

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION AGENDA
August 27, 2025
6:00 pm
Red Bank Court Room
3117 Dayton Boulevard**

I. CALL TO ORDER

II. ROLL CALL

1. Sonja Millard
2. Blake Pierce
3. Robin Pipkin-Parker
4. Ben Richards
5. Kate Skonberg

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

1. June 25, 2024 –

VI. NEW BUSINESS

1. Request to rezone __ Goodson Avenue R-1 to R-T/Z (Parcel 126C E 031.01)
 - a. Staff presentation
 - b. Public comment
 - c. Discussion/vote
2. Request to rezone __ Goodson Avenue R-1 to R-T/Z (Parcel 126C E 027)
 - a. Staff presentation
 - b. Public comment
 - c. Discussion/vote
3. Review of Sale and Development of two (2) city-owned parcels located on Goodson Ave
 - a. Staff presentation
 - b. Public comment
 - c. Discussion/vote
4. Review and Discussion of due-diligence process for acquisition of property
 - a. Staff presentation
 - b. Public comment
 - c. Discussion/vote
5. Review and Discussion of land use regulations update RFP evaluations
 - a. Staff presentation
 - b. Public comment
 - c. Discussion/vote

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

1. Planning Steering Committee

IX. ADJOURNMENT

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II. ROLL CALL

1. Sonja Millard - present
2. Blake Pierce – present
3. Robin Pipkin-Parker - present
4. Ben Richards - present
5. Kate Skonberg

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

1. May 28, 2025 – Commissioner Millard motioned to approve the minutes, Commissioner Pipkin-Parker seconded, the motion carried unanimously

VI. NEW BUSINESS

1. Request to rezone 171 Oak Street R-1A to R-T/Z
 - a. Applicant presentation
 - i. Mike Price, project engineer, presented the project which proposes developing a lot which is currently in a dilapidated condition. The request is to tear the existing house down, build three attached townhomes and a single family detached structure. There is a proposal to improve a section of Oak Street in order to accommodate fire and trash vehicle turnarounds. The improvement would be an installed and engineered plastic material which is filled with gravel, covered with dirt, and allows for grass to grow over it. The solution has been implemented and utilized in other projects around Hamilton County. There is going to be a block trash enclosure for all the property owners to store bins.
 - ii. Commissioner Pierce thanked Price for the solution to the fire and trash accessibility, and noted the space constraints at that section of Oak Street.
 - iii. Commissioner Pipkin-Parker noted everything is in line with the R-T/Z standards.
 - iv. Price noted that there were some issues with the original site plan but they had all been resolved since the work session.
 - b. Staff presentation
 - i. Michael Pham, planner, presented the staff recommendation to approve the rezoning based on the conformance to all the R-T/Z development standards, the gentle density and the proximity to the Dayton Boulevard corridor, and the Comprehensive Plans designation of “mixed residential” for this property and neighborhood. It also reflects similar proposed housing developments in this part of Red Bank.
 - c. Public comment
 - d. Discussion/vote

- i. Commissioner Richards asked why the single family structure was proposed rather than additional townhomes. Price stated that the road frontage requirements have constrained the site to this kind of site plan and that a townhouse might have worked but would have looked a little odd.
 - ii. Commissioner Millard motioned to recommend approval of the rezoning, Commissioner Pipkin-Parker seconded the motion, the motion carried unanimously.
 2. Plat submittal 107 Cartwright Street
 - a. Applicant presentation
 - i. Gordon Hulan, applicant, rezoned the property last year for three 1200 SF townhouses and is bringing the final plat for approval because the city requires planning commission approval on projects that extend sewer utilities. There is a 10' landscape buffer along the adjacent R-1 zones and all townhomes will front Red Oak. The goal is to sell for the mid to high 300k price point. There is a plenty of multi-family housing in the neighborhood so it ties into the area well. There will be plenty of driveway space so there shouldn't be any on-street parking. He will start construction as soon as the building permits are issued.
 - b. Staff presentation
 - i. Pham, any sewer or water extensions for development projects are required to have planning commission approval even though WWTa and the water utility company reviews extension plans. The rezoning request went through a thorough review process and was approved so the recommendation is to approve as well.
 - c. Public comment
 - d. Discussion/vote
 - i. Commissioner Richards motioned to approve, Commissioner Pierce seconded, the motion carried unanimously.
 3. Zoning amendment to the zoning ordinance definition of "Townhouse"
 - a. Staff presentation
 - i. Pham, presented the amendment to remove the maximum number of attached townhomes 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: "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."
 - b. Public comment
 - c. Discussion/vote
 - i. Commissioner Pierce asked if there was any scenario when you would need the side access versus the front and rear. Pham responded that the only scenarios you would really need that is for end units, but the architecture of a townhouse often uses a "front-door condition" in order to create a certain kind of building façade and simplify property lines. When townhouses are attached, you can't have side access because there is a shared wall, or a zero-lot-line where a narrow space between homes could create property line issues
 - ii. Commissioner Richards noted that any proposed structure that needed side access versus front/rear could apply for a variance.
 - iii. Commissioner Pipkin-Parker motioned to approve, Commissioner Richards seconded, the motion carried unanimously.

