

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION AGENDA
May 27, 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. Kate Skonberg

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

VI. NEW BUSINESS

1. Request to rezone 4717 Hawk Den Trail from R-1 to C-1
 - a. Applicant presentation
 - b. Staff presentation
 - c. Discussion
2. Request to rezone 3714 Redding Road from R-1 to R-T/Z
 - a. Applicant presentation
 - b. Staff presentation
 - c. Discussion
3. Plat review of Lullwater Subdivision Lots 2-5
 - a. Applicant presentation
 - b. Staff presentation
 - c. Discussion

VII. OTHER BUSINESS

1. Update on unified development code
2. Update on zoning with conditions discussion

VIII. ADJOURNMENT

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION MINUTES
April 22, 2026, 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 – absent
5. Kate Skonberg - present

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES – Commissioner Millard motioned to approve, Commissioner Pipkin-Parker seconded, the motion carried.

VI. NEW BUSINESS

1. 1106 Ashmore Avenue and adjacent unaddressed parcel from R-1 to RZ-1
 - a. The applicant presented a request to rezone the property in order to subdivide the parcel and construct four additional single-family residential units utilizing rear alley access. Staff recommended approval subject to Board of Zoning Appeals approval of a side-yard setback variance for the existing structure.
 - b. Public Comment: None.
 - c. Commissioner Pipkin-Parker motioned to approve the request subject to variance approval, Commissioner Pierce seconded, the motion carried.
2. Variance to the subdivision regulations for Strawberry Lane subdivision
 - a. The applicant requested variances related to right-of-way width, pavement width, sidewalk location, and horizontal curve radius due to steep site topography. Staff, public works, and fire department recommended approval.
 - b. Public Comment: None.
 - c. Commissioner Pipkin-Parker motioned to approve the variances as requested, Commissioner Millard seconded, the motion carried.
3. Request for amendment to zoning ordinance 23-1235 to remove the single-family detached residential only condition
 - a. The applicant requested removal of a zoning condition limiting development to single-family detached residential use only. Staff recommended approval while retaining all other site-specific protections.
 - b. Public Comment:
 - Phillip Curlin, 127 Linda Drive, requested that all steep-slope protections, tree preservation measures, and boundary screening requirements remain in place and that the decision be clearly identified as site-specific.
 - Rhonda Basner, 200 Strawberry Lane, expressed concerns regarding potential impacts to property value, construction impacts, traffic, and neighborhood compatibility. She was told at one point they would be single-family homes and stated concerns regarding proximity of

townhome construction. She also stated that there are elements of development that can be appreciated such as common open spaces, and walkability infrastructure to Dayton Boulevard.

- c. Commissioner Millard motioned to recommend approval of the zoning amendment, Commissioner Pipkin-Parker seconded, the motion carried unanimously.

VII. OTHER BUSINESS

1. Staff reviewed Ordinance 17-1081 related to 4708 Dayton Boulevard and discussed zoning map inconsistencies resulting from time-limited conditions. No action was taken.

VIII. ADJOURNMENT – The meeting was adjourned at 7:20 PM.

CHAIRPERSON _____

Planning Commission Regular Session 5-27-2026

Request: Rezone portion of 3714 Redding Road from R-1 to R-T/Z

Applicant: Lynn Bodine

Purpose

“Rezone in order to subdivide for two lots 50' wide.”

Staff Review

The property was approved for rezoning in 2016 but because there was a condition that required a subdivision plat to be submitted within one year of ordinance passage, and that condition was not met, the rezoning was invalid.

The R-T/Z zone is being requested because it allows for less than 60' wide lots. 50' lots with the required 10' Type C landscaping leave a 30' wide building envelope. Other R-1 lots in the neighborhood range 60' - 70' wide with buildings that range from 30' to 50' wide. There are examples in this neighborhood of multifamily developments and duplexes.

The comprehensive plan designates the area as valley residential which is broadly characterized by interconnected street network with sidewalks, moderate to higher densities, depending on access to transit, and consistent lot sizes, setbacks, and building orientation. Policy recommendations for this placetype are to accommodate new housing types if they can align with the character of surrounding structures, consider ADU allowance, and, where proximal to Dayton Boulevard, allow for large lots to accommodate gentle density development.

