

City of Red Bank
Municipal Planning Commission

WORK SESSION AGENDA
May 19, 2020
12:00 pm
Red Bank City Hall

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. January 16, 2020

B. NEW BUSINESS

1. Special Exceptions Permit – ImmunoTek Bio Centers – 2102 Dayton Blvd.
2. Revised PUD plan for Midvale Highlands
3. PUD Plan for Pine Breeze Road development
4. Rezoning Request – 14 Kingson St. from R-1 to RZ-1

C. UNFINISHED BUSINESS

1. Zoning Ordinance Amendment to adjust buffering distances relative to usage in zones L-1 and M-1

D. OTHER BUSINESS

IV. ADJOURNMENT

Eddie Pierce
Mayor

City of Red Bank
Municipal Planning Commission

Tim Thornbury
City Manager

REGULAR MEETING AGENDA

May 21, 2020

6:00 pm

Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

☐ Commissioner Cannon

☐ Commissioner Millard

☐ Commissioner Hafley

☐ Commissioner Smith

☐ Commissioner Browder

III. INVOCATION – Commissioner Smith

IV. PLEDGE OF ALLEGIANCE – Commissioner Hafley

V. CONSIDERATION OF THE MINUTES

1. January 16, 2020

VI. NEW BUSINESS

1. Special Exceptions Permit – ImmunoTek Bio Centers – 2102 Dayton Blvd.
2. Revised PUD plan for Midvale Highlands
3. PUD Plan for Pine Breeze Road development
4. Rezoning Request – 14 Kingson St. from R-1 to RZ-1

VII. UNFINISHED BUSINESS

1. Zoning Ordinance Amendment to adjust buffering distances relative to usage in zones L-1 and M-1

VIII. OTHER BUSINESS

IX. ADJOURNMENT



MUNICIPAL PLANNING COMMISSION

Eddie Pierce
Mayor

Tim Thornbury
City Manager

MINUTES
January 16, 2020
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:00 P.M.

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. December 19, 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

A. Closure of 40-foot Right-of-Way at 517 Woodrose Lane

Commissioner Hafley requested an update from staff on the request to close the 40-foot right-of-way at 517 Woodrose Lane. Staff stated that with the configuration would require access via private road and that the access agreement would need to be in place before a final plat could be approved.

Commissioner Hafley requested that the language regarding flag lots be removed from the memo. Staff agreed to do so prior to providing the memo to the City Commission.

Commissioner Hafley asked the City Manager if this would create a lot that does not have proper access and asked if it was indeed a flag stem. Commissioner Cannon stated that this could be considered a private drive rather than access by easement.

The City Manager stated that it was because the lots were existing lots of record prior to the adoption of the Subdivision Regulations that they could be accessed by easement rather than a paved road. He stated that the plat would need to be submitted and approved within a year for the right-of-way abandonment to be finalized. The City Manager stated that the City Attorney had reviewed the request and would review the recommendation prior to the Board of Commissioners meeting.

Commissioner Browder motioned to recommend the abandonment of the 40-foot right-of-way at 517 Woodrose Lane contingent on a final plat being submitted showing an appropriate shared access agreement. Commissioner Millard seconded the motion. The motion passed unanimously.

VII. UNFINISHED BUSINESS

A. Revision of the Subdivision Regulations

Commissioner Hafley went over the proposed changes to pages 1-23 of the Subdivision Regulations. Commissioner Browder stated that the definition of “Vested Property Rights” was much clearer now. Staff stated that revisions to Article 3 had been provided for next month’s meeting.

Commissioner Hafley requested that the Commissioners continue with their revisions for the next meeting.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Smith motioned to adjourn. Commissioner Millard seconded the motion. The meeting was adjourned at 7:23 PM.

Chairman

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Public Works Director; Melanie LeMaire, Immunotek Bio Centers
From: Ashley Gates, Regional Planner
Date: May 12, 2020
Subject: Special Exceptions Permit for a Blood Plasma Collection Center at 2101 Dayton Blvd.

SUMMARY

Property Address: 2101 Dayton Blvd.
Tax ID: 126C G 001
Property Owner: PAK Brothers
Present Zoning: C-1 Commercial
Adjacent Zoning: R-1 Low Density Residential; R-3 High Density Residential
Purpose: Plasma Donation Center

Background: ImmunoTek Bio Centers submitted a Special Exceptions Permit application to operate a blood plasma collection center at the former Save-A-Lot building located at 2101 Dayton Boulevard. The Zoning Ordinance requires a Special Exceptions Permit for any clinic operating on a site that abuts a residential district (Section 402.03).

Staff Recommendation: Approval.

ANALYSIS

Existing and Proposed Use

The property is currently vacant, though it served as a grocery store for many years. It has a large parking lot that also serves a strip of commercial buildings to the rear of the property. Behind the property is several single-family homes. The building they intend to use is currently screened from the neighboring property with existing vegetation. This buffer is approximately 30 feet wide.

The proposed use is a blood plasma collection center. This center will take donations from individuals in a clinical setting and transfer the donations to another facility. ImmunoTek Bio Centers anticipates operating hours to be Tuesday to Saturday from 8 AM to 5 PM. Over time, they will extend those hours to 7 days a week and approximately 7 AM to 7 PM. They expect to employ 15 people initially and increase to about 30 employees over 8 to 10 months.

The parking lot has an ingress along Dayton Boulevard. This will serve as the main entrance and exit for clients visiting the facility. There is also an ingress and egress along Ridgewood Avenue. This provides access to the loading dock at the rear of the building and will likely be used for deliveries. The applicant does not anticipate altering the parking lot or existing site plan at this time.

Zoning Ordinance

The proposed use, a blood plasma collection center, fits in the definition of a medical clinic. This use is allowed within the C-1 Commercial Zone, but because the property abuts a residential district they must have a Special Exceptions Permit to operate. The site meets the other requirements of the Zoning Ordinance, including adequate parking and buffering between the building and the residence on Ridgewood Avenue.

Compatibility with Surrounding Uses

The property is along Dayton Boulevard, the main commercial corridor in Red Bank. The retail to rear of the property is largely vacant. Other nearby properties have active retail stores. While not a retail facility, medical facilities are commercial in nature. They have clients that come and go through out the day and regular deliveries.

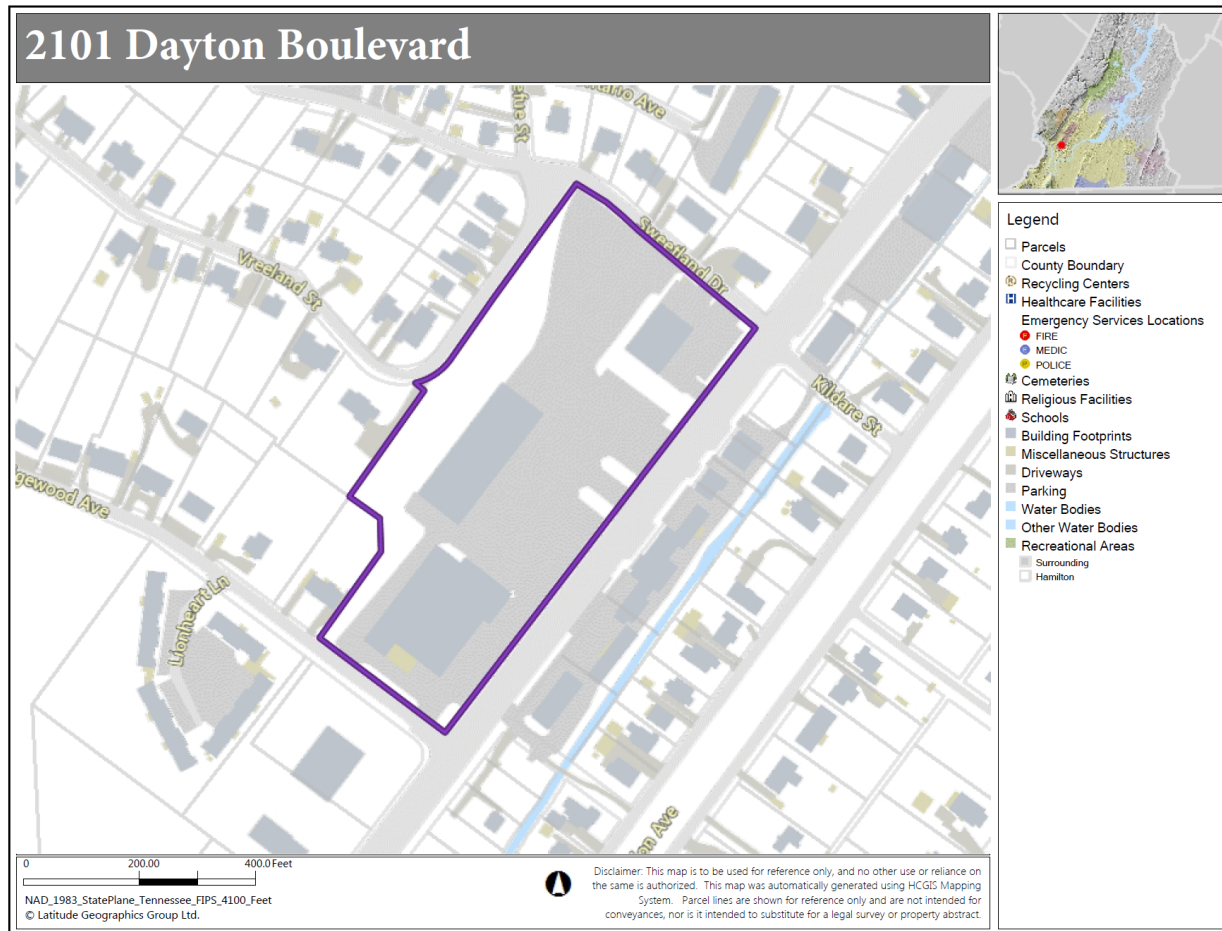
Because the residences to the rear of the facility abut a commercially zoned building along Dayton Boulevard, they will continue to abut a commercial use for the foreseeable future. The proposed use will have limited negative impact on these properties. Blood plasma donation centers are highly regulated, and the applicant will have to ensure safety and cleanliness in order to operate. The facility will not create excess noise, traffic, or pollution.

RECOMMENDATION

Staff recommends approval of the Special Exceptions Permit to operate a blood plasma collection center at 2101 Dayton Boulevard.
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Attachment 1. Proposed Site.

Note: Applicant does not intend to alter the site.



Attachment 2. Special Exceptions Permit Application.

City of Red Bank
Application for a Special Exceptions Permit

Date April 21, 2020 Application Fee Paid \$100.00 Receipt # _____

Name and Address of Applicant

Name (Print) ImmunoTek Bio Centers
Street (Print) 5750 Johnston Street - Suite 302
City and State (Print) Lafayette, La 70503
Telephone Number 337-500-1251

Location of Property Relating to the Special Exceptions Permit

Street 2101 Dayton Blvd.
City and State Chattanooga, TN
Parcel Number _____
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.

ImmunoTek Bio Centers will open a blood plasma collection center.

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: _____

exceptional situation - plasma collection center as it relates to Section 402-02 (use will abut residential zone)

i. Hospitals, clinics, and social agencies

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: _____

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

Please explain: _____

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

Signature:  04/21/2020

DO NOT WRITE BELOW THIS LINE

Board Finding for: Approval _____ Disapproval _____

Date of Finding: _____

Secretary: _____

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Public Works Director; Brett Tabor, MAP Associates; Jonathan Bailey, HGH Construction
From: Ashley Gates, Regional Planner
Date: March 13, 2020
Subject: Revised Midvale Highlands PUD Site Plan

SUMMARY

Property Address: Seven Pines Lane
Tax ID: 126F G 62.00-69.00
Property Owner: As listed on plat
Present Zoning: R-3
Purpose: Add 15 feet to the rear of lots 2-9
Staff Recommendation: Approval

Background: This Planned Unit Development was originally approved in 2016. As houses were built, it came to the City's attention that the foundations did not meet the rear yard setback requirements. In 2018, an addition of 15 feet on the rear of Lots 1-17 was approved.

When recording the final plat, the developer opted to record two separate plats. Lots 10-17 were recorded with the additional land, but Lots 2-9 have not been recorded. Having been more than 12 months since the initial review, the Special Exceptions Permit has expired and the expansion of the PUD must be reviewed by the Planning Commission again.

ANALYSIS

Seeing no significant change in the area around the PUD, the previous analysis from May 2018 is still applicable (see the following pages). The recommendation for approval remains.



Southeast Tennessee Development District
1000 Riverfront Parkway
Chattanooga, TN 37405
Phone: (423) 266-5781
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Public Works Director; Rocky Chambers, Chattanooga Engineering Group
From: Brian Taylor, Regional Planner
Date: May 9, 2018
Subject: Midvale Highlands Revised PUD Plan

SUMMARY

Property Address:	1777 to 1807 Seven Pines Lane, Red Bank, TN		
Tax ID:	Tax Map 126F Group G Parcels 001-070; Tax Map 126K Group B Parcel 002.01 ; Tax Map 126F Group F Parcels 013 and 015		
Deed Book:	DB 11057 P 0006, DB 11057 P 0003, DB 11080 P 0446, DB 11080 P 0511, DB 11082 P 0490, DB 11114 P 0135		
Property Owner:	November Papa Properties LLC, RTB Holdings LLC		
Present Zoning:	R-3 (PUD)	Area:	18.07 acres
Purpose:	Reduced rear setbacks and lot line revisions		
Background:	Chattanooga Engineering Group has submitted a revised PUD Plan on behalf of November Papa Properties LLC for the Midvale Highlands Planned Unit Development, located on 18.07 acres of property on the ridge above Ashmore Avenue. A preliminary PUD plan was submitted by Bell Development and approved in March 2016. The final PUD plan and corresponding final plat was approved by the Planning Commission in March 2017 and recorded with the Hamilton County Register of Deeds. The revised Midvale Highlands PUD plan adds a strip of property to the PUD that increases the depth of lots 2 through 17. A revised final plat showing lot line revisions has also been submitted with this PUD plan.		
Recommendation:	Approval of PUD and revised final plat.		

ANALYSIS

The revised Midvale Highlands PUD plan proposes expands the boundaries of the PUD by consolidating a strip of land purchased from adjacent land owners into lots 2 through 17. This revised PUD plan will allow the developer to construct larger homes on these lots while still maintaining the required 25-foot rear setback.

Figure 1. Existing Lots Affected by Revised Midvale Highlands PUD Plan

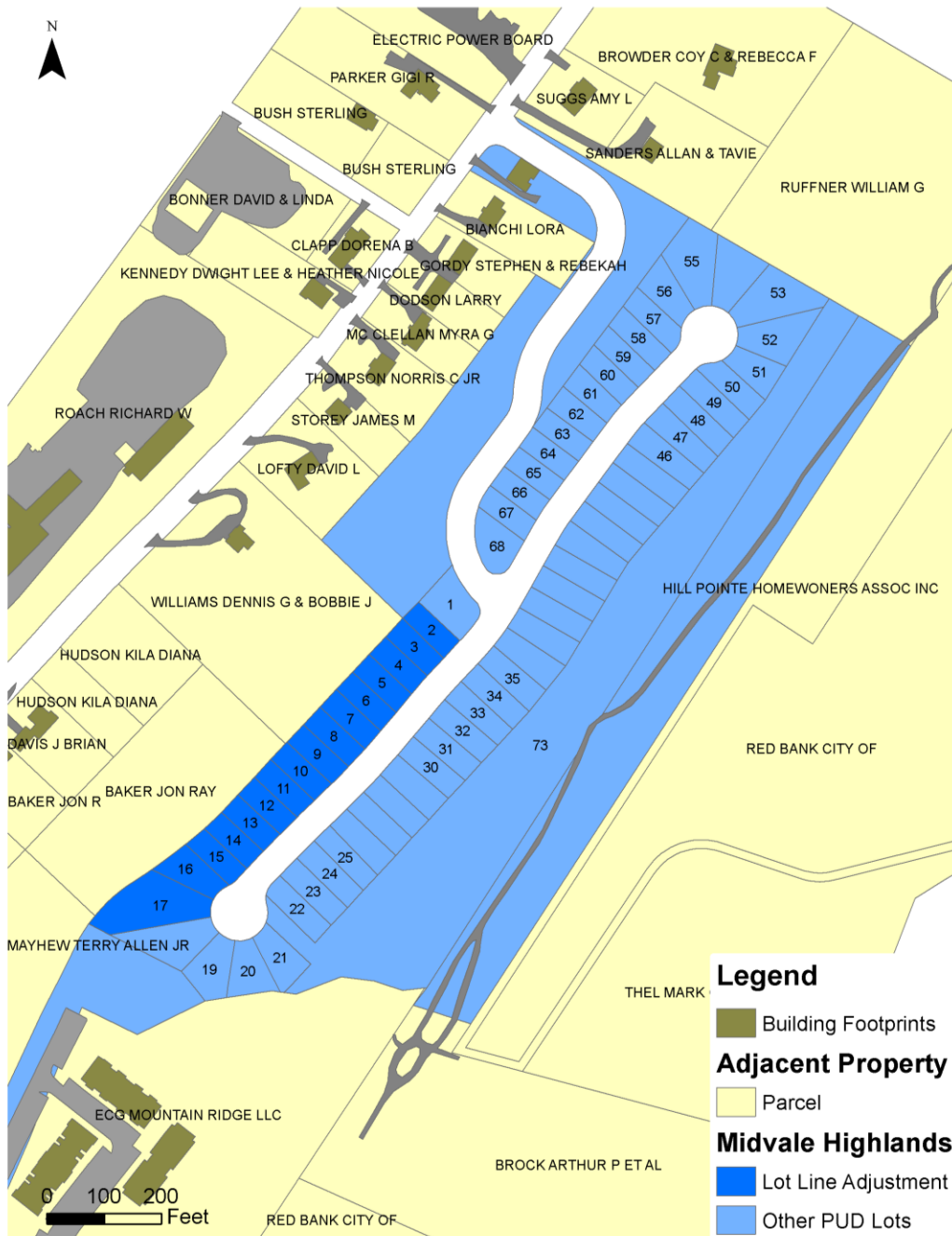


Figure 2. Excerpt from Revised Midvale Highlands Plat, submitted May 2018

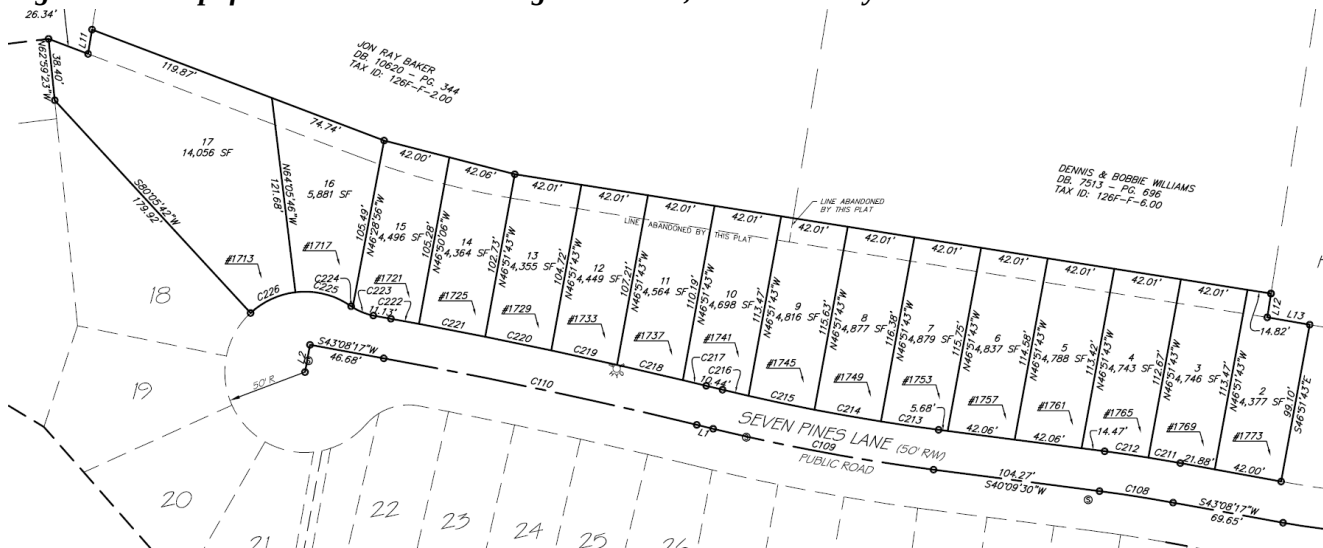
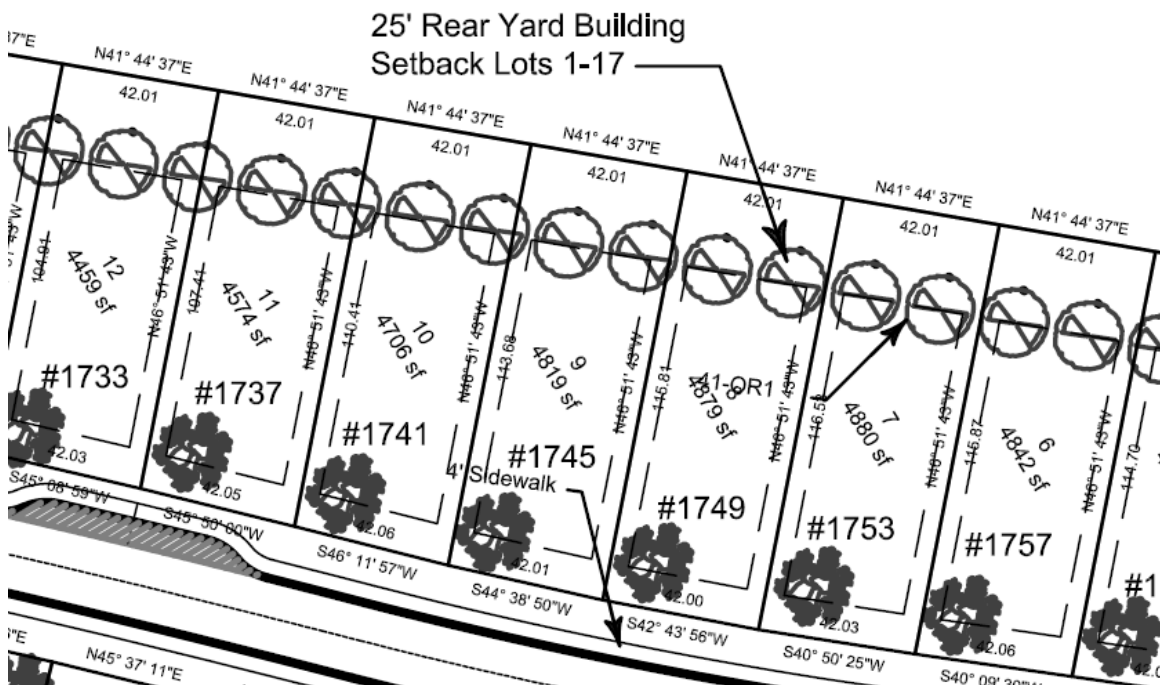


Figure 3. Excerpt from Revised Midvale Highlands PUD Plan, submitted May 2018



Lot Line Adjustment

The lot line adjustment increases the depth of lots 2 through 17 in the Midvale Highlands PUD by approximately 15 feet. This lot line revision will have little to no impact on the compatibility of the PUD with the adjacent residential properties.

Subdivision Regulations

The revised PUD Plan and revised final plat meet all requirements in the Red Bank Subdivision Regulations.

Zoning Ordinance

The revised PUD Plan meets all dimension requirements in the Red Bank Zoning Ordinance.

Final Plat Clerical Corrections

The following clerical corrections are required on the revised final plat.

- Add signature lines under the ownership and dedication certificate for the adjacent landowners involved with the lot line revision.

RECOMMENDATION

Staff recommends approval of the revised Midvale Highlands Final PUD Plan and the revised final plat.

The following clerical corrections are required on PUD Plan.

- Add signature lines for Jon Ray Baker and Dennis & Bobbie Williams.

Note: This recommendation is subject to change if information contrary to this analysis is presented between now and the time of approval.

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Public Works Director; Brett Tabor, MAP Associates; Jonathan Bailey, HGH Construction
From: Ashley Gates, Regional Planner
Date: March 10, 2020
Subject: Pine Breeze PUD Site Plan

SUMMARY

Property Address: Pine Breeze Road
Tax ID: 128E B 020, 013, 014, and 015.01
Property Owner: Charles Bock, III
Present Zoning: R-3 with Restrictions
Purpose: Planned Unit Development with 29 residential units
Staff Recommendation: Approval with recommended changes.

Background: MAP Engineers has submitted a PUD plan for a 29-unit development along Pine Breeze Road. The plans include a cul-de-sac of about 425 feet and 16 single-family homes and 13 townhomes.

This property had previously been rezoned from R-1A to R-T1, and more recently to R-3 restricted to a PUD development with a maximum of 29 residences. Many nearby residences came to the rezoning hearing, and presented the following concerns:

- Draining issues onto neighboring properties
- Increased traffic
- Poor condition of Pine Breeze Road
- Increased density

Under consideration is a Special Exceptions Permit for a Planned Unit Development. **Additional information is required for the preliminary plat to be approved and recorded.** Special Exceptions Permit may be approved prior to the submittal of the preliminary plat, but the plat must follow approved PUD Plan. Any minor revisions require staff review and major revisions require review and approval by the Planning Commission and Board of Commissioners.

In consideration of the PUD Plans, the Zoning Ordinance states that the following considerations should be taken into account:

- 1) The property adjacent to the area included in the plan will not be adversely affected;
- 2) The plan is consistent with the intent and purpose of this ordinance to promote public health, safety, morals, and general welfare.
- 3) That the buildings shall be used only for single-family dwellings, two-family dwellings, or multiple-family dwellings, and the usual accessory uses such as private or storage garages, storage space, and for community activities, including school and/or churches
- 4) There is a need for such development in the proposed location.
- 5) There is a reasonable assurance that development will proceed according to the spirit and letter of the approved plans.

ANALYSIS

Rezoning Conditions

The subject property was rezoned under the condition that the site be used for a PUD for no more than 29 dwelling units. The PUD site plan proposes 29 dwelling units, meeting that requirement.

Zoning Ordinance and Subdivision Regulation Requirements

	Requirement	Pine Breeze PUD Plan
Zone	R-2 or R-3 Zone within 500 feet of major street	R-3 zone, within 500 feet of Midvale Ave.
Minimum development site size	5 acres	6.34 acres
Building separation	10 feet	12 feet
Setback from exterior	25 feet	25 feet
Off-street parking	2 spaces per unit	2 spaces per unit, plus visitor parking
Access Control	5-foot separation from other driveways and street intersections	All driveways appear to meet this requirement except between lots 17 and 18. These driveways may need to be narrowed or adjusted. Requirement must be adhered to as homes are built and driveways installed.
Density	Maximum is 152 units; Conditional zoning limits developer to 29 units	29 units See Attachment 1 for a map showing the density of nearby developments, and the proposed density appears to be compatible.
Open Space Requirements	"On-site usable recreation and open space shall be provided."	Open space is provided along the detention ponds. Acreage and usability not known.

Improvements		
Streets	Minimum 50-foot right-of-way	50 feet
	Pavement a minimum of 26-feet wide	26 feet
	Cul-de-sac with a minimum 40-foot paved radius, 50-foot right-of-way radius	40-foot paved radius, 50-foot right-of-way radius
Road Grade	Maximum of 12%	Varies, with highest grade at 7.79%
Sidewalks	4-foot sidewalks, internal	5-foot sidewalks along internal street
Curbs and Gutters	Must match Subdivision Regulation Design	Curb detail not provided
Storm Drainage Structures	Constructed in accordance with standard plans and specifications furnished by the City Manager	See review of Storm Drainage, below
Fire hydrants	In a location approved by the Red Bank Fire Department	Fire hydrant at front of neighborhood
Sewer	Must be approved by City Manager and WWTa	Submitted and under review
Screening Requirements	Type C is required between adjacent properties. Stormwater facilities and dumpsters must also be screened.	Information not provided.
Application		
Special Exceptions Permit Application	Define the location, size, accessibility, and existing zoning of the proposed site	Provided
	Indicate the surrounding type of development and land Use	Provided
	Set forth the type of development proposed, the density of the proposed development, and the location of all structures, parking areas, and open space	Provided
	Show a plan for streets, thoroughfares, public utilities, school, and other public or community uses	Water and Sewer plans submitted. Additional review required.
Preliminary Plat	See Checklist – Attachment 3	Plans do not meet the requirements of a Preliminary Plat. See below for additional requirements.

Traffic

Traffic along Pine Breeze Road is a concern for the City and neighboring property owners. Pine Breeze Road is a 20-foot wide road that has some sharp curves. Neighboring property owners report that the road is in disrepair and that they are concerned that additional development will add to the deterioration of the road.

While Pine Breeze Road does have some sharp turns, the proposed street intersects with Pine Breeze at a right angle and appears to be free from obstruction.

A traffic impact study has not been submitted. The state of Tennessee requires that traffic impact studies be conducted by licensed Professional Engineers. A preliminary estimate by staff indicates that the development will add an additional 134 trips to Pine Breeze Road. Additional analysis is required to determine the impact of the additional trips on the level of service of Pine Breeze Road.

A traffic impact study is not required by the Zoning Ordinance, but the Planning Commission may require the developer to provide one if they feel that it is necessary to adequately review the proposed development. However, given that the development proposes only 29 units, staff does not feel that the impact will be significant enough to require a traffic impact study. Rather, the focus should be on the safety of the proposed intersection and the condition of Pine Breeze Road.

Landscaping Plans and Screening Requirements

The landscaping plan calls for Autumn Gold Ginkgo and Redmund American Linden street trees. Only male ginkgo trees are permitted. Redmund trees are not specifically permitted or prohibited and must be approved by the City Manager.

