

Agenda

Planning Commission Meeting Date: **April 14, 2014**

“Special Recognition” of Chairman Dale Mabee for over 20 years of service and welcome of our new chairman, Mr. Ethan Collier.

I. **Opening Comments & Announcements (Chairman)**

II. **Subdivision Plats & Variances**

Variances

1. Kenneth Wayne Davis 12300 Waters Edge Lane-Variance to Permit Lot Less than 5 Acres on Easement (**Hamilton County District 9**)
2. Keith Neuberger 605 Merriam Street-Variance to Minimum Front and Side Yard Setbacks (**City of Chattanooga District 1/Hamilton County District 6**)

Preliminary Plats

1. Cameron Harbor Phase 2, Lot 1, and Lots 3 thru 20 (**City of Chattanooga District 7/Hamilton County District 6**)
2. The Colony at Normal Park PUD, Lots 1 thru 20 (**City of Chattanooga District 2/Hamilton County District 6**)

Preliminary and Final Plats

1. Varner on Lee Pike, Lots 1 thru 4 (**Hamilton County District 7**)
2. Howard on Poe Subdivision, Lots 1 thru 3 (**Hamilton County District 1**)
3. Heritage Place, Lots 1 thru 8 (**City of Chattanooga District 4/Hamilton County District 7**)

III. **Old Business**

1. **[2014-023 – Elemi Architecture, LLC/Matt Winget/Paul Teruya/ALC Holdings, LLC – 1690 Silvels Lane, 1605 W. 39th Street & 109 Old Mountain Road – City of Chattanooga – Rezone from R-1 Residential Zone, R-2 Residential Zone and C-2 Convenience Commercial Zone to UGC Urban General Commercial Zone \(City of Chattanooga District 7, Hamilton County District 6\)](#)**

IV. New Business

A. Rezoning, Closures/Abandonments, Special Permits, Condition Amendments

1. MR-2014-024 – East 10th Street, RSD, LLC/Chris Curtis – 400 blk E. 10th Street – City of Chattanooga – Mandatory Referral: Abandon Stormwater Detention Easement (City of Chattanooga District 8, Hamilton County District 6)
2. 2014-025 – City of Chattanooga/RPA(Zoning Plan for Annexed Area – 8607, 8613, 8619 North Hickory Valley Road & 5210 Highway 58 – City of Chattanooga – Rezone from Temporary R-3 Residential Zone to Permanent R-3 Residential Zone (City of Chattanooga District 3, Hamilton County District 9)
3. 2014-026 – Dan Dykstra – 332 Sylvan Street – City of Chattanooga – Rezone from R-2 Residential Zone to R-3 Residential Zone (City of Chattanooga District 2, Hamilton County District 6)
4. 2014-028 – The Southern Land Company/Obar Investments – 3886 Cummings Road (part) – City of Chattanooga – Special Exceptions Permit: Residential Planned Unit Development (City of Chattanooga District 1, Hamilton County District 6)
5. 2014-029 – Passpointe Engineering/Jan Pass/Woodland Park Baptist Church –6700 block of Standifer Gap Road – City of Chattanooga - Rezone from R-1 Residential Zone & R-2 Residential Zone to R-4 Special Zone (City of Chattanooga District 6, Hamilton County District 5)
6. 2014-030 – Passpointe Engineering/Jan Pass/Woodland Park Baptist Church – 6700 block of Standifer Gap Road – City of Chattanooga – Special Exceptions Permit: Institutional Planned Unit Development (City of Chattanooga District 6, Hamilton County District 5)
7. 2014-031 - Lee Hodges, Housing Trust Group – 1351 Reserve Way & 7650 East Brainerd Road – City of Chattanooga – Special Exceptions Permit: Residential Planned Unit Development (City of Chattanooga District 4, Hamilton County District 7)
8. MR-2014-033 – City of Chattanooga/Real Property/Gail Hart – 34 City/County jointly-owned Back Tax Properties within Chattanooga City Limits – City of Chattanooga – Mandatory Referral: Acquisition & Surplus (City of Chattanooga Districts 3, 5, 7, 8 & 9, Hamilton County Districts 4 & 5)

9. MR-2014-034 – City of Chattanooga/Real Property/Gail Hart – 13 City/Chattanooga Neighborhood Enterprise jointly-owned Back Tax Properties within Chattanooga City Limits – City of Chattanooga – Mandatory Referral: Declare Surplus (City of Chattanooga Districts 5, 7, 8 & 9, Hamilton County Districts 4, 5, & 6)
 10. MR-2014-035 – City of Chattanooga/Real Property/Gail Hart – 3809 Alton Park Boulevard, 3800 block of West Avenue & 901 W. 39th Street – City of Chattanooga – Mandatory Referral: Declare Surplus (City of Chattanooga District 7, Hamilton County District 4)
 11. MR-2014-036 – City of Chattanooga/Real Property/Gail Hart – 1103 South Willow Street – City of Chattanooga – Mandatory Referral: Property Acquisition (City of Chattanooga District 8, Hamilton County District 4)
 12. MR-2014-037 – City of Chattanooga/Real Property/Gail Hart – 1827 Tunnel Boulevard – City of Chattanooga – Mandatory Referral: Property Acquisition (City of Chattanooga District 5, Hamilton County District 5)
 13. MR-2014-038 – City of Chattanooga/Real Property/Gail Hart – Properties located between the 1900-2000 blocks of Roanoke Avenue on the East, the 1900-2000 blocks of Sholar Avenue on the West and the 1700-1800 blocks of Southern Street on the South – City of Chattanooga – Mandatory Referral: Property Acquisition (City of Chattanooga District 8, Hamilton County District 4)
 14. A Resolution to Adopt the Reformatted and Reorganized Hamilton County Zoning Regulations (Hamilton County, All Districts)
 15. A Resolution to Request the Chattanooga-Hamilton County Regional Planning Agency Prepare an Update to the Comprehensive Plan and Develop an Integrated Land Development and Infrastructure Planning Framework to Guide Countywide Land Use Planning Documents and Provide Policy and Code Recommendations (City of Chattanooga All Districts, Hamilton County All Districts)
 16. A Resolution to Amend the Chattanooga City Code, Chapter 38 Zoning Ordinance, to Establish the Height and Landscape Buffer Requirements for Structures in the C-3 Central Business Zone that are Adjacent to Residentially Zoned Property (City of Chattanooga, All Districts)
- V. Public Comments on Non-Agenda Items
- VI. Approval of Minutes
- VII. Adjourn