

City of Red Bank
Municipal Planning Commission

WORK SESSION AGENDA
March 19th, 2019
12:00 pm
Red Bank City Hall

I. CALL TO ORDER

II. ROLL CALL – Secretary – Billy Cannon

- | | |
|---|---|
| <input type="checkbox"/> Commissioner Cannon | <input type="checkbox"/> Commissioner Floyd |
| <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. February 21st, 2019

B. NEW BUSINESS

1. Midvale Highlands Lot 68 Revised Plat, 1807 Seven Pines Ln, Greentech
2. Zoning Map Amendment, R-1 Residential to C-2 Central Business District, 491 Ashland Terrace, Walter & Vanessa Amador
3. Design Review Permit, 4707 Dayton Blvd, Red Bank Commons
4. Zoning Ordinance Amendment, L-1 Storage Facilities Buffer

C. UNFINISHED BUSINESS

1. Discussion: Dayton Boulevard Corridor Study

D. OTHER BUSINESS

IV. ADJOURNMENT

City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA
March 21st, 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 Floyd |
| <input type="checkbox"/> Commissioner Hafley | <input type="checkbox"/> Commissioner Smith |
| <input type="checkbox"/> Commissioner Browder | |

III. INVOCATION – Commissioner Floyd

IV. PLEDGE OF ALLEGIANCE – Commissioner Hafley

V. CONSIDERATION OF THE MINUTES

- A. February 21st, 2019

VI. NEW BUSINESS

- A. Midvale Highlands Lot 68 Revised Plat, 1807 Seven Pines Ln, Greentech
- B. Zoning Map Amendment, R-1 Residential to C-2 Central Business District, 491 Ashland Terrace, Walter & Vanessa Amador
- C. Design Review Permit, 4707 Dayton Blvd, Red Bank Commons
- D. Zoning Ordinance Amendment, L-1 Storage Facilities Buffer

VII. UNFINISHED BUSINESS

- A. Discussion: Dayton Boulevard Corridor Study

VIII. OTHER BUSINESS

IX. ADJOURNMENT



Eddie Pierce
Mayor

MUNICIPAL PLANNING COMMISSION

Tim Thornbury
City Manager

MINUTES
February 21st, 2019
6:00 p.m.
Red Bank City Hall

I. CALL TO ORDER

Commissioner Hafley called the meeting to order at 6:04 pm.

II. ROLL CALL

Commissioner Cannon called the roll. Commissioners Hafley, Cannon, Floyd, Smith 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 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. January 17th, 2019 Meeting Minutes

Commissioner Hafley requested that the January minutes be revised to show that the motion to approve the Avant Gardens final plat passed unanimously.

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

VI. NEW BUSINESS

A. Zoning Map Amendment, C-1 Commercial to C-3 Neighborhood Commercial, properties fronting on Dayton Boulevard from West Meadowbrook Drive to Glenron Street and from East Meadowbrook Drive to Barker Road

Staff gave a summary of the of the rezoning and summarized several possible conflicts with the Land Use Plan. Apartments and Mixed-use developments would be prohibited in the new C-3 zoning district.

Gina Bingham of 10 Glenron Street asked if the two commercial warehouses across the street on Glenron would remain commercial. Commissioner Browder confirmed that they would remain commercial.

Sheela Wilson at 106 Brentwood Drive asked if there was a long-term plan to expand the C-3 zone. Staff responded that there was no plan to expand the C-3 zoning district. Mrs. Wilson asked if the new zone would allow more impervious structures. Commissioner Browder responded that the more restrictive zone would not increase the likelihood of more impervious structures. Mrs. Wilson asked if this rezoning would affect property taxes. Commissioner Browder responded that it would not directly affect property taxes.

Mrs. Wilson asked about the intent of the rezoning. Commissioner Hafley responded that the intent is to restrict certain commercial activities that are not compatible with the surrounding neighborhood. Commissioner Browder listed several examples of uses that are currently permitted in the C-1

Darin Wright at East Daytona asked why Red Bank permitted accessory buildings or plumbing offices within the proposed C-3 zone. She asked that these uses be prohibited in the C-3 zone.

John Champagne, the owner of a business at 4304 Dayton Boulevard, came forward and asked how the status of his business would change with the C-3 zoning. Mr. Champagne noted that the business involves the parking of school buses on the property. Commissioner Hafley said that it would be a legal non-conforming use in that it is not listed. He asked how he can get a letter of zoning compliance for business purposes. Mr. Champagne was referred to the City Manager.

Another attendee asked if apartments could be permitted under the C-3 zone. Commissioner Browder noted that apartments would not be permitted under the new C-3 zone. Commissioner Haley noted that townhomes would be permitted.

Commissioner Hafley noted that 1 Johnson Blvd was subdivided and no longer abuts Dayton Boulevard. Commissioner Hafley recommended that this parcel be rezoned from C-1 to R-1. Commissioner Browder asked if the owner would have to apply for the rezoning. Commissioner Hafley responded that it could also be initiated by the planning commission. Planning Commissioners agreed that this could be addressed with a separate application.

Motion by Commissioner Browder to approve the Zoning Map Amendment for properties fronting on Dayton Boulevard from West Meadowbrook Drive to Glenron Street and from East Meadowbrook Drive to Barker Road from C-1 Commercial to C-3 Neighborhood Commercial. Second by Commissioner Smith. The motion passed unanimously.

B. Temporary Use of Right-of-Way Permit, 1738 Dayton Blvd, Pratt

The applicant Ben Mies came forward to provide a summary of the temporary use of right-of-way request. Mr. Mies explained the permit would allow the applicant to remove a portion of the retaining wall within Commerce Street, and install a dumpster pad for the new development that would encroach on a 2' x 2' section of right-of-way. He noted that Commerce Street is technically open and maintained by the City of Red Bank.

Motion by Commissioner Smith to approve Temporary Use of Right of Way application submitted by Pratt Development. Second by Commissioner Cannon. The motion passed unanimously.

C. Draft Sign Ordinance

Staff gave a summary of the revisions to the draft Sign Ordinance

Commissioner Hafley noted several errors in the Sign Ordinance and said he was concerned with the scenic areas and scenic corridors language in the Sign Ordinance. Commissioner Hafley referred to Section 9-824 and 9-825 and the language regarding free-standing signs in scenic corridors.

Scenic 9-825 off premises signs along the scenic corridors are prohibited.

9-825. Off-premise signs along Scenic corridors or within Scenic areas prohibited. No off-premise signs shall be permitted within the scenic corridors or within scenic areas established per the provisions of 9-822 through 9-825. No free-standing or off-premise , no bill-board signs shall be permitted, nor electronic signs or digital signs shall be permitted within any scenic corridor.

Commissioner Hafley asked City Commissioner Terry Pope about the intent of this section referring to scenic corridors and billboards. Commissioner Hafley asked if Section 9-825 was intended to make billboard signs non-conforming uses and prevent additional billboards. Commissioner Terry Pope responded that the intent was to restrict billboard signs, but that existing billboard signs would be grandfathered. Staff noted that the new language in section 9-825 was confusing and most likely written incorrectly. Staff recommended that the new language should be rewritten to refer to only to off-premise signs.

Commissioner Floyd asked if the Planning Commissioner should take more time to review the full draft sign ordinance. Commissioner Browder responded that she thought the majority of the ordinance has been thoroughly reviewed. Commissioner Floyd expressed a desire to clarify language about digital billboards.

