

Eddie Pierce
Mayor

City of Red Bank
Municipal Planning Commission

Tim Thornbury
City Manager

WORK SESSION AGENDA
January 15th, 2018
12:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

Commissioner Cannon

Commissioner Floyd

Commissioner Hafley

Commissioner Smith

Commissioner Browder

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

A. CONSIDERATION OF THE MINUTES

1. December 20th, 2018

B. NEW BUSINESS

1. Avant-Gardens S/D Final Plat, 253 Hedgewood Dr, Antidote (Tyler Smith)

C. UNFINISHED BUSINESS

1. Discussion: Red Bank Gateway Commercial Zoning District

D. OTHER BUSINESS

IV. ADJOURNMENT

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Tim Thornbury
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REGULAR MEETING AGENDA
January 17th, 2018
6:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

Commissioner Cannon

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Commissioner Smith

Commissioner Browder

III. INVOCATION – Commissioner Floyd

IV. PLEDGE OF ALLEGIANCE – Commissioner Hafley

V. CONSIDERATION OF THE MINUTES

A. December 20th, 2018

VI. NEW BUSINESS

A. Avant-Gardens S/D Final Plat, 253 Hedgewood Dr, Antidote (Tyler Smith)

VII. UNFINISHED BUSINESS

A. Discussion: Red Bank Gateway Commercial Zoning District

VIII. OTHER BUSINESS

A. Appointment of Planning Commissioners

IX. ADJOURNMENT



Eddie Pierce
Mayor

MUNICIPAL PLANNING COMMISSION

Tim Thornbury
City Manager

MINUTES
December 20th, 2018
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:03 pm.

II. ROLL CALL

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

III. INVOCATION

Commissioner Floyd gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Hafley led the pledge of allegiance.

V. CONSIDERATION OF THE MINUTES

A. November 15th, 2018 Meeting Minutes

Commissioner Cannon asked to add the discussion of the temporary use permit for the retaining wall to the discussion of the design review application at 1438 Dayton Boulevard.

Motion by Commissioner Browder to approve the November minutes as revised. Second by Commissioner Cannon. The motion passed unanimously.

VI. NEW BUSINESS

A. Zoning Map Amendment, C-1 to L-1, 4707 Dayton Blvd, Eric Everette

Eric Everette came forward to give an overview of the application for the rezoning and plans for the self-storage facility. The existing 8.6-acre property on Dayton Boulevard is occupied by a 44,000 square foot building that is partially vacant. Dollar General is the one tenant in the building.

Eric Everette noted that finding tenants for the vacant 29,000 square foot space in the existing building had been unsuccessful due to the size of the space, the distance from the road and other characteristics about the building. Mr. Everette requested a rezoning to L-1 to allow for the redevelopment of this portion of the building as a self-

storage facility that would be owned and operated by Red Bank Commons LLC, the owner of the property. The remaining portion of the building is currently occupied by a Dollar General.

Commissioner Hafley asked staff for an overview of the rezoning proposal. Planning staff noted that the Land Use Plan gives little guidance about where L-1 uses belong. Goal F in the Land Use Plan calls for protecting Dayton Boulevard from less desirable commercial uses that are not compatible with other land uses on Dayton Boulevard. This rezoning is required because self-storage facilities were specifically removed from the list of permitted uses in the C-1 zoning district. This act by the City Commission would suggest that self-storage facilities are not considered a desirable commercial use that should be permitted on Dayton Boulevard. Staff did point out that other properties across the street had been conditionally rezoned to L-1 to allow for small-scale manufacturing operations. In deciding whether to grant the rezoning request, staff suggested that the Planning Commission determine whether this portion of Dayton Boulevard is different other C-1 zones on Dayton Boulevard in terms the existing or desired character of the corridor. Staff also pointed out that Design Review Standards would apply to the redevelopment of this property. Staff also noted that variances for Type C screening against adjacent commercial properties may be justified.

Commissioner Browder asked if the proposal was for indoor storage. Eric Everette confirmed this. Commissioner Browder asked Mr. Everette about his efforts to market the property or sell the property. Mr. Everette replied that he had previous offers to buy the property, but that the offers were too low.

Commissioner Browder asked whether the property could be subdivided to allow for a commercial use that would front on Dayton Boulevard. Mr. Everette noted that Dollar General is very restrictive about the types of uses that would be permitted next to their business. He noted that Dollar General has no plans to leave the property and has reported that this store does well at this location.

The Planning Commission discusses potential commercial uses and asked how the L-1 rezoning would affect the Dollar General. Planning staff noted that the Dollar General could continue to operate as a non-conforming use, but that new commercial development would not be permitted under the L-1 zoning.

Commissioner Floyd asked about plans to improve the façade of the building. Eric Everette noted that his company would invest \$750,000 into the building to make improvements.

Motion by Commissioner Floyd to approve the rezoning of 4707 Dayton Boulevard from C-1 Commercial to L-1 Light Manufacturing. Second by Commissioner Browder.

Commissioner Browder asked that the rezoning be conditioned to only allow climate controlled inside storage. Commissioner Hafley said that he did not believe this use was in keeping with the intent of the Land Use Plan. Indoor storage under L-1 would preclude new commercial development on this large property. Commissioner Cannon agreed with the opinion of Commissioner Hafley and noted that the L-1 rezoning cases across the street were not similar. Commissioner Hafley noted that the size of the property was also a concern.

Commissioners Browder and Floyd voted in favor of the motion. Commissioners Hafley and Cannon voted in opposition to the motion. The motion failed for lack of majority.

VII. UNFINISHED BUSINESS

A. Discussion: Red Bank Commercial Gateway

The City Manager said that the City Commission wanted to see a gateway commercial zone that was similar to the new C-3 zone. Commissioner Hafley replied that the Planning Commission would need to see the new C-3 zone that was adopted by the City Commission last month. The City Manager replied that he would send the newly created C-3 zone to the Commission's staff planner.

B. Discussion: Subdivision Regulation Amendments

Commissioner Cannon proposed that the Planning Commission use a future meeting to address stormwater issues with revisions to the Subdivision Regulations. Commissioner Cannon suggested that the Subdivision Regulations be amended to require stormwater BMPs to be designed for the 25-year storm event instead of the 10-year storm event. The City Manager asked for a more thorough review of the Subdivision Regulation amendments. The Planning Commission members agreed to start reviewing the Subdivision Regulations for revisions.

IX. ADJOURNMENT

Commissioner Hafley moved to adjourn; second by Commissioner Cannon. Adjourned at 6:55 PM.

