

Agenda

Planning Commission Meeting Date: **April 13, 2015**

I. Opening Comments & Announcements (Chairman)

II. Subdivision Plats & Variances

Variances

1. 6913 Greenway Drive-Hickory Valley Park, Lot 11-Minimum Lot Frontage
(City of Chattanooga District 4, Hamilton County District 8)
STAFF: Approve
2. 506, 508, 510 Rosewood Avenue-Northside Land Company's Amended Subdivision,
Lots 43, 44, 45-Minimum Lot Frontage
(City of Chattanooga District 2, Hamilton County District 6)
STAFF: Approve

Final plat

1. Black Creek, The Ridges PUD, Section 1-Lots 1 thru 63 and Woodlands Phase 5-Lot 349
(City of Chattanooga District 1, Hamilton County District 6)
STAFF: Approve

III. New Business

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

1. MR-2015-045 – Passpointe Engineering, PLLC c/o Jan Pass & Chattanooga Church –
6188 Adamson Circle – City of Chattanooga – Mandatory Referral: Abandon Sewer
Line & Easement
(City of Chattanooga District 5, Hamilton County District 5)
STAFF: Approve
2. 2015-046 – Amelia Roberts/Billie Lyles – 4115 North Terrace – City of Chattanooga –
Rezone from R-1 Residential Zone to O-1 Office Zone
(City of Chattanooga District 6, Hamilton County District 8)
STAFF: Deny
3. 2015-047 – Highland Park, LLC (Chattanooga Neighborhood Enterprise) – 1704, 1706
& 1714 Kirby Avenue – City of Chattanooga – Rezone from R-4 Special Zone to R-T/Z
Residential Townhouse/Zero Lot Line Zone
(City of Chattanooga District 9, Hamilton County District 4)
STAFF: Approve w/cond.

4. 2015-048 – Pat Neuhoff/Neuhoff Taylor Architects – 902, 904, 910, 914 & 918 East 8th Street – City of Chattanooga – Rezone from R-1 Residential Zone to R-4 Special Zone (City of Chattanooga District 8, Hamilton County District 6)
STAFF: Approve w/cond.
5. 2015-049 – John Straussberger/Southside Centre, LLC – 1700 Broad 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/cond.
6. 2015-050 – Joseph Ingram/Salient Investments – 6801 Conner Lane & 2115 North Concord Road – City of Chattanooga – Special Exceptions Permit: Residential Planned Unit Development (City of Chattanooga District 6, Hamilton County District 8)
STAFF: Approve w/cond.
7. 2015-051 – MAP Engineers for Austin Roberts/Freida Almond & Danny Allen – 6107 Ooltewah-Georgetown Road – Hamilton County – Rezone from A-1 Agricultural District to O-1 Office District (Hamilton County District 9)
STAFF: Approve
8. 2015-052 – Chattanooga Neighborhood Enterprise c/o Bob McNutt & Tennessee Temple – 1706, 1708, 1710, 1712, 1714 & 1716 Bailey Avenue – City of Chattanooga - Rezone from R-4 Special Zone to UGC Urban General Commercial Zone (City of Chattanooga District 9, Hamilton County District 4)
STAFF: Approve w/cond.
9. 2015-053 – Lindsey Miller – 947 Up The Creek Trail – Hamilton County – Revocable Special Permit: Permanent Amusement Resort Facility (Hamilton County District 2)
STAFF: Deny
10. 2015-054 – Tower Construction Company/Calvin Ball – 2408, 2410 & 2414 Chamberlain Avenue – City of Chattanooga – Rezone from R-2 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone (City of Chattanooga District 9, Hamilton County District 4)
STAFF: Approve w/cond.
11. 2015-055 – ASA Engineering/Allen Jones & Marshall Berry – 1400 Chestnut 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/cond.

12. MR-2015-056 - MAP Engineers c/o Mike Price & Valor G.P. – 7518 Standifer Gap Road – City of Chattanooga – Mandatory Referral: Sewer Abandonment
(City of Chattanooga District 4, Hamilton County District 8)

STAFF: Approve

13. 2015-057 – Becky Lockwood/Diantha Swift – 2211 & 2217 Hickory Valley Road – City of Chattanooga – Rezone from R-1 Residential Zone to R-4 Special Zone
City of Chattanooga District 6, Hamilton County District 5)

STAFF: Approve w/cond.

14. 2015-058 – Elemi Architecture/Jim Lee – 1705 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/cond.

IV. Government Mandatory Referrals

1. MR-2015-041 – Hamilton County Engineering/Todd Leamon, Public Works Director – 2200 block of Standing Rock Road – Hamilton County – Mandatory Referral: Street Closure
(Hamilton County District 2)

STAFF: Defer

2. MR-2015-042 – Hamilton Engineering/Todd Leamon, Public Works Director – 3700 block of Grandview Place – Hamilton County – Mandatory Referral: Street Closure
(Hamilton County District 6)

STAFF: Defer

3. MR-2015-043 – Hamilton County Engineering/Todd Leamon, Public Works Director – 10,000 block of Bauxite Road – Hamilton County – Mandatory Referral: Street Closure
(Hamilton County District 7)

STAFF: Defer

4. MR-2015-044 – City of Chattanooga Real Property Office/Gail Hart – 301 North Holtzclaw Avenue – City of Chattanooga – Mandatory Referral: Lease Agreement
(City of Chattanooga District 8, Hamilton County District 4)

STAFF: Approve

5. MR-2015-060 – City of Chattanooga Real Property Office/Gail Hart – 4327 Oakland Avenue – City of Chattanooga – Mandatory Referral: Lease Agreement
(City of Chattanooga District 7, Hamilton County District 4)

STAFF: Approve

Resolution Amendment

A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38 Zoning Ordinance, Article XIII, Changes and Amendments, Section 38-672 Method of Procedure, Relative to Posting Notices and Article VIII, Board of Appeals for Variances and Special Permits, Section 38-565, Notices, Relative to Posting Notices

- V. **Public Comments on Non-Agenda Items**
- VI. **Approval of Minutes**
- VII. **Adjourn**