The R-T/Z zone has historically been used to develop housing that falls between progressive suburban development and transit oriented development housing—both single family and multifamily developments that provide a range of lot sizes, structure types, and square footages. This area being Red Bank's most like a central business district, would benefit from development that is challenging to build within the constraints of the R-1 zone and the C-2 zone. The R-T/Z zone is likely the most appropriate when considering the city's goals of addressing housing supply, supporting local businesses, and connecting people to community gathering spaces.

Staff recommend approval of the rezoning.



Rezoning Request

3714 Redding Road

R-1 to R-T/Z

Legend

ZONE

C-1

C-2

C-3

L-1

M-1

R-1

R-2

R-3

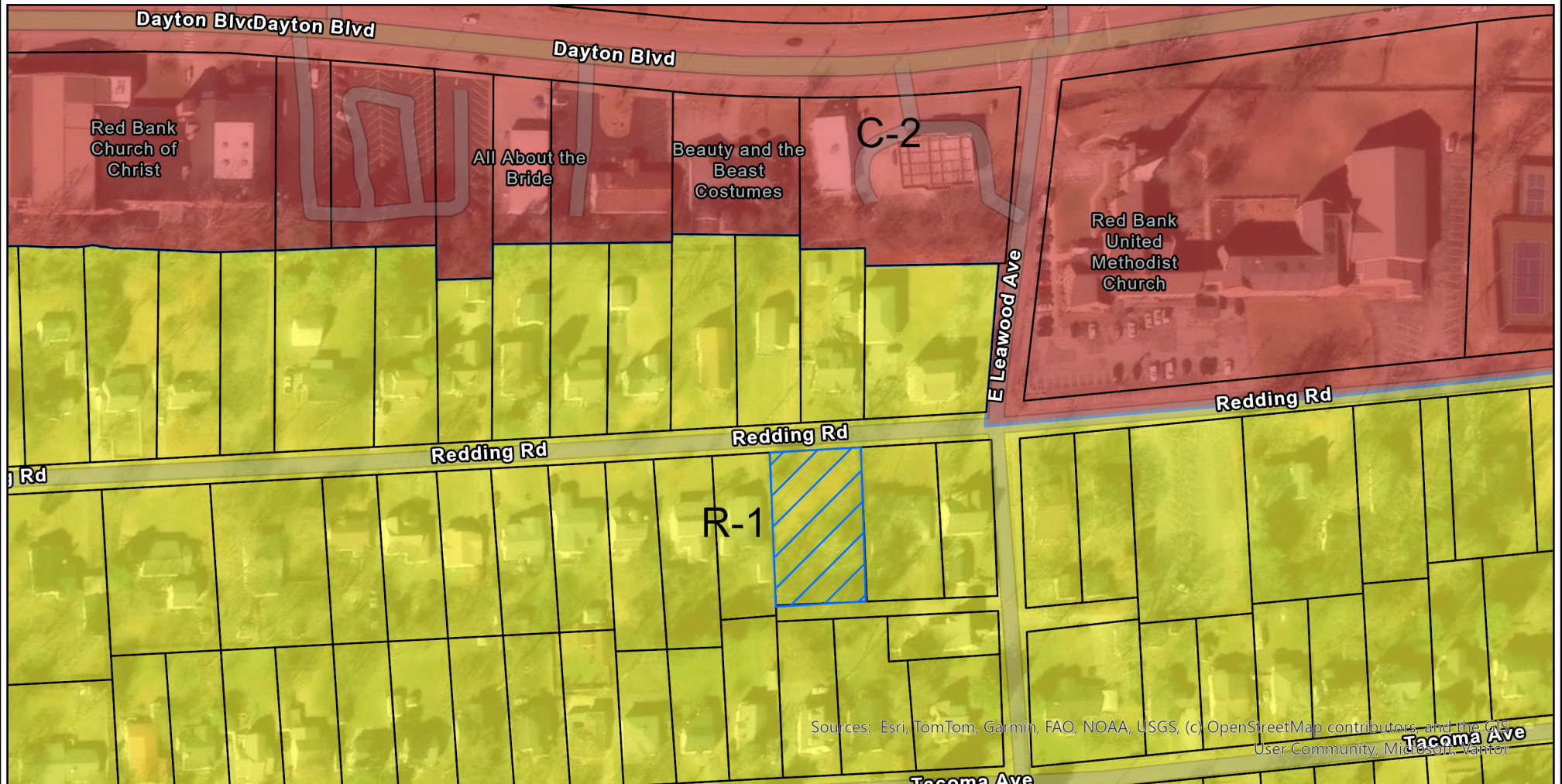
R-4

R-TZ

R1-A

RT-1

RZ-1



rezoning request

Map prepared by City of Red Bank Community Development Department

Date: 05/06/2026

This map is for planning purposes only

This is not an engineering map



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

Planning Commission Regular Session 5-27-2026

Request: Plat review of Lullwater Subdivision Lots 2-5

Applicant: Jason Craven

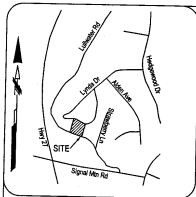
Purpose

Establish lots that front Lullwater Road and tie into utilities on Lynda Circle, as required by the utility providers.

Staff Review

The subdivision regulations require that all plat submittals of lots that have adverse topography are to be reviewed and approved by the planning commission. The recorded plat by Hamilton County in 2023 shows lots 2, 3, and 4, with only lot 2 having access to utilities on Lynda Circle. The proposed plat adjusts the lot lines so that all three lots have access to utilities on Lynda Circle as well as Lot 5 which has been added to the plat. The road frontage of lots 2 – 4 have not changed. The lots conform to the zoning regulations of the R-T/Z zone.

Staff recommend approval of the plat.



LOCATION MAP
(NOT TO SCALE)

OWNER'S CERTIFICATION
I/WE ADOPT THIS AS OUR PLAN OF SUBDIVISION AND CERTIFY THAT I/WE ARE THE OWNER/OWNERS OF THE PROPERTY IN FEE SIMPLE.

WATCH TOWER INVESTMENTS LLC
3114 COLVARK DRIVE
CHATTANOOGA, TN 37404
(423) 509-5981

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT/CRIMP REPRESENTS A CATEGORY 1 SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING ONE FOOT IN 15,800 FEET AND THAT SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYING AS OF MARCH 17, 2011.

