

ORDINANCE NO. 18 - 1136

AN ORDINANCE OF THE CITY OF RED BANK, TENNESSEE, AMENDING THE RED BANK ZONING ORDINANCE NO. 15-1020, SECTIONS 14-402.01, 14-404.01 AND 14-405.01 IN ORDER TO MODIFY THE COMMERCIAL ZONE INTENT STATEMENTS FOR COMMERCIAL ZONING DISTRICTS

WHEREAS, upon extensive study by and recommendations of the Red Bank Planning Commission, the City Commission determines it to be in the best interest of the citizens of the City of Red Bank to better define and clarify the “zoning intent” statements in the zoning ordinance in order to better provide guidance for development and re-development within zones C-1, C-2 and C-3; and to further promote a lower intensity form of commercial development by amending the Permitted and Prohibited Uses in the C-3 Commercial Zone; and

WHEREAS, the current C-3 Commercial Zone does not include sufficient flexibility to promote the lower intensity forms of development envisioned by the City Commission; and

WHEREAS, the Red Bank Planning Commission held a Public Hearing in conjunction with its regularly scheduled meeting on March 15, 2018 and provided an opportunity for comments in favor of or against the proposed Red Bank Zoning Ordinance Amendment(s); and

WHEREAS, the Red Bank Planning Commission recommended approving the proposed amendments to the zoning ordinance; and

WHEREAS, the City Commission recognizes the need to clarify various commercial zone district regulations and intent statements; and

WHEREAS, the City Commission held a public hearing and provided an opportunity for citizen comments in favor of or opposed to the proposed amendments to the zoning ordinance at a Public Hearing held during its regularly scheduled Commission Meeting on November 6, 2018.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Red Bank, Tennessee that the Zoning Ordinance for the City of Red Bank, Tennessee, be amended as follows:

SECTION 1. That Chapter IV, Section 14-402, C-1 Commercial Zone, be amended by deleting present subsection 402.01, Intent in its entirety, and substituting in lieu thereof the following:

402.01 Intent

It is the intent of the C-1 Commercial Zone to

- (A) Promote a diverse mix of retail and service uses to serve both area residents and customers traveling to and from other neighborhoods and places of employment;
- (B) Balance the need to accommodate automobile-oriented commerce with the need to promote more pedestrian-oriented development in the commercial corridor;
- (C) Minimize conflicts between uses in and around the district through landscape and buffering requirements;
- (D) Emphasize access control to manage traffic generated by general commercial uses;
- (E) Promote quality residential development that enhances the character of the commercial corridor; and
- (F) Ensure that new development meets the intent of the Red Bank Design Review Standards.

The Location(s) of C-1 Commercial Zoned properties are as shown on the official zoning map for the City of Red Bank.

SECTION 2. That Chapter IV, Section 14-404, C-2 Commercial Zone (Central Business District), be amended by deleting present subsection 404.01, Intent in its entirety, and substituting in lieu thereof the following:

**404.01 Intent**

It is the intent of the C-2 Commercial Zone to

- (A) Function as the Central Business District for the City of Red Bank;
- (B) Promote a mix of retail, service, civic and related uses that enhance the character of the Central Business District as a pedestrian-friendly town center where people come to shop, dine, work, and gather;
- (C) Create pedestrian-oriented development that connects businesses with the sidewalk and contributes to a continuous commercial frontage of a size and scale that is compatible with a small town;
- (D) Encourage mixed-use development and residential development that enhances the character of the Central Business District;
- (E) Ensure that uses are compatible with surrounding neighborhoods;
- (F) Discourage uses that cater exclusively to automobile-oriented customers; and
- (G) Ensure that new development meets the intent of the Red Bank Design Review Standards.

The Location(s) of C-2 Central Business District of properties are as shown on the official zoning map for the City of Red Bank.

SECTION 3. That Chapter IV, Section 405.01 and 405.02 are presently written, C-3 Neighborhood Commercial Zone, be amended by deleting the subsections and substituting in lieu thereof the following:

**405.1 Intent**

It is the intent of the C-3 Neighborhood Commercial Zone to promote, protect and sustain the viability of neighborhoods by allowing the development and maintenance of small commercial and service enterprises, which are both compatible with and complimentary to residential properties within the immediate vicinity. Furthermore, it is the intent of this section that all businesses located within the C-3 Neighborhood Commercial Zone shall be for retail sales, services or otherwise of such nature as to be a benefit or convenience to neighborhood residents.

**405.2 Location**

The Location(s) of C-3 Neighborhood Commercial Zoned properties are as shown on the official zoning map for the City of Red Bank.

SECTION 4. Every section, 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 affect or impair any other section, sentence, clause, or phrase.

SECTION 5. This Ordinance shall take effect from and after the date of its final passage the health, safety and welfare of the citizens of the City of Red Bank requiring it.

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Mayor

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City Recorder

November 6, 2018

Passed on First Reading

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Passed on Second and Final Reading

Approved as to form:

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City Attorney