

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION AGENDA
November 19, 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. Review of Hill Pointe Subdivision for city acquisition of property
 - a. Staff presentation
 - b. Public comment
 - c. Discussion/vote
2. Planning Commissioner Training Update
 - a. Staff presentation
3. 2026 meeting schedule
 - a. Staff presentation
 - b. Discussion/vote

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

1. 2026 meeting schedule
 - a. Staff presentation
 - b. Discussion/vote

IX. ADJOURNMENT

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION MINUTES
October 22, 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 - absent
4. Ben Richards - present
5. Kate Skonberg - absent

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

1. September 24, 2025 – Commissioner Millard motioned to approve the minutes with the correction that “Commissioner Pierce seconded the motion to defer the rezoning of 2633 Simpson”, Commissioner Skonberg seconded, the motion carried unanimously

VI. NEW BUSINESS

1. Request to rezone 2633 Simpson Avenue R-1 to R-T/Z
 - a. Applicant presentation – Matthew Green
 - Matthew Green, property owner and builder, stated that the proposed project is a three-home concept, on subdivided lots, 1400-1500 square feet, in the price range of 350k to 370k, 3 bed 2.5 bath.
 - b. Staff presentation – Michael Pham
 - Staff presented the review of the rezoning request, specifically how the zoning ordinance provides a check-list for R-T/Z proposals. The applicant submitted a site plan that met all the requirements of the zone. The proposed houses would not significantly impact the neighborhood as there is only one additional lot being created from the two existing lots, and there are other lots in the neighborhood of similar size to the proposed lots. There was a proposal for these two properties to be rezoned and subdivided into 4 in Fall of 2023. At that time several neighboring residents expressed concern about the change in density and would much rather see 3 lots than 4. The planning commission at that time deferred the request so that the applicant could revise the site plan and bring it back; that request was closed due to the applicant not submitting a revised plan in time. Staff illustrated an approximate density study of the local street where the existing density is 5.1 dwelling units per acre(du/ac), and how the proposed development would increase the density to 5.4. The R-T/Z zone has a cap at 8 du/ac. The staff recommendation is to approve based on the comp plan’s policies and considerations that ridge residential lots are recommended to be subdivided if the resulting development is similar to neighboring lots and favors single-family homes rather than attached or multi-family. Another way ridge residential lots can increase density while preserving “neighborhood character” is by building ADUs, but the current zoning ordinance does not allow them. The proposed project is an example of gentle density.

