

**MUNICIPAL PLANNING COMMISSION
REGULAR SESSION AGENDA
July 29, 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. James Rein
5. Kate Skonberg

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

VI. NEW BUSINESS

1. Preliminary Design Review for 5010 Dayton Boulevard
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion
2. Request to rezone 3118 Easton Avenue from R-1 to R-T/Z
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion
3. Proposal to acquire property from Red Bank United Methodist Church
 - a. Staff presentation
 - b. Public comment
 - c. Discussion

VII. OTHER BUSINESS

VIII. ADJOURNMENT

REGULAR SESSION MINUTES - June 24, 2026

ROLL CALL

- Sonja Millard – present
- Blake Pierce – present
- Robin Pipkin-Parker – present
- James Rein – present
- Kate Skonberg – present

CONSIDERATION OF THE MINUTES – Commissioner Skonberg motioned to approve, Commissioner Pipkin-Parker second received, the motion carried.

NEW BUSINESS

Request to rezone 306 California Avenue from R-1 to R-T/Z

John Coffelt, applicant, presented the request to rezone the property to build three single family detached homes on three 50' lots fronting California Avenue. The current R-1 zone does not allow lots narrower than 60' even though there are multiple lots in this neighborhood with less than 60' of road frontage. The proposed site plan shows a (+/-)1 acre lot remaining behind the three proposed lots with a 37' strip of land for future vehicle access—a flag lot. At this time, there is no proposal to develop the flag lot due to the constraints of the zoning code regarding smaller lots and smaller single family houses. The applicant hopes the unified development code that the city is currently writing will include some provisions for housing types that accommodate land constraints such as this site and housing options that the community needs.

Michael Pham, staff, presented the staff recommendation to approve the rezoning because the proposed use, single family detached, is what already exists in the neighborhood. The neighborhood also hosts lots that are narrower than the 60' that the R-1 zone requires. The comprehensive plan designates the property as Ridge Residential which is broadly characterized by predominantly low intensity, single-family detached,

residential. Open spaces are typically private, but greenways may provide connectivity and small parks may be integrated that serve the adjacent residential properties. Residences are generally further from key destinations and typically require a personal vehicle. This property is slightly under ¼ of a mile from the Dayton Boulevard corridor which is generally held to be a walkable distance and warrants middle density housing.

Public Comment: None.

Discussion:

Commissioner Skonberg stated that a lot of water moves through the proposed flag lot. The applicant stated that they have a civil engineer who designs stormwater plans for runoff scenarios and they haven't seen a significant impact on stormwater runoff or erosion on the property. Commissioner Skonberg stated that a neighboring property had filled in a ravine and it created a runoff issue. The applicant restated that when the property was ready to be developed stormwater engineering would be involved. Staff stated that the city's agreement with Hamilton County Water Quality was established so that on sites greater than 1 acre, there would be a formal engineering and permitting process. Commissioner Skonberg asked what the permitted uses in the R-T/Z were; staff stated that it is primarily for single family and townhouse products and does not permit commercial uses or apartments. Commissioner Skonberg stated that preserving the natural landscape has been a priority of the planning commission and what were the hopes for the rear lot in the future. The applicant stated that as of right now, the zoning code only allows one house there. But he hopes that the future unified development code will allow for some other uses that can maximize the use of the property and meet the housing needs of the community.

Commissioner Rein stated that the building separation was appreciated and asked about the parking capacity. The applicant stated that they design homes with garages and travel paths with parking pads.

Commissioner Skonberg stated that there is still pause due to the need to preserve ridges and encourage responsible development. The applicant stated that responsible development is built into the intent to build homes that expands ownership in the city and acknowledges the constraints of the land; the rear lot is not intended to maximize building footprint but utilizes a significant(25') preserved buffer all along the property lines. Commissioner Pierce stated that it's the city's responsibility to build mechanisms that preserve ridges and tree canopy. Commissioner Skonberg asked what accountability the city has in place for future developments. Staff stated that the city doesn't have regulations on tree canopy, but the zones themselves create constraints on development—The R-T/Z zone limits uses and density and requires certain impervious surface minimums; those are the regulations that the city adopted to limit development.

Commissioner Pipkin-Parker stated that the proposed lots appear to mirror other lots in the neighborhood and would provide some needed density and mimic the single family development of the neighborhood.

Commissioner Pipkin-Parker motioned to approve the rezoning, the motion carried unanimously.

Request to rezone 4717 Hawk Den Trail from R-1 to R-T/Z

Gordon Hulan, applicant, presented the request to rezone the property to build four single family detached houses, extend a paved roadway down Hawk Den Trail from Wickley Road and utilities to serve the 4 houses. The property is close to the Dayton Boulevard corridor and warrants a gentle density product like those that are being proposed.

Staff recommend approval based on the proximity to Dayton Boulevard, the comprehensive plans recommendation to increase gentle density near the corridor, and the continued development pattern of single family detached houses in the neighborhood.

Commissioner Pierce stated that the continued evolution of the project in order to find the right concept in line with the comprehensive plan was appreciated.

Commissioner Rein asked why the concept stopped at 4 houses; the applicant stated an additional house would breach the R-T/Z density maximum and the 50' lots are a great fit for the houses that he likes to build.

Commissioner Pipkin Parker motioned to approve the rezoning; the motion carried unanimously.

OTHER BUSINESS

Staff provided an update on the Unified Development Code project and a diagnostic report that will be officially presented at the July 8 planning commission work session.

ADJOURNMENT – The meeting was adjourned.

Chairperson

Planning Commission Regular Session 7-29-2026

Request: Preliminary Design Review for 5010 Dayton Boulevard

Applicant: David Boyd

Purpose

“new construction of contractor shops to be done in two - three phases.”

Staff Review

The intent of the Red Bank Design Review Standard is to:

1. Improve the overall quality of development in Red Bank,
2. Enhance pedestrian safety and walkability in the city’s commercial corridor,
3. Ensure the compatibility of new and revitalized developments with surrounding land uses, and
4. Ensure that the design review process is accessible and easy to understand.

