

## Agenda

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Planning Commission Meeting Date: February 9, 2015

I. Opening Comments & Announcements (Chairman)

II. Subdivision Plats & Variances

Variances

1. 709 Liberty Street-James Hibbs-Section 38-44 (5)(6) Minimum Lot Frontage and Minimum Lot Area (Chattanooga District 2/Hamilton County District 6)-Approve
2. 259 Garden Road-Justin Vice-Section 38-44 (6) Minimum Lot Frontage (Chattanooga District 1/Hamilton County District 6)-Deny

III. New Business

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

1. 2015-016 – Wesley Johnson, Jr./Dawghouse Holdings, LLC – 2847 Calhoun Avenue – City of Chattanooga – Rezone from R-2 Residential Zone to M-1 Manufacturing Zone (City of Chattanooga District 8, Hamilton County District 4)  
STAFF: APPROVE
2. 2015-017 – Martishia Smith & Katie Smith – 8716 Ooltewah-Georgetown Road – Hamilton County – Special Revocable Permit: Permanent Amusement Resort - (Hamilton County District 9)  
STAFF: APP W/CONDS
3. 2015-018 – Wes Bradley with University Housing Group/Westview Drive LP – 1428 Riverside Drive – City of Chattanooga – Rezone from M-1 Manufacturing Zone to C-3 Central Business Zone (City of Chattanooga District 8, Hamilton County District 4)  
STAFF: APP W/CONDS
4. 2015-019 – Hometown Folks, LLC c/o MAP Engineers/Walter & Sharon Willis – 13 South Moore Road – City of Chattanooga – Rezone from R-1 Residential Zone to C-2 Convenience Commercial Zone (City of Chattanooga District 6, Hamilton County District 8)  
STAFF: APP W/CONDS
5. 2015-020 – Thomas Palmer/Dan Rose – 1472 & 1474 Market Street – City of Chattanooga – Rezone from M-1 Manufacturing Zone to C-3 Central Business Zone (City of Chattanooga District 8, Hamilton County District 6)  
STAFF: APP W/CONDS

6. 2015-021 – Dennis Burris – 8527 Highway 58 – Hamilton County – Rezone from R-2A Rural Residential District to M-2 Wholesale and Light Industry District  
(Hamilton County District 9) STAFF: DENY
7. 2015-022 – Mike Doucoumes – 1428 Crawford Street – City of Chattanooga – Rezone from R-1 Residential Zone to R-4 Special Zone  
(City of Chattanooga District 6, Hamilton County District 8)  
STAFF: APPROVE
8. 2015-023 – Pratt & Associates, LLC/Miller Land Holdings, LLC/Todd and Tim Daniels – 7527 & 7579 McDaniel Lane & 8324 Providence Road – Hamilton County – Rezone from A-1 Agricultural District to R-1 Single Family Residential District  
(Hamilton County District 9) STAFF: APPROVE
9. 2015-024 – Pratt & Associates, LLC/Miller Land Holdings, LLC/Todd and Tim Daniels – 7527 & 7579 McDaniel Lane & 8324 Providence Road – Hamilton County – Special Permit: Residential Planned Unit Development  
(Hamilton County District 9) STAFF: APPROVE
10. 2015-025 – Craig Design Group/Nelson and Marcetta Wong – 2607 & 2631 Ooltewah-Ringgold Road – Hamilton County – Special Permit: Residential Planned Unit Development (Hamilton County District 7)  
STAFF: APPROVE
11. 2015-026 – John Parrish/Carlson Consulting – 8607, 8613 & 8619 North Hickory Valley Road and 5317, 5321, 5323, 5325, 5327, 5329 & 5331 Highway 58 – City of Chattanooga – Rezone from R-3 Residential Zone & C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone  
(City of Chattanooga District 3, Hamilton County District 9)  
STAFF: APP W/CONDS
12. 2015-027 – John Parrish/Carlson Consulting/Cornerstone Auto Brokers/Ray Moss & Barbara Moss Belville – 8603 & 8699 North Hickory Valley Road – Hamilton County – Rezone from R-2A Rural Residential District & R-3 Apartment-Townhouse District to C-2 Local Business Commercial District  
(Hamilton County District 9) STAFF: APP W/CONDS
13. 2015-028 – Fred Ervin/ W. C. Hunter – 3525 Garner Road – City of Chattanooga – Rezone from R-1 Residential Zone to R-3 Residential Zone  
(City of Chattanooga District 5, Hamilton County District 5)  
STAFF: DENY

## **AMENDMENT RESOLUTIONS**

- 1. A Resolution to Amend the Subdivision Regulations for City of Lakesite to Incorporate Changes to the Subdivision Submittal and Review Process**
- 2. A Resolution to Amend the Subdivision Regulations for Town of Walden to Incorporate Changes to the Subdivision Submittal and Review Process**
- 3. A Resolution to Amend the Subdivision Regulations for Town of Lookout Mountain to Incorporate Changes to the Subdivision Submittal and Review Process**
- 4. A Resolution to Amend Chattanooga City Code, Chapter 38, Zoning Ordinance, Article IV, General Regulations Section 38-32 Lot Size, Lot Frontage, and Setback Not To Be Reduced Exceptions to Provide Clarification As To When a Variance Will Be Required for Existing Structure Setbacks**
- 6. A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38 Zoning Ordinance, Article VI, Division 1 Height and Area Exceptions, Section 38-502 through 38-512, to Clarify and Combine All Lot of Record Regulations and Standards Into One Section of the Ordinance**
- 7. A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38 Zoning Ordinance, Article V, Division 7 R-3MD Moderate Density Zone, Section 38-104, to Clarify That Only One Structure is Permitted Per Lot**

**IV. Public Comments on Non-Agenda Items**

**V. Approval of Minutes**

**VI. Adjourn**