

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION AGENDA
December 17, 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. November 19th, 2025

VI. NEW BUSINESS

1. Request to Rezone 3390 Easton Avenue from R-1 to R-2
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote
2. Recommendation to city commission for Goodson Avenue request for proposal (RFP) submission
 - a. Staff presentation
 - b. Public comment
 - c. Discussion/vote

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION MINUTES
November 19th, 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. October 22, 2025 – Commissioner Millard motioned to approve the minutes, Commissioner Richards seconded, the motion carried unanimously

VI. NEW BUSINESS

1. Review of city acquisition of Hill Pointe HOA property
 - a. Staff presentation – Michael Pham
 - Pham presented the plat which reflects the donation of total 6.87 acres of land to the city of Red Bank. The city commission passed a resolution in August for the Trust for Public Land to mediate between the Hill Pointe HOA and the city of Red Bank regarding the donation. The plat shows the dissolution of lot lines on parcel 126 E A 006 and 126E A 006.01 so that the 6.87 acres becomes part of the White Oak Park parcel 126E A 002. The donation is part of “The Field” project, a historical restoration initiative of a county cemetery. Part of the cemetery lies on a portion of the land being donated. With this land under the city ownership, the city and community partners will be better positioned to move the project forward. One of the resulting lots, 126E A 006.01 is being established as a legal non-conforming lot and is not suitable for development. This is reflected in the final plat.
 - b. Public comment - none
 - c. Discussion/vote
 - Commissioner Richards motioned to recommend approval, Commissioner Pipkin-Parker seconded, the motion carried.
2. Review of 2026 planning commission meeting schedule
 - a. Staff presentation – Michael Pham
 - Pham presented the schedule of work and regular sessions for 2026 with two edits to November and December due to holidays.
 - Commissioner Pipkin-Parker motioned to approve, Commissioner Richards seconded, the motion carried.
3. Planning commission training update
 - a. Staff presentation – Michael Pham

- The city has provided an online Planetizen training course for planning commissioners to fulfill the state requirement that planning commissioners complete 4 hours of training. While the Planetizen course provides more than 4 hours of training, staff prepared an in-person training exercise regarding regional transportation connectivity for the planning commissioners to participate in.

VII. ADJOURNMENT – The meeting adjourned at 7:15 PM

Chairperson _____

| City of Red Bank Planning Commission Staff Review | | |
|--|---|--|
| Case #: N/A | PC Meeting Date: 12/10/2025 | Applicant: Gordon Hulgan |
| Property Owner: G4 DEVELOPMENT | Property Address: 3390 Easton | Tax Map Parcel ID: 118H F 033 |
| Size of request area: ±0.6 AC | Jurisdiction: Red Bank | Request: rezone to R-2 |
| 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-2 Residential |
| Staff Review | <p>The property is currently vacant. A building was condemned in July 2025 but has since been demolished. The lot has no road frontage, but a 20’ access easement was noted in a deed in 2016 for access from Lupton Drive (Easton Avenue) The applicant is proposing a duplex of 2100 square feet per unit which exceeds the minimum square footage requirement of the R-2 zone—1800 square feet.</p> <p>The primary difference between R-1 and R-2 is the allowance of duplexes. Neither the zoning ordinance, nor the Red Bank 2035 Plan specified where or how the R-2 zone should be administered. The surrounding area has a cluster of R-2 zoned parcels, including along Easton.</p> <p>The comprehensive plan designates this parcel as ridge residential, where some parcels can accommodate housing types beyond single-family, such as townhomes, duplexes, triplexes, and quadplexes. The housing element of the comp plan recommends increasing the variety of housing types in Red Bank, higher density residential, and infill residential development. Duplexes are in the minority of housing types across the city as the dominant category is, and will likely remain, single family detached.</p> <p>If the proposed development meets the development standards of the R-2 zone, which are nearly identical to the R-1 zone, staff see no reason to deny the applicant’s request to rezone and build new and needed housing for the community. No site plan is required for R-2 rezonings, but when applying for building permits, adherence to the development standards are enforced.</p> | |

| City of Red Bank Planning Commission Staff Review | | |
|--|---|--|
| Case #: N/A | PC Meeting Date: 12/10/2025 | Applicant: city of Red Bank |
| Property Owner: city of Red Bank | Property Address: __Goodson Ave | Tax Map Parcel ID: 126 E 027 126C E 031.01 |
| Size of request area: ±0.6 AC | Jurisdiction: Red Bank | Request: proposal for disposition |
| Property Description | | |
| Existing land use: vacant | Surrounding land uses: residential | Transportation: fronts local street |
| Zoning | | |
| Notes | <p>The properties have been under city or county ownership since the 1990's when they were tax delinquent. After a city owned property assessment in 2023, the parcels were identified and determined to be of best use by being sold for housing.</p> <p>An RFP was released in September 2025 and one proposal was submitted.</p> <p>Ordinance 21-1188 requires that the planning commission provide a recommendation to the city commission after reviewing all submitted proposals.</p> | |