Chairman



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Tyler Smith, Antidote; ASA Engineering
Cc: Members of the Red Bank Planning Commission; Tim Thornbury
From: Brian Taylor, SETDD Regional Planner
Date: January 9, 2019
Subject: Review of Final Plat for Avant Gardens S/D Lots 1 -14

SUMMARY

Submittal: Final Plat for Avant Gardens S/D Lots 1 - 14			
Tax Map #: 126F-C-027, 126F-C-028, 126-F-C-028.01		Access: Hedgewood Drive and new street	
Owner: Tyler Smith (Antidote)	Developer: Antidote	Surveyor: ASA Engineering	
Area: 1.84 acres (3 parcels)	Lots: 14	Floodplain: No	Zoning: R-T/Z, R-1
Proposed Use: 9 SFHs, 3 THs		Existing Use: Undeveloped, 3 SFHs	
Water: water main on Hedgewood Dr		Sewer: sewer on Hedgewood Dr	
Variations: Pavement width (Sec. 303) Pavement width (Fire Safety Code, Appx. D)		Recommendation: approval with revisions	

ASA Engineering has submitted a final plat for the Avant Gardens Lots 1 – 14 subdivision. The final plat proposes the subdivision of the 1.4-acre parcel 27 at 253 Hedgewood Drive into 12 lots. Two single family homes and three townhomes will be accessed from a new street constructed in an unopened right-of-way off of Hedgewood Drive. Lots 8 and 9 represent existing parcels 28 and 28.01, respectively. No new lots or lot line revisions are proposed on parcels 28 and 28.01. These parcels are also owned by the developer. The final plat does propose the opening and paving of the right-of-way currently used to access the existing homes on all three parcels.

The 1.4-acre parcel 27 was rezoned to R-T/Z in June 2018. This rezoning was approved with the condition that the new street in the unopened right-of-way is constructed by the developer.

The preliminary plat was approved by the planning commission in September with a variance from pavement width requirements in the Subdivision Regulations for the new yield street to be constructed by the developer. Approval was subject to the granting of a similar pavement width variance from the Fire Code. In November 2018 the City Commission and Fire Chief approved only a 2-foot variance from the 22-foot pavement width requirement in the Fire Safety Code. This variance allows for a minimum pavement width of 20 feet rather than the 16-foot pavement width proposed by the developer.

ANALYSIS – SUBDIVISION REGULATIONS

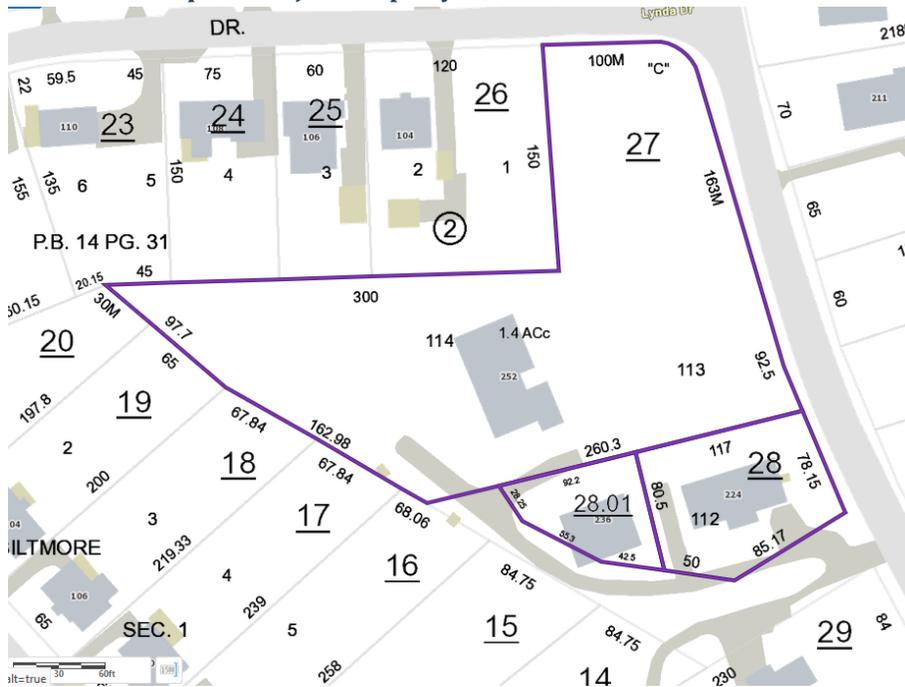
Existing Conditions

The subject property at 253 Hedgewood Drive is currently occupied by a single-family home that will be converted into three townhomes. The two properties at 236 and 224 Hedgewood Drive are also owned by the developer. There is an existing home on each property. No new homes are proposed on either property, but new water and drainage structures are proposed that run across these two parcels. All three homes are accessed by a gravel road built in the unopened right-of-way off Hedgewood Drive. There is an existing sewer line within the unopened right-of-way that provides sewer to all three properties.

