

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION AGENDA
January 28, 2026
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. 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. Request to rezone 520 Gadd Road from R-1A to R-2
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote

IV. UNFINISHED BUSINESS

V. OTHER BUSINESS

VI. ADJOURNMENT

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION MINUTES
December 17, 2026
12:00 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. November 19th, 2025 – Commissioner Millard motioned to approve the minutes, Commissioner Pipkin-Parker seconded, the motion carried unanimously.

VI. NEW BUSINESS

1. Request to Rezone 3390 Easton Avenue from R-1 to R-2
 - a. Applicant presentation
 - Gordon Hulgan, owner and applicant, presented the request to rezone the property so that he can build a duplex. The R-1 zone does not allow duplexes, the R-2 zone does. The proposed duplex would have two units of approximately 2100 square feet each. He plans to repave the driveway from Easton, utilizing the driveway easement that exists on the adjacent property, 3386 Easton. He is continuing to build houses in Red Bank as affordably as he can, and it's challenging because he sees houses selling for 500k and 600k regularly. He believes these unites would sell for somewhere between 300k and 400k.
 - b. Staff presentation
 - Michael Pham, planner, presented the staff recommendation to approve. There is a large swathe of R-2 parcels in the surrounding neighborhood. The comprehensive plan designates the parcel as ridge residential and encourages the development of gentle density products like duplexes and triplexes when the development standards can accommodate such projects. The property has been dilapidated for a long time and was condemned in July 2025. The new construction will be a welcome addition to Red Bank's need for various housing types and supply.
 - c. Public comment - none
 - d. Discussion/vote
 - Commissioner Skonberg asked if there was a necessity to recommend conditions on the rezoning; Michael said there doesn't seem to be a risk of some other product being built as the R-2 zone is already quite restrictive.
 - Commissioner Richards motioned to recommend approval, Commissioner Pipkin-Parker seconded, the motion carried unanimously.
2. Recommendation to city commission for Goodson Avenue request for proposal (RFP) submission

- a. Staff presentation
 - Pham, presented the proposal bid from Frank Bodine to purchase the two city-owned properties on Goodson Avenue for \$101,799.00 with the intention of building four single family houses, much like the two he built at 130 and 132 Goodson. The process for disposition of these properties has been brought to the attention of the city commission and planning commission several times since August 2025 as staff have been working through the procedure required by ordinance 21-1188.
- b. Public comment - none
- c. Discussion/vote
 - Commissioner Skonberg asked if there's any apparent reason why only one bid came in, whether the RFP language or the property itself. Pham stated that it's not clear why; there is a possibility that the city's steep slope ordinance, which identified some slopes on these properties, may intimidate builders, even though the ordinance itself is not unreasonably strict. Some builders simply don't want to deal with steep slopes.
 - Commissioner Pierce noted that the proposal for four lots at the bid price of \$101,799.00 would mean each lot is selling for an average of about \$25,000.00, which is significantly less than the appraised value, and the assessed value determined by the county this year. All the surrounding land values are significantly higher than this bid. The sale price of lots impacts the values of other properties in the area so the discrepancy between what the assessed value of the properties are and what the RFP bid is should be considered carefully.
 - Commissioner Richards asked what the process for subdividing the lots is. Pham stated that there is a formal procedure that includes surveyors and various jurisdictions like Hamilton County GIS, WWTa/groundwater protection, utility companies, and staff at city hall.
 - Commissioner Pierce reiterated what Mr. Hulgán said about the affordability and sale costs of new houses in Red Bank and how the market at the time of sale is going to impact the value of the property in the future; i.e. selling the lots for the proposed bid is severely undervaluing the land, given what the market will likely be after the land has been developed.
 - Commissioner Pipkin-Parker stated that at the work session Director Slay recognized there may be some discrepancy between the appraised value and the bid value, but the decision to dispose of the property is based on a "higher and best use" rationale. The sale of the property, even for a lower bid, will still create value in the form of recurring tax revenue for the city—that recurring revenue is what was determined to be the highest and best use. There's also the fact that if the land is sold for a higher cost, that increased cost will simply be passed on to the house buyer, and not necessarily create the "affordable" housing stock that Red Bank needs.
 - Commissioner Pierce re-stated that selling the lots for an undercut price has ripple effects across the other lots in the area that may or may not be sold in the future.
 - Commissioner Skonberg asked what would happen if the city commission did not accept this bid.
 - Pham stated that at an earlier city commission meeting, the question was posed about bids that were not favorable. Any attempt to sell the property requires the disposition of property procedure established by ordinance, so the process would need to be repeated. The city already made the determination that nothing in the long-range planning has determined a better use for this property. If it were to have some use other than returning to the tax roll, it would likely not be for a very long time because the city has begun a capital improvements management plan and it is not lacking in city investment that has been established in the long range planning strategies such as the parks and rec masterplan, the stormwater asset management plan, the comprehensive plan, and others.
 - Commissioner Pierce motioned to recommend denial of the RFP bid, Commissioner Skonberg seconded, the motion carried with four votes in favor, and one against.