c. Public comment

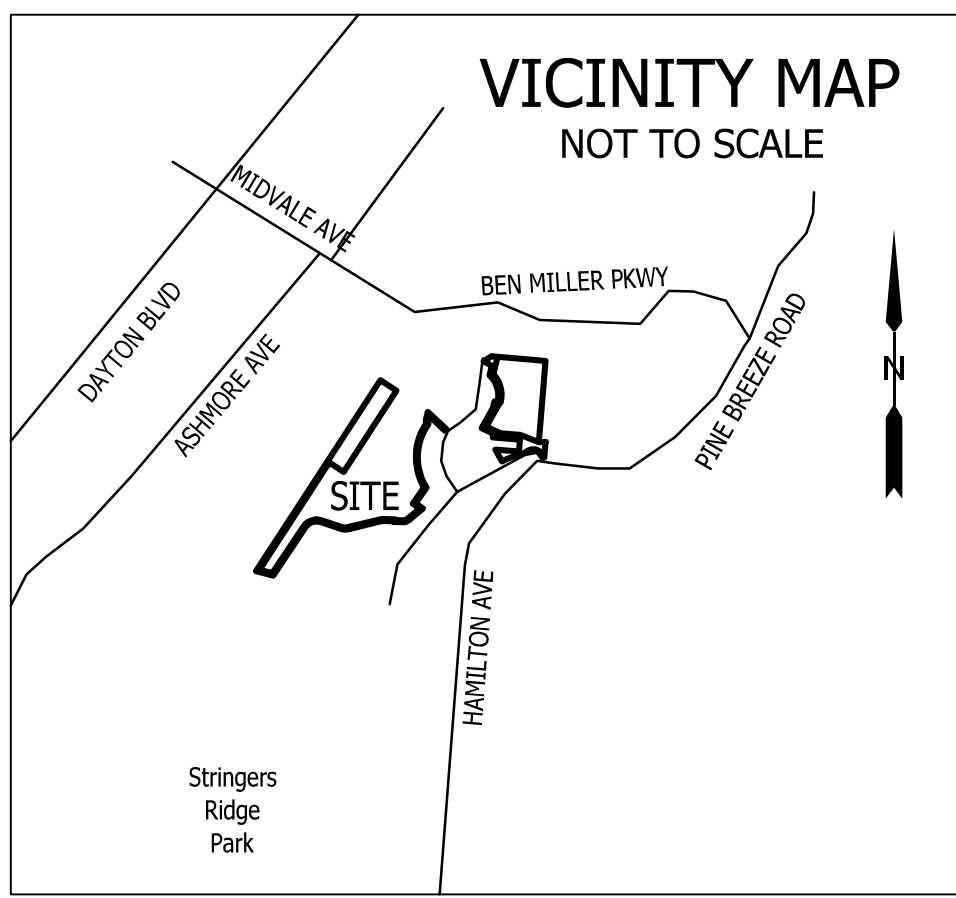
- Sam Manzer, 2629 Simpson Avenue and 2626 Simpson Avenue, stated an opposition from the neighborhood to the project because the character of the neighborhood in general and the spacing of the houses, and there is no inherent reason for the property to be rezoned to be valuable and usable other than as an R-1 use, and capitalized as two lots. The residents are trying to protect the people who already live there and pay taxes on that property and live in an R-1 zone. Because the other R-T/Z parcels in the neighborhood were not included in the density study, this would be considered spot zoning just to squeeze money out of the property at the disregard of people who live there and would like to see it remain with R-1 standards. This will set a precedent for the next house so that whoever buys that lot is going to bulldoze the house and then down the street can be approved for townhomes—a domino effect.
- Rachel Moses, asked if the density study provided in the agenda is where all the data is being taken from. There was a previous case in Red Bank on James Avenue that follows this request. The current land use was single family home built in 1940 and there was an attempt to add two units and the planning commission recommended denial based on the spot zoning concern. This application doesn't have any relevance to the comprehensive plan like the James Ave. recommendation. Previous requests have been denied, why is this an exception.

d. Discussion/vote

- Commissioner Skonberg asked if the fire chief could check the road in front of these properties to make sure there was enough room for vehicles because residents had expressed those concerns at the last meeting; staff stated road condition in the public right-of-way is under the public works department and there were no issues reported about this neighborhoods road specifically.
- Staff stated that recommendation for the James Avenue property was based on a previously adopted comprehensive plan and recommendations were made in a specific format by the contracted planner at the time, SETD. The current zoning ordinance and those past recommendations were based on a plan that has been superseded by the Red Bank Plan 2045. There are many conflicts between the zoning ordinance and the current comprehensive plan which makes it challenging to use them in cooperation with each other. Recommendations for rezonings are based on the comprehensive plan but still must abide by the adopted zoning ordinance development standards. There is a consensus throughout current comprehensive plan that infill development is necessary for the future of Red Bank. But even prior to the current comprehensive plan, the R-T/Z zone was developed in 2015 for projects such as this— infill development for neighborhoods that will not be greatly impacted by R-T/Z type densities. In addition to a healthier tax base, new constructions increase property values in neighborhoods. The properties are now, and have been, vacant. Vacancy and delinquency both contribute to urban blight and suffering property values, which the city is trying to avoid.
- Staff stated that the development standards of the R-T/Z zone as shown in this project do not differ greatly from the R-1 standards. The project creates more distance between the closest house and the proposed houses than a R-1 development project could with just two lots. If there were concern about spacing, the existing R-1 would only require a 10' setback while the proposed R-T/Z concept shows a 25' setback.
- Commissioner Skonberg asked whether the project would be considered spot zoning.
- Staff stated that the use, single family detached houses, are the same use as a R-1 use with slightly different development standards.
- Commissioner Millard motioned to recommend approval, Commissioner Skonberg seconded, the motion carried.