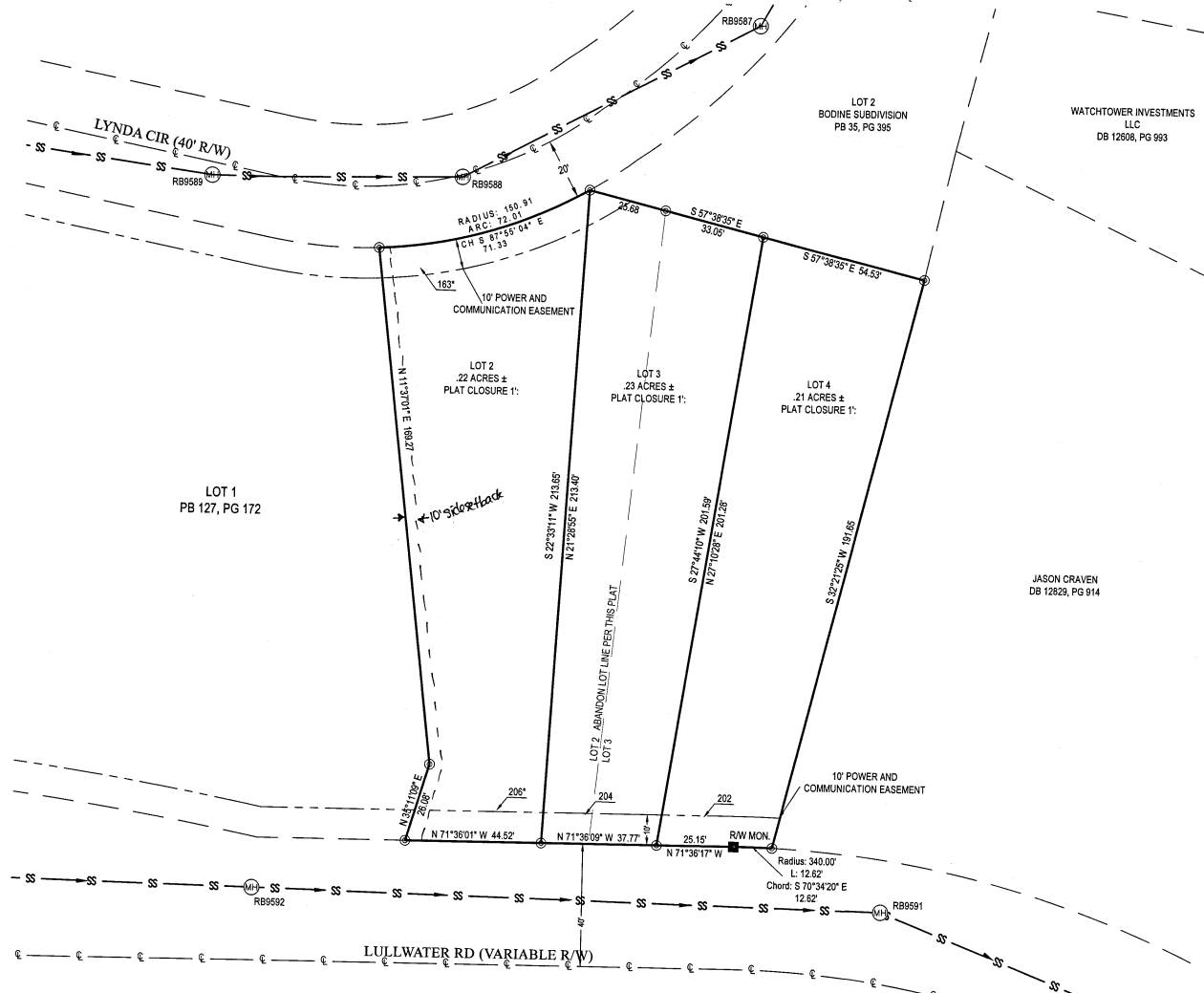


JEFF C. DAWSON, LS 2339, CFM DATE

APPROVED FOR RECORDING
HAMILTON COUNTY COSPITAL TECHNOLOGY
DATE: 09/12/2023
BY: [Signature]
HAMILTON COUNTY W/TA
DATE: 09/12/2023
BY: [Signature]
JURISDICTIONAL AUTHORITY
DATE: 09/12/2023
BY: [Signature]
RED BANK MUNICIPAL PLANNING COMMISSION
DATE: N/A
BY: N/A
HAMILTON COUNTY WATER QUALITY
DATE: N/A
BY: N/A

Roll# P3 128 / 136
Roll# 2023091800143
1 Page PLAT LABEL
Recorded by File on 09/12/2023 at 11:20 AM 15.06
PLAT LABEL 2.00
DATA PROCESSING FILE
TOTAL FEES \$17.00
Hamilton County Register of Deeds MARC GRAYWITT

RECORDED PLAT DOES NOT TRANSFER PROPERTY OWNERSHIP DEED MUST BE RECORDED



LEGEND

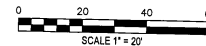
- CORNER FOUND (AS NOTED)
- 1/2" IRON ROD SET W/ "NILES" CAP
- CONCRETE MONUMENT FOUND
- IRF IRON ROD FOUND
- CHAINLINK FENCE
- x WIRE FENCE
- WOOD FENCE

VF: 62- WATCH TOWER INV.-6
FB: 252-3
FF: 48-026
JOB: 23-005
DRAFTED BY: TABITHA PFEIFFER
CHECKED BY: JEFF DAWSON

NILES SURVEYING CO., INC.
LAND SURVEYING--MAPPING--FLOOD CONSULTATION
CERTIFICATE OF AUTHORIZATION NUMBER LSF 0000090
3962 CHURCHILL ROAD
CHATTANOOGA, TENNESSEE 37406-1616
PHONE: (423) 624-5041 FAX: (423) 629-7813
EMAIL: admin@nilesurveying.com