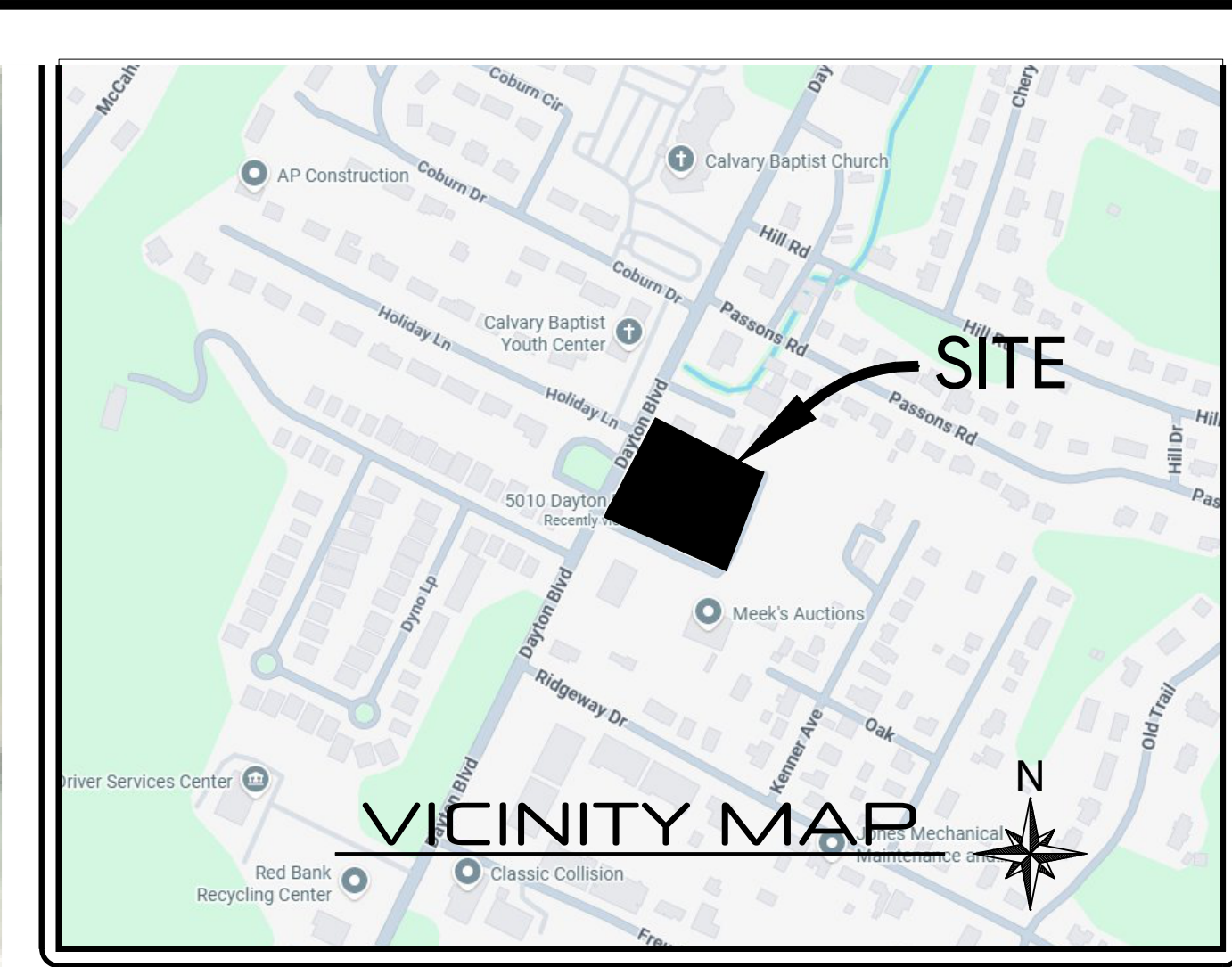
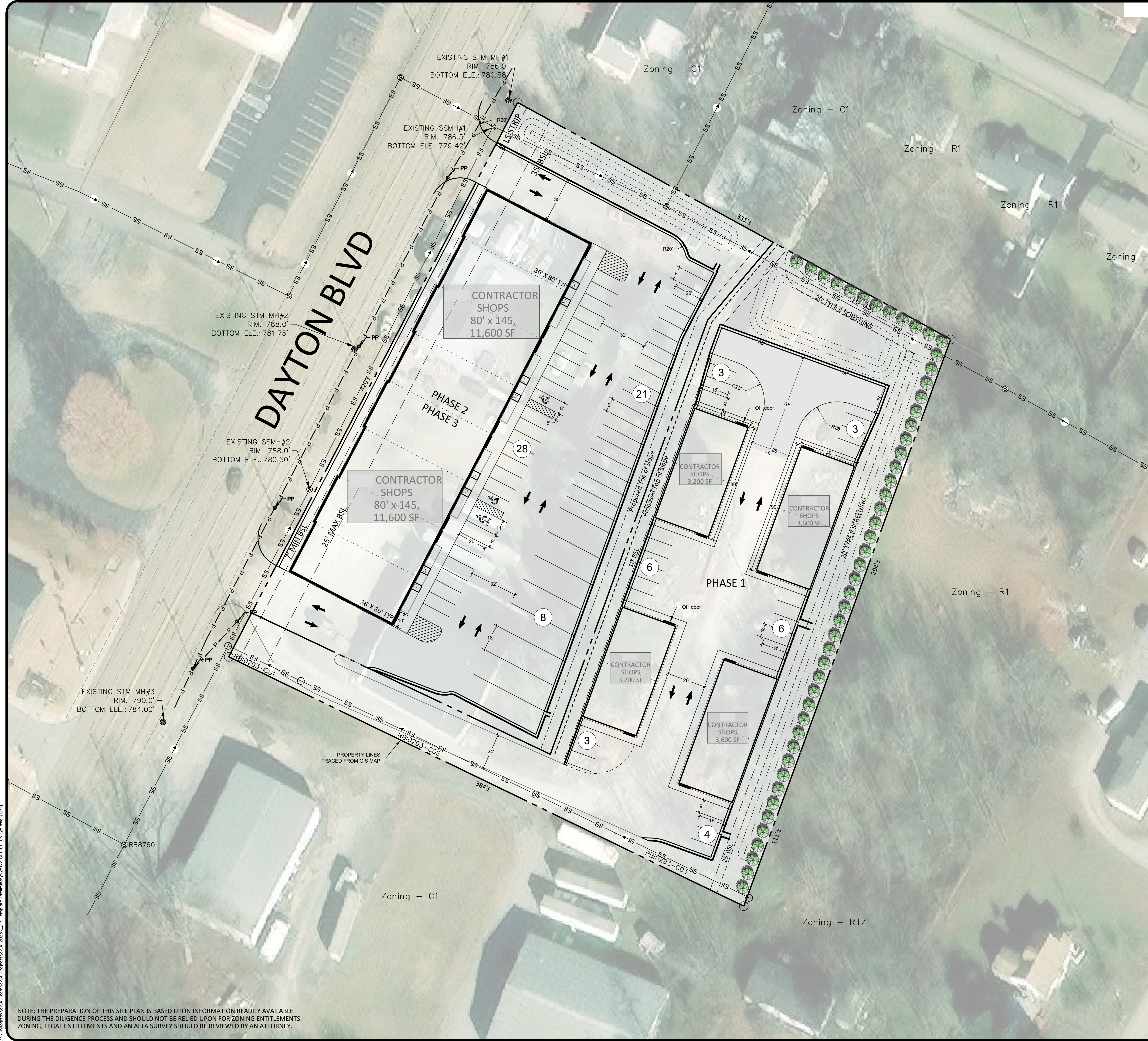
The Design Review Ordinance shall be applied to development activities that involve:

1. New construction of a primary structure
2. A major renovation or addition to any existing or then existing commercial structure;
3. All new parking lots or parking structures, or existing and/or then existing parking lots that exceed 50 spaces
4. An exterior renovation or addition involving a building facade, signage, fencing, landscaping, or other structures visible from the public right-of-way.

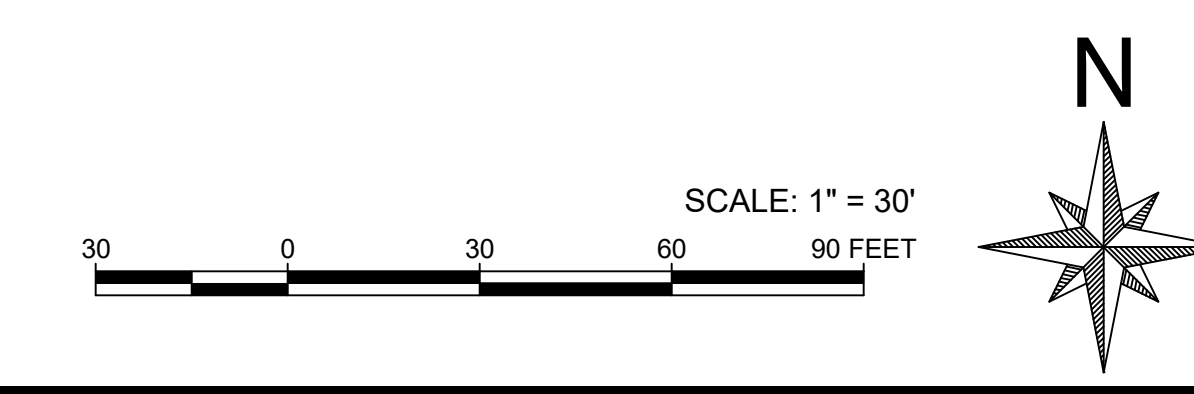
TCA §6-54-133 enables municipalities to create and develop general guidelines for the exterior appearance of nonresidential property, multiple family residential properties, and any entrance to a nonresidential development within the municipality. The Red Bank Planning Commission or City Manager shall be designated as the Design Review Commission, as permitted in TCA §6-54-133.

The applicant is requesting a preliminary review of the site plan before proceeding with further design development of the proposed project. See the attached documents for the Design Review Checklist.

Staff recommend preliminary approval of the design review request, with final approval to be determined upon the submission of a full design package that meets the requirements of the design review standards.



Level 1		
	Existing/Req'	Proposed
Zoning	C-1	C-1
Use Allowed	YES	YES
Use Specific Req'		-
Flood Zone		-
National Wetlands Inventory		-
Overlay District	N/A	-
PHASE 1 - CONTRACTOR SHOPS 3,200 SF (X2)		6,400 SF
PHASE 1 - CONTRACTOR SHOPS 3,200 SF (X2)		7,200 SF
PHASE 1 - Total Bldg SF		13,600 SF
PHASE 2 Bldg SF		11,600 SF
PHASE 3 Bldg SF		11,600 SF
Total Bldg Area		36800 SF
Total Site Area		3.30 AC
Building Setbacks	-	-
Major		MIN 7'/MAX 25'
Minor		25'
Side (R-1 ZONE)		10'
Rear		
Landscape Strips	-	-
Major		
Minor		
Side		
Land Use Buffers		
Environmental Buffers		
Level 2		
	Existing/Req'	Proposed
Parking Ratio		
PHASE 1 - Parking Spaces		25
Parking Size		9' X 18'
PHASE 2 & 3 - Parking Spaces		49
Parking Size		9' X 20'
Compact Parking %		
Truck & Trailer Parking		8
LS - Open Space %		
Minimum Lot Size		
Minimum Frontage		
Adjacent Zoning North		C1 / R1
Adjacent Zoning South		C1
Adjacent Zoning East		R1 / RTZ
Adjacent Zoning West		-
Water Sewer Proximity		-
Overlay Requirements		



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS. ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

PRELIMINARY

500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
(404) 594-4403 - civilogistix.com

PRELIMINARY SITE PLAN

DAYTON BLVD SHOPS
5010 DAYTON BLVD,
CHATTANOOGA, TN 37415

CP5

26230

JUNE 26, 2026

REVISIONS

Planning Commission Regular Session 7-29-2026

Request: Rezone 3118 Easton Avenue from R-1 to R-T/Z

Applicant: Campbell Lewis

Purpose

“We would like to create 3 new lots along Easton Avenue and build 3 single family homes.”

Staff Review

The request is to rezone +/-2.1 acre lot in order to subdivide into 6 lots. The R-T/Z zone was established in 2015 by the Red Bank 2035 Plan and Zoning Ordinance 15-1020 for the development of townhouses, single-family zero lot line dwellings, and/or mixed-use moderate density residential development in a manner which is attractive, provides for efficient use of land, and is compatible with surrounding development. It was also intended to foster compatibility between R-T/Z development and lower density, standard single-family uses with the opportunity for fee simple, owner-occupied development.

The comp plan designates this property as Ridge Residential which is *broadly* characterized by predominantly low intensity, single-family detached, residential. Open spaces are typically private, but greenways may provide connectivity and small parks may be integrated that serve the adjacent residential properties. Residences are generally further from key destinations and typically require a personal vehicle. For larger parcels, it is preferable to subdivide into smaller lots (of similar size to neighboring lots) for single-family homes, rather than construction of multifamily buildings. Other lots in the neighborhood range from +/-50' to +/-100 with single family detached residential with the occasional multi-family residential development.

