

**CHATTANOOGA-HAMILTON COUNTY**  
**REGIONAL PLANNING COMMISSION**  
**MINUTES**

**DATE:** Monday, August 10, 2015  
**TIME:** 1:00 p.m.  
**PLACE:** Hamilton County Courthouse

The Planning Commission minutes are digitally recorded and are located on our website [www.chcrpa.org](http://www.chcrpa.org) by going to the Development Services tab then Monthly Zoning Information and then under Planning Commission Meeting Minutes. This is an abbreviated version which indicates who made the motion, what the motion was and who seconded it. It also indicates if there was opposition or not.

**Present:**

County Commissioner Sabrena Turner-Smedley , Mr. Y. L. Coker, Mr. Jason Farmer, City Councilman Chip Henderson, Mr. Todd Leamon, (representing County Mayor Jim Coppinger), Mr. David Mathews, Mr. Eric Myers, Mr. Don Moon, Mr. Jimmy Parks, Mr. Barry Payne, Mr. Adam Veron, Ms. Donna Williams (representing City Mayor Andy Berke), Ms. Velma Wilson and Chairman Ethan Collier

**Planning  
Commission  
Members**

**Others Present:**

Mr. Greg Haynes, Ms. Sandra Harrison, Mr. Bryan Shults, Ms. Karen Rennich, Ms. Pattie Dodd, Ms. Karen Hundt, Ms. Akousa Cook and Mr. John Bridger

**Planning  
Agency  
Staff**

**Public Hearing**

The procedure followed in presenting each petition was as follows:

- 1) Presentation of maps and photos of the area showing zoning and land use.
- 2) Exceptions to this procedure come when the staff recommends approval, and no opposition is present.
- 3) The applicant will be given 7 minutes to present his case. Opposition, if any, will be given 9 minutes and the applicant will then have 2 minutes for rebuttal.

**Public  
Hearing  
Procedure**

**Subdivision Plats & Variances**

Mr. Greg Haynes presented the subdivision plats & variance requests to the Commission.

**Variances**

Seebeck on Brittany Farm Lane, Lots 1 and 2-Lot Less than 5 Acres on Private Road  
(Hamilton County District 9)

**Seebeck**  
**WITHDRAWN**

Mr. Haynes informed the Commission that the applicant has withdrawn this request.

Mr. Barry Payne made motion to accept the withdrawal. Mr. Todd Leamon seconded the motion and motion to accept withdrawal carried.

Moonhollow Subdivision-Lots 1 and 2-Minimum Lot Frontage and Minimum Lot Size  
(City of Chattanooga District 2, Hamilton County District 6)

**Moonhollow**  
**Approved**

Mr. Barry Payne made motion to approve. Mr. Chip Henderson seconded the motion and motion to approve carried.

**Preliminary Plats**

Skyfall Subdivision Planned Unit Development-Lots 1 thru 32  
(Hamilton County District 7)

**Skyfall**  
**App w/cond**

Mr. Todd Leamon made motion to approve with condition. Mr. Y. L. Coker seconded the motion and motion to approve with condition carried.

**Final Plats**

Seebeck on Brittany Farm Lane, Lots 1 and 2-Lot  
(Hamilton County District 9)

**Seebeck**  
**WITHDRAWN**

Mr. Haynes informed the Commission that the applicant has withdrawn this request.

Mr. Barry Payne made motion to accept the withdrawal. Mr. Todd Leamon seconded the motion and motion to accept withdrawal carried.

Cambridge Square PUD, Lots 1, 5, and 17 thru 19 and ROW Dedication  
(City of Chattanooga District 6, Hamilton County District 9)

**Cambridge**  
**Approved**

Mr. Eric Myers made motion to approve. Mr. Chip Henderson seconded the motion and motion to approve carried with Mr. David Mathews and Mr. Barry Payne recusing.