Commissioner Hafley noted the need for revisions to the definition for the gross area of a sign under Definitions. Commissioner Hafley also noted the maximum number of signs should be 72 and not 67 as written in the

All Planning Commissioners agreed to the proposed revisions. The City Manager asked if the Commissioners could send a marked up copy of the identified revisions to him for incorporation into the Sign Ordinance reviewed by the City Commission.

Motion by Commissioner Hafley to approve the Sign Ordinance with the agreed upon revisions noted by the Planning Commission. Second by Commissioner Browder. The motion passed unanimously.

D. Draft Telecommunications Structures Ordinance

The City Manager gave a summary of the Telecommunications Structures Ordinance, and noted that it was a response to the small cell telecommunications technology and legislation. The City Manager noted that he received 5 applications for small cell nodes. The ordinance allows the City to regulate this new small cell telecommunications technology. The City Manager noted that this ordinance was based on the Chattanooga ordinance.

Commissioner Hafley noted that this replaces existing telecommunications Chapter X in the zoning ordinance.

Commissioner Hafley noted that special permits would currently be approved by the Board of Zoning Appeals and asked whether this was the intended board of review. Commissioner Hafley recommended

replacing the Board of Zoning Appeals under Section 1105 with the Red Bank City Commission as recommended by the Red bank Planning Commission. The Planning Commission agreed to all proposed revisions.

Motion by Commissioner Hafley to approve the Telecommunications Structures Ordinance with the revisions agreed upon by the Planning Commission. Second by Commissioner Cannon. The motion passed unanimously.

VII. UNFINISHED BUSINESS

A. Discussion: Red Bank Commercial Gateway

Staff outlined elements of the working meeting discussion and how it informed the draft intent statement.

Commissioner Browder suggested that the Planning Commission pass the draft C-4 gateway zoning ordinance to the City Commission for preliminary review. The Planning Commission agreed that a joint work session could be used to review the proposed C-4 district uses and zone with the City Commission.

IX. ADJOURNMENT

Commissioner Smith moved to adjourn; second by Commissioner Floyd. Adjourned at 7:04 PM.

Chairman



MEMORANDUM

To: Tony Richmond, Richmond Surveying
Cc: Tim Thornbury, Public Works Director
From: Brian Taylor, SETD Regional Planner
Date: March 13, 2019
Subject: Midvale Highlands Lot 68 Easement S/D

SUMMARY

Tax Map #: 126F G 002	Address: 1807 Seven Pines Ln	
Deed Book & Page: DB 11460 P 0472	Owner: RTB Holdings LLC	
Plat Book & Page: PB 108 P 175	Area: 0.14 acres	Zoning: R-3 PUD
Plat Purpose: easement for parking lot on Lot 68		
Recommendation: approval		

ANALYSIS

Richmond Surveying has submitted a final plat on behalf of Greentech Homes, LLC proposing an easement on lot 68 in the Midvale Highlands subdivision. The easement will be used to preserve an existing parking area that was constructed on the lot. The existing parking lot is shown on the PUD plan recorded for the development, but not on the final plat recorded with the Hamilton County Register of Deeds. No easement was established for this existing parking lot when the final plat was recorded. The purpose of the parking lot was not noted on the PUD plan. There is now an existing home built on Lot 68 next to the parking lot. The owner of Lot 68 is still listed as RTB Holdings LLC.

A staff review found that the final plat met all requirements in the Red Bank Subdivision Regulations. The City Manager declined to staff approve the plat and referred it to the Planning Commission for review.

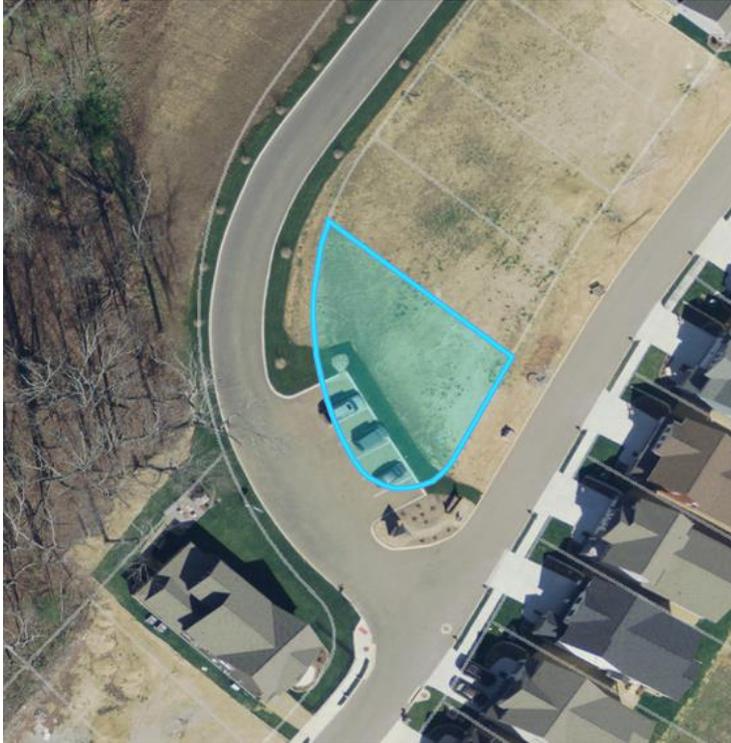
RECOMMENDATION

Staff recommends approval of the final plat if the Planning Commission determines that the plat meets all requirements in the Red Bank Subdivision Regulations.

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

APPENDIX

HCGIS Imagery

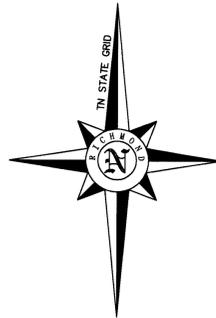
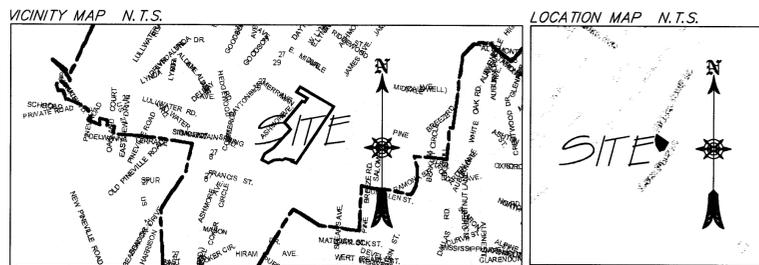


Property Card

Hamilton County, Tennessee

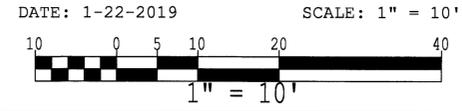
Unofficial Property Card

Location 1807 SEVEN PINES LN	Property Account Number 384804	Parcel ID 126F_G_002
Property Type 22	Land Use 910	District RED BANK
Current Property Mailing Address		
Owner RTB HOLDINGS LLC	City CHATTANOOGA	State TN
Address 1807 SEVEN PINES LN	Zip 37415	
Current Property Sales Information		
Sale Date 9/21/2018	Legal Reference 11460-0472	
Sale Price \$78,500	Grantor(Seller) NOVEMBER PAPA PROPERTIES LLC	
Current Property Assessment		
	Building Value \$0	
	Xtra Features Value \$0	
	Land Value \$75,000	
	Total Value \$75,000	
	Assessed Value \$18,750	
Narrative Description		
This property is classified as RESIDENTIAL with a(n) N/A style structure on this card, built about with 0 square feet.		
Land Description		
The total land area of this property is (52.25X100.19IRR).		
Legal Description		
LT 68 MIDVALE HIGHLANDS SUB PB 108 PGS 135-137 OUT OF 126 F 013 FOR 2017		