VII. ADJOURNMENT – The meeting adjourned at 6:45 PM

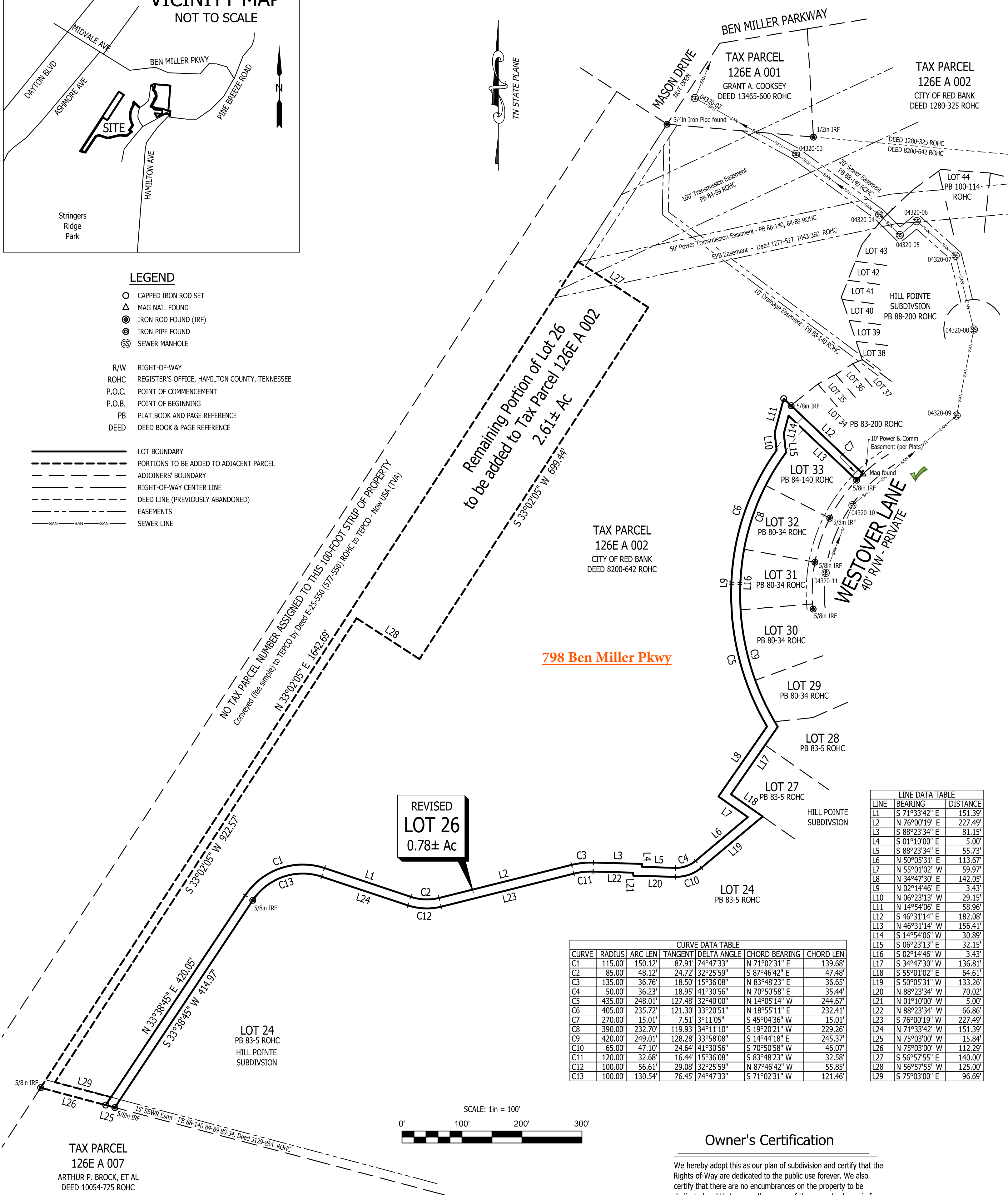
Chairperson _____



LEGEND

- CAPPED IRON ROD SET
 - △ MAG NAIL FOUND
 - IRON ROD FOUND (IRF)
 - ⊙ IRON PIPE FOUND
 - ⊕ SEWER MANHOLE
- R/W RIGHT-OF-WAY
 ROHC REGISTER'S OFFICE, HAMILTON COUNTY, TENNESSEE
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 PB PLAT BOOK AND PAGE REFERENCE
 DEED DEED BOOK & PAGE REFERENCE