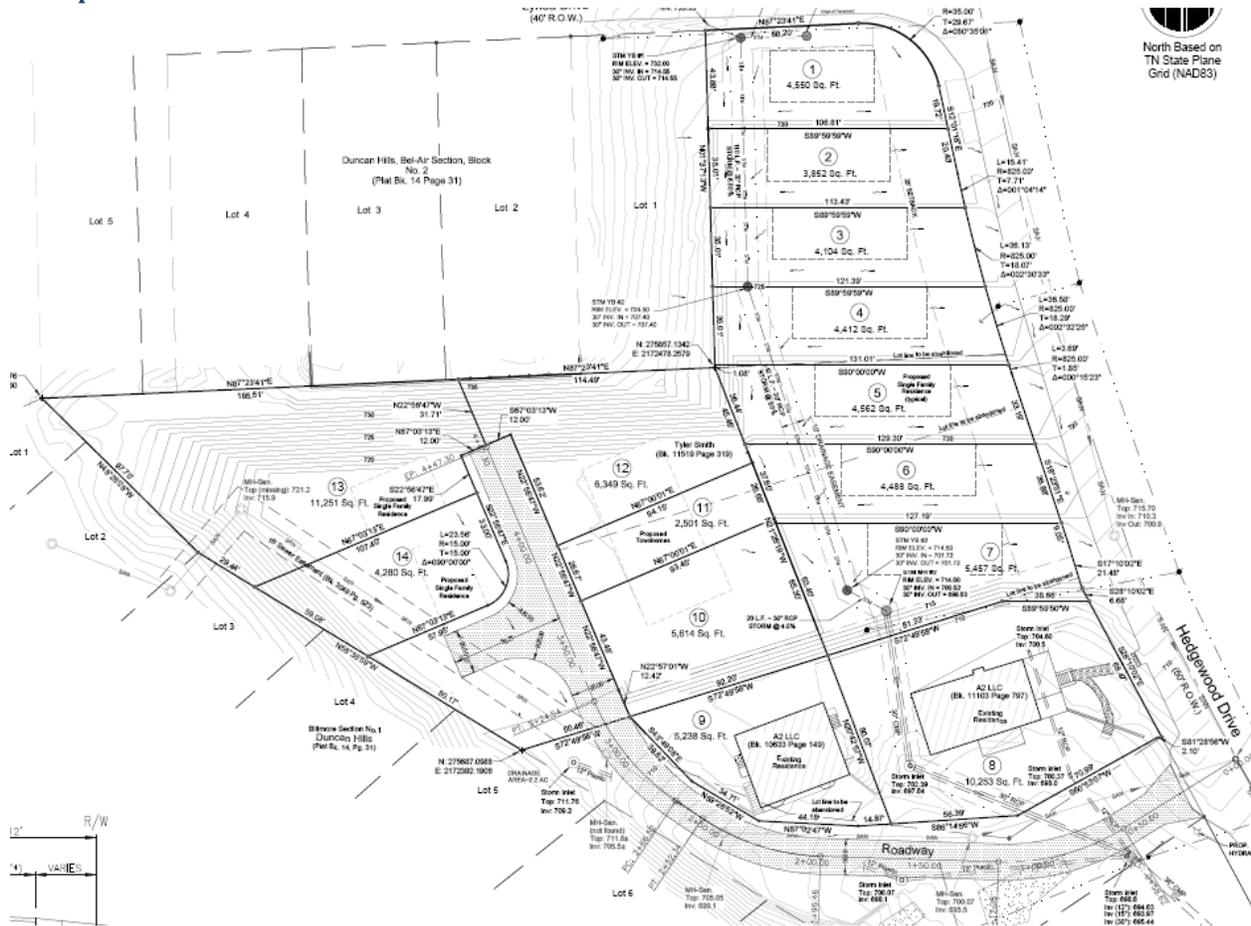
Existing and Proposed Development

Tax Map #	Address	Area (acres)	Existing Structure	Access	Proposed Lots	Proposed Homes	Proposed Access	Zoning
126F-C-027	252 Hedgewood Dr	1.48	single family home	Unopened ROW, gravel	12	9 SFH. ; 3 TH.	Hedgewood, 16' paved yield street	R-T/Z
126F-C-028	224 Hedgewood Dr	0.24	single family home	Unopened ROW, gravel	1	none	16' paved yield street	R-1
126F-C-028.01	236 Hedgewood Dr	0.12	single family home	Unopened ROW, gravel	1	none	16' paved yield street	R-1

HC GIS Tax Map for Subject Property



Excerpt from Final Plat



Lots

The 1.48-acre parcel 027 will be subdivided into 12 lots with a combined area of 1.41 acres. The remaining 0.07 acres will be dedicated as public right-of-way for the proposed street that will provide access to Lots 10 to 14.

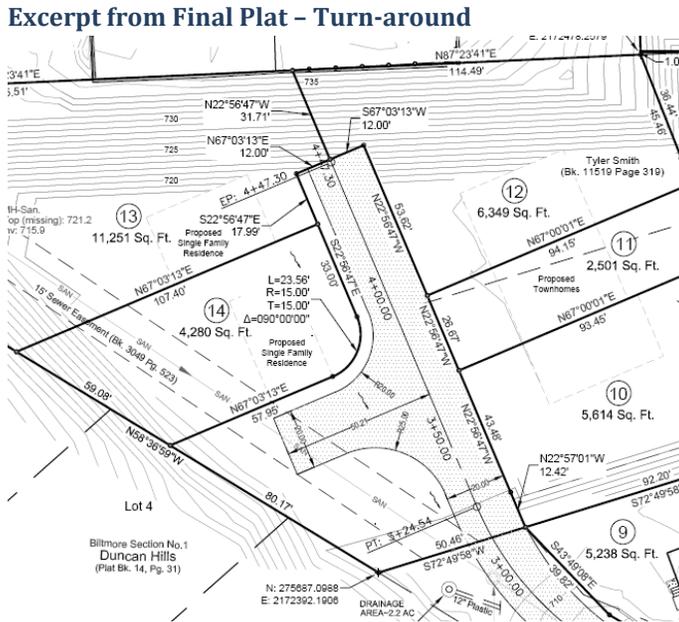
Parcels 028 and 028.01 are shown on the plat as Lot 8 and Lot 9, respectively. The area of these lots will be marginally reduced to provide additional right-of-way for the proposed street.

The combined area of the three existing parcels is 1.84 acres. However, note 2 on the plat lists the area subdivided as 1.916 acres. A table of lots and dedicated right-of-way areas would clear up this 0.07-acre discrepancy.

Streets

Lots 1 to 7 will be accessed directly from Hedgewood Drive. The proposed street will provide access to existing parcels 28 and 28.01 (lots 8 and 9) and proposed lots 10 to 14. The proposed street off of Hedgewood Drive is located within an unopened right-of-way currently occupied by a gravel drive that provides access to homes on the existing parcels. The developer will extend the right-of-way an additional 120+ feet onto parcel 027 and construct a paved yield street with a turnaround to access to lots 10 to 14.

The boundary lines on the final plat appear to show this turn-around section of the proposed street as a lot that is separate from the public right-of-way. Boundary lines should be revised to show that Lots 10 to 14 are fronting on a public right-of-way. The 50.46-foot boundary line that crosses the proposed street should be removed from the plat.



Variance for Pavement Width

The developer was granted a variance from the minimum 22-foot pavement width and the minimum 40' right-of-way width requirements in Section 303 of the Subdivision Regulations. The unique condition cited by the developer was the narrow width of the existing unopened right-of-way, which is 22 feet or less in some areas. The proposed right-of-way is already occupied by an existing gravel road bed that is currently used to access the three existing properties. The developer argued that the 16-foot yield street is a proven design solution already used in Chattanooga that will provide adequate access for the 5 proposed units, refuse collection and fire trucks. The variance would have allowed the developer to construct a yield street with a pavement width of 16 feet.

However, a variance was also needed from the street width requirement in the Red Bank Fire Code, which also requires a pavement width of at least 22 feet. The Red Bank Fire Chief commented that a 16-foot yield street does not provide adequate access for fire trucks. A variance of only 2 feet was granted from the 22-foot pavement width requirement in the Fire Safety Code. **The yield street must be designed with a minimum pavement width of 20 feet.**

Red Bank City Fire Code, Section 7-201, Appendix D:

All fire access roads shall be at least 22 feet in width, with wider areas for hydrants and designated parking areas which shall be approved by the City.

The variance notes and diagram show the old variance request for the 16-foot wide yield street, rather than the 20-foot wide yield street that was granted by the variance. The variance notes and the plat need to be updated to show the minimum 20-foot pavement width permitted for the new yield street. The final plat also shows the width of the street to be 16 feet at one location.

Excerpts from the Final Plat – Variance Notes

VARIANCE

1) ARTICLE 3, SECTION 303 RIGHT OF WAY WIDTHS, PAVEMENT WIDTHS

SHORT CUL-DE-SACS: R/W WIDTH = 40' PAVT. WIDTH = 22'
PROPOSED: R/W WIDTH = 24' PAVT. WIDTH = 16' (20')
(YIELD STREET)

2) Red Bank City Code, Section 7-201, Appendix D. All fire access roads shall be at least 22 feet in width, with wider areas for hydrants and designated parking areas which shall be approved by the City.