REVISED PLAT
LOT 68
MIDVALE HIGHLANDS SUBDIVISION

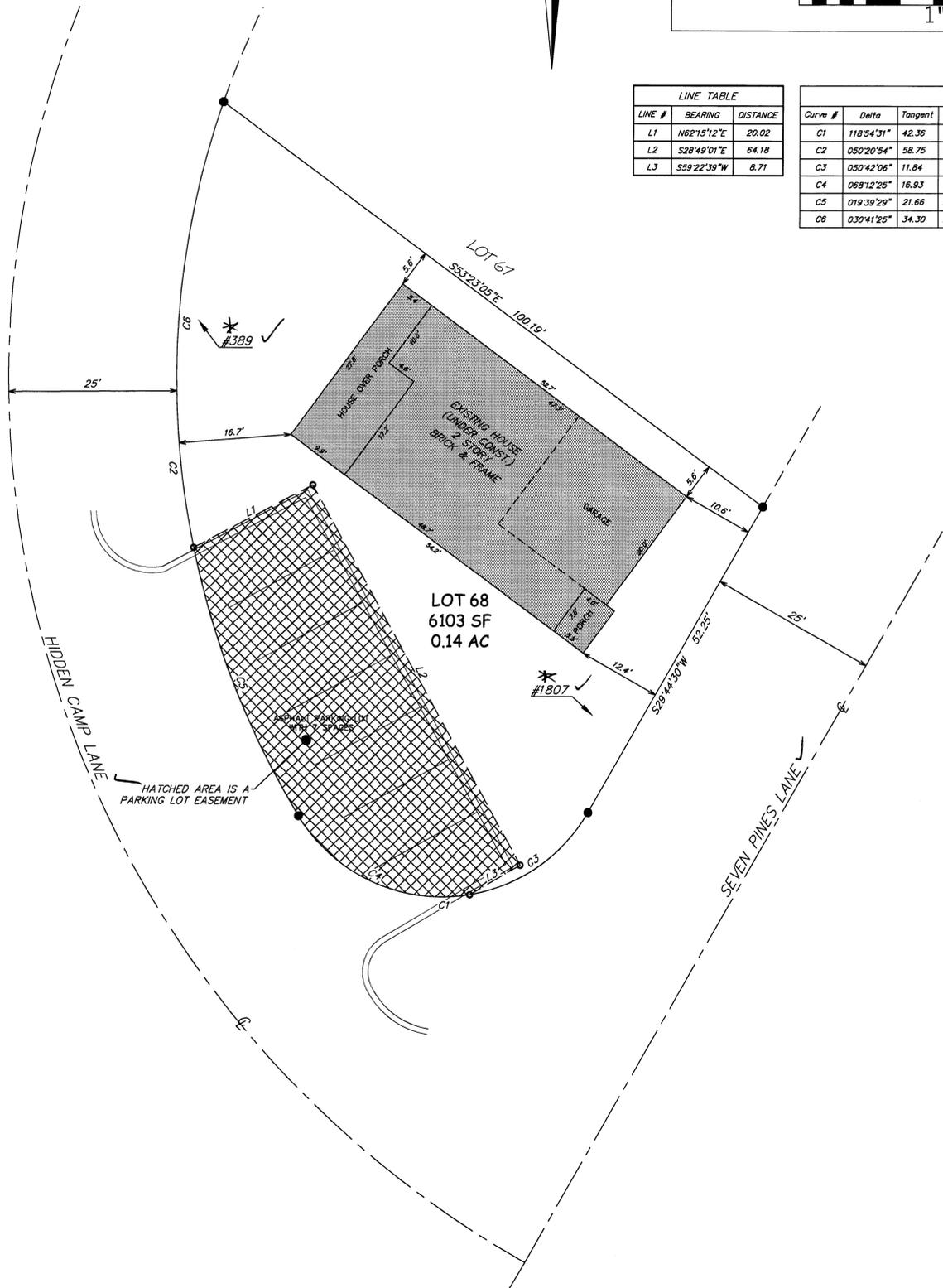
BEING A REVISION OF LOTS AS RECORDED IN PB. 108 - PGS. 135-137, LOCATED ON SEVEN PINES DRIVE, LYING IN THE CITY OF RED BANK, HAMILTON COUNTY, TENNESSEE.



APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE _____
 BY _____
 CHATTA/HAM CNTY WWT
 DATE _____
 JURISDICTIONAL AUTHORITY
 DATE _____
 BY _____
 RED BANK PLANNING COMMISSION
 DATE _____
 BY _____

LINE #	BEARING	DISTANCE
L1	N62°15'12"E	20.02
L2	S28°49'01"E	64.18
L3	S59°22'39"W	8.71

Curve #	Delta	Tangent	Radius	Length	Ch. BEARING	Ch. DISTANCE
C1	118°54'31"	42.36	25.00	51.88	S89°11'47"W	43.06
C2	050°20'54"	58.75	125.00	109.84	N06°10'31"W	106.34
C3	050°42'08"	11.84	25.00	22.12	S55°05'34"W	21.41
C4	068°12'25"	16.93	25.00	29.76	N65°27'10"W	28.03
C5	019°39'29"	21.66	125.00	42.89	N21°31'13"W	42.68
C6	030°41'25"	34.30	125.00	66.96	N03°39'14"E	66.16



- NOTES**
- PROPERTY ZONED: R-3 (PUD)
 - TOTAL AREA DIVIDED: 0.14 ACRES (6,108 SF)
 - THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF RED BANK.
 - THIS PLAT SUBDIVIDES PROPERTY DESCRIBED BY DEED RECORDED DB. 11460 - PG. 472 IN R.O.H.C.T.
 - 1 = LOT NUMBER
 - TAX ID: MAP 126F - GROUP G - PARCEL 002.00 ✓
 - WATER BY: TENNESSEE AMERICAN
 - SEWER AVAILABLE BY HCWWT
 - THE FINAL PUD PLAN WAS APPROVED BY RED BANK PLANNING COMMISSION ON MARCH 16, 2017.
 - MINIMUM BUILDING SETBACKS: (AS PER APPROVED PUD PLAN)
 FRONT- 10' REAR- 25' SIDEWALK- 5'
 - IRON PINS WITH CAPS PLACED ON ALL LOT CORNERS.
 - VARIANCES:
- Variences granted by BZA from Zoning Ordinance
 A variance from Section 14-307.09(B) requiring that sidewalks to be installed throughout the PUD to exempt the developer from constructing sidewalks along the access road to Ashmore Ave.
 A variance from Section 14-902.01 to allow for the placement of screening along the right-of-way of the access road leading up to the development in place of the screening required along the northwest property line between the PUD and the R-1 zoning district.
- Variences granted by Planning Commission from Subdivision Regulations
 A variance from Section 30.3 requiring pavement width of 26 feet to allow for roads that are 20 feet in width. A pavement width of 26 feet is still required around fire hydrants.
 A variance from Section 30.3.11 requiring a road grade greater than 12% for over 400 feet to allow a 650 foot section of the access road to be constructed at a 15% grade.
- AS PER FEMA FIRM PANEL NO. 47065C0333G (DATED 2-03-2016), THIS TRACT DOES NOT LIE IN A FLOOD HAZARD AREA.
 - THE PURPOSE OF THIS PLAT IS TO SHOW THE PARKING LOT EASEMENT FOR LOT 68.

