that Chairman Hafley led the pledge of allegiance.

Motion by Commissioner Smith to approve minutes as corrected. Second by Commissioner Cannon. Motion passed unanimously.

VI. UNFINISHED BUSINESS

a) Design review standards (resume after new business)

Commissioner Baker asked SETDD staff for background on the latest version of the draft design review standards. SETDD staff explained that during the working session the Planning Commission agreed to break up their review of the draft design review standards into more manageable sections of roughly ten pages each month. The sections presented for review in May included the Index, Building Location & Orientation, Access, Parking, Pedestrian Connections and Treatment of the Corner.

Changes and additions identified by the Planning Commission at the May work session were incorporated into the draft document.

VII. NEW BUSINESS

a) Rezoning Request for 1103 Coker Circle

Commissioner Baker gave a summary of the request to rezone 1103 Coker Circle from R-1 to RZ-1 in order to construct higher density single family homes. Baker then asked if the owner and applicant for the rezoning request was present.

Jospesh Inger, a representative for the applicant, came forward and noted that the property had already been zoned RZ-1 once before, but that the rezoning had reverted to R-1 after the plat was not recorded in 90 days. The R-1 zoning was discovered by the applicant in April when a plat submitted to subdivide the lot for patio homes was rejected.

Commissioner Baker asked if there were any questions from the Commissioners. Baker then asked the members of the public in attendance for questions or comments.

Ray McGuffee, owner of 1101 Coker Circle, came forward and expressed a concern that the rear alley belonged to him and another family member, but had been incorrectly surveyed. According to Mr. McGuffee the surveyors had incorrectly drawn boundaries 12 feet over the property line next to his house. Mr. Guffee stated that he owned the alley and did not want it being used to access homes on the property at 1103 Coker Circle. Mr. Guffee then presented deeds to the Planning Commission.

Commissioner Baker asked staff how this possible surveying error on the alley would impact the rezoning. Staff responded that it would not affect a rezoning decision.

Commissioner Cannon asked staff if a site plan or plat had been submitted showing setbacks or the location of structures. SETDD staff responded that a plat had previously been submitted before the applicant knew that the property was not zoned RZ-1, but no proposed structures or setbacks were shown on the plat.

Mr. Inger stated that the proposed homes would need to be closer to Coker Circle to access sewer and that there were no plans to access the homes from the rear alley.

Commissioner Baker asked for clarification that the two issues raised by McGuffee are the use of the alley and the possible incorrect surveying. Mr. McGuffee said he did not want traffic running on his property to access the property

Mr. Inger said that he walked the property with Mr. McGuffee, agreed on the boundaries that McGuffee showed him, and mapped the existing pins in GIS. He also noted that no new pins were set.

Mr. Inger stated that he had no problem using the pin identified by Mr. McGuffee in the middle of the alley to set the boundaries for the plat. Mr. Inger also proposed attaching a condition to the rezoning to not use the alley to access the property.

Roy Millsaps, owner of 1106 Ashmore Avenue, noted this his property was downhill from 1103 Coker Circle and asked if there were any plans to control stormwater flowing off the property.

Commissioner Baker asked staff if they were at the point of reviewing stormwater. Mr. Frixen responded that storm water approvals do not come through the SETDD office.

Commissioner Baker then noted that the current decision before the Planning Commission was whether the proposed patio homes allowed under the RZ-1 zoning are compatible with the surrounding land uses.

Commissioner Cannon stated that he believed the higher density single family homes were compatible with surrounding land uses, but would like to know more about stormwater and sewer. Cannon said that he was not comfortable making a decision without more information about the infrastructure and environment.

Mr. McGuffee noted that stormwater started flowing onto his property after Coker Circle was paved and that he worried about additional stormwater flowing onto his property from new development. Mr. Baker asked if there were curbs on Coker Circle. Mr. McGuffee responded that there were no curb on Coker Circle.

Commissioner Smith asked if stormwater and sewer requirements have to be met before the plat is recorded. Staff responded that SETDD only reviews plats based on the requirement in the City of Red Bank Subdivision Regulations. Commissioner Baker stated that this was just a rezoning decision before the Planning Commission, not a PUD review, and that there were no stormwater requirements to review.

