

**MUNICIPAL PLANNING COMMISSION
WORK SESSION AGENDA
September 9 , 2026, 12:00 pm**

I. CALL TO ORDER

II. ROLL CALL

1. Sonja Millard
2. Blake Pierce
3. Robin Pipkin-Parker
4. James Rein
5. Kate Skonberg

III. NEW BUSINESS

1. Flag Lot Review for 306 California
 - a. Staff presentation
 - b. Applicant presentation
 - c. Public comment
 - d. Discussion/vote
2. Flag Lot Review for 3357 Haywood
 - a. Staff presentation
 - b. Applicant presentation
 - c. Public comment
 - d. Discussion/vote
3. Design review request for 3415 Dayton
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote
4. Request to rezone 211 Signal View
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote
5. Rezoning Request for 4207 Crestview
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote
6. Rezoning Request for 557 Lullwater Road
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote

IV. OTHER BUSINESS

V. ADJOURNMENT

ROLL CALL

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

CONSIDERATION OF THE MINUTES – Commissioner Rein motioned to approve the July meeting minutes, Commissioner Pipkin-Parker second received, the motion carried unanimously.

NEW BUSINESS

Flag Lot Review – 306 California Avenue

Staff presented the proposed flag lot subdivision and reported the plat met the requirements of the subdivision regulations and flag lot ordinance, as well as the site plan that was recommended for approval at the June 2026 planning commission regular session and approved and adopted by the city commission at their August 2026 regular sessions.

Public Comment: None.

Discussion: Commissioners discussed future development potential, stormwater concerns, steep slopes, the relationship of the proposal to the future Unified Development Code (UDC), and not knowing how many houses the property owner could build on the flag lot; staff stated that the existing regulations prohibit more than one lot or structure from being established or built on the flag lot and that future development potential is restricted to the comprehensive plan's recommendations to the UDC. Staff advised that the plat met the adopted standards for subdivision and flag lots and that planning commission approval was administrative and not discretionary. Staff stated that denying a plat that meets the land use regulations and zoning code subjects the city to litigation. Commissioner Pipkin-Parker made a motion to approve, Commissioner Rein seconded; the motion failed with two votes in favor. Staff asked for the reason for denial, and the planning commission did not clarify.

Flag Lot Review – 3357 Haywood Avenue

Applicant representative Alan Jones presented a request to create a flag lot at 3357 Haywood Avenue. Staff reported the request met the requirements of the subdivision regulations and the flag lot ordinance and recommended approval.

Public Comment: Residents expressed concerns regarding stormwater drainage, tree removal, neighborhood character, density, and traffic impacts.

Discussion: Commissioners discussed existing zoning rights, lot frontage requirements, stormwater concerns, and whether the applicant had sufficiently addressed neighborhood questions. Commissioner Rein motioned to deny, Commissioner Skonberg seconded, the motion carried with 4 votes in favor; Commissioner Pipkin-Parker voted in opposition. The applicant representative asked for the reason for denial, and the planning commission did not clarify. Commissioners stated that it was important for the applicant to address community concerns.

Request to Rezone 828 Lullwater Road from R-1 to R-2

The applicant requested rezoning of the property to allow use of the lower floor as a separate dwelling unit. Staff reported the request was compatible with surrounding zoning and development patterns.

Public Comment: None.

Commissioner Pipkin-Parker motioned to recommend approval of the rezoning, Commissioner Millard second received, the motion carried unanimously.

Design Review Request – 3415 Dayton Boulevard

The applicant presented plans for two mixed-use buildings containing commercial space and residential units. Staff identified outstanding issues related to tree replacement requirements and site lighting documentation. Commissioners discussed building setbacks, landscaping, tree replacement, pedestrian safety, and design review standards.

Commissioner Pipkin-Parker motioned to defer the design review request until additional landscaping and lighting information is submitted. Commissioner Skonberg second received, the motion carried.

OTHER BUSINESS

Election of Vice Chair

Commissioner Millard motioned to elect Commissioner Rein as Vice Chair. Commissioner Pipkin-Parker second received, the motion carried unanimously.

Tree Ordinance Discussion

Staff provided an update regarding research into a possible tree ordinance, including discussions with Chattanooga forestry staff. Commissioners discussed potential implementation, staffing considerations, and future ordinance development.

Moratorium Update – Vape and Cannabis Related Retail Businesses

Staff reported that the proposed 12-month moratorium on new vape retail businesses, cannabis shops, and cannabis dispensaries was moving forward to the City Commission for public hearing and second reading.

ADJOURNMENT – The meeting was adjourned.

Chairperson

Planning Commission Work Session 9-9-2026

Request: Request to approve flag lot at 306 California Avenue

Applicant: John Coffelt

Purpose

Ordinance No. 17-1104: Flag lots may be approved by the Planning Commission subject to the following:

- (1) No access strip shall be less than twenty-five (25) feet in width for its entire length nor shall the actual frontage on the public street be less than twenty-five (25) feet.
- (2) The access strip shall provide access for only one lot and shall be deeded and platted as a part of the building site. No building or structure shall be permitted or located in the access strip.
- (3) The access strip shall not exceed two hundred fifty (250) feet in length measured from the closest adjacent right-of-way line of the public road or street.
- (4) Access strips shall be located no closer than one hundred twenty (120) feet from another access strip, measured along the right-of-way between the nearest corner of each access strip.
- (5) The point where the access strip abuts the public street shall be reasonably safe, as determined by the Planning Commission with input from the City Manager or his/her designee, for vehicular ingress and egress as far as visibility and grade or other relevant factors bearing on safety of pedestrians and of traffic are concerned since, unlike conventional lots, flag lots have no other alternatives for driveway locations.
- (6) Said access strip shall be the primary and actually utilized means of ingress and egress to the actual flag lot intended to be developed.
- (7) All required building setbacks shall apply and be measured from the boundaries of the portion of the lot excluding the access strip.
- (8) All lot area, width and depth requirements of the Zoning Ordinance and Subdivision Regulations shall apply and be measured from the boundaries of the portion of the lot excluding the access strip.
- (9) No flag lot shall after approval be subject to further subdivision of any such subsequently subdivided lot if such subsequently subdivided lot shall intend to rely on or actually utilize the same access strip as the originally permitted or allowed flag lot for ingress and/or egress unless a street meeting all requirements, including right-of-way, is constructed. Said restriction shall be placed on the Final Plat.

Staff Review

The purpose of the ordinance is to promote more predictable and prudent development decisions in line with emerging developmental goals for the city. The plat matches the site plan submitted for the rezoning in June 2026. The proposed subdivision and resulting flag lot meet the requirements of the flag lot ordinance and the development standards.

On August 26, 2026 a motion to approve the plat failed with only two (2) votes in favor. TN Code § 13-3-404 states that “(...) *The ground of disapproval of any plat shall be stated upon the records of the commission*”. Staff asked for the basis for not approving the plat but no reason was given, ostensibly due to the possibility of pending legal action.

Subdivision plat approvals and/or denials are an administrative authority of the planning commission, meaning that the decision to approve or deny must be based on the city’s adopted land use regulations; Red Bank adopted subdivision regulations in 2021 and the zoning code in 2015. This administrative authority differs from discretionary authority which applies to variance requests, rezonings, and design guideline approval. For this reason, the staff are again recommending approval of the plat in order to respect and adhere to both state code and city code.

