

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION AGENDA
June 25, 2025
6:00 pm
Red Bank Court Room
3117 Dayton Boulevard**

I. NEW BUSINESS

1. Request to rezone 171 Oak Street R-1A to R-T/Z
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote
2. Plat submittal 107 Cartwright Street
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote
3. Zoning amendment to the zoning ordinance definition of “Townhouse”
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote

II. UNFINISHED BUSINESS

III. OTHER BUSINESS

IV. ADJOURNMENT

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION MINUTES
May 28, 2025
6:00 pm
Red Bank Court Room
3117 Dayton Boulevard**

I. CALL TO ORDER

II. ROLL CALL

1. Sonja Millard - present
2. Blake Pierce – 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. March 26, 2024 – Commissioner Richards motioned to approve, Commissioner Parker seconded, them motion carried unanimously

VI. NEW BUSINESS

1. Request to rezone 223 Clift View Drive from R-2 to R-3
 - a. Applicant Presentation(Jordan Craig)
 - i. The applicant is looking to rezone the property where there is currently a duplex with a vacant basement underneath; the goal is to renovate the basement to a 1 bed 1 bath apartment; there will be no significant changes to the building footprint, but can add a parking space if necessary; the renovation would not change the character of the street in any way because there are two triplexes on the street and all the other homes are duplexes;
 - b. Staff Presentation
 - i. Michael Pham: the Red Bank 2035 plan and the zoning ordinance are not explicitly clear on what constitutes appropriate rezonings for the R-2 and R-3 zones; the purpose of the R-3 zone appears to be intended for the Dayton Boulevard commercial corridor as it refers to the design review standards as the assurance that multi-family developments will be of high quality; however, the design review standards do not apply to properties outside of the Dayton commercial corridor and as such, 223 Clift View would not be subject to them; if the rezoning was approved, the property owner would still need to apply for a special exceptions permit because the R-3 zone does not allow for non-mixed-use developments without one; neighboring residents and the fire chief have expressed concerns about on-street parking in this neighborhood as the pavement is only 25' wide and cars parked on both sides of the street can impeded emergency vehicles; the Red Bank 2045 Plan, to be adopted this evening, identified this neighborhood as Ridge Residential, or the least dense place type, due to public feedback on preserving lower-density neighborhoods of Red Bank;
 - c. Public Comment
 - i. Chad Bullard: citizen concern is about the precedent of approving rezonings in neighborhoods that don't have the capacity for increased density and vehicle parking;

the upcoming land use and zoning regulations would be the appropriate mechanism for allowing or prohibiting this kind of development.

- ii. Unknown citizen comment: somebody mentioned that there is already on-street parking occurring where it is not established and that should be cited; there doesn't seem to be much of an impact on the neighborhood; there may be a concern about setting a precedent but the planning commission is here for that purpose.
- d. Discussion/Vote
 - i. Commissioner Parker: asked if the applicant was the owner; the discussion from the work session showed that the surrounding properties were R-2; there are some non-conforming triplexes on the street and some building code requirements like a sprinkler system a second means of egress and additional parking; because the building envelope is not changing, and parking could be added to accommodate the additional unit, it should be approved; because it's a cul-de-sac there won't be a lot of thru-traffic; it doesn't make sense to establish a neighborhood as ridge residential if there are already non-conforming and denser uses there; the better thing to do is to establish place types that bring those non-conforming uses and densities into conformity; staff: duplexes are a conforming use in the existing zone—it is the proposed triplex that would be non-conforming;
 - ii. Commissioner Richards: asked if the property relied on on-street parking (applicant responded cars are parked on the street but looking to minimize that need);
 - iii. Commissioner Parker: the parking requirement for 2 spaces per dwelling unit is reasonable because it's not uncommon for two-car households to occupy a 1 bedroom house, but it's also possible that only a one-car household occupies the unit and wouldn't aggravate an on-street parking issue;
 - iv. Commissioner Skonberg: the new plan should address these kinds of requests, but there's also a concern that approving a parking requirement reduction while there is an increase in drivers in the neighborhood could set a precedent that would aggravate the on-street parking problem; it's difficult to decide on a request like this because it's a recurring situation that there are non-conforming uses and neighborhoods in the city; but we're trying to move forward in land use policies that are beneficial for the city and avoid scenarios where property owners feel like they need to request these rezonings;
 - v. Staff: the new plan establishes this neighborhood as ridge residential because of the public feedback on which neighborhoods should stay lower density and the land use analysis that determined which neighborhoods are appropriate for increased density;
 - vi. Commissioner Pipkin-Parker motioned to recommend, Commissioner Pierce seconded; three votes to recommend, and two votes to not recommend, the motion carried