Mr. Inger stated that there was room for a rain garden on the property. Mr. Inger also noted that he had talked to WWTa about capacity and that they have already approved it.

Roy Millsaps said that a rain garden would be difficult given the steep grade on the property. Sheree Millsaps, owner a 1106 Ashmore Avenue, asked how sewer would be provided. Mr. Inger responded that there was access on the corner of the property and the sewer lines will be extended a hundred feet. Roy Millsaps asked if sewage would be pumped uphill. Mr. Inger responded that it would not.

Commissioner Baker asked if there were any remaining questions. Mr. McGuffee asked how large the required setbacks were between homes. Staff responded that the setback for buildings in the RZ-1 district was 25 feet from any R-1 district boundary.

Commissioner Smith made a motion to approve the rezoning with the conditions that stormwater facilities be installed, that the alley will not be used to access the home, and that the pins identified by Mr. McGuffee would be used to identify the boundaries of the property to be rezoned.

Commissioner Baker seconded the motion.

Motion to approve the rezoning of 1103 Coker Circle from R-1 to RZ-1 with conditions carried 2 to 1, with Commissioners Smith and Baker voting in favor of the motion, Commissioner Banas voting against the motion, and Commissioner Cannon abstaining.

b) Rezoning Request for 3828 Redding Road

Commissioner Baker gave a summary of the request to rezone 3828 Redding Road from R-1 to RZ-1, and that the applicant had stated the intention to subdivide the property and build three single family homes.

Commissioner Baker then asked if the applicant was present. Ralph Matthews, owner of 3828 Redding Road, came forward and stated that he was down-zoning the property from commercial to residential in order to build three single family homes.

It adjoins an apartment complex on Redding Road and a single family residence on Unaka. Mr Matthews stated that he proposed the rezoning to RZ-1 because he was bound by a 25 foot setback in the C-1 district that was too large to construct a home.

Cannon asked about plans for buffering and screening. Mr. Matthews responded that there would be at least a 10 foot buffer on each sideline setback. Matthews stated that he had spoken with Mr. Underwood about planting trees and that there were certain screening requirements to be met.

Commissioner Baker asked if this was the property with the house that caught fire. Matthews responded that it was and that the remains of the structure had been demolished.

Commissioner Cannon asked if sewer was available. Mr. Matthews responded that sewer is available and that there is capacity.

Commissioner Baker then invited other members of the public in attendance to provide comment.

Jackie Underwood, owner of the adjacent lot and home at 208 Unaka Street, stated that Mr. Matthews should have checked property lines before he cut down the trees at the boundary of their property; According to Ms. Underwood these trees removed by Mr. Matthews had provided a buffer from Dayton Rd, which is now visible and audible from their house.

According to Mr. Matthews, the property was already surveyed and the pin was already there; an old retaining wall marks the property line and that the trees cut were on his side of the line.

Ms. Underwood said she was told by Staff at the Planning Commission Work Session that the side setback under RZ-1 was 25 feet, not the 10 foot setback mentioned by Mr. Matthews. Staff responded that the property was actually zoned R-1 since the City of Red Bank Zoning Ordinance was updated in February 2015, not C-1. The side yard setback for R-1 is actually smaller than the 25 ft side yard setback for RZ-1 districts that abut lower density residential zoning districts. Staff noted that under RZ-1 zoning, there would be a setback of 25 feet from Ms. Underwood's property line and requirement to screen that edge of the property with evergreen trees or bushes.

Mr. Matthews said that he was not aware of the 25 foot setback in the RZ-1 district, or that the property was currently zoned R-1. Mr. Matthews said that he would withdraw his rezoning application in light of this information.

c) Site Plan for North Shore Self Storage

Commissioner Baker gave a summary of the site plan for the self storage facility proposed by The Natchez Group at 1105 Dayton Boulevard. Commissioner Baker invited the representative for the developer to come forward and describe the proposed development.

