

Stefanie Dalton
Mayor

City of Red Bank

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION WORK SESSION AGENDA ([virtual link](#))

May 14, 2025

6:00 pm

Red Bank Court Room

3117 Dayton Boulevard

I. NEW BUSINESS

1. Request to rezone 223 Clift View from R-2 residential to R-3 residential
 - a. Discussion(staff)
2. Red Bank Comprehensive Plan 2045 Adoption
 - a. Discussion(staff)

VII. ADJOURNMENT

**MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES
March 26, 2025
6:00 pm
Red Bank Court Room
3117 Dayton Boulevard**

I. CALL TO ORDER

II. ROLL CALL

1. Brenna Kelly - absent
2. Sonja Millard - present
3. Robin Pipkin-Parker - present
4. Ben Richards - present
5. Kate Skonberg – present

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

1. February 26, 2024 – Commissioner Millard made a motion to approve the minutes;
Commissioner Skonberg seconded; the motion carried unanimously

VI. NEW BUSINESS

1. Request to abandon right-of-way at 309 Morrison Springs Road
 - a. Applicant Presentation (John Coffelt – HGH Construction)
 - i. HGH Construction is in the process of designing new offices and a town center across from the Erlanger North property, adjacent to the on-ramp for Southbound Highway 27; two parcels were purchased and one was previously owned; HGH is requesting the abandonment of the old Morrison Springs Road bed which extends from the on-ramp ROW to the Tom Weathers ROW dividing the properties; River Street Architects is designing the center and the site will include public space and green space; currently in the site planning phase.
 - b. Staff Presentation (Michael Pham- planner)
 - i. The staff recommended approval because the city has not ever had any plans to develop the road.
 - c. Public Comment - none
 - d. Discussion/Vote
 - i. Commissioner Pipkin-Parker asked if the plans to develop the site would impact any of the comprehensive plan mobility recommendations; staff sees no issues with the old ROW being abandoned because it should have been abandoned in standard procedure when the new Morrison Springs Road was built immediately north of the private properties HGH has acquired; Commissioner Pipkin-Parker asked if the development would impact the Godsey Ridge trail plans; Mr. Coffelt has been made aware of the trail plans and intends to incorporate some connectivity design to supplement the city's plans to develop the trails.
 - ii. Commissioner Pipkin-Parker motioned to approve the ROW abandonment;
Commissioner Richards seconded; the motion carried unanimously
2. Comprehensive Plan Review
 - a. Staff Presentation (Michael Pham – planner)

- i. The comprehensive plan Storymap is online at this [link](#); Mr. Pham reviewed the StoryMap with the planning commissioners which is a timeline of planning in the city of Red Bank and summarizes the community engagement strategies and fundamental elements of the comprehensive plan that was prepared with TSW over the previous 14 months;
- b. Public comment
 - i. Chad Bullard, 3901 Knollwood Drive, thanked the planning commission and staff for the development of the plan, which he attended all of the engagement events throughout the process; families showed up and many different groups from the community; it's important for the representation of enterprise and residents for the economic and community support for potential growth;
- c. Discussion
 - i. Commissioner Skonberg asked why the small area study public survey question regarding preferred acres of greenspace used a mathematical average to express preference rather than expressing the number that was preferred by the majority of respondents; Mr. Pham stated that a mathematical average considers every response equally weighted, while a statistical mode could have been used to express what the most frequent response was, staff relied on statistical mean to express the summary of the survey; Commissioner Skonberg stated that the community voted that they wanted more acres of greenspace and further discussion of the actual amount of greenspace to be present on the site is needed; Commissioner Pipkin-Parker stated that if the responses to the question were evaluated like a presidential election, the more frequent responses would be the "winning" number of preferred acres (12 acres received 282 responses, 6 acres received 187 responses, and all other responses were less than 10% of the respondent group); Mr. Pham stated that the data presented in the plan is simply raw responses from the public and further design, engagement, and planning will be necessary before a final decision on greenspace allocation; Commissioner Skonberg expressed gratitude for all the hours and work that went into the comp plan process and that the new plan would be very helpful for commissioners to make decisions from; Commissioner Pipkin-Parker stated we should be proud of the work done on the plan; Commissioner Millard stated that many citizens were thrilled that they were able to participate in the process; Mr. Pham stated that the coming zoning ordinance would be based on the land use plan illustrated in the comp plan; Commissioner Skonberg stated that she supports the broader goals of the plan and is excited about the community but that she is disappointed in the results of the small area study because it is the key for growth in Red Bank, the community deserves a park like Coolidge Park in Chattanooga, and the focus on walkability and multimodal doesn't align with the proposals for parking locations on the site; Commissioner Pipkin-Parker stated that the Save Red Bank Central Park group continues to make the point that the uses proposed by residents throughout the planning process do not have to go on the former Red Bank Middle School site specifically, they could go other places in Red Bank; Mr. Pham stated that the next steps for the small area study are to incorporate the recommendations into the capital improvements plan which considers all the other capital improvements that the city is obligated to invest in for the future; Commissioner Pipkin-Parker stated that conversion compliance is an important aspect of the small area study and that the plan should further emphasize the necessity to encourage growth within the de facto urban growth boundary, intentional development decisions should be explicitly cognizant of the scarcity of land, and if it's possible to amend the plan to include this kind of explicit language; Mr. Pham stated that the plan already uses language that