* Address is based on access to road.

RECEIVED
 01/24/2019
 Hamilton County GIS
 12374

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, and dedicate the lots so specified on the plat to the City of Red Bank."

RTB HOLDINGS, LLC _____ DATE
 1644 ROSSVILLE AVENUE
 CHATTANOOGA, TN 37408
 PHONE: 423-475-6915

ENGINEER'S CERTIFICATION
 "I hereby certify that I have designed all drainage structures, with stormwater flows in excess of the capacity of a 42" diameter concrete pipe or equivalent as shown on this plat and that the design meets proper engineering criteria."

CHATTANOOGA ENGINEERING GROUP _____ DATE
 400 E. MAIN STREET, SUITE 130
 CHATTANOOGA, TN 37408
 PHONE: 423.600.9110

SURVEYOR'S CERTIFICATION
 "I hereby certify that I have surveyed the property shown hereon; that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is greater than 1 per 10,000 as shown hereon."

RICHMOND SURVEYING COMPANY _____ DATE
 363 1st STREET, SW
 CLEVELAND, TN 37311
 PHONE: 423.479.7749



Southeast Tennessee Development District
www.sedev.org

MEMORANDUM

To: Red Bank Municipal Planning Commission
From: Brian Taylor, SETDD Regional Planner
Date: March 13, 2019
Subject: Rezoning Request for 491 Ashland Terrace, from R-1 and to C-2

SUMMARY

Request: R-1 Residential to C-2 Central Business District Rezoning	
Tax Map #: 109J F 008.01	Address: 491 Ashland Terrace
Owner/Applicant: Walter & Vanessa Amador	Applicant: Walter & Vanessa Amador
Area: 0.842 acres	Floodplain: No
Existing Use: vacant	Proposed Use: commercial
Adjacent Uses: residential, undeveloped	Adjacent Zoning: R-1, R1-A

Background: An application has been submitted by the Walter and Vanessa Amador to rezone the property located at 491 Ashland Terrace from R-1 to C-2. The owners intend to operate a commercial business on the property that has not yet been specified.

Recommendation: Approval of the rezoning to C-2 with conditions or approval of a rezoning to C-3.

ANALYSIS

Existing Conditions

The subject property is a 0.8-acre vacant parcel at the corner of Ashland Terrace and Crestview Drive. The property was previously occupied by a single-family residence accessed from Crestview Drive. The property slopes steeply towards Ashland Terrace. Ashland Terrace is a minor arterial with an annual daily traffic average of 18,189 vehicles per day in 2017.

The subject property abuts a vacant parcel to the north at 4207 Crestview Drive that is zoned R1-A. Three single-family residences are located on the abutting R-1 parcel to the west on Bank Street. The single-family residence at 442 Bank Street sits on the rear lot line of the property and is accessed by a driveway that extends onto the subject property. A portion of the driveway used to access 439 and 435 Bank Street may also extend onto the subject property.

A single-family residence zoned R1-A sits at the southwest corner of Ashland Terrace and Knollwood Drive. A vacant lot zoned R1-A sits across Crestview Drive. The property at the southeast corner of this intersection on Ashland Terrace is a vacant parcel located in the City of Chattanooga.

The property is not contiguous with the C-2 Central Business District. Although properties between the CBD and the subject property are zoned R-1 or R1-A, almost all face away from Ashland Terrace. There are a variety of commercial properties along Ashland Terrace that face this arterial corridor (See zoning and land use map in the appendix).

HCGIS Property Map



Google Streetview, 2018



Red Bank Zoning Ordinance

The rezoning of the property to C-2 Central Business District would allow the owners to operate a commercial business at this location. The applicants did not specify a proposed commercial use for the subject property. The C-2 rezoning would allow a wide variety of commercial uses at this location. There are no commercial uses permitted under the current R-1 zoning. The subject property would be located outside of the Central Business District boundaries defined in the intent statement for the C-2 zoning district.

New buildings constructed on the subject property must meet C-2 district setbacks. Due to the steep slopes facing the Ashland Terrace, the property will front on Crestview Drive. A front setback of 0 feet may not be appropriate given the residential nature of Crestview Drive. Although a side setback of only 10 feet would be required from the vacant residential lot to the north, the Zoning Ordinance will require a 20-foot screening buffer. The setback requirements in the C-3 Neighborhood Commercial district may be more appropriate at this location.

Dimensional Requirements Table

	<i>Existing</i>	<i>Proposed</i>	<i>Alternative</i>
	R-1 Residential	C-2 Commercial	C-3 Commercial
<i>Front Setback</i>	25'	0'	25'
<i>Side Setback</i>	25'	10' abutting residential	25' abutting residential
<i>Rear Setback</i>	25'	25' abutting residential	25' abutting residential
<i>Minimum Frontage</i>	60'	None	None
<i>Minimum Lot Size</i>	7500 sf	None	None

Section 14-902 requires that commercial uses be screened from existing residential properties with Screening Type B, which prescribes a 20-foot-deep screen of evergreen trees or shrubs. Existing trees and vegetation on the property may be sufficient on the rear lot line abutting the single-family residence to the west. The existence of a driveway for this residence on the rear lot line of the subject property will complicate screening buffer requirements. Screening may not be needed on the northwest section of the property depending on the location of the proposed commercial development.

Land Use Plan

The 2035 *Land Use Plan* and the *Red Bank Zoning Ordinance* support commercial development along Ashland Terrace, provided that it does not create adverse impacts on neighboring properties.

The location of the property at the intersection of Ashland Terrace and Crestview Drive makes it well suited for commercial development. Conditions related to buffers, permitted uses and signage may be needed to ensure that a commercial property at this location is compatible with the nearby residential development.

The isolated location of the parcel and the distance from the Central Business District conflicts with the intent of the C-2 district. Furthermore, certain C-2 uses may not be compatible with the surrounding residential development. The entrance to the property from Crestview Drive enhances the need to ensure that permitted uses and signage are compatible with the surrounding residential area. The topography and

the access to the property also make the C-2 dimensional requirements poorly suited at this location. The property could alternatively be rezoned to the less intensive C-3 Neighborhood Commercial zoning district.