Mike Price, representative for the Natchez Group, presented Planning Commission members with drawings and site plans of the proposed self storage facility and retail building at 1105 Dayton Boulevard.

Mr. Price noted that the Variance for parking was approved by the Board of Zoning Appeals.

Mr. Price noted that the initial phase of construction would only include the self storage facility, and that the retail building would be constructed in a second phase of development. He explained that he was before the Planning Commission tonight to request approval of the site plan for the self storage facility.

The original site plan was revised based on comments from SETDD staff to meet the 15 foot driveway setback from the abutting property line on Dayton Boulevard. Mr. Price noted that the façade drawings were revised by the architect to meet the design standards in the Red Bank Zoning Ordinance. Staff confirmed that synthetic stucco was replaced with brick façade to meet the City's design standards.

Mr. Price also noted that the Natchez Group would be conducting a traffic study to meet TDOT requirements. The proposed self storage facility will actually result in a reduction in traffic.

Commissioner Baker asked about lighting. Mr. Price responded that low impact lighting will be used, mainly for security purposes. Lighting would be faced downward. No lighting is planned on the sides or back of the property, which cannot be accessed. Commissioner Baker explained that he was interested in how neighbors would be affected by the lighting. Mr. Price replied that the developer was receptive to any proposed conditions for low impact lighting.

Commissioner Baker asked if there were questions or comments from the Planning Commission.

Commissioner Smith asked the SETDD staff to clarify whether or not a special exceptions permit was required. SETDD staff responded that a special exception permit was not required for the proposed self storage facility, which would have required the Planning Commission to review the site plan for compatibility with surrounding land uses. SETDD staff explained that a special exceptions permit would only be required if the self storage facility was proposed on a C-1 property abutting a residential zone. Although one vacant parcel abutting the property was listed as a residential zone in Hamilton County GIS, it had actually been rezoned to C-1 as part of the zoning ordinance and map revisions approved by the City of Red Bank in February 2015.

Commissioner Smith asked SETDD staff to clarify what the Planning Commission was voting on tonight. SETDD staff responded that the Planning Commission was voting to approve the site plan based on compliance with the Design Review Standards and other requirements in the Red Bank Zoning Ordinance.

Commissioner Cannon stated that in his opinion the development was also supposed to be reviewed based on the intent of the Land Use Plan, and that the proposed development did not meet the intent of that plan. Commissioner Cannon identified several issues he had with traffic engineering surrounding the site and approvals need from TDOT. Baker said that he would like to see the permit from TDOT approving the entrance to the site. Mr. Price responded that sight distance standards are met regarding curb placement. He also stated that the proposed self storage use will generate less traffic than the current use. Commissioner Cannon replied that he wanted more information about traffic engineering before making a recommendation for approval. Commissioner Smith said that he understood Commissioner Cannon's concerns, but that the Planning Commission was only voting on the City of Red Bank Design Standards. Mr. Price stated that meeting TDOT requirements does not affect the construction of the self storage facility proposed in the site plan, and suggested a condition to bring the site plan back before the Planning Commission if there are revisions to meet TDOT requirements.

Mr. Banas asked if there would be elevators in the self storage facility. Mr. Price responded that there would be elevators to reach up to 500 units of varying sizes. Mr. Banas noted that the Planning Commission had a concern about access at a previous facility self storage facility proposed in Red Bank.

Commissioner Baker asked if there would be an on-site manager. This was confirmed by Mr. Price.

Commissioner Cannon stated that he still felt that the site plan needed to be reviewed based on compatibility with the Red Bank Land Use Plan. Commissioner Baker asked SETDD staff to clarify whether the site plan should be reviewed based on compatibility with the Land Use Plan. Staff replied that they were not required to review site plan for compatibility with the Land Use Plan. The zoning ordinance is a regulatory document that should reflect the Land Use Plan, which is an advisory document. While compatibility with the Land Use Plan may be considering during decisions such as a rezoning, the Plan is not considered in the Planning Commission's review of a site plan for compliance with the Red Bank Zoning Ordinance.

Commissioner Smith made a motion to approve the self storage site plan with the understanding the proposed development will meet all Tennessee Department of Transportation requirements.