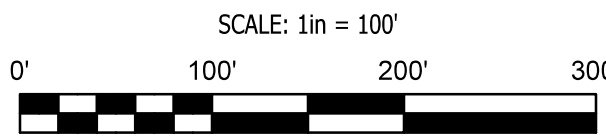
- LOT BOUNDARY
- - - PORTIONS TO BE ADDED TO ADJACENT PARCEL
- - - ADJOINERS' BOUNDARY
- - - RIGHT-OF-WAY CENTER LINE
- - - DEED LINE (PREVIOUSLY ABANDONED)
- - - EASEMENTS
- - - SAN - - - SAN - - - SEWER LINE



REVISED
 LOT 26
 0.78± Ac

CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	115.00'	150.12'	87.91'	74°47'33"	N 71°02'31" E	139.68'
C2	85.00'	48.12'	24.72'	32°25'59"	S 87°46'42" E	47.48'
C3	135.00'	36.76'	18.50'	15°36'08"	N 83°48'23" E	36.65'
C4	50.00'	36.23'	18.95'	41°30'56"	N 70°50'58" E	35.44'
C5	435.00'	248.01'	127.48'	32°40'00"	N 14°05'14" W	244.67'
C6	405.00'	235.72'	121.30'	33°20'51"	N 18°55'11" E	232.41'
C7	270.00'	15.01'	7.51'	3°11'05"	S 45°04'36" W	15.01'
C8	390.00'	232.70'	119.93'	34°11'10"	S 19°20'21" W	229.26'
C9	420.00'	249.01'	128.28'	33°58'08"	S 14°44'18" E	245.37'
C10	65.00'	47.10'	24.64'	41°30'56"	S 70°50'58" W	46.07'
C11	120.00'	32.68'	16.44'	15°36'08"	S 83°48'23" W	32.58'
C12	100.00'	56.61'	29.08'	32°25'59"	N 87°46'42" W	55.85'
C13	100.00'	130.54'	76.45'	74°47'33"	S 71°02'31" W	121.46'

LINE	BEARING	DISTANCE
L1	S 71°33'42" E	151.39'
L2	N 76°00'19" E	227.49'
L3	S 88°23'34" E	81.15'
L4	S 01°10'00" E	5.00'
L5	S 88°23'34" E	55.73'
L6	N 50°05'31" E	113.67'
L7	N 55°01'02" W	59.97'
L8	N 34°47'30" E	142.05'
L9	N 02°14'46" E	3.43'
L10	N 06°23'13" W	29.15'
L11	N 14°54'06" E	58.96'
L12	S 46°31'14" E	182.08'
L13	N 46°31'14" W	156.41'
L14	S 14°54'06" W	30.89'
L15	S 06°23'13" E	32.15'
L16	S 02°14'46" W	3.43'
L17	S 34°47'30" W	136.81'
L18	S 55°01'02" E	64.61'
L19	S 50°05'31" W	133.26'
L20	N 88°23'34" W	70.02'
L21	N 01°10'00" W	5.00'
L22	N 88°23'34" W	66.86'
L23	S 76°00'19" W	227.49'
L24	N 71°33'42" W	151.39'
L25	N 75°03'00" W	112.29'
L26	N 75°03'00" W	112.29'
L27	S 56°57'55" E	140.00'
L28	N 56°57'55" W	125.00'
L29	S 75°03'00" E	96.69'



Surveyor's Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey is > 1:15,000. This is a category 1 Survey.

Dixon G. Brackett TN R.L.S. Reg. No. 2494
 4300 North Access Road, Suite C
 Chattanooga, TN 37415