Site Plan Requirements

Site access and preliminary street layout: Lots 1-4, Easton Avenue frontage; Lot 5, access not shown.

Type of off street parking: Lots 1-3, drive; Lot 4, existing driveway; Lot 5, existing driveway; Lot 6, existing driveway.

Preliminary lot design: yes

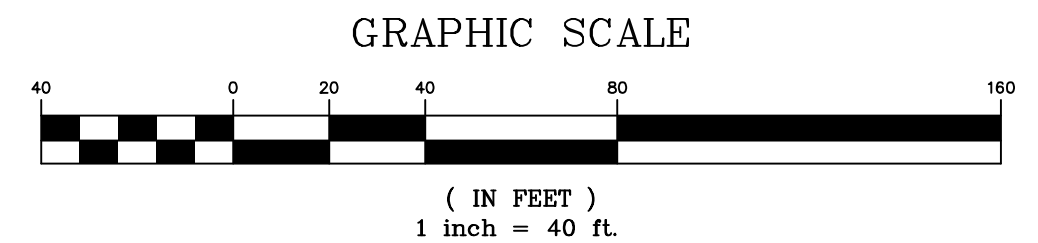
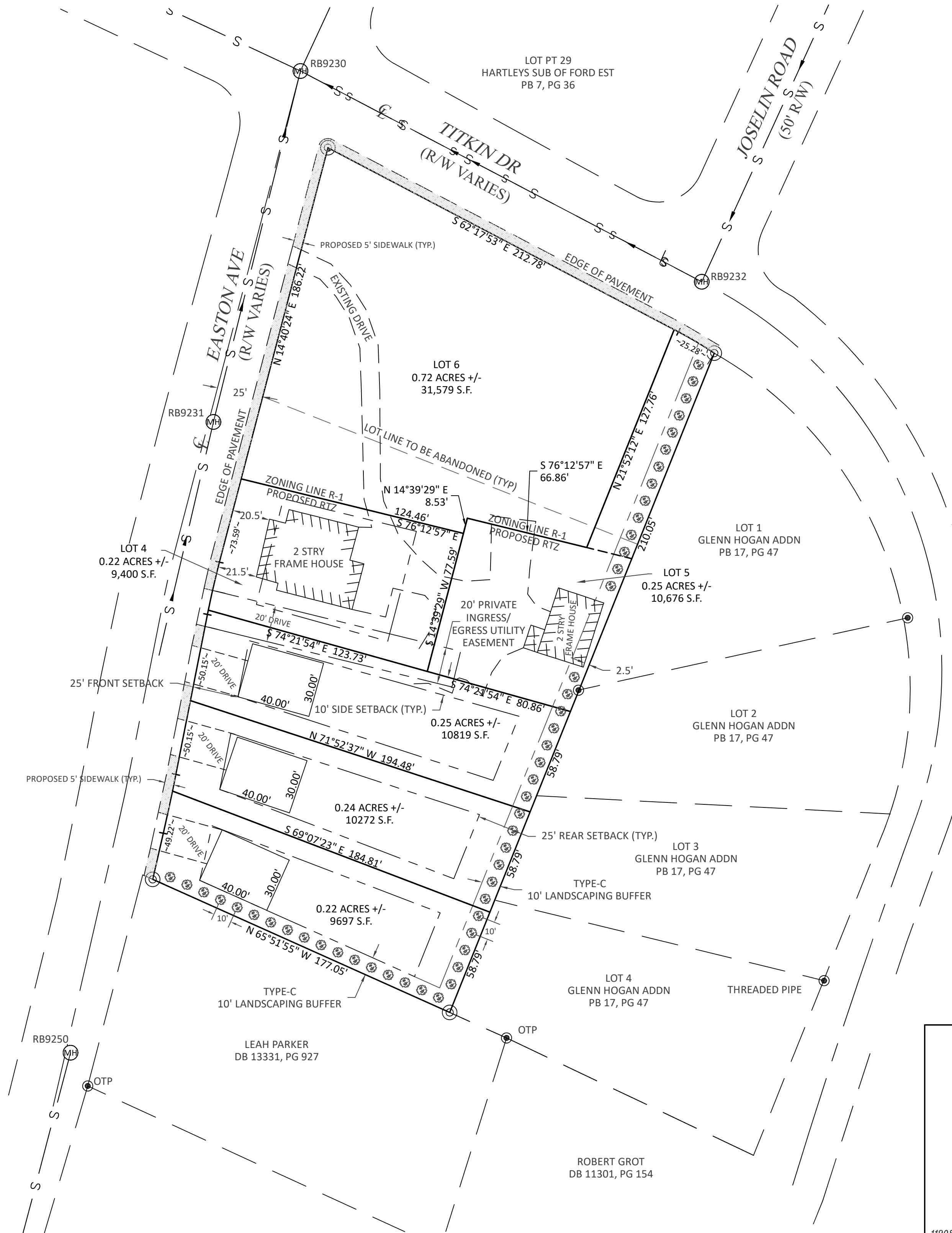
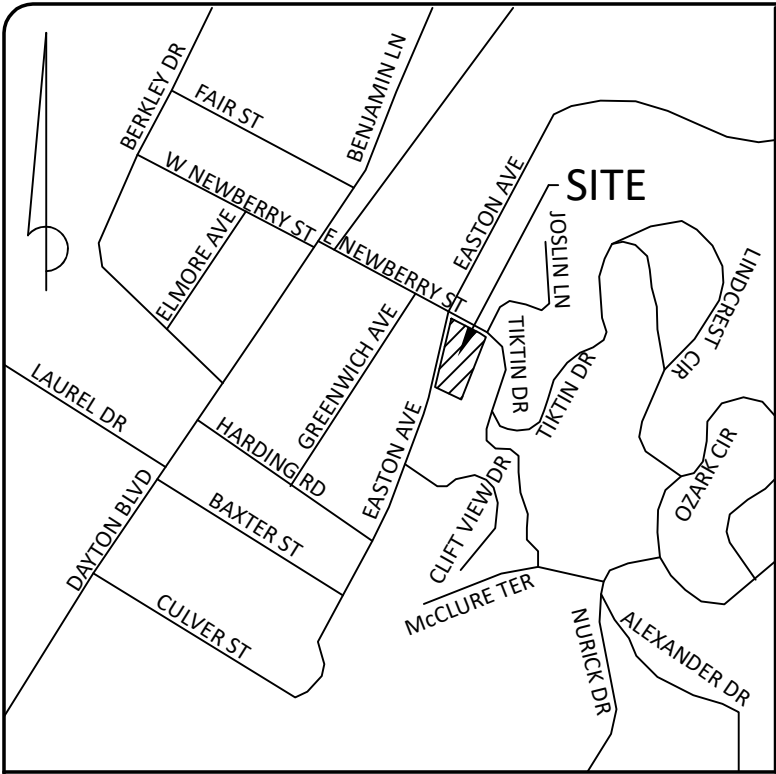
Range of lot sizes: Lot 1, .22 AC; Lot 2, .24 AC; Lot 3, .25 AC; Lot 4, .22 AC; Lot 5, .25 AC; Lot 6 .72 AC

