

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION AGENDA
September 24, 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

VI. NEW BUSINESS

1. Request to rezone 2633 Simpson Avenue R-1 to R-T/Z
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote
2. Plat review for 117 Lynda Drive flag lot
 - a. Staff presentation
 - b. Public comment
 - c. Discussion/vote

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

1. Notification of state requirement for financial disclosures
2. Training update

IX. ADJOURNMENT

MUNICIPAL PLANNING COMMISSION
REGULAR SESSION MINUTES
August 27, 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 - absent

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

1. June 25, 2025 – Commissioner Pipkin-Parker motioned to approve the minutes, Commissioner Richards seconded, the motion carried unanimously

VI. NEW BUSINESS

1. Request to rezone __ Goodson Avenue R-1 to R-T/Z (Parcel 126C E 031.01), __ Goodson Avenue R-1 to R-T/Z (Parcel 126C E 027, as well as the review of sale and development of the two properties.
 - a. Staff presentation
 - i. Director Slay presented the rezoning requests for the two city-owned Goodson Avenue properties: in 2023 staff initiated an inventory of city-owned property; as one of the current commission goals references low-cost activation of city-owned properties, staff identified multiple single-family residential lots acquired from a court order or tax delinquency. The Goodson properties were acquired in 1995 and 2013 and have remained off the tax roll and have periodically required maintenance by public works as do other city-owned properties. Broker's estimates were performed to determine the properties combined could yield up to \$240,000 in sales revenue. The formal process for the disposal of property is codified by ordinance. The process was established in reaction to the former Red Bank Middle School property request for proposals. The city commission can initiate a disposition of property and then the planning commission can review and make a recommendation for RFP the city commission. Staff have determined that the highest and best use of the properties is to rezone to R-T/Z and then release an RFP for residential development. The rezoning and disposition of the properties would encourage comprehensive plan goals and objectives.
 - b. Public comment - none
 - c. Discussion/vote
 - Commissioner Pierce: There are benefits to owning property other than having tax revenue, there are other purposes that property can serve. The comp plan designates these properties as residential and that the city should be striving to encourage R-1 and R1-A in these neighborhoods.

- Michael Pham, planner, stated that while the comp plan did designate the properties as “ridge residential”, like the June meeting review of a R-2 to R-3 rezoning in the Clift View neighborhood, the actual development pattern of the neighborhood is closer to a medium density, duplex, or triplex pattern.
- Commissioner Pierce: have properties been assessed in regards to the 10-minute walk-to-a-park initiative?
- Director Slay: the properties are extremely steep, the idea of a pocket park was considered but these two parcels would not qualify for that.
- Commissioner Pierce: Is there anything that can be done to protect the existing tree canopy? Looking at the aerial map, the density exists in the neighborhood and if it is continued on these two properties, how will the runoff impact Stringer’s Branch and sewer and stormwater?
- Director Slay: the developer is responsible for mitigating any negative impact regarding the existing stormwater issue; they are required to retain stormwater runoff on site. But as land use regulations are updated runoff mitigation strategies will be strengthened. There are ways that single parcel properties can make a significant impact. We don’t have regulations regarding tree canopy at this time.
- Commissioner Millard: what is the total area of the properties
- Pham: the larger parcel is .5 acres, the smaller parcel is about .2 acres.
- Commissioner Pipkin-Parker stated that there are R-T/Z parcels already in the neighborhood, conforming and non-conforming uses in the neighborhood. Altering the character of the neighborhood doesn’t seem to be a threat.
- Commissioner Richards: what is the comp plan’s guidance for high-density development not on the Dayton Boulevard corridor.
- Director Slay: the detailed guidance for land use regulations and development will come from the unified development code—which staff have released for RFP.
- Commissioner Pierce: Then what benefit is it to have the comprehensive plan.
- Slay: the comp plan provides goals, one of those goals is density, one is infill, one is attainable housing, and also to bring unused properties into their highest and best use.
- Commissioner Pipkin-Parker: This seems to be another example of how the zoning code will bring many non-conforming neighborhoods into conformity. The encouragement of density makes sense to raise revenues for other city projects. With regards to the 10-minute walk-to-a-park initiative, White Oak Park is very close by.
- Commissioner Pierce: The ten-minute walk to a park tool shows this neighborhood as one of the underserved neighborhoods in terms of park space. That’s probably an issue of having to cross Dayton Boulevard to get to a park, but it is clear that there is need for a park in this area. I’m not saying it has to be these properties.
- Director Slay: It was evaluated from the parks and recreation perspective as a viable pocket park and it would cost too much to bring it up to a park based on the topography and footprint—the return on investment was not there.
- Commissioner Millard: What would they do with the money?
- Director Slay: There’s a multitude of things. I may have some recommendations but at the end of the day it goes back into general fund unless the city commission earmarks it for something. It’s a lengthy process. There are plenty of projects the money could fund but at the end of the day, it’s about activating the land not necessarily to just get the money. The draft RFP includes a draft proposal for the city commission to release for bid. Some of the criteria for the RFP are overall qualifications of the bidder, documented experience, residential design being proposed, time frame of the purchase development and sale, proof of financial capacities and other factors the city may deem relevant. What’s critical to think about is how ownership of the property will look in regards to landlords or owner occupied or property