2. Comprehensive Plan Review

a. Staff Presentation (Michael Pham)

- i. The Red Bank 2045 Plan is coming to the planning commission for adoption because there is a state requirement to hold a public hearing for the adoption of a general or comprehensive plan; staff have held multiple draft presentations at the city commission and planning commission; the city attorney has advised that the state imbues the planning commission with the power to adopt the plan but it will not be legally binding until the city commission adopts a resolution of the adoption;
 - b. Public Comment
 - c. Jordan Craig: asked if there is an online accessible resource for the plan; staff: there is a draft version online until the city commission passes the resolution of adoption

3. Discussion/Vote

- a. Commissioner Pipkin-Parker: reiterated her concern that the urban growth boundary is one of the most important constraints on the city's future and the execution of planning initiatives should be conscientious of that fact
- b. Commissioner Skonberg: Even though there were some concerns about the results of the small area study, it is still good to move forward with adoption
- c. Commissioner Richards: When will the resolution be passed by the city commission; staff: the city commission should be passing the resolution on the 1st Tuesday of June at their regular meeting
- d. Commissioner Pierce: commendation for community development on this project because past plans were put together by a few community members getting together to pave the future; the city should be proud of this document that will guide the future of the city and where it can go
- e. Staff: other changes were minor like typos, consistent language, acknowledgements, and graphics
- f. Commissioner Richards motioned to approve, Commissioner Millard seconded, the motion carried unanimously

VII. UNFINISHED BUSINESS – none

VIII. OTHER BUSINESS

1. Staff: Commissioner Kelly stepped down from the planning commission last month; city commissioner Wilkinson appointed Blake Pierce at the last city commission meeting;
2. Commissioner Pierce: I have had the privilege of seeing Red Bank grow in the past several years and have served on a variety of citizen advisory boards and am excited to see the future