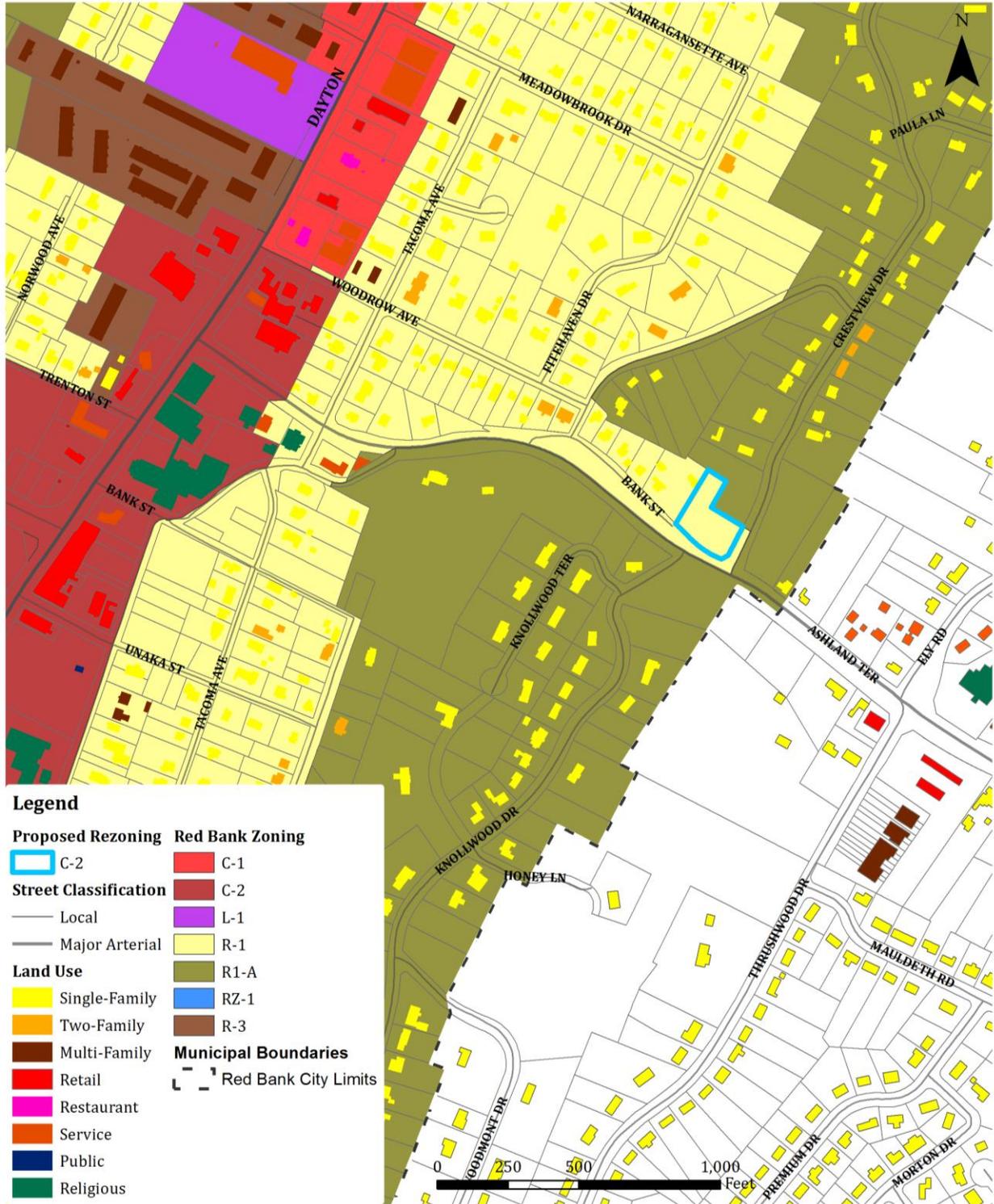
RECOMMENDATION

Staff recommends approval of the rezoning of the subject property to C-2 Central Business District with conditions or approval of a rezoning of the property to C-3 Neighborhood Commercial.

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

APPENDIX

Map 1. Red Bank Zoning and Land Use



Map 2. Aerial of Subject Properties



Property Card

Location 491 ASHLAND TER	Property Account Number 129817	Parcel ID 109J_F_008.01
Property Type 22	Land Use 910	District RED BANK
Current Property Mailing Address		
Owner AMADOR WALTER & VANESSA	City CHATTANOOGA	
Address 5304 GREENBRIAR ROAD	State TN	
	Zip 37412	
Current Property Sales Information		
Sale Date 9/13/2017	Legal Reference 11157-0400	
Sale Price \$20,000	Grantor(Seller) DANIEL KIMBERLY	
Current Property Assessment		
Building Value \$0		
Xtra Features Value \$0		
Land Value \$20,000		
Total Value \$20,000		
Assessed Value \$5,000		
Narrative Description		
This property is classified as RESIDENTIAL with a(n) N/A style structure on this card, built about with 0 square feet.		
Land Description		
The total land area of this property is (230.57X223.98IRR).		
Legal Description		
ASHLAND TERRACE OUT OF 109J-F-8 FOR 1991		

Table of Uses Comparison of R-1 to Commercial Districts

Permitted uses for R-1 are compared with those for C-2, C-3 and C-1.

Similar uses reflect different descriptions across zoning districts.

Permitted	P
Special Exception	SE
Prohibited	X
Use not included	

Land Use Type	Use	R-1	CBD			
			C-2	C-3	C-1	
Commercial	Retail	Retail sales		P		
	Retail	Retail sales and service establishments				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
	Retail	Drug stores			P	
	Retail	Florists		P	P	P
	Retail	Grocery stores			X	
	Retail	Hardware stores			X	
	Retail	Liquor stores			X	P
	Retail	Meat and fish markets			X	
	Retail	Music stores			P	
	Retail	Shoe stores			P	
	Retail	Small printer shops, except that the gross floor area shall not exceed 2,000 square feet		P	SE	P
	Retail	Specialty shops and stores			P	
	Retail	Stationary stores			P	
	Dining	Restaurants and Delicatessens		P		
	Dining	Restaurants and other establishments serving food and beverages			SE	P
	Dining	Taverns, wine and cocktail bars, brew pubs, micro-breweries and similar uses		P	P	
	Dining	Microbreweries and brew pubs where beer is manufactured and distributed wholesale or retail		P	P	P
	Entertainment	Bowling alleys, or other indoor amusement			X	SE
	Entertainment	Entertainment or recreational facilities			X	
	Entertainment	Miniature golf courses and similar outdoor amusement facilities			X	SE
	Entertainment	Outdoor amusement facilities		X	X	
	Entertainment	Studios / Galleries		P	P	P
	Entertainment	Theaters		P	SE	P
	Entertainment	Playing music or making announcements in a manner audible at any residential lot line.			X	
	Lodging	Bed and Breakfast establishments / Short Term Rental Units		P	P	P
	Lodging	Hotels and motels			X	P
	Service	Barber\Beauty shops		P	P	P
Service	Cleaning and laundry establishments			P	SE	
Service	Day care centers			SE		
Service	Funeral homes and undertaking establishments		X	X	SE	

Table of Uses Comparison of R-1 to Commercial Districts

Permitted uses for R-1 are compared with those for C-2, C-3 and C-1.

Similar uses reflect different descriptions across zoning districts.