The Zoning Ordinance requires Type C screening of neighboring properties. This screening can consist a row of evergreen trees, two rows of approved shrubs, or the preservation of existing vegetation if it is determined to be adequate. The screening of neighboring properties is not shown on the submitted site plan or landscaping plan and must be shown prior to approval.

Drainage Plans

MAP Engineers submitted a detailed drainage plan for the subdivision. The plan calls for:

- 3 retaining walls
- 3 detention ponds with outlet control boxes and water quality filters
- 5 headwalls
- 8 sump inlets
- 500+ feet of underground storm sewers
- 2 sod drainage swales
- 2 emergency overflow weirs

For additional information on these elements, please see Attachment 2.

The plans appear to address all the additional stormwater runoff that will be created by this development. Prior to construction, this plan will need to be reviewed by Hamilton County Water Quality.

Retaining Wall

Designs were not submitted for the retaining walls. Per the submitted plans, additional engineering will be required. In particular, the 122-foot retaining wall at the rear of the property will likely bear significant hydrostatic pressure without properly engineered drainage. Review of these plans will be part of the permitting process.

Utility Plans

The utility plans show the water main and sewer lines, with appropriate easements. WWTa will review the sewer plans for the preliminary plat. Easements for the electric and cable utilities will be required for the final plat, to be reviewed by EPB. Water lines are reviewed by the building inspector and/or Tennessee American Water company as part of the permitting process.

RECOMMENDED CHANGES

Recommended Changes

- Establishment of Community Lots for the drainage and sewer easement areas of Lots 11 and 20, to be maintained by the developer and later the Homeowners' Association.
- Include location of screening, either landscaped buffer or existing vegetation to be preserved

Preliminary Plat

For the plan to be considered a preliminary plat, the following changes and information will be needed:

- Provide a subdivision name
- Provide a road name
- Submit sewer plans to WWTa for review

RECOMMENDATION

Staff recommends approval with the following changes:

- Establishment of Community Lots for the drainage and sewer easement areas of Lots 11 and 20, to be maintained by the developer and later the Homeowners' Association.
- Include location of screening, either landscaped buffer or existing vegetation to be preserved

Approval of the PUD plan does not constitute approval of the preliminary plat. This recommendation is subject to change if information contrary to this analysis is presented between now and the time of approval.

NEXT STEPS

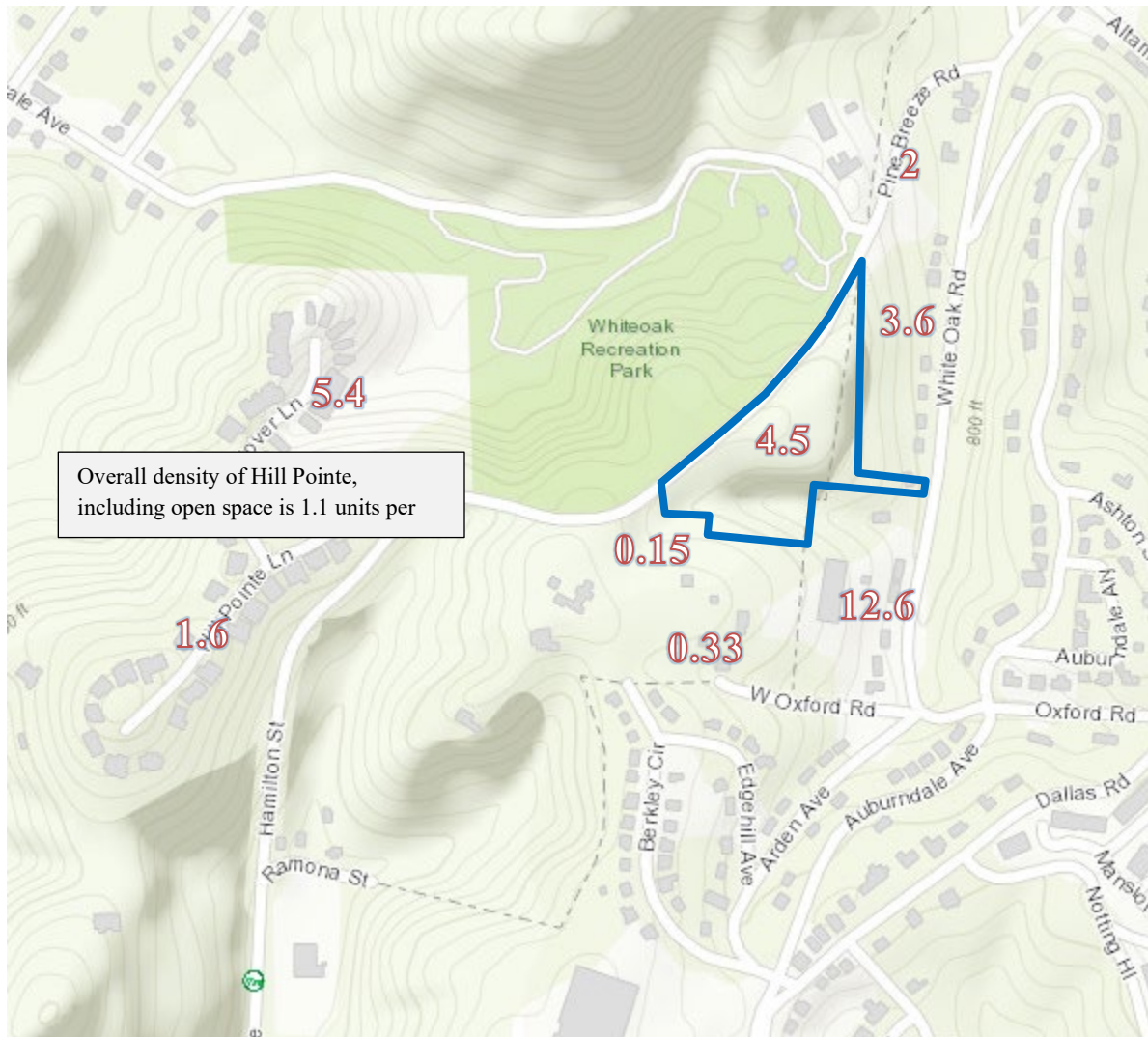
The next steps are as follows:

1. The City Board of Commissioners will review the site plan and Planning Commission recommendation and vote on a resolution to issue a Special Exceptions Permit.
2. The applicant will need to submit a preliminary plat **at least 30 days prior to the Planning Commission meeting.**
3. The Planning Commission will vote whether to approve the Preliminary Plat. The Plat must conform to the PUD plan and include the additional information listed above.
4. Grading and road construction may begin with all proper permits, including Hamilton County Water Quality Land Disturbing Activity Permit for erosion and sediment controls and a Runoff Management Permit for peak flow discharge controls and stormwater quality treatment. **Staff recommends contacting Hamilton County Water Quality for preliminary review as soon as possible.**
5. A final plat and final PUD plan may be submitted either after the completion of all site improvements or with an appropriate performance guarantee on file with the City of Red Bank.

APPENDIX

Attachment 1. Density of Surrounding Developments.

Densities shown in Units per Acre



Attachment 2. Draining Plan Information.

Note: Photos are for illustrative purposes, not part of the submitted plans.

3 retaining walls Purpose: To hold soil in place where the land has been graded to different levels. Retaining walls can vary in material and design. Design not submitted. 	3 detention ponds with outlet control boxes and water quality filters Purpose: To hold rainwater during a rain event, preventing excessive runoff from the added impervious surface. Below is a typical landscaped detention pond when dry. Appearance will depend on the landscaping plan and maintenance. 
5 headwalls Purpose: Headwalls are where water enters a detention pond from the underground storm sewers. The illustration photo below shows a typical concrete headwall, but they can be  landscaped or built with different materials	8 sump inlets Purpose: Inlets allow excess water to flow from the street to the storm drains. Below is a typical inlet. 
500+ feet of underground stormwater pipes Purpose: To direct water from the street to the detention ponds. Most of the pipe proposed is reinforced concrete pipe. This will not be visible from the ground.	2 sod drainage swales Purpose: To direct run off to the detention pond Photo: A typical sod drainage swale during a rain.



Attachment 3. Preliminary Plat Checklist.

Appendix 2: Preliminary Plat Checklist

- ___ Name of Subdivision
- ___ Labeled "Preliminary Plat"
- ___ Full Name, address, and phone number of the owner and/or developer
- ___ Name, Address, Phone number of the person or firm preparing the plat
- ___ North Arrow
- ___ Date
- ___ Scale, Minimum one-inch equals 100 feet
- ___ Vicinity Map
- ___ Boundary Lines showing all bearings and distances, including road curve functions and dimensional data
- ___ Location of control monuments on the boundary line in Tennessee State Plane coordinates
- ___ Lots drawn and numbered in a logical order (not repeated)
- ___ Approximate dimensions of lots
- ___ Property lines of adjoining property (dashed lines)
- ___ Name and Plat Book and Number of adjoining subdivision
- ___ Location, Width, and Names of all existing, proposed or recorded streets
- ___ Station numbers for all proposed streets
- ___ Spit road cross sections
- ___ Minimum building setbacks from the Zoning Ordinance
- ___ Natural contours at five-foot intervals or less
- ___ Contour line or limit of the 100-year floodplain
- ___ Vertical Road Profiles (If applicable)
- ___ Vertical Sanitary Sewer Profiles (if applicable)
- Drainage
 - ___ Size, location, outline and direction of water flow at all high and low points
 - ___ Drainage Easements
 - ___ Number of acres drained into the high point of the easement
 - ___ Show size, location, number of acres drained, and direction of water flow in tiles (pipes) in and adjacent to the subdivision.
 - ___ Show and label proposed drainage improvements
 - ___ Show and label off-site drainage improvements that will be necessary
- Utilities (Existing and Proposed)
 - ___ Water Lines and easements
 - ___ Wells, springs, or other natural sources of water within 50 feet.
 - ___ Fire hydrants within 500 feet
 - ___ Gas lines and easements
 - ___ Electrical and telephone easements within 50 feet
 - ___ Sanitary sewers, easements, manholes and invert elevations. If not available, state nearest sanitary sewer.
- Statements
 - ___ Present Zoning
 - ___ Source of Water Supply
 - ___ Number of acres subdivided
 - ___ Tax Map and Parcel Number
 - ___ FEMA/FIRM Panel
 - ___ Source of Topography
 - ___ Community Lot statement
 - ___ Additional Drawings:
 - ___ Deed Book and Page Number of any recorded easements

Attachment 4. Special Exceptions Permit Application.

City of Red Bank
Application for a Special Exceptions Permit

Date 3/2/2020 Application Fee Paid 14119
\$100.00 Receipt #

Name and Address of Applicant
Name (Print) PINE BREEZE PARTNERS c/o JOHN COFFEY
Street (Print) 179 HAMM ROAD
City and State (Print) CHATTANOOGA, TN 37405
Telephone Number 423-280-1984

Location of Property Relating to the Special Exceptions Permit
Street Pinebreeze Road
City and State Red Bank, TN 37415
Parcel Number 126E-B-020 : 126E-B-015.01
Subdivision Name PINE BREEZE ROAD DEVELOPMENT

Current Zoning: R-3 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? See Section 307.14 Red Bank Zoning Regulations
☒ Yes ☐ No

What is your request? Please explain your request and why you are requesting it.
SPECIAL Exceptions Permit For - Prelim Plat
PUD

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: THE SHAPE & TOPOGRAPHY OF THE PROPERTY LIMITS THE DEVELOPABLE AREA OF THE SITE & IMPACTED THE DESIGN.

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: _____

N/A

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

Please explain: _____

N/A

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: _____

N/A

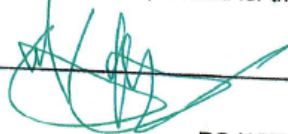
If yes, would the addition / extension be in conflict with the character of the area in which the property is located?

Please explain: _____

N/A

"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: _____

GENERAL NOTES

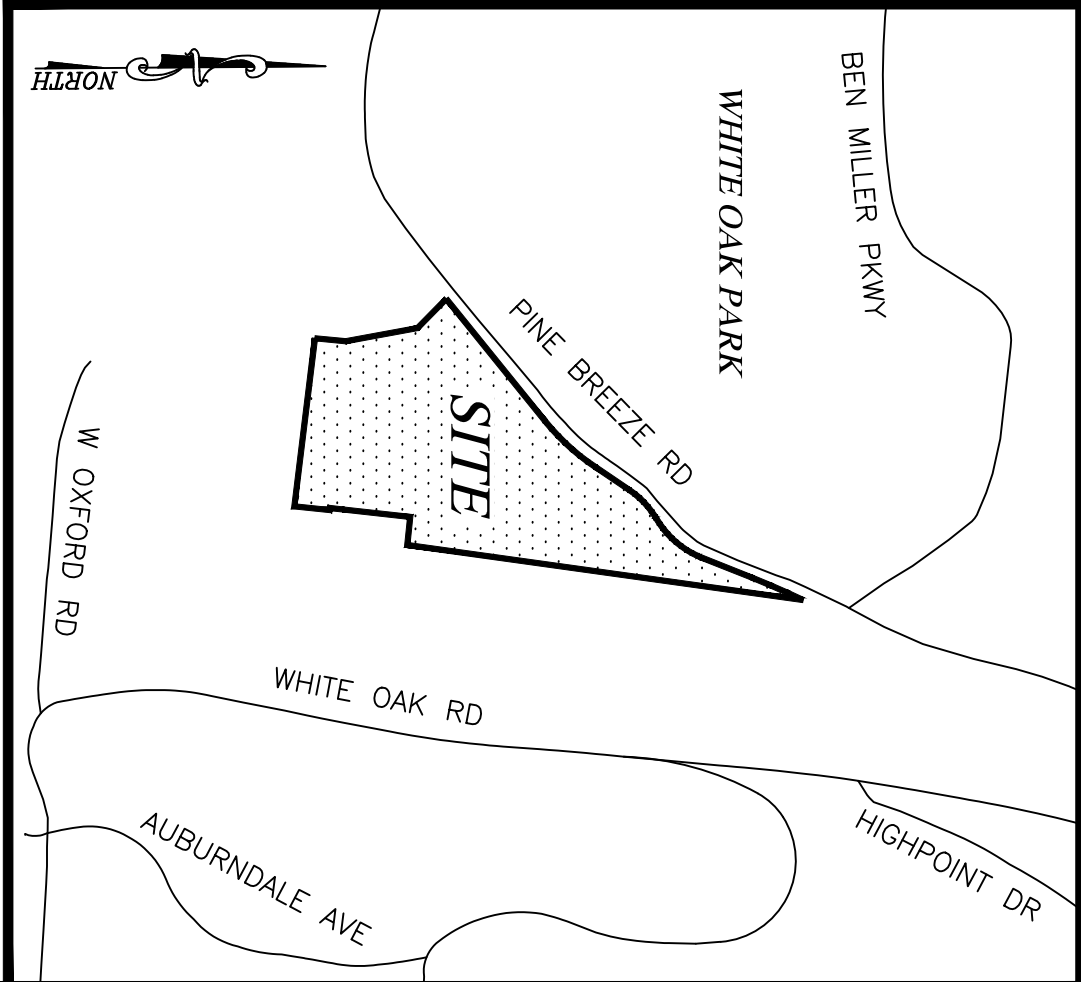
1. ALL UTILITY LOCATIONS TO BE FIELD VERIFIED BY PROPER AGENCIES BEFORE BEGINNING CONSTRUCTION. UNDERGROUND UTILITIES ARE NOT FIELD LOCATED. FOR ALL UTILITIES TO BE SHOWN INFORMATION SHOWN SHOULD BE CONSIDERED AS APPROXIMATE. LOCATIONS SHOWN SHOULD BE FIELD VERIFIED TO HAVE UTILITIES FIELD LOCATED BEFORE EXCAVATION OR DEMOLITION WORK BEGINS.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF RED BANK REGULATIONS AND CODES OF ORDINANCES. STANDARD CONSTRUCTION BEGINS CONSTRUCTION SHALL BEGINS AT THE COMMENCEMENT OF CONSTRUCTION. NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR MAP ENGINEERS, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND FOR ANY DELAYS OR COSTS INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
3. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, DATED: 07/20/2014, REVISED 07/27/2015.
5. BOUNDARY SURVEY TOPOGRAPHIC INFORMATION BY THE CITY ENGINEERING DIVISION, DATED: 07/20/2014, REVISED 07/27/2015.
6. EROSION CONTROL MEASURES ARE TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
7. THIS PROPERTY DOES NOT LIE IN THE 100 YR FLOOD ZONE AS DERIVED BY THE FEDERAL FLOOD INSURANCE RATE MAP, HAMILTON COUNTY COMMUNITY PANEL NO. 47065C0336 DATED FEBRUARY 3, 2016.
8. THE CONTRACTOR SHALL REFER TO THE PLUMBING / MECHANICAL PLANS FOR LOCATION & SIZE OF ROOF DRAINAGE, GAS ELECTRICAL, SANITARY SEWER & WATER SYSTEM SERVICE LINE CONNECTIONS. SEE PLANS BY OTHERS FOR UTILITY INFORMATION AND DIMENSIONS. ALL AREAS NOT OTHERWISE SURFACED ARE TO BE SEED, LANDSCAPED, MULCHED, WATERED AND MAINTAINED UNTIL AN ADEQUATE STAND OF GRASS IS OBTAINED.
9. EROSION CONTROL MEASURES ARE TO BE CONSTRUCTED DURING THE INITIAL PHASES OF CONSTRUCTION.
10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS REQUIRED. THE CONTRACTOR SHALL COORDINATE WITH PROPER AUTHORITIES AND/OR UTILITY COMPANIES AS REQUIRED.
11. NO WORK SHALL OCCUR OFFSITE ON PROPERTY OWNED BY OTHERS WITHOUT THE WRITTEN OR CONTRACTOR OBTAINING WRITTEN PERMISSION TO DO SO.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, DATED: 07/20/2014, REVISED 07/27/2015.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, DATED: 07/20/2014, REVISED 07/27/2015.
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23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, DATED: 07/20/2014, REVISED 07/27/2015.

INDEX OF DRAWINGS

SHEET TITLE	DRAWING NO.
SITE PLAN	C-1
RETAINING & DRAINAGE PLAN	C-2
RETAINING WALL PLAN	C-2A
ROAD PROFILE	C-3
INTERMEDIATE EROSION CONTROL PLAN	C-4
FINAL EROSION CONTROL PLAN	C-4B
EROSION CONTROL DETAILS	C-5
WATER DISTRIBUTION PLAN	C-6
SANITARY SEWER PLAN	C-6A
SEWER PROFILE LINE A & B	C-6B
SEWER EXISTING DETAILS	C-7
LANDSCAPE PLAN	L-1

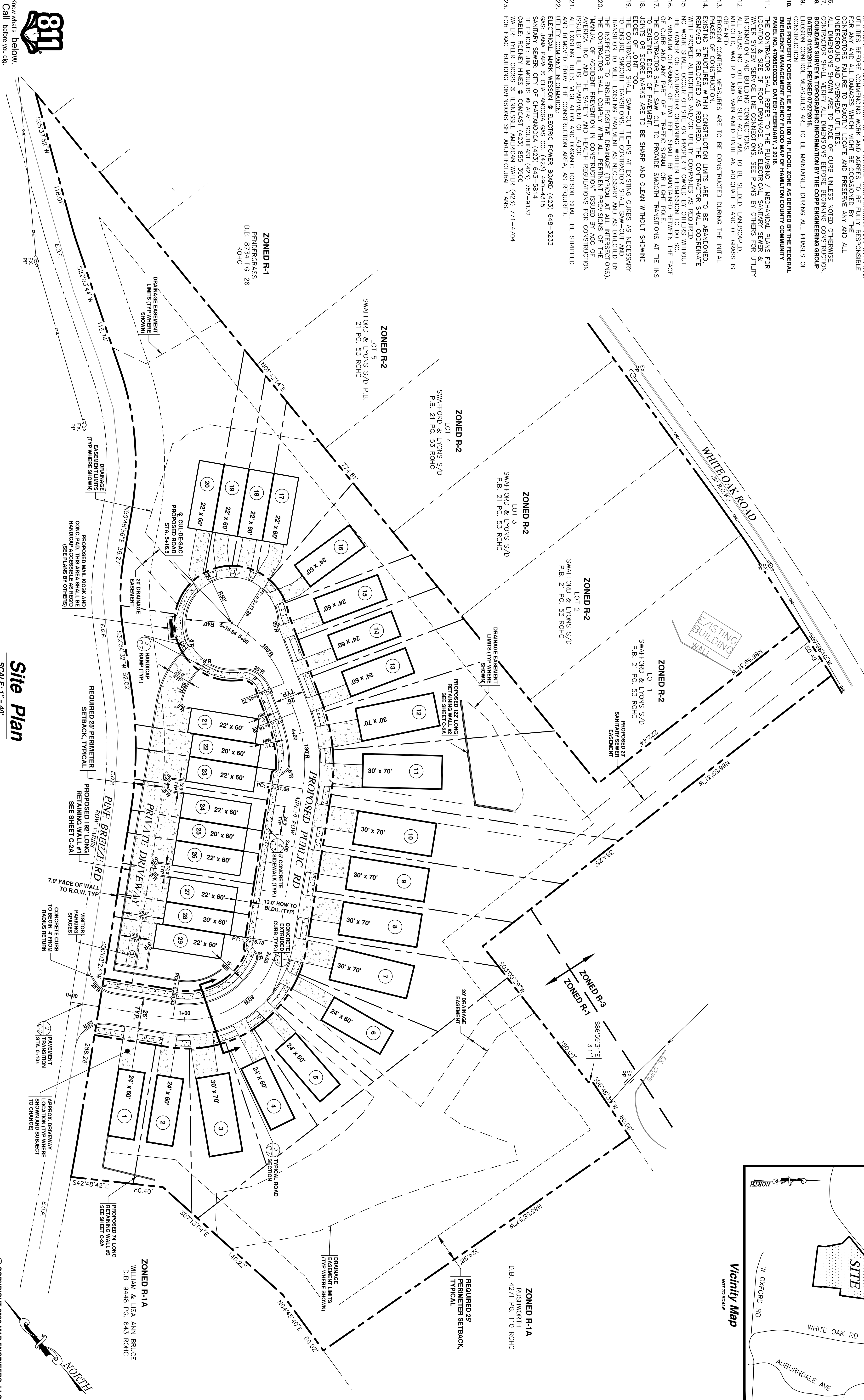
SITE ANALYSIS

PROPERTY ADDRESS:	0 PINE BREEZE ROAD
TAX MAP ID:	126E-B-020, -013, -014, & -015.01
EXISTING ZONING:	R-1 & R1-1
PROPOSED ZONING:	R-3 PUD
TOTAL SITE ACREAGE:	6.56E ACRES
TOTAL # OF UNITS:	29
PROPOSED DENSITY:	4.42 UNITS/ACRE



Vicinity Map

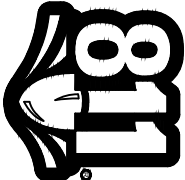
NOT TO SCALE



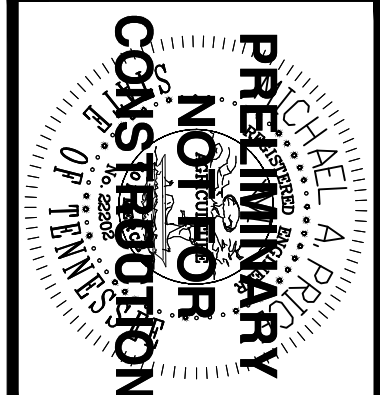
Site Plan

SCALE: 1" = 40'

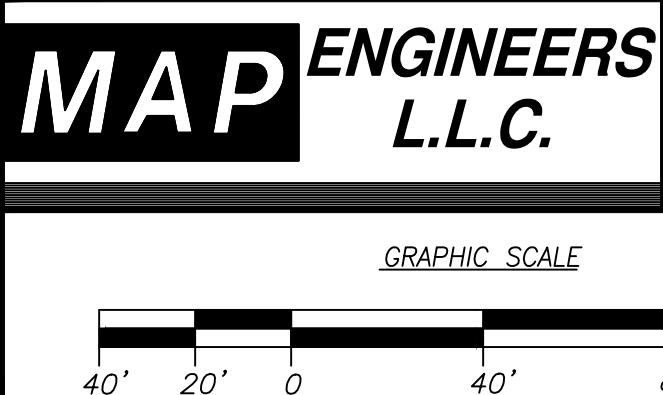
Know what's below.
Call before you dig.



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Tel: (423) 855-5554
Fax: (423) 465-8110
7380 Applegate Lane
Chattanooga, TN 37421



FOR:
PINE BREEZE PARTNERS
179 HAMM ROAD
CHATTANOOGA, TN 37405

PINE BREEZE ROAD DEVELOPMENT

SITE PLAN

REVISIONS

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ALL RIGHTS RESERVED
M.A.P. Engineers, LLC and shall not be used for the construction of any other project without the written permission of the Engineer.

DATE: 03/02/20
DRAWN BY: SBT
CHECKED BY: MAP
PROJ. NUMBER: 19-182
SHEET NUMBER: C-1

CONTRACTOR IS AGENEY TO THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, AND THE BEST MANAGEMENT PRACTICES MANUAL OF THE STORM WATER MANAGEMENT DEPARTMENT OF PUBLIC WORKS FOR THE SEDIMENT AND EROSION CONTROL FACILITIES. A STORM DRAINAGE FACILITY SHALL BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION.

1. THE FACILITY SHALL BE INSTALLED WITH A TOWARD PRAIRIE FLOWING COVER AND/OR MULCH IMMEDIATELY AFTER EACH DISTURBING ACTIVITY ENDS IN THOSE AREAS WHERE EROSION ACTIVITY HAS CEASED AND FINE GRADING WILL NOT TAKE PLACE FOR AT LEAST 15 DAYS. THE CONTINUOUS MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES AS CALLED FOR ON THE DRAWINGS AND PER NOTE 1 OF THIS SECTION.

2. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE LEFT IN PLACE AFTER EACH CONSTRUCTION ACTIVITY. **ADDITIONAL** EROSION CONTROL BARRIERS SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO WITHIN HALF THE HEIGHT OF SILT FENCE AND/OR ANY BALES OR CANYON IS REPLACED WHEN USED BY 50%.

3. MAXIMUM DRAINAGE SLOPES TO BE AS FOLLOWS: CUT AREA 2:1; FILL AREAS 2:1 (UNLESS NOTED EXISTING DRAINAGE STRUCTURES TO BE AS INSPECTED, REPAIRED AS NEEDED AND CLEANED OUT TO REMOVE ALL SILT AND DEBRIS).

4. ALL SLOPE EROSION RATES FOR TEMPORARY AND PERMANENT STAINS OF GRASS SHALL BE PER THE CITY OF RED BANK. BEST MANAGEMENT PRACTICES MANUAL OF THE STORM WATER DEPARTMENT OF PUBLIC WORKS FOR THE CITY OF RED BANK. LEASED AGAINST THE PROPERTY OR PROPERTY OWNER BECAUSE OF LACK OF EROSION AND/OR SEDIMENT CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF SUCH FINES OR PENALTIES OR THE COSTS OF ANY FINES OR PENALTIES SHALL BE DEDUCTED FROM THE CONTRACT.

5. ALL SLOPE PITCHES TO BE CLEANED AND/OR REPAIRED TO PROVIDE PROPER DRAINAGE.

6. NEW FINISHED CONTROLS SHOWN ARE TO BE MAINTAINED AND OTHER CONTROLS PERFORMING WORK ON THE PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.

7. THE GRADING CONTRACTOR SHALL USE MAXIMUM MEASURES TO PREVENT EROSION AND SEDIMENT TO COMPLY WITH ALL LOCAL EROSION, CONSTRUCTION AND SITUATION ORDINANCES. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STRUCTURES AS SOON AS THEY ARE NO LONGER NEEDED TO STABILIZE THE GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. THE CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY THE ENGINEER AND/OR INSPECTOR.

8. IN NO CASE SHALL ANY PAVED AREAS BE LESS THAN 100% USLESS OTHERWISE NOTED.

9. IT IS THE INTENT OF THIS PROJECT FOR THE CONTRACTOR TO TERRY AND WATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED.

10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY RESULT THAT DO NOT EXIST AS SHOWN.

11. THE CONTRACTOR SHALL BEWARE OF REFUSE IN HAND AND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, ALL TYPES OF FULL IMPLEMENTATION OF THE APPROVED EROSION CONTROL MEASURES THAT WILL BE MAINTAINED AT ALL TIMES. FILL IMPLEMENTATION OF THE APPROVED EROSION CONTROL MEASURES SHALL BE MAINTAINED TO CONTROL, OR TREAT THE SEDIMENT SOURCE.

13. RETENTION/DETENTION POUNDS) WILL BE CLEAN AND FREE OF DEBRIS ONCE CONSTRUCTION ACTIVITIES ARE COMPLETED.

14. ALL AREAS DISTURBED BY SITE GRADING CONTRACTOR THAT ARE NOT COVERED BY BUILDINGS OR PAVEMENT SHALL BE GRASSED PER REQUIREMENTS OF THE CONTRACT DOCUMENTS.

15. **NOTATION FOR REMOVAL OF EXISTING EROSION CONTROL MEASURES**

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117. **NOTATION FOR REMOVAL OF EXIST**

[illegible][illegible]

VEGETATION TO SOIL WILL BE SALVAGED, STORM PILED AND SPREAD ON AREAS TO BE VEGETATED. TREES OUTSIDE OF THE CLEANING LINE WILL BE PROTECTED FROM REMOVAL. APPROPRIATE WARNINGS, SUPPLEMENTAL VEGETATION WILL BE ESTABLISHED.