VII. ADJOURNMENT – the meeting was adjourned at 6:50 PM

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>	

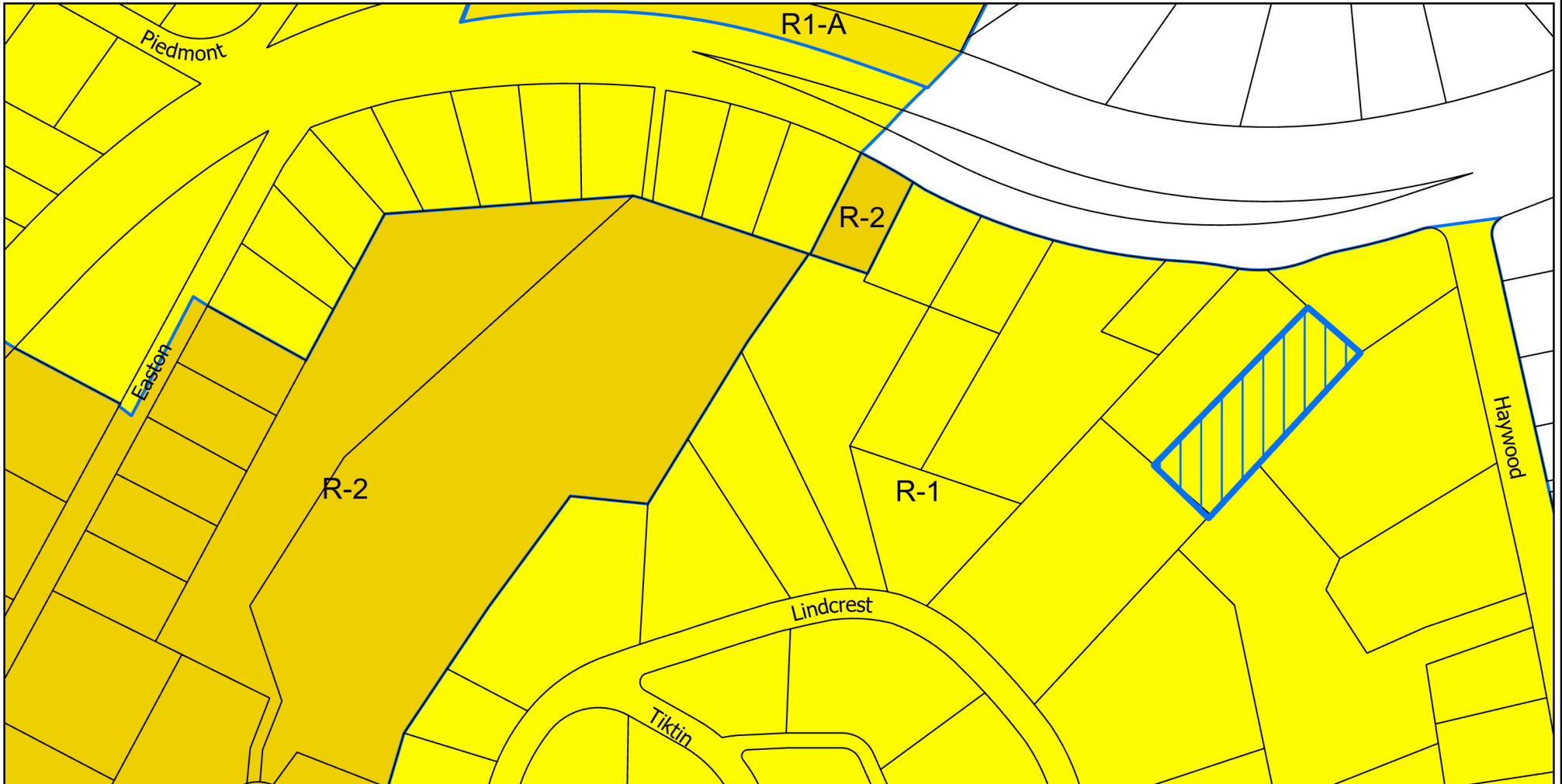


Rezoning Request