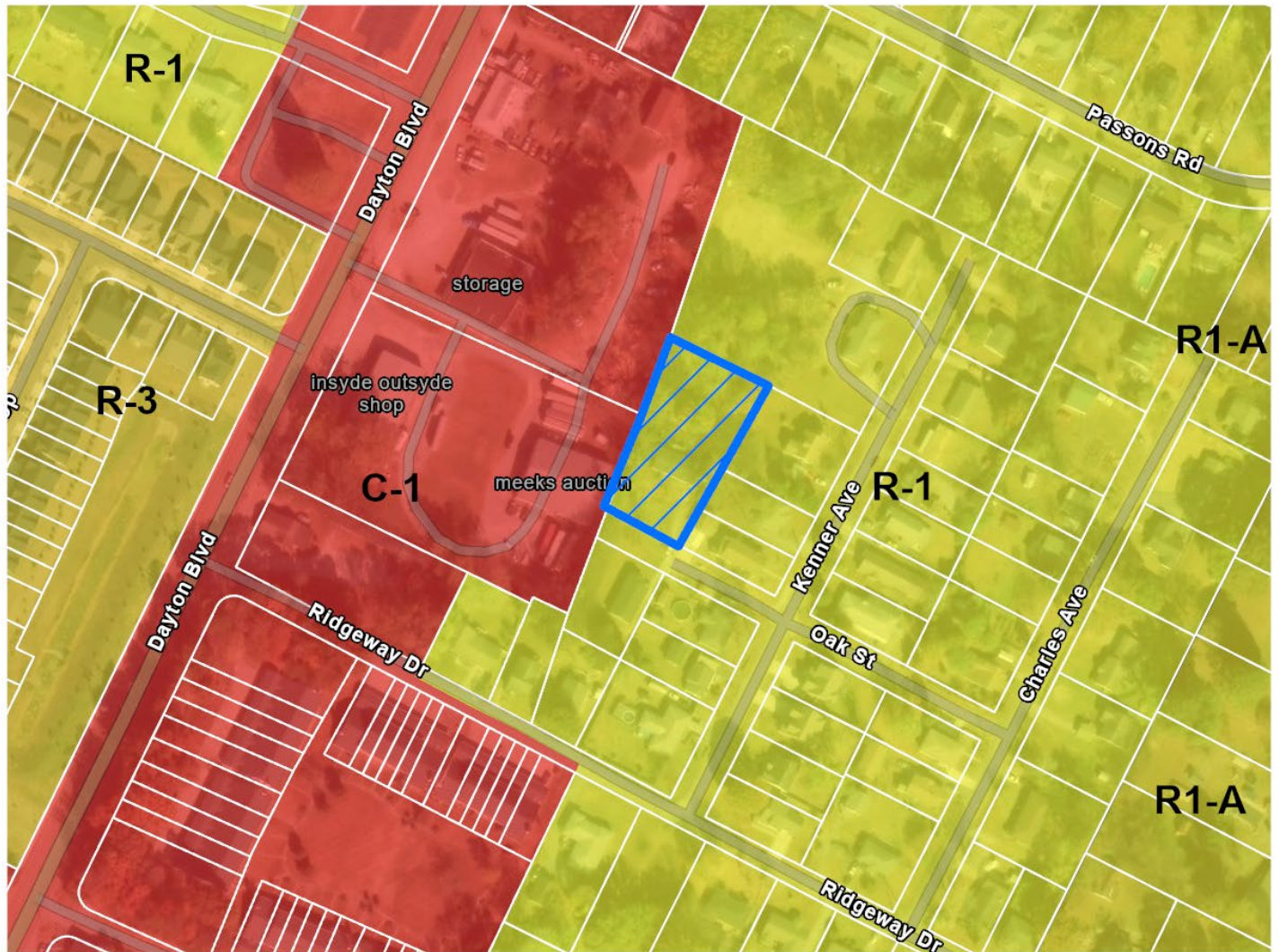
IX. ADJOURNMENT – Commissioner Pipkin Parker motioned to adjourn, commissioner Skonberg seconded, the motion carried unanimously.

Chairperson

City of Red Bank Planning Commission Staff Review		
Case #: N/A	PC Meeting Date: 6/25/2025	Applicant: United Real Estate
Property Owner: Shannon Dent	Property Address: 171 Oak Street	Tax Map Parcel ID: 099O C 002
Size of request area: ±0.6 AC	Jurisdiction: Red Bank	Request: rezone to R-T/Z
Project description: “Proposed residential development with one 3-unit townhome structure and one single-family detached structure, for a total of four residential units proposed.”		
Property Description		
Existing land use: residential	Surrounding land uses: residential	Transportation: fronts local street
Proposed density: ± 6.7 DU/AC	Existing neighb. density: ±2.9 DU/AC	Natural resources: N/A
Zoning		
Neighborhood Compatibility	Existing Zone	Requested Zone
	R-1 Residential	R-T/Z Residential Townhouse/Zero Lot Line
Staff Review	The R-1 Residential zone does not permit residential units other than single-family dwellings. The R-T/Z zone permits single-family and townhouse residential units. The proposed project shows three attached townhome units, and one single-family unit. The lot is divided into one lot per unit as well as a community lot for a stormwater management pond, and driveway access. An HOA is proposed to maintain all community lots.	
	The R-T/Z zone is appropriate due to the proximity to Dayton Boulevard and the comprehensive plan place type designation, mixed residential, which encourages a broad mix of housing, high walkability to daily destinations, and generally along corridors.	
Development Standards		
	Required	Proposed
parking	8	10
townhouse lot width	≥24’	28’, 24’, 25.2’
front yard	≥25’	25’
side yard	≥10’	10’
rear yard	≥25’	25’
landscape buffers	≥10’	10’
building height	≤35’	-