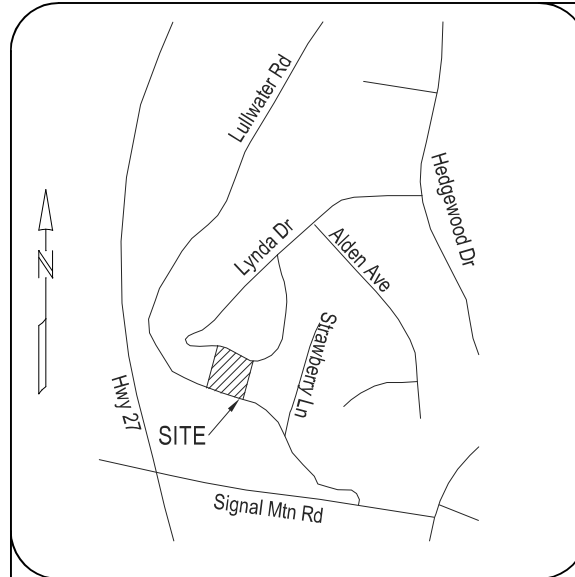
GENERAL NOTES

- 1) PRESENT ZONING IS: RT-2 SETBACKS FRONT: 25', SIDE: 0', REAR: 25'. UNLESS OTHERWISE NOTED
- 2) TOTAL AREA OF PROPERTY SHOWN: .66 ACRES ±
- 3) SUBJECT PROPERTY: TAX PARCEL NO. 126C C 040.01 & 126C C 040.08
- 4) THE PURPOSE OF THIS PLAT IS TO ABANDON LOT IN BETWEEN LOTS 2 AND 3 IN PLAT BOOK 127, PAGE 172 AND CREATE REVISED LOTS 2, 3, AND 4.
- 5) AREA OF PROPERTY SUBDIVIDED BY THIS PLAT IS .66 ACRES ±
- 6) BASIS FOR ALL BEARINGS: TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83)
LAST DATE OF FIELD WORK: APRIL 7, 2023
- 7) ALL CORNERS ARE A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP LABELED "NILES SURVEYING" SET UNLESS OTHERWISE NOTED.
- 8) THIS PROPERTY IS NOT SUBJECT TO THE 1% CHANCE SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. # 470850329G, DATED FEBRUARY 3, 2016
- 9) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 10) THIS PLAT HAS BEEN DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE RED BANK SUBDIVISION REGULATIONS.
- 11) SEWER IS AVAILABLE BY HAMILTON COUNTY W/TA.
- 12) *ADDRESS BASED ON ACCESS TO ROAD.



TN STATE PLATE (NAD 83)

FINAL PLAT
LULLWATER SUBDIVISION
LOTS 2-4
LOCATED IN THE CITY OF RED BANK
OF HAMILTON COUNTY, TENNESSEE
1" = 20' --- SEPTEMBER 12, 2023



LOCATION MAP
(NOT TO SCALE)

OWNER'S CERTIFICATION

I/WE ADOPT THIS AS OUR PLAN OF SUBDIVISION AND CERTIFY THAT I/WE ARE THE OWNER/OWNERS OF THE PROPERTY IN FEE SIMPLE.