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 | |



rezoning request



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

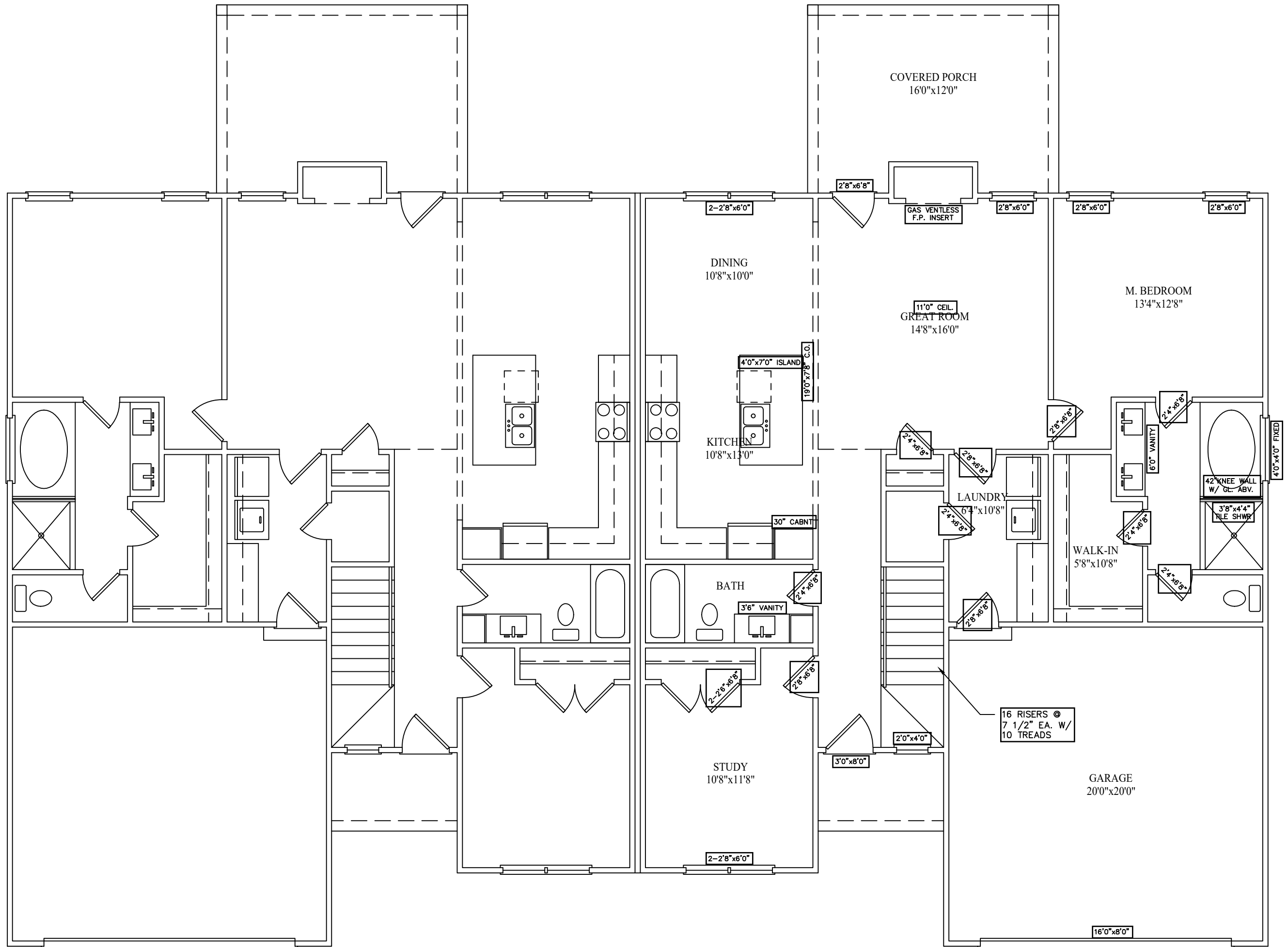
Unit 2

3390

10'