managed. The city's goal is for density and attainable housing. Hopefully a developer will come forward and propose something that aligns with the city's goals. We would work with the city attorney to craft an RFP that would help the city guide the preferred bid in the best long-term use. The process from here is to take it to city commission for comments and review and then they would authorize it to be formally released for bid.

- Commissioner Pierce: I'm still looking at the comprehensive plan that the city spent a lot of money on and a lot of time on. This is a city produced document and it says it should be zoned a certain way, yet this proposal is contrary to it.
 - Pham: Requesting an R-T/Z zone is not contrary to the land use place type of ridge residential.
 - Commissioner Pierce: There's other areas where we want to see this type of zoning and density. We're going to get into this situation just like Chattanooga in the protection of tree canopy and runoff into Stringer's Branch.
 - Director Slay: the comprehensive plan gives an overall feel for where that density should go, but it is the land use regulations and the zoning districts that will flesh out the comp plan completely. There may be overlap between place types with regard to zoning districts, it won't be perfect.
 - Pham: The R-T/Z zone allows a density that could be compatible with the ridge residential place type. When we say we're encouraging an R-T/Z density on these properties, we're not saying we want Dayton commercial corridor type density.
 - Commissioner Richards: What would the density be on the steep slope areas of the property?
 - Pham: Density would be capped at 8 DU/AC.
 - Commissioner Richards: If you can't build a park there because of slope, surely you can't build a house there.
 - Director Slay: Steep slope ordinance is not a preventative, it defines how you can build on steep slopes. It's not practical for the city to work those properties into a viable public use. If it were flat, we could have looked at a lot more different options for the city to take on.
 - Commissioner Richards: I want to point out that the zoning change is not necessarily compatible with the ridge residential place type but there are other R-T/Z zones in the neighborhood.
 - Commissioner Pipkin-Parker: The Clift View property was a decision to allow a triplex conversion from a duplex. That area was also designated as ridge residential, lower density, but we voted in favor of that.
 - Commissioner Pierce: Our vote on the rezoning preceded the adoption of the comprehensive plan and those place types.
 - Director Slay: We are facing a square peg round hole situation that won't be resolved until we flesh out the development standards of the zoning and land use regulations.
 - Commissioner Pierce: Why wouldn't we wait a year until those regulations are adopted to dispose of the property?
 - Director Slay: Because we would be sitting on the property for another year without it being activated at its highest and best use.
 - Commissioner Pipkin-Parker motioned to recommend the rezoning of both Goodson properties and their sale by RFP, three voted in favor, one voted against, the motion carried.
2. Review and discussion of due-diligence process for acquisition of property
- Director Slay: Staff are using the same ordinance for the disposition of property to initiate the acquisition of property. The property we are looking at is adjacent to City Park. The Methodist church owns the property but there is a piece that Stringer's Branch runs through and is therefore undevelopable due to the floodway. I met with them in July to initiate the conversation about interest in the city acquiring that piece of the property. Ultimately, they expressed interest to continue the due diligence process. We will find out what the property is

worth, its value, and is the church still interested. The property would be subdivided so that the city could acquire and then restore the waterway in the same way it is being restored later this year at city park. The intent is to continue the restoration through the length of the branch but it can only be done with the grant if the property is under public ownership. It also expands the footprint of the park space, even though now it is unofficially being used by park-goers currently.

- Commissioner Pierce: The timing seems right
- Director Slay: We are waiting on the preliminary plat and estimate of information to come back and then it will come back to you for a recommendation to the city commission.
- Commissioner Richards motioned to recommend the due diligence for the acquisition of property, Commissioner Millard seconded, the motion carried unanimously.

3. Review and Discussion of land use regulations update RFP evaluations

- Director Slay: we received zero proposal on the RFP we released in July. We expected a proposal from TSW but they didn't think they could do the diligence on it due to staffing issues. We will do another RFP but we will modify it based on feedback from various firms. We have also modified the timeline for the project to be kicked-off in January. The RFP will closes on September 19th. We will prepare a rubric for reviewing proposals and do an evaluation to determine the best consultant to move forward with.

