

Eddie Pierce
Mayor

City of Red Bank
Municipal Planning Commission

Tim Thornbury
City Manager

WORKING MEETING AGENDA
July 18th, 2019
6:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

- | | |
|---|---|
| <input type="checkbox"/> Commissioner Cannon | <input type="checkbox"/> Commissioner Millard |
| <input type="checkbox"/> Commissioner Hafley | <input type="checkbox"/> Commissioner Smith |
| <input type="checkbox"/> Commissioner Browder | |

III. Agenda items for the regular planning commission meeting:

A. CONSIDERATION OF THE MINUTES

1. June 20th, 2019

B. NEW BUSINESS

1. Preliminary Plat, Major Subdivision, 4701 Delashmitt Rd., Collier Construction

C. UNFINISHED BUSINESS

1. Zoning Map Amendment, R-1A Residential to R-T/Z Residential, 519 Marlow Dr E, Carolyn Robinson

D. OTHER BUSINESS

IX. ADJOURNMENT

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III. INVOCATION – Commissioner Smith

IV. PLEDGE OF ALLEGIANCE – Commissioner Hafley

V. CONSIDERATION OF THE MINUTES

- A. June 20th, 2019

VI. NEW BUSINESS

- E. Preliminary Plat, Major Subdivision, 4701 Delashmitt Rd., Collier Construction

VII. UNFINISHED BUSINESS

- F. Zoning Map Amendment, R-1A Residential to R-T/Z Residential, 519 Marlow Dr E, Carolyn Robinson

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MUNICIPAL PLANNING COMMISSION

Eddie Pierce
Mayor

MINUTES
June 20th, 2019
6:00 p.m.
Red Bank City Hall

Tim Thornbury
City Manager

I. CALL TO ORDER

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

II. ROLL CALL

Commissioner Browder called the roll. Commissioners Hafley, Smith and Browder were in attendance. The Commission's planning advisor from the Southeast Tennessee Development District was also present. Additional attendees are included on the sign-in sheet and in the minutes.

III. INVOCATION

Commissioner Smith gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

A. May 16th, 2019 Meeting Minutes

Motion by Commissioner Browder to approve the May minutes. Second by Commissioner Smith. The motion passed unanimously.

VI. NEW BUSINESS

A. Zoning Map Amendment, C-1 Commercial to L-1 Light Manufacturing, 4825 Dayton Blvd, Duane Hixon

Staff gave an overview of the L-1 rezoning request to allow for school bus parking on the property. The applicant intended to lease the property to Hamilton County Board of Education for the storage of 55 school buses and related office operations. The storage of the school buses was proposed on a 75,000 square foot section of the parking lot that would be fenced off for security. Staff recommended that the L-1 rezoning request be denied due to the fact that it would preclude future commercial development on Dayton Boulevard and conflict with the goals of the land use plan. Staff noted that the applicant could also petition to the Planning Commission to determine whether school bus parking was similar in

character and impact to C-1 permitted uses. Staff added that the proposed school bus parking operation would raise issues related to design review requirements and the sewer moratorium.

The applicant, Duane Hixon, came forward to present his application. He asked what options were open to him other than an L-1 rezoning.

Commissioner Browder commented that the rezoning to L-1 would not be appropriate on Dayton Boulevard. Commissioner Browder added that she did not believe the proposed use was not appropriate in the C-1 zoning district and did not meet the intent of the district.

Commissioner Hafley told Mr. Hixon it would be a stretch to allow school bus parking and fencing in the C-1 zoning district but said that he was not prepared to say it does not fit in the C-1 zoning district.

Marybeth Eastlick came forward to ask about the intent of the C-1 Commercial District. Commissioner Browder explained the intent of the C-1 district to promote quality commercial development and improve the pedestrian appeal of the Dayton Boulevard.

Motion by Commissioner Browder to deny the rezoning request from C-1 Commercial to L-1 Light Manufacturing for the property at 4825 Dayton Boulevard. Second by Commissioner Smith. The motion passed unanimously.

B. Zoning Map Amendment, R-1A Residential to R-T/Z Residential, 519 Marlow Dr E, Carolyn Robinson

Commissioner Hafley informed the Planning Commission that the applicant had withdrawn her application and intended to resubmit her rezoning application with a revised site plan for the July meeting of the Planning Commission.

Motion by Commissioner Smith to table the R-T/Z rezoning request at 519 Marlow Drive for the July Planning Commission meeting. Second by Commissioner Browder. The motion passed unanimously.