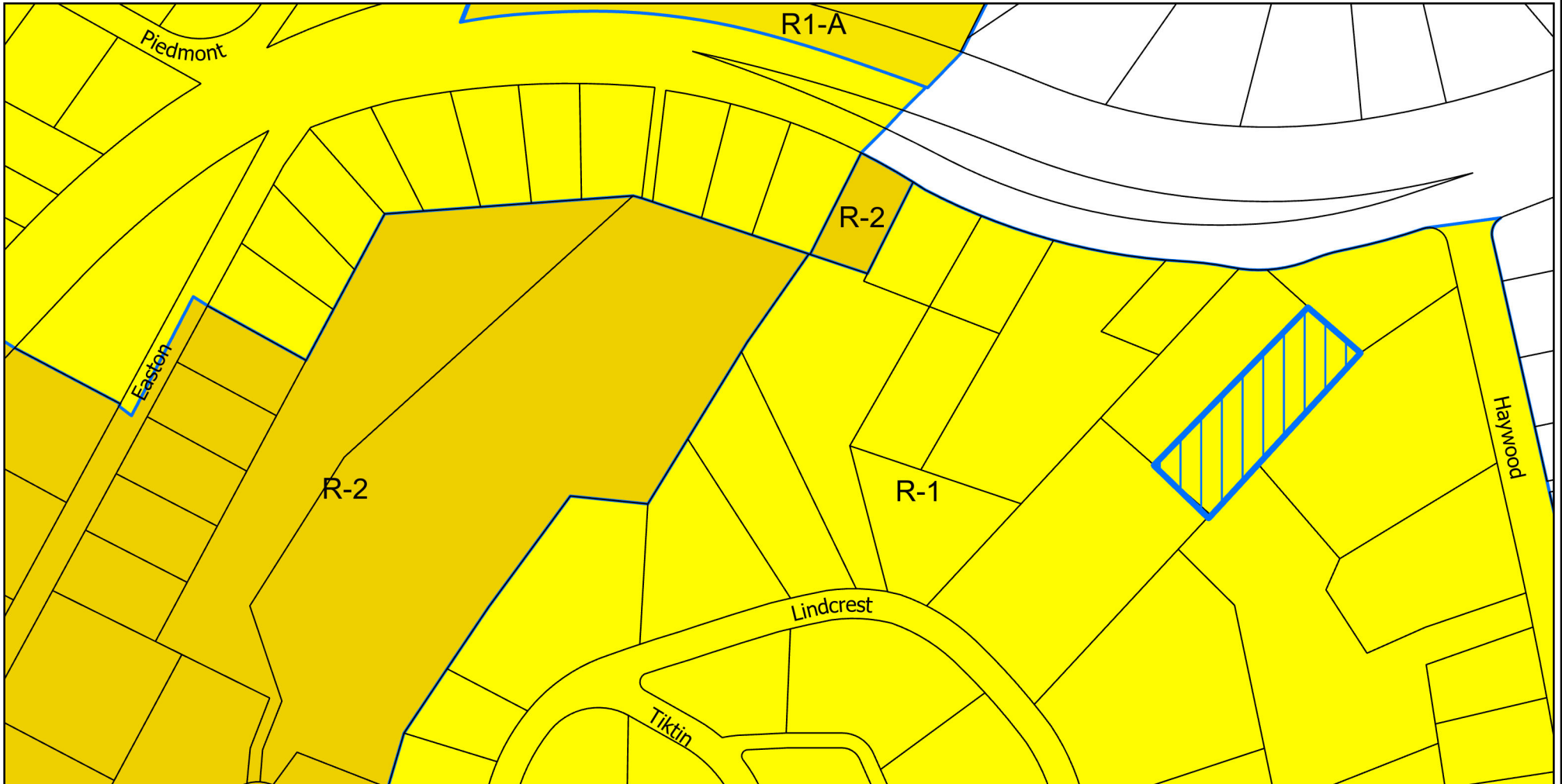


Rezoning Request

3390 Easton Avenue

118H F 033

R-1 to R-2



Legend

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



Map prepared by Red Bank Community Development
 Date: 12/1/2025
 This map is for planning purposes only
 This is not an engineering map