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

3357



COVERED PORCH
160"x120"

DINING
10'8"x10'0"

KITCHEN
10'8"x13'0"

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

M. BEDROOM
13'4"x12'8"

BATH

LAUNDRY
6'4"x10'8"

WALK-IN
5'8"x10'8"

STUDY
10'8"x11'8"

GARAGE
20'0"x20'0"

GAS VENTLESS
F.P. INSERT

2-2'8"x6'0"

2'8"x6'0"

2'8"x6'0"

2'8"x6'0"

4'0"x7'0" ISLAND
19'0"x7'8" C.O.

30" CABINT

3'6" VANITY

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

42" KNEE WALL
W/ GL. ABV.
3'8"x4'4"
TILE SHWR

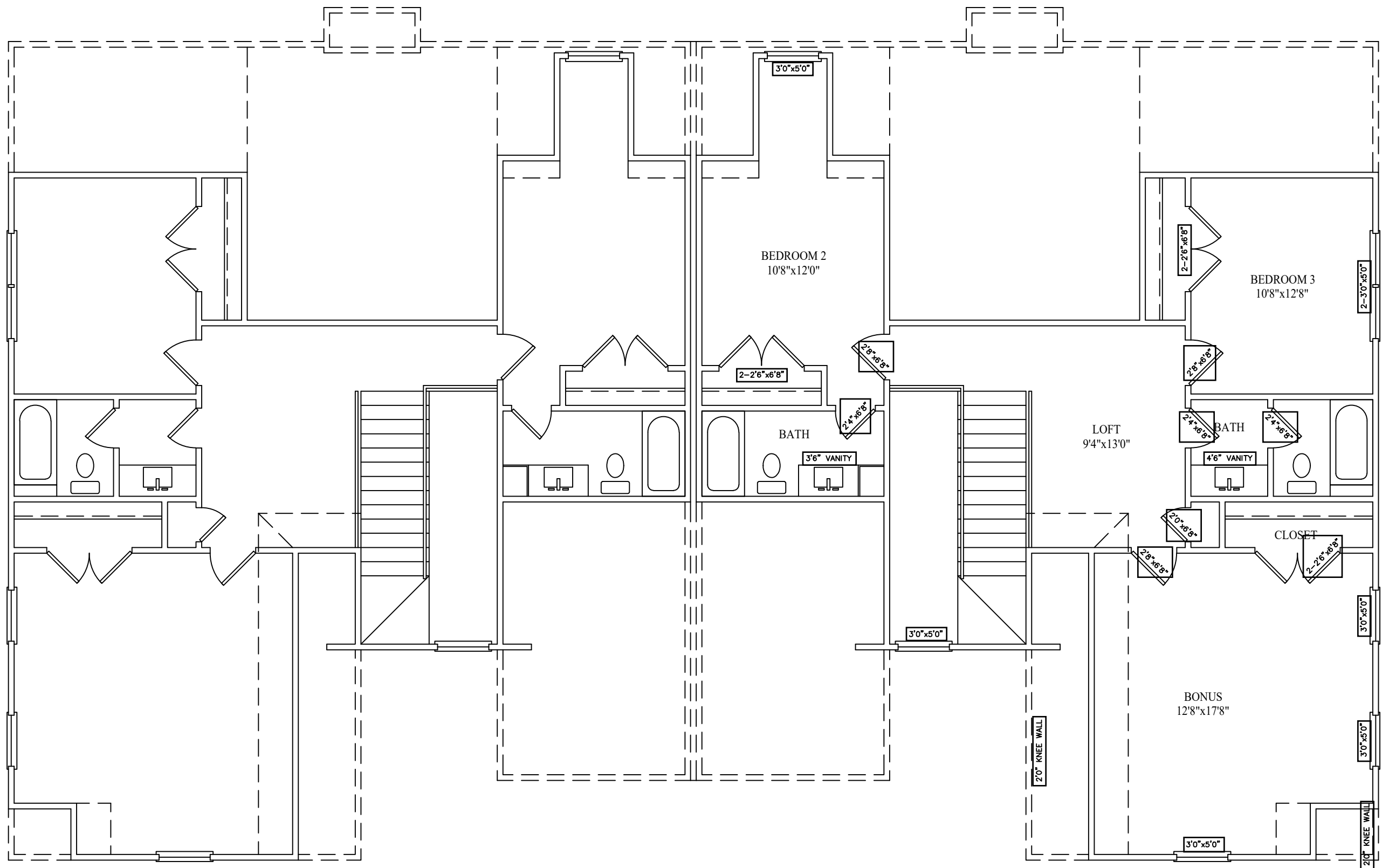
4'0"x4'0" FIXED

3'0"x8'0"

2'0"x4'0"

2-2'8"x6'0"

16'0"x8'0"





Planning Commission Work Session 1-14-2026

Request: rezone 520 Gadd Road from R-1A to R-2

Applicant: Clay Deloach (with authorization from property owner Michael Burrows)

-

Purpose

“Create (4) R2 building lots. Entrance to 3 of the lots to be served by an easement at Royal Crest Dr due to the steep slope along Gadd Rd. The 4th lot is served by its own driveway off of Royal Crest Dr. Ideally, I would have a single driveway entrance off of Royal Crest Dr due to the topology and avoid building a retainer wall. However, this single entrance would go 1 lot beyond the max of 3 served by an easement. I'm not sure if this is the forum to request such a variance or not. Sewer is available to serve all 4 lots.”

Staff Review

The R-1 zone does not allow duplexes, hence the request for the R-2 zone. The proposed development of 4 lots with 4 duplexes would yield a density of 4 dwelling units per acre, but it should be noted that the R-2 zone does *not* have a density requirement. The R-2 zone has **development standards** such as 10' side yards, a rear and front yard setback of 25' each, parking requirement of 2 spaces per unit, floor area requirement of 1800 square feet, and a minimum lot size of 9500 square feet. The proposed site plan shows the provision of all requirements. Building permit approval will require a land contour and elevation survey showing the project meets the requirements of the steep slope ordinance no. 23-1240.