Commissioner Baker seconded the motion.

Commissioner Banas requested a roll call vote on the motion.

The motion to approve the site plan for the proposed self storage facility at 1105 Dayton Boulevard carried 2 to 1, with Commissioners Smith and Baker voting in favor of the motion, Commissioner Cannon voting against the motion, and Commissioner Banas abstaining.

d) Off-Street Parking Ordinance Amendment

Commissioner Baker asked SETDD staff to explain the background behind the parking ordinance amendment. Staff responded that the amendment emerged out of the review of the self storage facility site plan, in which a vaguely written parking ordinance created a minimum parking requirement that was unintended by the City and unnecessarily burdensome for the developer. The draft amendment gives the Planning Commission greater flexibility to reduce minimum parking requirements in cases where they are inappropriate, or even harmful to the environment or quality development proposals.

Commissioner Cannon raised concerns about preserving the leverage provided by parking requirements in order to exact concessions from developers, such as stormwater facilities or pervious pavement. SETDD staff explained that this amendment gave the Planning Commission greater flexibility to do just that. Commissioner Smith noted that the ordinance does not create lower minimum parking standards, but simply gives the Planning Commission the discretion to approve site plans with fewer parking spaces based on evidence and argument presented by the developer. This amendment will prevent recurring requests for parking variances from the Board of Zoning Appeals.

Commissioner Smith made a motion to approve the off-street parking ordinance amendment.

Commissioner Baker seconded the motion.

The motion to approve the off-street parking ordinance amendment carried 2 to 0. Commissioners Smith and Baker voted in favor of the motion. Commissioners Cannon and Banas abstained from voting.

VIII. OTHER BUSINESS

Commissioner Cannon requested that all Planning Commission members receive the most up to date Land Use and Zoning Map for the City of Red Bank. SETDD staff informed the Planning Commission that they were currently waiting on City staff to provide the signed rezoning ordinances from the last year that were needed to update the official zoning map.

IX. ADJOURNMENT

Commissioner Baker moved to adjourn; second by Commissioner Smith. The meeting was adjourned at 7:33 PM.

Chairman



John Roberts
Mayor

MUNICIPAL PLANNING COMMISSION

Randall G. Smith
City Manager

MINUTES
June 16, 2016
6:30 p.m.
Red Bank City Hall

I. CALL TO ORDER

Chairman Hafley called the meeting to order at 6:32 pm

II. ROLL CALL

Commissioner Cannon called the roll. Commissioner Banas and Commissioner Baker were not present. Commissioners Hafley, Smith and Cannon were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District, Brian Taylor, was also present.

III. INVOCATION

Commissioner Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

a) May 19, 2016 Meeting Minutes

Commissioner Cannon felt that minutes were missing several items, but wanted to transcribe his own notes from the May meeting before he suggested any additions.

Motion by Commissioner Hafley to defer approval of the minutes until the July meeting of the Planning Commission. Second by Commissioner Smith. Motion passed unanimously.

VI. UNFINISHED BUSINESS

a) Design review standards (resume after new business)

SETDD staff gave an overview of the draft sections of the Design Review Ordinance reviewed at the June working meeting of the Planning Commission. This included a summary of the comments, questions and suggested received that Commissioners provided at that meeting.

Commissioner Cannon noted that some of the design review sections should reference and reflect the stormwater regulations that apply to the City of Red Bank. Commissioner Cannon also noted that the Red Bank Phase II NPDES permit was currently being revised by TDEC, and that the those revisions could affect design standards related to stormwater.

Commissioner Cannon requested that Crystal Bishop, the program manager for Hamilton County Water Quality Program, make a presentation to the Planning Commission at their July working meeting in order to educate commissioners about stormwater regulations, Red Bank's MS4 inter-local agreement, and stormwater BMPs.

Chairman Hafley asked SETDD staff to add a stormwater presentation by Crystal Bishop to the agenda of the July working meeting of the Planning Commission.

VII. NEW BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Hafley moved to adjourn; second by Commissioner Smith. Adjourned at 7:40 PM.