EROSION CONTROL PROGRAM: CLEARING WILL BE KEPT TO A MINIMUM. VEGETATION IS TO BE MAINTAINED TO ADEQUATELY PROTECT EROSION GRADIENTS. EROSION CONTROL MEASURES WILL BE EMPLOYED AT THE EXITS OF ALL STORM WATER STRUCTURES WILL BE PROVIDED BY THE INSTALLATION OF STORM DRAIN OUTLET.

SEDIMENT CONTROL PROGRAM: SEDIMENT CONTROL WILL BE ACCOMPLISHED BY THE REINSTALLATION OF SEDIMENT BASINS, SEDIMENT FENCES AND ADDITIONAL MEASURES AS REQUIRED. DIMENSIONS AND PLACEMENT WILL BE INSTALLED IN ACCORDANCE WITH THE EROSION CONTROL MANUAL. SEDIMENT FENCES WILL BE MAINTAINED TO PREVENT EROSION WATER FLOWS. A TEMPORARY CONSTRUCTION SITE WILL BE EMPLOYED TO RECEIVE THE TRANSPORT OF SEDIMENT FROM SITE BY VEHICULAR TRAFFIC. WORK WILL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED "MANUAL FOR EROSION AND SEDIMENT CONTROL IN TENNESSEE."

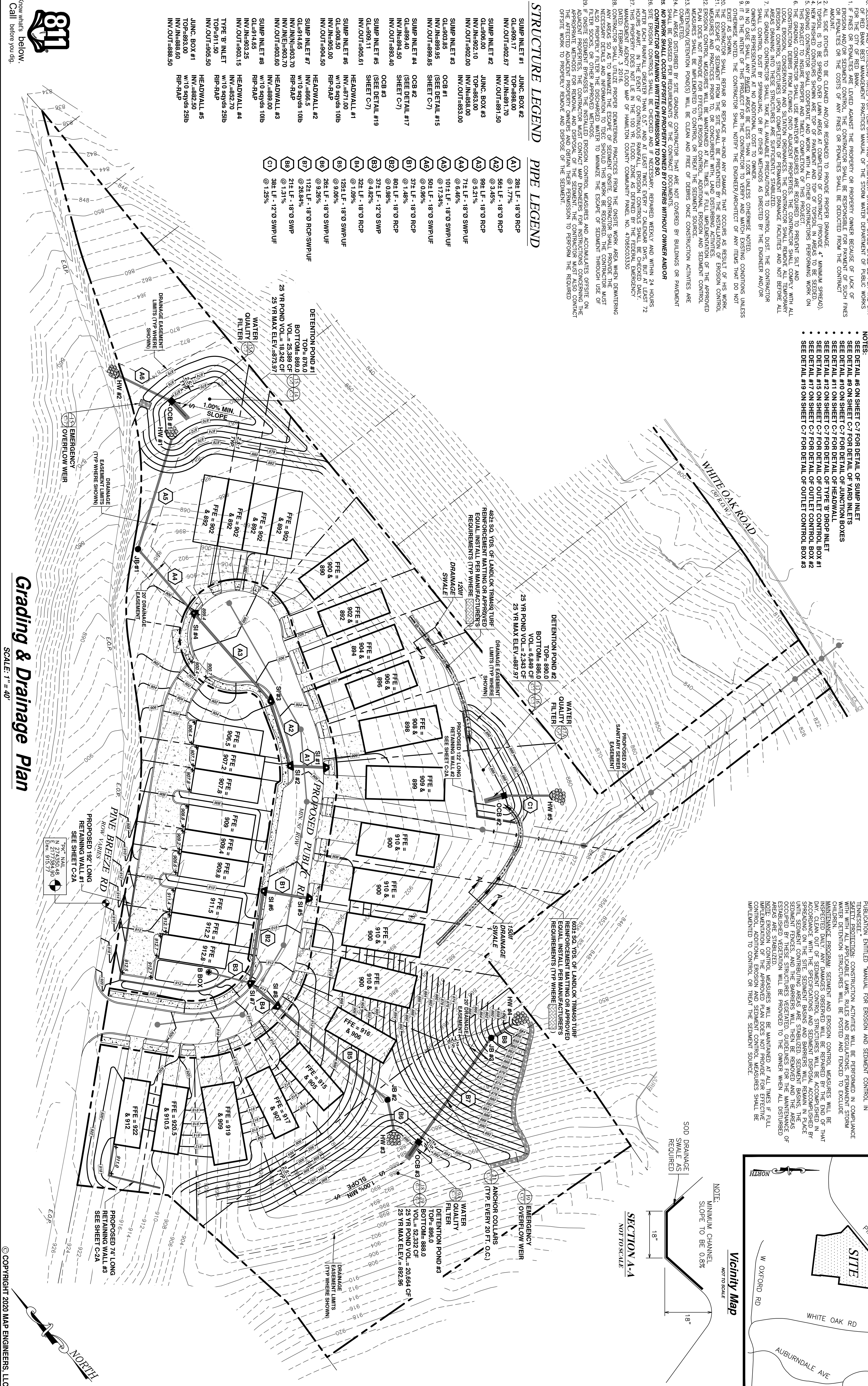
CONSTRUCTION CONTRACTORS AND AGENTS WILL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS. PERMANENT STORM WATER DRAINAGE STRUCTURES WILL BE POSTED AND FENCED TO EXCLUDE CHILDREN.

EROSION CONTROL, SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED DAILY. ANY DAMAGES OBSERVED WILL BE REPAIRED BY THE END OF THAT DAY. CLEAN OUT OF SEDIMENT CONTROL STRUCTURES WILL BE ACCOMPLISHED BY THE END OF EACH DAY. SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED AT ALL TIMES DEPENDING ON THE SITE. SEDIMENT BASINS AND BARRELS WILL REMAIN IN PLACE UNTIL SEDIMENT CONTROLLING AREAS ARE STABILIZED. SEDIMENT BASINS, THE SEDIMENT FENCES, AND THE BARRELS WILL THEN BE REMOVED AND THE AREAS OF THE SEDIMENT CONTROL STRUCTURES WILL BE REVEALED AND ALL DISBURSED ESTABLISHED VEGETATION WILL BE PROVIDED TO THE OWNER WHEN ALL DISBURSED AREAS ARE STABILIZED.

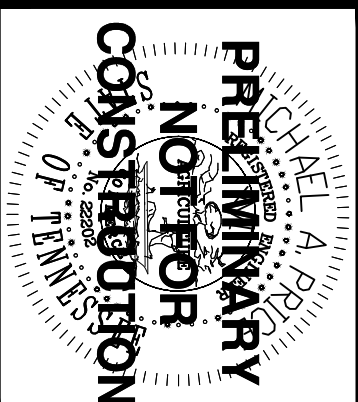
MEASURES WILL BE MAINTAINED AT ALL TIMES IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE EMPLOYED TO CONTROL OR REDUCE THE SEDIMENT SOURCE.



PIPE LEGEND

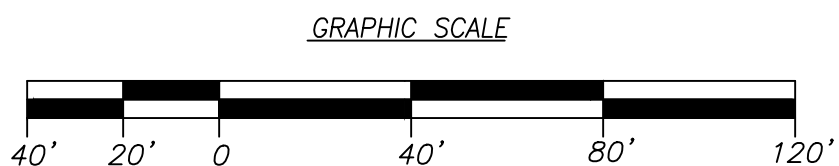
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DATE: 03/02/20 DRAWN BY: SBT CHECKED BY: MAP PROJ. NUMBER: 19-182 SHEET NUMBER: C-2	PINE BREEZE ROAD DEVELOPMENT FOR: PINE BREEZE PARTNERS 179 HAMM ROAD CHATTANOOGA, TN 37405		MAP ENGINEERS L.L.C. Tel: (423) 855-5554 Fax: (423) 485-8110 7380 Applegate Lane Chattanooga, TN 37421
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Tel:(423) 855-5554
Fax:(423) 465-8110
7380 Applegate Lane
Chattanooga, TN 37421

MAP ENGINEERS L.L.C.



FOR:
PINE BREEZE PARTNERS
179 HAMM ROAD
CHATTANOOGA, TN 37405

PINE BREEZE ROAD DEVELOPMENT

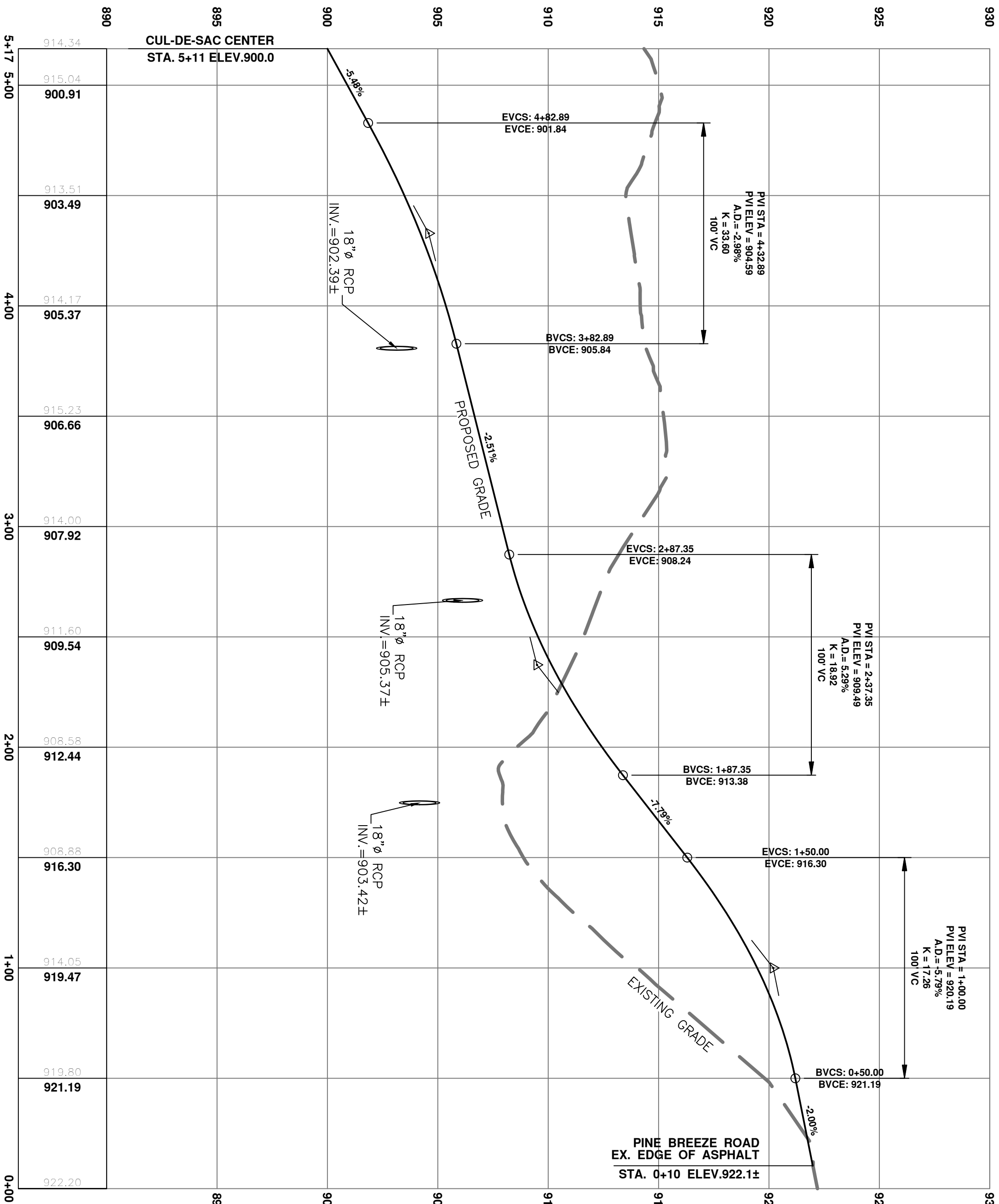
ROAD PROFILE

REVISIONS	
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FILE: 19182_DRAWINGSET.DWG

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DATE: 03/02/20
DRAWN BY: SBT
CHECKED BY: MAP
PROJ. NUMBER: 19-182
SHEET NUMBER: **C-3**



Road Profile of ROAD A
Horizontal Scale:40' Vertical Scale:4'

CONTRACTOR IS ADHERE TO THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, AND THE BEST MANAGEMENT PRACTICES MANUAL OF THE STORM WATER MANAGEMENT DEPARTMENT OF PUBLIC WORKS FOR THE CITY OF RED BANK. EROSION CONTROL, FACILITIES, AND STORM DRAINAGE FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION.

ALL GRADED AREAS SHALL BE STABILIZED WITH A TEMPORARY SEEDING, COVER, AND/OR MULCH. EROSION CONTROL MEASURES SHALL BE INSTALLED IMMEDIATELY AFTER ANY EROSION ACTIVITY HAS CEASED AND FINE GRAVING WILL NOT TAKE PLACE FOR AT LEAST 15 DAYS.

CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR THE Ongoing MAINTENANCE OF EROSION CONTROL MEASURES AS CALLED FOR ON THE DRAWINGS AND PER NOTE 1 OF THIS SECTION.

ADDITIONAL EROSION CONTROL MEASURES SHALL BE LEFT IN PLACE AFTER THIS CONTRACT EXPIRES.

SEEDING AND EROSION CONTROL MEASURES SHALL BE LEFT IN PLACE AFTER THIS CONTRACT EXPIRES, AND THE HEIGHT OF SILT FENCE AND HAY BALES OR CAPACITY IS REDUCED BY 50%.

MAXIMUM EMBANKMENT SLOPES TO BE AS FOLLOWS: CUT AREA 2:1; FILL AREAS 2:1 (UNLESS NOTED OTHERWISE).

ALL SILT AND SEDIMENTS TO BE INSPECTED, REPAIRED AS NEEDED AND CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

SEEDING AND FERTILIZING RATES FOR TEMPORARY AND PERMANENT STANDS OF GRASS SHALL BE PER THE BEST MANAGEMENT PRACTICES MANUAL OF THE STORM WATER MANAGEMENT DEPARTMENT OF PUBLIC WORKS FOR THE CITY OF RED BANK.

- INSTALL 20" x 30" CONSTRUCTION EXTRACTANCE AS REQUIRED.
- INSTALL SIFT FENCES WHERE REQUIRED.
- IMMEDIATELY DISTURBED AREA STABILIZATION AND DUST CONTROL AS REQUIRED.
- TEMPORARY CAMP RIBS/ROTULET PILES REQUIRED.
- ENGINEER OF RECORD TO YEARLY SITE EROSION CONTROLS HAVE BEEN INSTALLED PER THIS PLAN.
- IMPLEMENT ADDITIONAL MEASURES AS REQUIRED PER THIS PLAN.

**M.A.P. ENGINEERS WILL IN
30 DAYS OF CONSTRUCTION,
CONTACT SHALL NOTIFY
M.A.P. ENGINEERS IN WRITING.**

SEDIMENTATION CONTROL MEASURES ARE SIZED TO ACCOMMODATE A 5-YR, 24-HOUR STORM EVENT

MEASURES ON-SITE IS: XXXXX (###-###-####)
TN LEVEL 1 CERTIFICATION NO: XXXXXXXX exp. XX/XX/XX
ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE
CHECKED, AND IF NECESSARY REPAIRED, TWICE WEEKLY AND
WITHIN 24 HOURS AFTER EACH RAINFALL EVENT GREATER OR
EQUAL TO 0.5-INCH.

A map of White Oak Park showing the proposed site location. The map includes White Oak Rd, Pine Breeze Rd, Highpoint Dr, and W Oxford Rd. A shaded area labeled 'SITE' is located between White Oak Rd and Pine Breeze Rd. A north arrow is in the top left corner.

PRE CONSTRUCTION IMPERVIOUS AREA = 0.0 ± ACRES
 POST CONSTRUCTION IMPERVIOUS AREA = 1.9 ± ACRES
 TOTAL DISTURBED ACREAGE = 5.2 ± ACRES
 TOTAL SITE ACREAGE = 6.6 ± ACRES

PRE CONSTRUCTION IMPERVIOUS AREA = 0.0 ± ACRES
 POST CONSTRUCTION IMPERVIOUS AREA = 1.9 ± ACRES
 TOTAL DISTURBED ACREAGE = 5.2 ± ACRES
 TOTAL SITE ACREAGE = 6.6 ± ACRES

CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A DESIGNATED AND QUALIFIED EROSION CONTROL DESIGNED ON SITE TO CONDUCT INSPECTIONS AND AUTHORIZE ANY NEEDED REPAIRS. ANY FINES OR PENALTIES LEVIED AGAINST THIS SITE FOR FAILURE TO MAINTAIN THE NECESSARY EROSION CONTROL MEASURES SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

NOTE: EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.



Call before you dig

SCALE: 1" = 40'

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REVISIONS	
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FILE: 19182 - DRAWINGSET.DWG

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**PRELIMINARY
NOTICE
FOR
CONSTRUCTION**

Tel. (423) 855-5554
Fax. (423) 485-8110

7380 Applegate Lane
Chattanooga, TN 3742

7380 Applegate Lane
Chattanooga, TN 37421

GRAPHIC SCALE

**MAP ENGINEERS
L.L.C.**

GRAPHIC SCALE

PINE BREEZE ROAD DEVELOPMENT
FOR:
PINE BREEZE PARTNERS
179 HAMM ROAD
CHATTANOOGA, TN 37405

**FOR:
PINE BREEZE PARTNERS
179 HAMM ROAD
CHATTANOOGA, TN 37405**

THE CONTRACTOR IS TO ADHERE TO THE KENTUCKY EROSION & SEDIMENT CONTROL HANDBOOK, AND THE BEST MANAGEMENT PRACTICES MANUAL OF THE STORM WATER MANAGEMENT DEPARTMENT OF PUBLIC WORKS FOR THE CITY OF RED BANK. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION. ALL GRADED AREAS SHALL BE STABILIZED WITH A TEMPORARY FAST GROWING COVER AND/OR MULCH, IMMEDIATELY AFTER EACH DISTURBING ACTIVITY ENDS. IN THOSE AREAS WHERE GRADING ACTIVITY HAS COMPLETED, THE CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR THE CONTINUOUS MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES AS CALLED FOR ON THE DRAWINGS AND PER NOTE 1 OF THIS SECTION. EROSION CONTROL MEASURES SHALL BE LEFT IN PLACE AFTER THIS CONTRACT EXPIRES.

ADDITIONAL EROSION CONTROL DEVICES SHALL BE USED AS REQUIRED.

SOIL FENCE AND/OR HAY BALE SHALL BE CLEANED OR REPLACED WHEN SOIL BUILDS UP TO WITHIN HALF THE HEIGHT OF THE SOIL FENCE AND/OR HAY BALES OR CAPACITY IS REDUCED BY 50%.

MAINTAIN DRAINAGE SLOPES TO BE AS FOLLOWS: CUT AREA 2:1; FILL AREAS 3:1 (UNLESS NOTED OTHERWISE).

EXISTING DRAINAGE STRUCTURES TO BE AS FOLLOWS: REPAIRED AS CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

SEEDING AND FERTILIZING RATES FOR TEMPORARY AND PERMANENT STANDS OF GRASS SHALL BE PER THE KENTUCKY EROSION & SEDIMENT CONTROL HANDBOOK, OF THE STORM WATER DEPARTMENT OF PUBLIC WORKS FOR THE CITY OF RED BANK.

IF FINES OR PENALTIES ARE LEVIED AGAINST THE PROPERTY OR PROPERTY OWNER BECAUSE OF LACK OF EROSION AND/OR SEDIMENT CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT FOR THE FINES OR PENALTIES. THE COSTS OF ANY FINES OR PENALTIES SHALL BE DEDUCTED FROM THE CONTRACT AMOUNT.

PHASE I CONSTRUCTION ACTIVITIES

- MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES INSTALLED DURING PHASE I AS REQUIRED.
- INSTALL STORM DRAINAGE STRUCTURES AND PIPES AS INDICATED.
- INSTALL TEMPORARY INLET PROTECTION STRUCTURES AT ALL STORM STRUCTURES AS REQUIRED.
- INSTALL CONCRETE WASHOUT AREA.
- PERFORM SITE GRADING ACTIVITIES AS INDICATED.
- INSTALL SITE UTILITIES.
- IMPLEMENT DISTURBED AREA STABILIZATION AND DUST CONTROL AS REQUIRED.
- OWNER AND CONTRACTOR SHALL MAINTAIN/INSPECT EXISTING EROSION CONTROL MEASURES DURING PHASE I CONSTRUCTION.
- DISTURBED AREAS SHALL BE SEEDING AND STABILIZED AS REQUIRED.
- IMPLEMENT ADDITIONAL MEASURES AS REQUIRED PER THIS PLAN.

THE OWNERS REPRESENTATIVE FOR EROSION CONTROL
MEASURES ONSITE IS: XXXX (## ##) (###) (###)
T LEVEL 1 CERTIFICATION NO. XXXXXXXX exp. XXX/XX
ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE
CHECKED, AND IF NECESSARY REPAIRED, TWICE WEEKLY AND
WITHIN 24 HOURS AFTER EACH RAINFALL EVENT GREATER OR
EQUAL TO 0.5-INCH.

VEGETATION TO SOIL, WILL BE SALVAGED, STOCK PILED AND SPREAD ON AREAS TO BE VEGETATED. TREES OUTSIDE OF THE CLEANING LINE WILL BE PROTECTED FROM EXISTING APPROPRIATE MARKINGS. SUPPLEMENTAL VEGETATION WILL BE ESTABLISHED.

EROSION CONTROL PROGRAM: CLEARING WILL BE KEPT TO A MINIMUM. VEGETATION AND MULCH WILL BE APPLIED TO AREAS CAUGHT AHEAD OF UNDESIRABLE EROSION. EROSION OF CONCENTRATED WATER FLOWS, EROSION AT THE ENDS OF ALL STORM WATER STRUCTURES WILL BE PREVENTED BY THE INSTALLATION OF STORM DRAIN OUTLET SEDIMENT CONTROL PROGRAM. SEDIMENT CONTROL WILL BE ACCOMPLISHED BY THE REINSTALLATION OF SEDIMENT BASINS, SEGMENT FENCES AND ADDITIONAL MEASURES AS REQUIRED. OVERSOWS AND DICES WILL BE INSTALLED TO DIVERSE SEDIMENT LOADS TO PREVENT WATER FLOWS. A TEMPORARY CONSTRUCTION CUT WILL BE EMPLOYED TO PREPARE THE TRANSPORT OF SEDIMENT FROM SITE BY VEHICULAR TRAFFIC. WORK SHALL BE PERFORMED IN SECTIONS. THE DESIGN, CONSTRUCTION AND RESULTS OF THE PUBLICATION ENTITLED "MANUAL FOR EROSION AND SEDIMENT CONTROL IN TEMPERATE ZONE".

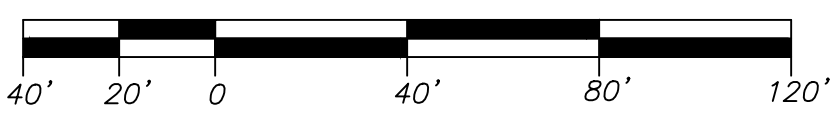
SAFETY PROTOCOLS: CONSTRUCTION ACTIVITIES WILL BE PERFORMED IN COMPLIANCE WITH THE OSHA SAFETY STANDARDS. ALL WORKERS WILL BE REQUIRED TO WEAR PROPER PPE. WHEN DEFINITION STRUCTURES WILL BE POSTED AND FENCED TO EXCLUDE CHILDREN.

CHILDREN - PROGRAM: SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND DAMAGES OBSERVED WILL BE REPAIRED BY THE END OF THAT DAY. CLEAN OUT OF SEDIMENT CONTROL STRUCTURES WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SEDIMENT DISPOSAL, ACCOMPLISHED BY THE USE OF A BACKHOE. EXISTING SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED. EXISTING SEDIMENT CONTROLLING AREAS ARE STABILIZED. SEDIMENT BASINS, THE AREAS WITHIN, SEGMENT FENCES, AND THE BARRIERS WILL THEN BE REMOVED AND THE AREAS OF CONCENTRATED WATER FLOWS RECOVERED. GUIDELINES FOR THE MAINTENANCE OF EROSION CONTROL STRUCTURES WILL BE PROVIDED TO THE OWNER WHEN ALL DISBURSED AREAS ARE STABILIZED.

EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES IF FULL CONSTRUCTION OF THE PROJECT IS NOT COMPLETED BY THE END OF THE YEAR. CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

PRE CONSTRUCTION IMPERVIOUS AREA = 0.0 ± ACRES
 POST CONSTRUCTION IMPERVIOUS AREA = 1.9 ± ACRES
 TOTAL DISTURBED ACREAGE = 5.2 ± ACRES
 TOTAL SITE ACREAGE = 6.6 ± ACRES

NOT TO SCALE



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OFFENSE

**FOR:
PINE BREEZE PARTNERS
179 HAMM ROAD
CHATTANOOGA, TN 37405**

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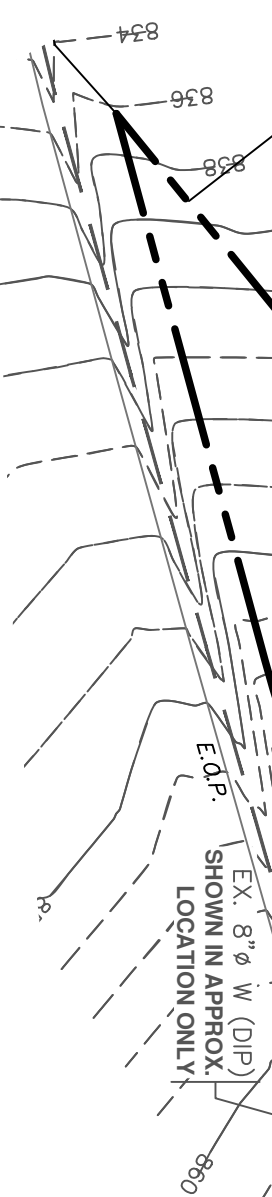
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SCALE: 1" = 40'

SCALE: 1" = 40'

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Know what's **below**.
Call before you dig.



1. CONTRACTOR TO ADHERE TO THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, AND THE BEST MANAGEMENT PRACTICES MANUAL OF THE STORM WATER MANAGEMENT DEPARTMENT OF PUBLIC SEWER AND EROSION CONTROL FACILITIES, AND STORM DRAINAGE FACILITIES SHALL BE CONSIDERED PRIOR TO ANY OTHER CONSTRUCTION.

2. ALL GRADED AREAS SHALL BE STABILIZED WITH TEMPORARY EROSION CONTROL MEASURES PRIOR TO ANY OTHER CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE AREAS WHERE GRADING ACTIVITY HAS CEASED AND THE GRADING WILL NOT TAKE PLACE FOR AT LEAST 15 DAYS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR THE CONTINUOUS MAINTENANCE OF ALL EROSION CONTROL MEASURES AS CALLED FOR ON THE DRAWINGS AND PER NOTE 1 OF THIS SECTION.

4. CONSTRUCTION OF EROSION CONTROL MEASURES SHALL BE LEFT IN PLACE AFTER THIS CONTRACT EXPIRES.

5. **ADDITIONAL EROSION CONTROL MEASURES:**

6. **ADDITIONAL EROSION CONTROL MEASURES:** EROSION CONTROL MEASURES SHALL BE LEFT IN PLACE UNTIL SLOUPS UP TO 1:1 WITH THE HEIGHT OF SILT FENCE AND/OR ANY BALES OR CAPACITY IS REDUCED BY 50%.

7. MAXIMUM EMBANKMENT SLOPES TO BE AS FOLLOWS: CUT AREA 2:1; FILL AREAS 2:1 (UNLESS NOTED OTHERWISE).

8. EROSION CONTROL MEASURES SHALL BE INSPECTED, REPAIRED AS NEEDED AND CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

9. SEEDING AND FERTILIZING RATES FOR TEMPORARY AND PERMANENT STANDS OF GRASS SHALL BE SET TO THE RECOMMENDED RATES FOR THE SPECIES LISTED IN THE STORM WATER DEPARTMENT OF PUBLIC WORKS FOR THE CITY OF REB BAK.

10. IF FINES OR EQUIVALETS ARE LAYED AGAINST THE PROPERTY OR PROPERTY OWNER BECAUSE OF LACK OF SUFFICIENT FINES OR EQUIVALETS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH FINES OR EQUIVALETS OR THE COSTS OF ANY FINES OR EQUIVALETS SHALL BE DEDUCTED FROM THE CONTRACT AMOUNT.

11. ALL SILT DITCHES TO BE CLEANED AND/OR REGRADED TO PROVIDE PROPER DRAINAGE.

12. ALL SLOPE DITCHES TO BE CLEANED AND/OR REGRADED TO PROVIDE PROPER DRAINAGE.

13. SPREAD IS TO BE SPREAD OVER LAM AREAS AT COMPLETION OF CONTRACT. (PROVIDE "X" MINIMUM SPREAD)

14. WHEN FINISHED CONDITIONS SHOWN ARE TOP OF PAVEMENT AND TOP OF TOP-TO-TO IN AREAS TO BE GRADED.

15. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROGRESS AND TIMELY COMPLETION OF THIS PROJECT.

16. THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING SLOPE AND SLOPE EROSION CONTROL MEASURES. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SLOPE ORDINANCES. THE CONTRACTOR SHALL COMPLY WITH ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF THE PROJECT.

17. THE GRADING CONTRACTORS SHALL HAVE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. THE CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY THE ENGINEER.

18. IN NO CASE SHALL ANY PAID AREAS BE LESS THAN 1.00% UNLESS OTHERWISE NOTED.

19. IF IT IS THE INTENT OF THIS PROJECT FOR THE CONTRACTOR TO VARY AND MATCH EXISTING CONDITIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING CONDITIONS.