OWNER STATEMENT

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

JOHN COFFELT
6571 BIG RIDGE ROAD
HIXSON, TN 37343
423-280-1984

JUSTIN CRAVEN
DEED BOOK 13348, PAGE 478

LISA MORGAN
DEED BOOK 10282, PAGE 169

DEANN WOOLDRIDGE
DEED BOOK 10879, PAGE 305

JAMES FUHS
DEED BOOK 13765, PAGE 360

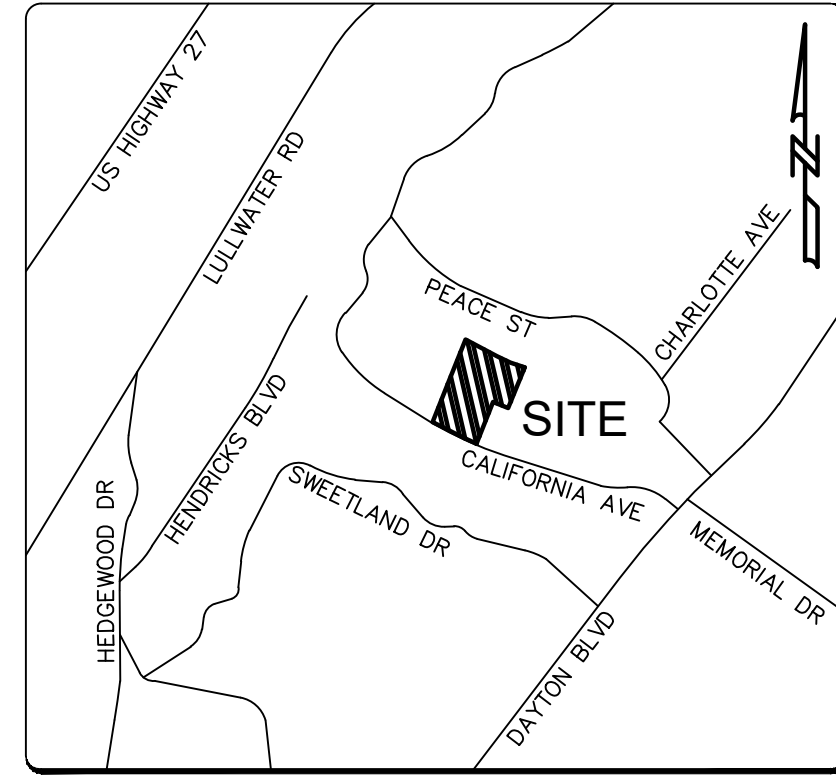
RYLAN THOMPSON
DEED BOOK 11501, PAGE 742

JANE HOSEMANN
DEED BOOK 1317, PAGE 576

PAMELA DAY
DEED BOOK 10799, PAGE 493

TRACY FROGGE
DEED BOOK 11277, PAGE 444

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



LEGEND OF SYMBOLS	
IPF	IRON PIPE FOUND
IPF	IRON PIPE FOUND
IPF/RO	IRON ROD FOUND
CL	CENTERLINE ROAD
TC	TOP CURB
BC	BOTTOM CURB
EG	EDGE GRAVEL
EP	EDGE PAVEMENT
CC	CORNER CONCRETE
TYP	TYPICAL
CO	CLEANOUT
SCB	SCB MANHOLE
SS	SANITARY/STORM MANHOLE
WM	WATER METER
PP	POWER POLE
LP	LIGHT POLE
CB	CATCH BASIN
GV	GAS VALVE
GM	GAS METER
FD	FIRE HYDRANT
WV	WATER VALVE
TS	TREES (SIZE VARIES-SEE PLAN)
PD	PHONE PEDESTAL
TB	TOP BANK
TS	TOE SLOPE
BD	BOTTOM DITCH
BLD	BUILDING
FFE	FINISH FLOOR ELEVATION
EW	EDGE WATER
NS	NAIL SET
OHP	OVERHEAD POWER LINES
W	WATER LINE
ST	STORM SEWER LINE
SS	SANITARY SEWER LINE
BL	BUILDING LINE
G	GAS LINE
HP	STORM PIPE HEAD WALL
HDPE	HIGH DENSITY POLYETHYLENE
CONC	CONCRETE
WIRE	GUY WIRE
PIV	POST INDICATOR VALVE
PCF	PROPERTY CORNER FOUND (AS NOTED)
PCS	PROPERTY CORNER SET

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

GENERAL NOTES:

- PRESENT ZONING CLASSIFICATION R-TZ. PER RED BANK CITY ORDINANCE No. 26-1312
- SETBACKS- FRONT: 25', SIDE: 10', REAR: 25'
- AREA SUBDIVIDED BY THIS PLAT IS 1.69 ACRES±.
- TAX MAP NUMBER 117N E 039.
- THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 13714, PAGE 856.
- THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE SUBDIVISION REGULATIONS OF THE CITY OF RED BANK.
- THE PURPOSE OF THIS PLAT IS TO ESTABLISH NEW INTERIOR LOT LINES AND CREATE LOTS 1-4.
- LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- PUBLIC SANITARY SEWERS ARE AVAILABLE BY HAMILTON COUNTY WWTa.
- STREET ADDRESS 306 CALIFORNIA AVE. RED BANK, TENNESSEE.
- ALL CORNERS ARE 1/2" REBAR W/CAP UNLESS NOTED OTHERWISE.
- A 5' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE AND REAR LOT LINES. THESE DRAINAGE EASEMENTS SHALL BE AUTOMATICALLY ABANDONED IF TWO OR MORE LOTS ARE COMBINED, OR USED AS ONE LOT, OR IF NO SETBACK IS REQUIRED.
- DONE WITHOUT THE BENEFIT OF TITLE COMMITMENT.
- BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 47065C0331H, DATED 11/28/2025.
- IF DRIVEWAY TILES ARE REQUIRED, A PERMIT THROUGH RED BANK PUBLIC WORKS DEPARTMENT SHALL BE OBTAINED. ANY DAMAGE DONE TO CITY OF RED BANKS PUBLIC ROADS DUE TO CONSTRUCTION ON THE LOTS SHALL BE REPAIRED BY THE DEVELOPER ACCORDING TO THE CITY OF RED BANK PUBLIC WORKS DEPARTMENT'S ROAD & ROW RESTORATION STANDARDS
- LAND DISTURBANCE IS PROHIBITED IN STREAM/RIPARIAN BUFFER. NO CLEARING, GRADING, GRUBBING OR TREE REMOVAL ALLOWED WITHOUT APPROVAL FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.
- THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURES AND IMPROVED EASEMENTS AS REQUIRED. THE MAINTENANCE OF DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE LOCAL GOVERNMENT.

REVISED PLAT- LOTS 1-4

COFFELT ADDITION TO CALIFORNIA AVENUE

PART OF LOTS 29 & 30, SMARTT-EDMONDSON-COKER TRACT, NOT RECORDED, AND AS DESCRIBED IN DEED BOOK 13714, PAGE 856, R.O.H.C., 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: TP	SHEET NO.: 1 OF 1	DWG. No: 2024-94-3
SCALE: 1"= 30'	DATE: 10.27.2025	REF. DWG.:
PROPERTY ADDRESS: 306 CALIFORNIA AVENUE, RED BANK, TN		TAX MAP No.: 117N E 039

WATER QUALITY NOTES:

- 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.
- 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.
- THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN WATER QUALITY EASEMENTS OR ANY DRAINAGE RELATED FACILITIES.
- THE HAMILTON COUNTY WATER QUALITY PROGRAM RESERVES THE RIGHT AT ANY TIME TO ACCESS WATER QUALITY EASEMENTS TO INSPECT AREAS AND FACILITIES.
- THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS SHALL APPLY TO ANY DISCHARGE OF STORM FROM THIS SUBDIVISION.

L=12.32', R=1207.08'
CH=S64°27'16"E-12.32'(M)

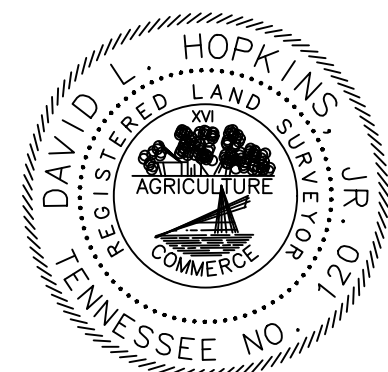
L=25.00', R=1207.08'
CH=S65°20'24"E-25.00'(M)

GPS NOTE:

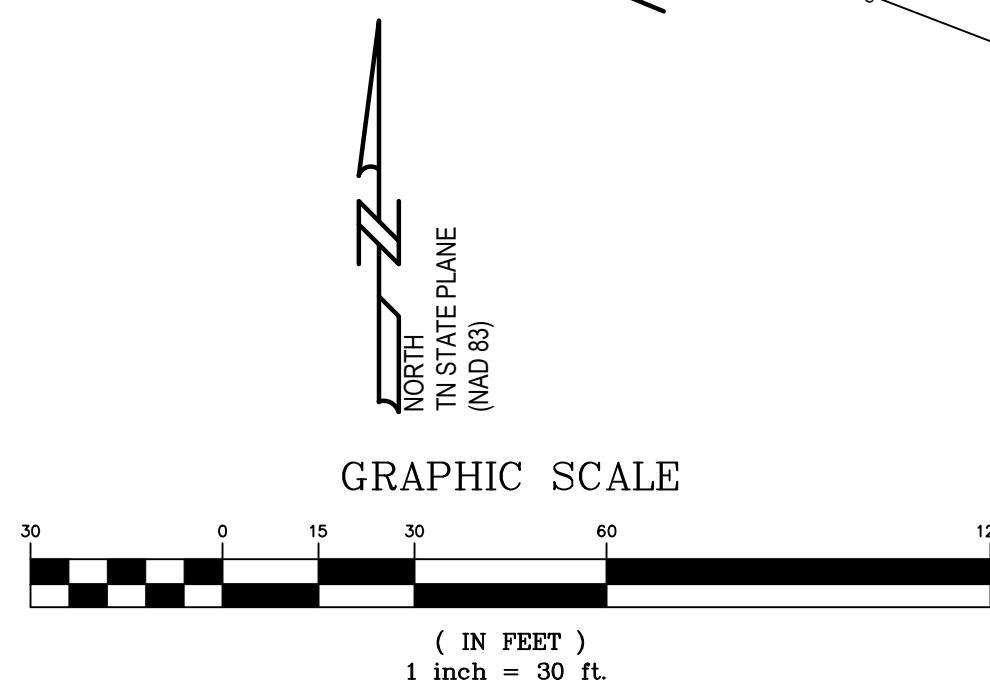
- CONTROL AND THE LOCATION OF PROPERTY CORNERS & OTHER FEATURES WAS ESTABLISHED USING GPS/GNSS METHODOLOGIES (VRSNOW, TDOT (TN STATION#21))
- MAKE: CARLSON
- MODEL: BRx7
- FREQUENCY: DUAL
- TYPE OF GPS SURVEY PERFORMED: (STATIC, RTK, ETC)
- PRECISION OF GPS WORK DONE: ΔH: <= 0.07'
- DATE OF FIELD WORK:

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)



DWG. NO.: 2024-94-3



Planning Commission Work Session 9-9-2026

Request: Request to approve flag lot at 3357 Haywood Drive

Applicant: Gordon Hulgan

Purpose

Ordinance No. 17-1104: Flag lots may be approved by the Planning Commission subject to the following:

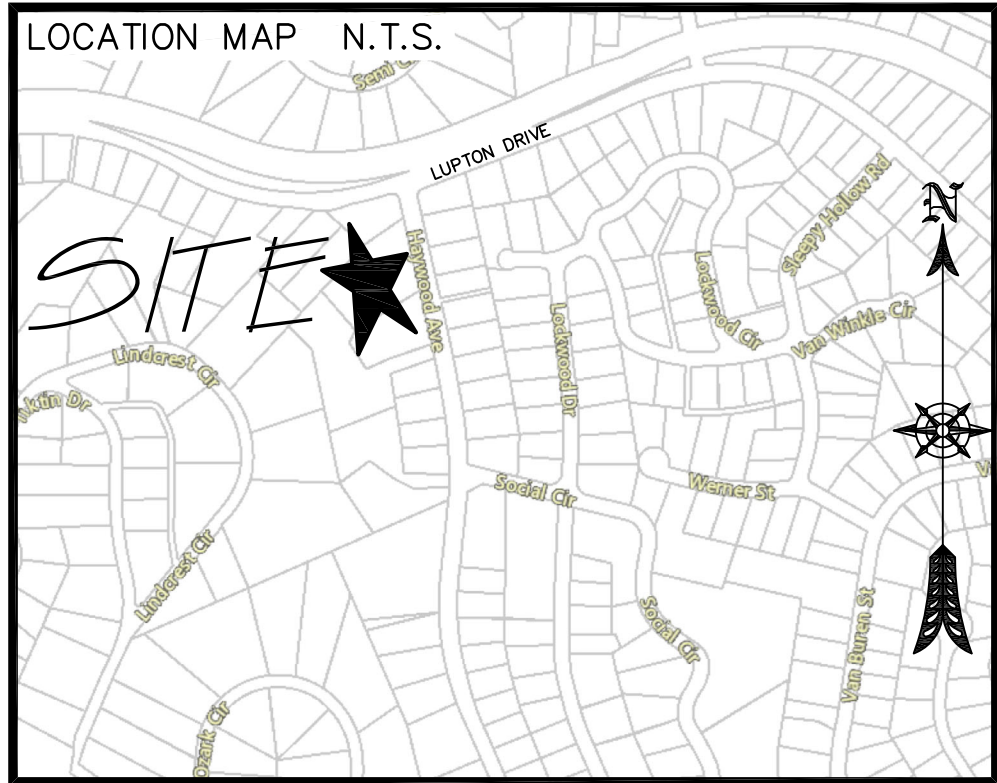
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- (5) The point where the access strip abuts the public street shall be reasonably safe, as determined by the Planning Commission with input from the City Manager or his/her designee, for vehicular ingress and egress as far as visibility and grade or other relevant factors bearing on safety of pedestrians and of traffic are concerned since, unlike conventional lots, flag lots have no other alternatives for driveway locations.
- (6) Said access strip shall be the primary and actually utilized means of ingress and egress to the actual flag lot intended to be developed.
- (7) All required building setbacks shall apply and be measured from the boundaries of the portion of the lot excluding the access strip.
- (8) All lot area, width and depth requirements of the Zoning Ordinance and Subdivision Regulations shall apply and be measured from the boundaries of the portion of the lot excluding the access strip.
- (9) No flag lot shall after approval be subject to further subdivision of any such subsequently subdivided lot if such subsequently subdivided lot shall intend to rely on or actually utilize the same access strip as the originally permitted or allowed flag lot for ingress and/or egress unless a street meeting all requirements, including right-of-way, is constructed. Said restriction shall be placed on the Final Plat.

Staff Review

The purpose of the ordinance is to promote more predictable and prudent development decisions in line with emerging developmental goals for the city. The proposed subdivision and resulting flag lot meet the requirements of the flag lot ordinance and the development standards.

On August 26, 2026 a motion to deny the plat passed. TN Code § 13-3-404 states that “(...)The ground of disapproval of any plat shall be stated upon the records of the commission”. The applicant representative asked for the basis for not approving the plat but no reason was given. The planning commission stated that it was important for the property owner to be present to address community concerns. It should be noted that the planning commission by-laws allow for applicant representatives to speak during meetings.

Subdivision plat approvals and/or denials are an administrative authority of the planning commission, meaning that the decision to approve or deny must be based on the city’s adopted land use regulations; Red Bank adopted subdivision regulations in 2021 and the zoning code in 2015. This administrative authority differs from discretionary authority which applies to variance requests, rezonings, and design guideline approval. For this reason, the staff are again recommending approval of the plat in order to respect and adhere to both state code and city code.



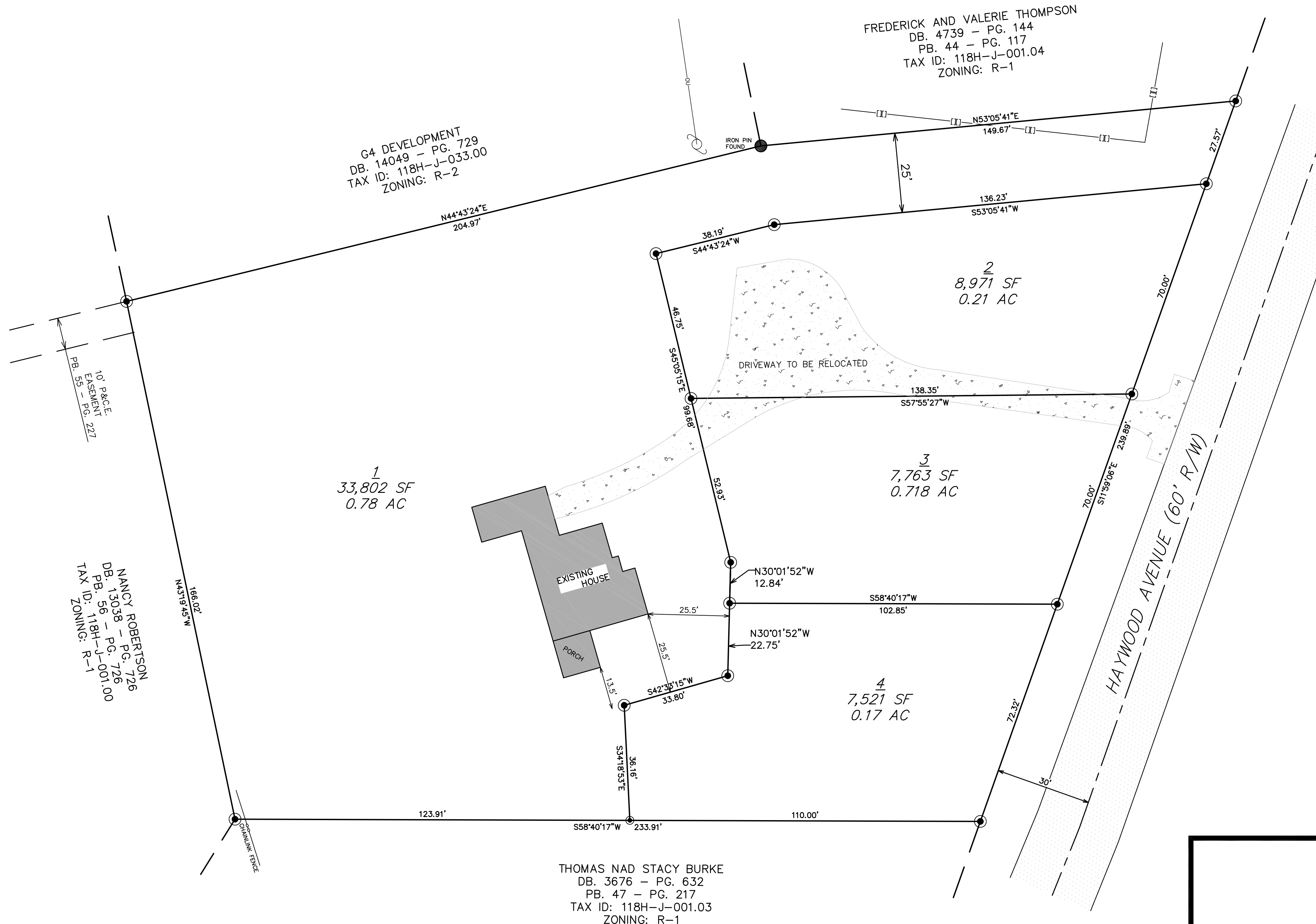
LEGEND:
SYMBOLS SHOWN ON THIS SURVEY ARE FOR VISUAL REFERENCE ONLY AND ARE NOT DRAWN TO SCALE.