VII. ADJOURNMENT – The meeting adjourned at 7:45 PM

Chairperson _____

| City of Red Bank Planning Commission Staff Review | | |
|---|---|-------------------------------------|
| Case #: N/A | PC Meeting Date: 9/24/2025 | Applicant: Matt Green |
| Property Owner: Matt Green | Property Address: 2633 Simpson | Parcel: 117L G 002/.01 |
| Size of request area: ±0.39 AC | Jurisdiction: Red Bank | Request: rezone to R-T/Z |
| Property Description | | |
| Existing land use: vacant | Surrounding land uses: residential | Transportation: fronts local street |
| Notes | | |
| Existing Zone | Requested Zone | |
| R-1 Residential | R-T/Z Residential Townhouse/Zero Lot Line | |
| <p>The request is for two properties which are currently vacant; satellite images show the previous single family detached structure across both lots was demolished sometime between 2019 and 2020. Applicant requested an R-T/Z rezoning in 2023 for four lots but the request was deferred due to density requirement(max 8 DU/AC) and the planning commission suggested the applicant submit a 3-lot configuration.</p> <p>Utilities</p> <p>Because the site is less than 1 acre, construction will not require Hamilton County Water Quality land disturbance review. Sewer is available, the site is within the sewer moratorium boundary, and the sewer connection will require approval from WWTa.</p> <p>Staff recommend approval. The R-T/Z zone is often used for development projects like this throughout Red Bank. The comprehensive plan designates this neighborhood as Ridge Residential which calls for single-family homes, rather than multifamily, and where possible the subdivision of larger lots into smaller lots. Because the applicant is proposing three lots be subdivided from the current two existing lots, the density difference is slightly greater than the surrounding neighborhood, but still under the R-T/Z maximum and will not significantly increase the existing neighborhood density. Most lots in the neighborhood are approximately 0.15 acres and have single family detached dwellings with the exception of one non-conforming duplex/multifamily property. The proposed development shows lots of approximately .13 acres each.</p> <p>The approximate existing density of the neighborhood is 5 dwelling units per acre (excluding the 2633 property). The proposed development would make the average density approximately 5.1 dwelling units per acre.</p> <p>Any changes to the site plan between rezoning approval and building permits would require a resubmission for approval—rezoning to R-T/Z requires a site plan when passed at the city commission level.</p> | | |



Rezoning Request

2633 Simpson Avenue

117L G 002/.01

R-1 to R-T/Z



Legend

- | | | |
|-----|------|------|
| C-1 | R-1 | R1-A |
| C-2 | R-2 | RT-1 |
| C-3 | R-3 | RZ-1 |
| L-1 | R-4 | |
| M-1 | R-TZ | |



Map prepared by Red Bank Community Development
 Date: 9/3/2025
 This map is for planning purposes only
 This is not an engineering map



City of Red Bank

R-T/Z Site Plan Checklist

Parcel Address: _____

Parcel Number: _____

Applicant: _____

Site access and preliminary street layout

Type of off street parking

Preliminary lot design

Range of lot sizes

Number of lots

Acreage

Open space/recreation areas if provided

All buffer, landscape and screen areas including site specific landscape design

Other notes:

existing neighborhood density: 5.1 DU/AC

density with proposed homes: 5.4 DU/AC

Berkley

proposed homes

Simpson

Flora

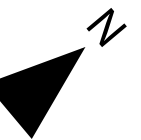
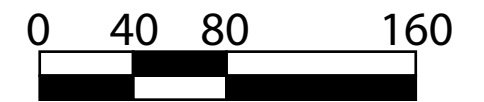


2025-09-18

DRAFT

NEIGHBORHOOD DENSITY

2633 Simpson Rezoning



City of Red Bank
Municipal Planning Commission

REGULAR MEETING AGENDA
December 21, 2023
6:00 pm
Red Bank Court Room
3117 Dayton Boulevard

Note: The December 19th Work Session has been canceled.

I. CALL TO ORDER

II. ROLL CALL – Secretary

- | | |
|--|---|
| <input checked="" type="checkbox"/> Commissioner Browder | <input type="checkbox"/> Commissioner Kelly |
| <input checked="" type="checkbox"/> Commissioner Cannon | <input checked="" type="checkbox"/> Commissioner Skonberg |
| <input checked="" type="checkbox"/> Commissioner Millard | |

III. INVOCATION – Commissioner Millard

IV. PLEDGE OF ALLEGIANCE – Commissioner Browder

V. CONSIDERATION OF THE MINUTES

1. November 16, 2023 – Commissioner Browder noted a typo, to be corrected
 - a. Commissioner Millard motioned to approve the minutes with the correction, Commissioner Cannon seconded; the motion carried unanimously.