Chairman



Southeast Tennessee Development District
Community Development
P.O. Box 4757 - 1000 Riverfront Parkway
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MEMORANDUM

To: Red Bank Municipal Planning Commission

Cc: Tim Thornbury, Public Works Director

From: Brian Taylor, SETDD Regional Planner

Date: July 12, 2016

Subject: Special Exceptions Permit Application – Jonathan Shelley

Summary:

Property Address: 2807 Dayton Blvd

Property Owner: Jonathan Shelley

Present Zoning: C1 Commercial

Nature of Request: To receive special exception permit to build apartments

BACKGROUND

Mr. Shelley has submitted a special exception permit application to allow for the construction of apartments at 2807 Dayton Blvd (Parcel 117L K 017). The property is zoned C-1 Commercial, and abuts another property zoned R-1. Apartments are use permitted by special exception when the property abuts another property zoned residential.

ANALYSIS

According to the letter submitted with the permit application, the owner intends to sell the property to a buyer that would like to reconstruct apartments with 8 units on the existing foundation.

The property at 2807 Dayton Boulevard is currently vacant. Adjacent land uses include apartments, a commercial office, and a single family residence. The property is located within the C-1 Zoning district along the Dayton Boulevard corridor. The rear lot line of the property abuts an R-1 residential zone. Stringers Branch also runs along this rear lot line, separating the properties.

No site plan was attached by the applicant. A site plan is required with Special Exception Permit applications in order to determine whether the proposed use is harmony with the intent of the Zoning Ordinance.

Section 14-402. C-1 Commercial Zone

402.03 Uses Permitted Subject to Issuance of a Special Exceptions Permit by the By the Red Bank City Commission upon recommendation by the Red Bank Planning Commission When Such Uses Abut Any Residential Zone.

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

In each case, the Commissions shall find that the proposed use will be in harmony with the intent and purpose of the Zoning Ordinance and shall require such yard requirements, screening, landscaping, ingress and egress controls, sign controls, as may be needed to assure that the use will be compatible with surrounding property uses. The permit may be issued subject to finding that the use(s) will operate in such a manner so as to be in harmony with the intent of this zone.

Apartments constructed on this property would be required to comply with Zoning Ordinance regulations that were not in place when the original apartments were constructed on this property.

- Nearly the entire parcel is located in the flood plain. Any apartments constructed at this location would need to meet the General Standards in the City's Flood Damage Prevention Ordinance (*Section 14-605*). Furthermore, construction of new buildings and impervious surface in the floodplain is generally discouraged, particularly from a stormwater management perspective.
- An access control plan is required for all apartments with four or more units (*Section 14-204.07*).
- Screening Requirements require screening between high density residential uses where they abut commercial uses, low density residential uses and other high density residential uses (*Section 14-902*).
- Apartments would also be subject to Design Review Requirements (*Section 14-1001*).

While apartments may be constructed on this property that are compatible with the intent of the C-1 district and surrounding land uses, it is difficult to determine how regulations in the Red Bank Zoning Ordinance will be met without a site plan.

RECOMMENDATION

If the Planning Commission determines that apartments at this location can be designed to meet the standards of the Red Bank Zoning Ordinance, staff recommends approval with the assumption that a site plan for the proposed apartments is reviewed during design review phase for compliance with the regulations listed above.