Permitted	P
Special Exception	SE
Prohibited	X
Use not included	

Land Use Type	Use	R-1	CBD C-2	C-3	C-1	
Commercial	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
	Service	Repair shops for shoes, household articles or appliances		P	P	P
	Service	Tattoo parlors			X	
	Service	Alternative Financial Services			X	SE
	Service	Title Pawn, check cashing and similar uses		X	X	P
	Auto-Oriented	Car Washes		X	X	SE
	Auto-Oriented	New & used car, motorcycle, boat, farm equipment dealers		X	X	P
	Auto-Oriented	New or used sales or repair facilities for autos, boats, motorcycles, farm equipment and similar uses			X	
	Auto-Oriented	Gasoline service stations and auto repair;			X	P
	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
	Storage	Outdoor sales, service, display or storage, except during lawful business hours and except for outdoor seating for restaurants		X	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	
	Adult	Adult oriented establishments		X	X	
Office	Bank	Banks		P	P	P
	Medical	Medical and dental offices and clinics		P		
	Medical	Medical and dental offices up to 5,000 sq. ft.			P	
	Office	Office buildings		P		P
	Office	Offices up to 5,000 sq. ft.			P	
	Office	Offices over 5,000 sq. ft.			SE	
	Veterinarian	Veterinarians offices		P		SE
	Veterinarian	Veterinarians offices with no outdoor run areas		P		
Conditional	Group Home	Assisted living facilities			SE	SE
	Group Home	Drug, alcohol or correctional halfway houses, drug or alcohol rehabilitation centers or any similar use		X		
	Group Home	Halfway house, alcohol and drug rehabilitation centers			X	SE

Table of Uses Comparison of R-1 to Commercial Districts

Permitted uses for R-1 are compared with those for C-2, C-3 and C-1.

Similar uses reflect different descriptions across zoning districts.

Permitted	P
Special Exception	SE
Prohibited	X
Use not included	

Land Use Type		Use	R-1	CBD C-2	C-3	C-1
Public / Institutional	Group Home	Nursing homes			SE	SE
		Day care homes	P			
		Group homes operated on a non-commercial basis for persons with intellectual and developmental disabilities	P			
	Hospital	Hospitals and clinics and social agencies			SE	SE
	School / Church	Schools, churches and other public and semi-public buildings	P	P	SE	P
	Parks	Parks, playgrounds and community buildings				
Residential	Multi-Fam.	Apartments				SE
	Mobile Home	Mobile home parks	X	X	X	SE
	Mixed	Residential uses when part of a mixed-use commercial development with only offices and/or commercial uses on the ground floor.				P
	Mixed	Mixed Use Developments			X	
	Townhome	Townhomes and condominiums			P	
	Single-Fam.	Single-family detached dwellings except manufactured homes	P	P	P	P
	Home Occ.	Home Occupations	P			
Other	Accessory Permitted	Accessory buildings and uses customarily incident to the above uses	P	P	P	P
	Signs	On Premise Signs Pursuant to Sign Ordinance			P	
	Signs	Signs advertising goods and services provided on premises subject to height, setback and size limitations		P		P
	Similar to Prohibited	In general, all uses which are not in keeping with the intent of this zone		X	X	
	Similar to Permitted	In general, any use that is similar in character and impact as the above uses		P	P	
	Similar to Permitted	Uses similar to the above in character and impact.				P



MEMORANDUM

To: Members of the Red Bank Municipal Planning Commission
From: Brian Taylor, SETDD Regional Planner
Date: March 13, 2019
Subject: Design Review for Redevelopment at 4707 Dayton Blvd

SUMMARY

Request: Design Review Permit for Redevelopment at 4707 Dayton Boulevard	
Tax Map #: Map 109B Group E Parcel 005	Address: 4707 Dayton Blvd
Owner: Red Bank Commons LLC	Applicant: Red Bank Commons LLC
Area: 8.63 acres	Floodplain: No
Existing Use: partially vacant; general retail / grocery (Dollar General)	Proposed Use: self-storage facility
Adjacent Uses: small-lot single-family, commercial properties	Zoning: L-1

Background: An application has been submitted by Eric Everette with Red Bank Commons LLC for the construction of a new self-storage facility in the vacant portion of the former Food Lion at 4707 Dayton Boulevard.

Recommendation: Approval with recommended revisions.

ANALYSIS

Existing and Proposed Use

The subject property is an 8.6-acre commercial property at 4707 Dayton Boulevard. The property has 455 feet of frontage on Dayton Boulevard and 65 feet of frontage on Browntown Road. The 44,000 square foot building is partially occupied by a Dollar General. It was formerly occupied by a Food Lion grocery store. The applicant intends to redevelop 29,000 square feet of vacant space in this existing commercial building for use as a self-storage facility. The redevelopment of the existing building must meet requirements in the Design Review Standards. Conformance of the existing and proposed development with the Design Review Standards is detailed in the checklist below.

Aerial Image of Subject Property, 2016



Street View from Dayton Boulevard, 2016



Design Review Standards Checklist

BUILDING ZONE	Y/N	Standard	Existing / Proposed development and modifications
Building Setbacks	Y	<i>1. Buildings shall be setback a minimum of 12' and a maximum of 25' from the public right-of-way.</i>	The existing building is set back approximately 300' from the public right-of-way. The reuse of the existing building exempts the applicant from the building setback requirement.
Building Setback from Sidewalk	na	<i>2. Newly constructed buildings shall be set back zero (0) feet from the back of the sidewalk, unless a Storefront area with a maximum width of 8' is provided between the Sidewalk and the Building Zone.</i>	

Storefront Amenities	na	<i>2. The Storefront area shall include outdoor dining, public space with seating, and / or enhanced pedestrian entrances that connect buildings with the Pedestrian Zone.</i>	
Pedestrian Entrance	Y	<i>Visible from public ROW</i>	Pedestrian entrances are visible from the public right-of-way.
Façade Architectural Features	Y	<i>1. Façades visible from the public right-of-way shall include two or more of the following architectural features:</i>	The existing storefront includes a canopy. The elevation drawings must show at least two existing and/or proposed architectural features.
	Y	<i>a. awning, canopy or marquee,</i>	
		<i>b. balconies,</i>	
		<i>c. projecting cornices,</i>	
		<i>d. recessed entrances or bays,</i>	
		<i>e. arcades,</i>	
		<i>f. wall mural, or</i>	
	<i>g. other architectural elements approved by PC.</i>		
Façade Materials	Y	<i>2. No single approved material (excluding glass) shall exceed seventy (70%) percent of the exterior building wall(s) that is visible from a public right-of-way</i>	The existing façade meets the façade materials requirements. Elevation drawings are needed to show any proposed changes to the building façade.
	Y	<i>Permitted materials include: glass, brick, stone, hard coat stucco, pre-cast concrete, architectural metal panels, and faux stone, and other materials approved by the Planning Commission that meet the intent of the Design Review Ordinance.</i>	
Façade Transparency	Y	<i>1. For retail buildings, façades facing the public right-of-way shall have at least forty percent (40%) of the façade area comprised of clear vision glass at the ground level on the facade unless a specific alternative design is approved.</i>	The ground level façade has greater than 25% transparency.
		<i>2. For non-retail buildings, façades facing the public right-of-way shall have at least twenty-five percent (25%) of the façade area comprised of clear vision glass unless a specific alternative design is approved.</i>	