C. Design Review Permit, 4707 Dayton Blvd, Red Bank Commons

Staff informed the Planning Commission that an updated site plan and elevation drawing had been submitted on Monday. The new site plan replaced the 10' to 12' redbuds used for parking lot landscaping with 5' to 6' crape myrtles. The landscape islands were also rearranged. These revisions were made to increase the visibility of the property. Staff questioned whether the 5' crape myrtles could be considered trees that were adequate for parking lot landscaping and referred to the diagram on page 16 of the Design Review Ordinance.

Staff noted that the Planning Commission would need to grant variances from street tree requirement and the street lighting requirement. There are no street lights or street trees shown on the site plan or elevation drawing. Assuming street trees were planted every 35 feet, 7 to 9 street trees could be required on the site plan including two at the south end of the property and 5 to 7 in front of the detention basin. Staff added that the Planning Commission would also need to determine whether 5' tall crape myrtles could be defined as a tree that could be used for parking lot landscaping.

Staff also noted that a stormwater plan was needed for the property but could be approved separately from the Design Review application. Staff added that they were unsure whether a stormwater plan would require revisions to the design review site plan approved by the Planning Commission. This concern was raised by Commissioner Cannon at the Planning Commission working meeting.

Eric Everette, representing Red Bank Commons, came forward to present the updated site plan and elevation drawings for the design review application. Eric Everette requested a variance from the street tree requirement citing lack of visibility of the property as an undue hardship.

Commissioner Hafley asked if the pole sign was used. The applicant confirmed that the pole sign would be used. Commissioner Hafley asked whether this pole sign was not sufficient for visibility. Mr. Everette said that he needed visibility of the property in the distance.

Commissioner Smith said that Yoshino Cherry trees would be required along the street. Concerns were raised by the applicant about street trees on the edge of the detention basin. Commissioner Hafley noted that concerns about street trees in the detention basin would not affect the street trees that would be required south of the entrance to the property.

Commissioner Hafley asked why the redbuds were replaced with crape myrtles. Mr. Everette said that the crape myrtles replaced the redbuds because they were easier to maintain.

Motion by Chairman Hafley to approve the design review application for 4707 Dayton Boulevard with a partial variance from street tree requirement to be granted for street trees that would be required in front of the detention basin due to insufficient width, and with a variance from the street lighting requirement to be granted due to insufficient width between the sidewalk and the stormwater detention basin, and subject to the requirement that the site plan be resubmitted to the Planning Commission in the case that the approved stormwater plan affected the parking lot design. Second by Commissioner Browder. The motion passed unanimously.

D. Election of Officers

Chairman Hafley asked whether the Planning Commission should defer the election of officers until the July meeting. Commissioner Browder said that she preferred to move forward with the election of officers to retain Commissioner Hafley as Chairman, elect Commissioner Smith as Vice Chair and retain Commissioner Cannon as Secretary.

Commissioner Hafley was nominated for the position of Planning Commission Chair. Approved unanimously.

Commissioner Smith was nominated for the position of Planning Commissioner Vice Chair. Approved unanimously.

Commissioner Cannon was nominated for the position of Planning Commission Secretary. Approved unanimously.

VII. UNFINISHED BUSINESS

IX. ADJOURNMENT

Commissioner Browder moved to adjourn; second by Commissioner Smith. Adjourned at 7:25 PM.

Chairman



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Municipal Planning Commission
From: Brian Taylor, SETDD Regional Planner
Date: June 12, 2019
Subject: Rezoning Request for 519 Marlow Dr E, R-1A to R-T/Z

SUMMARY

Request: R-1A to R-T/Z Residential Townhouse / Zero Lot Line	
Tax Map #: Map 109C Group G Parcels 004	Address: 519 Marlow Dr E
Owner: Carolyn Robinson	Applicant: Carolyn Robinson
Area: 0.406 acres	Floodplain: No
Existing Use: single-family residence	Proposed Use: 3 single-family detached homes
Adjacent Uses: single-family residential	Adjacent Zoning: R-1A

Background: An application has been submitted by Carolyn Robinson for the rezoning from R-1A to R-T/Z of a property at the corner of Delashmitt Road and Marlow Dr E. The owner of the property intends to subdivide the property into three lots for single-family homes.

Recommendation: Approval of the rezoning from R-1 to R-T/Z.

ANALYSIS

Existing and Proposed Use

The subject property is an 0.4-acre parcel located at the corner of Marlow Drive E and Delashmitt Road. The parcel has approximately 200 feet of frontage on Marlow Drive and 90 feet of frontage on Delashmitt Road. The parcel is occupied by an existing single-family home with access to public sewer and water on Delashmitt Road. The subject property and existing home are shown in the streetview image and property map below.