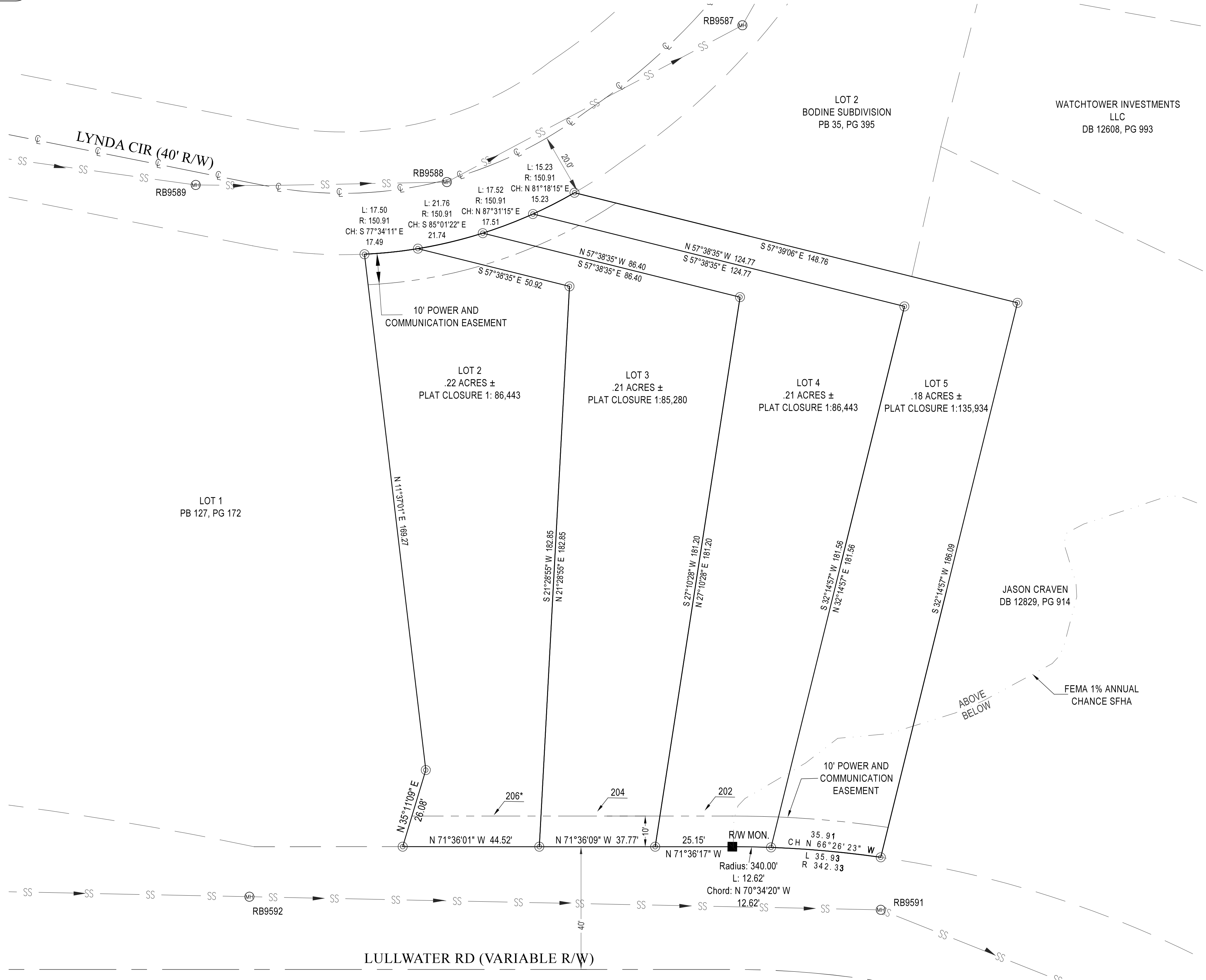
WATCH TOWER INVESTMENTS LLC
3114 COLYAR DRIVE
CHATTANOOGA, TN 37404
(423) 509-5881

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OR MAP REPRESENTS A CATEGORY 1 SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING ONE FOOT IN 15,800 FEET AND THAT SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYING AS OF MARCH 17, 2011.

JEFF C. DAWSON, LS 2339, CFM DATE

APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY WWA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
RED BANK MUNICIPAL
PLANNING COMMISSION
DATE _____
BY _____
HAMILTON COUNTY WATER QUALITY
DATE _____
BY _____



LEGEND

- CORNER FOUND (AS NOTED)
- 1/2" IRON ROD SET W/ "NILES" CAP
- CONCRETE MONUMENT FOUND
- IRF IRON ROD FOUND
- CHAINLINK FENCE
- x WIRE FENCE
- WOOD FENCE

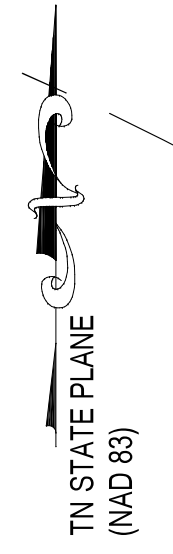
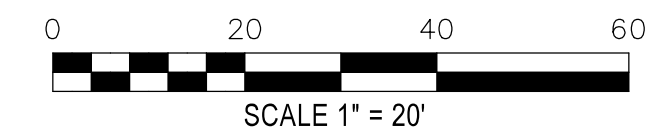
GENERAL NOTES