Massing, Articulation on walls > 30'	Y	<i>1. Façades longer than thirty (30) feet and visible from public right-of-way shall be broken down into smaller units through the use of articulation (See Figure 4). Articulation may include</i>	The façade of the existing building is longer than 30 feet. The site plan must show some form of articulation along the façade of the proposed self-storage facility.
		<i>a. offsets,</i>	
		<i>b. recesses,</i>	
		<i>c. staggered walls,</i>	
		<i>d. stepped walls,</i>	
		<i>e. pitched or stepped rooflines,</i>	
	Y	<i>g. other elements of the building's mass.</i>	
Massing, Building Height	Y	<i>Compatible with height of surrounding buildings built close to the street</i>	The existing building is 1 story tall.
Entrances, Orientation	Y	<i>1. Primary pedestrian entrances shall face public streets, open spaces or plazas to the maximum extent practicable.</i>	Pedestrian entrances face Dayton Boulevard.
Entrances, Weather Protection	Y	<i>2. Primary pedestrian entrances shall provide weather protection in the form of awnings, canopies, marquees or recessed entrances, to the maximum extent practicable.</i>	Pedestrian entrances are covered by canopies.
Roof	Y	<i>3. Mechanical equipment located on roof tops shall be screened from the public right-of-way.</i>	No mechanical equipment is visible in the elevation drawings.
PARKING ZONE	Y/N	Standard	Existing / Proposed development and modifications
Rear Parking	Y	<i>1. To the maximum extent practicable, parking shall be located to the rear of any building with the exception of preexisting buildings</i>	
Side Parking	Y	<i>2. If all new parking cannot be accommodated to the rear of the building, parking on the side of the building may be permitted if screened from the public right-of-way.</i>	
Front Parking	Y	<i>4. Parking for new construction shall not be located between a building and the street, unless the Planning Commission determines that parking on the rear and side of the building is precluded by flood hazard areas, other exceptional conditions of the lot, or the reuse of a preexisting building.</i>	The reuse of the existing building precludes the relocation of parking to the side or rear of the property. The site plan and elevation drawings need to show screening between the parking lot and Dayton Boulevard.

Parking Lot Screening	N	5. Any existing parking zone fronting the public right-of-way shall be screened from the public right-of-way	The parking needs to be screened from Dayton Boulevard. Screening must be installed along the ~260' long grass strip between the curb cuts.
Parking Lot Screen Height	N	3' min. to 6' max. height	The elevation drawing and site plan need to show a permitted type of screening between 3' and 6' tall.
Parking Lot Screen Materials	N	3. Screening of existing parking lots shall consist of :	The elevation drawing and site plan need to show a permitted type of screening.
		a decorative masonry wall	
		landscaping	
Parking Lot Landscaping	N	1 tree per 10 parking spaces on lots with greater than 25 spaces	There are 180 to 200 existing parking spaces on the site. At least 18 trees will need to be planted somewhere across the total parking lot area. There is ample room to install landscaped islands to break up the parking area. The redevelopment of the parking area with stormwater BMPs could be used to address the serious stormwater issues identified on the site.
		2. Adjacent aisles of parking should be divided by landscaped islands that break parking areas into blocks.	
		3. Parking lot landscaping that incorporates best management practices (BMPs) for storm water and other green infrastructure into the design are encouraged to reduce storm water runoff and pollution.	
Parking Lot Lighting	N	1. All lighting features shall be shielded, equipped with refractors, or placed indirectly to prevent stray upward light or direct light causing glare.	There are four existing parking lot lighting structures. A lighting plan is needed to determine whether the existing lighting meets illumination standards. A lighting plan must be included with the site plan. The location, height and design of any parking lot lighting should be added to the site plan. Parking lot lighting refractor and height requirements can be waived for existing lighting structures.
	N	3. Parking lot lighting shall be appropriate to create adequate visibility at night and evenly distributed to increase security. Parking lots must have a minimum illumination of 0.8 foot-candles at the ground level.	
	N	4. Parking lot lighting structures shall not exceed a height of twenty (20) feet.	
Service and Equipment Areas	na	Screening that meets Red Bank Zoning Ordinance	
Fences, Walls and Screening	na	1. Chain link and slat fencing shall not be allowed to screen properties from the public right-of-way.	
	na	4. Long stretches, over twenty (20) feet, of fencing or blank wall without intermittent elements such as posts or columns shall be avoided.	

SIGNAGE	Y/ N	Standard	Existing / Proposed development and modifications	
A. General Signage Requirements	N	1. All developments shall comply with sign regulations in the Red Bank Sign Ordinance.	Images of proposed signage must be submitted with application and shown on the elevation drawings and site plan.	
B. Freestanding Signs	na	1. Monument signs shall be defined as advertising that is ground mounted so that there is no space between the ground and the bottom of the sign.		
	na	2. Monument signs shall not exceed six (6) feet in height or ten (10) feet in width. Monument signs shall not exceed a maximum surface area of thirty-two (32) square feet.		
	N	4. Pole-mounted signs are shall not be permitted.	The existing pole sign is a non-conforming use.	
	na	5. Signage on either vehicle service/repair or fueling station canopies shall not be permitted.		
C. Building Signs		2. Roof signs shall not be permitted.		
NATURAL FEATURES	Y/ N	Standard	Proposed development and modifications	
Tree Survey / Plan	na	Developers shall submit an existing tree survey showing each tree with a DBH of 6" and a preservation plan to show compliance with these standards.	There are trees at the rear of the property. There are no plans to develop this portion of the property.	
Specimen Tree Retention	na	2. On sites with existing mature trees, at least a third (33%) of specimen trees shall be preserved or transplanted on site, to the maximum extent practicable.		
Natural Features on Site Plan	N	1. Site plans shall show natural features, including stream corridors and wetlands, steep slopes, and existing trees.	The site plan should show steep slopes, streams, existing trees and other natural features. The site plan should show how the developer intends to address stormwater issues behind the building.	
PEDESTRIAN ZONE	Y/ N	Standard	Existing	Proposed
Sidewalks, Width	Y	Sidewalks shall be a minimum of seven (7) feet in width. Existing sidewalks of 5' width or greater shall be exempt from this requirement. Deviations may be approved by the Planning Commission or City Manager if necessary, for limiting physical characteristics or for alternative designs that are judged to	The is an existing sidewalk fronting the entire length of the property. The width of the sidewalk is approximately 5 feet.	No sidewalk modifications have been proposed.

		<i>meet the intent of the Design Review Ordinance.</i>		
Sidewalks, Pedestrian Lane	Y	<i>5' min. width</i>	The width of the sidewalk is approximately 5 feet.	
Street Trees	N	<i>Street trees shall be planted in the Pedestrian Zone along the right-of-way at least every thirty-five (35) linear feet to the maximum extent practicable.</i>	There are no existing street trees located within the pedestrian zone.	Street tree requirements can be waived by the Planning Commission or City Manager
Lighting	N	<i>Street lighting will be installed in the Pedestrian Zone along Dayton Boulevard to the maximum extent practicable.</i>	There is no existing lighting located within the pedestrian zone.	Lighting requirements can be waived by the Planning Commission or City Manager
Curb Cuts	Y		There are two curb cuts to Dayton Boulevard on the subject property.	

Zoning Ordinance

The subject property was rezoned to L-1 in 2019. The owner will be permitted to redevelop the proposed self-storage facility within the existing building under the L-1 zoning district requirements.

The ~180 parking spaces shown on the site plan meet the parking space requirements under Section 406.01 of the Red Bank Zoning Ordinance. Reductions in parking space requirements are permitted under Section 406.01 (J).

Screening is required against the adjacent commercial uses. A variance could be granted from this requirement by the Board of Zoning Appeals.

Land Use Plan

The development of new self-storage facility does not conflict with the goals of the Red Bank Land Use Plan.

RECOMMENDATION

Staff recommends approval of the design review application for new construction at 4707 Dayton Boulevard subject to the recommended revisions listed below.

Parking Lot Screening

- A screening buffer of 3' to 6' tall is required between Dayton Boulevard and the front parking lot.