Moonhollow Subdivision, Lots 1 and 2  
(City of Chattanooga District 2/Hamilton County District 6)

**Moonhollow**  
**App w/cond**

Mr. Eric Myers made motion to approve with condition. Mr. Todd Leamon seconded the motion and motion to approve with condition carried.

**Preliminary Plat Extension**

Carnell Subdivision, Lots 1 thru 25  
(City of Chattanooga District 6, Hamilton County District 8)

**Carnell**  
**Approved**

Mr. David Mathews made motion to approve. Mr. Sabrena Turner-Smedley seconded the motion and motion to approve carried.

**New Business**

**Rezoning, Closures/Abandonments, Special Permits, Condition Amendments**

**Case No. MR-2015-090** – Wesley Pullin for Megellan Terminal Holdings, LP – 4300 block of Jersey Pike – City of Chattanooga – MR: Franchise Agreement

**MR-2015-090**  
**Approved**  
**City Dist #5**

Mr. Haynes gave the presentation and explained staff recommendation to **approve**.

There was no one present in opposition.

Mr. David Mathews made motion to approve staff recommendation. Mr. Eric Myers seconded the motion and motion to approve staff recommendation carried.

**Case No. MR-2015-091** – Wesley Pullin for Megellan Terminal Holdings, LP – 4300 block of Jersey Pike – City of Chattanooga – MR: Franchise Agreement

**MR-2015-091**  
**Approved**  
**City Dist #5**

Mr. Haynes gave the presentation and explained staff recommendation to **approve**.

There was no one present in opposition.

Mr. Chip Henderson made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and motion to approve staff recommendation carried.

**Case No. 2015-092** – ASA Engineering c/o Allen Jones/David Taylor – 2380 Retro Hughes Road – Hamilton County – Special Permit: Aircraft Landing Strip

**2015-092**  
**Opposition**  
**App w/conds**  
**Co. Dist #1**

Mr. Haynes gave the presentation and explained staff recommendation to approve, subject to: 1) Landing strip shall be limited to personal use by the property owners only; 2) No commercial operations allowed; 3) All take-off/landings will occur during daylight hours; 4) The airstrip shall not be lit; and 5) The location of the landing strip, hangar and parking shall be generally located in conformance to the submitted site plan dated 7/23/2015.

Mr. Allen Jones of ASA Engineering located at 109 East Martin Luther King Boulevard, addressed the Commission regarding this request.

Speaking in opposition was Mr. Byron Hodges, who owns 48.9 acres east of the proposed site and Mr. Harvey Anderson, owner of 68.77 acres to the west of the proposed site.

A lengthy question and answer session ensued regarding take off and landing point, personal versus commercial use, noise, and in event of sale of property if conditions would carry over.

Mr. David Mathews made motion to approve staff recommendation with change to read as follows: **Approve, subject to the following conditions: 1) Landing strip shall be limited to personal use by the property owners only; 2) No commercial operations allowed; 3) All take-off/landings will occur during daylight hours; 4) The airstrip shall not be lighted; 5) The location of the landing strip, hangar and parking shall be generally located in conformance to the submitted site plan dated 07/23/2015; 6) The approach and take-off of all airplanes shall be from the north end of the landing strip; and 7) Landing strip shall be limited to ten 30-minute flights per month.** Mr. Barry Payne seconded the motion and motion to approve staff recommendation with change carried.

**Case No. 2015-093** – ASA Engineering c/o Allen Jones/David Taylor – 2380 Retro Hughes Road – Hamilton County – Special Permit: Campground, Tent-only

**2015-093**  
**Opposition**  
**App w/conds**  
**Co. Dist #1**

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to: the following conditions: 1) Campground sites shall be located at least one hundred feet from the property line of any abutting property; and 2) No lighting permitted within the one hundred feet buffer. All exterior lighting shall be directed downward to minimize light pollution; and 3) No more than 20 total campsites (including yurts) as proposed by the applicant; and 4) No camp stores, small food markets, coin-operated laundries, recreational/educational facilities, and shelters for group camping shall be permitted.**

Speaking in opposition was Mr. Byron Hodges, who owns 48.9 acres east of the proposed site and Mr. Harvey Anderson, owner of 68.77 acres to the west of the proposed site.