- 1) PRESENT ZONING IS: RT-Z SETBACKS FRONT: 25', SIDE: 10', REAR: 25'
- 2) TOTAL AREA OF PROPERTY SHOWN: .82 ACRES ±
- 3) SUBJECT PROPERTY: TAX PARCEL NO. 126C C 040.01 & 126C C 040.08
- 4) THE PURPOSE OF THIS PLAT IS TO REVISE LOTS 2, 3, AND 4 IN PLAT BOOK 128, PAGE 136 AND CREATE LOT 5.
- 5) AREA OF PROPERTY SUBDIVIDED BY THIS PLAT IS .66 ACRES ±
- 6) BASIS FOR ALL BEARINGS: TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83)
- 7) LAST DATE OF FIELD WORK: FEBRUARY 3, 2026
- 8) ALL CORNERS ARE A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP LABELED "NILES SURVEYING" SET UNLESS OTHERWISE NOTED.
- 9) A PORTION OF THIS PROPERTY IS SUBJECT TO THE 1% CHANCE SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. # 47065C0329H, DATED 11/28/2025
- 10) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 11) THIS PLAT HAS BEEN DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE RED BANK SUBDIVISION REGULATIONS.
- 12) SEWER IS AVAILABLE BY HAMILTON COUNTY WWA.
- 13) *ADDRESS BASED ON ACCESS TO ROAD.

VF: 63 - WATCH TOWER INVESTMENTS - 10
FB: FILE
FF: 48-410
JOB: 23-005
DRAFTED BY: CF
CHECKED BY: JD



3962 CHURCHILL ROAD
CHATTANOOGA, TN 37406
PH: 423-624-5041
ADMIN@NILESSURVEY.COM
NILESSURVEYING.COM



REVISED PLAT
LULLWATER SUBDIVISION
LOTS 2-5
(ORIGINALLY RECORDED IN
PLAT BOOK 128, PAGE 136)
LOCATED IN THE CITY OF RED BANK
OF HAMILTON COUNTY, TENNESSEE
1" = 20' ---- APRIL 6, 2026

Planning Commission Regular Session 5-27-2026

Request: Rezone portion of 4717 Hawk Den Trail from R-1 to R-T/Z

Applicant: Gordan Hulgan

Purpose

“Proposal rezone the southern portion of 4717 Hawk Den Trail from R-1 to R-T/Z to build 5 single family detached houses with drive access from Hawk Den Trail.”

Staff Review

The proposed project is a .67 acre lot with a 10’ strip of frontage on Wickley Road and 247’ of frontage on Hawk Den Trail. In the R-1 zone, lots are required to have 60’ of road frontage, but in the R-T/Z zone, lots can be as narrow as 24’. The applicant is proposing the rezoning in order to subdivide the property into 5 lots at approximately 50’ wide.

The comprehensive plan designated the property as valley residential which is broadly characterized by an interconnected street network with sidewalks, moderate to higher densities, depending on access to transit, and consistent lot sizes, setbacks, and building orientation. Recommended policies for this placetype include accommodating housing types beyond single family where there are large parcels and proximity to Dayton Boulevard. The proposed project has unique connectivity opportunities to Dayton Boulevard via a narrow 40’ unimproved right-of-way and an unimproved 30’ right-of-way that the applicant could capitalize on to make pedestrian connectivity possible.

The proposed project can meet the development standards of the R-T/Z zone if the site plan is edited to show side yard setbacks, parking accommodation, and the 10’ landscape buffer against the existing R-1 zone to the north. The single-family detached use complements the surrounding area as a productive use of infill development and gentle density near the Dayton Boulevard corridor.

Staff recommend approval of the rezoning.