VI. NEW BUSINESS

1. Request to Rezone 2633 Simpson Avenue from R-1 Residential to R-T/Z Residential Townhome/Zero Lot-Line
 - a. Applicant Presentation – Matthew Greene, owner of Southland Homes

Seeking to make four lots, as shown on drawings from an engineer that were not submitted to the planner; in R-1 we can only have three conforming lots; R-TZ would allow four lots; 1400 SF buildings with one-car garages with driveway space; The previous structure was not in good condition and was demolished;

- b. Staff Presentation – Ashley Gates

Ashley recommended approval based on the staff report provided which measured width enough for three lots

- c. Public Comment

Simpson Avenue resident:

The corner is dangerous; it's already a crowded neighborhood; zero lot lines is too crowded for this neighborhood; I'm okay with less homes even if they're bigger; it's a big lot for a small house; narrow roads, can't park on the roads without causing congestion; that much more traffic and that many more driveways; you need adequate parking other than street parking;

ambulance needs access; It's all single family, some 100 years old; we're concerned about big new structures that look out of place;

Lucretia Cook 2619 Berkely drive – Caddy-Corner to the lot

- Not opposed to new construction; we walk that street; it's a nice lot, but four homes is too many; it's a wicked curve; I would hate to see a huge home or a tiny home; three houses would be okay; I don't want to see townhouses; I'm afraid that if R-TZ is approved it could go to townhomes;

Wade Cook 2619 Berkeley

- I want to make sure that it's single-family; I'm concerned about getting ahead of ourselves on R-TZ zonings; Another property was rezoned in this way so that more townhomes could be built; one question that should have been asked is whether it's legal to sell that property; rezoning doesn't prevent other changes in the proposed development that shouldn't be allowed going with R-TZ;

d. Discussion / Vote

Skonberg motions to defer the rezoning so that the applicant can submit drawings for three lots; Millard seconded; the motion carried unanimously

2. Any properly presented new business

VII. UNFINISHED BUSINESS

1. Planning Commissioner Training - Planning 101 Presentation - Ashley Gates
 - a. Staff Presentation
 - b. Public Comment
 - c. Discussion
2. Any properly presented unfinished business

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Chairperson

City of Red Bank**Planning Commission Staff Review**

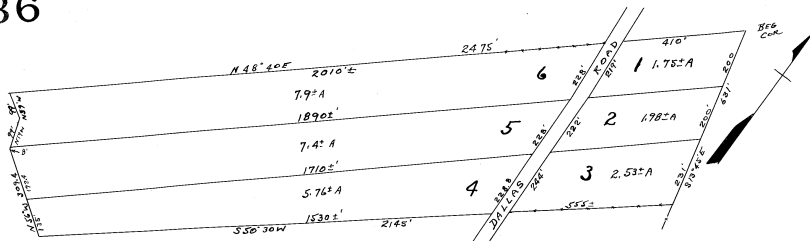
| | | |
|---------------------------------------|------------------------------------|------------------------------|
| Case #: N/A | PC Meeting Date: 9/24/2025 | Applicant: Philip Kim |
| Property Owner: Philip Kim | Property Address: 117 Lynda | Parcel: 126C C 020 |
| Size of request area: ±0.94 AC | Jurisdiction: Red Bank | Request: flag lot |

Notes

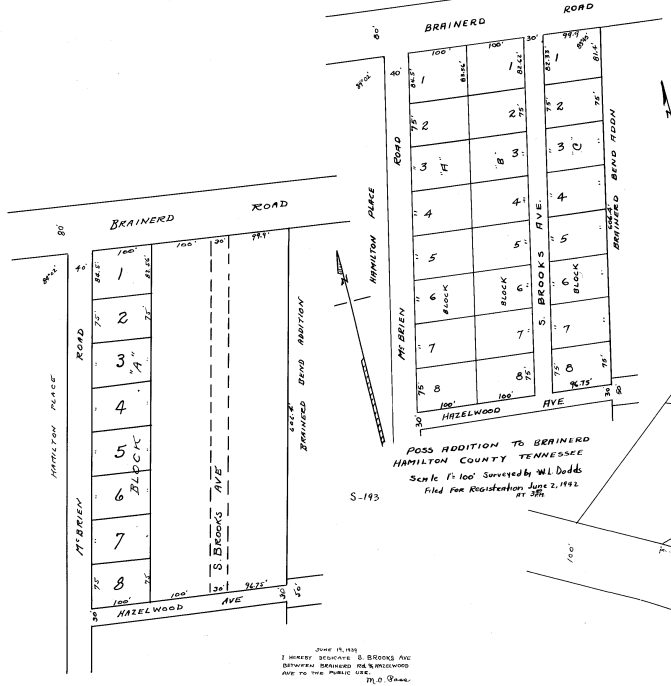
The zoning code section 204.08 requires that any proposed flag lots must be approved by the planning commission. A “Flag Lot” is a lot which is accessed by a strip of land of a width less than the required street frontage and which is located behind another lot which meets the required street frontage and the other provisions and standards set out herein and in the City’s Subdivision Regulations. Flag lots may be approved by the Planning Commission subject to the following conditions:

- 1) No access strip shall be less than twenty-five (25) feet in width for its entire length nor shall the actual frontage on the public street be less than twenty-five (25) feet.
- 2) The access strip shall provide access for only one lot and shall be deeded and platted as a part of the building site. No building or structure shall be permitted or located in the access strip.
- 3) The access strip shall not exceed two hundred fifty (250) feet in length measured from the closet adjacent right-of-way line of the public road or street.
- 4) Access strips shall be located no closer than one hundred twenty (120) feet from another access strip, measured along the right-of-way between the nearest corner of each access strip.
- 5) The point where the access strip abuts the public street shall be reasonably safe, as determined by the Planning Commission with input from the City Manager or his/her designee, for vehicular ingress and egress as far as visibility and grade or other relevant factors bearing on safety of pedestrians and of traffic are concerned since, unlike conventional lots, flag lots have no other alternatives for driveway locations.
- 6) Said access strip shall be the primary and actually utilized means of ingress and egress to the actual flag lot intended to be developed.
- 7) All required building setbacks shall apply and be measured from the boundaries of the portion of the lot excluding the access strip.
- 8) All lot area, width and depth requirements of the Zoning Ordinance and Subdivision Regulations shall apply and be measured from the boundaries of the portion of the lot excluding the access strip.
- 9) No flag lot shall after approval be subject to further subdivision of any such subsequently subdivided lot if such subsequently subdivided lot shall intend to rely on or actually utilize the same access strip as the originally permitted or allowed flag lot for ingress and/or egress unless a street meeting all requirements. Including right-of-way, is constructed. Said restriction shall be placed on the Final Plat.

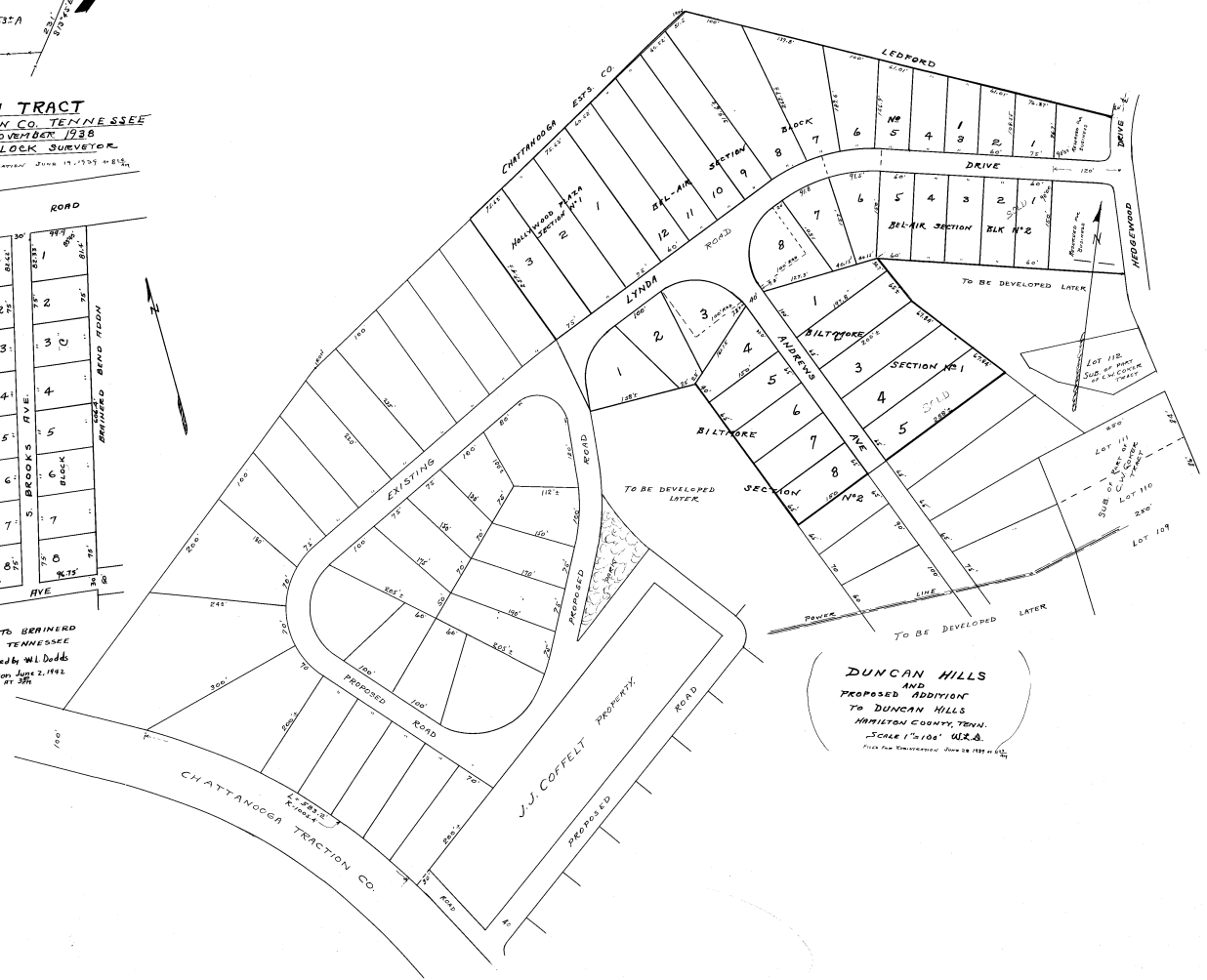
The proposal requires dissolving the lot line between lots 8 and 9, and platting a new lot line between the existing structure at 117 Lynda creating the “pole” and “flag” of lot 9. The staff recommendation is to approve the flag lot. The 8.9’ side yard setback of the existing structure would be considered a substandard setback, but as the structure is already existing and the proposed subdivision does not impact this setback, staff do not consider this a reason to deny the flag lot proposal. Flag lot approvals are finalized by the planning commission upon a majority vote and require a signature by the chair, vice chair, or secretary on each paper copy submitted by the applicant.



