

## **Agenda ACTION & RECOMMENDATIONS**

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Planning Commission Meeting Date: December 8, 2014

I. Opening Comments & Announcements (Chairman)

II. Subdivision Plats & Variances

Variances

1. Carr Farm Subdivision Lots 2A, 2B, and 3A- Minimum Front Setback C2 Zone  
(Chattanooga District 3/Hamilton County District 4)

STAFF:APPROVE / PC: APPROVED

Preliminary Plats

2. Riverbay Estates Subdivision Lots 1 thru 55-Vincent Road  
(Hamilton County District 9)

STAFF:APPROVE / PC: APPROVED

3. Easthaven Subdivision Lots 1 thru 65-Ooltewah-Ringgold Road  
(Hamilton County District 7)

STAFF:APPROVE W/C / PC: APPROVED W/C

4. River Oaks at Riverview Subdivision-Lots 1 thru 37-Hixson Pike  
(City of Chattanooga District 2/Hamilton County District 2)

STAFF:APPROVE / PC: APPROVED

Final Plats

5. Hampton Creek Townhomes PUD Lots 54 thru 65-Snow Hill Road  
(Hamilton County District 9)

STAFF:APPROVE / PC: APPROVED

6. Carr Farm Subdivision Lots 2A, 2B, and 3A-Webb Road at Highway 58  
(City of Chattanooga District 3/Hamilton County District 4)

STAFF:APPROVE, W/C / PC: APPROVED

7. Cameron Harbor Phase 2 Lots 1, and Lot 3 thru 22-Molly Lane  
(City of Chattanooga District 7/Hamilton County District 6)

STAFF:APPROVE / PC: APPROVED

8. The Cottages at Normal Park PUD Lots 1 thru 20  
(City of Chattanooga District 2/Hamilton County District 6)

STAFF:APPROVE / PC: APPROVED

Request for Plat Approval Extension

9. Meadow Stream Subdivision Phase 6 Lots 248 thru 346 Trout Lily Lane  
(Hamilton County District 9)

STAFF:APPROVE 1 YEAR EXTENSION / PC: APPROVED 1 YEAR EXTENSION

III. Old Business (None)

IV. New Business

1. MR-2014-126 – R&D Properties – Alley off 3000 block of Alton Park Boulevard – City of Chattanooga – Mandatory Referral: Alley Closure  
(City of Chattanooga District 7, Hamilton County District 4)  
STAFF: APPROVE / PC: APPROVE
2. MR-2014-133 – R&D Properties – Alley off 3000 block of West Avenue– City of Chattanooga – Mandatory Referral: Alley Closure  
(City of Chattanooga District 7, Hamilton County District 4)  
STAFF:APPROVE / PC: APPROVE
3. 2014-127 – Charles Campbell Construction – 630 Shallowford Road – City of Chattanooga – Rezone from C-5 Neighborhood Commercial Zone to C-2 Convenience Commercial Zone  
(City of Chattanooga District 9, Hamilton County District 5)  
STAFF:DENY / PC: DENY
4. MR-2014-128 – Townson P. Engsborg – 1500 block of Adams Street (at East 16<sup>th</sup> Street) – City of Chattanooga – Mandatory Referral: Street Closure  
(City of Chattanooga District 7, Hamilton County District 4)  
STAFF:APPROVE / PC: APPROVE
5. 2014-129 – Pratt Land Development – 8246 Roy Lane – Hamilton County – Special Permit to extend PUD boundary  
(Hamilton County District 9)  
STAFF: APPROVE W/C / PC: APPROVE W/C
6. 2014-130 – Thomas Johnson – 1437, 1439 Market Street – City of Chattanooga – Rezone from M-1 Manufacturing Zone to C-3 Central Business Zone  
(City of Chattanooga District 7, Hamilton County District 6)  
STAFF: APPROVE W/C / PC: APPROVE W/C
7. 2014-131 – Jim Morrison/ John O. Lines, Jr. – 2212 Taft Highway – Town of Walden – Rezone from A-1 Agricultural Zone to LM-1 Light Manufacturing Zone  
(Hamilton County District 2)  
STAFF:APPROVE W/C / PC: APPROVE W/C
8. 2014-132 – Jim Morrison/ John O. Lines, Jr. – 2212 Taft Highway – Town of Walden – Special Permit: Warehouse in LM-1 Zone  
(Hamilton County District 2)  
STAFF: APPROVE W/C / PC: APPROVE W/C
9. 2014-134 – Aaron White/ MC Holdings – 751 Riverfront Parkway - City of Chattanooga – Rezone from M-1 Manufacturing Zone to C-3 Central Business Zone  
(City of Chattanooga District 7, Hamilton County District 6)  
STAFF: APP W/CONDS / PC: APPROVE W/C