THE LOCATION OF EXISTING RESIDENCES, TOPOGRAPHY, EXISTING R/W AND PARCEL LINES DO NOT PERMIT CONSTRUCTION OF THE STANDARD ROADWAY WIDTH. THE ALTERNATIVE DESIGN WILL FOLLOW NACTO AND CITY OF CHATTANOOGA GUIDELINES REGARDING YIELD STREETS.

Excerpt from Final Plat – 16' label on roadway



Street Grade

Vertical road profiles were submitted with the preliminary plat. The proposed street reaches but does not exceed the maximum 12% grade requirement.

Water

The preliminary plat showed a water line extension and easement across lots 8 and 9. Proposed water lines and easements must also be shown on the final plat. A vertical profile for the proposed water line was submitted with the preliminary plat. The proposed water lines meet the development standards in Section 313.

Excerpt from Preliminary Plat – Water Line Extension and Easement



Fire Hydrants

Section 313.1 requires that fire hydrants are within 500 feet of any structure. The fire hydrants shown on the preliminary plat are not shown on this final plat. The proposed fire hydrants must be added to the final plat to show conformance with Section 313.1.

Sewer

Proposed homes will use existing sewer lines on Hedgewood Drive and within the unopened right-of-way.

Drainage

A storm sewer of 30" reinforced concrete pipe is proposed within a 10' drainage easement located on the rear of lots 1 to 7, flowing to a new storm inlet. Additional drainage facilities are shown in purple on the plat. The estimated area drained is 18.1 acres. Staff defers to Public Works for an assessment of drainage facilities and conformance to design criteria in Red Bank Municipal Ordinance 97-744.

Letter of Credit

The developer has submitted the final plat prior to the construction of the public street and other improvements shown on the plat. A letter of credit should be posted with the Red Bank City Manager to ensure completion of the improvements shown on the plat, including the proposed street.

Water Quality

A Land Disturbance Permit issued by the Hamilton County Water Quality Program is required for any new land disturbance activity which impacts one acre or more. Residential developments with greater than 10 lots that disturb one or more acres are also required to obtain a Runoff Management Permit.

ANALYSIS – ZONING ORDINANCE

Zoning Ordinance

The subdivision is located in the R-T/Z Townhouse / Zero Lot Line zoning district. The developer proposes a subdivision with 7 residential lots. The following dimensional requirements apply in the R-T/Z Zoning District

Dimensional Requirements in R-T/Z Zoning District

Street Frontage	Front Setback	Side Setback / Building Separation	Rear Setback	Maximum Density
35'	25'	12' between patio homes; 25' from ROW, 10' from R-1 zone	25'	8 units per acre

All of the proposed residential lots on the final plat meet the minimum density and frontage requirements. Required setbacks are shown on the plat. All lots can accommodate the proposed home and the two required off-street parking spaces.

RECOMMENDATION

Staff Recommendation

Staff recommends approval of the Avant Gardens Subdivision Final Plat with recommended revisions.

Recommended Revisions to the Final Plat

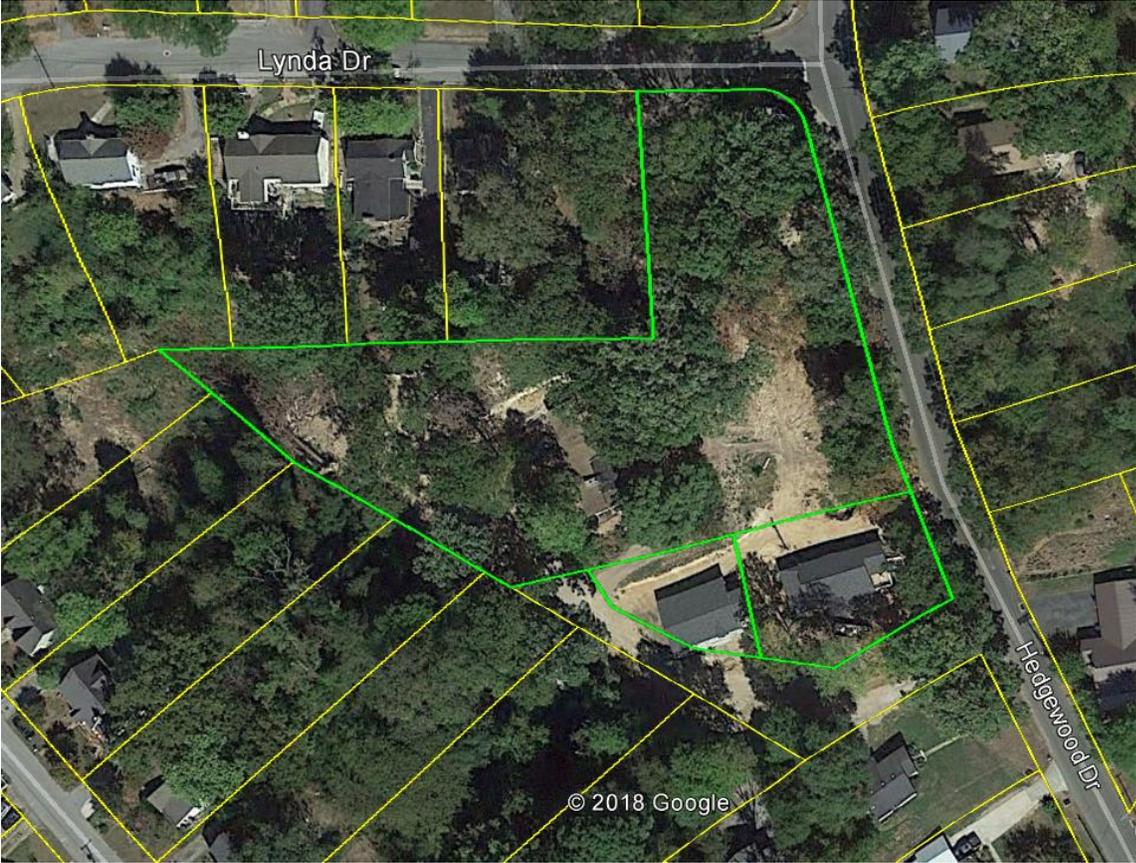
1. Update variance notes and cross-section to show minimum pavement width of 20 feet.
2. Update plat to show minimum pavement width of 20 feet.
3. Revise boundary lines to show turn-around section of the proposed street as part of the public right-of-way. The right-of-way must be extended to the end of the street to provide access to lots 10 to 14.
4. Label the portion of parcel 027 that will be dedicated as public right-of-way for the proposed street.
5. Show and/or label proposed fire hydrants on the plat.
6. Show easement for any new water line extensions across the subject properties.
7. Correct acres subdivided in note 2 or add a table of lots to show how the subdivided area adds up to 1.916 acres. The combined area of the three existing parcels is 1.84 acres. The preliminary plat listed the area subdivided as 2.23 acres, which may have included the unopened right-of-way.
8. Note the source of water as Tennessee American.
9. Add note regarding drainage structure installation and maintenance.
 - (j) "The owner/developer is to install all drainage structures and improved easements as shown. (Applies only to subdivisions where drainage improvements are required) "The maintenance of drainage easements is the responsibility of the property owner and not the local government." (Applies only to subdivisions where drainage easements are shown).
10. Replace Owner Certification with Certification of Ownership and Dedication of Rights-of-Way.
 - (h) Certification of Ownership and Dedication of Rights-of-Way

"I/we hereby adopt this as my/our plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I/we also certify that there are no encumbrances on the property to be dedicated and that I/we am/are the owner(s) of the property shown in fee simple."
11. Submit plat to HC GIS for addressing.
12. Contours may be removed from the final plat.