The **comprehensive plan land use element** designates this lot as ridge residential characterized by low-intensity, single family detached, residential development. The plan recommends protecting the health of the tree canopy, subdividing large parcels into lots of similar size to surrounding lots and construction of single family homes rather than multifamily, erosion controls on steep hillsides, and the allowance of ADU. The **housing element** notes the increased housing cost burden in Red Bank due to high demand, low supply, and a lack of housing type variety. It recommends a range of housing types that are attainable for diverse economic backgrounds and housing typologies that complement the single-family housing stock.

The site plan shows one driveway off Royal Crest Drive, and a standard access easement for four lots. For subdivisions of up to 5 lots, access easements are permitted for a maximum of three lots. Contingent on approval of the rezoning, the applicant intends to request a variance from the BZA

Recommendation

Staff recommend approval

The proposed project would complement the adjacent subdivision of duplexes on Royal Crest Drive, all of which are zoned R-2. The opportunity to subdivide one large lot into four and provide 8 houses is rare in Red Bank. Most lots this size don't have sewer connections and therefore aren't feasible to be developed at this time. The additional units benefit the city's per capita tax base, and the creation of four residential lots benefits the city's property tax base.



RaganSmith
a PAPE-DAWSON company

520 GADD ROAD

FOR
CLAY DELOACH

RED BANK, TENNESSEE

Scale: 1"=30'

Date: 01/22/2026

Approved By: XXX

Revisions:

Drawing Title:

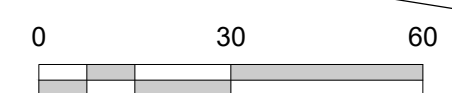
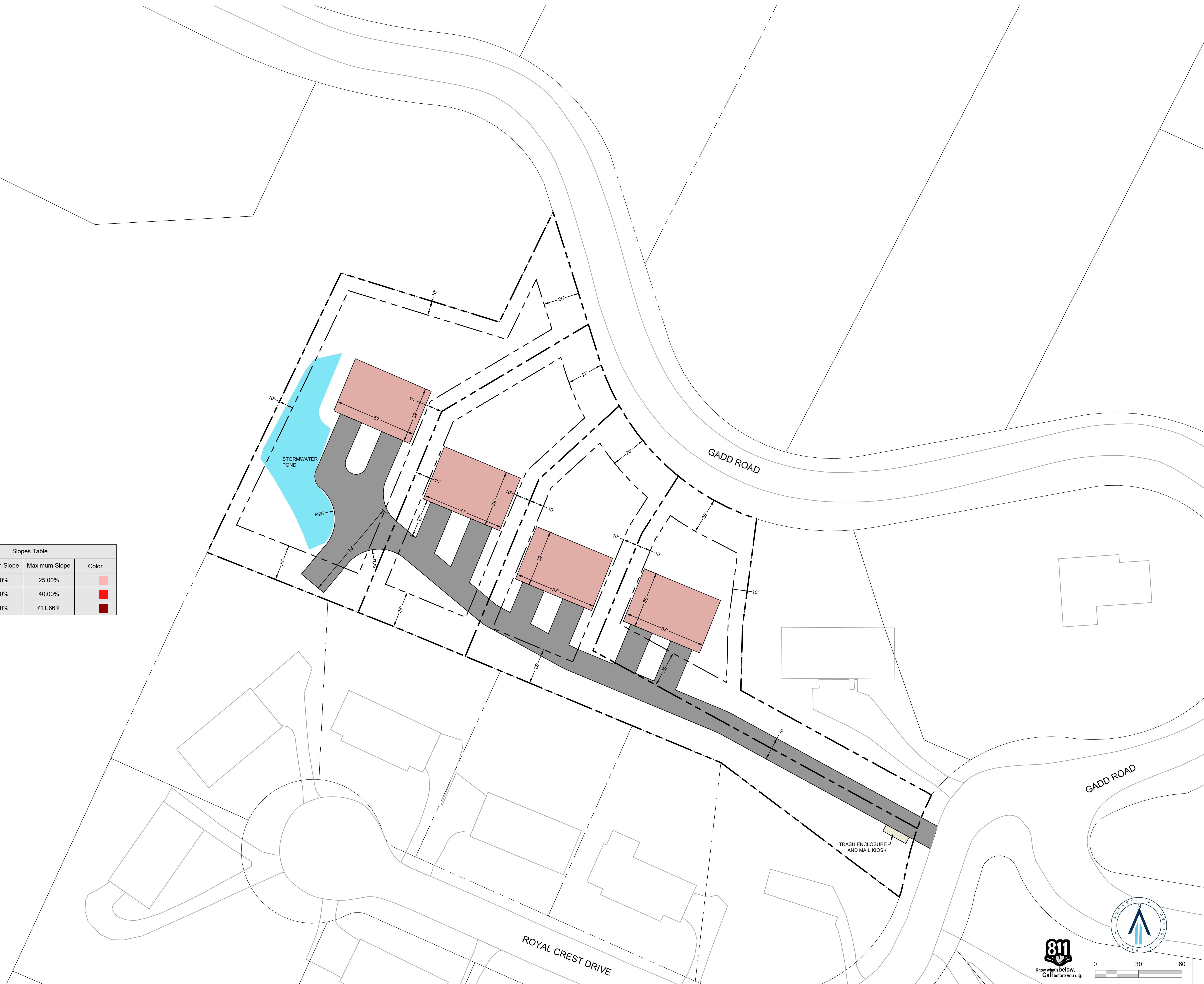
LAYOUT

Drawing No.

C1.0

Project No.
25-0386

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	20.00%	25.00%	
2	25.00%	40.00%	
3	40.00%	711.66%	



11/16/2025 10:00 AM C:\PROJECTS\25-0386\25-0386_LAYOUT.dwg
 PLOTTED BY JEFFREY JOHNSON ON 1/22/2026 2:31 PM. LAYOUT GENERATED BY JEFFREY JOHNSON ON 1/22/2026 2:31 PM