20. THE CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.

21. EROSION OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBANCE ACTIVITIES.

22. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF RAIN, LAND DISTURBANCE ACTIVITIES, OR OTHER CAUSES REQUIRE THE INSTALLATION OF EROSION CONTROL MEASURES TO PREVENT EROSION OF SEDIMENT. MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

23. RETENTION/DETENTION POUNDS) WILL BE CLEAN AND FREE OF DEBRIS ONCE CONSTRUCTION ACTIVITIES ARE COMPLETED.

24. AREAS EROSION CAUSED BY SITE GRADING CONTRACTOR THAT ARE NOT COVERED BY BUILDINGS OR OTHER STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR.

25. **NO WORK SHALL OCCUR OFFSITE ON PROPERTY OWNED BY OTHERS WITHOUT OWNER AND OR**

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1. MAINTAIN ALL TEMPORARY EROSION CONTROL MEASURES INSTALLED DURING PHASES I & II AS REQUIRED.

2. IMPLEMENT DISTURBED AREA STABILIZATION AND DUST CONTROL, AS REQUIRED.

3. OWNER AND CONTRACTOR SHALL MAINTAIN/INSPECT EXISTING EROSION CONTROL MEASURES AS REQUIRED.

4. INSTALL EROSION CONTROL MATTING ONCE FINAL GRADING ACTIVITIES HAVE BEEN COMPLETED.

5. DISTURBED AREA SHALL RECEIVE SEED AND STRAW AS REQUIRED.

6. IMPLEMENT ADDITIONAL MEASURES AS REQUIRED PER THIS PLAN.

7. COMPLETE PAVING PER CONSTRUCTION DOCUMENTS, IN-LOT/LOTLET PROTECTION, AND SILT FENCE, TO BE REMOVED ONCE ALL LAND DISTURBANCE ACTIVITIES ARE COMPLETED.

8. CHIP RISER AND SILT CURTAIN/BATHE SHALL BE REMOVED UPON COMPLETION OF LAND DISTURBING ACTIVITIES & CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL MEASURES FROM SEDIMENT BASINS AND PROPEL & CONVERT TO RETENTION POND, AS REQUIRED.

9. CONTRACTOR TO ENSURE POND IS PROPERLY DEMATERIALIZED, EXCESS SEDIMENT REMOVED & RE-GRADED TO FINAL GRADE AS REQUIRED.

THE OWNERS REPRESENTATIVE FOR EROSION CONTROL MEASURES ONSITE IS: XXXXX (###-###-####) TN LEVEL 1 CERTIFICATION NO: XXXXXXXX exp. XXXXX/ ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED, AND IF NECESSARY REPAIRED, TWICE WEEKLY AND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT GREATER OR EQUAL TO 0.5-INCH.

[illegible]

ADDITIONAL EROSION CONTROL MEASURES, SUCH AS BUT NOT LIMITED TO, SILT FENCE, CHECK DAMS, SEDIMENT BASINS, EROSION CONTROL FABRIC, EARTHEN BERMS, SHALL BE USED ON SITE AS REQUIRED.

Vicinity Map

NOT TO SCALE

ADDITIONAL EROSION CONTROL MEASURES, SUCH AS BUT NOT LIMITED TO, SILT FENCE, CHECK DAMS, SEDIMENT BASINS, EROSION CONTROL FABRIC, EARTHEN BERMS, SHALL BE USED ONSITE AS REQUIRED.

PRE CONSTRUCTION IMPERVIOUS AREA = 0.0 ± ACRES
POST CONSTRUCTION IMPERVIOUS AREA = 1.9 ± ACRES
TOTAL DISTURBED ACREAGE = 5.2 ± ACRES
TOTAL SITE ACREAGE = 6.6 ± ACRES

**FOR:
PINE BREEZE PARTNERS
179 HAMM ROAD
CHATTANOOGA, TN 37405**

FINAL EROSION CONTROL PLAN	REVISIONS
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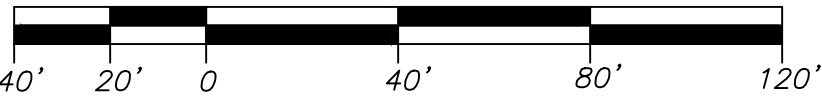
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PRELIMINARY
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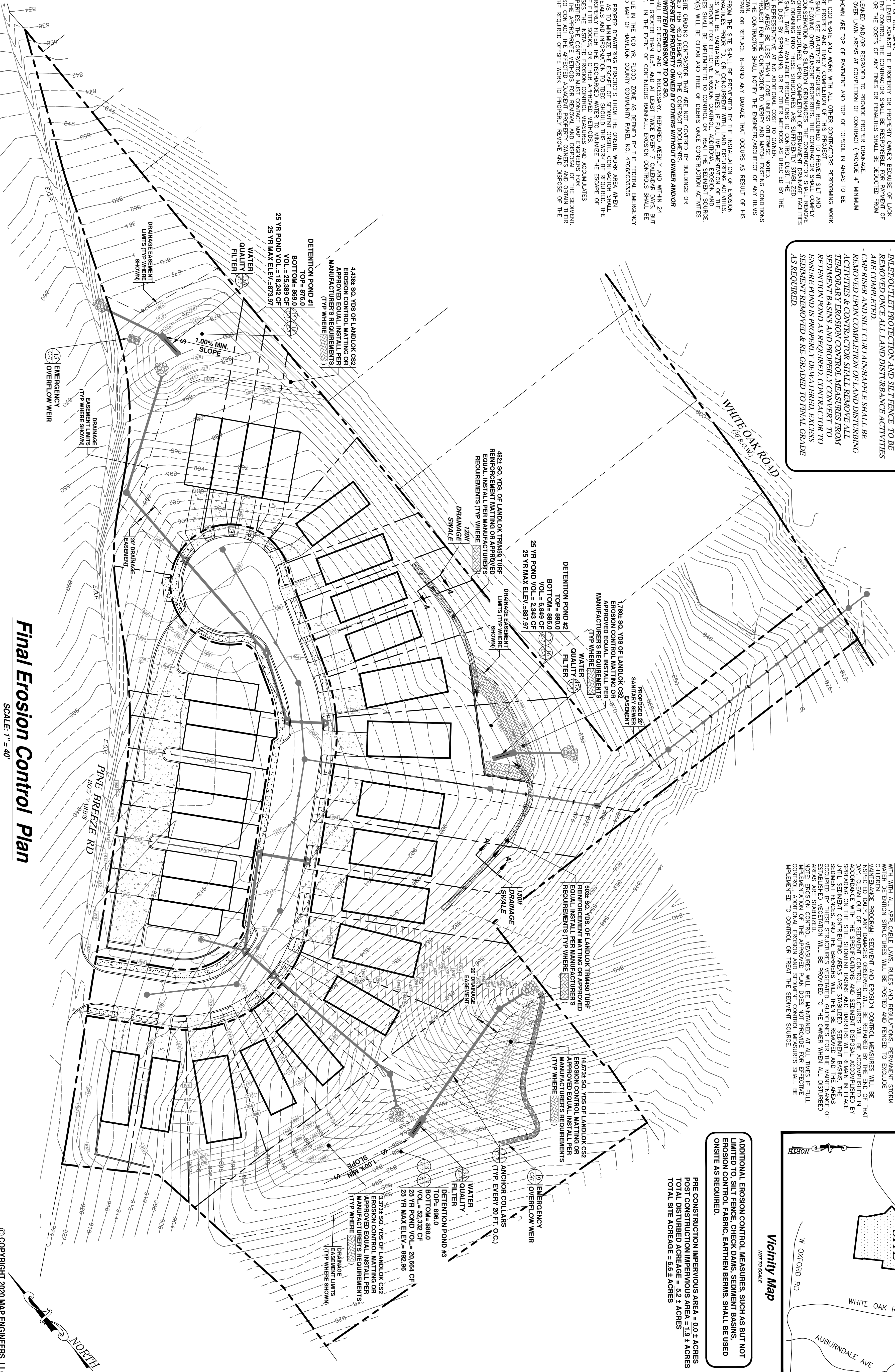
**ENGINEERS
L.L.C.**

GRAPHIC SCALE



Know what's below
Call 811 before you dig

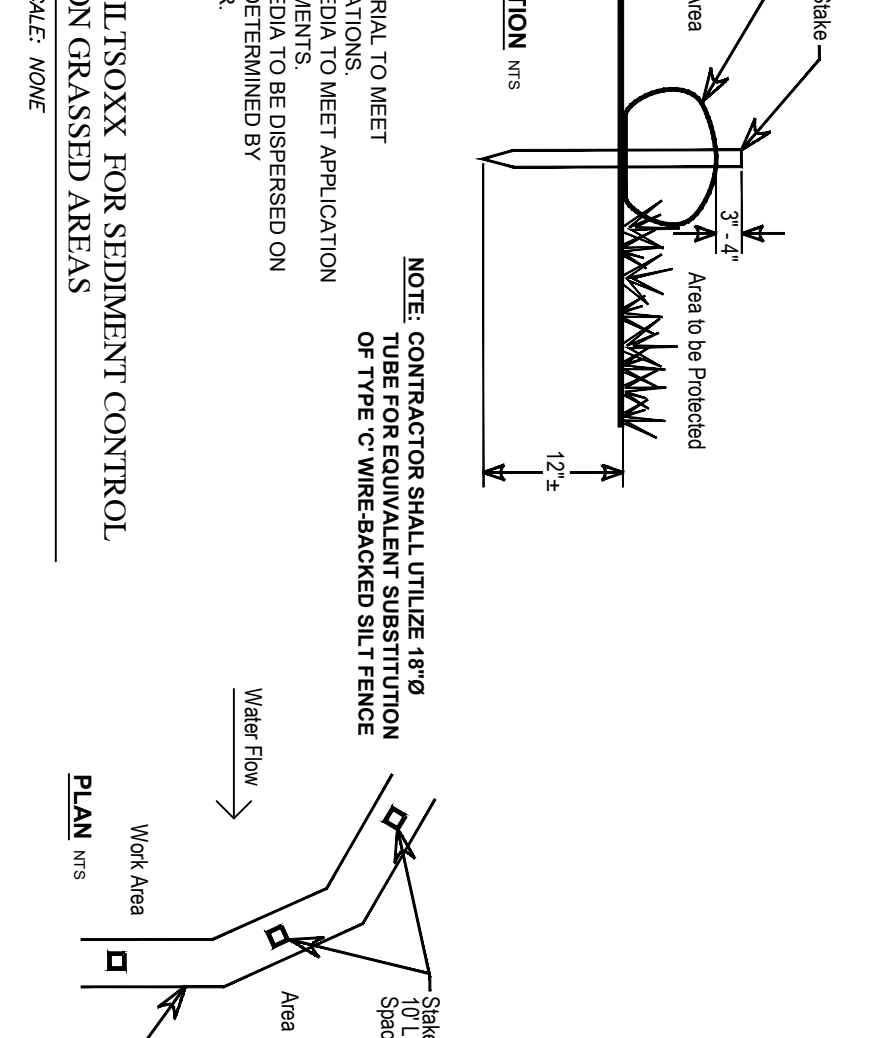
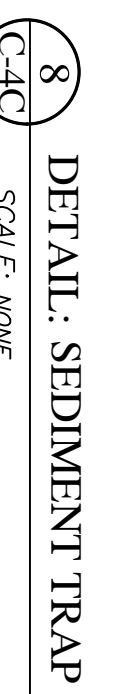
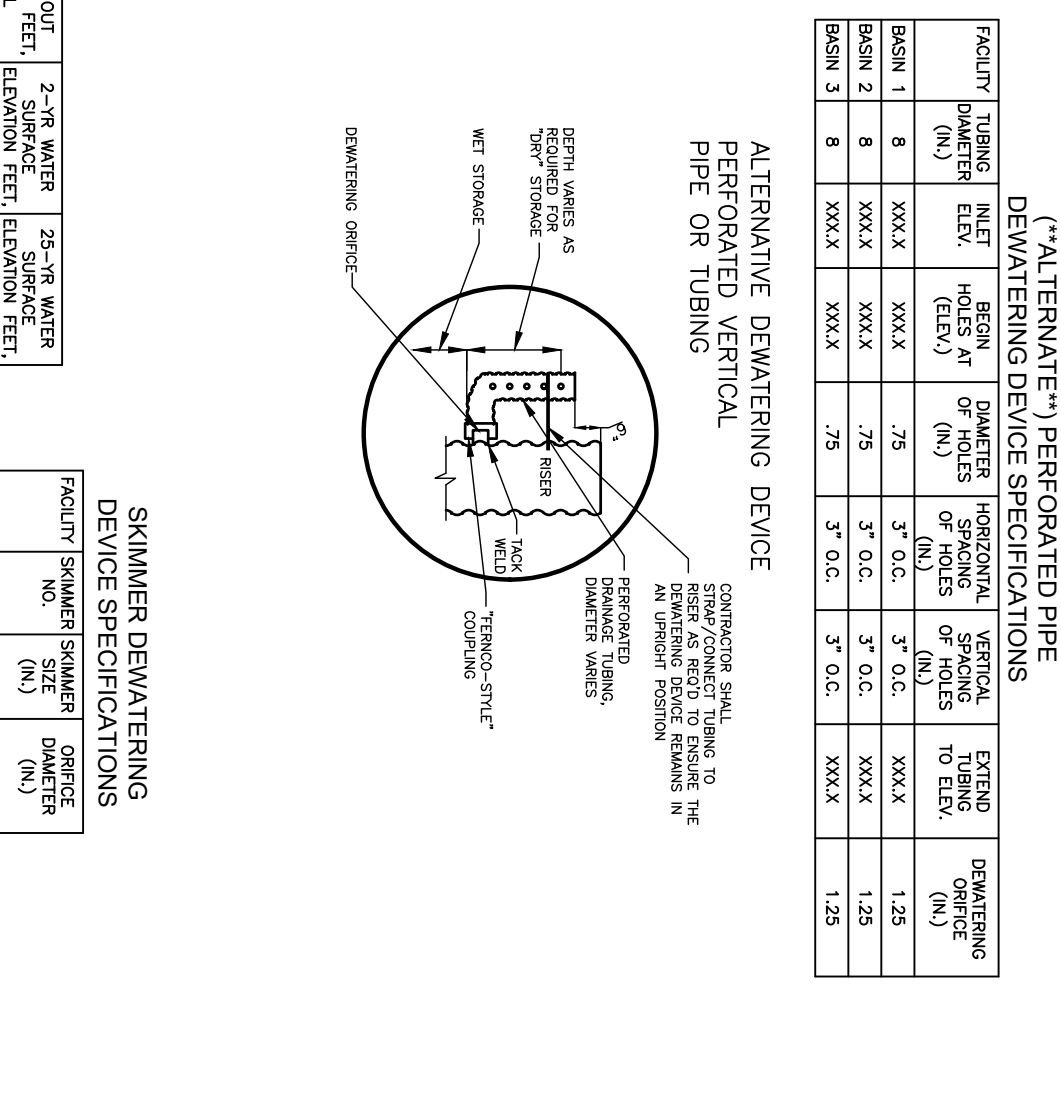
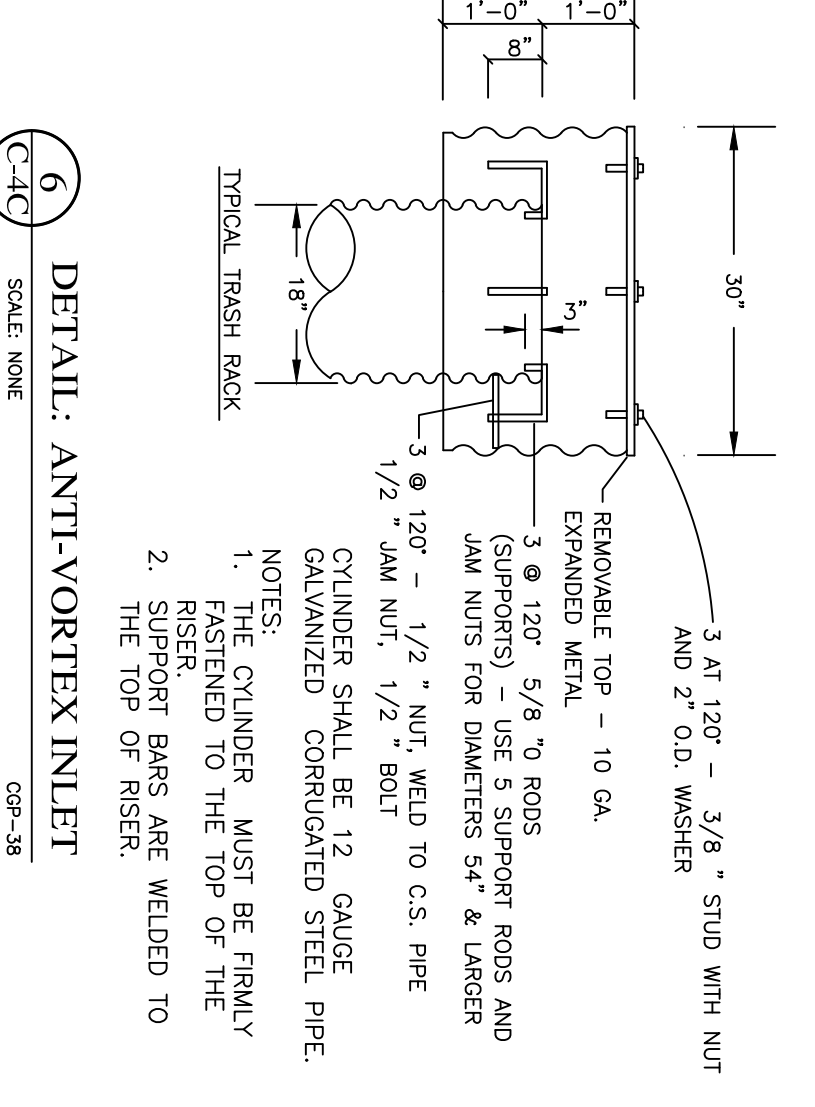
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Final Erosion Control Plan

SCALE: 1" = 40'

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SPECIES	BROADCAST PER ACRE, FEB. 1000 S.F.	PLANNING DATES	REMARKS
RYE CRUEL ALONE	3 BU 3.9 LBS.	J F M A M J J A S O N D — — — — —	18,000 SEED PER POUND, QUICK COVER, BROUGH-TOLLENT AND WINTERBORN.
WHEAT	1 7/2 BU 0.6 LBS.	J F M A M J J A S O N D — — — — —	
PERGRASS, ANNUAL (LOCAL TENDRUM) ALONE	2-3 BU 2.6-3.9 LBS.	J F M A M J J A S O N D — — — — —	227,000 SEED PER POUND, GRASS COVER, VERY COMPETITIVE, AND IS NOT TO BE USED IN MIXTURES.
BROWN-TOP MILET (POPPING ASSOCIATION)	20 LBS. 0.4 LBS.	J F M A M J J A S O N D — — — — —	137,000 SEED PER POUND, QUICK DENSE COVER, WILL PROVIDE TOO IF SEEDED AT HIGH RATES.
SUDANGRASS	40 LBS. 0.9 LBS.	J F M A M J J A S O N D — — — — —	

Diagram illustrating a proposed road layout. The layout shows a proposed road (indicated by a dashed line) intersecting an existing roadway (indicated by a solid line). The proposed road is labeled "PROPOSED ROAD" and the existing roadway is labeled "EXISTING ROADWAY". The diagram includes a scale bar (0 to 100 feet) and a north arrow. The layout also shows a "PROPOSED ROAD" and a "PROPOSED ROAD" with a "PROPOSED ROAD" label. The diagram is titled "ROAD LAYOUT" and includes a scale bar and a north arrow.

Legend:

- T Through Road
- W Widened Road
- C Construction Road
- S Shoulder Road
- G Gravel Road
- F Fence Road
- A Asphalt Road
- I Intersecting Road

Scale: 0 to 100 feet

North Arrow

PROPOSED ROAD

EXISTING ROADWAY

PROPOSED ROAD

PROPOSED ROAD

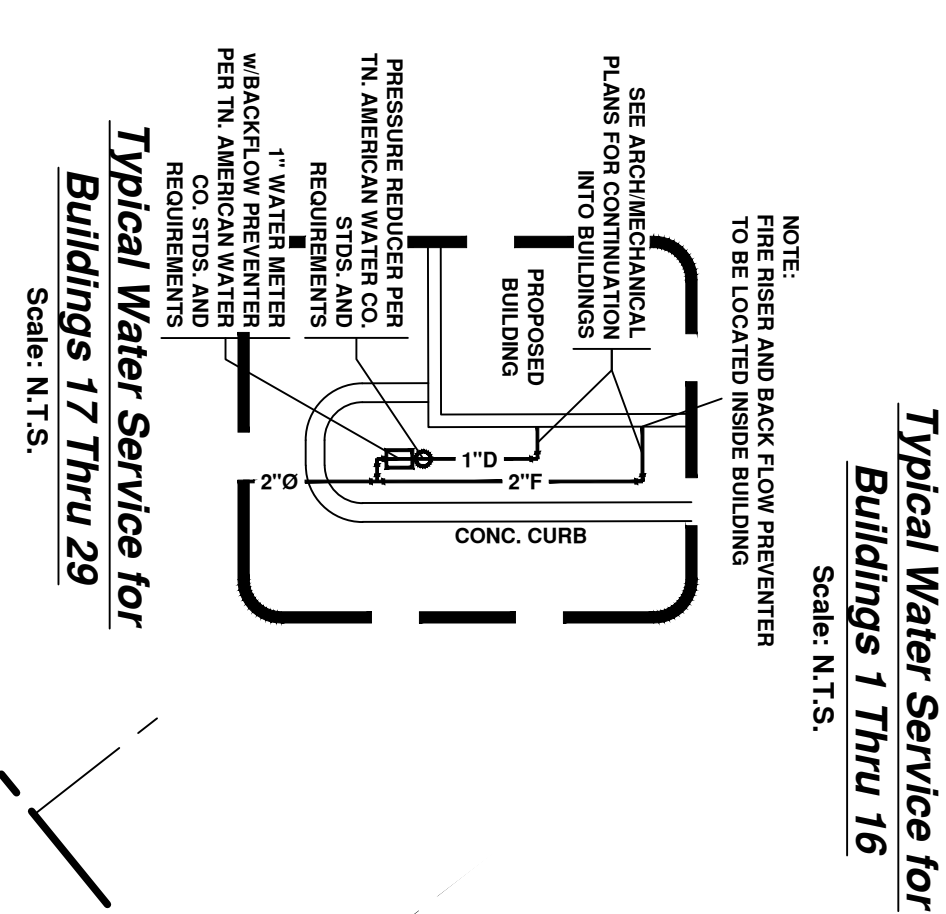
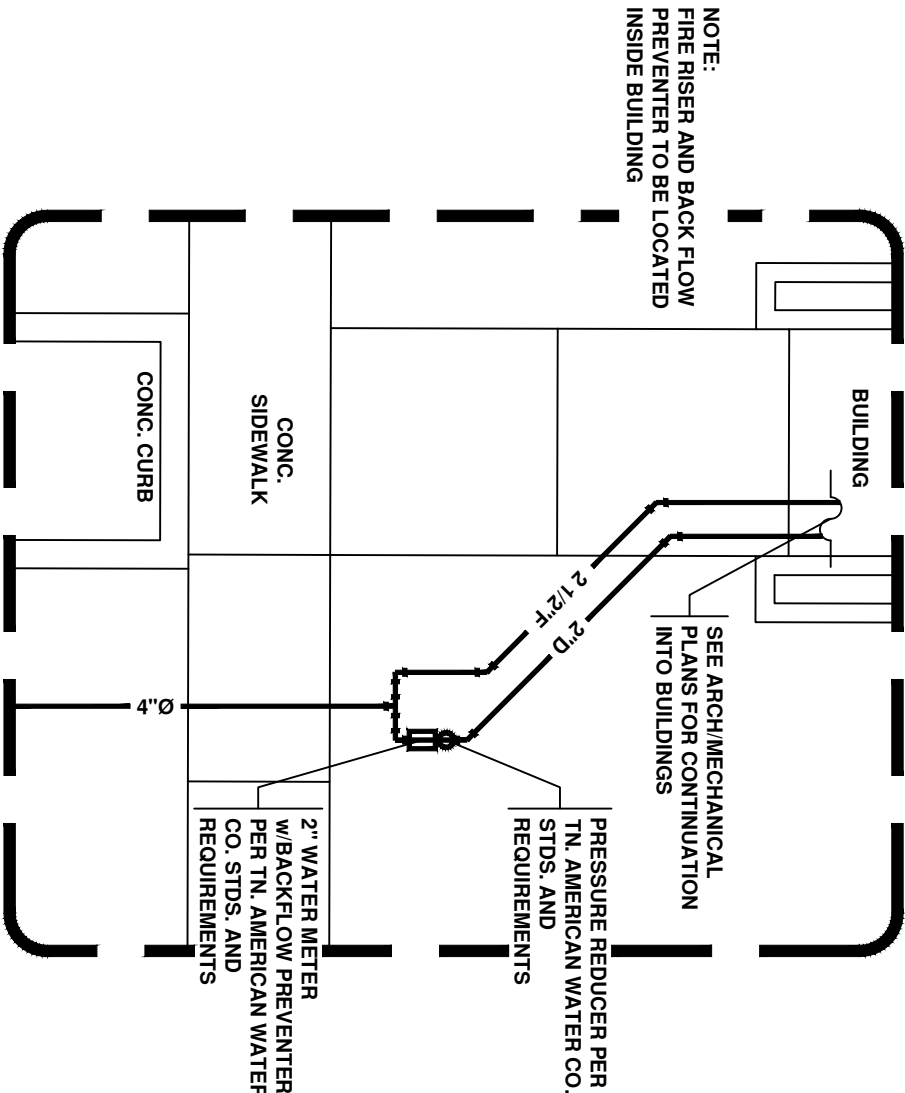
SPECIES	BROADCAST PER ACRE PER 1000 S.F.	PLANTING DATES	REMARKS
TREE ALONE (SPECIE CEREAL)	3 BU	J F M A M J J A S O N D	1600 SEED PER POUND, QUICK GROWER, TOLERANT AND WINTERHARDY.
MIXTURES WITHED	1/2 BU	J F M A M J J A S O N D	
	2-3 BU	J F M A M J J A S O N D	
VEGETAR. ANNUAL ALONE (TEMPERATURE)	28-39 LBS.	J F M A M J J A S O N D	
30 LBS.	0.7 LBS.	J F M A M J J A S O N D	227,000 SEED PER POUND, DENSE COVER, VERY COMPETITIVE AND IS NOT TO BE USED IN MIXTURES.
BROADLEAFED ALLEE IN MIXTURES	20 LBS. 10 LBS.	J F M A M J J A S O N D	137,000 SEED PER POUND, QUICK GROWER, COMPETITIVE AND MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.
SUDANGRASS	40 LBS.	J F M A M J J A S O N D	

DSI-DISTURBED AREA STABILIZATION (TEMP)

SCALE: NONE CEP--08 (IN)

SITE UTILITY NOTES:

1. THIS DRAWING DOES NOT PURPORT TO LOCATE ALL UTILITIES.
2. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
3. WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE CROSSING SHALL BE INSTALLED UNDER THE SEWER LINE. THE WATER SERVICE WITHIN 10 FEET OF THE SEWER LINE SHALL BE OF DUCTILE IRON WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
4. CONSTRUCTION OF NEW UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA SPECIFICATIONS.
5. THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR MAP ENGINEERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S CONSTRUCTION OF NEW UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSTRUCTION DOCUMENTS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
6. ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA SPECIFICATIONS.
7. ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA SPECIFICATIONS.
8. GAS WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHATTANOOGA SPECIFICATIONS.
9. ALL WORK AND MATERIALS SHALL COMPLY WITH THE CITY OF CHATTANOOGA SPECIFICATIONS.
10. ALL PIPES UNDER STREETS OR PAVED AREAS IN ROW SHALL BE BACKFILLED WITH CRUSHED STONE.
11. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPE LINES.
12. LINES UNDERGROUND SHALL BE INSTALLED, TESTED AND APPROVED BEFORE BACKFILLING.
13. ALL FIRE HYDRANTS INSTALLED FOR THIS DEVELOPMENT SHALL BE OF A TYPE ACCEPTABLE TO THE CITY OF CHATTANOOGA.
14. COORDINATE WITH THE CITY OF CHATTANOOGA AND TN AMERICAN WATER CO. AS REQUIRED FOR METER.
15. WATER PRESSURE/FLOW INFORMATION SUPPLIED BY TN AMERICAN WATER CO.
16. CONTRACTOR SHALL REPLACE IN LIKE KIND AND ALL PAVEMENT AREAS REMOVED OR DISTURBED AS A RESULT OF THE WATER MAIN INSTALLATION AND ASSOCIATED WORK.
17. CONTRACTOR SHALL BE A STATE OF TENNESSEE LICENSED CONTRACTOR APPROVED TO INSTALL PUBLIC WATER MAINS.
18. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE PROJECT.
19. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE PROJECT.
20. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE PROJECT.
21. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL FEES, PERMITS AND LICENSES AS PART OF THE PROJECT.
22. NON-METALLIC DETECTION PIPE SHALL BE INSTALLED 18" ABOVE THE WATERLINE, ALONG WITH NUMBER 12 OR 14 GAUGE COP WIRE TAPPED TO THE WATERLINE.
23. SOLENT-CEMENTED JOINTS ARE NOT PERMITTED.
24. PROCEDURES FOR DISINECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-600. PROCEDURES FOR DISINECTING SANITARY SEWER LINES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-600. PROCEDURES FOR DISINECTING POTABLE WATERLINES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C-600.
25. PRESSURE AND LEAKAGE TESTS SHALL BE PERFORMED IN STRICT ACCORDANCE WITH CURRENT STANDARDS.
26. ALL VALVES AND FITTINGS ARE TO CONFORM TO THE LATEST AWWA STANDARDS.
27. THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY FOR CONNECTION TO THE EXISTING UTILITY LINES. THE CONTRACTOR SHALL ADJUST THE LOCATION OF THE PROPOSED WATER MAINS TO AVOID EXISTING UTILITIES.
28. ALL CONCRETE USED FOR THURST BLOCKS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
29. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE WATER SERVICE LINE AND FIRE LINE AS REQUIRED. THE CONTRACTOR SHALL PROVIDE A TAPPING VALVE AND SLEEVE AND SHALL BE RESPONSIBLE FOR THE \$400 TAP FEE TO TN AMERICAN WATER CO. AS REQUIRED FOR TAPPING THE EXISTING MAIN AND COORDINATE WITH TN AMERICAN WATER CO. AS REQUIRED.