●	- CORNER FOUND (DESC. ON PLAT)
○	- CORNER SET (1/2" REBAR W/ CAP)
○	- BOUNDARY POINT NOT SET/FOUND
○	- UTILITY POLE
—	- OVERHEAD UTILITY LINE
□	- CONCRETE
▨	- ASPHALT
■	- BUILDING



APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL
TECHNOLOGIES
DATE _____
BY _____
CHATTA/HAM CNTY WMTA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
RED BANK PLANNING
COMMISSION
DATE _____
BY _____

- NOTES**
1. PROPERTY ZONED: R-1
 2. TOTAL AREA DIVIDED: 1.34 ACRES
 3. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF RED BANK.
 4. THIS PLAT SUBDIVIDES PROPERTY DESCRIBED BY DEED RECORDED IN DB. 14337 - PG. 242, ROHCT.
 5. 1 = LOT NUMBER
 6. TAX ID: MAP 118H-J-001.05
 7. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 8. UTILITY PROVIDERS:
ELECTRICITY BY: EPB
WATER BY: TENNESSEE AMERICAN
SEWAGE DISPOSAL BY: CITY OF CHATTANOOGA
 9. IRON PINS WITH CAPS PLACED ON ALL LOT CORNERS, UNLESS OTHERWISE NOTED ON PLAT.
 10. AS PER FEMA FIRM PANEL NO. 4706500331H (DATED 11-28-2025), THIS TRACT DOES NOT LIE IN A FLOOD HAZARD AREA.
 11. THE PURPOSE OF THIS PLAT IS TO CREATE LOTS AS SHOWN HEREON FOR SINGLE FAMILY DETACHED DWELLINGS
 9. BEARINGS FOR THIS SURVEY ARE BASED ON TN. STATE GRID AND WERE OBTAINED UTILIZING SATELLITE OBSERVATION
 10. COORDINATES AND ELEVATIONS FOR THIS SURVEY WERE OBTAINED UTILIZING A TOPCON HIPER VR RECEIVER DUAL FREQUENCY ROVER USING THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) VRS NETWORK OF CORS STATIONS REFERENCED TO NAD 83 (2011) (EPOCH 2010) GEOID 12. DATUM IS NAVD 1988.



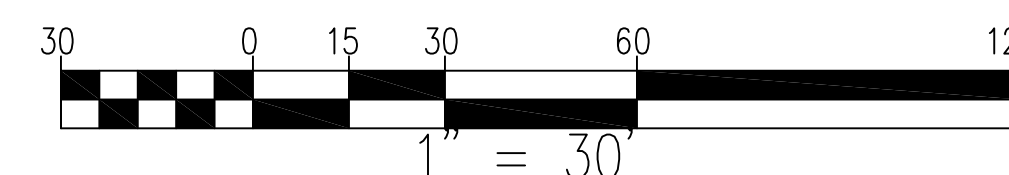
FINAL PLAT

JESSICA'S ROW LOTS 1-4

BEING A REVISION TO LOT 3, ELEANOR S LINDSAY ESTATE
(RECORDED IN PB. 44 - PG. 145 ROHCT), LOCATED ON HAYWOOD
DRIVE, RED BANK, HAMILTON COUNTY TENNESSEE.

DATE: 06-29-2026

SCALE: 1" = 30'



SURVEYOR'S CERTIFICATION
I hereby certify that I have surveyed the property shown hereon; that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is greater than 1:10,000 as shown Hereon.

RICHMOND SURVEYING COMPANY
363 1st STREET, SW
CLEVELAND, TN. 37311
PHONE: 423.479.7749
EMAIL: richmondsurveying@hotmail.com



CERTIFICATION OF OWNERSHIP AND DEDICATION OF RIGHTS-OF-WAY
I/we hereby adopt this as my/our plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I/we also certify that there are no encumbrances on the property to be dedicated and that I/we am/are the owner(s) of the property shown in fee simple, and dedicate the lots so specified on the plat to the City of Red Bank.

JG DEVELOPMENT LLC
PO BOX 4861
CHATTANOOGA, TN 37402
PHONE: 423-635-2881

Planning Commission Work Session 9-9-2026

Request: Design Review for 3415 and 3423 Dayton Boulevard

Applicant: Freddie Hanner

Purpose

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.

Staff Review

The applicant intends to construct two identical mixed-use buildings—first floor commercial/retail, and second floor residential. See the attached exhibits and check list.

Incomplete Design Standards:

- New buildings must be setback zero (0) feet from the back of the sidewalk, unless a Storefront area with a maximum width of eight (8) feet is provided between the Sidewalk and the Building Zone.
 - o ***Building is setback 15' from the sidewalk and does not provide an 8' storefront area. The applicant has requested a variance for this requirement.***
- Parking lot lighting shall be appropriate to create adequate visibility at night and evenly distributed to increase security. Parking lots must have a minimum illumination of 0.8 foot-candles at the ground level.
 - o ***Ground level illumination not shown, but product cut sheet implies that minimum illumination is met. At the August regular session, the commission requested a photometric site plan to confirm the requirement is met.***
- Design standards and requirements that relate to trees, vegetation, terrain and waterways were not met.
 - o On sites with existing mature trees, at least a third (33%) of specimen trees shall be preserved or transplanted on site, to the maximum extent practicable. For purposes of this section, "specimen" trees include the following:
 - a. Deciduous trees with twenty inch (20") minimum diameter at breast height (DBH)
 - b. Evergreen trees with twenty inch (20") minimum DBH;
 - c. Groups or stands of seven (7) or more trees with
 - o Tree Replacement: If a specimen tree flagged for preservation is removed or substantially damaged during clearing, grading, or construction, the developer shall replace the removed or damaged tree with a new tree(s). Replacement trees shall be the same or similar species to the trees removed or damaged, or alternately a species native to Hamilton County and approved by the City. For every one inch (1") of tree caliper removed or damaged, the applicant or developer shall install one inch (1") of replacement tree caliper
 - ***Based on the google street view from 2023, the site had 4 trees along the 3417 Dayton Blvd. property line, 1 tree on the middle property line approximately 10' from the back of the sidewalk, and 1 tree approximately 90' from the back of the sidewalk and approximately 20' from the 3417 Dayton Blvd. property line. The tree species are unknown and the DBH of the trees is unknown. At the August regular session, the commission requested a site specific landscaping plan to address the removal of mature trees.***

SITE PLAN NOTES

ALL DIMENSIONS, PROPERTY LINES, AND EASEMENTS SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE DESIGNER IMMEDIATELY.

ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES, ZONING ORDINANCES, AND APPLICABLE REGULATIONS.

SITE GRADING SHALL BE COMPLETED TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AND ADJACENT PROPERTIES.

ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO COMMENCING EXCAVATION OR CONSTRUCTION ACTIVITIES.

EXISTING TREES AND VEGETATION TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION.