encourages growth in specific areas, and that the plan is based primarily on community feedback that ranged from an acceptance of the de facto urban growth boundary and also a concern for curtailing growth in certain neighborhoods—to comprehensively state that growth and development is the summation of that feedback could be inflammatory; Commissioner Richards pointed out that the five elements of the comprehensive plan do strategize for and focus on how to encourage the growth preferences that came from the community and how to control and guide development in the city; Commissioner Pipkin-Parker stated that the inability to annex land should drive the development decisions that can help the city achieve its stated comprehensive plan goals, that urgency should be at the forefront of planning and development decisions; Mr. Pham stated that all the goals passed by commissioners yearly and the resolutions that are intended to push those goals are built into the comprehensive plan and even if they are not explicitly stated, they are driving factors of the explicit recommendations; Commissioner Skonberg asked what the action of the planning commission was at the present; Mr. Pham stated that according to the city attorney the state of Tennessee imbues the planning commission to adopt a general plan but the city commission is the body that makes planning commission actions binding; Commissioner Pipkin-Parker suggesting standardized language across the comp plan specifically in regards to residential development like dwelling units, accessory dwellings, auxiliary dwellings and the like; Commissioner Pipkin-Parker motioned to adopt the comprehensive plan; Commissioner Skonberg seconded; the motion carried unanimously.

