

City of Red Bank
Municipal Planning Commission

WORK SESSION AGENDA
May 18, 2021
12:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Commissioner Cannon

- | | |
|---|--|
| ☐ Commissioner Browder | ☐ Commissioner Millard |
| ☐ Commissioner Cannon | ☐ Commissioner Skonberg |
| ☐ Commissioner Luther | |

III. Agenda items for the May 20, 2021 regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. April 15, 2021

B. NEW BUSINESS

1. Preliminary Plat for Hartman Hills Subdivision
2. Revised Plat for Rose Estates Subdivision
3. Bridge Replacement and Widening - Lullwater at Stringers Branch
4. Red Bank ADA Citywide Upgrades
5. Dayton Boulevard Resurfacing from Browntown Road to Gadd Road
6. Any properly presented new business

C. UNFINISHED BUSINESS

1. Steep slope ordinance discussion
2. Any properly presented unfinished business

D. OTHER BUSINESS

IV. ADJOURNMENT

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA
May 20, 2021
6:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Commissioner Cannon

- | | |
|---|--|
| ☐ Commissioner Browder | ☐ Commissioner Millard |
| ☐ Commissioner Cannon | ☐ Commissioner Skonberg |
| ☐ Commissioner Luther | |

III. INVOCATION – Commissioner Millard

IV. PLEDGE OF ALLEGIANCE – Commissioner Browder

V. CONSIDERATION OF THE MINUTES

1. April 15, 2021

VI. NEW BUSINESS

1. Preliminary Plat for Hartman Hills Subdivision
2. Revised Plat for Rose Estates Subdivision
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VII. UNFINISHED BUSINESS

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2. Any properly presented unfinished business

VIII. OTHER BUSINESS

IX. ADJOURNMENT



Hollie Berry
Mayor

COMMISSION

Tim Thornbury
City Manager

MINUTES
April 15, 2021
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:00 PM.

II. ROLL CALL

Commissioner Smith called the roll. Commissioners Browder, Cannon, Millard, Luther and Skonberg were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District, Ashley Gates, was also present. Additional attendees are listed on the sign-in sheet.

III. INVOCATION

Commissioner Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley said the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES**A. November 21, 2019 Meeting Minutes**

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

VI. NEW BUSINESS**A. Request to Rezone 336 Sweetland Drive from R-1 Residential to R-3 Residential**

Staff stated that the existing home at 336 Sweetland is about 1,828 square feet and is currently zoned R-1. The lot is between 7,000 and 7,500 square feet. Staff stated that the intent was to establish a short-term rental on the bottom floor, which would require that the property be zoned R-3. Staff stated that the neighboring properties are R-1 and have single-family homes, though there is a townhome in close proximity. Staff recommended denying

the rezoning request due to the small size of the lot, which would not be large enough for the required 10-foot buffer, and due to spot zoning concerns.

Charlotte Franklin, the applicant, stated that she had difficulty affording a home in Red Bank and that she would like to supplement her income by hosting short-term rentals. She stated that she would be willing to combine her lot with the neighboring lot, which she also owns, and request a rezoning for that lot as well. She stated that she has contacted her neighbors and asked them to contact her or the staff planner with concerns.

Commissioner Cannon asked if the rear yard would have enough room for the required buffer. Staff said that it may, and the applicant stated that there was more than 10 feet. Commissioner Cannon said that he would still have concerns about spot zoning. The applicant asked if the entire neighborhood could be rezoned. Commissioner Browder stated that would not be possible at this time.

Commissioner Cannon motioned to recommend denying the rezoning request due to spot zoning concerns. Commissioner Skonberg seconded the motion. The motion passed unanimously.

Commissioner Luther suggested that in the future staff provide advise to applicants before they officially file a request, particularly when the case is obviously spot zoning. Staff stated that she would work with city staff to better inform applicants about the process and what the Planning Commission reviews when evaluating a rezoning request.

VII. UNFINISHED BUSINESS

A. Steep slope ordinance discussion

Commissioner Cannon stated that he would like everyone to review the information provided by planning staff. Commissioner Luther asked staff to overlay the soil map with the slope map that staff provided. Staff agreed. The topic was tabled until the next meeting.

B. Rental Unit Regulation Discussion

Staff provided an updated memo on rental unit regulations. The Commissioners read through the memo. Commissioner Browder stated that she felt it captured the Planning Commission's concerns well. Commissioner Skonberg stated that she felt the introduction could better state their case and the urgency with which they view these concerns.

Commissioner Browder asked staff to also add a request that codes enforcement provide the Planning Commission with additional information. Commissioner Cannon stated that the goal of converting rental units would create up to 2,175 new units for homeowners.

Commissioner Millard motioned to approve the memo to the Board of Commissioners regarding rental unit regulations pending revisions. Commissioner Luther seconded the motion. The motion passed unanimously.

C. Screening Requirements Species List

Staff stated that the native tree list from resident Don McKenzie had been incorporated into the most recent draft of the Zoning Ordinance. Staff stated that the new draft would also

allow the City Manager to approve smaller trees at installation for native species. Staff stated that Mr. McKenzie had indicated that his list was still a work in progress.

Commissioner Browder suggested that they approved they recommend the ordinance as written, allowing the Board of Commissioners to review with Mr. McKenzie and make any additional changes. Commissioner Luther stated that they could always send it back to the Planning Commission if they felt that they needed to.