3376

3382

3386

3363

10'

30'

Unit 1

Unit 2

3390

10'

Width of Structure: 70'
Depth of Structure: 60'

3357



Book/Page: **GI 10941 / 832**
 Instrument: 2016122900099
 2 Page WARRANTY DEED
 Recorded by KML on 12/29/2016 at 11:17 AM
 DEED RECORDING FEE 10.00
 DATA PROCESSING FEE 2.00
 TOTAL FEES \$12.00
 State of Tennessee Hamilton County
 Register of Deeds **PAM HURST**

After Recording Return To:
 Wooden Law Firm, P.C.
 730 Cherry Street, Suite B
 Chattanooga, TN 37402
 (423)756-9972

NEW

New Owner:
 Daniel L. English, Trustee of
 The Doris B. English Trust
 202 Masters Road East
 Hixson, TN 37343

Send Tax Bills To:
 Same

Map Parcel No.
 118H-F-033

EXECUTOR'S DEED

For acknowledged adequate consideration, Daniel L. English, Executor of the Estate of Doris Evelyn English under Number 14-P-675 in the Chancery Court – Probate Division of Hamilton County, Tennessee, herein referred to as “Grantor”, does hereby transfer and convey unto Daniel L. English, Trustee of the Doris B. English Trust, herein referred to as “Grantee”, the following real property:

All that tract or parcel of land lying and being in the Third Civil District, Hamilton County, Tennessee being a tract of land 100 x 300 feet in the Northeastern corner of the land conveyed to J. W. Roberson and wife by deed recorded in Book 824, Page 314, in the Register’s Office of Hamilton County, Tennessee. According to survey of George A. Morton, dated April 15, 1952, said tract is described as: BEGINNING at the Northeast corner of said Roberson tract; thence South 41 degrees 48 minutes West along Roberson’s East line 300 feet to a point; thence North 50 degrees West 100 feet to a point; thence North 41 degrees 48 minutes East 300 feet to a point in Roberson’s North line; thence South 50 degrees East along Roberson’s North line 100 feet to the beginning.

EXCEPT a 20 foot easement for roadway purposes extending along the North line of said real estate for ingress and egress to and from the lands on the East and Lupton Drive.

Being the same property conveyed by quitclaim deed recorded as Instrument 1999022400121 in Book 5294, Page 749, Register’s Office of Hamilton County, Tennessee.

This deed was prepared from information furnished by the parties involved and preparer makes no representation as to status of title or accuracy of information. No title examination has been made and neither Tracy C. Wooden, nor Wooden Law Firm, P.C., shall have any liability for the status of the property or for the accuracy of such information.

2-2

Grantor is lawfully seized and possessed of a full interest in the above-described real property and has full and lawful authority to transfer and convey the same.