R.J. SHASTEEN TRACT
 NEAR HIXON, 3RD DIST. HAMILTON CO. TENNESSEE
 SURVEYED BY RE. BIALOCK SURVEYOR
 SCALE 1" = 200'
 FILED FOR REGISTRATION JUNE 19, 1933 AT 8:13



POSS ADDITION TO BRAINERD
 HAMILTON COUNTY, TENNESSEE
 SCALE 1" = 100'
 SURVEYED BY W.L. DODD
 FILED FOR REGISTRATION JUNE 11, 1933 AT 10:12



DUNCAN HILLS
 AND
 PROPOSED ADDITION
 TO DUNCAN HILLS
 HAMILTON COUNTY, TENN.
 SCALE 1" = 100' U.S.S.
 FILED FOR REGISTRATION JUNE 28, 1933 AT 11:15

LOCATION MAP N.T.S.



RECEIVED
Hamilton County
Geospatial Technology
Aug 18 2025
16644

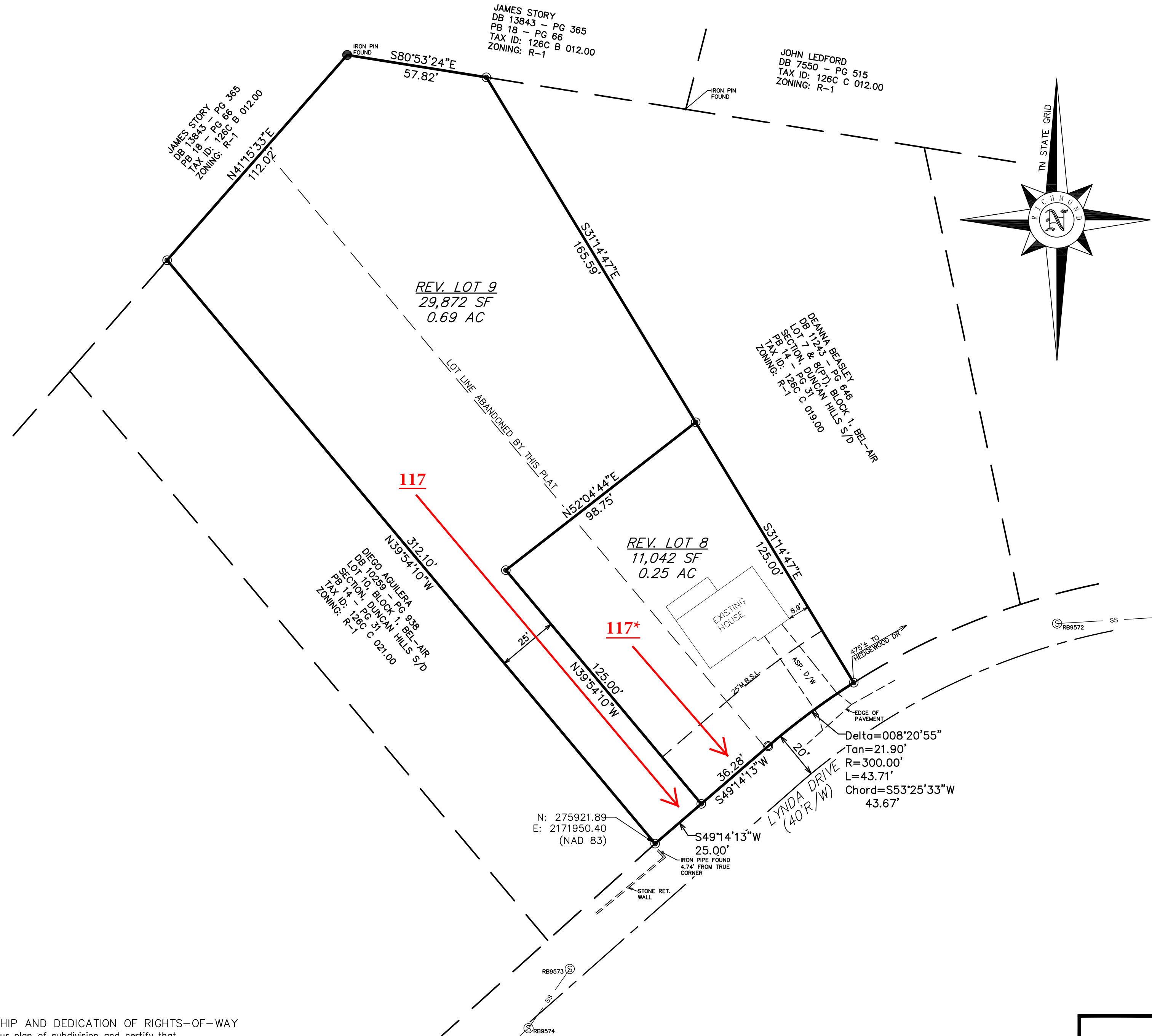
APPROVED FOR RECORDING
 HAMILTON COUNTY GEOSPATIAL
 TECHNOLOGY
 DATE _____
 BY _____
 CHATTA/HAM CNTY WWTA
 DATE _____
 BY _____
 JURISDICTIONAL AUTHORITY
 DATE _____
 BY _____
 RED BANK PLANNING COMMISSION
 DATE _____
 BY _____