Commissioner Luther motioned to recommend approval of the ordinance amending the screening requirements. Commissioner Millard seconded the motion. The motion was approved unanimously.

VIII. OTHER BUSINESS

No other business was presented. Commissioner Millard motioned to adjourn. Commissioner Skonberg seconded the motion. The meeting was adjourned at 7:20 PM.

Chairman



MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Public Works Director
From: Ashley Gates, Regional Planner
Date: May 3, 2021
Subject: Preliminary Plat for Hartman Hills Subdivision

SUMMARY

Property Address: 5005 Dayton Blvd.
Tax ID: 0990 B 001.01
Deed Book: DB 5158 Pg. 510
Property Owner: RP Dayton Blvd LLC
Applicant: Rise Partners
Staff Recommendation: Approval

ANALYSIS

Background

Rise Partners has submitted a preliminary plat for the Hartman Hills Planned Unit Development (PUD) located at 5005 Dayton Blvd. This development has gone through the following approval process:

1. Rezoning – June/ July 2020
2. Preliminary PUD Plan / Special Exceptions Permit / Preliminary Plat – August 2020
3. Final PUD Plan – Approved with Minor Changes, February 2021
- 4. Revised Preliminary Plat – May 2021**
5. Final Plat – to be reviewed after the roads are graded/staked or completed

Due to the altered lot lines from the original preliminary plat, a revised preliminary plat must be reviewed.

Existing and Proposed Use

The 26.3-acre lot currently has one home, which sits more than 1,000 feet from Dayton Blvd. The applicant proposes a development of 61 single-family homes and 10 townhouses, as approved in the PUD Plan. Two roads will be built, with one extending perpendicular to Dayton Blvd., and the other creating a loop providing access to the remaining lots.

At the entrance off Dayton Boulevard, there will be a small community lot to the right, 29 feet deep. To the left is a large retention pond, on a community lot that will be more than 100 feet

deep. This creates a buffer between the busy Dayton Boulevard and the residential lots.

Density

The proposed density is 2.7 units per acre, which is within the allowed density for a PUD in the R-3 Zone and does not exceed the condition of a maximum of 5 units per acre that was placed on this property when rezoned. The density without the large rear lots is 5.1 acres units per acre. Note that the density condition is assigned to the overall development and the topography dictates that the front half of the development will have more lots should the rear portion be developed.

Zoning Ordinance

The property was rezoned to R-3 in July 2020 with the condition that the density be no higher than 5 units per acre, and that only townhomes and single-family residences be built. The developer proposes 10 townhouses and 61 single-family homes, meeting these conditions.

The Special Exceptions Permit requires that the developer provide open recreational space for the residents of the PUD. The developer provides 3.39 acres of open space in two community lots.

Variances

The Preliminary PUD and initial plat were approved with two variances:

1. Decrease of the road width requirement to only 22 feet wide due to steep slopes and desire to preserve trees.
2. Variance to allow a road grade above 4% at the internal intersections

Conformity with PUD Plan

The submitted plat appears to conform with the submitted and approved PUD plan.

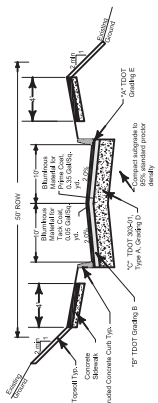
RECOMMENDATION

Staff recommends approval with the previously approved variances.

PURSUANT TO THE SUBDIVISION REGULATIONS OF THE CITY OF RED BANK, TENNESSEE, ALL OF THE REQUIREMENTS OF THE PRELIMINARY APPROVAL HAVE BEEN FULFILLED, THEREFORE THE "PRELIMINARY PLAT OF HARTMAN HILLS SUBDIVISION" INCLUDING THE FOLLOWING PAGES: SV1-SV4, C203-C204, C401-C404, & C601 HAS BEEN APPROVED BY THE RED BANK MUNICIPAL PLANNING COMMISSION ON _____ (DATE), SUBJECT TO THE FOLLOWING MODIFICATIONS:

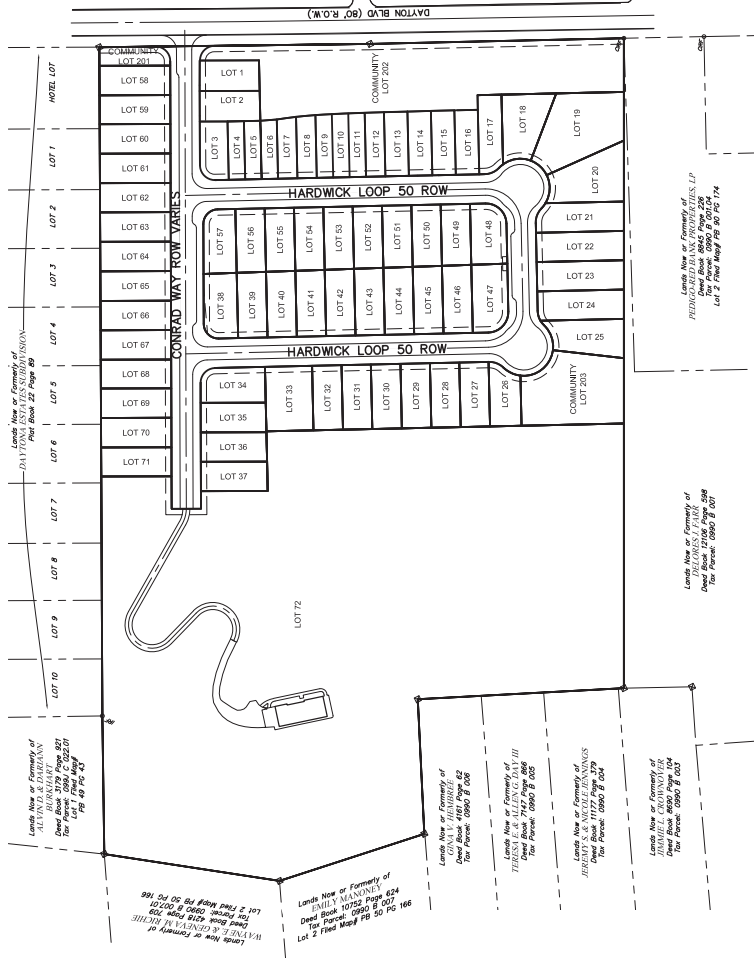
PRELIMINARY APPROVAL SHALL BE NULL AND VOID ON _____ (THREE YEARS FROM APPROVAL)