APPENDIX

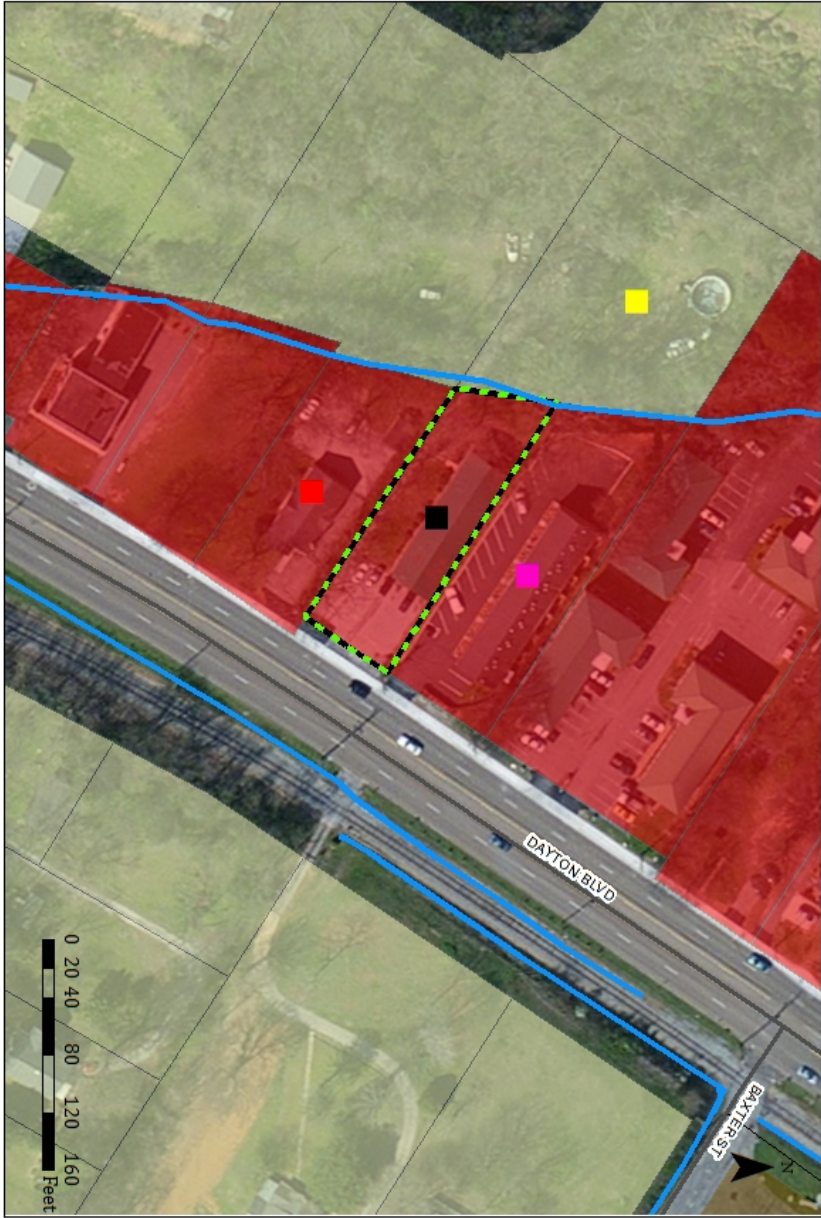
Flood Zone Map, Hamilton County GIS



City of Red Bank, TN
Special Exceptions Permit, Apartments in C-1
2807 Dayton Blvd

Address: 2807 Dayton Blvd
Tax Map #: 117L-K-017
Owner: Jonathan Shelley

Existing Use: Vacant
Requested Use: Apartments



Land Use

- Commercial
- High Density Residential
- Low Density Residential
- Vacant

Red Bank Zoning

- C-1
- R-1
- R-3

Special Exceptions

- Permit Request
- Apartments

- Stringers
- Branch

Map prepared by
Southeast Tennessee
Development District

Date: 6/28/16

This map is for
planning purposes
only. This is not an
engineering map.

Property Map

City of Red Bank
Application for a Special Exceptions Permit

Date 6/14/16

Application Fee Paid
\$100.00

Receipt #

6-14-16
12095

Name and Address of Applicant

Name (Print) Johnathan Shelley
Street (Print) PO Box 309
City and State (Print) Signal Mtn, TN 37377
Telephone Number 423-413-7964

Location of Property Relating to the Special Exceptions Permit

Street 2807 Dayton Blvd.
City and State Chattanooga, TN 37415
Parcel Number 117L-K-017
Subdivision Name _____

Current Zoning: _____ Residential ☒ Commercial _____ Other _____

*Applicant must attach a site plan drawn to scale of 1"x100.' 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?