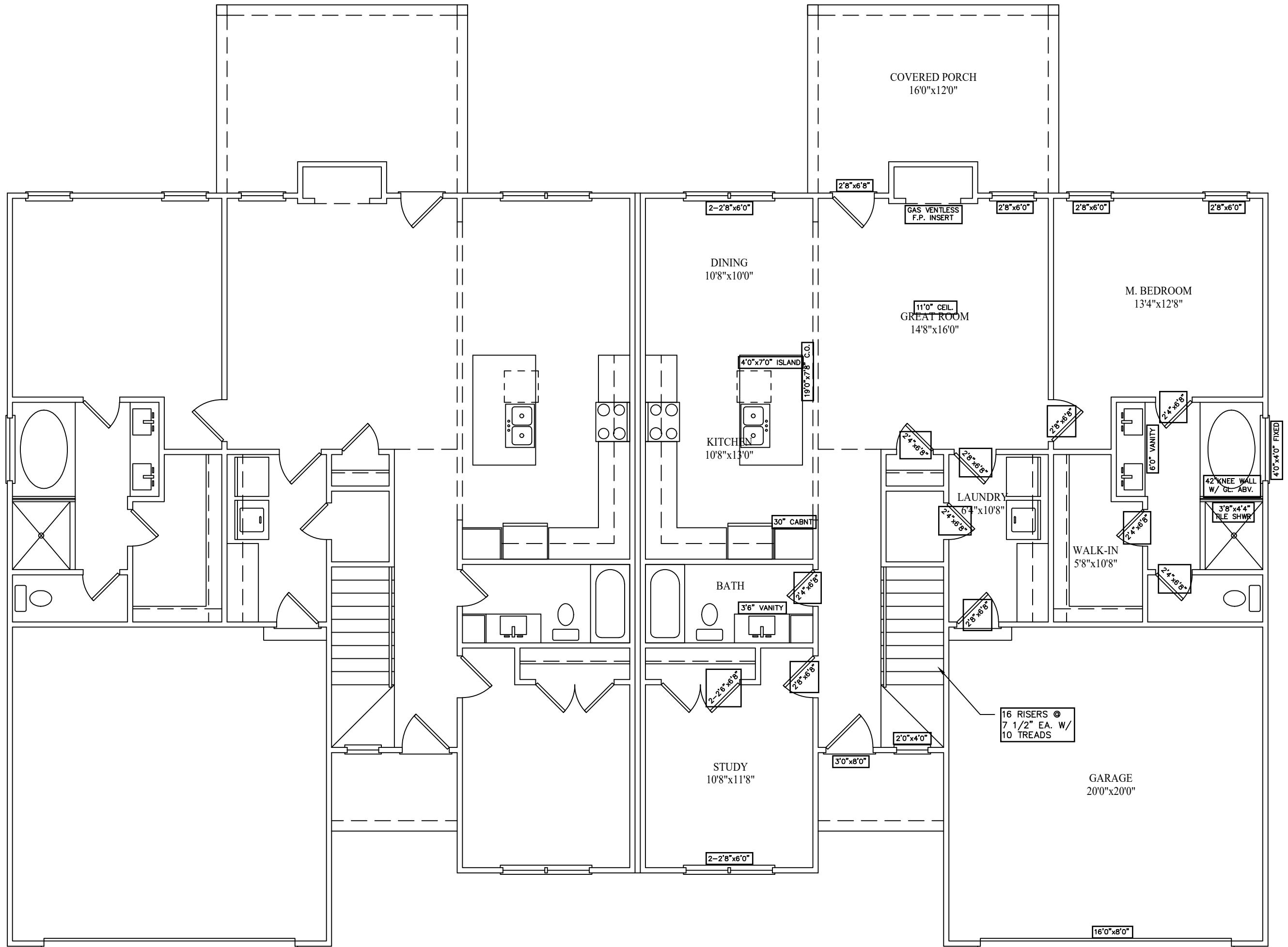
Grantee is to have and to hold the above-described real property forever in fee simple.

In witness whereof, Grantor has executed this Executor’s Deed on the 29 day of December, 2016.

Grantor:

D L English
 Daniel L. English, Executor of the
 Estate of Doris Evelyn English

√



COVERED PORCH
160"x120"

2-2'8"x6'0"

GAS VENTLESS
F.P. INSERT

2'8"x6'0"

2'8"x6'0"

2'8"x6'0"

DINING
10'8"x10'0"

11'0" CEIL.
GREAT ROOM
14'8"x16'0"

M. BEDROOM
13'4"x12'8"

4'0"x7'0" ISLAND

19'0"x7'8" C.O.

KITCHEN
10'8"x13'0"

30" CABINT

BATH

3'6" VANITY

6'4"x10'8"

5'8"x10'8"

WALK-IN
5'8"x10'8"

42" KNEE WALL
W/ GL. ABV.

3'8"x4'4"
TILE SHWR

4'0"x4'0" FIXED

STUDY
10'8"x11'8"

3'0"x8'0"