VARIANCES GRANTED, IF ANY:

PLANNING COMMISSION SECRETARY DATE

Pavement Type	Asphalt Concrete Surface	Asphalt Concrete Bllder	Mineral Aggregate Base
Standard Duty (SD)	2"	0"	6"

TYPICAL ROAD CROSS SECTION



Lands Now or Formerly of
PEDIGO-RED BANK PROPERTIES, L.P.
Deed Book 8845 Page 226
Tax Parcel: 0090 B 001.04
Lot 2 Filed Map# PS 90 PG 174

*Lands Now or Formerly of
DELORES J. FARR
Deed Book 12106 Page 598
Tax Parcel: 0990 B 001*

Tax Parcel: 0990 B 003

REAR LOT LINES. THESE DRAINAGE
OR USED AS ONE LOT, OR IF NO
BUILDING ON ANY COMMUNITY LOT.
ASSUMED BY THE DEVELOPER UNTIL

MENT SHALL BE RESERVED ALONG THE LOT LINE. THE LOT LINE SHALL BE NATIONALLY ABANDONED IF TWO OR MORE CONVEYANCES OF THE LOT LINE SHALL BE RESERVED ALONG THE LOT LINE. THE LOT LINE SHALL BE NATIONALLY ABANDONED IF TWO OR MORE CONVEYANCES OF THE LOT LINE SHALL BE RESERVED ALONG THE LOT LINE.

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16. 1/2" IF
17. NO BU

LOTS 1 THROUGH 72 - HARTMAN HILLS SUBDIVISION
& COMMUNITY LOTS 201 - 303
HARTMAN HILLS SUBDIVISION
PRELIMINARY
SUBDIVISION PLAT

[illegible]

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

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

100

...ING OR DOCUMENT, OR ANY PORTION THEREOF,
...ENGINEERING CONSULTANTS, LLC IS PROHIBITED. THE
...CONSULTANTS, LLC SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE EXAMINER'S REVIEW OF THE DRAWINGS OR INFORMATION OTHER THAN THAT FOR WHICH IT WAS
...TO CHAZEN ENGINEERING CONSULTANTS, LLC.

...TURE AND ENGINEERING EXAMINERS FOR ANY PERSON
...OR SHE IS ACTING UNDER THE DIRECTION OF A
...SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT.
...PROFESSIONAL SHALL AFFIX TO THE DRAWING OR
...SIGNED BY HIS OR HER SIGNATURE, THE DATE OF SUCH

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IT IS A VIOLATION OF THE TENNESSEE SEAL ACT TO ALTER THIS DRAWING OR DOCUMENT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE REGISTERED PROFESSIONAL PROJECT ARCHITECT AND SEAL. IF THIS DRAWING OR DOCUMENT IS ALTERED WITHOUT HIS OR HER SEAL, THE MODIFICATION WILL BE AT USER'S SOLE RISK.

THIRD CIVIL DISTRICT, HAMILTON COUNTY, TENNESSEE

rev.	date	revision per comments	description
1	5/11/2021		

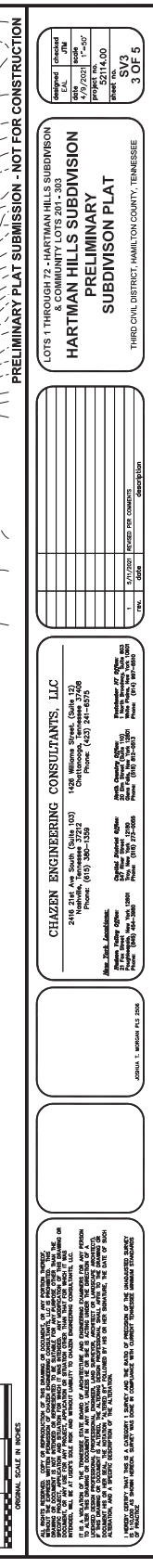
Troy, New York 12180
 Phone: (518) 273-0055

JOSHUA T. MORGAN PLS 2506

THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY
TO THE RATIO OF PRECISION OF THE ADJUSTED SURVEY
IS WITH CURRENT TENNESSEE MINIMUM STANDARDS

I HOPELY CERTIFY THAT THIS IS A CATEGORY 1
IS 1:10,000 AS SHOWN HEREON. SURVEY V
OF PRACTICE

Drawing Name: C:\temp\Autodesk_14860\05_SVV_52114-GD_HARTMAN-HILLS.dwg
Sheet's Attached section XSLB-SV7_52114-GR_XTB_52114-OD_24X30_HARTMAN-HILLS GIS TOPO WITH LABELS XBASE-Sewer FROM ROCKY XBASE-STORM FROM ROCKY) April 1st last issue