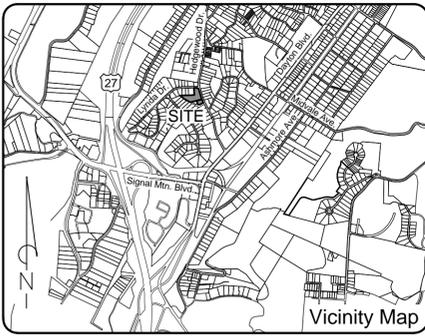
APPENDIX

1. **Aerial Imagery for Subject Property**
2. **Final Plat**
3. **Preliminary Plat**

Aerial Imagery for Subject Property



Source: Google Earth, 2016



CERTIFICATE OF ENGINEER
I certify that I have reviewed or designed the drainage structures as shown hereon and that the design meets proper engineering criteria.

Date: _____
Mark D. Heinzer, P.E., LEED AP, CPESC, CPMSM
1325 Northgate Circle, Hixson, TN 37343
PH: 419.509.6319, TN License #114738

OWNER CERTIFICATION
I hereby certify that I am the owner of the property shown and described hereon and that I adopt this plan of subdivision with my free consent, establish the minimum subdivision requirements, and dedicate all roads, parks, and other open spaces to public or private use as noted.

Tyler Smith
436 Frazier Avenue
Chattanooga, TN 37405
423-505-8192

SURVEYOR'S CERTIFICATION
I, certify that I have surveyed the property hereon, that the survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is >1:10,000 (Category I)

Roger B. Riemer TN RLS No. 1804

APPROVED FOR RECORDING
HAMILTON CO. GIS DEPT.
DATE _____
BY _____
CHATT/HAM CNTY WWTA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
RED BANK PLANNING COMM.
DATE _____
BY _____

LEGEND		
Gas Meter	Sewer Manhole	Property Line
Gas Valve	Clean Out	Building Line
Telephone Pedestal	Concrete	Sewer Line (Storm)
Water Meter	Centerline	Sewer Line (Sanitary)
Water Valve	E/P	Overhead Power/Telephone
Fire Hydrant	Mag(N)	UGT
Electrical Meter	R/C(N)	Underground Telephone Line
Electrical Box	R/C(O)	Underground Electric Line
Light Pole	PK(O)	Water Line
Power Pole	RR(O)	Gas Line
Guy Wire	RCP	Fence Line
	CMP	
	Bk./Pg.	
		Note: Utility Service Lines Shown at Approximate Locations Only.

NOTES:

- Present zoning classification: R-T/Z (Lots 1-7, 10-14) and R-1 (Lots 8 & 9).
- Area subdivided by this plat is 1.916 acres.
- This plat subdivides property described in Deed Book 11519-319, 11103-797 & 10633-149.
- This subdivision has been developed according to Design Standards of the Subdivision Regulations of the City of Red Bank.
- Local government does not certify that utilities or utility connections are available.
- Public Sanitary sewers are available by HCWWTA.
- Tax Parcel(s): 126F-C-027, 28 & 28.01.
- This property is not located within the 100 year flood hazard area per FEMA Map #47065C0329G dated 2-3-16.
- A ten foot (10') drainage easement is reserved on the rear of all lots.
- Rebar and Plastic Cap to be set at all property corners unless noted otherwise hereon.
- This survey was performed without the benefit of a title report and is subject to any state of facts that a current title report might reveal.

*Address based on access to road.

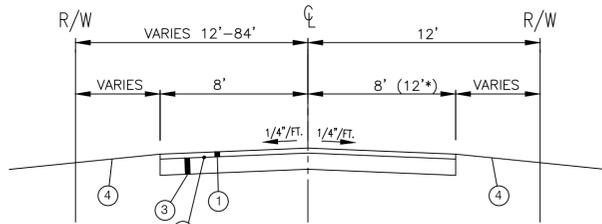
VARIANCE

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PROPOSED: R/W WIDTH = 24' P.V.M.T. WIDTH = 16' (20')
(YIELD STREET)