Number of lots: 6

Acreage: +/-2.1 acres

Open space/recreation areas if provided: not shown

All buffer, landscape and screen areas including site specific landscape design: 10' type-c landscape buffer shown, not specific. The proposed site plan meets the density, lot width, front yard setback, side yard setback, rear yard setback(with the exception of the existing lot 5 structure which would be grandfathered in) requirements. Staff recommend approval of the site plan.



PROPOSED ZONING & SITE PLAN

EASTON HOMES LLC

RECORDED IN DEED BOOK 13481, PAGE 630
LOCATED IN THE THIRD CIVIL DISTRICT,
HAMILTON COUNTY, TENNESSEE

Date: 07.20.2026
Scale: 1"=40'

Drawn: Tabitha Pfeiffer
Checked : RCM

RGM LAND SURVEYING, PLLC

11908 DAYTON PIKE
SODDY DAISY, TN 37384

www.rgmls.com
greg@rgmls.com

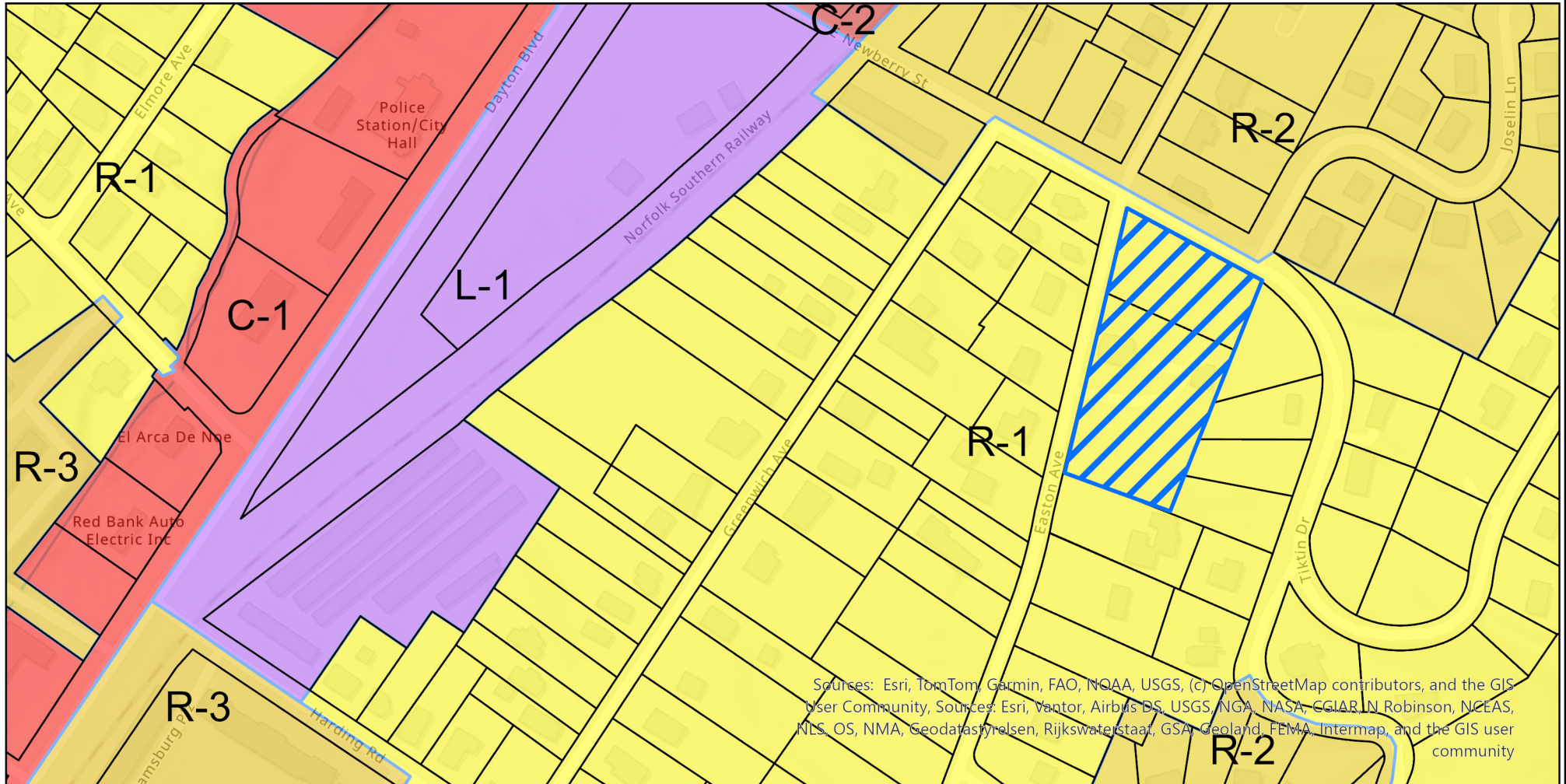
PH: 423-803-6697 26-6-24



Rezoning Request

3118 Easton Avenue
R-1 to R-T/Z

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



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community



rezoning request

Map prepared by City of Red Bank Community Development Department

Date: 07/02/2026

This map is for planning purposes only

This is not an engineering map



0 4080 160

US Feet

Planning Commission Regular Session 7-29-2026

Request: Proposal to acquire property from Red Bank United Methodist Church

Applicant: City of Red Bank