Curve Data			
Curve #	Radius	CHORD	(DELTA)
C13	35.00'	9.83'	10.9535°
C14	50.00'	17.20'	19.0072°
C15	50.00'	10.17'	5.3393°
C16	50.00'	77.82'	89.7717°
C17	50.00'	22.48'	37.7235°
C18	50.00'	32.61'	40.0278°
C19	25.00'	16.81'	35.0509°
C20	25.00'	38.74'	91.8451°
C21	25.00'	38.74'	55.0509°
C22	25.00'	54.98'	90.0070°
C23	35.00'	54.98'	90.0070°
C24	35.00'	48.50'	83.8388°

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Public Works Director
From: Ashley Gates, Regional Planner
Date: May 3, 2021
Subject: Revised Plat for Rose Estates Subdivision

SUMMARY

Property Address: 517 Woodrose Lane
Tax ID: 099N R 048.00 & 049.00
Deed Book: DB 2126 PG 963 and DB 5125 PG 747
Property Owner: William Rose
Staff Recommendation: Approval

ANALYSIS

Background

The City of Red Bank abandoned the unimproved and unopened right-of-way along Woodrose Lane in 2019. In other words, the area shown as Carlie Way was originally intended to be a paved road but was never paved. At the request of the property owners, the right-of-way was abandoned and returned to the ownership of the adjoining property owners.

The property owner is now proposing an access easement, also known as a shared driveway, to provide access to two existing lots and new Lot 10B.

Zoning Ordinance

This property is zoned R-1A. The lots appear to meet the dimensional requirements of the R-1A Residential zone, exceeding the minimum lot size of 7,500 square feet.

Access Easement

The proposed access easement meets the requirements of Section 406 of the Subdivision Regulations. The easement is 22 feet wide and offers a hammerhead turnaround for emergency vehicles. When installed, the driveway will be required to have 5 feet of hard surface from the edge of the sidewalk. The proposed development appears to meet the intent of Section 406, as it will provide infill development that complements the established residential neighborhood.

Utilities

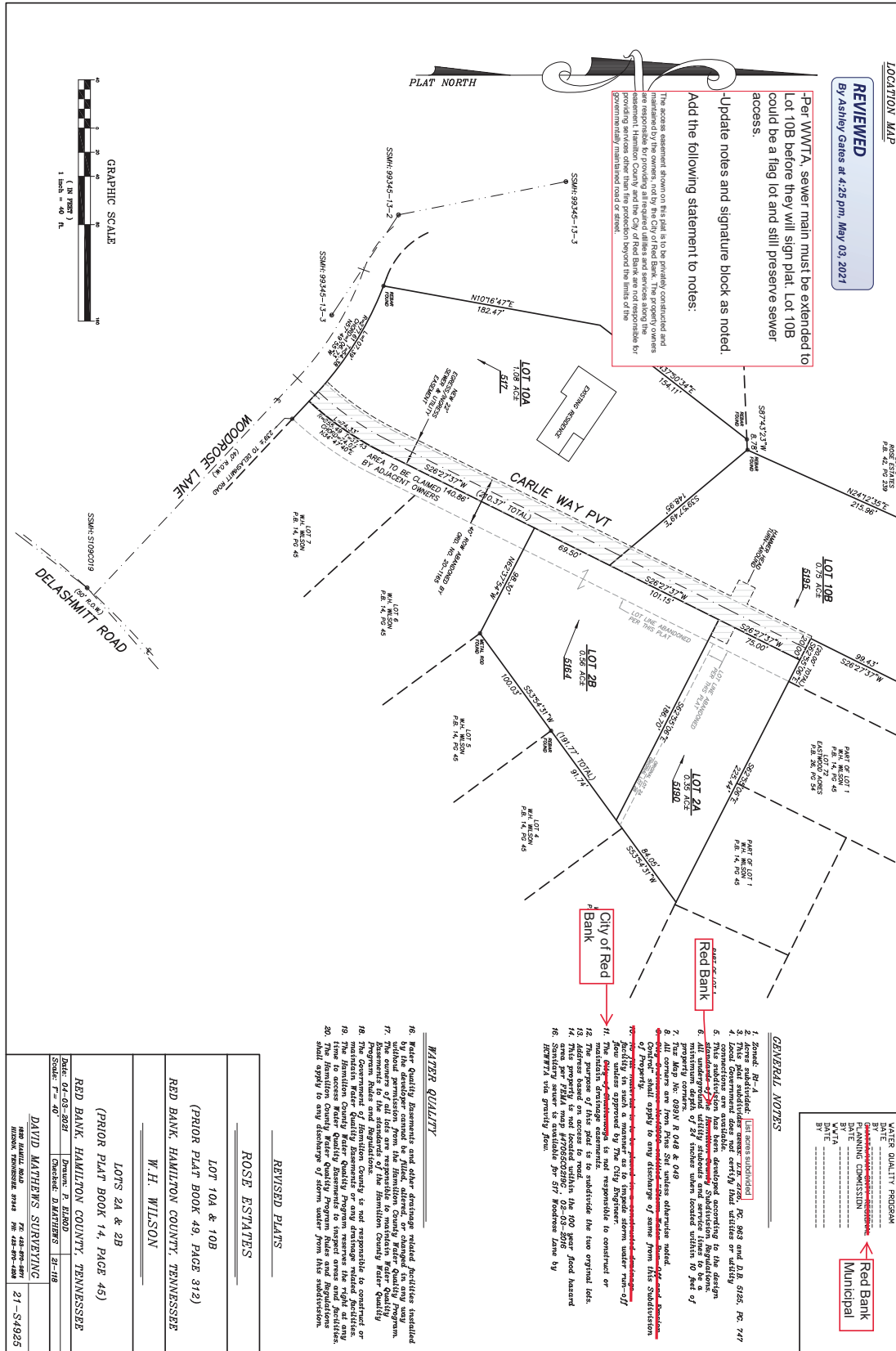
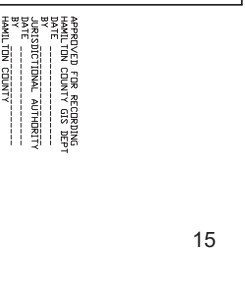
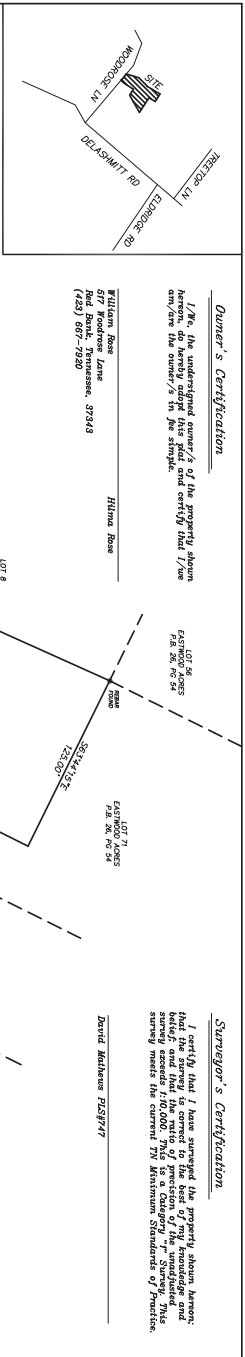
Staff has requested further review from WWTa regarding sewer access. WWTa will not approve lots that cut off sewer access. Staff has proposed a flag lot configuration to preserve sewer access to Lot 10B. The flag lot will meet the requirements of Section 407 of the Subdivision Regulations.