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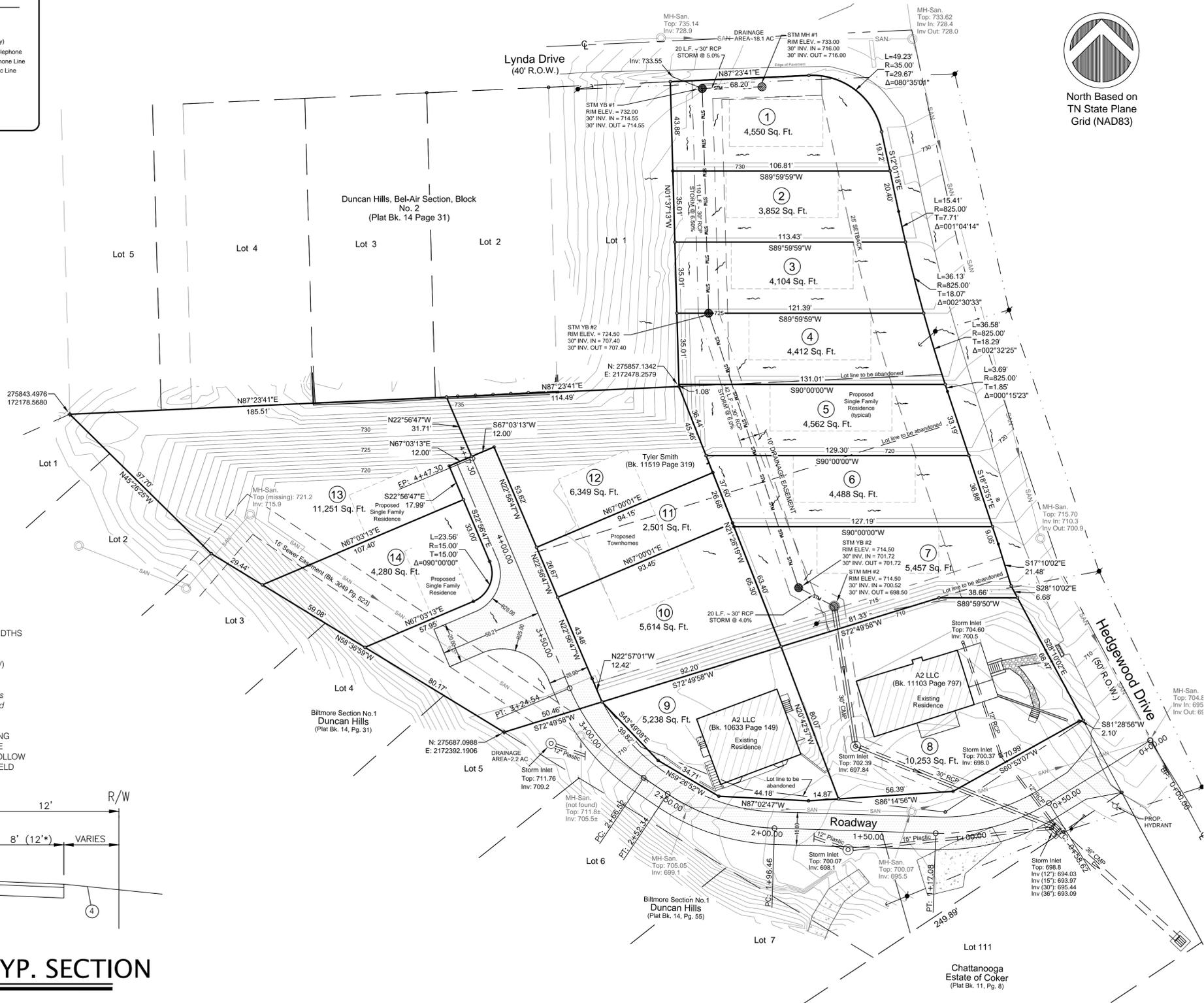
THE LOCATION OF EXISTING RESIDENCES, TOPOGRAPHY, EXISTING R/W, AND PARCEL LINES DO NOT PERMIT CONSTRUCTION OF THE STANDARD ROADWAY WIDTH. THE ALTERNATIVE DESIGN WILL FOLLOW NACTO AND CITY OF CHATTANOOGA GUIDELINES REGARDING YIELD STREETS.



YIELD STREET TYP. SECTION

- 1) 2" ASPHALT CONCRETE SURFACE COURSE,
- 2) PRIME COAT @ 0.40 GAL./SQ. YD.
- 3) 6" FULL DEPTH RECLAIMED BASE
- 4) SEEDING, MULCHING & COMMERCIAL FERTILIZER

*PAVEMENT WIDTH INCREASES TO 20' AT STATION 3+15.00



North Based on
TN State Plane
Grid (NAD83)

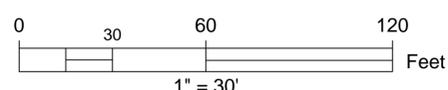


Final Plat
Lots 1 - 14
Avant-Gardens
 City of Red Bank, Hamilton Co., Tennessee

No.	Revision/Issue	Date
1		

PROJECT NO. 15-0004
DATE 1/4/2019
SCALE AS SHOWN

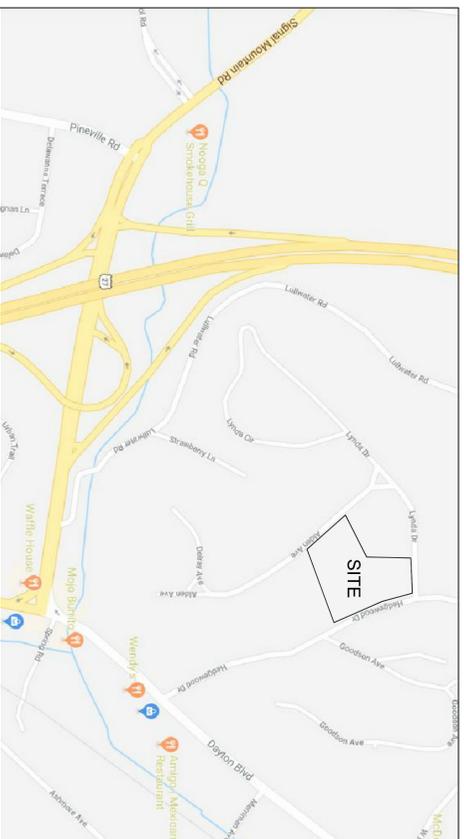
DRAWN BY RBR
CHECKED BY RBR
SHEET NO.



1/7/2019 11:42:58 AM J:\01_P\Projects\01515-0004_224-Hedgewood - Tyler Smith\2_Survey\15-0004_224-Hedgewood - Tyler Smith.dwg | alones

ANY LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR AND MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING THESE UTILITIES, CONTACT THE APPROPRIATE AGENCIES.

AVANT-GARDENS PRELIMINARY PLAT



LOCATION MAP

NOTES

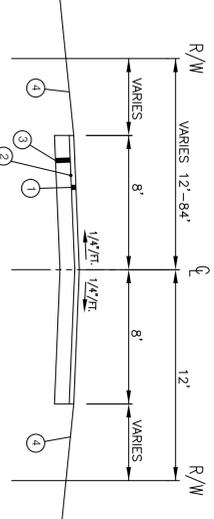
1. THE TOTAL AREA TO BE SUBDIVIDED BY THIS PLAT IS 2.23 ACRES
2. THE CITY OF RED BANK IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS
3. NO PORTIONS OF THIS PROPERTY ARE WITHIN THE 4006503096 FERRIS 201 FEMAL MAP PANEL
4. TOPO WAS OBTAINED FROM AN ACTUAL FIELD SURVEY DATED _____ CONDUCTED BY ASA ENGINEERING & CONSULTING, INC. ELEVATIONS WERE DETERMINED FROM A BENCHMARK LOCATED AT _____ ELEVATION _____
5. A TEN FOOT (10') DRAINAGE EASEMENT IS TYPICAL ON THE REAR OF ALL LOTS.
6. WAS EASEMENT GENERATED BY THIS DEVELOPMENT
7. WAS EASEMENT GENERATED BY THIS DEVELOPMENT
8. AMERICAN WATER _____ WATER SUPPLY WILL BE PROVIDED BY TENNESSEE NO COMMUNITY LOTS ARE PROPOSED FOR THIS DEVELOPMENT
9. THE PROPERTY IS CURRENTLY ZONED R-1/2Z (LOTS 8 & 9).