Purpose

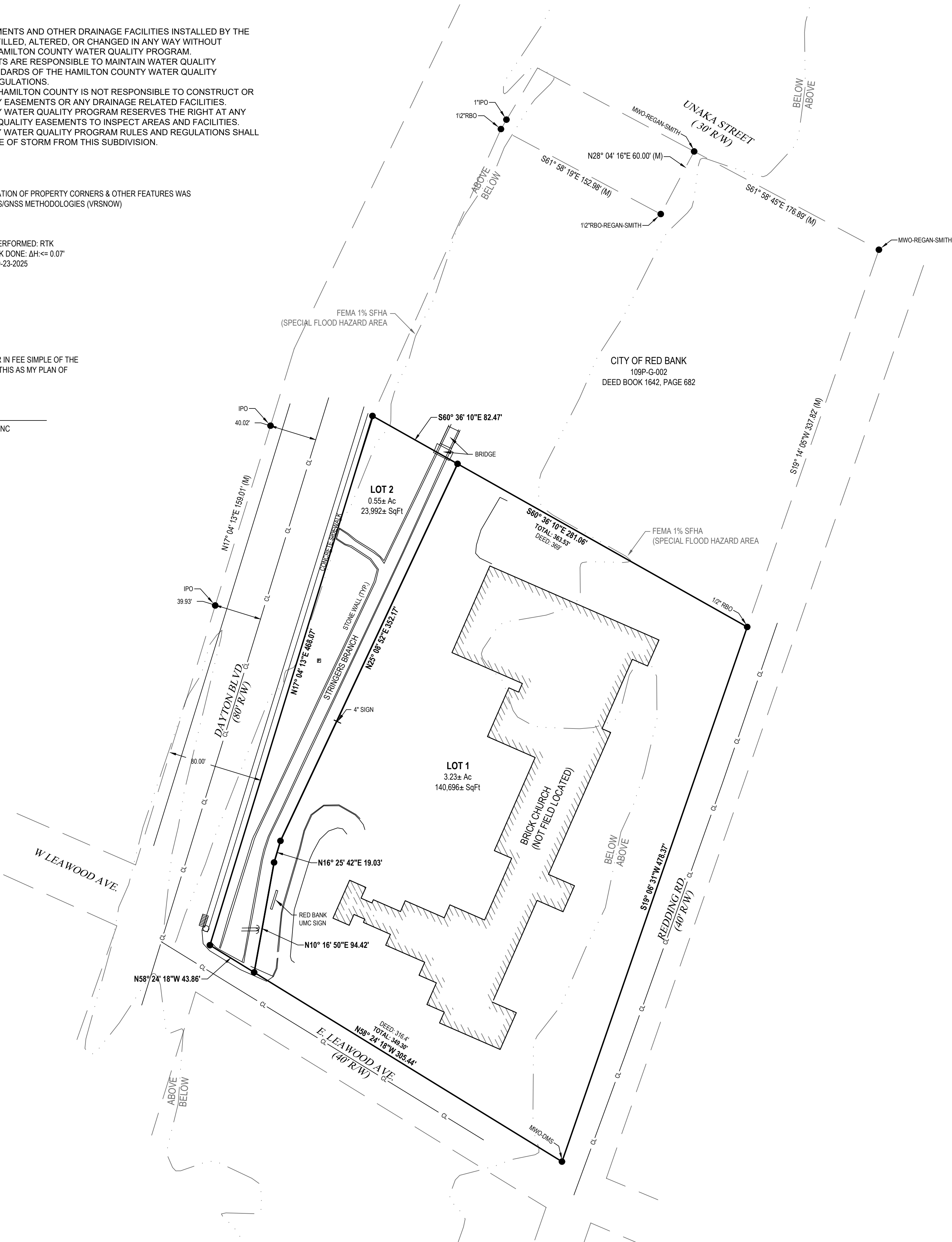
“Approve an agreement for the purchase and acquisition of certain real property located at 3800 Dayton Boulevard being a portion of Hamilton County Tax Map 109P Group G Parcel Number 001 for the price of \$30,000”

WATER QUALITY NOTES:
A. WATER QUALITY EASEMENTS AND OTHER DRAINAGE FACILITIES INSTALLED BY THE DEVELOPER CANNOT BE FILLED, ALTERED, OR CHANGED IN ANY WAY WITHOUT PERMISSION FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.
B. THE OWNER OF ALL LOTS ARE RESPONSIBLE TO MAINTAIN WATER QUALITY EASEMENTS TO THE STANDARDS OF THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS.
C. THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN WATER QUALITY EASEMENTS OR ANY DRAINAGE RELATED FACILITIES.
D. THE HAMILTON COUNTY WATER QUALITY PROGRAM RESERVES THE RIGHT AT ANY TIME TO ACCESS WATER QUALITY EASEMENTS TO INSPECT AREAS AND FACILITIES.
E. THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS SHALL APPLY TO ANY DISCHARGE OF STORM FROM THIS SUBDIVISION.

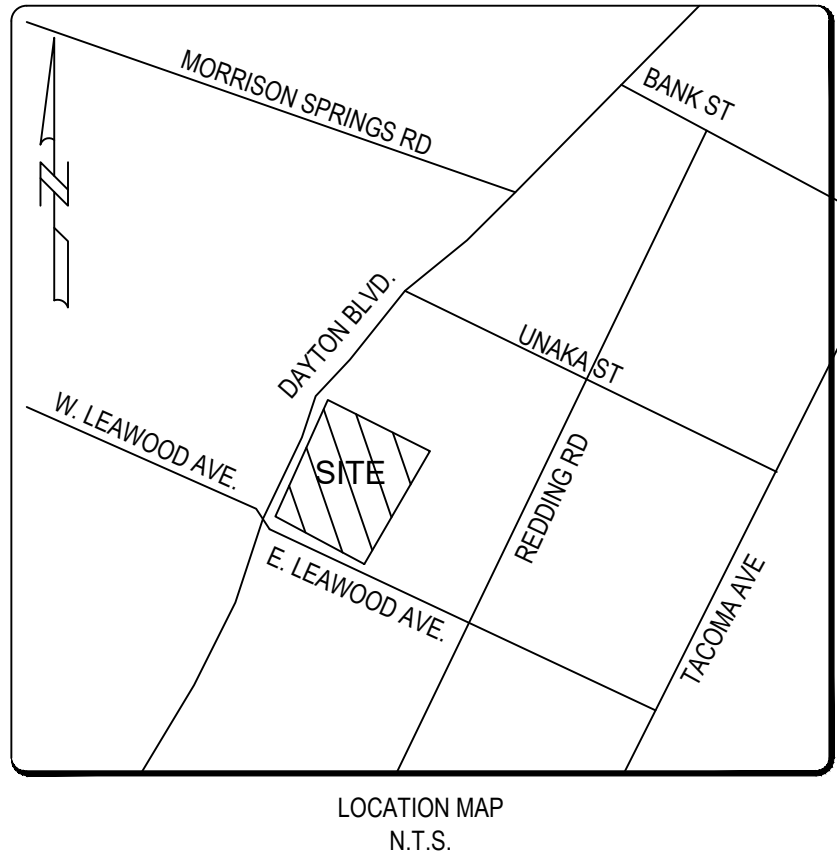
- GPS NOTE:
1. CONTROL AND THE LOCATION OF PROPERTY CORNERS & OTHER FEATURES WAS ESTABLISHED USING GPS/GNSS METHODOLOGIES (VRSNOW)
 2. MAKE: CARLSON
 3. MODEL: BRx7
 4. FREQUENCY: DUAL
 5. TYPE OF GPS SURVEY PERFORMED: RTK
 6. PRECISION OF GPS WORK DONE: $\Delta H \leq 0.07'$
 7. DATE OF FIELD WORK: 10-23-2025