SIDEWALKS, DRIVEWAYS, AND OTHER SITE IMPROVEMENTS SHALL BE CONSTRUCTED AS SHOWN ON THE SITE PLAN AND AS PER LOCAL REGULATIONS.

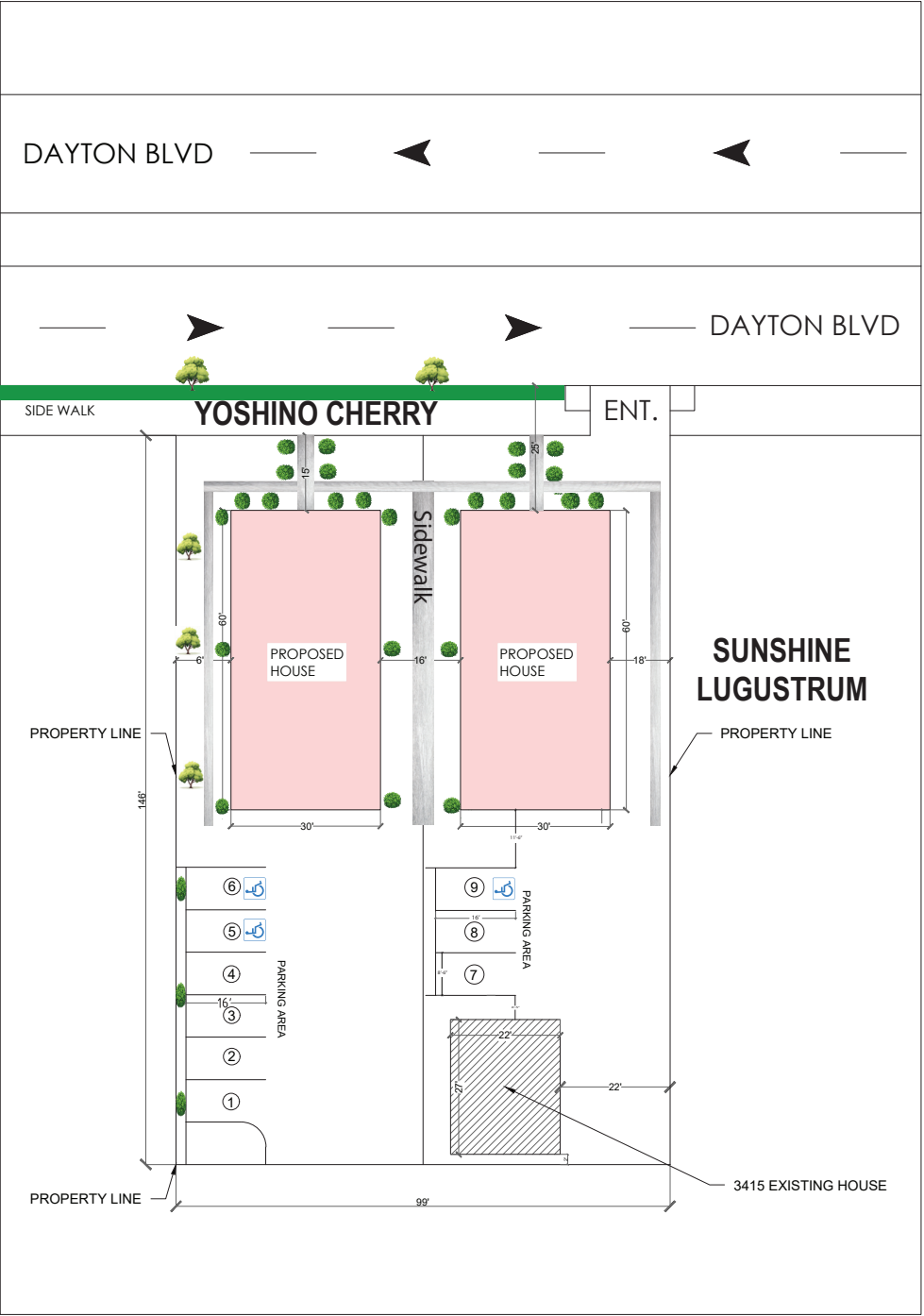
ANY DAMAGE TO ADJACENT PROPERTIES, SIDEWALKS, OR PUBLIC INFRASTRUCTURE CAUSED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE LOCAL AUTHORITY.

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

FINAL SITE GRADING AND LANDSCAPING SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.

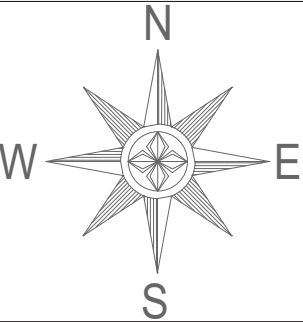
ALL SETBACKS AND REQUIRED SEPARATIONS SHALL BE STRICTLY ADHERED TO AS INDICATED ON THE SITE PLAN.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL REQUIRED PERMITS AND INSPECTION APPROVALS PRIOR TO STARTING WORK.



FLOOR PLAN NOTES

- 1. THE DIMENSIONS SHOWN ON DRAWINGS AND THE SCHEDULES ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
- 2. THE DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED AT SITE.



STAMP #



SCALE

1/ 32"-1'-0"

SHEET #

A - 02

DATE:

08-26-2025

TITLE:

SITE PLAN

PROJECT DATA :08-26-2025

Planning Commission Work Session 9-9-2026

Request: Request to rezone 211 Signal View Street

Applicant: Jose Pacheco

Purpose

“Subdivision of the corner parcel at 211 Signal View St. into three single-family residential lots. Variances requested for minimum lot size, minimum frontage, and corner-lot side setback due to irregular lot shape, existing structures, utility constraints, and limited frontage on Nonava Ln. Full variance letter attached”

Staff Review

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.

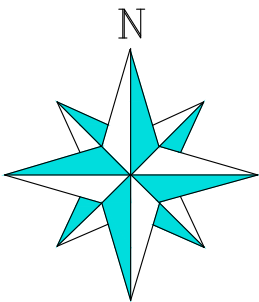
The comp plan designates this property as Ridge Residential which is broadly characterized by predominantly low intensity, single-family detached, residential. Open spaces are typically private, but greenways may provide connectivity and small parks may be integrated that serve the adjacent residential 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.

The site plan meets all the requirements of the R-T/Z zone and the proposal for single family detached houses could be considered compatible with the surrounding neighborhood of medium and small lot houses, while other parts of the neighborhood have multifamily houses. The property is a short walk from the Dayton Boulevard commercial corridor.

Because of its similarity to surrounding uses, and alignment with the comp plan’s land use and housing goals, staff recommend approval.