VARIANCE

1) ARTICLE 3, SECTION 303 HEIGHT OF WAY WIDTHS, PAVEMENT WIDTHS SHORT CUL-DE-SACS: R/W WIDTH = 40' P/W/T WIDTH = 22' PROPOSED: R/W WIDTH = 24' P/W/T WIDTH = 16' (YIELD STREET)

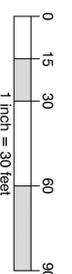
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2. PRIME COAT @ 0.40 GAL./SQ. YD.
3. 6" FULL DEPTH RECLAIMED BASE
4. SEEDING, MULCHING & COMMERCIAL FERTILIZER



CERTIFICATION OF OWNER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT. ESTABLISH THE MINIMUM SUBDIVISION REQUIREMENTS, AND DEDICATE ALL ROADS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

TILER SMITH DATE _____
A2, LLC

CERTIFICATE OF ENGINEER

I certify that I have reviewed or designed the drainage structures as shown hereon and that the design meets proper engineering criteria.

Mark D. Heinzer, P.E., LEED AP, CRSSC, CPMSM
1325 Northgate Circle, Hixson, TN 37343
PH: 419.509.6319, TN License #114738

LEGEND

- CENTERLINE _____
- 25' BLDG SETBACK _____
- DRAINAGE EASEMENT _____
- LOT NUMBER _____
- STORM SEWER, PROPOSED _____
- STORM SEWER MH, PROPOSED _____
- YARD BASIN, PROPOSED _____
- CURB INLET, PROPOSED _____
- SANITARY SEWER, PROPOSED _____
- SANITARY MANHOLE, PROPOSED _____
- INFILTRATION BED, PROPOSED _____
- PERMEABLE BRICK PAVERS _____
- STM _____
- STN _____
- SMN _____

SITE DATA

PROJECT NAME: 251 HEDGEWOOD DRIVE
251 HEDGEWOOD DRIVE
BID DATE: MARCH 2018
SETBACKS:
PARCEL ID: 126F-C-07
SIDE YARD ZERO
FRONT YARD:
LATTITUDE: 35D 05' 21" N
LONGITUDE: 85D 19' 05" W
LOTS 1, 7, 25
LOTS 8&8, 11A
LOTS 13&4, 15
REAR YARD: 25'
PARCEL AREA: 2.23 ACRES
AREAS UNDEVELOPED: 1.26 ACRES
PROJECT ADDRESS:
251 HEDGEWOOD DRIVE
CHATTANOOGA, TN 37415
OWNER/APPLICANT/CONTACT:
ATTN: TILER SMITH
ANTIDOTE, PC
436 FRAZIER AVENUE
CHATTANOOGA, TN 37405
423.521.7890
tyle@antidotepc.com



PRELIMINARY PLAT

DATE	REVISION
09/05/18	SUBMITTAL
09/18/18	REVISED PER ZONING COMMENTS
09/20/18	REVISED PER PLAN COMMISSION

AVANT-GARDENS PLAT
A NEW DEVELOPMENT FOR
ANTIDOTE, PC
436 FRAZIER AVENUE, CHATTANOOGA, TN 37405

MARK D. HEINZER, P.E.
1325 NORTHGATE CIRCLE
HIXSON, TN 37343
PH. 419.509.6319

DRAWN BY: M.D.H.
DRAWING SCALE: 1"=30'
ISSUE DATE: 09/05/18



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Members of the Red Bank Planning Commission
Cc: Tim Thornbury, Red Bank City Manager
From: Brian Taylor, Regional Planner
Date: 1/9/2019
Subject: Gateway Commercial District

SUMMARY

The City Commission has requested that the Planning Commission begin work on a draft ordinance to establish a new gateway commercial zone along Dayton Boulevard.

ANALYSIS

The City Commission has proposed the creation of a new gateway commercial zone along Dayton Boulevard, beginning at the intersection of Signal Mountain Boulevard and extending as far north as the intersection of Memorial Drive. The intent of the City Commission is to promote quality commercial development within the southern gateway to the City of Red Bank and discourage less desirable uses that may be permitted in the C-1 Commercial zoning district.

The Planning Commission began discussion of the proposed gateway commercial zone at the October working meeting and regular meeting. During that time the Planning Commission came to a consensus that the district should begin at the tunnel and end somewhere near Hedgewood Drive. The Planning Commission also proposed allowing most uses that are permitted in the C-1 district with the exception of certain uses that would not be appropriate in a gateway district for the City, such as self-storage facilities and pawn shops.