☒ Yes _____ No

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

Rebuild 8 one bedroom structure. I left the foundation of the original
structure with the vision of rebuilding the same 8 units to modern
code. I have a prospective buyer for the property and he will not
purchase until he has permission to build the 8 unit structure.

Is the reason for your request due to exceptional narrowness, shallowness, shape, topography or other extraordinary and exceptional situation on such property? _____ Yes ☒ 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 ☒ 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

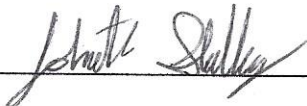
If yes, would it be any less conforming than the existing structure?

Please explain: would build on foundation that exist
on property.

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

Please explain: No because the 8 unit structure once was
there.

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

Signature: 

DO NOT WRITE BELOW THIS LINE

Board Finding for: Approval _____ Disapproval _____

Date of Finding: _____

Secretary: _____

6/14/2016

We do not have a site plan. When I purchased property plans for this property were already established. My goal now is to sale this property to an individual who then would like to rebuild on the foundation that remains the 8 unit one bedroom structure. This property has already been established in the past as a 8 bedroom unit building. Foundation is there and footer remains. I can not sale this property because Red Bank will not allow any new apartments to be built. Considering that the foundation is already there I would like for Red Bank to consider this special exception permit.



Southeast Tennessee Development District
Community Development
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MEMORANDUM

To: Members of the Red Bank Municipal Planning Commission
From: Brian Taylor, SETDD Regional Planner
Date: July 12, 2016
Subject: Rezoning Request for 559 Memorial Dr - R-1 to RZ-1

BACKGROUND

An application has been submitted to rezone property located at 559 Memorial Drive (parcel 117M E 010) from R-1 to RZ-1. The applicant is the owner of the property, Barbara Brumit. The owner has stated her intention of subdividing the property and constructing single family homes for sale.

ANALYSIS

Total area to be rezoned: 0.43 acres

Total existing frontage: 211 feet on Ashmore Ave and 89 feet on Memorial Drive

Existing structures/uses on subject property: The property is currently vacant.

Zoning of adjacent properties: Adjacent properties are zoned R-1.

Land use on adjacent properties: The property abuts a duplex on the rear lot line and a single family home on the side lot line. A large number of patio homes have been constructed on the opposite side of Ashmore Avenue.

Located in a floodplain? No

The following dimensional changes would apply:

	Current Zoning (R-1)	Proposed Zoning (RZ-1)
Min. Lot Size	7,500	2,625
Min. Frontage	60	35
Min. Home Size	1,200	none
Setbacks	25 front, 10-25 side, 25 rear	25 front, 0 – 25 side, 25 rear

Note: A 25-foot side yard must be provided and landscaped buffer installed against R-1 zoning district.

Discussion:

The rezoning of the property to RZ-1 would allow for a higher density of residential development in the form of patio homes. The intent paragraph for RZ-1 development in section 309.01 reads as follows:

It is the intent of this Section to provide regulations for the development of single family zero lot-line dwellings (also called patio homes) in a manner that is attractive, efficient, and compatible with surrounding development. It is also the intent of these regulations that the underlying real estate may be divided into small lots so that each unit can be individually sold and owned on a fee simple basis.

The owner of the property intends to subdivide the property and construct patio homes that can be individually sold. Given the dimensional requirements of the RZ-1 district it would be possible to construct up to four patio homes at this location.

The development of patio homes at this location would 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.

These patio homes would increase the variety of the housing stock in Red Bank, while maintaining the character of the existing neighborhood. This higher density form of single family home development, accompanied with the screening and setback requirements for the RZ-1 district, will be compatible with the existing neighborhood, which includes a mix of patio homes, small lot single family homes and duplexes.

RECOMMENDATION

If the planning commission determines that the placement of patio homes on the applicant's property is compatible with the surrounding land uses, then the proposal is in alignment with the land use plan and staff recommends approval of the rezoning request. The diversity of housing styles and greater densities of recent development in this area justifies the rezoning of 559 Memorial Drive.

Note: Staff's recommendation is based upon the information available at the time of this review and is subject to change if information contrary to this analysis is presented at any time.