10. MR-2014-135 – James E. Campbell – Unnumbered block of 4<sup>th</sup> Street/ Alley off of 300 block of North Hawthorne Street – City of Chattanooga – Mandatory Referral: Street & Alley Closure  
(City of Chattanooga District 8, Hamilton County District 4)  
STAFF: APPROVE / **PC: APPROVE**
11. 2014-136 – GreenSpaces NextGen, LLC/ Jim Wilson & Hamilton Avenue Partners – 677, 703 Hamilton Avenue – City of Chattanooga – Rezone from C-7 North Shore Commercial/Mixed Use Zone & R-2 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone  
(City of Chattanooga District 2, Hamilton County District 6)  
STAFF: APPROVE / **PC: APPROVE**
12. 2014-137 – Barrier Properties, LLC – 6114, 6116, 6118, 6126, 6130, 6136, 6236, 6244, 6246, 6254, 6280 Ooltewah-Georgetown Road – Hamilton County – Rezone from M-1 Industrial District, A-1 Agricultural District, and R-5 Single-Wide Manufactured Home District to R-1 Single Family Residential District  
(Hamilton County District 9)  
STAFF: APPROVE / **PC: APPROVE**
13. 2014-138 – Barrier Properties, LLC – 6114, 6116, 6118, 6126, 6130, 6136, 6236, 6244, 6246, 6254, 6280 Ooltewah-Georgetown Road – Hamilton County – Special Permit: Planned Unit Development (PUD)  
(Hamilton County District 9)  
STAFF: APPROVE / **PC: APPROVE**
14. MR-2014-141 – Barrier Properties, LLC – Unnamed right-of-way off of 6200 block of Ooltewah-Georgetown Road – Hamilton County – Special Permit: Planned Unit Development (PUD)  
(Hamilton County District 9)  
STAFF: APPROVE / **PC: APPROVE**
15. 2014-139 – The Broadway Group/ Joseph E. Proctor – 6514, 6518 Shallowford Road – City of Chattanooga – Rezone from R-1 Residential Zone to C-2 Convenience Commercial Zone  
(City of Chattanooga District 6, Hamilton County District 5)  
STAFF: DENY / **PC: DEFER 30 DAYS**
16. A Resolution to Amend the City of Chattanooga Subdivision Regulations to Define Vested Rights in the Context of Development Plans **PC: APPROVED**
17. A Resolution to Amend the Hamilton County Subdivision Regulations to Define Vested Rights in the Context of Development Plans **PC: APPROVED**
18. A Resolution to Amend the Lakesite, Lookout Mountain, and Walden Subdivision Regulations to Define Vested Rights in the Context of Development Plans  
**PC: APPROVED**

19. A Resolution of the Chattanooga-Hamilton County Regional Planning Commission to Establish Designee with the Authority to Sign Final Subdivision Plats on behalf of the Secretary of the Chattanooga-Hamilton County Regional Planning Commission  
**PC: APPROVED**
20. A Resolution of Amend the Hamilton County Zoning Regulations, Article V General Provisions Section 105(3)(b) to Clarify the “Effective Date” Mentioned in the Text  
**PC: APPROVE**
21. A Resolution to Amend the City of Chattanooga Zoning Ordinance to Remove the Special Exceptions Permit for a Two-Family Dwelling in the R-1 Residential Zone  
**PC: APPROVE**
22. A Resolution to Amend the City of Chattanooga Zoning Ordinance to Define Vested Rights in the Context of Development Plans  
**PC: APPROVE**
23. A Resolution to Amend the Hamilton County Zoning Regulations to Define Vested Rights in the Context of Development Plans  
**PC: APPROVE**
- V. Public Comments on Non-Agenda Items
- VI. Approval of Minutes (for November 10, 2014 PC Meeting)
- VII. Adjourn