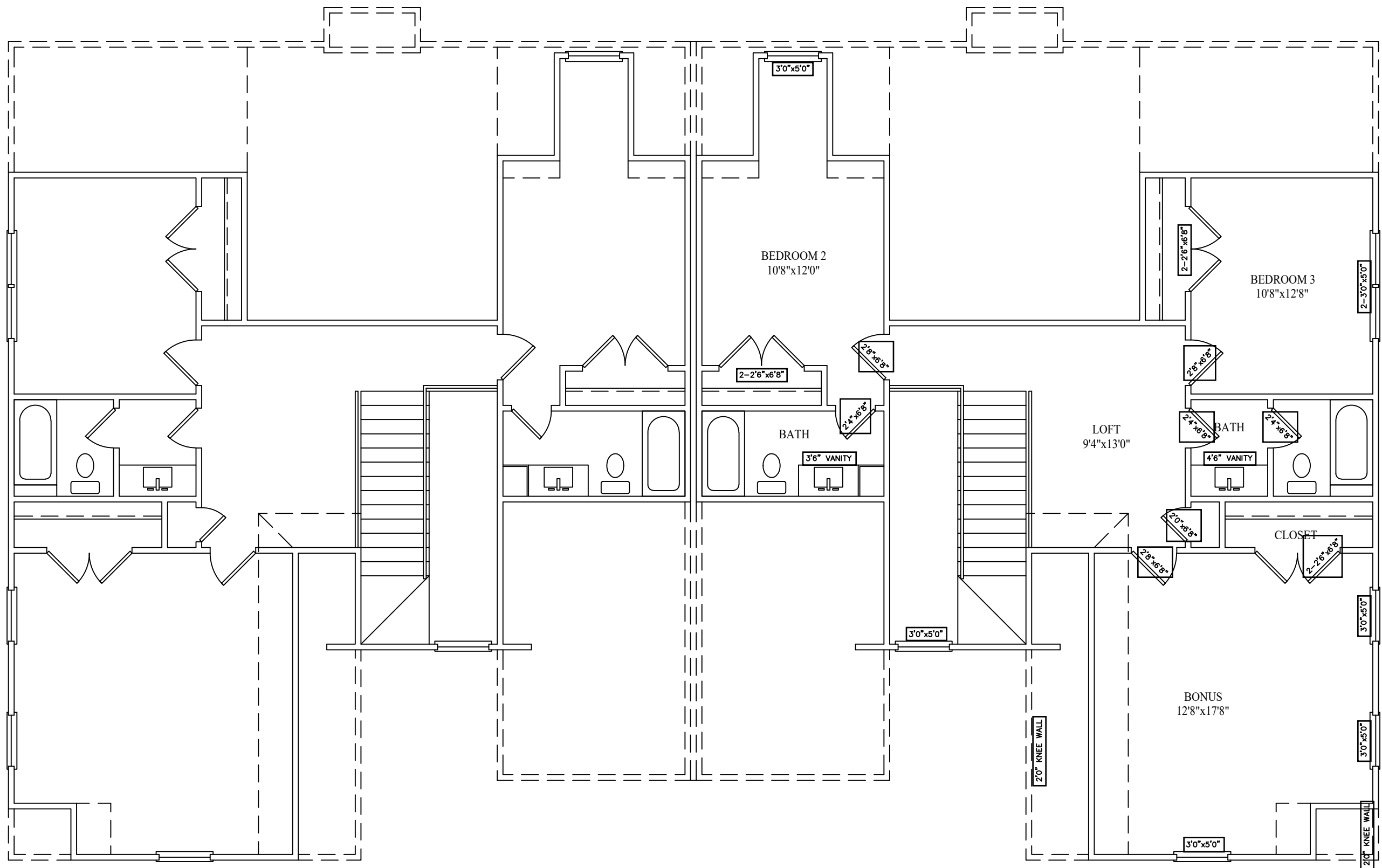
2'0"x4'0"

16 RISERS @
7 1/2" EA. W/
10 TREADS

GARAGE
20'0"x20'0"

2-2'8"x6'0"

16'0"x8'0"





Bodine Companies, LLC

1. Bodine Companies, LLC
Frank Lynn Bodine Jr. Managing Member, (423) 316-7489
2. The offer of \$101,799.00 is to purchase two (2) tracts of property currently owned by the City of Red Bank identified as:
 - a. Hamilton County Tax Map 126C E 031.01
 - b. Hamilton County Tax Map 126 E 027
3. The purchase of the two tracts referenced above can be purchased with 3-5 business days or as late as January 31, 2026 with a clear title on the two tracts.
4. The proposed use of the two tracts of property would be to build up to 4 single family residences that would be 1600-1800 sq. ft with an appraised value of between \$285,000-325,000. The idea is for the homes to be affordable for someone looking to purchase their first home.

Qualifications

I have built over 100 homes in my career and many of those in the City of Red Bank. I built and sold two homes located adjacent to one of the tract being offered for sale on Goodson Ave. within the last 3-4 years. I am a licensed General Contractor in the State of TN. Because of my extensive experience and history of building homes I have access to the funds needed to construct the four homes on the two tract to be purchased. I would expect all four homes to be constructed within 18-24 months.