OWNER STATEMENT
I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY SHOWN AND ADOPT THIS AS MY PLAN OF SUBDIVISION.

RED BANK METHODIST CHURCH INC
3800 DAYTON BLVD
RED BANK, TN 37415
423-877-2881



APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY WWTA
DATE _____
BY _____
CITY OF RED BANK
DATE _____
BY _____
RED BANK PLANNING COMMISSION
DATE _____
BY _____



LEGEND OF SYMBOLS	
CL/CLR CENTERLINE ROAD	TB TOP BANK
IPO TOP CURB	TS TOE SLOPE
BC BOTTOM CURB	BD BOTTOM DITCH
IF IRON PIPE FOUND	BLD BUILDING
IFR/IRBO IRON REBAR FOUND	FFE FINISH FLOOR ELEVATION
EG EDGE GRAVEL	EW EDGE WATER
EPEOP EDGE PAVEMENT	MWO MAG NAIL & DISC FOUND
CMF CONCRETE MONUMENT FOUND	OWH OVERHEAD WIRE
TYP TYPICAL	OWH OVERHEAD WIRE
EPB MANHOLE	W WATER LINE
SANITARY/STORM MANHOLE	ST STORM SEWER LINE
WATER METER	SS SANITARY SEWER LINE
POWER POLE	G GAS LINE
LIGHT POLE	UGE UNDERGROUND ELECTRIC
CLEANOUT	COM COMMUNICATION
CATCH BASIN	BUILDING LINE
GAS VALVE	HDPE HIGH DENSITY POLYETHYLENE
GAS METER	CONC CONCRETE
FIRE HYDRANT	GUY WIRE
WATER VALVE	POST INDICATOR VALVE
PHONE PEDESTAL	ELECTRIC BOX
TRAFFIC POLE	GREASE TRAP
FIRE DEPARTMENT CONNECTION	TRAFFIC BOX
IRRIGATION CONTROL VALVE	TREES (SIZE VARIES-SEE PLAN)
LIGHT	POWER METER
STOP BAR	UNABLE TO DETERMINE TERMINUS
AIR CONDITIONING UNIT	PROPERTY CORNER (AS DESCRIBED)

* NOTE: ALL SYMBOLS WILL NOT APPLY TO YOUR SURVEY.

GENERAL NOTES:

- 1.) PRESENT ZONING CLASSIFICATION C-2 PER GIS. NO ZONING INFORMATION PROVIDED TO THE SURVEYOR.
- 2.) AREA SUBDIVIDED BY THIS PLAT IS 3.78 ACRES±.
- 3.) TAX MAP NUMBER 109P G 001.
- 4.) THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 3551, PAGE 399.
- 5.) THIS PLAT HAS BEEN DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF HAMILTON COUNTY, TENNESSEE / CITY OF RED BANK SUBDIVISION REGULATIONS.
- 6.) THE PURPOSE OF THIS PLAT IS CREATE A LOT LINE THAT EXCLUDES STRINGER'S BRANCH IN ITS ENTIRELY FROM THE PARENT TRACT, THEREBY CREATING LOTS 1 & 2.
- 7.) IT IS APPARENT TO THE SURVEYOR THAT THE LEGAL DESCRIPTION IN THE RECORD DEED DOES NOT DESCRIBE THE PARENT TRACT BEING SUBDIVIDED IN ITS ENTIRETY. UPON A RECORDS SEARCH PERFORMED BY THE SURVEYOR IT HAS BEEN DISCOVERED THAT THE LEGAL DESCRIPTION FROM AN OLDER DEED ASSOCIATED WITH THE PARENT TRACT (W-17-339 R.O.H.C.) APPEARS TO MORE COMPLETELY DESCRIBE THE PARCEL, AND THUSLY WAS USED TO RETRACE THE PARENT BOUNDARY.
- 8.) WATER AVAILABLE BY TENNESSEE AMERICAN WATER COMPANY.
- 9.) SANITARY SEWER AVAILABLE BY HCVWTA.
- 10.) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 11.) STREET ADDRESS 3800 DAYTON BOULEVARD.
- 12.) ALL CORNERS ARE 1/2" REBAR W/ CAP UNLESS NOTED OTHERWISE.
- 13.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY STATE OF FACTS THAT A CURRENT TITLE REPORT MIGHT REVEAL.
- 14.) BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS LOCATED IN ZONE "AE" AND IS PARTIALLY IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 47065C0331H, DATED 11/28/2025.

FINAL PLAT LOTS 1 & 2

RED BANK METHODIST CHURCH INC.