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

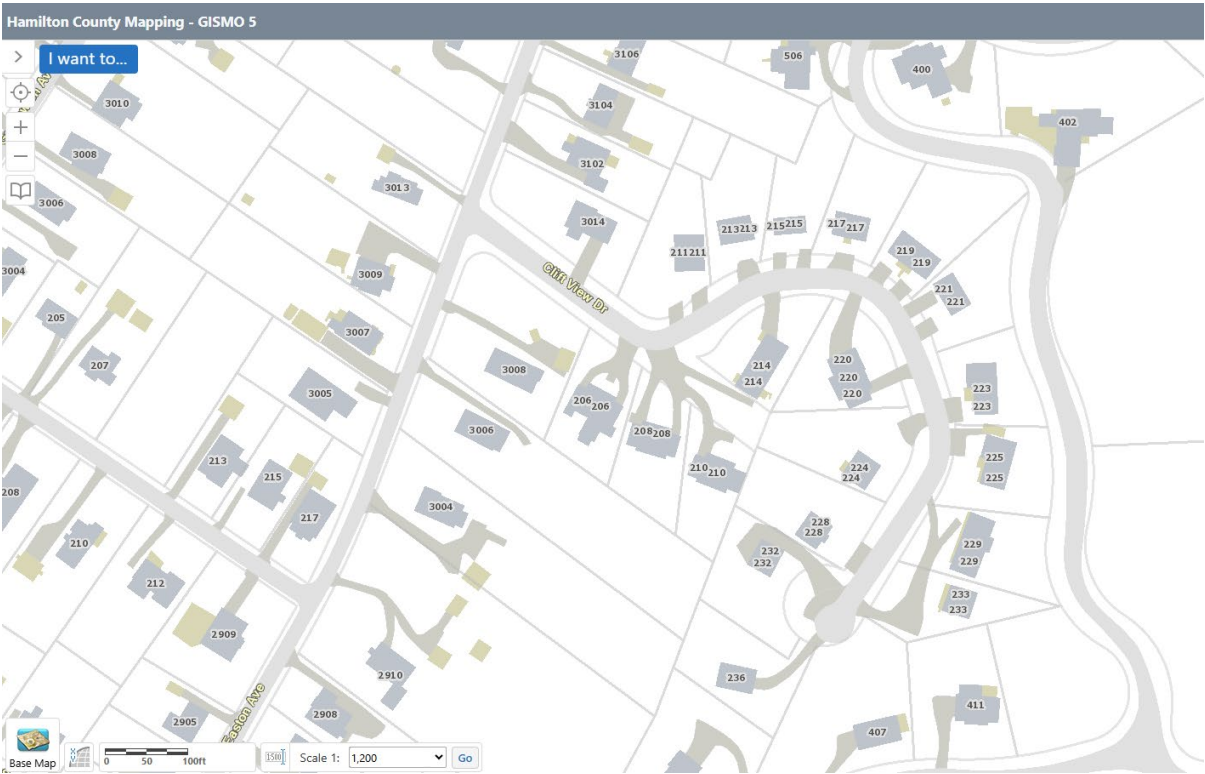
IX. ADJOURNMENT

City of Red Bank Planning Commission Staff Review		
Case #: N/A	PC Meeting Date: 5/28/2025	Applicant: Jordan Craig
Property Owner: Jennifer Whitlock	Property Address: 223 Cliftview Dr.	Tax Map Parcel ID: 118I B 016.1
Size of request area: N/A	Jurisdiction: Red Bank	Request: rezone to R3
Project description: “Looking to finish a basement. This would turn a duplex with a vacant basement into a triplex.”		
Property Description		
Existing land use: residential	Surrounding land uses: residential	Transportation: fronts a local street
Proposed density: 5.1	Existing neighb. density: ±5 du/ac	Natural resources: N/A
Zoning		
Neighborhood Compatibility	Existing Zone	Requested Zone
	R-2 Residential	R-3 Residential
Staff Comments	The R-2 residential zone does not permit multifamily units greater than duplexes. The R-3 residential zone permits multi-family dwellings when part of a mixed-use residential development where 50% of all developable land must be used for detached single-family dwellings. Multi-family dwellings not a part of a mixed-use residential development are permitted only by special exceptions permit.	
	The R-3 residential zone was developed for this reason: “In order to address citizens’ concerns about overbuilding of apartments in Red Bank while still allowing for this use, the new R-3 Zone controls apartment development by allowing free-standing apartment buildings only by Special Exceptions Permit from the Red Bank City Commission. Apartment buildings are only permitted by right if they are part of a mixed-use residential development where at least 50% of all developable land must be used for detached single-family dwellings of at least 2,000 sqft. This requirement assures that the multi-family component is of high quality, which is necessary for the developer to market the single-family component. The new Design Review Requirements and Landscape and Screening Requirements also apply to apartments.”	
	The existing neighborhood is almost entirely duplexes. The renovation of an existing basement into an additional dwelling unit would not have a significant impact on the density. There would presumably be an impact on parking as the renovation of a basement does not include the construction of additional parking space—there is no developed on-street parking (50’ right-of-way) on Clift View Drive. The road pavement is only about 25’ wide and in the scenario of additional on-street parking, emergency vehicle access would be significantly impacted.	
	The renovation of an existing basement could be considered the addition of an accessory dwelling unit, but the zoning ordinance does not define a renovated basement as such. The proposed project would more appropriately fall under the	

definition of “dwelling, multiple: a building a portion thereof used or designed as a residence for three or more families living independently of each other.”