APPROVED FOR RECORDING
 HAMILTON COUNTY
 GEOSPATIAL TECHNOLOGY
 DATE _____
 BY _____

HAMILTON COUNTY WWTA
 DATE _____
 BY _____

JURISDICTIONAL AUTHORITY
 DATE _____
 BY _____

RED BANK MUNICIPAL
 PLANNING COMMISSION
 DATE _____
 BY _____

NOTES

- Noth Arrow Identification: Basis of all bearings is Tennessee State Plane Coordinate System, NAD 83 (CORS), established by GPS Survey relative to Continuously Operating Reference Station Network.
- Present Zoning Classification: LOT 26: R-1; LOT 69: R1-A.
- The purpose of this plat: to subdivide Lot 26 and Lot 69 as shown hereon. A portion of each lot to remain as the Revised Lot 26 and Revised Lot 69, with the remaining portions of each Lot to be added to the adjacent Tax Parcel 126 E A 002. (Existing Tax Parcel 002 exceeds 44 Acres and is not the subject of this survey.)
- Area subdivided by this plat: 8.83± Acres.
- This plat resubdivides Deed 10629-152 ROHC.
- Underground utilities where not marked on site are not addressed by this survey. Sewers are shown according to City Maps.
- Plat Closure Error Ratio: Exceeds 1:15,000
- No portion of the property lies within Special Flood Hazard Area, according to current FEMA Firm Panel information No Flood Certification or Flood Elevation Survey was performed.
- This survey is a retracement of the property according to monuments found by survey and found to be consistent with prior surveys, plats and record descriptions.
- Revised Lot 26 is not approved for development under the Red Bank Subdivision Regulations and remains a legal non-conforming lot.
- Tax Map & Parcels: 126E A 006.01; 126E A 006; Part of 126E A 002. ✓

L 26: 1595 Westover Lane

RECEIVED
 Hamilton County
 Geospatial Technology
 Nov 10 2025
 16796

Owner's Certification

We hereby adopt this as our plan of subdivision and certify that the Rights-of-Way are dedicated to the public use forever. We also certify that there are no encumbrances on the property to be dedicated and that we are the owner of the property shown in fee simple.

Name-position for
 THE HILL POINTE HOMEOWNERS
 ASSOCIATION, INC.
 Address
 Phone

INDEX OF SHEETS

- SHEET #1: COVER SHEET & REVISED LOT 26 MAP
 SHEET #2: REVISED LOT 69 MAP

e a r t h w o r k s , i l l i c
 4300 North Access Road, Suite C
 Chattanooga, Tennessee 37415
 (423) 892-4780

FINAL PLAT
 REVISED LOT 26, REVISED LOT 69
 HILL POINTE SUBDIVISION
 CITY OF RED BANK,
 HAMILTON COUNTY, TENNESSEE

TAX PARCEL 126E A 006.01
 LOT 26, PLAT BOOK 88, PAGE 140 ROHC
 1593 WESTOVER LANE

TAX PARCEL 126E A 006
 LOT 69, PLAT BOOK 84, PAGE 89 ROHC
 695 HILL POINT DRIVE

REVISED
 LOT 26

DWG. NO. 25-012	DATE: PRELIM	SCALE: N/A	DRAWN: NB	SCALE: 1" = 100'	APPROVED: DGB
PROJECT NO. 24-022	SHEET NO. 1				

LEGEND

- CAPPED IRON ROD SET
- △ MAG NAIL FOUND
- IRON ROD FOUND (IRF)
- IRON PIPE FOUND
- ⊗ SEWER MANHOLE
- R/W RIGHT-OF-WAY
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- ADJOINERS' BOUNDARY
- RIGHT-OF-WAY CENTER LINE
- DEED LINE (PREVIOUSLY ABANDONED)
- EASEMENTS
- SAN SEWER LINE

CURVE DATA TABLE						
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C14	215.00'	217.73'	119.23'	89°01'31"	S 14°36'52" E	208.54'
C15	65.00'	65.64'	35.93'	87°51'50"	N 64°49'32" W	62.89'
C16	95.36'	52.33'	26.84'	31°26'25"	S 70°31'20" W	51.67'
C17	311.42'	45.18'	22.63'	8°18'44"	S 58°57'30" W	45.14'
C18	420.00'	126.39'	63.68'	17°14'31"	S 69°50'38" W	125.91'
C19	190.00'	205.73'	114.26'	62°02'26"	N 16°37'25" W	195.83'