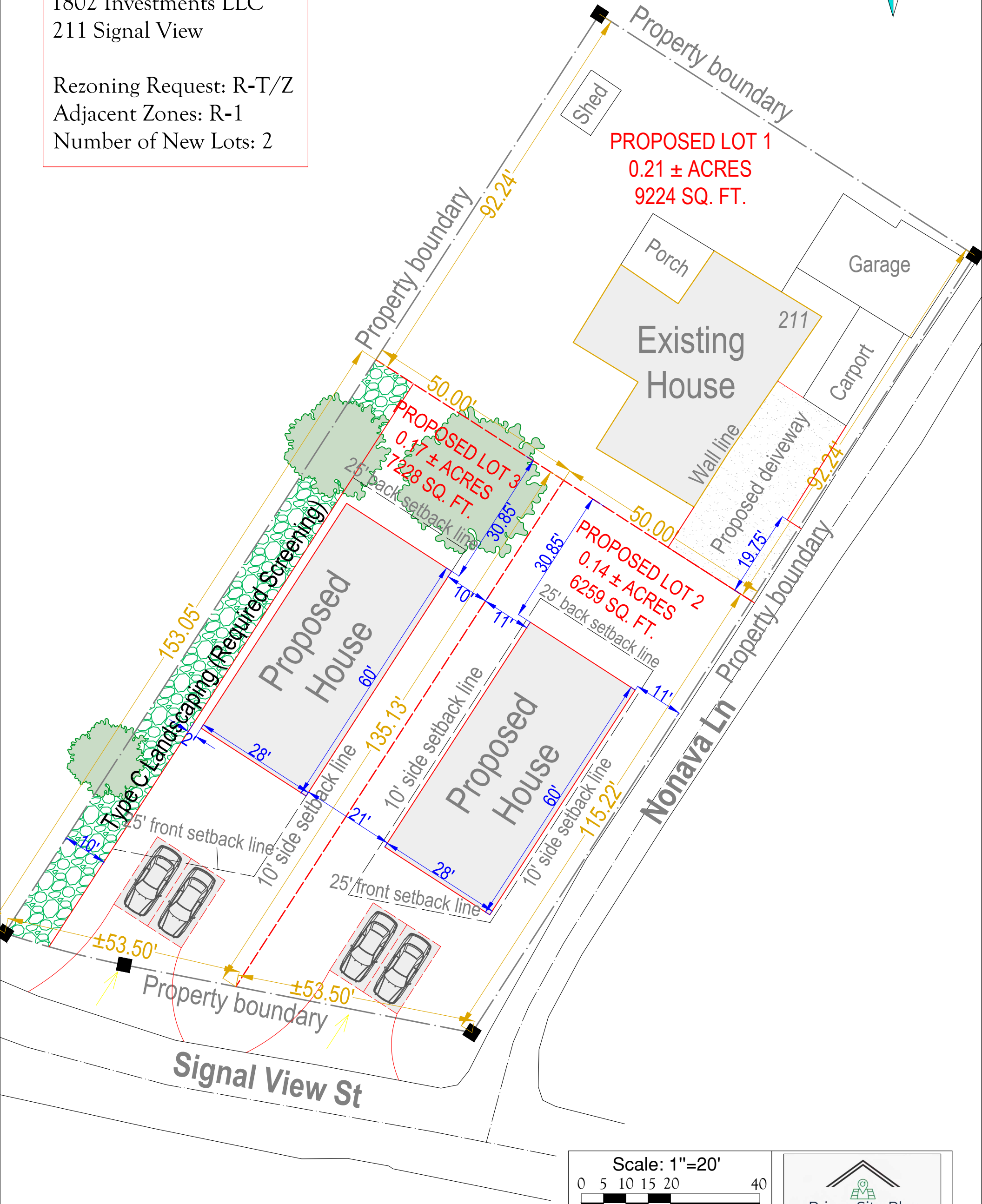
SITE PLAN

211 Signal View St, Red Bank, TN 37415
Parcel ID: 117L D 015 Area: 0.52 Acres
Plot size: 11"x17"



1802 Investments LLC
211 Signal View

Rezoning Request: R-T/Z
Adjacent Zones: R-1
Number of New Lots: 2



Scale: 1"=20'

0 5 10 15 20 40

Graphic scale:

Date: 08/26/2026

Prime Site Plan

Precision you can rely on

This plan is a visual representation and is not intended for engineering use



Rezoning Request

211 Signal View Street

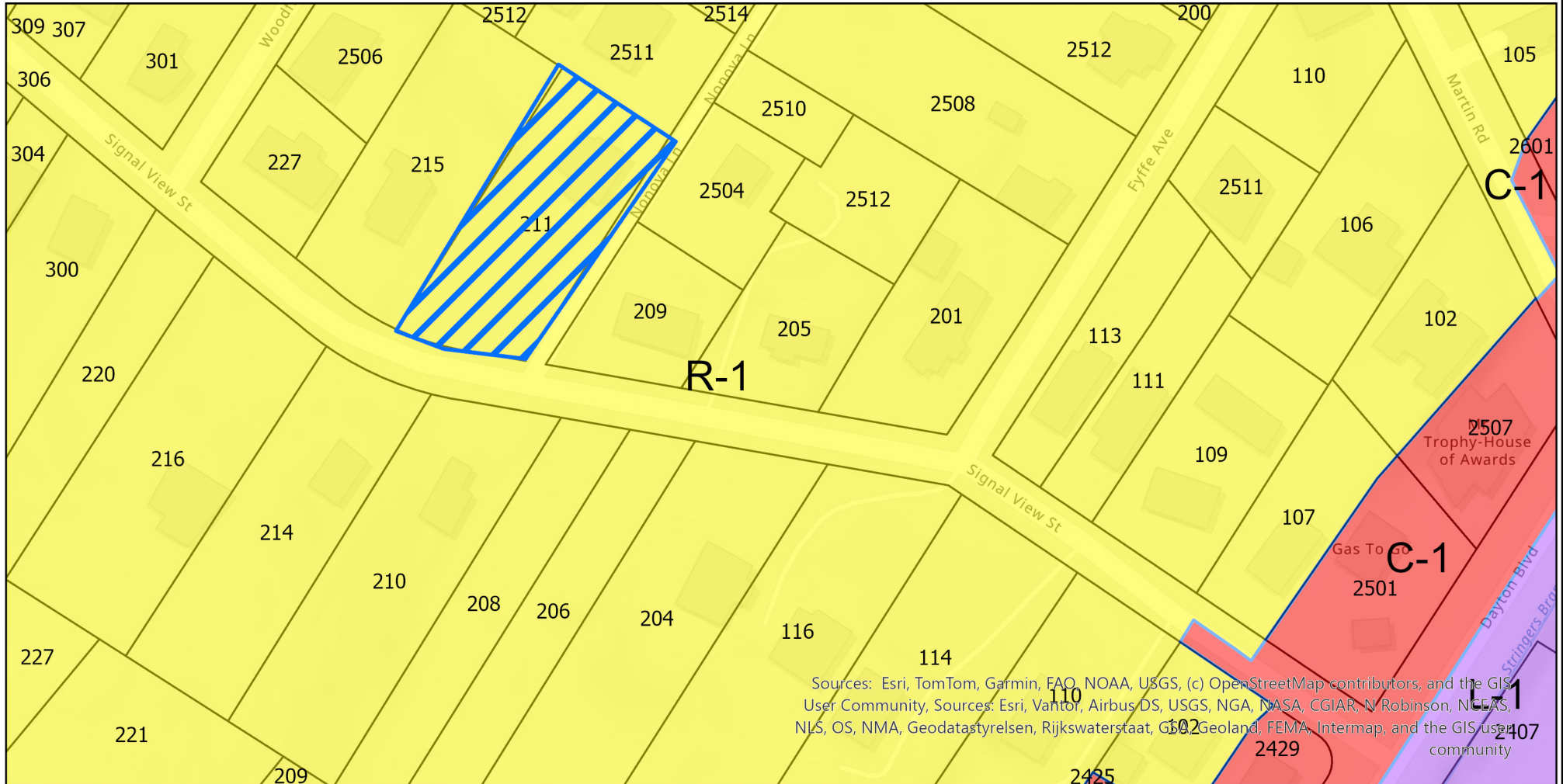
R-1 to R-T/Z

ZONE

C-1
C-2
C-3

L-1
M-1
R-1
R-2
R-3

R-4
R-TZ
R-1A
RT-1
RZ-1



rezoning request

Map prepared by City of Red Bank Community Development Department

Date: 09/02/2026

This map is for planning purposes only

This is not an engineering map



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US Feet

Planning Commission Work Session 9-9-2026

Request: Request to rezone 4207 Crestview Drive

Applicant: Steve Pickett

Purpose

“RE-ZONE PROPERTY TO BUILD 3 TOWNHOMES AND 2 SINGLE FAMILY DWELLINGS.”