Recommendation

The main concern with this plat will be whether WWTa approves Lot 10B. While common in many other jurisdictions, WWTa does not allow individual sewer laterals (i.e., individual sewer connections) to cross property lines, except in cases where there are existing buildings or lots of record. They would require that a sewer main, rather than a smaller sewer lateral. Lots 2A and 2B are existing lots of record. Staff has proposed a flag lot configuration and requested review by WWTa and the property owner.

Both the original proposed configuration and the flag lot configuration will meet the standards for the City of Red Bank. Staff recommends approval for the following reasons:

- (1) The proposed development will provide appropriate infill in an established residential neighborhood
- (2) With the recommended corrections, the plat meets the requirements of the Red Bank Subdivision Regulations and Zoning Ordinance



MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Public Works Director
From: Ashley Gates, Regional Planner
Date: May 3, 2021
Subject: Transportation Improvement Program projects

BACKGROUND

The Red Bank Board of Commissioners has requested that upcoming Transportation Improvement Projects be reviewed by the Planning Commission prior to entering a contract with the engineers.

The Transportation Improvement Program is a short-term (4-year) transportation plan for the region. The projects in this plan are identified by the Transportation Planning Organization (TPO), a regional planning organization that serves a census-designated region that includes Red Bank. Projects must be listed on this plan to receive federal funding. For more information on the TPO, see the included excerpt from the FHWA Guide Book, and <https://chcrpa.org/transportation-planning-organization/>

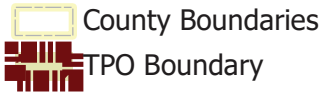
The projects to be reviewed by the Red Bank Municipal Planning Commission are ready to begin the design phase. Grants have been awarded, but funds have not yet been spent. The Red Bank Board of Commissioners have interpreted these projects as mandatory referral projects per Tennessee Code Title 13, Chapter 4, Part 104.

RECOMMENDATION

Design of these projects has not yet been completed. However, to keep the projects moving forward, staff recommends acting on these project concepts pending Planning Commission review of the design. Attached are the details on these projects from the Transportation Improvement Program Fiscal Years 2020-2023.

Project	Summary	Recommendation
Dayton Boulevard Resurfacing	Resurfacing of Dayton Blvd. from Browntown Rd. to Gadd Rd.	This project is part of a long-term effort to resurface Dayton Blvd. Resurfacing the road is essential maintenance. There does not appear to be any conflict with the Red Bank Land Use Plan. Staff recommends approval.
Replacement of Lullwater Road Bridge at Stringers Branch	The replacement of this bridge will widen the bridge from one lane to two lanes.	Lullwater Road is a two-lane road on either side of the bridge, with limited visibility due the curve of the road. The current one-lane bridge is a significant hazard. It was built in 1950, and the most recent inspections show that it the approach alignment does not meet federal safety standards. There does not appear to be any conflict with the Red Bank Land Use Plan. Staff recommends approval.
ADA Upgrades in the City of Red Bank	Specific upgrades have not been identified.	ADA improvements are essential for Red Bank residents to have access to public facilities. They are also required by federal law. The City will be hiring an engineer/design firm to identify the highest priority upgrades. There does not appear to be any conflict with the Red Bank Land Use Plan. Staff recommends approval.