Rezoning Request

520 Gadd Road

099K H 009

R-1A to R-2

Legend

ZONE

C-1

C-2

C-3

L-1

M-1

R-1

R-2

R-3

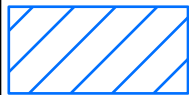
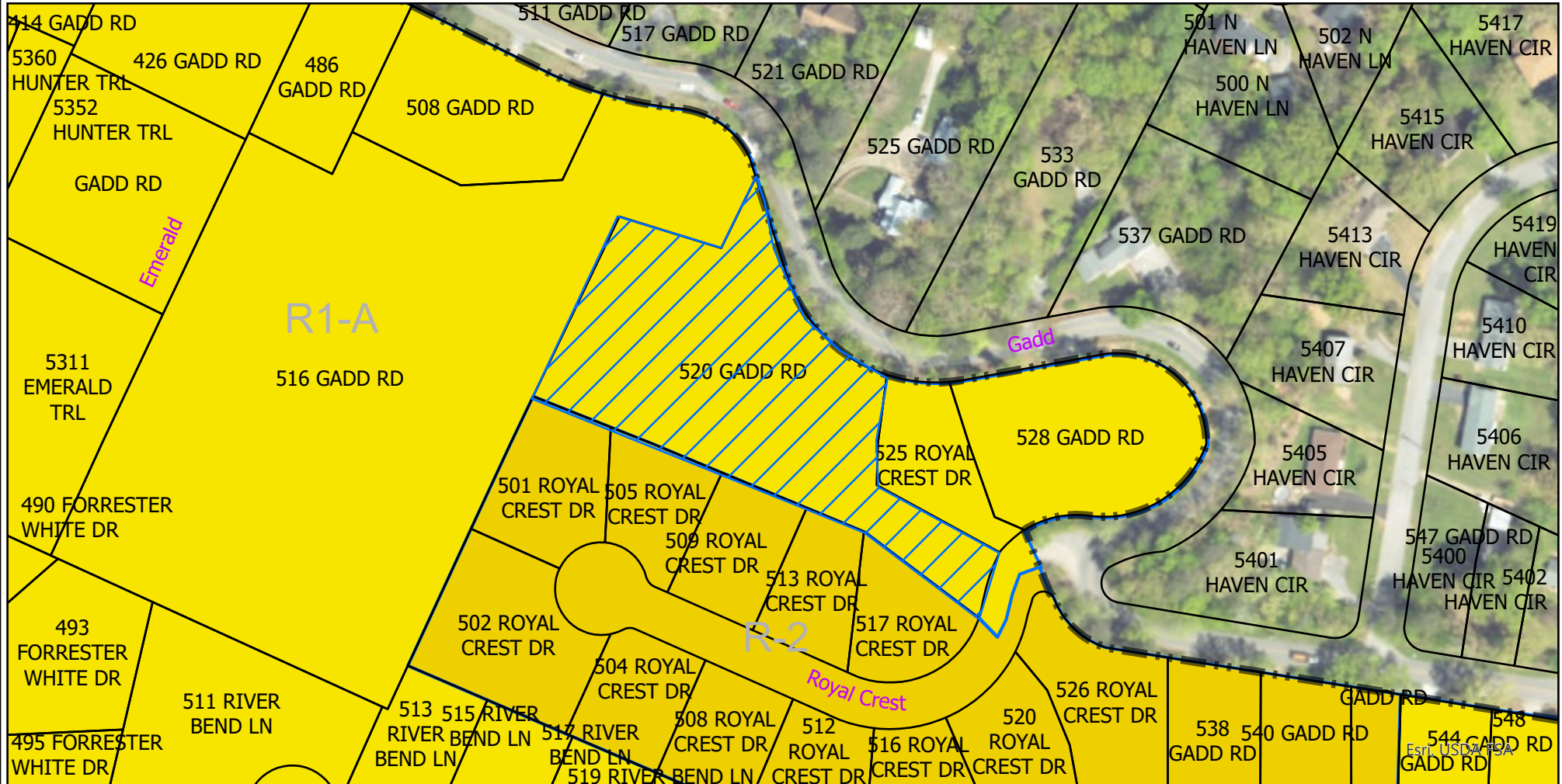
R-4

R-TZ

R1-A

RT-1

RZ-1



rezoning request

Map prepared by City of Red Bank Community Development Department

Date: 01/12/2025

This map is for planning purposes only

This is not an engineering map

0 40 80 160

US Feet

N