Parking Lot Landscaping

- There are at least 180 existing parking spaces located on the site. At least 18 trees will need to be planted somewhere across the total parking lot area.

Pedestrian Zone Requirements

The installation of street trees may be required by the Planning Commission.

Natural Features

- The site plan should show how the developer intends to address stormwater issues behind the building.

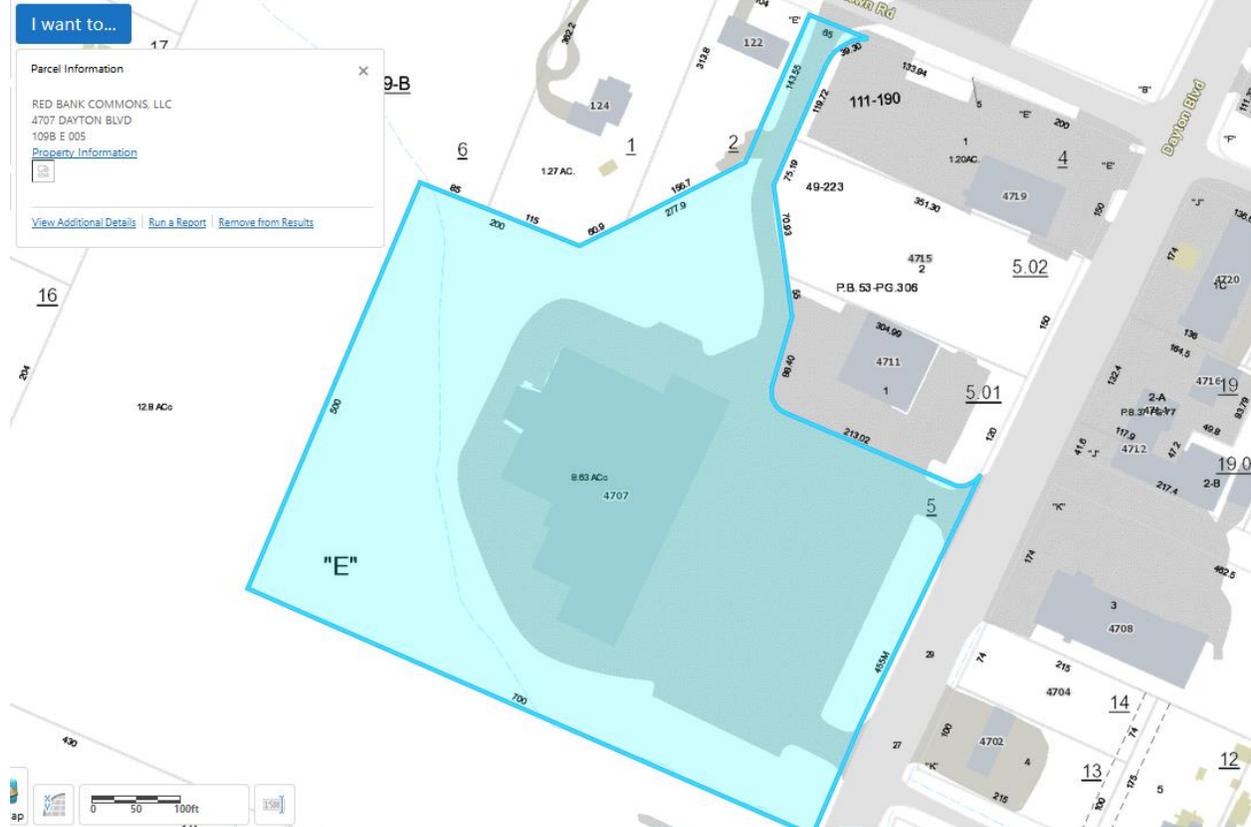
Plans and Elevation Drawings

- Submit site plan showing the required parking lot landscaping and the parking lot screening.
- Submit elevation drawings showing the proposed building façade, parking lot screening, and parking lot landscaping.
- The site plan must show natural features, including stream corridors and wetlands, steep slopes, and existing trees.
- A lighting plan must be included with the site plan. The location, height and design of any parking lot lighting should be added to the site plan.

DRAFT

APPENDIX

HC GIS Property Map



Property Card

Location 4707 DAYTON BLVD	Property Account Number 33455	Parcel ID 109B_E_005
Property Type 08	Land Use 541	District RED BANK
Current Property Mailing Address		
Owner RED BANK COMMONS, LLC	City COLLIERVILLE	State TN
Address PO BOX 1509	Zip 38027	
Current Property Sales Information		
Sale Date 8/12/2015	Legal Reference 10544-0065	
Sale Price \$475,000	Grantor(Seller) LN RED BANK LLC	
Current Property Assessment		
Building Value \$488,300		
Xtra Features Value \$75,900		
Land Value \$647,300		
Total Value \$1,211,500		
Assessed Value \$484,600		
Narrative Description		
This property is classified as COMMERCIAL with a(n) SUPERMARKET style structure on this card, built about 1993 with 44,404 square feet. Total square footage for all structures on this property is 44,404.		
Land Description		
The total land area of this property is (455X700IRR).		
Legal Description		
W/S DAYTON PIKE		

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE TO AMEND ORDINANCE NO. 15-1020, THE ZONING ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, CODIFIED AT RED BANK CITY CODE TITLE 14, CHAPTER 5 SECTION 14-501, SUB-SECTION (P), THEREOF, PERMITTED USES, IN ORDER TO CLARIFY CERTAIN SEGMENTS THEREOF

WHEREAS, City Administration based on experience and input from the Commissioners and Members of the Red Bank Planning Commission, has identified the need to update and revise the existing Red Bank Zoning Ordinance relating to use separations distances in the L-1 Light Manufacturing Zone; and

WHEREAS, the City Commission, the Planning Commission, and as aided by the Southeast Tennessee Development District, wishes to promote economic revitalization through diversification of land uses in certain areas and by the reasonable and orderly regulation of Self-Storage Facilities; and

WHEREAS, the Planning Commission provided an opportunity for citizens to speak in favor of or against this ordinance during a public and advertised Public Hearing during its regularly scheduled meeting on March 21, 2019; and

WHEREAS, the Planning Commission has made recommendation to the City Commission that this ordinance should be approved; and

WHEREAS, the Red Bank City Commission provided an opportunity for citizen comments in favor of or against the ordinance at a public and advertised Public Hearing during its regularly scheduled Commission Meeting on April 2, 2019, prior to final reading.

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

SECTION 1. That Title 15, Chapter 5, Section 14-501, Permitted Uses, subsection (P) thereof, be deleted in its entirety and the following be inserted in its place and stead:

(P) Warehouse and trucking terminals, outdoor storage and display, self-storage or mini-warehouse facilities provided that no self-storage or mini-storage establishment shall be located within fifteen hundred (1,500) feet of any other self-storage or mini-warehouse facility and not and no part thereof shall be located within fifty (50) feet of any residentially zoned property. Further any outdoor storage facility which abuts any parcel zoned other than L-1 shall also be screened pursuant to the screening requirements listed in Chapter XI of the Zoning Ordinance as to each portion thereof which abuts any property zoned other than L-1. Distances requirements shall be measured from nearest property line to nearest property line. It shall be the responsibility of the owner / applicant to present a survey from a registered Tennessee Land Surveyor verifying such distance requirements.

SECTION 2. 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.

SECTION 3. This Ordinance shall take effect upon the date of its passage upon second and final reading, the 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