APPENDIX

City of Red Bank, TN
Rezoning Request, R-1 to RZ-1
559 Memorial Drive

Ordinance No# _____



- Land Use
- Church
 - Duplex
 - Patio Home
 - Single Fam
 - Vacant
- Red Bank Zoning
- C-1
 - L-1
 - R-1
 - RZ-1
- Requested Rezoning
- RZ-1

Map prepared by
Southeast Tennessee
Development District

Date: 6/28/16

This map is for
planning purposes
only. This is not an
engineering map.

Address: 559 Memorial Drive
Tax Map #: 117M-E-010
Owner: Barbara Brumit

Existing Zoning: R-1 Residential
Requested Zoning: RZ-1 Residential Zero Lot Line

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 175 feet of the property under consideration for a change or amendment. The cost of the application and advertising is \$100.

1. Name of applicant Barbara Hawkins Bramit
2. Street Address 5783 North Morgan Lane
3. City Chattanooga State TN Zip 37415
4. Telephone Number (423) 595-9307
5. Are you the owner of the property yes ☒ yes ☐ no
6. Please attach a drawing of the property boundaries and all property within 175 feet of the property under consideration. Show all easements, utility locations, and buildings. Use a 1/8 minimum scale. Describe any unusual physical characteristics of the property such as wetlands, steep grades, ravine, etc.
7. Please provide the names and addresses of all property owners within 175 feet of the property requesting a change or amendment.
8. What is the present zoning classification for the subject property? R2
9. What is the requested zone desired or proposed use of the property? RZ-1 zero lot line Res.
10. Are you requesting a 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 Barbara Hawkins Bramit Date 6-23-16

Amount Paid \$100.00 Date Paid 6-23-16 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 _____

Lyndon Ave

2302

2304

2305

23

201

207

559

Ashmore Ave

sewer

RB9693

2324

2328

2320

2316

2312

2308

2304

2232

406

408

Memorial Dr
RB9453

310



LOCATION

Property Address 559 Memorial Dr
Chattanooga, TN 37415

Subdivision Midvale Park Ext Sou

County Hamilton County, TN

PROPERTY SUMMARY

Property Type Open Space

Land Use Undeveloped And Unused Land

Improvement Type

Square Feet

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 117M E 010

Alternate Parcel ID

Account Number

District/Ward 3R

2010 Census Trct/Blk 107/2

Assessor Roll Year 2015



CURRENT OWNER

Name Brumit Barbara H Denney Leonard D

Mailing Address 5783 N Morgan Ln
Chattanooga, TN 37415-1512

SALES HISTORY THROUGH 05/25/2016

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page or Document#
2/17/2016	\$85,777	Brumit Barbara H		Warranty Deed		10674/331 2016021700257
2/10/1998		Mc Clure Gina Kristen		Will		5025/438
5/7/1985	\$1,000			Quit Claim Deed		3351/619
6/10/1974	\$1,200			Quit Claim Deed		2961/942
1/1/1936				Quit Claim Deed		793/478

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2015	Assessment Year	2015	Red Bank	1.35
Appraised Land	\$25,000	Assessed Land		Hamilton	2.7652
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$25,000	Total Assessment	\$6,250		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2015	\$84.38	\$172.82	\$257.20
2014	\$84.38	\$172.82	\$257.20
2013	\$84.76	\$172.83	\$257.59

MORTGAGE HISTORY

<http://car.crsdata.com/mls/Property/~gtpb3DQ3mlO6u9N24CXyYCjSEBLnQEhiubIDnHd...> 6/23/2016

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Undeveloped And Unused Land	Lot Dimensions	90X208
Block/Lot	/152	Lot Square Feet	
Latitude/Longitude	35.094018°/-85.305402°	Acreage	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	Display online RPA zoning	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Midvale Park Ext Sou	Plat Book/Page	13/23
Block/Lot	/152	District/Ward	3R
Description	Lt 152 Midvale Park Ext Pb 13 Pg 23		

FLOOD ZONE INFORMATION

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47065C0331F	11/07/2002
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47065C0333F	11/07/2002

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