TPO Area

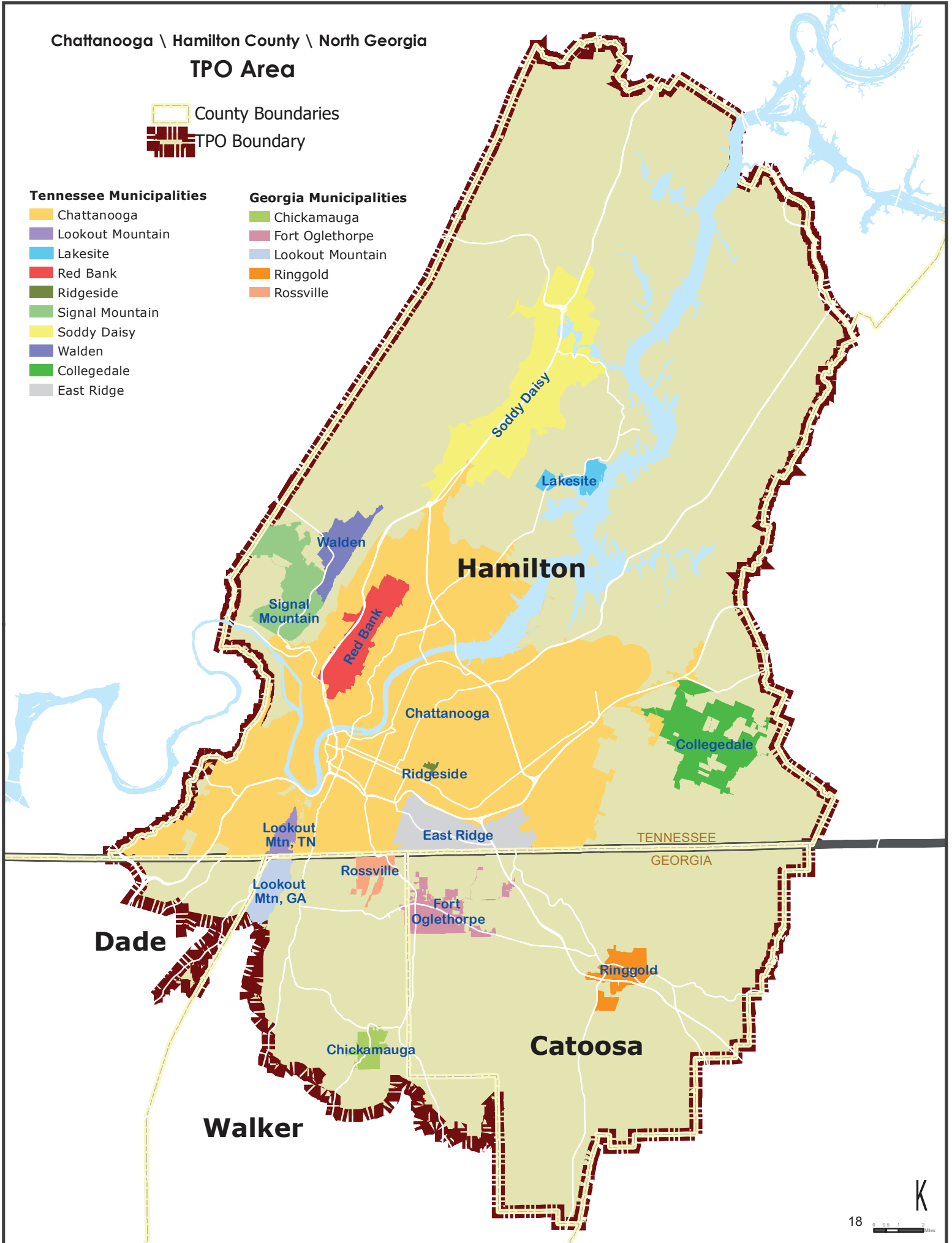


Tennessee Municipalities

- Chattanooga
- Lookout Mountain
- Lakesite
- Red Bank
- Ridgeside
- Signal Mountain
- Soddy Daisy
- Walden
- Collegedale
- East Ridge