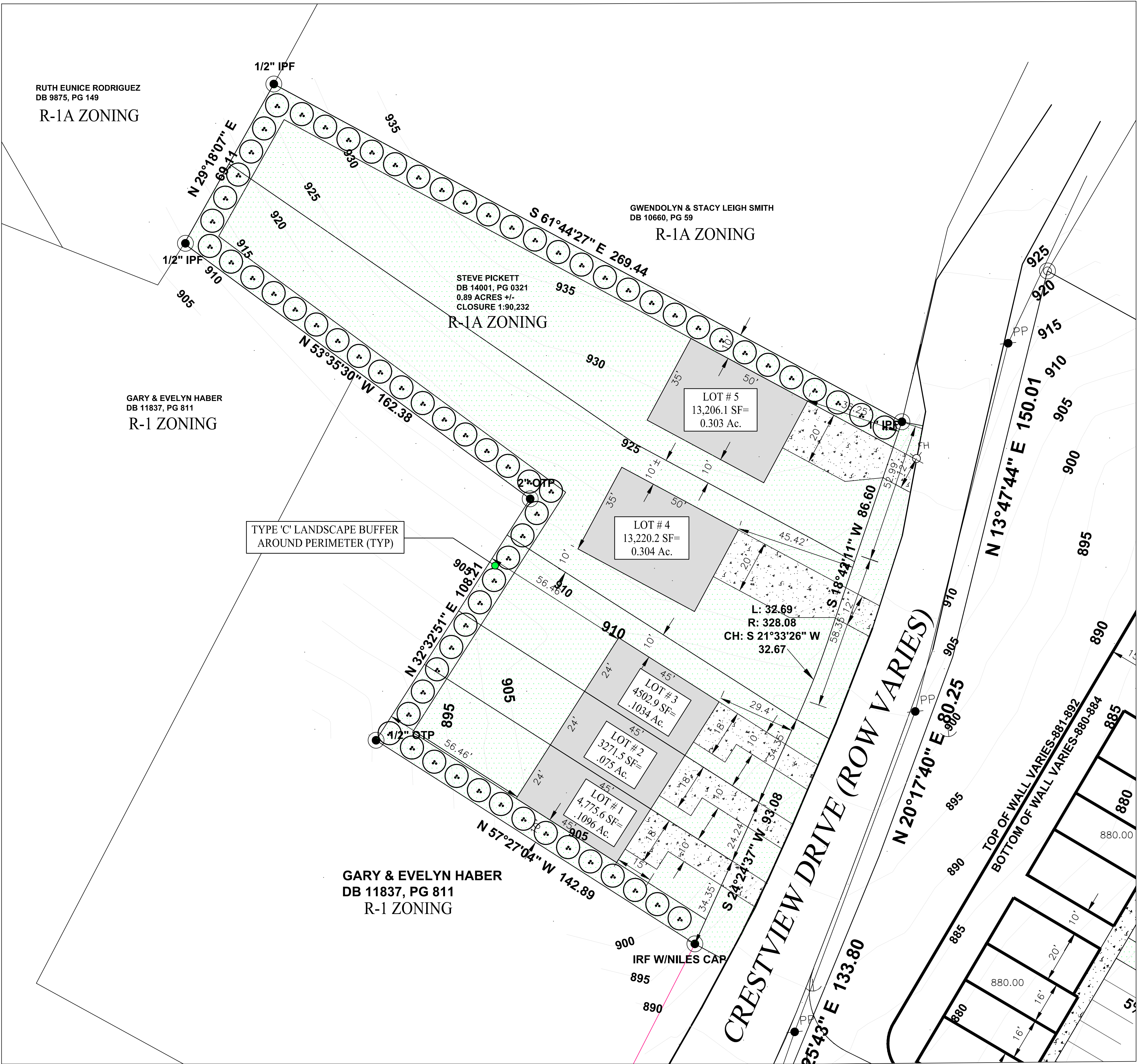
Staff Review

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.

The site plan meets all the requirements of the R-T/Z zone and the proposal for single family detached houses could be considered compatible with the neighborhood further north on Crestview Drive where there are examples of duplexes but mostly medium-small lot houses. The proposal for three (3) townhouses could be considered appropriate for a property in close proximity to the major thoroughfare, Ashland Terrace.

Because of its similarity to surrounding uses, and alignment with the comp plan's land use and housing goals, staff recommend approval.



PROJECT DATA

REQUEST IS TO REZONE PROPERTY FROM R-1A TO R-T/Z

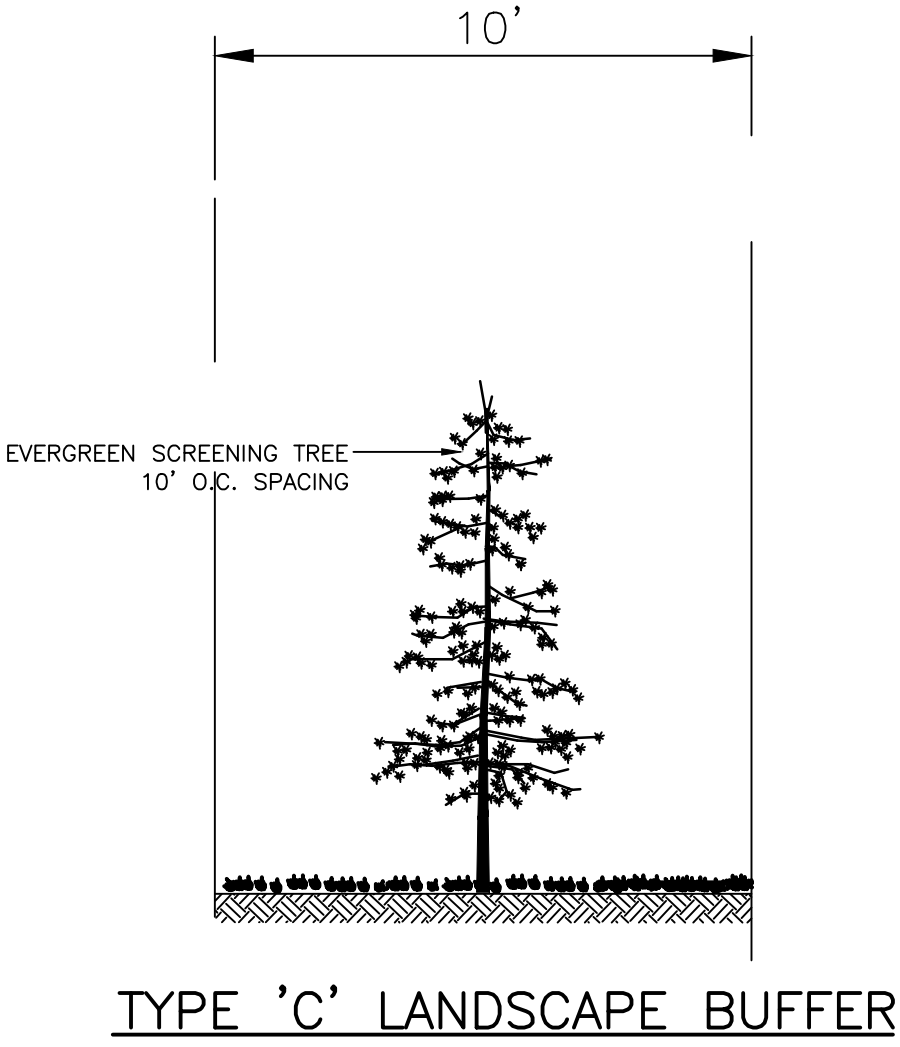
TOTAL AREA-----0.89± ACRES

TOTAL UNITS-----5

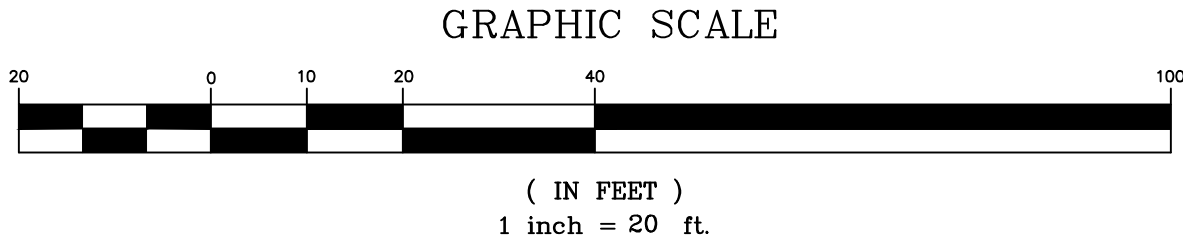
DENSITY=5/0.89=5.62 UNITS/ACRE

MAXIMUM DENSITY= 8 UNITS/ACRE

LANDSCAPING LEGEND			
SYMBOL	TREE TYPE	QUANTITY	MIN. INSTALLED SIZE
	EVERGREEN SCREENING TREE	73	5'-6'
	GRASS SEEDING		



ZONING EXHIBIT



CIVIL ENGINEER:

MILLER MCCOY, INC.
CONSULTING ENGINEERS
1000 W. HARRIS ROAD
CHATTANOOGA, TENNESSEE 37405
PHONE (423) 698-2661 FAX (423) 698-2664

OWNER:

STEVE PICKETT
BPB PROPERTIES, LLC
P.O. BOX 157
HIXSON, TENNESSEE 37343

PROJECT:

RESIDENTIAL DEVELOPMENT
4207 CRESTVIEW DRIVE
CHATTANOOGA, TENNESSEE 37415

REVISIONS	
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SHEET NAME:

ZONING EXHIBIT

DATE: 08.31.26

DRAWN BY: SCE

CHECKED BY: RWM

PROJECT NO.: 26084

SHEET NUMBER:

ZE-1.0



Rezoning Request

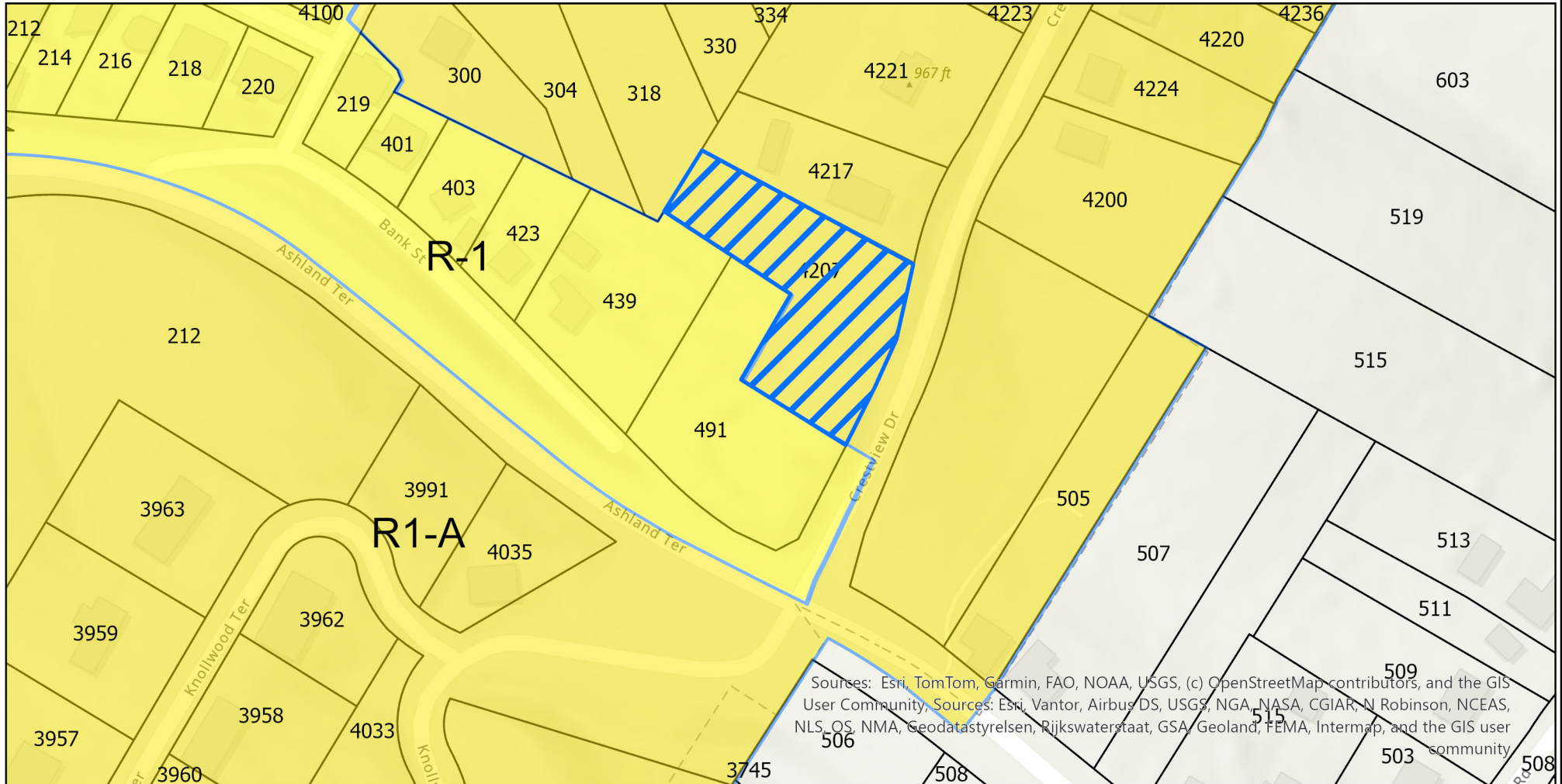
4207 Crestview Drive
R-1 to R-T/Z

ZONE

C-1
C-2
C-3

L-1
M-1
R-1
R-2
R-3

R-4
R-TZ
R-1A
RT-1
RZ-1



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: 09/02/2026

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US Feet

Planning Commission Work Session 9-9-2026

Request: Request to rezone 557 Lullwater Road

Applicant: Gordon Hulkan

Purpose

“Requesting rezoning to R-T/Z for 4 new single family detached dwellings.”

Staff Review

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.

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The site plan meets all the requirements of the R-T/Z zone and the proposal for single family detached houses could be considered compatible with the surrounding neighborhood of medium and small lot houses. The property is part of a larger pattern of development along Lullwater Road which has seen similar development in the past several years.

Because of its similarity to surrounding uses, and alignment with the comp plan’s land use and housing goals, staff recommend approval.





Rezoning Request

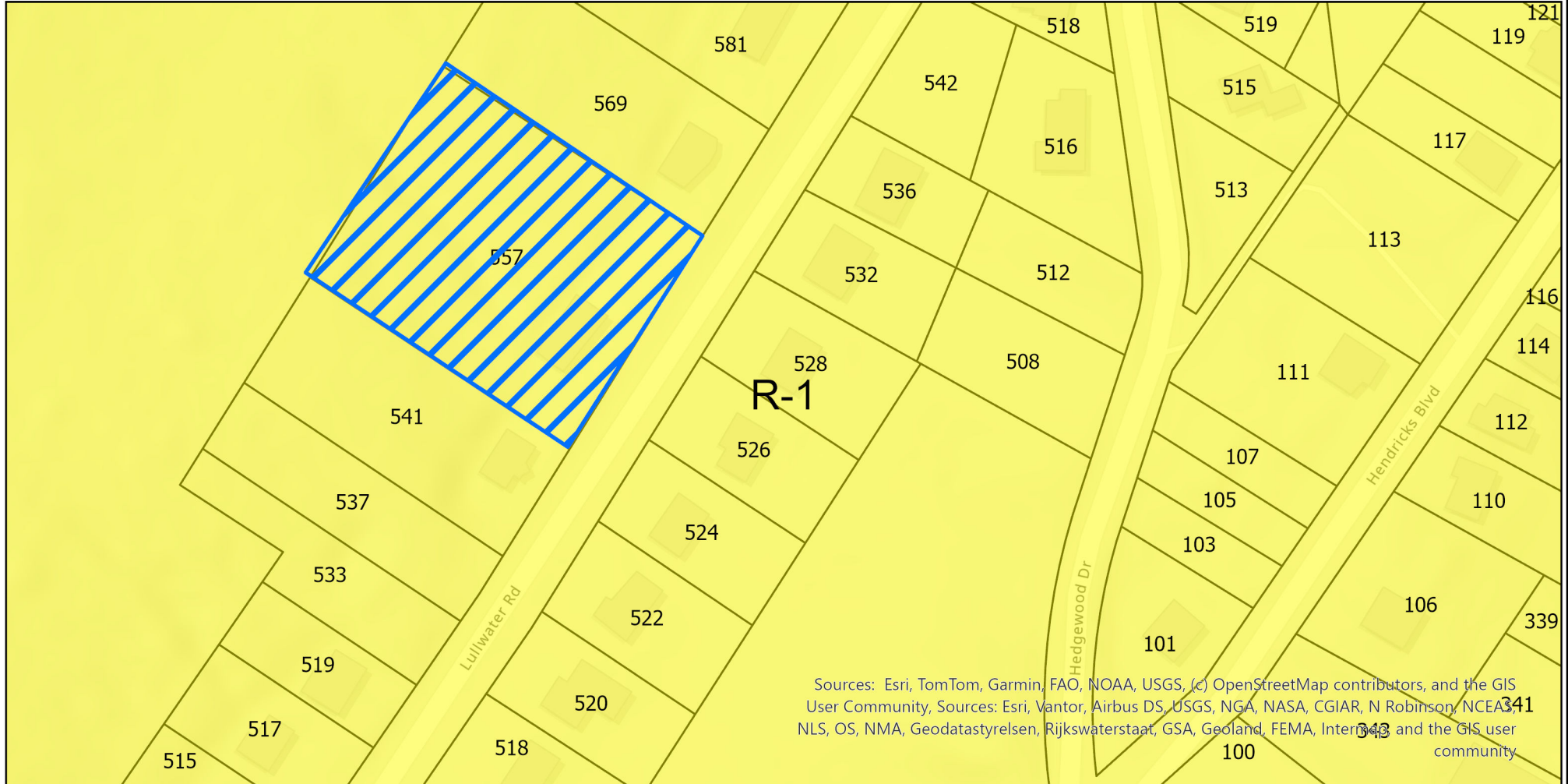
557 Lullwater Road
R-1 to R-T/Z

ZONE

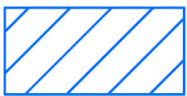
C-1
C-2
C-3

L-1
M-1
R-1
R-2
R-3

R-4
R-TZ
R-1A
RT-1
RZ-1



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rezoning request

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