AS DESCRIBED IN DEED BOOK 3551, PAGE 399,
AND DEED BOOK "W-17-339" R.O.H.C.,
LYING IN THE CITY OF RED BANK, HAMILTON COUNTY, TENNESSEE



HOPKINS SURVEYING GROUP

175 Hamm Road – P.O. Box 4366
Chattanooga, Tennessee 37405

(423) 267-3751 Office

Copyright – By Hopkins Surveying Group

DRAWN BY: BL; CHECKED BY: ZA

SHEET NO.: 1 OF 1

DWG. No: 2025-419-2

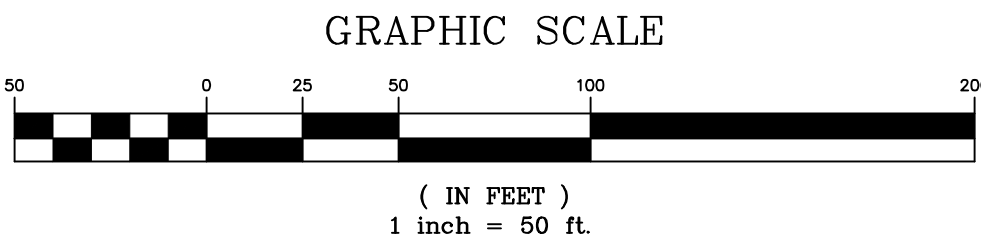
SCALE: 1"= 50'

DATE: 1/05/2025

REF. DWG.: 2025-369-3

PROPERTY ADDRESS: 3800 DAYTON BLVD. RED BANK, TENNESSEE 37415

TAX MAP NO.: 109P G 001



SURVEYOR STATEMENT

I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS BETTER THAN 1:10,000 (CATEGORY I)



HENRY B. GLASCOCK COMPANY
EXPERTS IN REAL ESTATE SINCE 1921

3085 BROAD ST
CHATTANOOGA, TN 37408
Tel: (423) 825-0049

April 10th, 2026

City of Red Bank
Attn: Leslie Slay
3105 Dayton Blvd, Red Bank, TN 37415

RE: File # (2508-15):
Appraisal of property at 3800 Dayton Blvd, Red Bank, TN
Tax Parcel: 109P G 001

Dear Ms. Slay:

In accordance with your request, I have made an appraisal of the above subject property. This appraisal is intended to conform to the reporting requirements of the Uniform Standards of Appraisal Practice (USPAP). A complete description and valuation of this property is contained within the report to follow.

The subject property was inspected on March 30th, 2026, providing a detailed on-site assessment of its condition and key attributes. The effective date of this appraisal is March 30th, 2026 which represents the point in time to which the value conclusions apply. This appraisal is intended to be used for possible future purchase and the intended users of this report include City of Red Bank and their agents and/or assigns and other stakeholders who may rely on the findings.

The subject property, which is a proposed portion of a greater parcel located at 3800 Dayton Blvd, Red Bank, TN 37415. The proposed subdivided site is vacant and is proposed at approximately 0.55 acres per survey. The property benefits from above decent visibility along Dayton Blvd and above par frontage and access. The proposed narrow site is located within the floodway, high-risk, and moderate flood zones with a significant drainage ditch running the length of the subject property. As such, the subject property has low utility and is considered “undevelopable”.

As a result of my investigations, it is my opinion that the Market Value of the Fee Simple Estate as of the effective date of this report, March 30th, 2026 was:

\$30,000 (Thirty Thousand Dollars)



This appraisal is made under the following extraordinary assumptions:

- That there are no easements that would significantly affect value.
- That permission would be granted from the governing authority, for the subdivision of the subject property from the greater parcel.

The analysis and value opinion in this appraisal is based on the data available to me at the time of the assignment and apply only as of the effective date of the appraisal. No analysis or opinions contained in this appraisal should be considered as predictions of future market conditions or value.

Please let me know if you need additional information on this property or if I can be of further service.

Respectfully,

Paul E. Chapman
Certified General Real Estate Appraiser
TN License # CG-5355
GA License # CG-405429

RESOLUTION NO. 26-XXXX

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF RED BANK, TENNESSEE TO APPROVE AN AGREEMENT FOR THE PURCHASE AND ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT 3800 DAYTON BOULEVARD BEING A PORTION OF HAMILTON COUNTY TAX MAP 109P GROUP G PARCEL NUMBER 001

WHEREAS, the City Commission did establish a process and procedure for the sale, development and disposition of real property by Ordinance No. 21-1188, and;

WHEREAS, City Staff did present to City Commission on August 5, 2025, during Work Session and did receive authorization to initiate the due-diligence process established by Ordinance No. 21-1188 to include direct conversations with the property owner, a land survey and professional appraisal of value, and;

WHEREAS, it has been identified that a certain portion of real property located at 3800 Dayton Boulevard is unique to the City of Red Bank in that approximately 0.55 acres as reflected hereto as **Exhibit A** being a proposed subdivision plat, reflects the continuation of Stringer's Branch immediately adjacent to Red Bank City Park, and;

WHEREAS, conversations with the property owner, Red Bank United Methodist Church, have been ongoing and who has reviewed the proposed subdivision plat and further support the unique opportunity for the City of Red Bank to acquire said portion of Stringer's Branch at the sale price of Thirty Thousand Dollars (\$30,000) as determined to be the professional opinion of value, and;

WHEREAS, in further compliance with Ordinance No. 21-1188, the Red Bank Planning Commission did review the proposed subdivision plat and it associated professional opinion of value, providing a recommendation to City Commission in support of the subdivision plat and the purchase price of Thirty Thousand dollars (\$30,000), and;

WHEREAS, the City Manager and City Attorney have received a proposed contract for sale from the owner whereby the City may purchase, and the legal owners will sell the portion of real property further identified on the attached subdivision plat being **Exhibit A** for the sum of Thirty-Thousand Dollars (\$30,000).

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Red Bank, Tennessee that the City Commission APPROVES the purchase and acquisition of certain real property located at 3800 Dayton Blvd, Red Bank, Tennessee being a portion of Hamilton County Tax Map 109P Group G Parcel 00, as reflected on **Exhibit A** for the gross sum of Thirty Thousand Dollars (\$30,000) in accordance with the terms, provisions and conditions of the proposed "subject to the approval of the City Commission" offer and agreement in the form attached hereto as **Exhibit B** and subject to the Approval of the City Attorney.

BE IT FURTHER RESOLVED, that the City Manager is authorized and directed to proceed with all provisions thereof and to sign such other further and general documents as may be necessary, required or convenient and to expend such necessary sums as may be necessary to complete and carry out the Contract Agreement for Purchase of Real Property.

It is further RESOLVED that the funds therefore, although not budgeted, be taken from the Uncommitted General Fund Balance and then to be subject to such amendments to the budget by Ordinance as may be necessary and appropriate.

APPROVED BY: _____ Ayes and _____ Nays
at the Commission Meeting of September 1, 2026

Mayor Stefanie Dalton (date)

ATTEST:

City Recorder Tracey Perry (date)