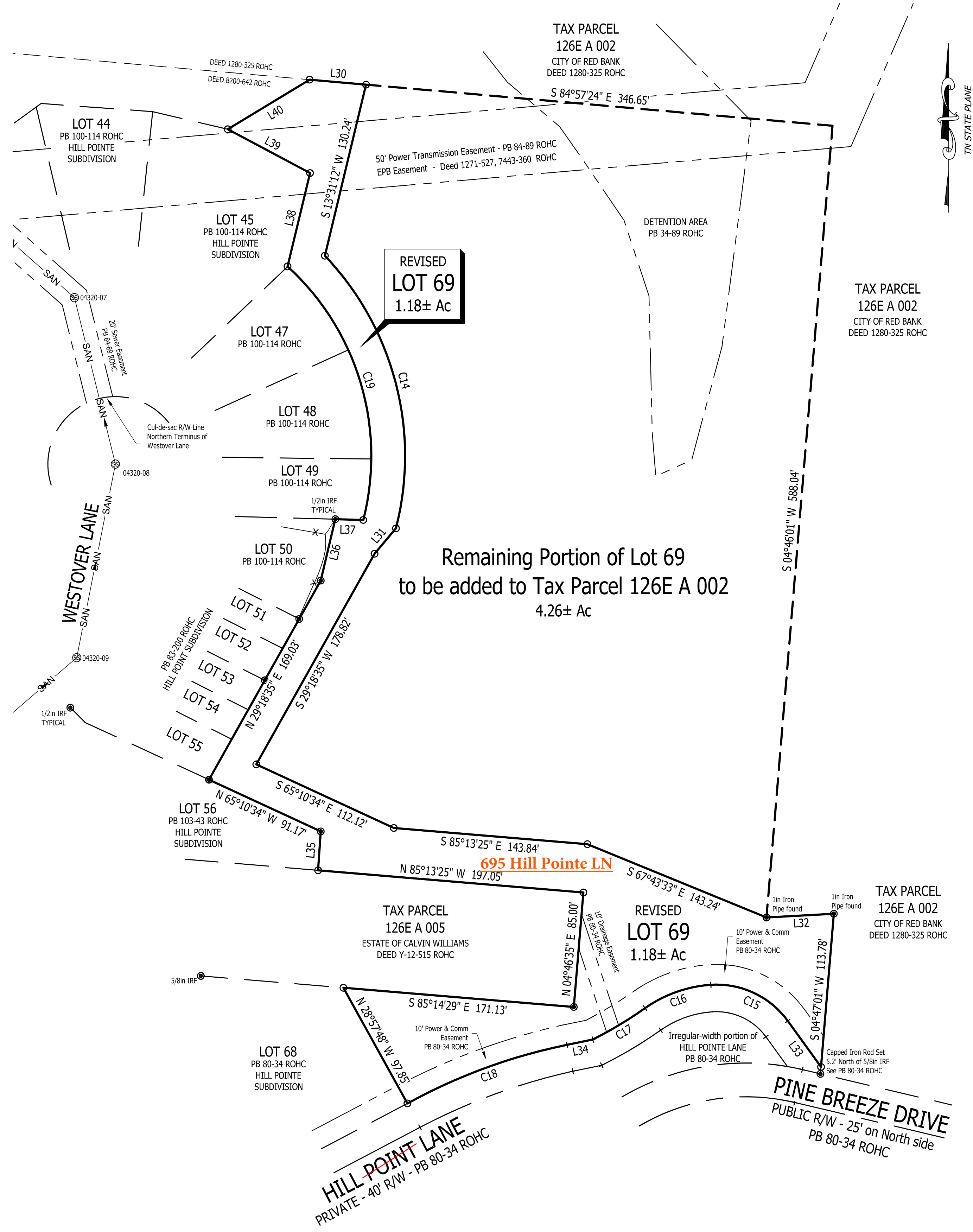
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L30	S 84°57'24" E	41.88'
L31	S 40°08'31" W	24.57'
L32	N 86°47'49" E	49.95'
L33	N 35°53'37" W	41.98'
L34	S 78°27'54" W	19.43'
L35	N 03°54'19" E	28.88'
L36	N 13°21'25" E	46.69'
L37	S 88°27'39" E	20.67'
L38	N 13°31'12" E	71.07'
L39	N 61°57'46" W	69.00'
L40	N 58°48'30" E	70.89'

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TAX PARCEL 126E A 006
 LOT 69, PLAT BOOK 84, PAGE 89 ROHC
 695 HILL POINT DRIVE

REVISED LOT 69	
DWG. NO. 25-012	PRELIM
DATE:	N/A
SCALE:	NB
DRAWN:	1" = 50'
APPROVED:	DGB
PROJECT NO. 24-022	SHEET NO. 2

Red Bank Planning Commission
2026 Meeting Schedule

Month	Work Session	Regular Meeting
January	14 th	28 th
February	11 th	25 th
March	11 th	25 th
April	8 th	22 nd
May	13 th	27 th
June	10 th	24 th
July	8 th	22 nd
August	12 th	26 th
September	9 th	23 rd
October	14 th	28 th
November	11 th	18 ^{th*}
December	9 ^{th*}	16 ^{th*}

*adjusted due to city holiday