Mr. Jason Farmer made motion to approve staff recommendation. Mr. David Mathews seconded the motion and motion to approve staff recommendation carried.

**Case No. 2015-094** – Tom Kale, Jr./Henry Franklin – 2100 Broad Street, 310 W. 21<sup>st</sup> Street and 300 block of West 21<sup>st</sup> Street – City of Chattanooga – Rezone from M-1 Manufacturing Zone to C-3 Central Business Zone

**2015-094**  
**App w/conds.**  
**City Dist #7**

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to the following conditions:**

**1. Review.**

The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than 2 units, and excluding all interior renovations:

(1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.

- (2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.
- (3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.
- B. For any activity requiring a residential building permit for new construction:
  - (1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.

**2. Setbacks.**

- A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.
  - (1) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Condition 6.A.
  - (2) For multi-family buildings three (3) stories in height or greater, a greater setback is permitted if entrances to individual units front the street.
- B. For new single-family detached, duplex, townhome, and multi-family structures less than three (3) stories in height, building setbacks shall be consistent with the existing setbacks on the same side of the street.

**3. Height Requirements.**

- A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.
- B. The maximum height of all new nonresidential buildings and new multi-family buildings shall be six (6) stories.

**4. Access to sites and buildings.**

- A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the City Traffic Engineer based on vehicular and pedestrian safety concerns.
- B. Alleys, where they exist, shall be used as the principal vehicular access.
- C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.
- D. Shared drives should be used wherever possible.
- E. The primary pedestrian entrance to new buildings shall be provided from the primary street.

**5. Off-street parking.**

- A. New off-street parking shall not be permitted between a building and the primary street frontage.
- B. For new construction of a primary building, or improvements altering more than 25% of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:
  - (1) Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.

- (2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.
- C. Garages for new residential dwellings shall be located behind the primary building.
- D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:
  - (1) Proximity to transit stops
  - (2) Provision of bicycle facilities
  - (3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
  - (4) Type of uses and hours of operation
  - (5) Square footage of commercial uses or number of residential units
  - (6) Fire Department access

#### **6. Street Frontage.**

- A. Where a street edge is required, it shall be provided as follows:
  - (1) The street edge shall have a minimum height of three (3) feet and a maximum height of four (4) feet above grade and shall consist of:
  - (2) Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
  - (3) A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
  - (4) An evergreen hedge, with a minimum height at maturity of 3 feet.
  - (5) Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
- B. Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.
- C. Eighty percent (80%) of the ground level building façade, facing primary streets, shall be designed as leasable space and shall not include parking lots.
  - a. The remainder of the ground floor may be designed to incorporate parking, provided the parking is completely screened from public view.
- D. No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.
- E. All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.

The applicant was present.

There was no one in opposition present.

Mr. Barry Payne made motion to approve staff recommendation. Ms. Velma Wilson seconded the motion and motion to approve staff recommendation carried.

**Case No. 2015-099** – City of Chattanooga/Regional Planning Agency – 8603 and 8699 North Hickory Valley Road – City of Chattanooga – Rezone from Temporary C-2 Central Business Zone to Permanent C-2 Central Business Zone

**2015-099**  
**Approved**  
**City Dist #3**

Mr. Haynes gave the presentation and explained staff recommendation to **approve**.

Mr. Chip Henderson made motion to approve staff recommendation. Mr. David Mathews seconded the motion and motion to approve staff recommendation carried.

**Public Comments on Non-Agenda Items**

(None)

**Approval of Minutes of July 13, 2015**

**Adjourn**

There being no further business, the meeting adjourned at 2:27 pm.

Respectfully submitted,



Ethan Collier, Chairman



John Bridger, Secretary

EC:JB:sh