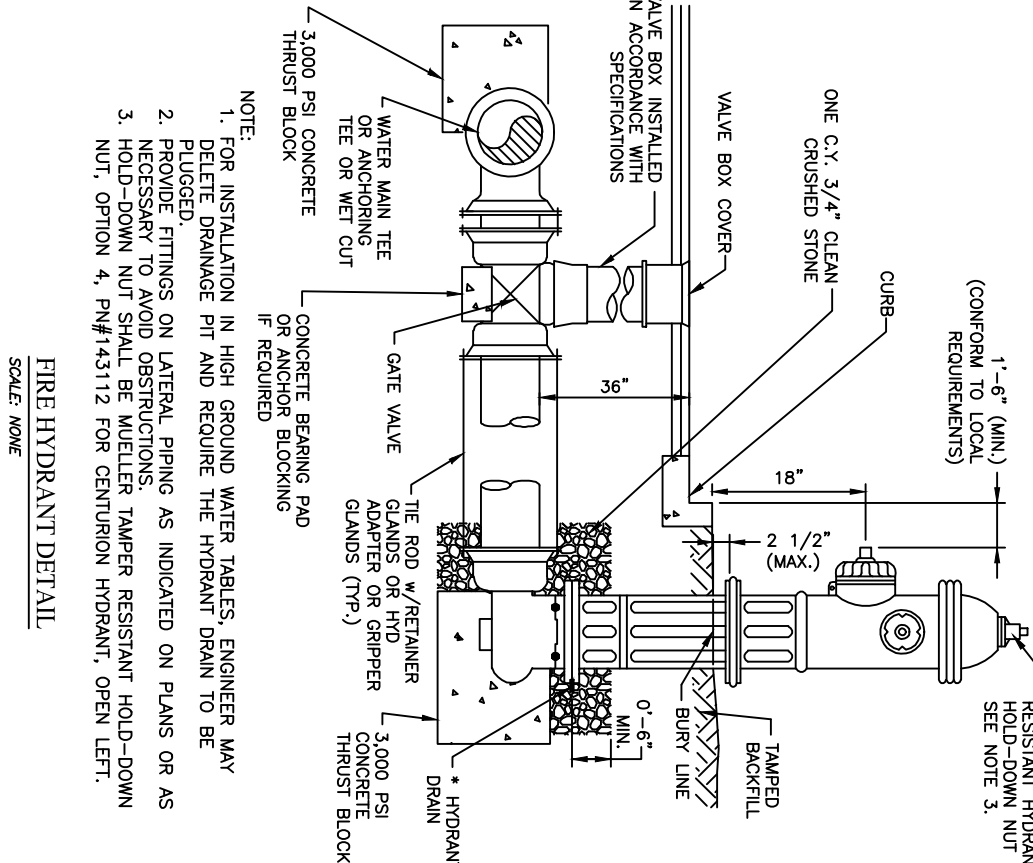


MATERIAL NOTES

1. WATER MAIN SHALL BE AS INDICATED ON PLANS.
2. DUCTILE IRON PIPE CLASS 50, 200psi PER ANSI A-21.50 (AWWA C-151) AND ANSI A-21.10 (AWWA C-110).
3. WATER MAINS SHALL BE MIN. 3" (SOF) PER ANSI B16.22 OR PVC, 200 P.S.I. PER ASTM D1784 AND D2241.
4. CONTRACTOR TO COORDINATE INSTALLATION AS REQUIRED.
5. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.
6. SANITARY SEWERS SHALL BE AS INDICATED ON PLANS.
7. PRECAST STRUCTURES MAY BE USED AT THE CONTRACTOR'S OPTION.
8. ALL SEWER LINES INSTALLED SHALL BE INSTALLED PER THE CONTRACT DOCUMENTS.

TOTAL NUMBER OF NEW FIRE HYDRANTS PROPOSED FOR THIS PROJECT IS (2). APPROXIMATE LENGTH OF NEW WATER LINE 3000 LF 8" O.DIP, 700 LF 4" O.DIP AND 275' 2" O COPPER

NOTE: ALL LATERALS SHALL BE 1" O COPPER



SCALE: 1/4\"/>

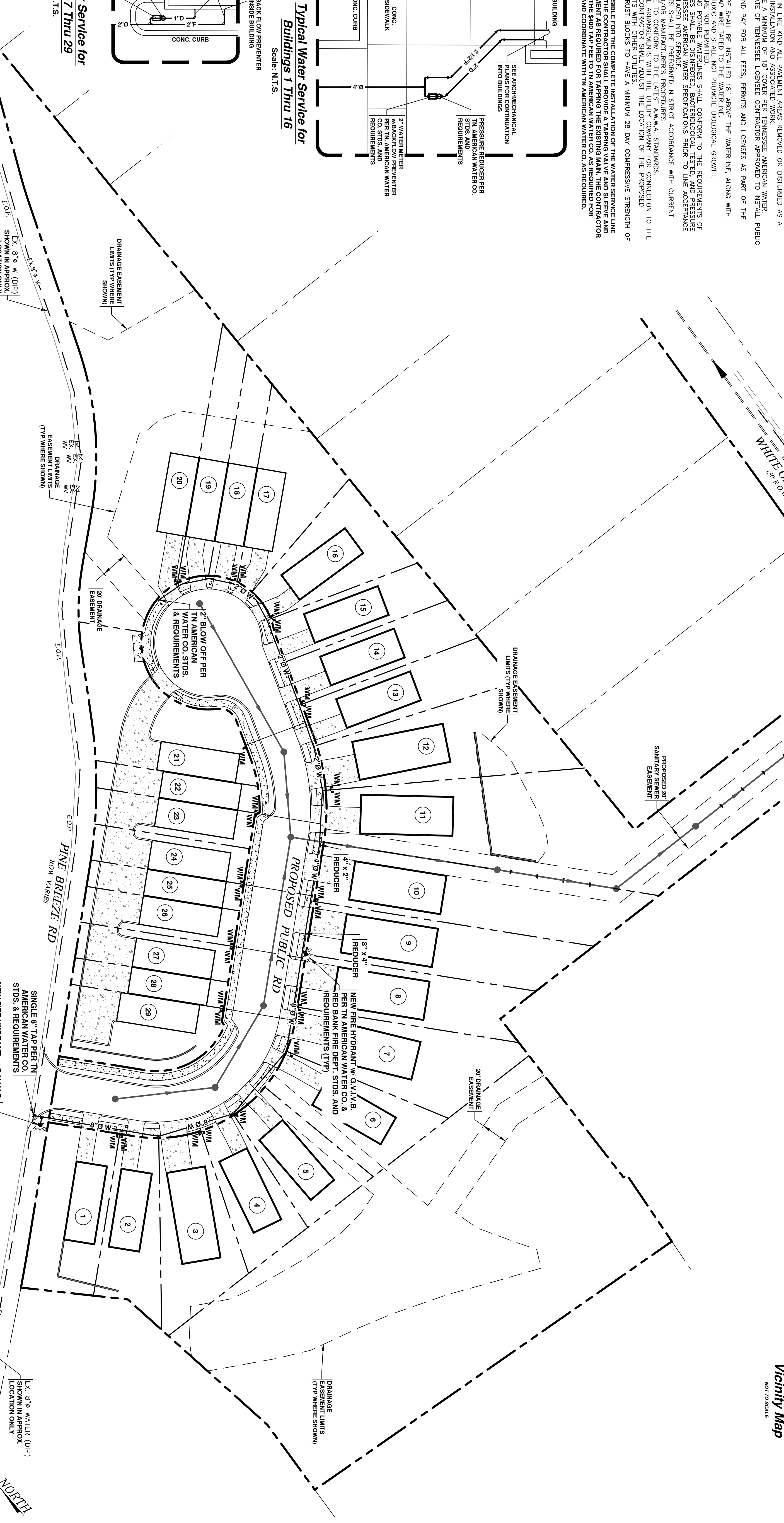
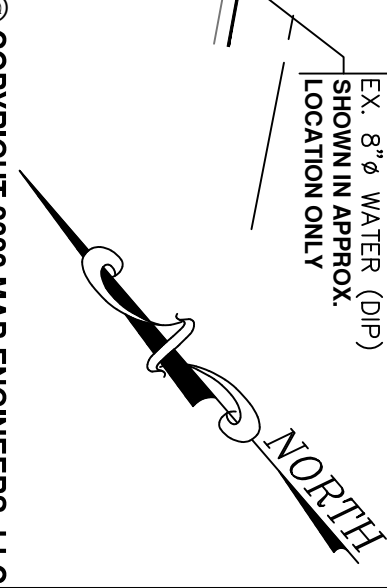
Vicinity Map
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Call before you dig.

Water Distribution Plan

SCALE: 1" = 40'



PINE BREEZE ROAD DEVELOPMENT
FOR:
PINE BREEZE PARTNERS
179 HAMM ROAD
CHATTANOOGA, TN 37405

WATER
DISTRIBUTION
PLAN

REVISIONS

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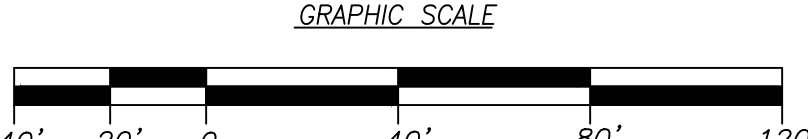
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DATE: 03/02/20
DRAWN BY: SBT
CHECKED BY: MAP
PROJECT NUMBER: 19-182
SHEET NUMBER: C-5

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Tel:(423) 855-5554
Fax:(423) 465-8110
7380 Applegate Lane
Chattanooga, TN 37421

MAP ENGINEERS
L.L.C.



SANTARY SEWER NOTES

1. ALL PROPOSED SANTARY SEWER LINES AND MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH HAMILTON COUNTY WATER & WASTEWATER TREATMENT (WWTA) UNDER AUTHORITY DELEGATED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER POLLUTION CONTROL, AND IS HEREBY APPROVED FOR CONSTRUCTION.
2. EXISTING SEWER FLOW MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
3. SEWERS MUST BE CONSTRUCTED BY A LICENSED MUNICIPAL UTILITY CONTRACTOR.
4. THE CONTRACTOR SHALL NOTIFY HAMILTON COUNTY WWTA 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. ALL CUTS AND FILLS SHALL BE IN PLACE AND COMPACTED PRIOR TO SEWER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE, OR THE SEWER LINE SHALL BE PROTECTED BY A CONCRETE RING OR DOUGHRUIT.
6. ALL SERVICE LATERALS SHALL BE MARKED WITH MAGNETIC TAPE.
7. ALL CONNECTIONS TO EXISTING MANHOLES MUST BE CORED AND BOOTED.
8. ALL MANHOLES RECOMMENDED ADJUSTED MORE THAN 6 INCHES BY THE USE OF ONE CONCRETE RISER RING OR DOUGHRUIT. MANHOLES RAISED MORE THAN 6 INCHES SHALL REQUIRE THE REMOVAL OF THE CONE SECTION AND SHALL BE REINSTALLED OR REPLACED DEPENDING ON THE CONDITION.
9. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH THE NEW FINISHED GRADES.
10. FLOOD AND LOW FLOW PROTECTION SHALL BE BUILT. BANNINGS MUST BE PREPARED BY A TENNESSEE REGISTERED ENGINEER AND SUBMITTED TO THE WWTA. (HARD COPY AND ELECTRONIC FORMAT)
11. PAVEMENT REPAIR SHALL BE IN ACCORDANCE WITH HAMILTON COUNTY WWTA PRE-CONSTRUCTION MEETING AT LEAST FIVE BUSINESS DAYS BEFORE THE START OF CONSTRUCTION.

APPROVED FOR CONSTRUCTION WITH CORRECTIONS

THIS DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE HAMILTON COUNTY WATER & WASTEWATER TREATMENT AUTHORITY (WWTA) UNDER AUTHORITY DELEGATED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER POLLUTION CONTROL, AND IS HEREBY APPROVED FOR CONSTRUCTION.

THIS APPROVAL SHALL NOT BE CONSIDERED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS VARRANTING BY THE WWTA THAT THE APPROVED FACILITIES WILL REACT TO THE DISAGREED GOALS.

APPROVAL DATE _____
APPROVAL EXPIRES IN 12 MONTHS

BY _____ CHIEF ENGINEER

REVIEWED
HAMILTON COUNTY
WATER & WASTEWATER TREATMENT
AUTHORITY
NO EXCEPTIONS TAKEN
EXCEPTIONS TAKEN AS NOTED
REVISE AND SUBMIT
REJECTED - DOES NOT COMPLY WITH
PROJECT REQUIREMENTS

Reviewed for conformance with project design concept and for compliance with standards of quality established in the Contract Documents and specifications. This review shall not relieve Contractor from responsibilities for correctness of detail and dimension, nor for deviation from Contract Document requirements, except as noted and accepted in writing at the time of substantial to higher.

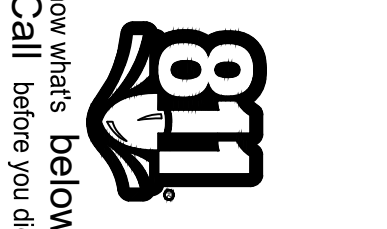
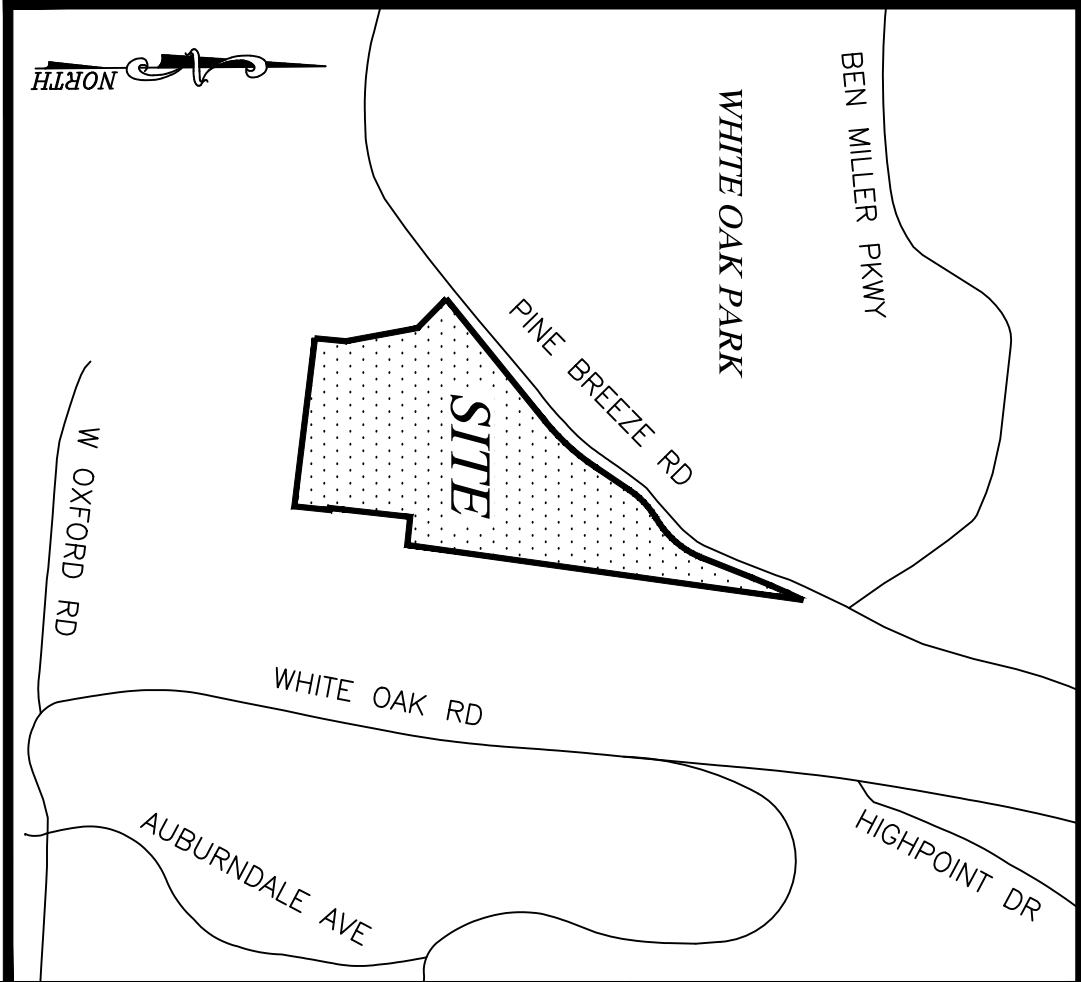
By: _____ Date: _____

MATERIAL NOTES

1. SANTARY SEWER SHALL BE AS INDICATED ON PLANS, PCC SDR 35 PER ASTM C 550-04; SDR 21 PER ASTM D 2241; DUCTILE IRON PIPE PER AWWA C 900-04.
2. CONTRACTOR TO COORDINATE INSTALLATION AS REQUIRED.
3. PRECAST STRUCTURES SHALL BE USED.
4. ALL SEWER LINES SHALL BE INSTALLED TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
5. ALL SEWER LINES INSTALLED SHALL BE INSTALLED PER THE CONTRACT DOCUMENTS.

GENERAL NOTES

1. PRIOR TO STARTING CONSTRUCTION, CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS, EXEMPTIONS AND APPROVALS HAVE BEEN OBTAINED. COPIES TO BE SUBMITTED AT PRECONSTRUCTION MEETING.
2. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT WRITTEN APPROVAL OF THE ENGINEER VOID THE SEAL SHOWN HEREON, AND ANY LIABILITY ASSOCIATED WITH THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR WILL NOTIFY ALL UTILITIES WITHIN AND ADJACENT TO THE PROJECT SITE TO IDENTIFY ANY POSSIBLE CONSTRUCTION CONFLICTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR IS NOT GUARANTEED, NOR IS IT GUARANTEED THAT ALL SUBSURFACE STRUCTURES ARE SHOWN.
5. TOPOGRAPHIC AND BOUNDARY SURVEY BY: CDEP ENGINEERING GROUP, DATED: 01/20/2014, REVISED 07/27/2015.



Know what's below.
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Sanitary Sewer Plan

SCALE: 1" = 40'

PINE BREEZE DEVELOPMENT
WWTA PROJ. # 20-310

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7380 Applegate Lane
Chattanooga, TN 37421

MAP ENGINEERS L.L.C.
GRAPHIC SCALE
40' 20' 0 40' 80' 120'

PINE BREEZE ROAD DEVELOPMENT
FOR:
PINE BREEZE PARTNERS
179 HAMM ROAD
CHATTANOOGA, TN 37405

SANITARY
SEWER
PLAN

REVISIONS

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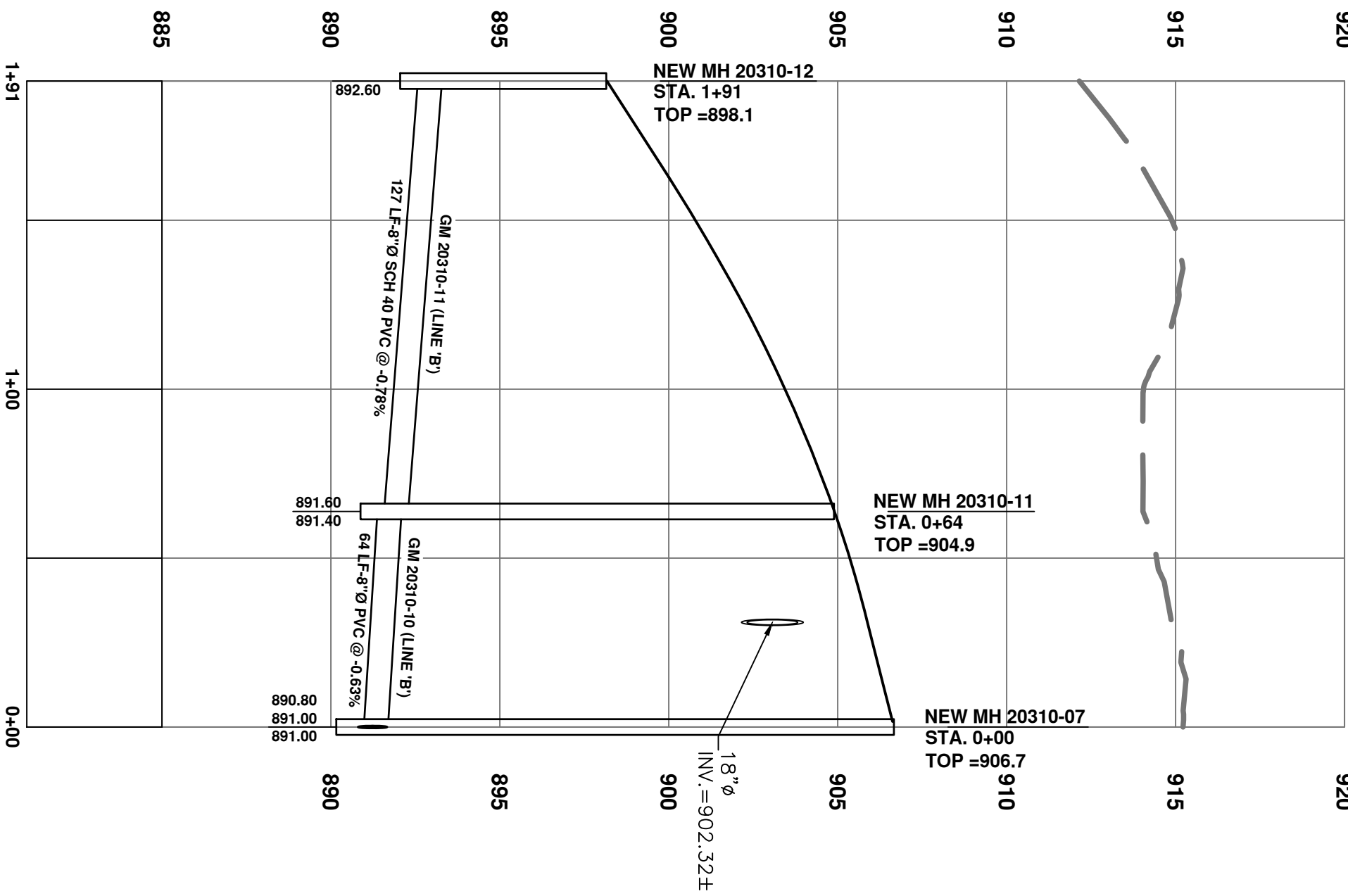
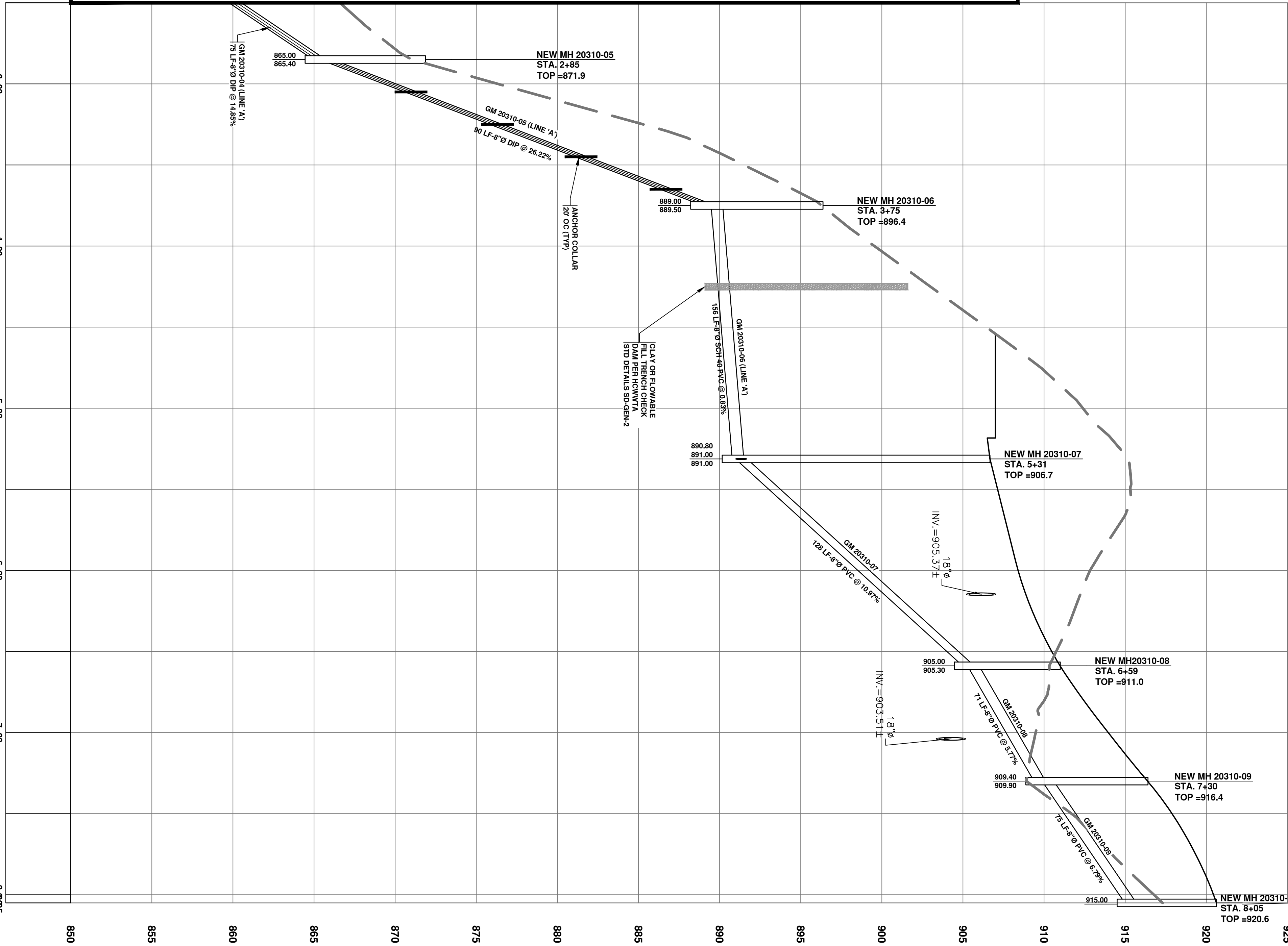
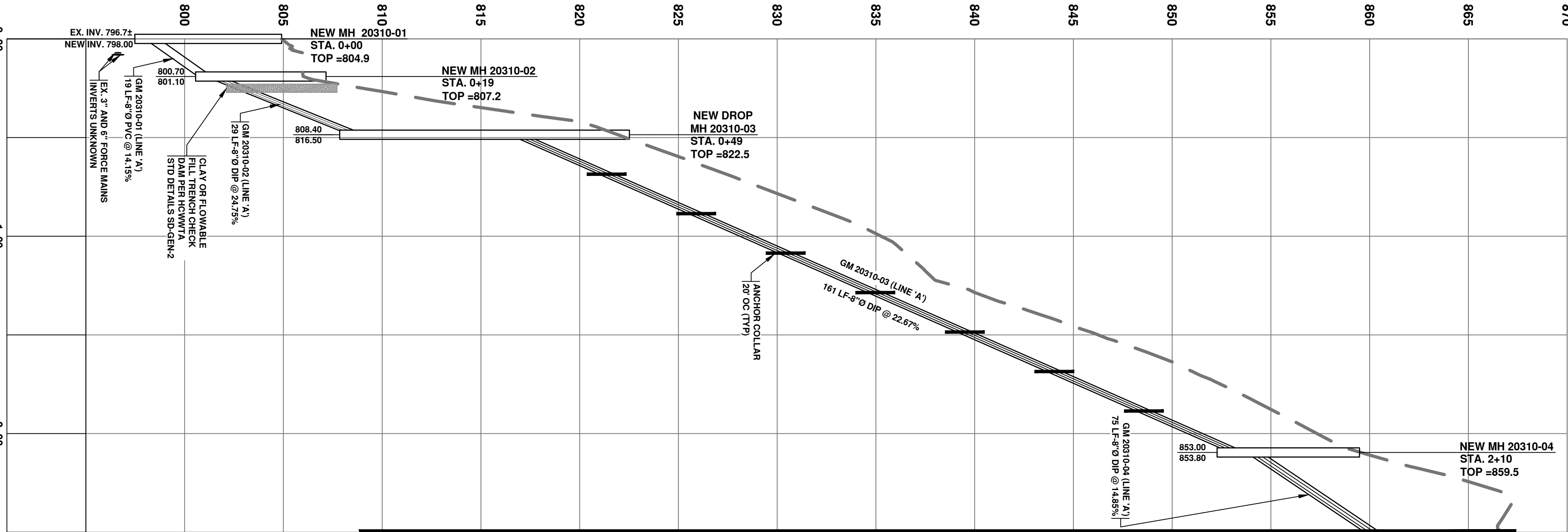
DATE: 03/02/20

DRAWN BY: SBT

CHECKED BY: MAP

PROJ. NUMBER: 19-182

SHEET NUMBER: C-6



REVIEWED
HAMILTON COUNTY
WATER & WASTEWATER TREATMENT
AUTHORITY

NO EXCEPTIONS TAKEN
EXCEPTIONS TAKEN AS NOTED
REVISE AND SUBMIT
REFLECTED - DOES NOT COMPLY WITH
PROJECT REQUIREMENTS

Reviewed for conformance with project design concept and for compliance with standards of quality established in the Contract Documents and specifications. This review shall not relieve Contractor from responsibilities for correctness of detail and dimension, nor for deviation from Contract Document requirements, except as noted and accepted in writing at the time of submittal to Engineer.