Red Bank, Tennessee

171 Oak Street
Request to Rezone R-1 to R-T/Z



Legend

ZONE		C-2	M-1	R-3	R1-A	 R-T/Z Request
C-1		C-3	R-1	R-4	RT-1	
		L-1	R-2	R-TZ	RZ-1	

0 50 100 200 300 400 500
US Feet



Map prepared by City of Red Bank Community Development Department

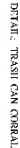
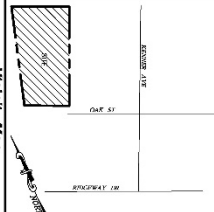
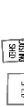
Date: 06/10/2025

This map is for planning purposes only

This is not an engineering map

Source: City of Red Bank GIS

GEOBLOCK POROUS PAVEMENT SYSTEM
(OR APPROVED EQUAL)



SITE ANALYSIS

ADDRESS: _____ 171 Oak St
PARCEL #: _____ 0990 C 022
SITE ZONED: _____ R-1
SITE PROPOSED ZONING: _____ R-1/2
FOOTPRINT: _____ 0.68 ACRES
TOTAL # OF TOWNHOMES: _____ 4
PROPOSED DENSITY: _____ 5.76 UNITS/AC.
COMMUNITY OPEN SPACE AREA: _____ 0.14 ACRES (16.7%)

PROPOSED ZONING PLAN		REVISIONS	
1	WHEELWRIGHTS	06/11/23	06/11/23
2			
3			
4			
5			
FILE: 23132, BROWN WEST, 206C			
ALL RIGHTS RESERVED This document is the property of the City of San Diego and is loaned to you for your use only. It is not to be distributed, copied, or otherwise used for any purpose other than the specific use for which it was prepared. Any unauthorized use or distribution of this document is strictly prohibited and may result in legal action.			
DATE: 06/28/23		DRAWN BY: KO	
SHEET NUMBER: 23-13/		CITY OF SAN DIEGO - DP	
PS-1			

OAK STREET TOWNHOMES
FOR:
UNITED REAL ESTATE EXPERTS
6720 HERITAGE BUSINESS COURT SUITE 602
CHATTANOOGA TN 37491

PRELIMINARY
FOR REVIEW
STATE OF TENNESSEE
ONLY

City of Red Bank Planning Commission Staff Review		
Case #: N/A	PC Meeting Date: 6/25/2025	Applicant: N/A
Property Owner: N/A	Property Address: N/A	Tax Map Parcel ID: N/A
Size of request area: N/A	Jurisdiction: Red Bank	Request: zoning amendment
Project description: amend the Red Bank zoning ordinance definition of “Townhouse” to omit the maximum allowable units.		
Existing land use: residential	Surrounding land uses: residential	Transportation: fronts local street
Proposed density: + 6.7 DU/AC	Existing neighb. density: ±2.9 DU/AC	Natural resources: N/A
Staff Review	The Red Bank zoning ordinance defines townhouse as <i>“a single-family dwelling unit attached by fireproof common walls to other similar type units, each unit having an open space for light, air, and access in the front and rear. There shall be not less than three (3) nor more than twelve (12) such units connected together.”</i> Red Bank has adopted the 2018 International Residential Code which defines townhouse as: <i>“A single family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.”</i> To alleviate arbitrary constraints on the articulated goals of the Red Bank 2045 Plan, staff are initiating a zoning amendment request to establish the following definition: <i>“A townhouse is a minimum of three (3) single-family dwelling units attached by fire-rated common walls to other similar types with each unit having an open space for light, air and access in the front and rear.”</i> Zoning amendments must be heard at the planning commission for a recommendation to the city commission. There must be a public hearing, which will be on August 5, 2025 at the city commission regular meeting.	