Georgia Municipalities

- Chickamauga
- Fort Oglethorpe
- Lookout Mountain
- Ringgold
- Rossville

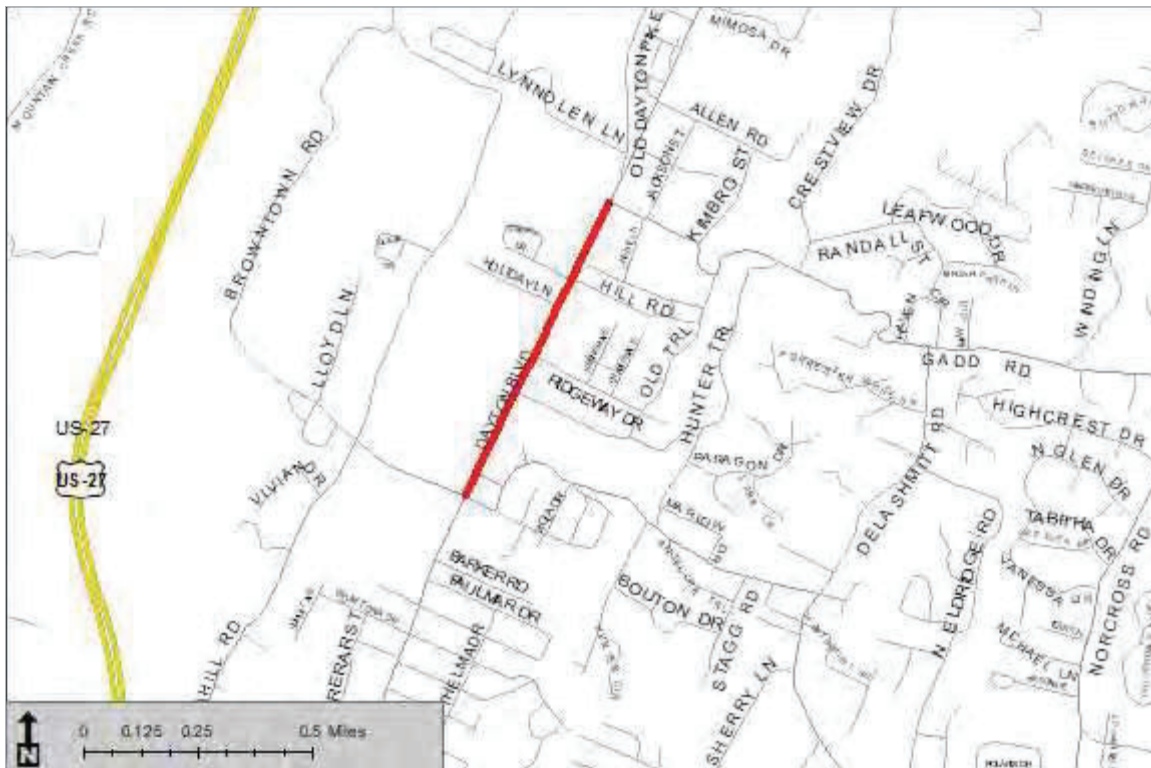


Transportation Improvement Program Fiscal Years 2020-2023

TIP # DAYTONBLVD3R	State DOT PIN #	Lead Agency Red Bank
County Hamilton	Length 0.7 mi	L RTP # RTP Appendix D: Programmatic Set-Asides
Route / Project Name Dayton Blvd Resurfacing		Total Project Cost \$430,000
Termini / Intersection From Browntown Rd to Gadd Rd		
Project Description Resurfacing, slide repair, guardrail, signing, marking, and other preventative maintenance on functionally classified streets		

Fiscal Year	Phase	Funding Type	Total Funds	Federal Funds	State Funds	Local Funds
2020	PE, ROW, CONST	STBG-M	\$8,000	\$6,400	\$0	\$1,600
2021	PE, ROW, CONST	STBG-M	\$422,000	\$337,600	\$0	\$84,400

Amendment	Date	Modification	Date	Remarks
Amendment 1		Modification 1		
Amendment 2		Modification 2		
Amendment 3		Modification 3		
Amendment 4		Modification 4		



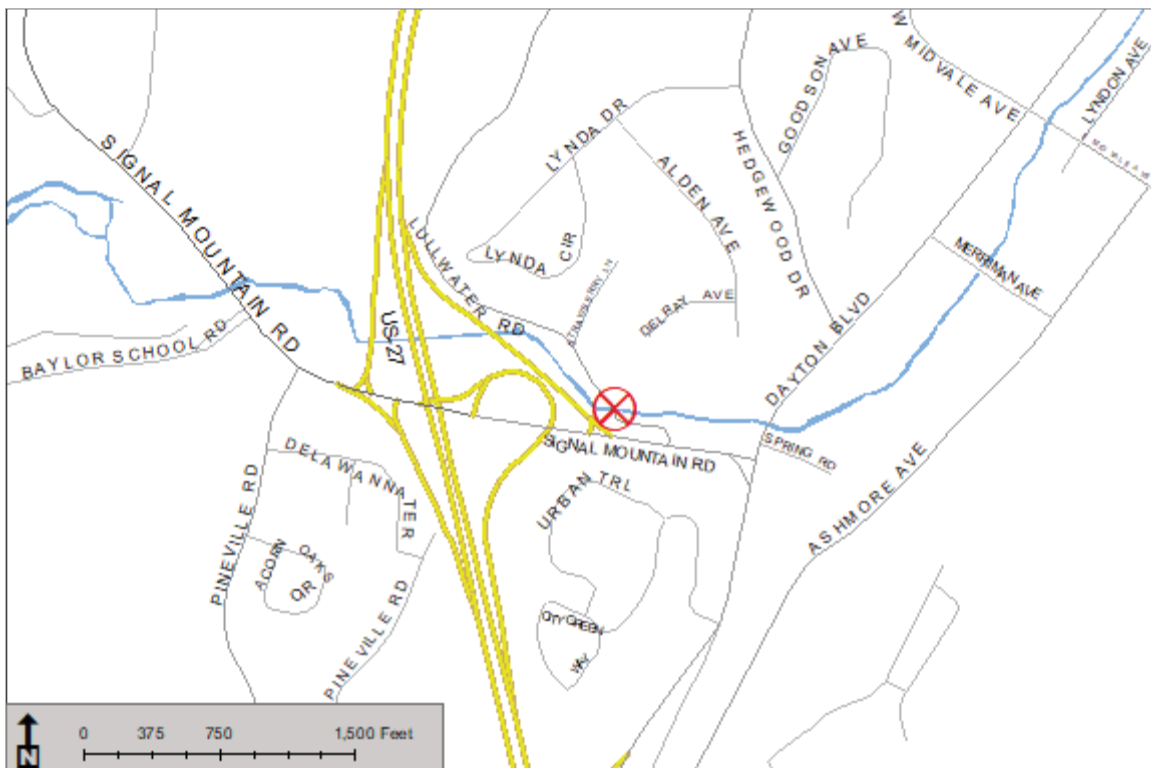
Map is for illustrative purposes only and depicts conceptual project corridors and areas.