The applicant intends to re-subdivide the parcel into three lots and construct single-family detached dwellings on Lot 1 and Lot 3. Lot 2 will be occupied by the existing single-family home. The resulting density would be 7.4 units per acre. The proposed lots and building footprints are shown in the site plan below.

Streeview of Subject Property



Source: Google Earth ; Date: 2016

Property Map of Existing Lot



Zoning Ordinance

R-T/Z zoning would allow the owner to create lots with less than 60 feet of frontage and a lot size below 7,500 square feet. The maximum density permitted in the R-T/Z zoning district is 8 units per acre. The proposed addition to two new single family homes on lots 1 and 3 will increase the total density across the three-lot site to 7.4 units per acre.

Dimensional Requirements for R-1A and R-T/Z Zoning Districts

Zoning District	Lot / Site Area	Lot Frontage / Width	Front Yard / Street	Side Yard	Rear Yard	Interior Street Setback	Setback b/w Bldgs	Setback from R-1, R1-A	Bldg Height	Min. Bldg Area	
R-1A	7,500 sf	60'	25'	10'	25'				35'*	2,000 sf or smallest adjacent	
R-T\Z	sfh	8 units / ac	35'	25'	10'	25'		40', 12' side to side	35'*		
	zero lot		35'	40', 25' w screening	0 to 1.5 or 10'	25'	15' ; or 10' if rear parking			35'*	
	townh		24'		10'	25'		40', 10' end to end		35'*	

Type C screening on the exterior lot lines of each proposed lot is required where it abuts the R-1 zoning district. There is no existing vegetation on the subject property that could be used to meet the screening requirement.

902.02 Screening Type Requirements

(C) Screening Type C: Provide a ten (10) feet deep (as measured towards the interior of the property) landscape yard along the shared property line planted with:

- 1) Evergreen trees spaced a maximum of ten (10) feet on-center or two (2) staggered rows (spaced a maximum of seven (7) feet apart) of shrubs spaced a maximum of eight (8) feet on-center.
- 2) All plantings shall meet the installation and planting size requirements specified in the Plant Installation Specifications section.

A 10-foot deep evergreen landscaping screen will be required on the side lot line of Lot 1 and the rear lot line of Lots 1 to 3. The small 10' side setback on Lot 1 may affect the location of the proposed home within the building footprint. There is no existing vegetation that could be used for screening. An updated version of the site plan should show the required Type C screening described above.

HCGIS Aerial Image of Subject Property



Zoning and Land Use Map

Rezoning Request: R-1A to R-T/Z, 519 Marlow Dr E, Carolyn Robinson



Compatibility with Surrounding Uses

The applicant intends to re-subdivide the parcel into three lots and construct single-family detached dwellings on Lots 1 and 2. The resulting density would be 7.4 units per acre. The proposed building footprints would allow for the construction of single-family homes with a similar square footage to those in the surrounding neighborhood.

The subject property abuts two small-lot single-family residences zoned R-1A. The surrounding area includes a mix of small-lot single family homes, several duplexes, and an apartment complex. The Montgomery Estates subdivision is made up of single-family homes and has an average density of 2.75 units per acre. The residential development along Delashmitt Road is made up of duplexes, apartments and single-family homes; this area has an average density of 4.5 units per acre.

The subject property sits at the corner of Marlow Drive and Delashmitt Road, a major collector that is maintained by the City of Chattanooga. Higher density residential development permitted under the R-T/Z zoning is generally encouraged in neighborhoods adjacent to major collectors. This corner lot could be well suited for higher density single-family housing. A new 32-unit R-T/Z development is already planned on the 8.5-acre site at 4701 Delashmitt Road. This property was rezoned from R-1A to R-T/Z in 2018.

Land Use Plan

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

C-GOAL: Attract residential developers back to Red Bank for new development and redevelopment.
ACTION: New residential zones that provide more options and diversity of development while still protecting single-family neighborhoods.
ACTION: Reduced minimum lot size standards and setback requirements to make Red Bank competitive with surrounding communities.

RECOMMENDATION

The location of this corner property along Delashmitt Road and surrounding high-density development make the R-T/Z zoning and proposed development compatible with the surrounding neighborhood context. Staff recommends approval of the R-1A to R-T/Z rezoning request.

Staff recommends that applicant or surveyor submit an updated version of the site plan showing the required Type C screening and additional information about the proposed homes on Lots 1 and 3.