Bodine Companies, LLC

Bodine Companies LLC



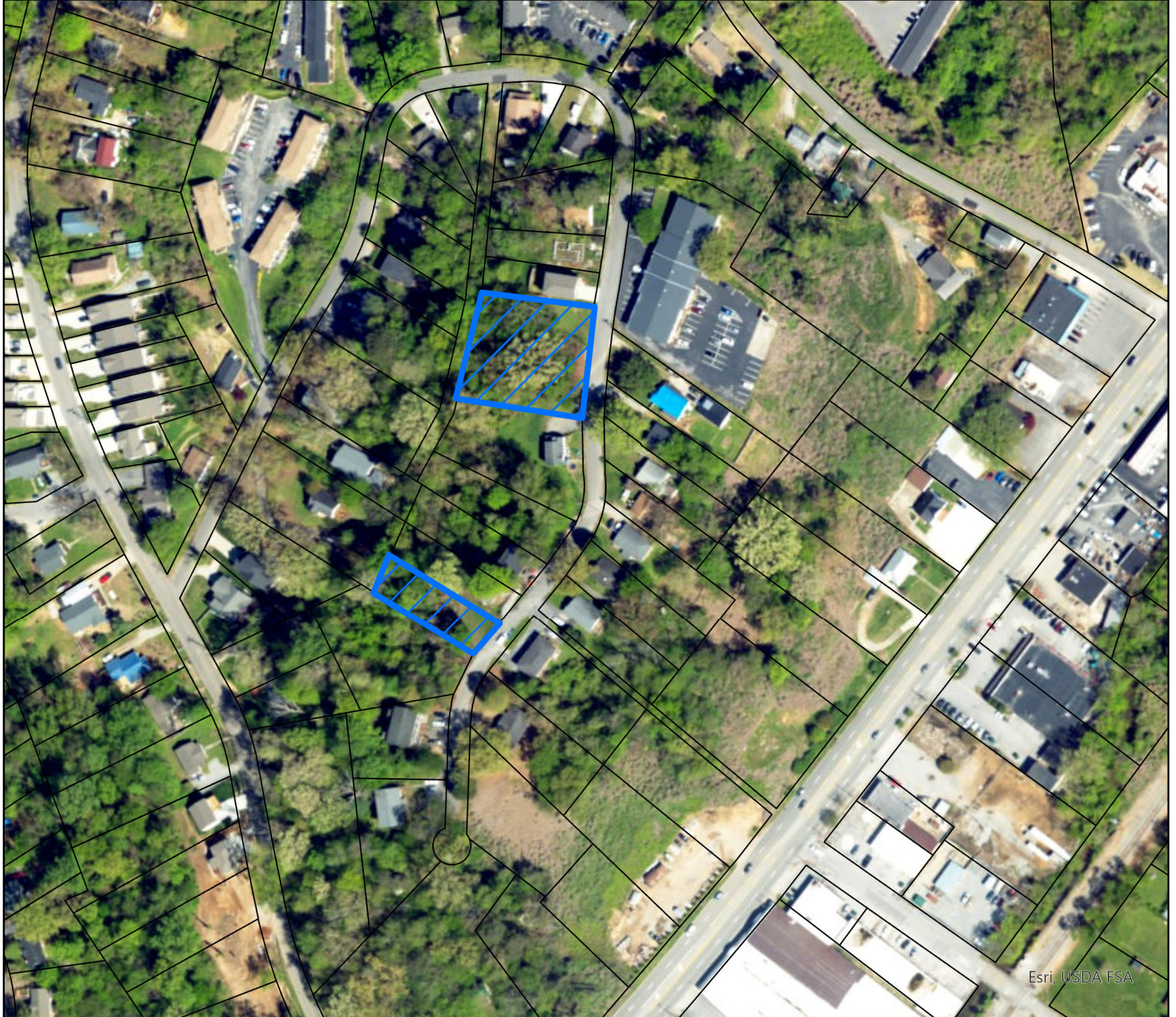
By: Frank Lynn Bodine, Jr. Managing Member

Date: NOV. 14-25



Red Bank, TN

Goodson Avenue lots
126C E 031.01, 126 E 027



Esri, USDA FSA



city-owned parcels



Map prepared by City of Red Bank Community Development Department
Date: 08/04/2025
This map is for planning purposes only
This is not an engineering map