Rezoning Request

4717 Hawk Den Trail

R-1 to R-T/Z

Legend

ZONE

C-1

C-2

C-3

L-1

M-1

R-1

R-2

R-3

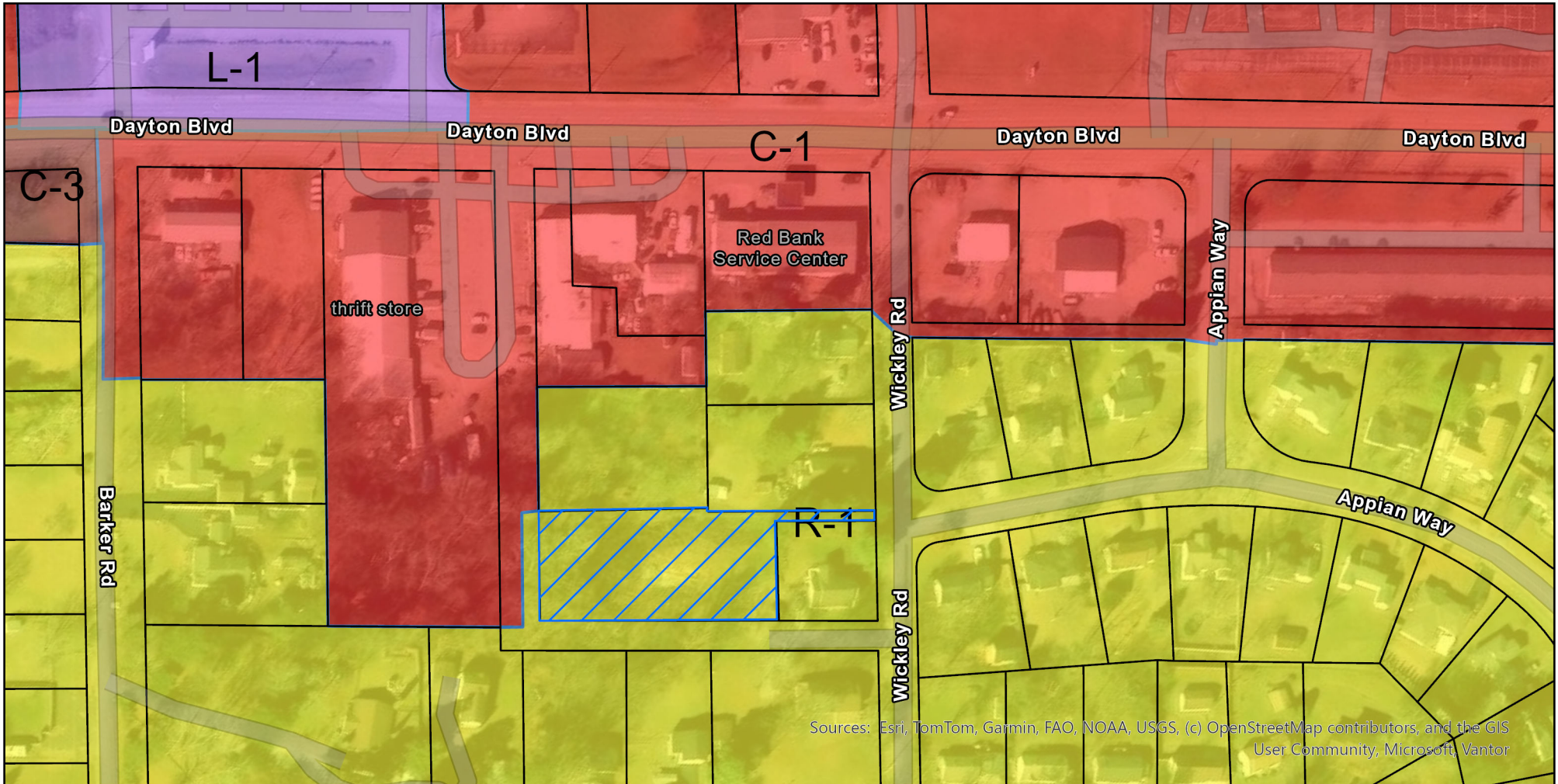
R-4

R-TZ

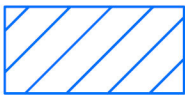
R1-A

RT-1

RZ-1



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor



rezoning request

Map prepared by City of Red Bank Community Development Department

Date: 05/06/2026

This map is for planning purposes only

This is not an engineering map



0 50 100 200

US Feet