LEGEND:
 SYMBOLS SHOWN ON THIS SURVEY ARE FOR VISUAL REFERENCE ONLY AND ARE NOT DRAWN TO SCALE.

- - CORNER FOUND (DESC. ON PLAT)
- - CORNER SET (1/2" REBAR W/ CAP)
- - BOUNDARY POINT NOT SET/FOUND
- ⊙ - SANITARY SEWER MANHOLE
- - SANITARY SEWER LINE
- ⊕ - FIRE HYDRANT
- ⊕ - UTILITY POLE
- - OVERHEAD UTILITY LINE
- xx'M.B.S.L. - MINIMUM BUILDING SETBACK LINE

- NOTES**
- PROPERTY ZONED: r-1
 - TOTAL AREA DIVIDED: 0.94 ACRES
 - 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 IN DB. 10717 - PG. 810, ROHCT.
 - 1 = LOT NUMBER
 - ~~TAX ID: MAP 126K - GROUP C - PARCEL 004.00~~
 - LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 - SEWER AVAILABLE BY HCWWTA
 - IRON PINS WITH CAPS PLACED ON ALL LOTS CORNERS, UNLESS OTHERWISE NOTED ON PLAT.
 - AS PER FEMA FIRM PANEL NO. 47065C0329G (DATED 2-03-2016), THIS TRACT DOES NOT LIE IN A FLOOD HAZARD AREA.
 - BEARINGS FOR THIS SURVEY ARE BASED ON TN. STATE GRID AND WERE OBTAINED UTILIZING SATELLITE OBSERVATION.
 - COORDINATES AND ELEVATIONS FOR THIS SURVEY WERE OBTAINED UTILIZING A TOPCON HIPER VR RECEIVER DUAL FREQUENCY ROVER USING THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) VRS NETWORK OF CORS STATIONS REFERENCED TO NAD 83 (2011) (EPOCH 2010) GEOID 12. DATUM IS NAVD 1988.
 - THE PURPOSE OF THIS PLAT IS TO RE-DIVIDE THE LOTS AS SHOWN.
 - MINIMUM BUILDING SETBACKS: (PER R-1 ZONING)
 FRONT-25' REAR-25' SIDE-10'
 - WATER QUALITY PROGRAM AREA STATEMENT: (SECT. 501.5)
 - Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
 - The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations.
 - The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
 - The Hamilton County Water Quality Program reserves the right at any time to access Water Quality Easements to inspect areas and facilities.
 - The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.

Tax ID: 126C C 020



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.

PHILIP KIM _____ DATE _____
 5596 TUCKER RD
 OOLTEWAH, TN 37363
 PHONE: 310-923-1827

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 1:10,000 as shown Hereon.