Transportation Improvement Program Fiscal Years 2020-2023

TIP # LULLWATERBRIDGE	State DOT PIN #	Lead Agency Red Bank
County Hamilton	Length N/A mi	L RTP # RTP Appendix D: Programmatic Set-Asides
Route / Project Name Lullwater Road Bridge		Total Project Cost \$541,000
Termini / Intersection Lullwater Rd Bridge at Stringers Branch		
Project Description Bridge replacement from one lane to two lanes		

Fiscal Year	Phase	Funding Type	Total Funds	Federal Funds	State Funds	Local Funds
2020	PE, ROW, CONST	STBG-M	\$66,000	\$52,800	\$0	\$13,200
2021	PE, ROW, CONST	STBG-M	\$475,000	\$380,000	\$0	\$95,000

Amendment	Date	Modification	Date	Remarks
Amendment 1		Modification 1		
Amendment 2		Modification 2		
Amendment 3		Modification 3		
Amendment 4		Modification 4		



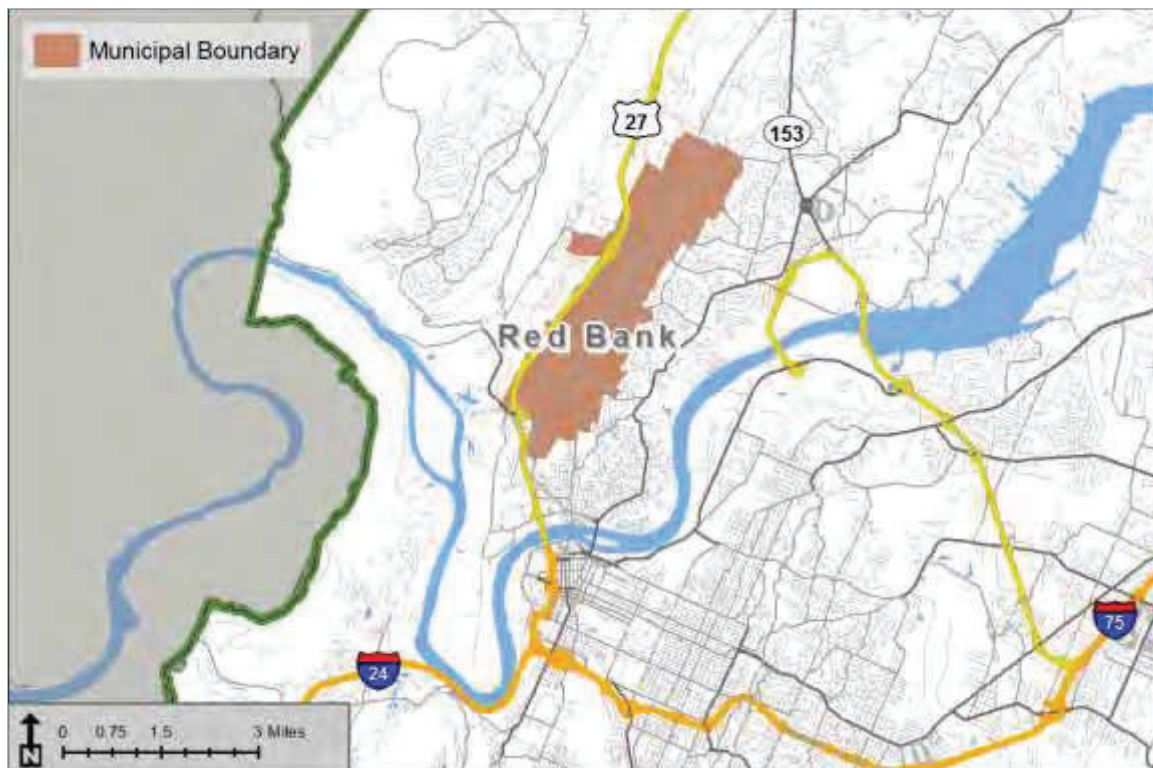
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Transportation Improvement Program Fiscal Years 2020-2023

TIP # REDBANKADA	State DOT PIN #	Lead Agency Red Bank
County Hamilton	Length N/A mi	L RTP # RTP Appendix D: Programmatic Set-Asides
Route / Project Name Red Bank ADA Citywide Upgrade		Total Project Cost \$290,000
Termini / Intersection Various		
Project Description ADA Upgrades in the City of Red Bank		

Fiscal Year	Phase	Funding Type	Total Funds	Federal Funds	State Funds	Local Funds
2020	PE, ROW, CONST	TA-M	\$24,000	\$19,200	\$0	\$4,800
2021	PE, ROW, CONST	TA-M	\$6,000	\$4,800	\$0	\$1,200
2023	PE, ROW, CONST	TA-M	\$260,000	\$208,000	\$0	\$52,000

Date	Date	Remarks
Amendment 1	Modification 1	
Amendment 2	Modification 2	
Amendment 3	Modification 3	
Amendment 4	Modification 4	



Map is for illustrative purposes only and depicts conceptual project corridors and areas.