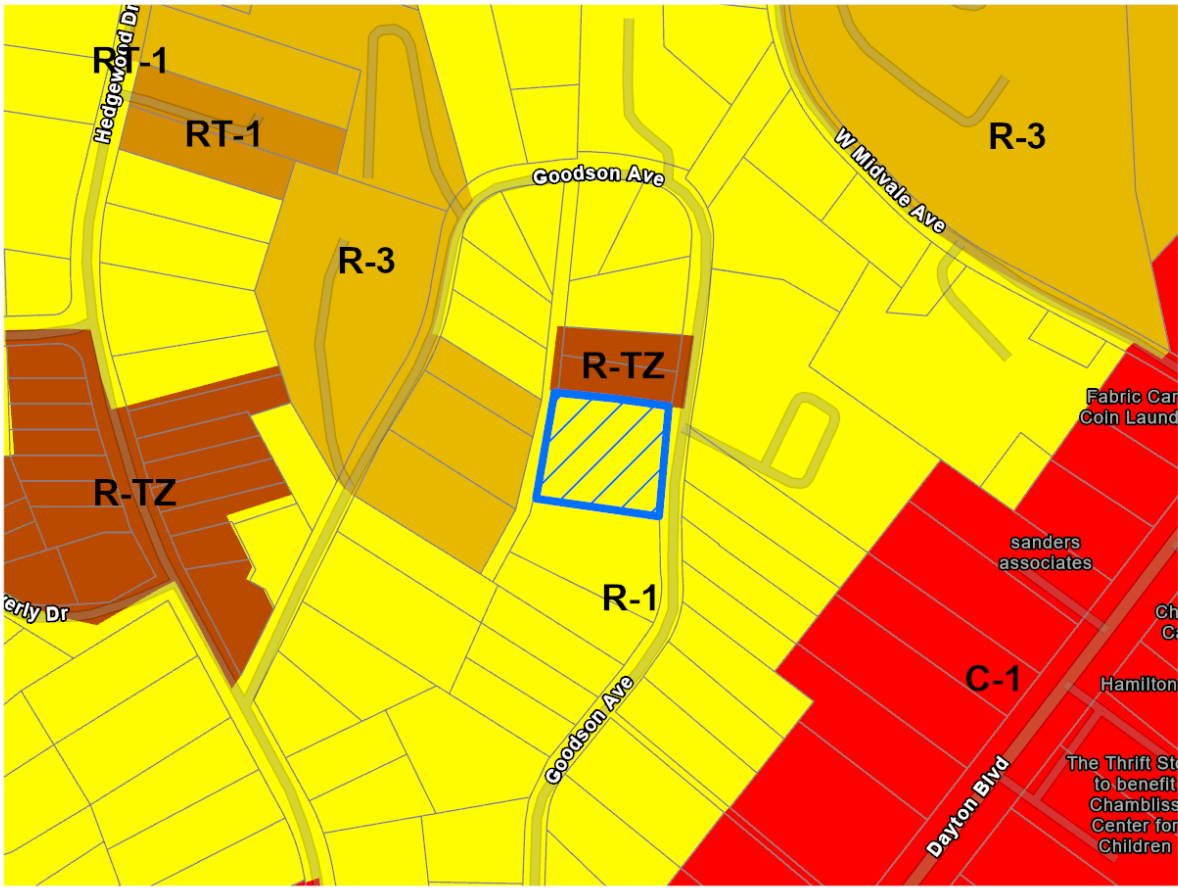
VII. ADJOURNMENT – The meeting adjourned at 6:30 PM

Chairperson _____

City of Red Bank Planning Commission Staff Review		
Case #: N/A	PC Meeting Date: 8/27/2025	Applicant: city of Red Bank
Property Owner: city of Red Bank	Property Address: -	Tax Map Parcel ID: 126C E 027
Size of request area: ±0.5 AC	Jurisdiction: Red Bank	Request: rezone to R-T/Z
Property Description		
Existing land use: vacant	Surrounding land uses: residential	Transportation: fronts local street
Zoning		
Neighborhood Compatibility	Existing Zone	Requested Zone
	R-1 Residential	R-T/Z Residential Townhouse/Zero Lot Line
Staff Review	The property is currently vacant, and is off the tax roll. After an inventory of city-owned land, this property was determined to have the best use as residential and to return to the tax roll. In order to guide practical and appropriate development of the land, staff are requesting a rezoning of the property. Upon rezoning staff will release an RFP for home builders to submit proposals for purchase and development of the property.	
	The R-T/Z zone is appropriate for the neighborhood 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. There is also a similar pattern of gentle density residential along Goodson and in the broader south Red Bank area.	