RICHMOND SURVEYING COMPANY _____ DATE _____
 363 1st STREET, SW
 CLEVELAND, TN. 37311
 PHONE: 423.479.7749
 EMAIL: info@richmondsurveying.com



FINAL PLAT

**REVISED LOTS 8 AND 9, BLOCK 1
 BEL-AIR SECTION, DUNCAN HILLS S/D**

BEING A REVISION OF LOTS 8 AND 9 AS RECORDED IN PB 14- PG 33, ROHCT, LOCATED ON LYNDA DRIVE, LYING IN THE CITY OF RED BANK, HAMILTON COUNTY, TENNESSEE.

DATE: 07-15-2025 SCALE: 1" = 30'

Chattanooga-Hamilton County planning commissioners fined for failing to disclose interests

August 24, 2025 by Emily Crisman



💬 0 Comments



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Accept

Deny Non-Essential

Tennessee Ethics Commission, which is imposing civil penalties on two of those members.

Commissioners Barry Payne and Steve Caudle were fined \$1,000 by the Ethics Commission at its Aug. 12 meeting for failing to file the disclosure statement form, Ethics Commission General Counsel Lauren Topping said by phone. Payne and Caudle did not respond to requests for comment.

Tennessee state law requires state and local officeholders and appointees to those positions, including regional planning commissioners, to submit a Statement of Disclosure of Interests form to the state Ethics Commission by Jan. 31 of each year.

Officeholders must disclose on the form sources of non-governmental income of \$1,000 or more, investments in excess of \$10,000 or 5% of the total capital invested, any compensated lobbying activities and any firms in which they hold interest for which compensated lobbying is done.

All of those disclosures must be made for themselves, their spouse and minor children who reside with them.

(SIGN UP: Get the weekly politics newsletter, "Open Door," in your email box by going to timesfreepress.com/opendoor)

Clients of professional services – such as those of an architect, accountant or

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Officeholders are not required to include amounts for income or investments or percentages of investments.

Appointed officials must file the form within 30 days of appointment, and the appointing authority must notify the Ethics Commission of the appointment within three days, the disclosure form states.

MULTIPLE OFFICES



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the form for their elected positions but they did not include their roles on the Planning Commission.

Although members of the Planning Commission are required to notify the Ethics Commission of their position, the Ethics Commission does not check or track this, Topping said by email.

Filers who hold more than one office should include all positions they hold at the time of filing, but they are not required to update the form if they are appointed to another position within the year or if they leave a position, she said.

But filers are required to amend their disclosure statements if any conditions or acquisitions they are required to report change or occur within the year, the form states.

Chattanooga Mayor Tim Kelly's Planning Commission designee, Chris Anderson, filed a disclosure statement in February for his role on the Tennessee Democratic Party Executive Committee. He did not include his role on the Planning Commission on the form, but the Ethics Commission does not take action or penalize officeholders for failing to do so, Topping said.

([READ MORE: Councilman Chris Anderson cleared in conflict-of-interest probe](#))

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On the disclosure statements Anderson has filed annually since 2022 for his role on the party's executive committee, he disclosed income from the city of Chattanooga and from home builder GreenTech Homes. GreenTech was not listed as a source of income on the amended form for 2025.

Anderson did not return a phone call regarding his income from GreenTech, and representatives from GreenTech did not respond to an email requesting verification of the time period Anderson was or has been employed or receiving income from the Chattanooga home builder.

Hamilton County Mayor Weston Wamp's Planning Commission designee, Nathan Janeway, has not yet filed the statement, but said by phone that he was informed by the Ethics Commission of the need to file and plans to do so.

"I sit on the Planning Commission on an as-needed basis for Mayor Wamp's seat, so I'm not appointed as part of a regular process like other planning commissioners are," Janeway said, adding that he has been serving as Wamp's designee for less than a year. "I think it was probably just an oversight thing for the state that they didn't ask me to fill one out, because I was not aware that I needed to fill one out until recently."

Officeholders have 30 days to file after they are notified by the Ethics Commission of the need to do so. If they fail to file within that period, they are sent another letter and civil penalties may begin to accrue if the form is not

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ENFORCEMENT ISSUES

"Across the state, we are not generally receiving accurate information as to who is serving on regional planning commissions, if we receive this information at all," Topping said by email, adding that the Ethics Commission relies on counties to provide the accurate information.

She said possible reasons for this lack of information could be that regional planning commissions often are controlled by more than one authority – as is the case with Chattanooga and Hamilton County's joint planning commission, which is composed of members appointed by both the county and city mayor - - and another issue could be that many regional planning commissions in the state have a high rate of turnover.

([READ MORE: State waives ethics penalty for Chattanooga councilwoman](#))

Another factor is that many planning commissioners serve in another position, such as mayor or county commissioner, and counties sometimes list just one of those positions when reporting a list of filers to the Ethics Commission, Topping said.

"All of that said, we are actively engaged in efforts to educate both the county and all elected officials on who is required to file and what information should be reported to us each year," she said.

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