By: _____ Date: _____

APPROVED FOR CONSTRUCTION WITH CORRECTIONS

THIS DOCUMENT BEARING THIS STAMP HAS BEEN REVIEWED BY THE HAMILTON COUNTY WATER & WASTEWATER TREATMENT AUTHORITY (WWTAA) UNDER AUTHORITY DELEGATED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION DIVISION OF WATER POLLUTION CONTROL AND IS HEREBY APPROVED FOR CONSTRUCTION.

THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRANTING BY THE WWTAA THAT THE APPROVED FACILITIES WILL REACH THE DESIGNATED GOALS.

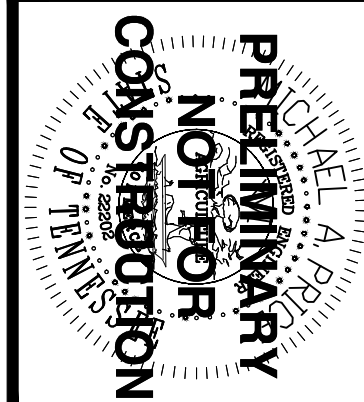
APPROVAL DATE: _____
APPROVAL EXPIRES IN 12 MONTHS
BY: _____ CHIEF ENGINEER

Sanitary Sewer Profile of Gravity Main Line 'B'
Horizontal Scale: 40' Vertical Scale: 4'

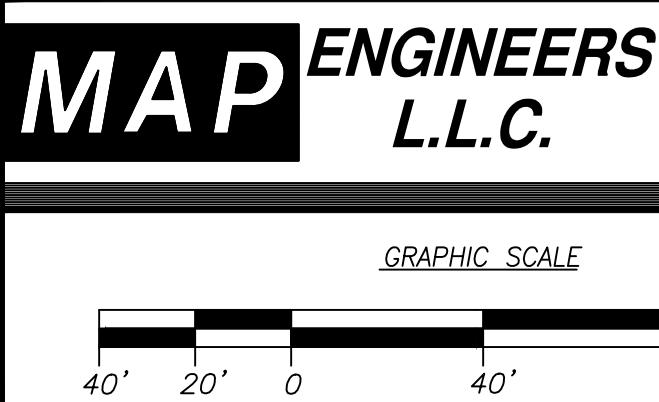
PINE BREEZE DEVELOPMENT
WWTA PROJ. # 20-310

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PINE BREEZE ROAD DEVELOPMENT