Map of Proposed Gateway Zone

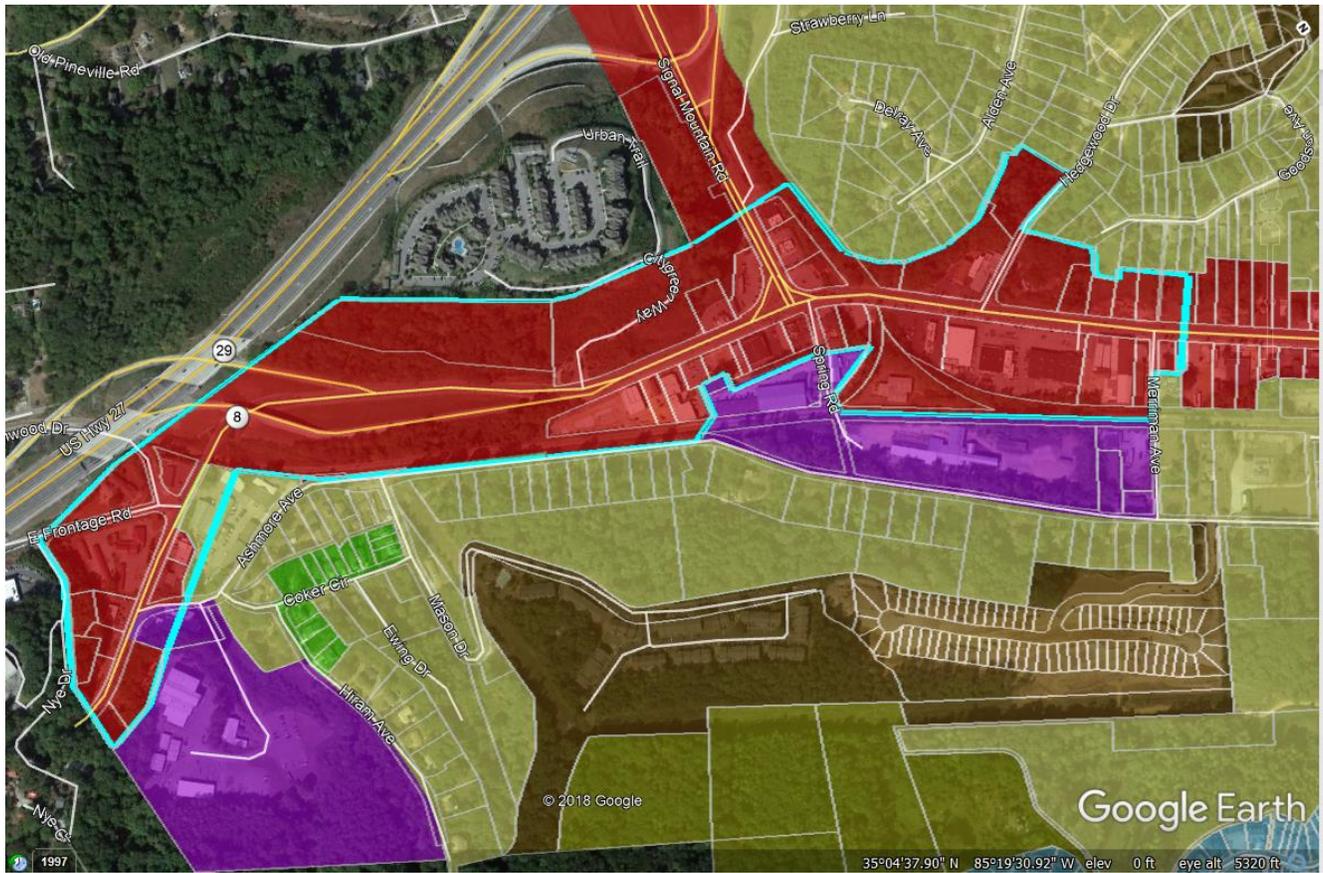


Table of Uses Comparison of C-4 Gateway to Existing Commercial Districts

Proposed uses for C-4 are compared with existing uses for C-1, CBD and C-3.

Similar uses reflect different descriptions across zoning districts.

Some C-4 uses are matched with the closest existing description.

Permitted	P
Special Exception	SE
Prohibited	X
Use not included	

Land Use Type	Use	Gwy C-4	C-1	CBD C-2	Old C-3	New C-3	
Commercial	Retail	Retail sales			P		
	Retail	Retail sales and service establishments	P	P			
	Retail	Retail sales unless otherwise permitted				SE	
	Retail	Commercial establishments up to 5,000 sq. ft.				SE	
	Retail	Bakeries, provided all goods are sold on premise	P	P	P	P	
	Retail	Drug stores				P	P
	Retail	Florists	P	P	P	P	P
	Retail	Grocery stores					X
	Retail	Grocery stores, provided that no gasoline pumps or car washes shall be permitted as either a principal or accessory use				P	
	Retail	Hardware stores				P	X
	Retail	Liquor stores	P	P		X	X
	Retail	Meat and fish markets				P	X
	Retail	Music stores				P	P
	Retail	Shoe stores				P	P
	Retail	Small printer shops, except that the gross floor area shall not exceed 2,000 square feet	P	P	P		SE
	Retail	Specialty shops and stores				P	P
	Retail	Stationary stores				P	P
	Dining	Restaurants and Delicatessens			P		
	Dining	Restaurants and other establishments serving food and beverages	P	P			SE
	Dining	Restaurants or Delicatessens with fewer than fifty (50) seats with no drive-thru or drive-in trade or curb service				SE	
	Dining	Taverns, wine and cocktail bars, brew pubs, micro-breweries and similar uses	P		P		P
	Dining	Microbreweries and brew pubs where beer is manufactured and distributed wholesale or retail	P	P	P		P
	Dining	The sale or consumption of any alcoholic beverage on the premises				X	
	Entertainment	Bowling alleys, or other indoor amusement	SE	SE			X
	Entertainment	Entertainment or recreational facilities				X	X
	Entertainment	Miniature golf courses and similar outdoor amusement facilities	SE	SE			X
	Entertainment	Outdoor amusement facilities			X		X
	Entertainment	Studios / Galleries	P	P	P	P	P
	Entertainment	Theaters	P	P	P		SE
	Entertainment	Playing music or making announcements in a manner audible at any residential lot line.				X	X
	Lodging	Bed and Breakfast establishments / Short Term Rental Units	P	P	P		P
	Lodging	Hotels and motels	P	P			X

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Land Use Type	Use	Gwy C-4	C-1	CBD C-2	Old C-3	New C-3	
Commercial	Service	Barber\Beauty shops	P	P	P	P	P
	Service	Cleaning and laundry establishments	SE	SE		P	P
	Service	Day care centers				SE	SE
	Service	Funeral homes and undertaking establishments	SE	SE	X		X
	Service	Plumbing, electrical, radio, TV workshops provided no more than five (5) persons are employed and that all related trucks and equipment are stored at the rear of the building, not visible from Dayton Blvd.			P		SE
	Service	Plumbing, workshops, electrical, radio and TV shops and other similar uses provided that not more than five (5) persons are employed therein.	P	P			
	Service	Repair shops for shoes, household articles or appliances	P	P	P	P	P
	Service	Tattoo parlors				X	X
	Service	Alternative Financial Services	X	SE			X
	Service	Title Pawn, check cashing and similar uses	X	P	X	X	X
	Auto-Oriented	Car Washes	SE	SE	X		X
	Auto-Oriented	New & used car, motorcycle, boat, farm equipment dealers	SE	P	X	X	X
	Auto-Oriented	New or used sales or repair facilities for autos, boats, motorcycles, farm equipment and similar uses				X	X
	Auto-Oriented	Gasoline service stations and auto repair;	SE	P		X	X
	Auto-Oriented	Limited Fuel Service Facility			P		
	Auto-Oriented	Drive-thru or Drive-in uses					X
	Storage	Outdoor storage of goods for sale, provided that area is screened	P	P			
	Storage	Outdoor sales, service, display or storage, except during lawful business hours and except for outdoor seating for restaurants			X		X
	Storage	Outdoor sales, service, display or storage, except during lawful business hours				X	
	Storage	Warehouses, storage facilities, mini-warehouses, indoor or outdoor storage facilities, climate controlled storage facilities, or any other sort of commercial storage or warehousing facility or usage			X	X	X
Adult	Adult oriented establishments			X	X	X	
Office	Bank	Banks	P	P	P	P	P
	Medical	Medical and dental offices and clinics			P	P	
	Medical	Medical and dental offices up to 5,000 sq. ft.					P
	Office	Office buildings	P	P	P	P	

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Land Use Type	Use	Gwy C-4	C-1	CBD C-2	Old C-3	New C-3
Office	Office					P
	Office					SE
	Veterinarian	SE	SE	P		
	Veterinarian			P		
Public / Institutional	Group Home	SE	SE			SE
	Group Home			X		
	Group Home	SE	SE			X
	Group Home	SE	SE			SE
	Hospital	SE	SE			SE
	School / Church	P	P	P		SE
Residential	Multi-Fam.	SE	SE			
	Mobile Home	X	SE	X	X	X
	Mixed	P	P			
	Mixed				P	
	Mixed					X
	Townhome					P
	Single-Fam.	P	P	P		P
Other	Accessory Permitted	P	P	P		P
	Other					
	Signs				X	
	Signs					P
	Signs	P	P	P		
	Similar to Prohibited			X	X	X
	Similar to Permitted			P	P	P
Similar to Permitted	P	P				