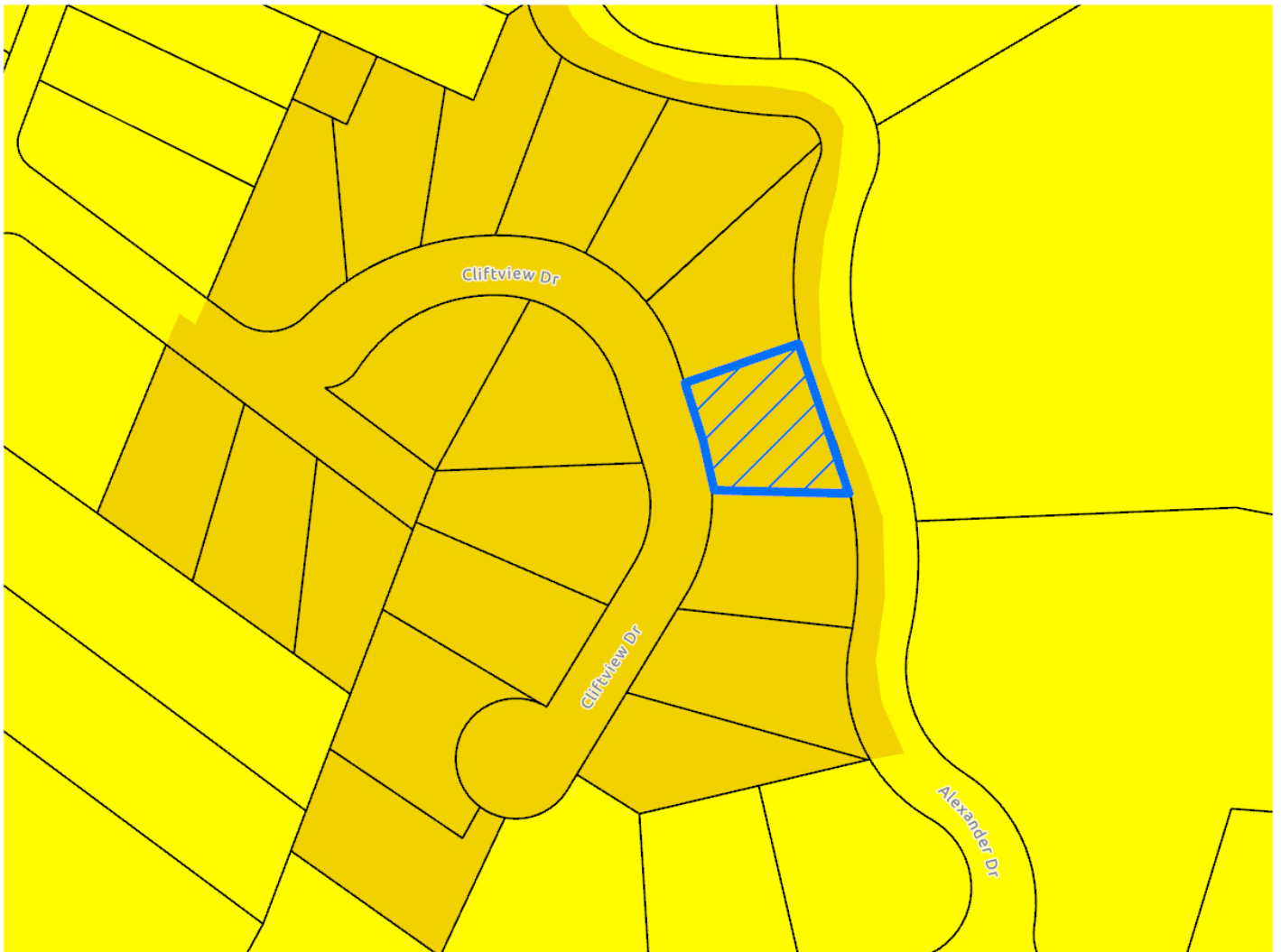
Due to the current purpose of the R-3 zone, the Red Bank Plan: 2035 land use goals related to high-quality multifamily developments, constraints on parking facilities, and the already non-conforming parking availability on the property, the staff recommendation is to deny the rezoning request.

Development Standards		
	Required	Proposed
parking	6	3



Red Bank, Tennessee

223 Clift View
Request to Rezone R-2 to R-3



Legend

ZONE

C-1

C-2

C-3

L-1

M-1

R-1

R-2

R-3

R-4

R-TZ

R1-A

RT-1

RZ-1

R-3 Request

0 50 100 200 300
US Feet



Map prepared by City of Red Bank Community Development Department

Date: 04/23/2025

This map is for planning purposes only

This is not an engineering map

Source: City of Red Bank GIS