FOR:
PINE BREEZE PARTNERS
179 HAMM ROAD
CHATTANOOGA, TN 37405

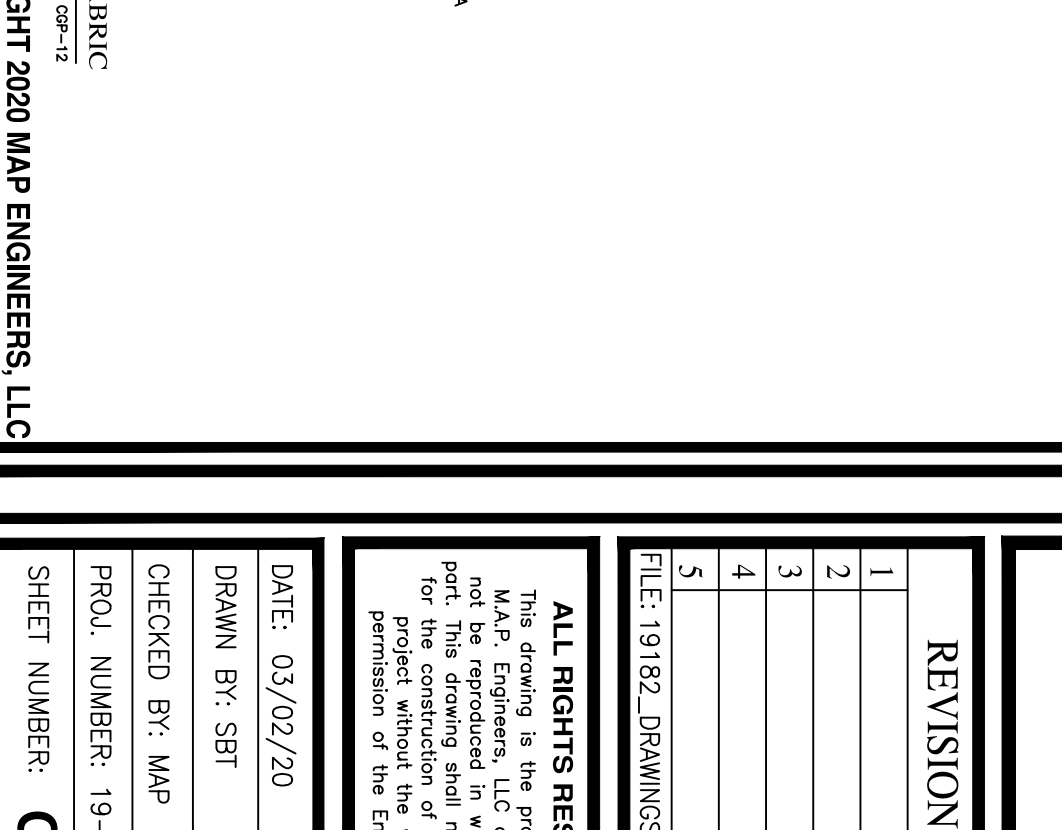
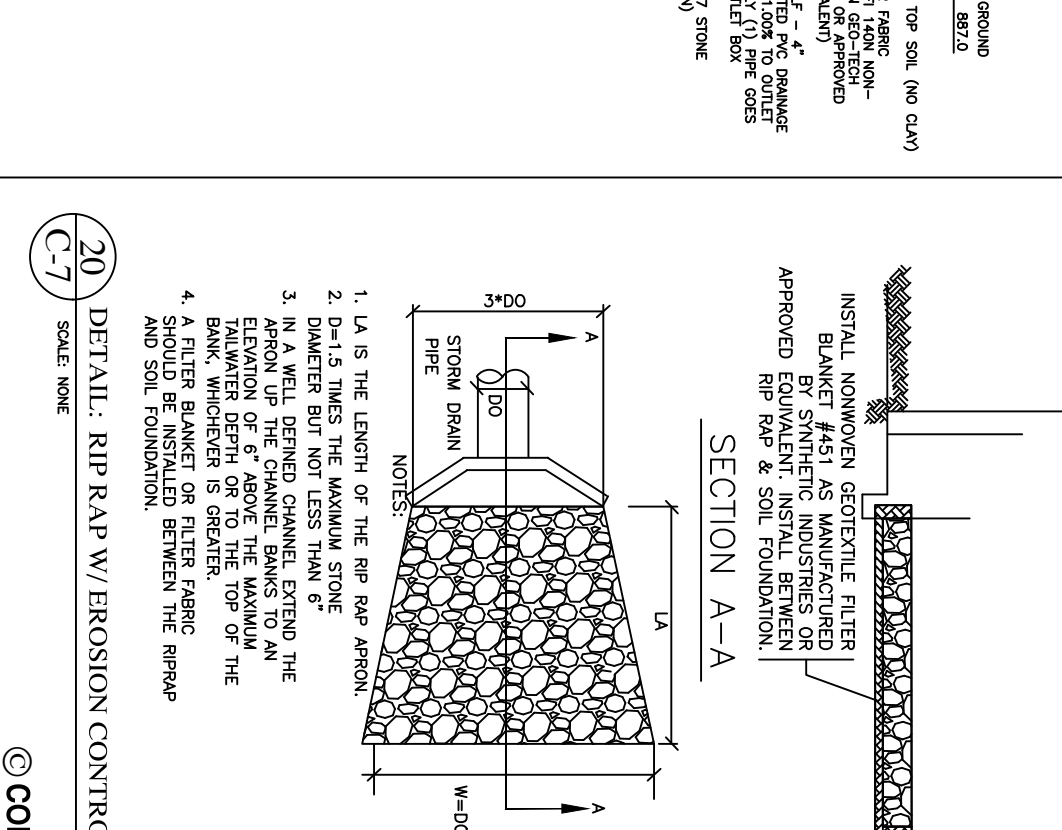
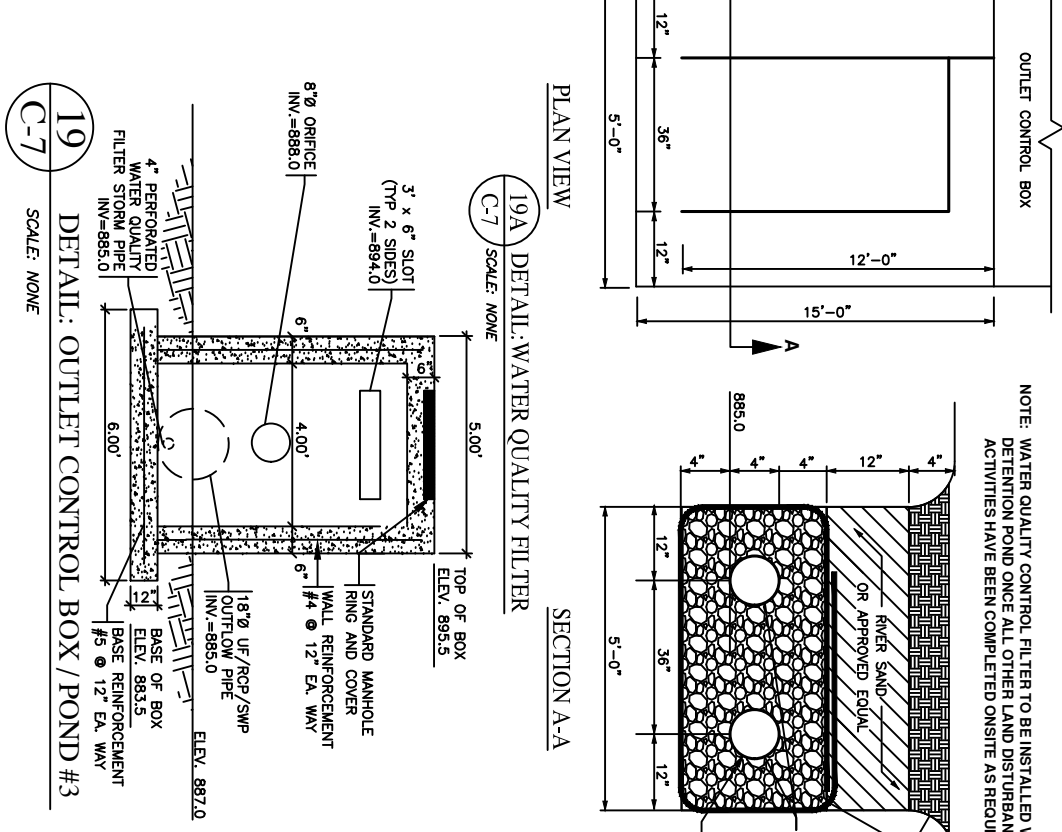
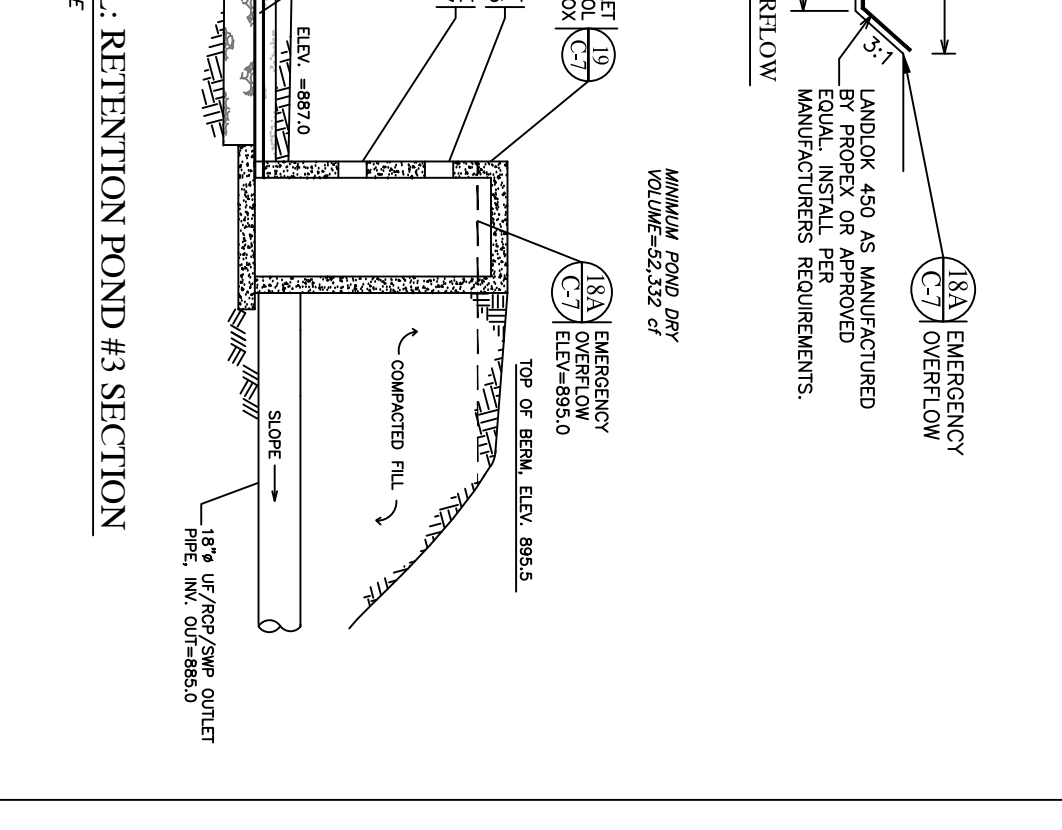
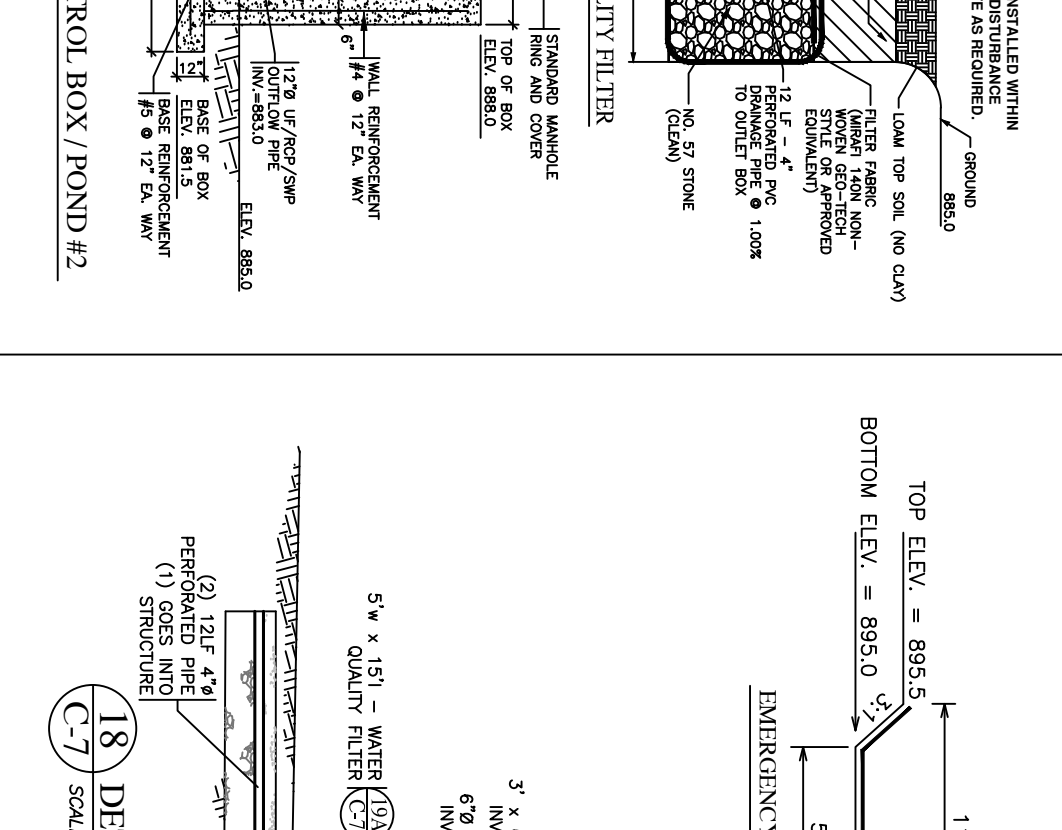
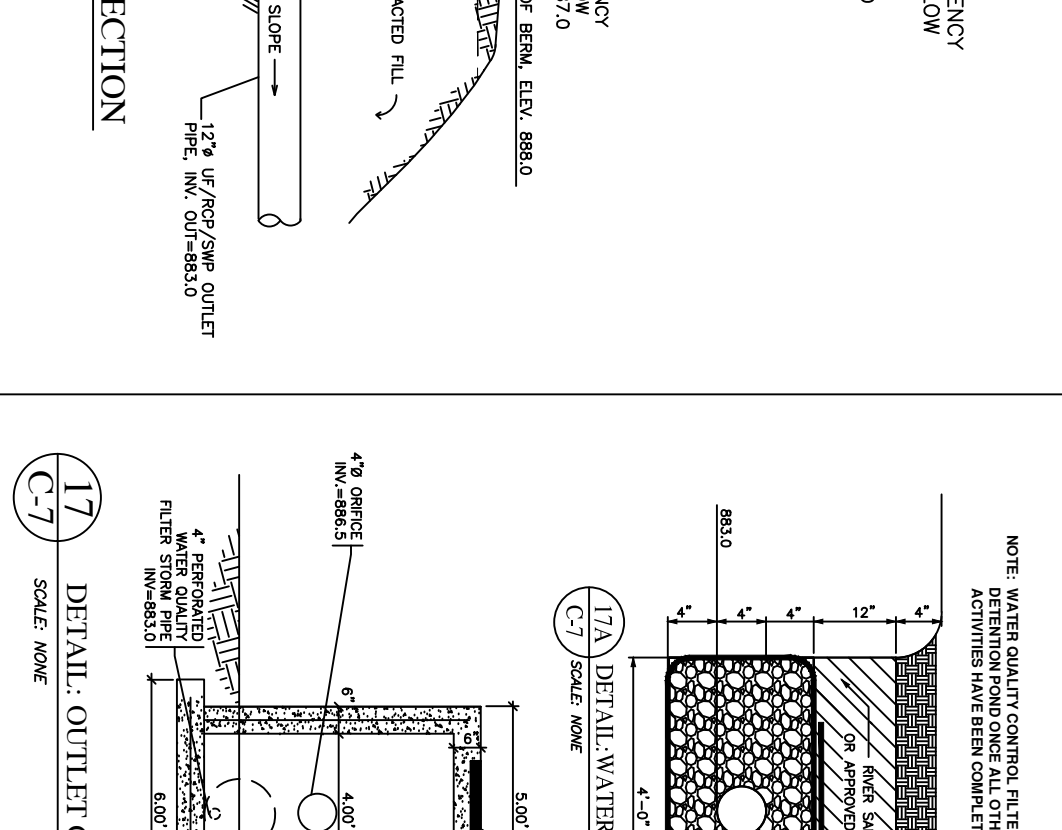
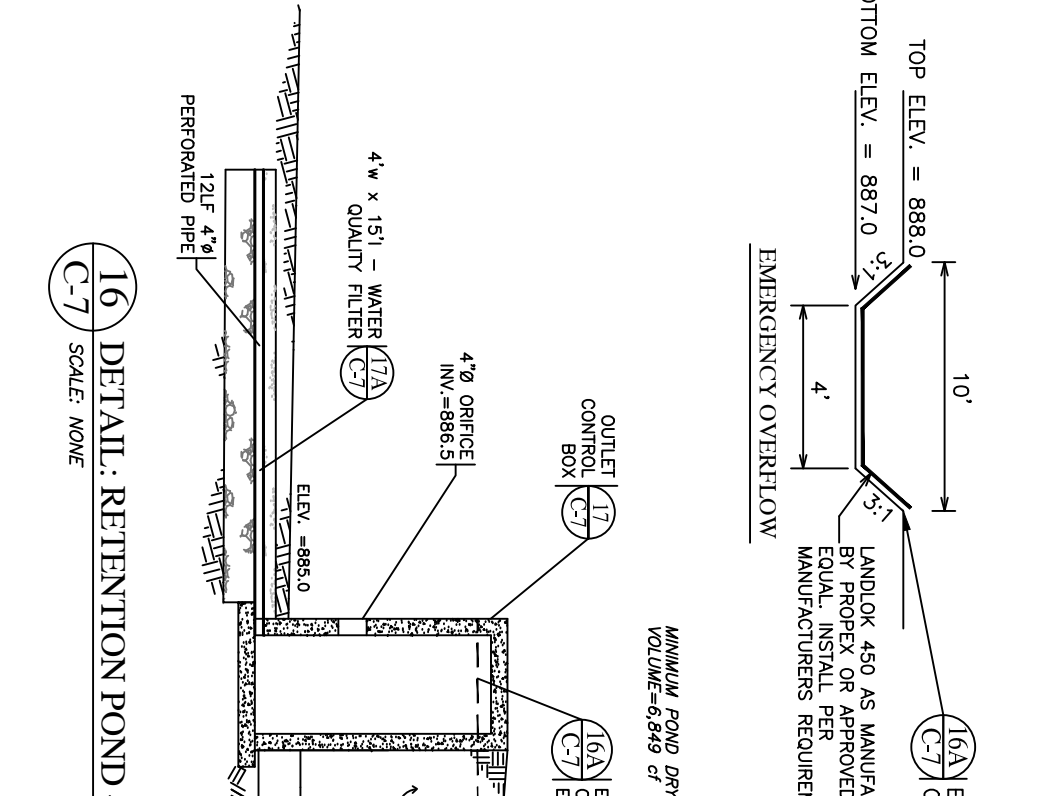
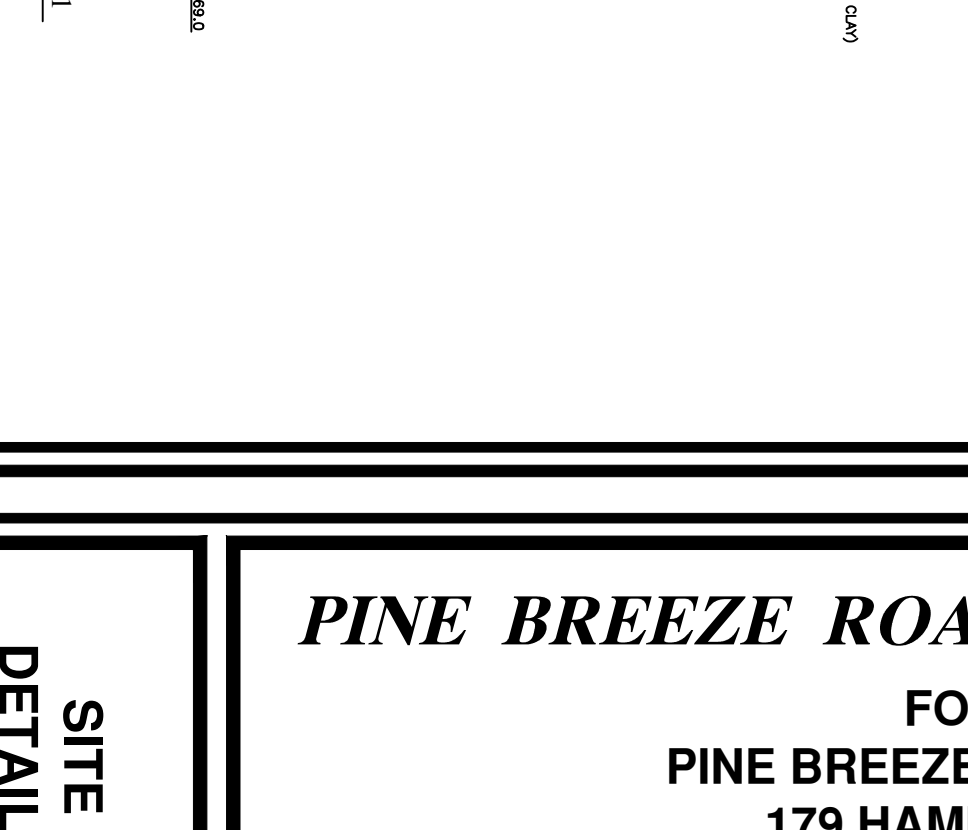
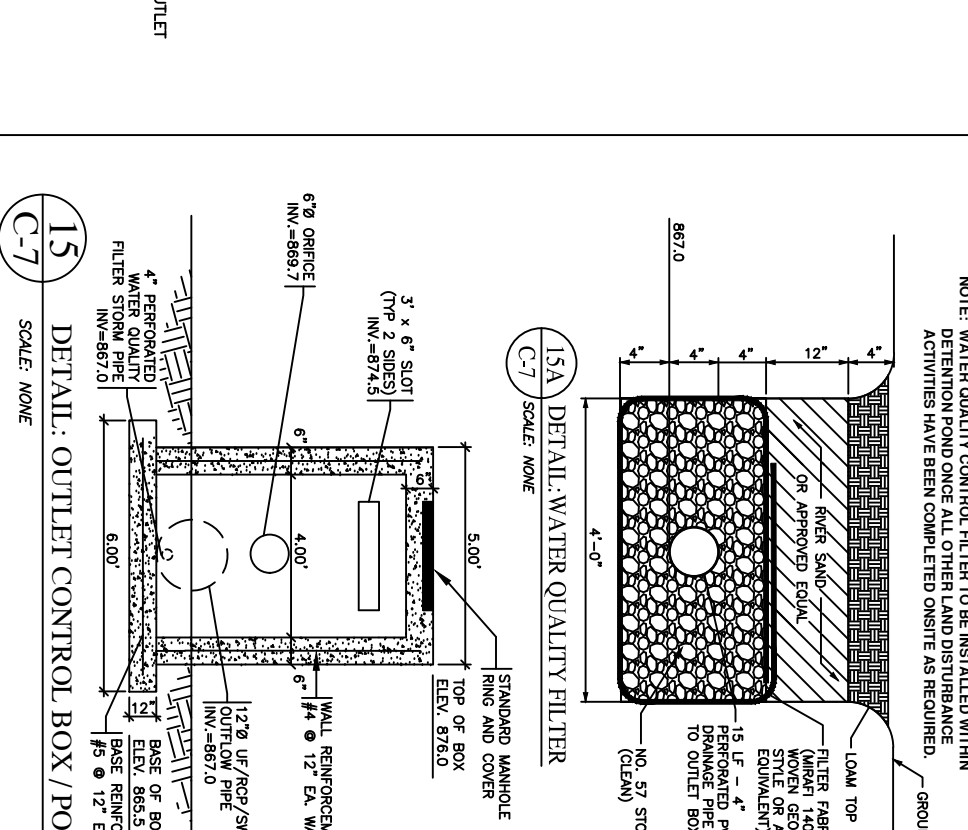
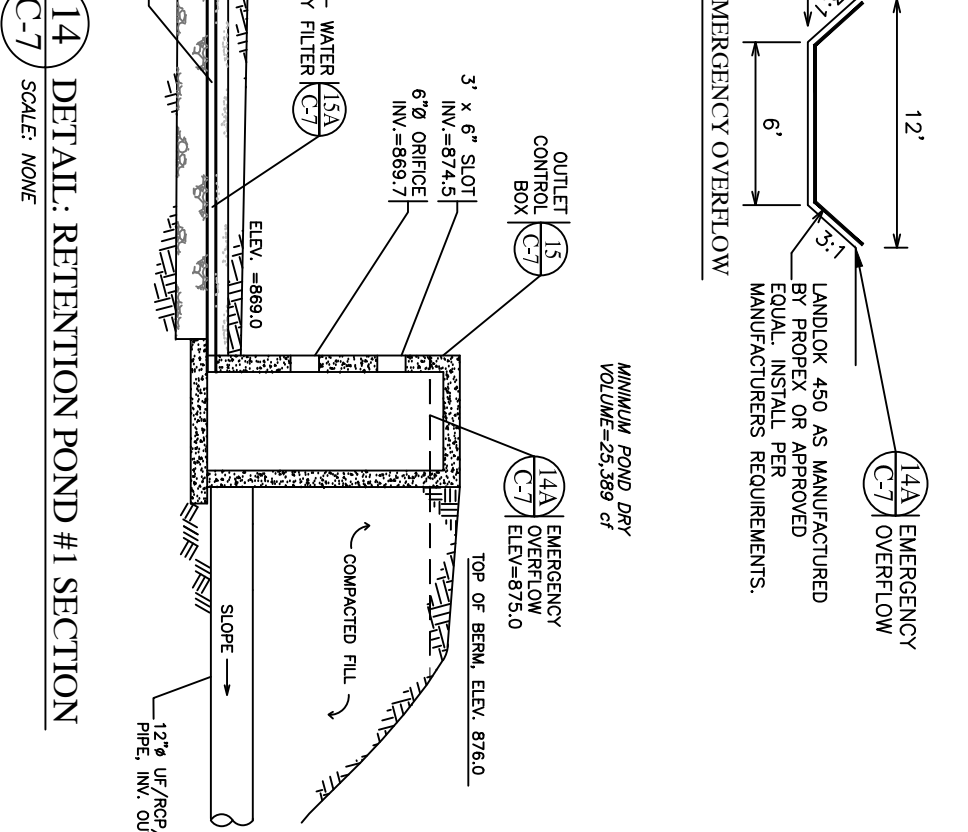
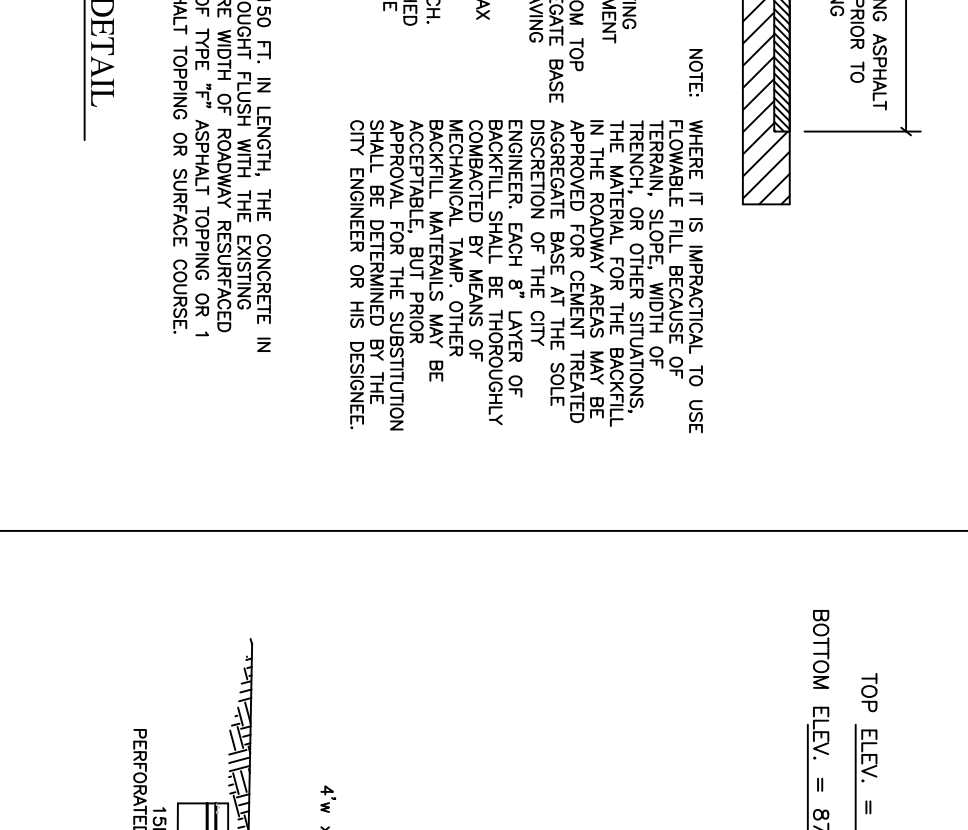
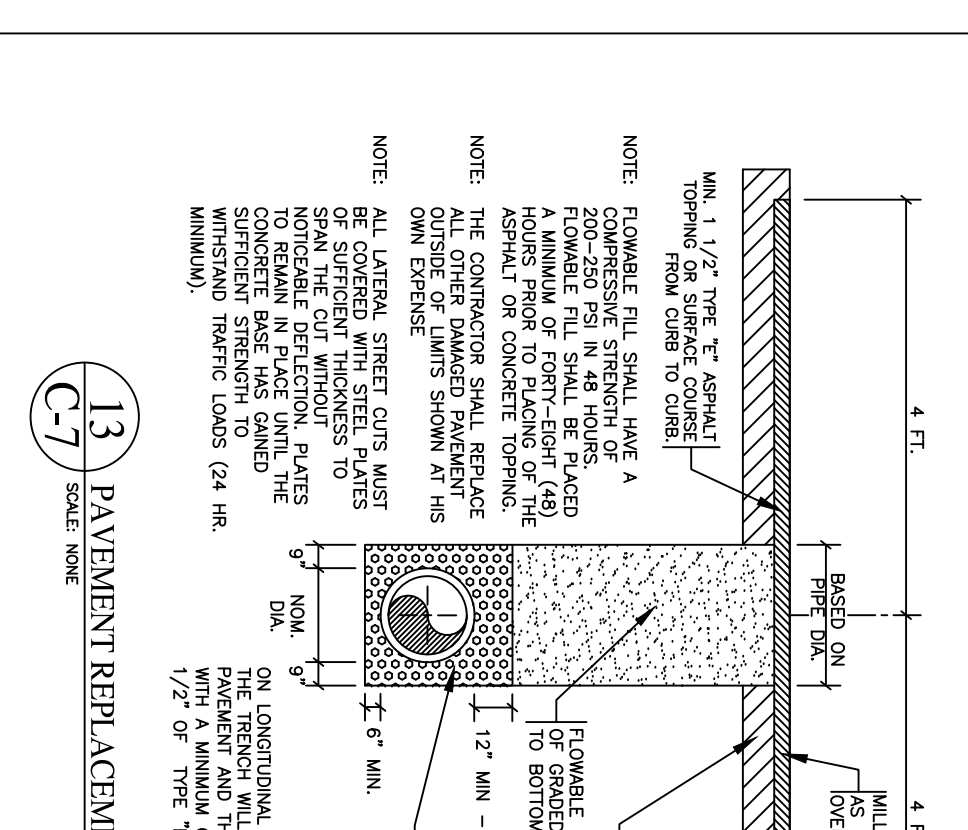
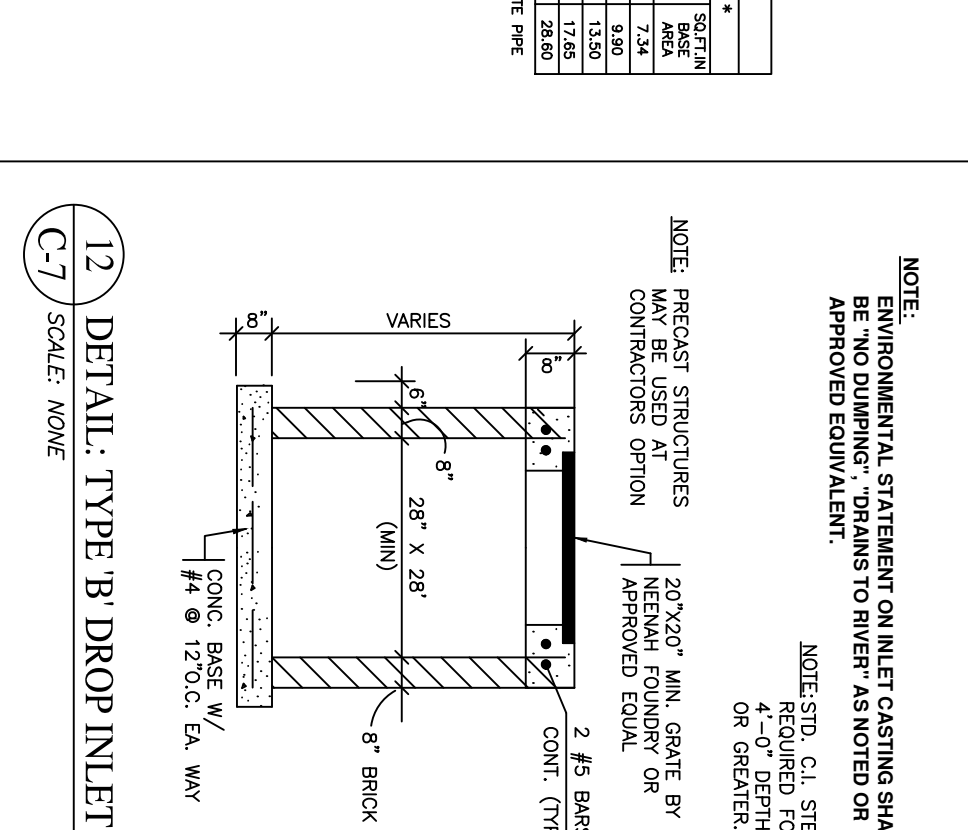
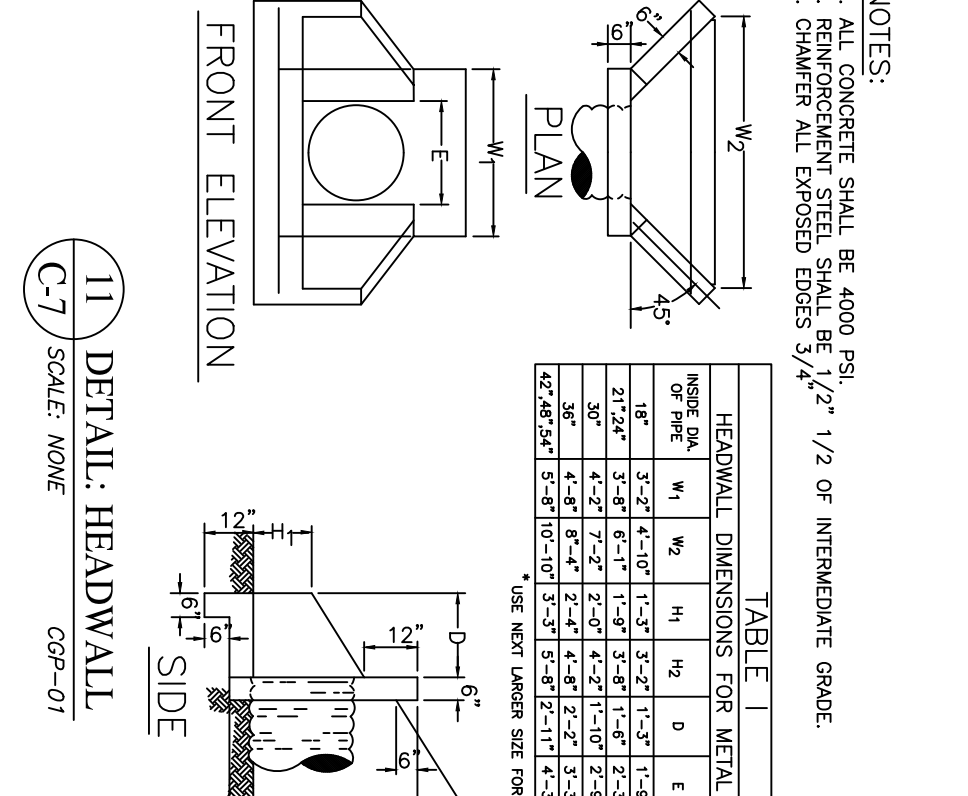
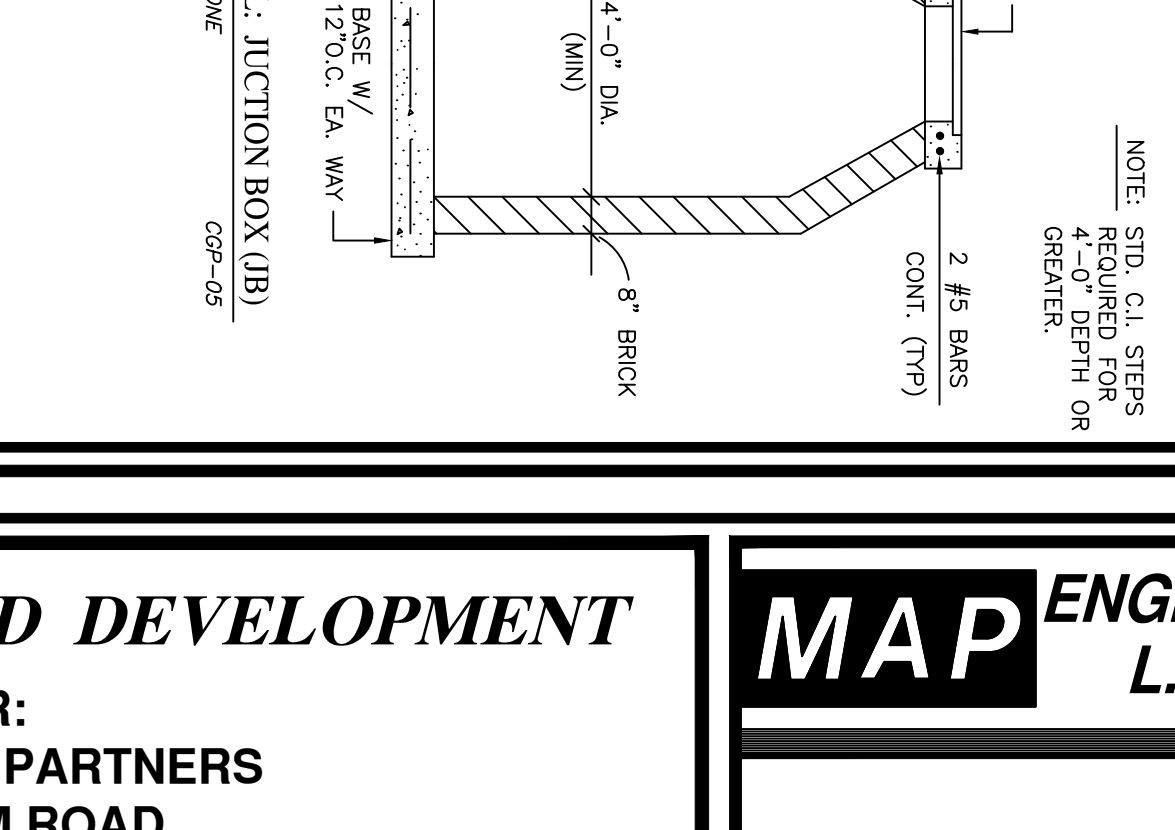
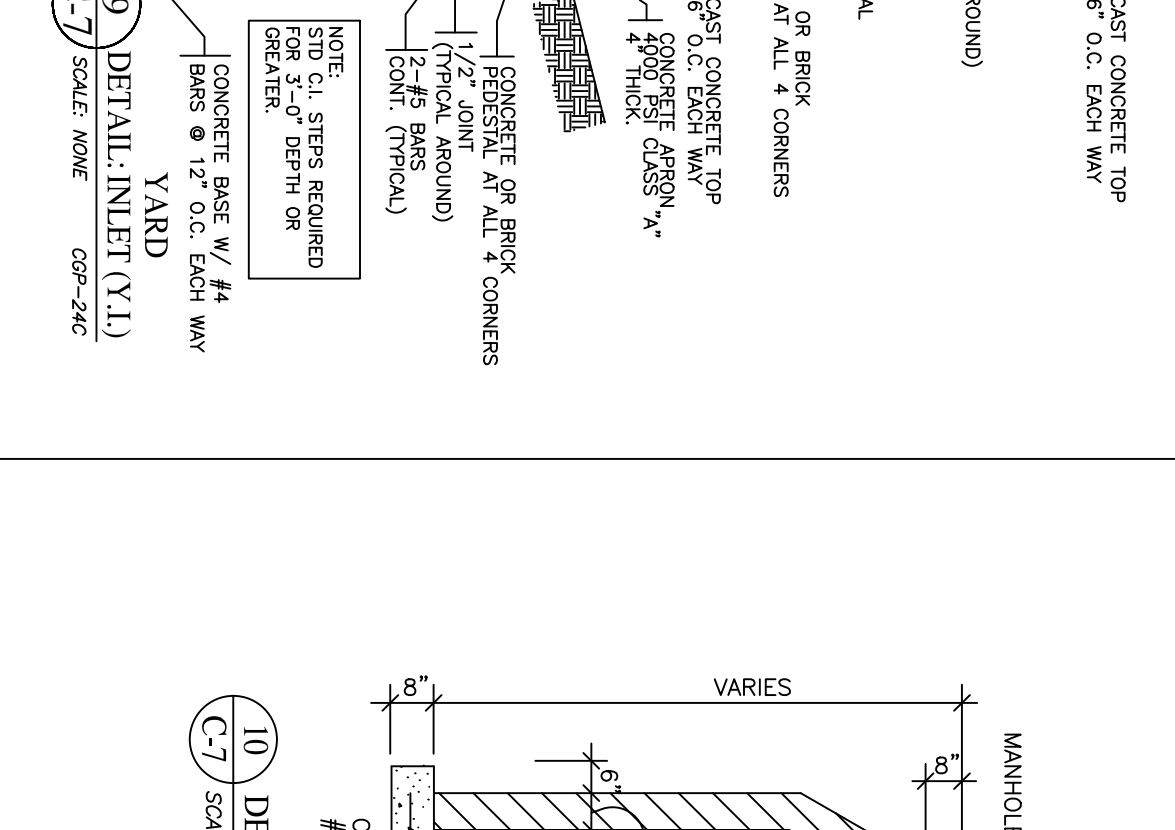
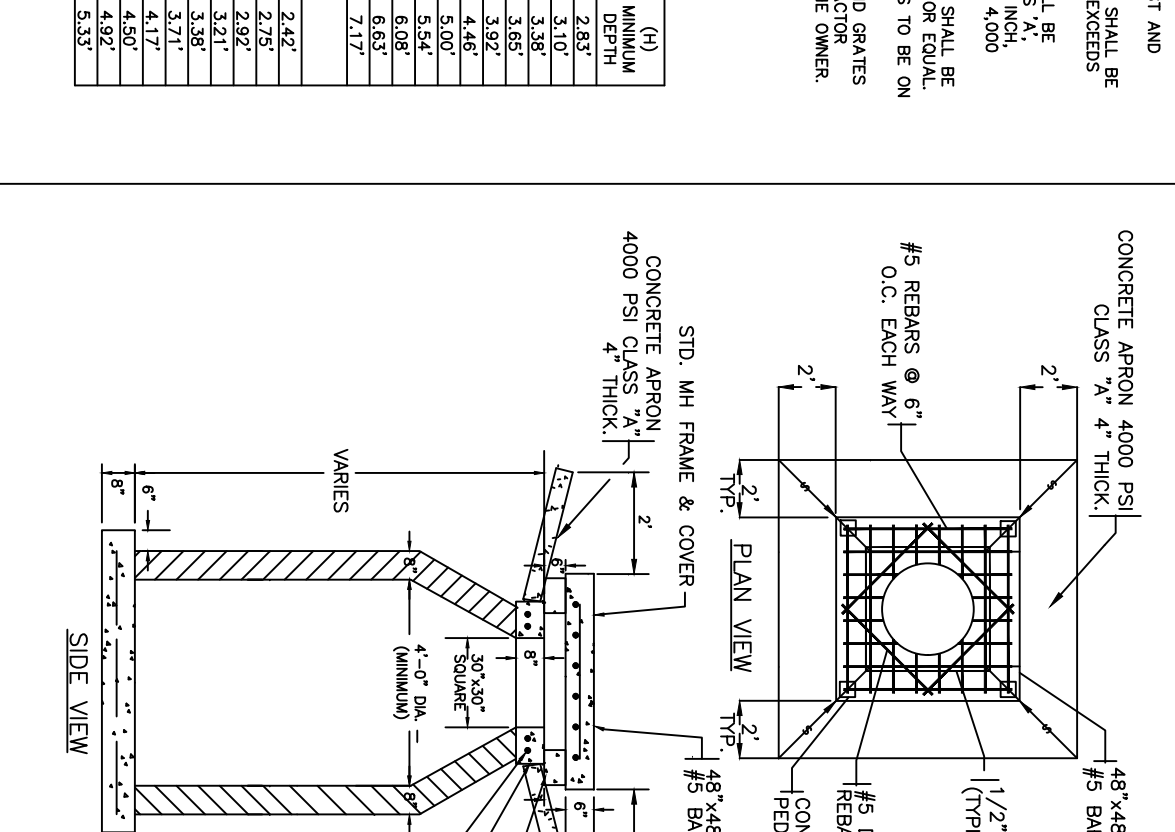
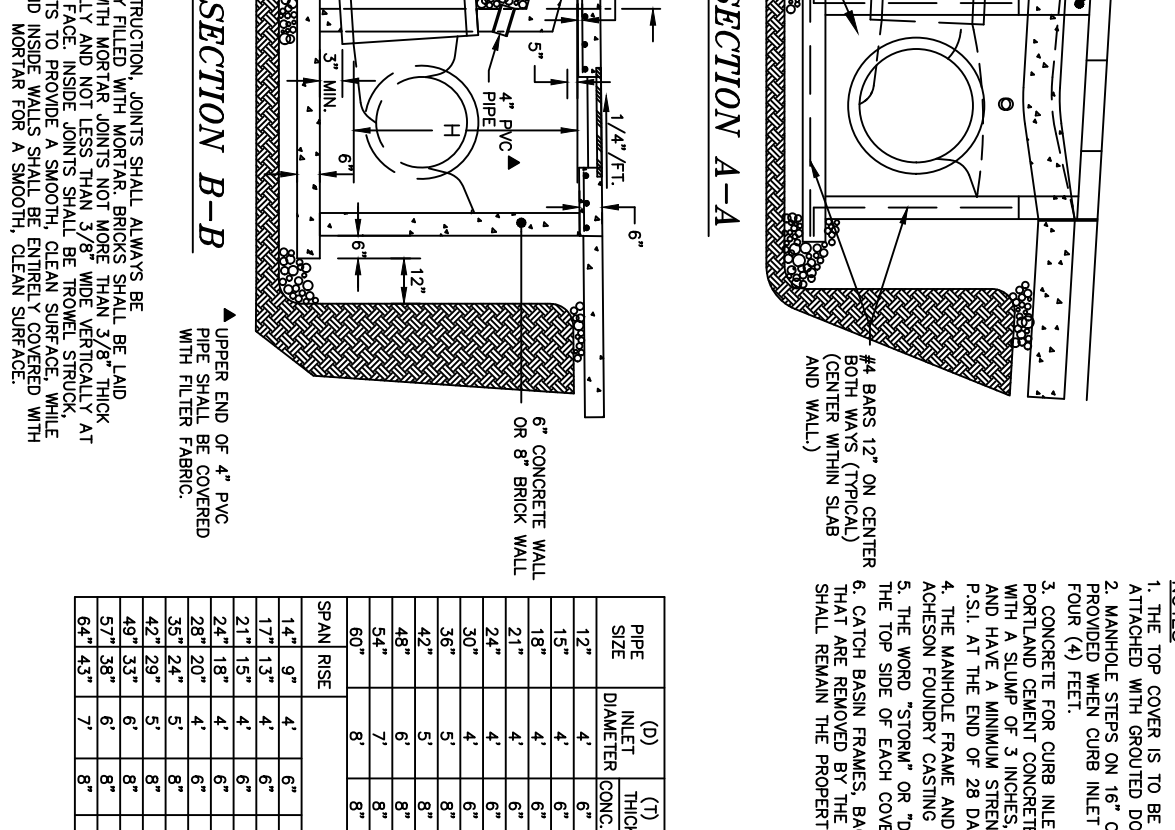
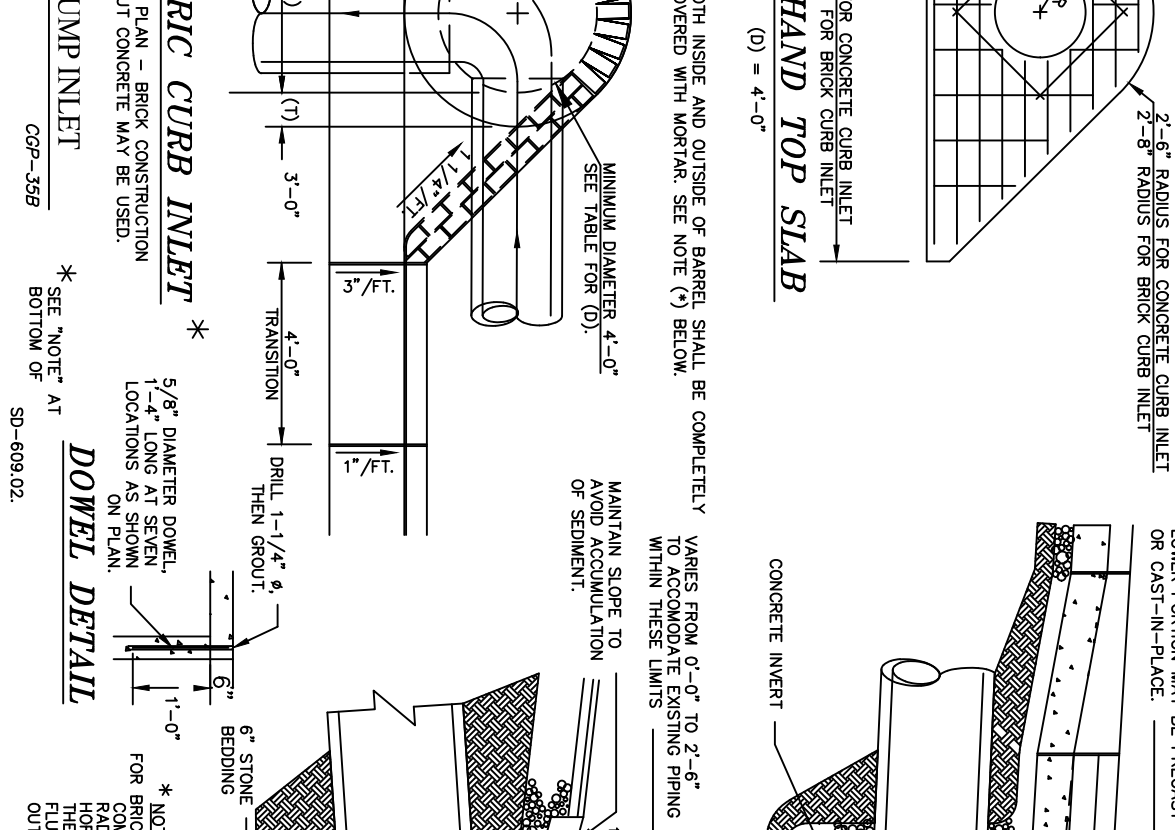
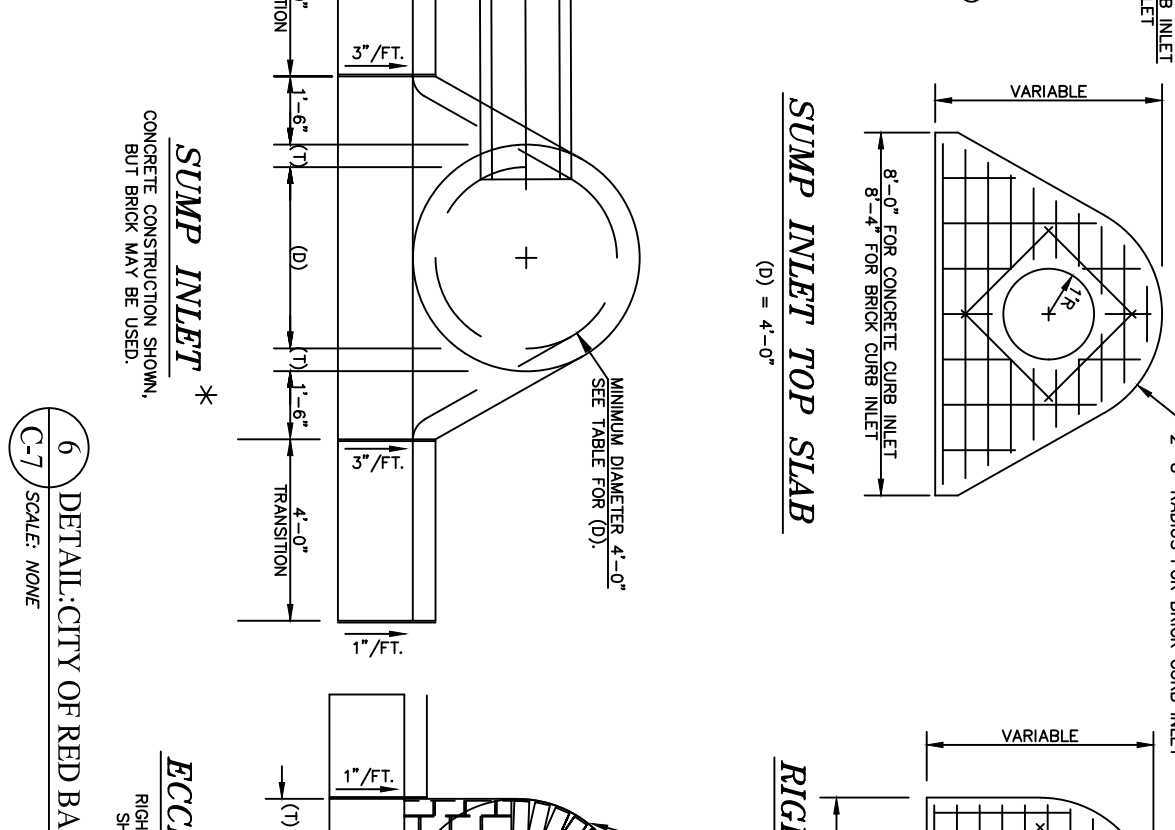
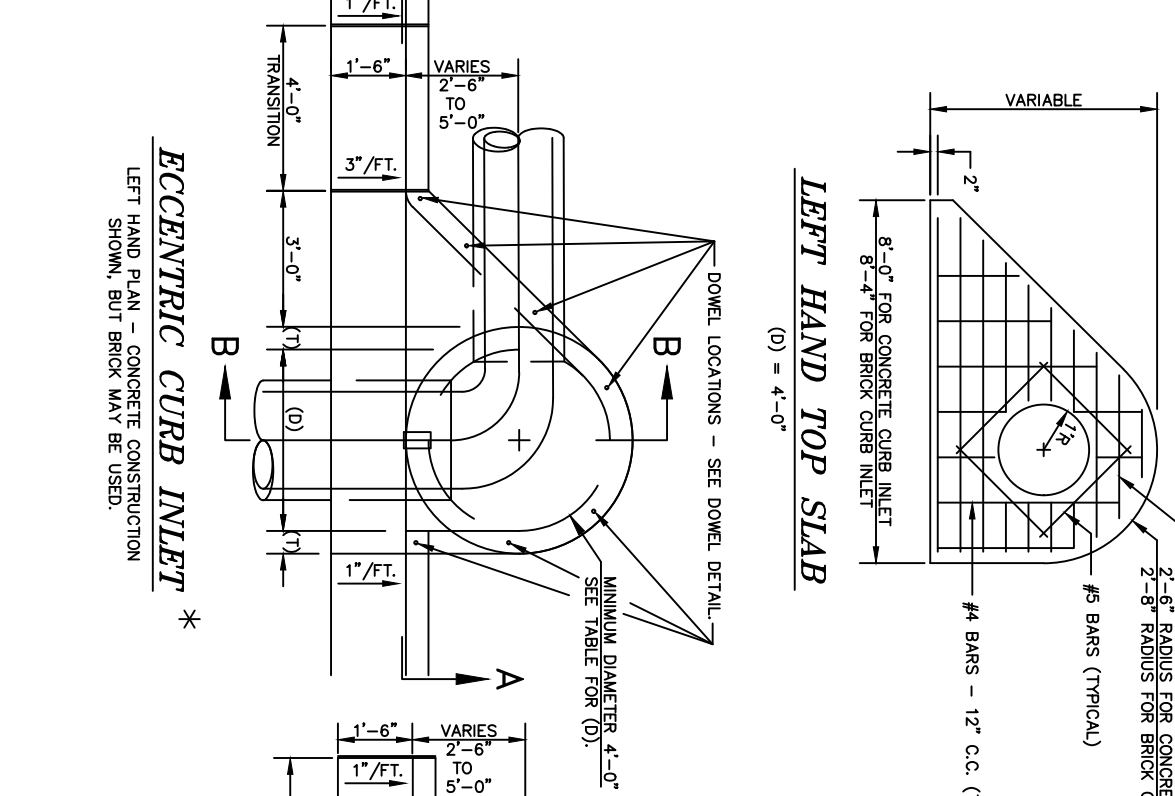
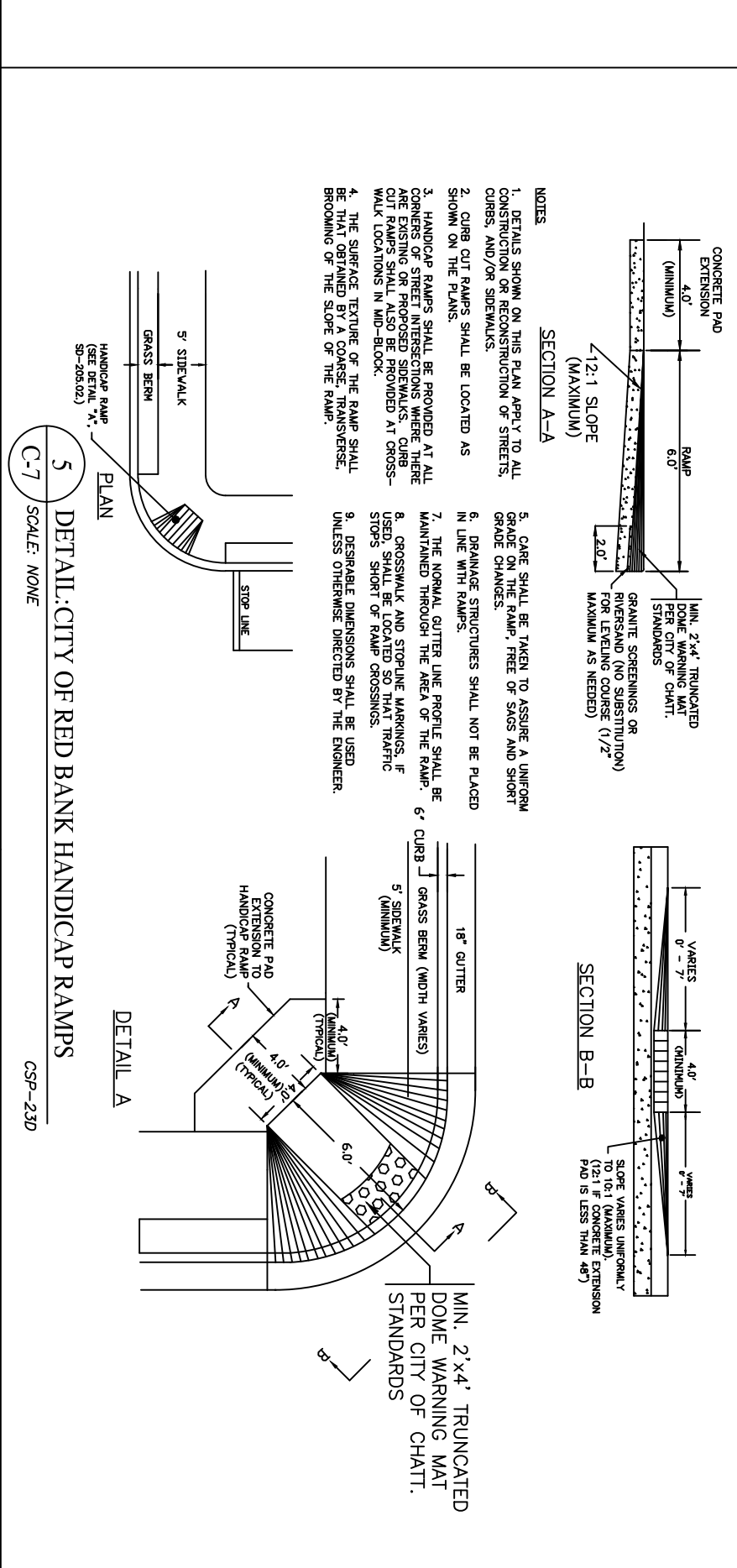
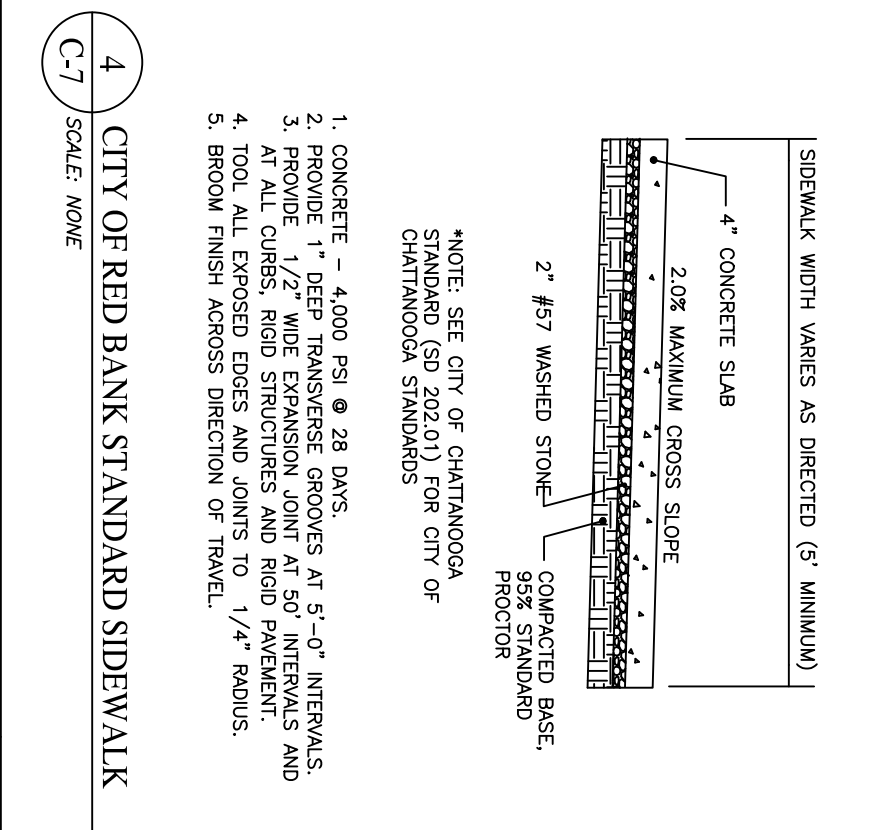
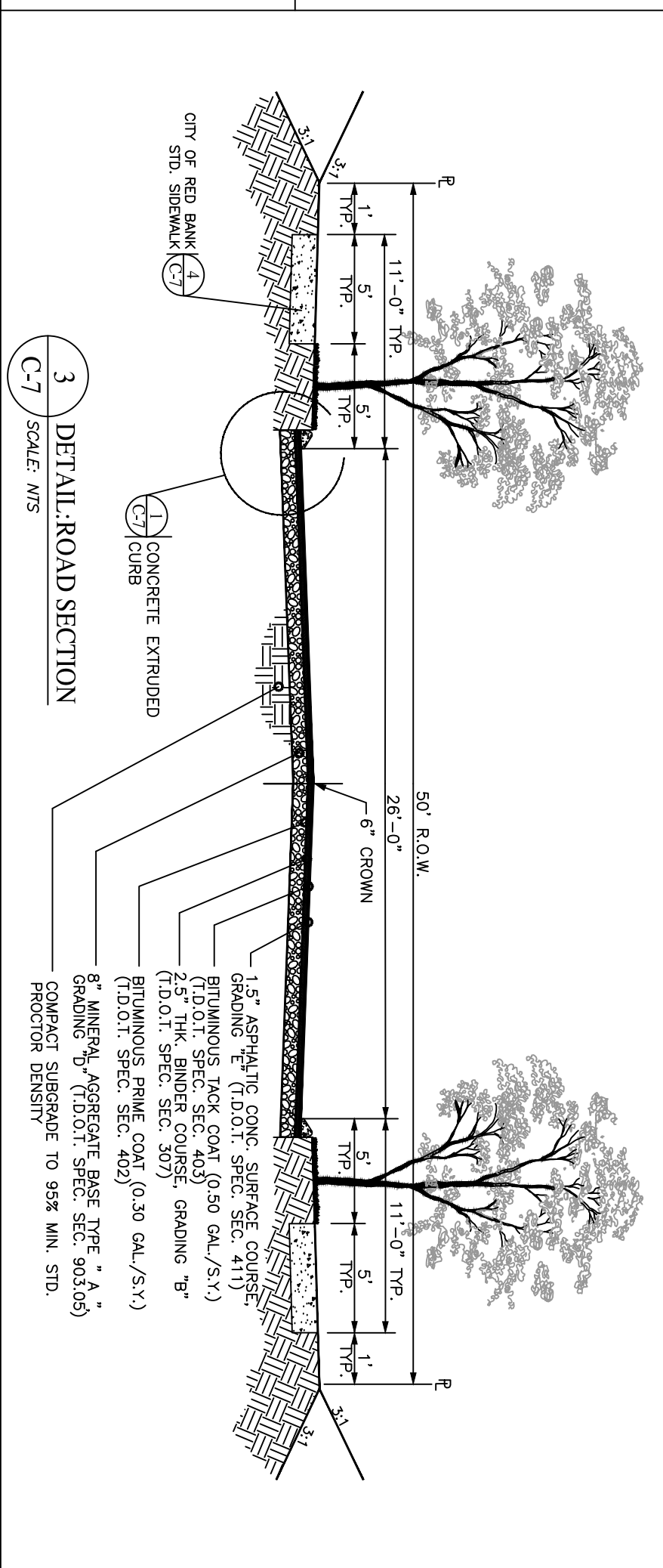
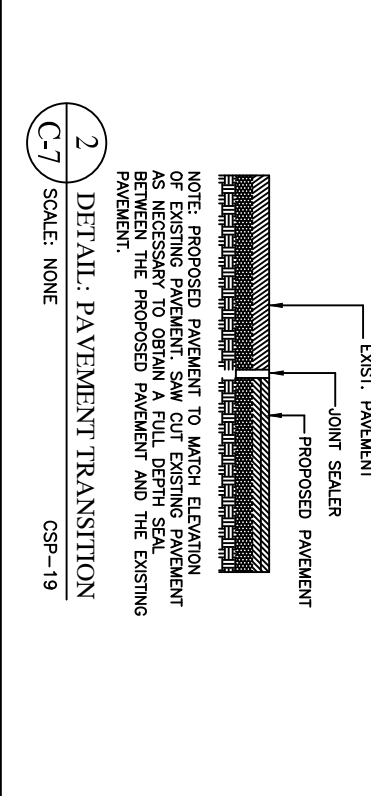
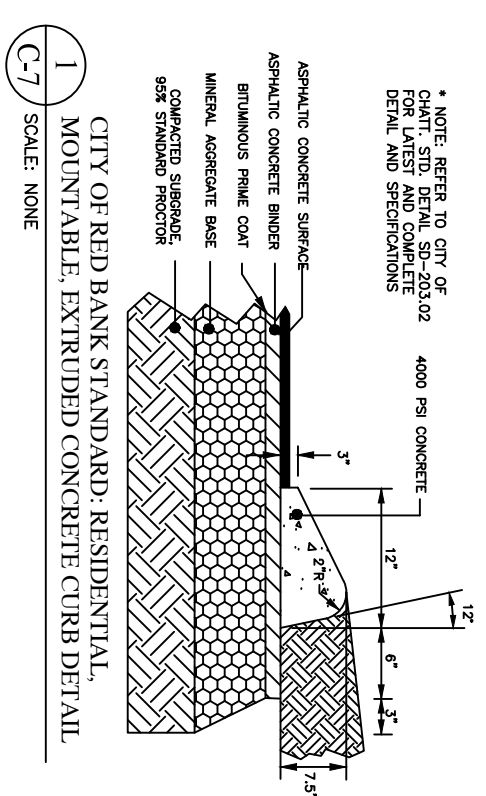
SANITARY
SEWER
PROFILE LINE
'A' & 'B'