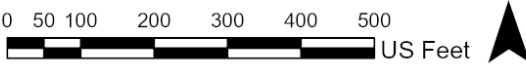
Red Bank, Tennessee

126C E 027
Request to Rezone R-1 to R-T/Z



Legend

ZONE	C-2	M-1	R-3	R1-A	rezoning request
C-1	C-3	R-1	R-4	RT-1	
L-1	R-2	R-TZ	RZ-1		



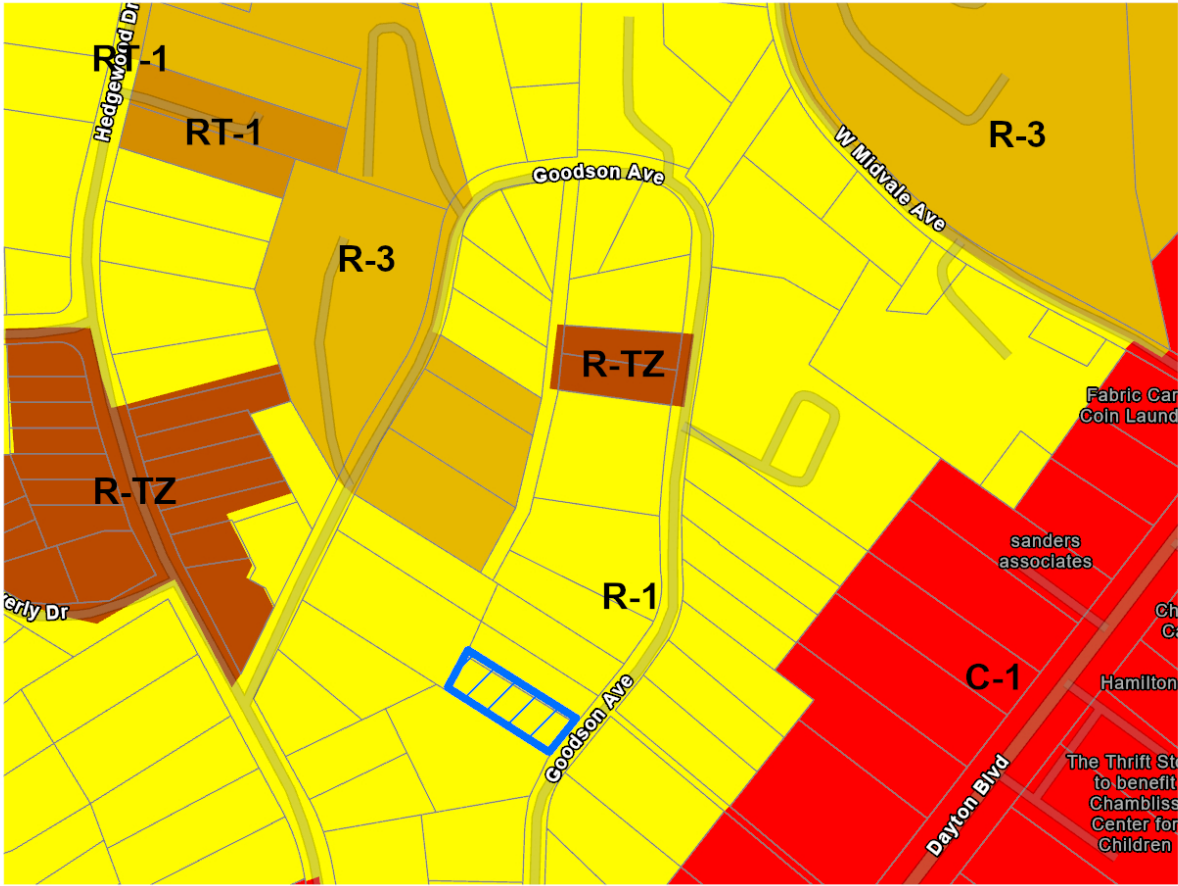
Map prepared by City of Red Bank Community Development Department
Date: 07/18/2025
This map is for planning purposes only
This is not an engineering map
Source: City of Red Bank GIS

City of Red Bank Planning Commission Staff Review		
Case #: N/A	PC Meeting Date: 8/27/2025	Applicant: city of Red Bank
Property Owner: city of Red Bank	Property Address: -	Tax Map Parcel ID: 126C E 031.01
Size of request area: ±0.2 AC	Jurisdiction: Red Bank	Request: rezone to R-T/Z
Property Description		
Existing land use: vacant	Surrounding land uses: residential	Transportation: fronts local street
Zoning		
Neighborhood Compatibility	Existing Zone	Requested Zone
	R-1 Residential	R-T/Z Residential Townhouse/Zero Lot Line
Staff Review	The property is currently vacant, and is off the tax roll. After an inventory of city-owned land, this property was determined to have the best use as residential and to return to the tax roll. In order to guide practical and appropriate development of the land, staff are requesting a rezoning of the property. Upon rezoning staff will release an RFP for home builders to submit proposals for purchase and development of the property.	
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Red Bank, Tennessee

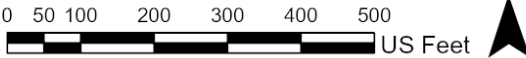
126C E 031.01

Request to Rezone R-1 to R-T/Z



Legend

ZONE	C-2	M-1	R-3	R1-A	rezoning request
C-1	C-3	R-1	R-4	RT-1	
L-1	R-2	R-TZ	RZ-1		



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