APPENDIX

Property Card

Hamilton County, Tennessee

Unofficial Property Card

Location 519 MARLOW DR	Property Account Number 33825	Parcel ID 109C_G_004
Property Type 22	Land Use 111	District RED BANK
Current Property Mailing Address		
Owner COOPER JOHN ORMAN TR C/O CAROLYN ROBINSON	City NASHVILLE	State TN
Address 213 ANDOVER WAY	Zip 37221	
Current Property Sales Information		
Sale Date 8/6/2010	Legal Reference 9223-0275	
Sale Price \$0	Grantor(Seller) COOPER JOHN ORMAN	
Current Property Assessment		
	Building Value \$88,800	
	Xtra Features Value \$0	
	Land Value \$40,200	
	Total Value \$129,000	
	Assessed Value \$32,250	
Narrative Description		
This property is classified as RESIDENTIAL with a(n) RANCH style structure on this card, built about 1960 with 1,167 square feet. Total square footage for all structures on this property is 1,167.		
Land Description		
The total land area of this property is (90X205IRR).		
Legal Description		
PT LT 7 MONTGOMERY ESTATES PB 19 PG 78		
Property Images		



No Map Available



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Public Works Director; Wiatt Wehunt, AD Engineering
From: Ashley Gates, Regional Planner
Date: July 10, 2019
Subject: Preliminary Plat for Delashmitt Subdivision

SUMMARY

Tax Map #: Map 109C Group H Parcel 032	Address: 4701 Delashmitt	
Deed Book & Page:	Owner: Field LLC	
Plat Book & Page:	Area: 8.61 acres	Zoning: R-T/Z
Plat Purpose: Subdivide parcel into 34 residential lots and one community lot.		
Recommendation: Planning Commission approval with clerical corrections.		

Background: Wiatt Wehunt submitted a preliminary plat for the 8.61 acre property at 4701 Delashmitt Road on behalf of Ethan Collier of Collier Construction. The property was rezoned to R-T/Z in November 2018. The plat divides the property into 34 residential lots and one community lot, ranging in size from 0.1 to 0.28 acres. Two streets will provide access to these lots. Water and sewer lines will be extended with connections for each lot.

Staff Recommendation: Staff recommends that the Planning Commission approve the preliminary plat with clerical corrections.

ANALYSIS

Existing and Proposed Use

The subject property is an 8.6-acre tract at 4701 Delashmitt Road. The property has 315 feet of frontage on Delashmitt Road and 337 feet of frontage on Sherry Lane. The property is occupied by a single-family home that will be demolished. There is access to sewer from Delashmitt Road.

The preliminary plat resubdivides the property into thirty-four lots for single-family detached homes. applicant intends to re-subdivide the parcel into thirty-one residential and a community

lot. The developer plans to construct single-family detached patio homes on each lot. The applicant plans to construct two new streets (Strong Avenue and Stunner Lane) on the property to provide access to the 34 proposed lots.

The lots range in size from 4,950 square feet (0.1 acres) to 12,384 square feet (0.28 acres). The density of the subdivision is 3.9 units per acre. The subdivision will have two detention ponds for stormwater drainage and an undisturbed natural area in the southern corner closest to Sherry Lane. The Community Lot in the southwestern corner of the subdivision allows for a 30' stream buffer.

2018 Aerial of Subject Property



Existing Land Use Map

Note: Subject Property has been rezoned to R-T/Z



Subdivision Regulations

The preliminary plat appears to meet the requirements of the Subdivision Regulations apart from the following clerical corrections:

1. Show dimensions (width and depth) of each lot.
2. Add zoning (R-T/Z) to the notes.
3. Include vertical road profiles and vertical sanitary sewer profiles of all roads and sewers to be constructed per section 403 of the Red Bank Subdivision Regulations.

Zoning Ordinances

Dimensional Requirements

Each lot must have a minimum width of 35 feet for single-family detached units or 24 feet for zero lot line units. The lot dimensions are not labeled on the plat but appear to meet the requirements for single-family detached units. The maximum density for the R-T/Z zone is 8 units per acre. The density of the proposed subdivision is 3.9 units per acre.

Screening

The property abuts R-1A zoned property and must have Type C landscaping along this portion of the property.

Section 902.02 (C)

(C) Screening Type C: Provide a ten (10) feet deep (as measured towards the interior of the property) landscape yard along the shared property line planted with:

- 1) Evergreen trees spaced a maximum of ten (10) feet on-center or two (2) staggered rows (spaced a maximum of seven (7) feet apart) of shrubs spaced a maximum of eight (8) feet on-center.
- 2) All plantings shall meet the installation and planting size requirements specified in the Plant Installation Specifications section.

The 10-foot buffer will allow for this requirement to be met.

RECOMMENDATION

Staff recommends approval with the following corrections:

1. Show dimensions (width and depth) of each lot.
2. Add zoning (R-T/Z) to the notes.
3. Include vertical road profiles and vertical sanitary sewer profiles of all roads and sewers to be constructed per section 403 of the Red Bank Subdivision Regulations.