REVISIONS
1
2
3
4
5

FILE: 19182_DRAWINGSET.DWG

ALL RIGHTS RESERVED
M.A.P. Engineers, LLC and shall
not be used for any other
purpose without the written
consent of the Engineer.

DATE: 03/02/20
DRAWN BY: SBT
CHECKED BY: MAP
PROJ. NUMBER: 19-182
SHEET NUMBER: C-6A



REVISIONS

NO.	DATE	DESCRIPTION
1	03/02/20	DRAWN BY: SBT
2		CHECKED BY: MAP
3		
4		
5		

FILE: 19182_DRAWINGSET.DWG

SITE DETAILS

PINE BREEZE ROAD DEVELOPMENT

FOR:

PINE BREEZE PARTNERS

179 HAMM ROAD

CHATTANOOGA, TN 37405

MAP ENGINEERS L.L.C.

Tel: (423) 855-5554

Fax: (423) 465-8110

7380 Applegate Lane

Chattanooga, TN 37421

PRELIMINARY NOT FOR CONSTRUCTION

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Public Works Director
From: Ashley Gates, Regional Planner
Date: May 12, 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

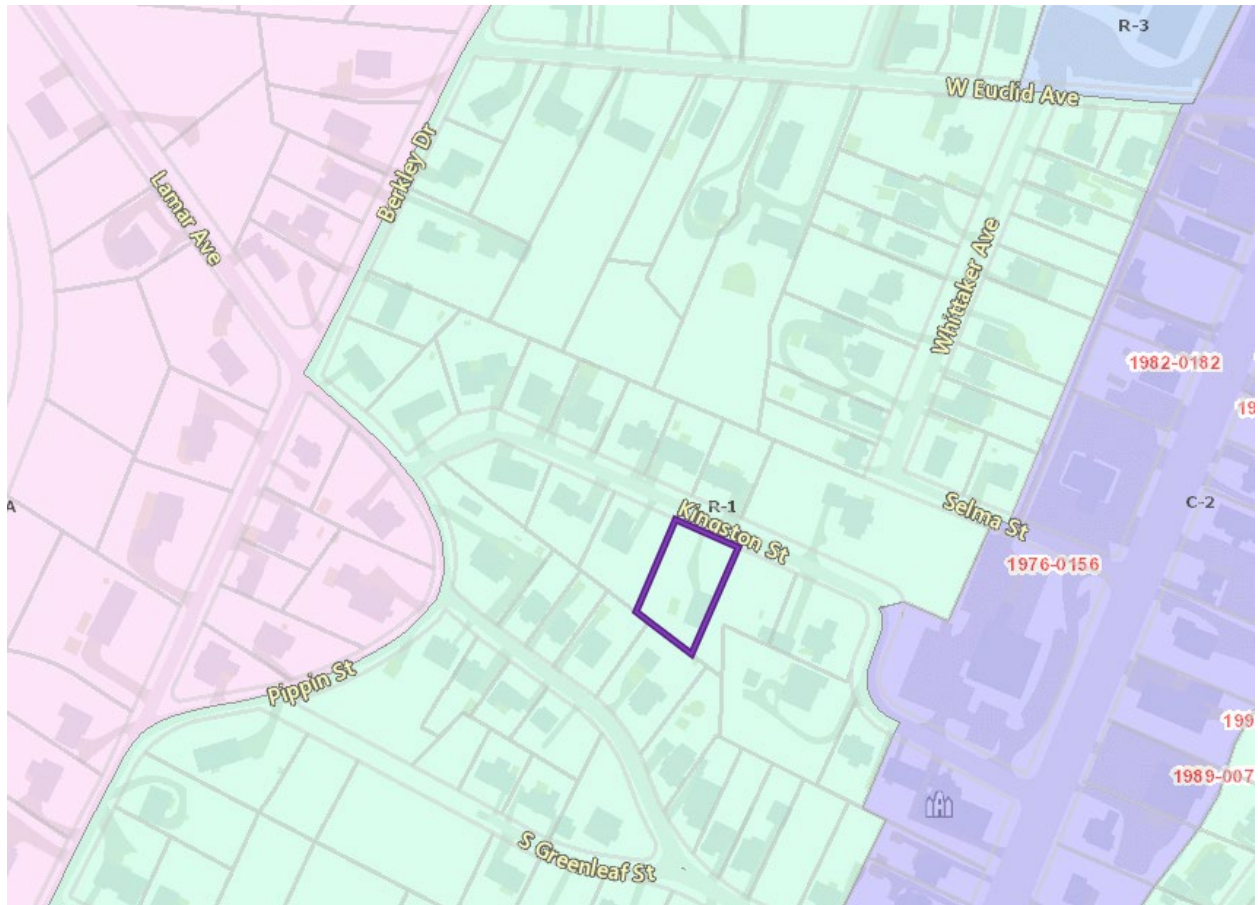
The property currently has a home that was built around 1942 and an old shed. The applicant proposes subdividing the lot into two lots of approximately 7,500 square feet. The existing residential structure will be demolished and replaced with two-story single-family homes.

Zoning Ordinance

The submitted site plan will not meet the requirements of the Zoning Ordinance for R-1 due to the 60-foot frontage requirement. While RZ-1 will allow the narrower lots, it would be difficult to fit the required 25-foot setback along the property lines that abut the R-1 zone. 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	RZ-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 zero lot-line dwellings; Parks, playgrounds, schools, churches, community buildings; accessory uses; home occupations	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)	35 feet (Width)
Front Yard	25 feet	25 feet	25 feet
Rear Yard	25 feet	25 feet	25 feet
Side Yard	10 feet	Zero Lot Line: 0 to 1.2 inches; Opposite side must be 10 feet Adjacent Lots: 6 feet with a minimum building separation of 12 feet.	Single family: 10 feet / 12-foot building separation Townhouse: 25 feet
Lot Size	7,500 square feet	2,625 square feet	N/A
Setback from R-1 Zone	N/A	25 feet	10 feet (Landscaped)
Building size (Single Family)	1,400 square feet	1,400 square feet	N/A

Zoning Map



Compatibility with Surrounding Uses

The lots along Kingston Street vary significantly in size, ranging from 8,700 square feet to 42,000 square feet. All meet the required 60-foot frontage requirement. The proposed rezoning and development of 14 Kingston Street would be the smallest and narrowest lots on Kingston Street. However, the lots would still meet the 7,500 square foot minimum of the R-1 zone.

Looking at the larger neighborhood, however, several lots do not meet the 60-foot frontage requirement and are smaller than 7,500 square feet. Keeping in mind the intention to provide single-family infill development, the proposal appears to be compatible with the neighborhood development pattern.

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.

Spot Zoning

Spot zoning is not a legal practice in Tennessee, but it is not always easy to determine if a particular rezoning can be considered spot zoning. Generally, courts have viewed a rezoning that has economic harm on neighboring property owners and no public benefit as spot zoning (Source: MTAS).

In this case, the proposed rezoning is for a single-family development within a larger single-family neighborhood. The main difference between the proposed development and the neighboring properties is that the lot will be narrower. There is adequate space for screening between lots and for a large front yard between the homes and Kingston Street. Staff does not perceive significant economic harm. Removing a dilapidated structure and providing new housing will offer a public benefit to the neighbors and the City.

Further, the City of Red Bank has several small pockets of RT-Z zoned property throughout R-1 and R-1A zones. This rezoning would be keeping with the established rezoning patterns of the City.

RECOMMENDATION

Staff recommends one of the following options:

1. Rezone to RZ-1 and modify the Zoning Ordinance removing the requirement for a 25-foot setback from the R-1 zone. This requirement can be replaced with the Type C screening, as in the RT-Z zone and avoid a significant number of conditional rezonings.
2. Rezone to RT-Z with the condition that townhomes not be built.

Attachement 1. 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 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 Josh Barr
2. Street Address 14 Kingston St
3. City Chattanooga State TN Zip 37415
4. Telephone Number 615-557-4698
5. Are you the owner of the property yes no X - Under contract contingent on new zoning A
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? R-1
9. What is the requested zone desired or proposed use of the property? R2-1
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 Josh Barr Date 3/24/20

Amount Paid 100.00 Date Paid 3/30/2020 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 _____

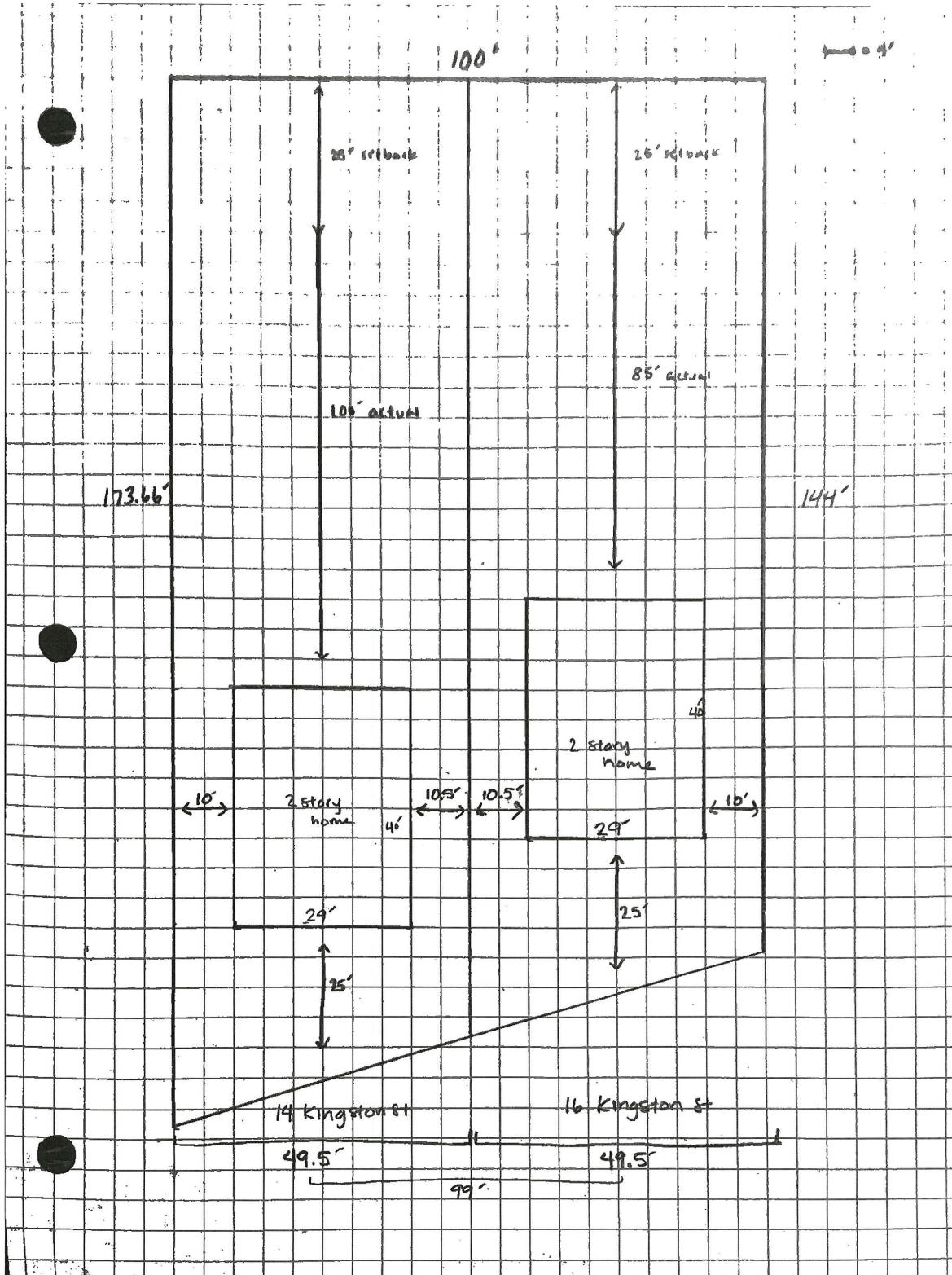
Date Reviewed by the Zoning Board _____

List of any special conditions that may apply to the zoning _____

Approved by Ordinance Number _____

Date _____

Attachment 2. Site Plan.



MEMORANDUM

To: Members of the Red Bank Planning Commission

Cc: Tim Thornbury, Public Works Director

From: Ashley Gates, Regional Planner

Date: May 12, 2020

Subject: Zoning Ordinance Amendment to adjust buffering distances relative to usage in zones L-1 and M-1

BACKGROUND

The attached Zoning Ordinance Amendment has been recommended by the City of Red Bank's attorney. The current buffering distances in these zones preclude any adult establishments within the City of Red Bank, effectively prohibiting these establishments. The ordinance was proposed as a means to allow these establishments in a very limited area.

ANALYSIS

Proposed Ordinance

The proposal amends the following ordinance under the M-1 Manufacturing Zone (shown in red):

- (B) The following uses shall be located at least 1,000 feet from the nearest boundary of the R-4 Special Zone, or any Residential Zone:
- 1) Blast furnace
 - 2) Boiler works
 - 3) Coal screening and sieving plants
 - 4) Contractors plants and storage yards
 - 5) Forge plants
 - 6) Foundries
 - 7) Junk yards
 - 8) Ore reduction
 - 9) Planing mills
 - 10) Rock crushers
 - 11) Rolling mills
 - 12) Sawmills
 - 13) Smelting
 - 14) Stockyards
 - 15) Stone mills or quarries
 - 16) Adult Oriented Establishments subject to issuance of a Special Exceptions Permit by the Red Bank City Commission upon recommendation by the Red Bank Planning Commission. **are allowed within 100 feet of the nearest boundary of any R-4 or residential zone.**

The ordinance also alters section 703.01 of Chapter VII (Adult Oriented Establishments) as follows:

SECTION 14-703. Special Permit Restrictions for Adult-Oriented Establishments

- 703.01 In no case shall an adult-oriented establishment be permitted to locate within five hundred (500) feet from any boundary of any R-1, R-1A, R-1 Open Space, R-2, R-3, R-4, R-5, PUD, RT-1, RT-Z or RT/Z Zone or within 500 feet of a residential use within any zone, nor shall any proposed adult-oriented establishment be permitted to locate within ~~five hundred (500)~~ **one hundred (100)** feet from the nearest property line of a site which is used for the purpose of a recreational park (ornamental parks are not to be considered in the requirement), place of worship, school, day care center, or other adult-oriented establishment. Measurement shall be made from the nearest recorded property line of the adult-oriented establishment to the nearest property line or boundary of the above-mentioned uses.

Impact of the Zoning Ordinance Amendment

This proposal will still restrict adult-oriented establishments to a very limited area in the L-1 and M-1 zones. There are an estimated four parcels that would meet these restrictions.

RECOMMENDATION

Staff recommends approval of this proposed ordinance.

Attachment 1. Proposed Ordinance.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE TO AMEND ORDINANCE NO. 15-1020, SECTIONS 14-502 AND 14-703 THEREOF SO AS TO ADJUST BUFFERING DISTANCES RELATIVE TO USAGE IN ZONES L-1 AND M-1.

WHEREAS, a review and study of the Zoning Ordinance recommends and necessitates a reduction of the buffering distances in Section 14-502(B)(16) and in Section 14-703.1; and

WHEREAS, the necessary buffering distances should be one hundred feet (100') instead of the currently referenced buffering distances in order to meet recommended guidelines in that context; and

WHEREAS, the Red Bank Planning Commission has reviewed and approved the recommended revisions to the specified buffering distances.

NOW THEREFORE, BE IT ORDAINED, by the City Commission of the City of Red Bank, Tennessee, that:

SECTION 1:

That Ordinance No. 15-1020, the Red Bank Zoning Ordinance at Subsection 14-502(B)(16) be and the same is hereby amended to revise the buffering difference thereby specified from one thousand feet (1,000') to one hundred feet (100') of and with respect the referenced Subsection (16) only.

SECTION 2:

That Ordinance No. 15-1020, the Red Bank Zoning Ordinance, at Subsection 14-703.1 be and the same is hereby amended to revise the buffering difference thereby specified from five hundred feet (500') to one hundred feet (100').

BE IT FURTHER ORDAINED, that every section, sentence, clause, and phrase of this ordinance is separable and severable. Should any section, sentence, clause, or phrase be declared unconstitutional or invalid by a court of competent jurisdiction, said unconstitutionality or invalidity shall not effect or impair any other section, sentence, clause, or phrase.

FINALLY, BE IT ORDAINED that this ordinance shall take effect from and after the date of its final passage, the health, safety and welfare of the citizens of the City of Red Bank requiring it.

MAYOR

CITY RECORDER

PASSED ON FIRST READING

PASSED ON SECOND AND FINAL READING

APPROVED AS TO FORM:

CITY ATTORNEY