

Agenda

Planning Commission Meeting Date: January 12, 2015

I. Opening Comments & Announcements (Chairman)

II. Subdivision Plats & Variances

Variances

1. Mike Jenkins 9448 Wedge Way-Lot Less than 5 Acres on Easement-Recommend to Approve (Hamilton County District 1)
2. Tom McClellan 538 Cherokee Blvd-Setback from Public Right-of-Way-Recommend to Approve (City of Chattanooga District 1/Hamilton County District 6)

Preliminary Plats

3. Rock Creek Estates, Lots 1 thru 29-Daughtery Ferry Road-Recommend to Approve (Hamilton County District 1)
4. Heritage Green Phase 3, Lots 74 thru 100-Rhodes Farm Way-Recommend to Approve (City of Chattanooga District 7/Hamilton County District 4)

Final Plats

5. Luchi's Place, Lots 1 thru 5-2909 Ooltewah Ringgold Road-Recommend to Approve with Condition (Hamilton County District 7)
6. The Highlands at Belleau Ridge, Lots 131 thru 143 and Lots 270 thru 285-Belleau Ridge Road-Recommend to Approve (Hamilton County District 9)
7. Raptors Roost/Falcon Bluffs, Lots 16, 18, 19, and 1-Sawyer Cemetery Road-Recommend to Approve (Hamilton County District 2)

III. Old Business

1. 2014-139 – The Broadway Group, LLC/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 2, Hamilton County District 6)

STAFF: DENY

IV. New Business

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

1. 2015-001 – Frank Goodwin/Hard Luck Land & Cattle Company – 500 Whitehall Road – City of Chattanooga – Rezone from R-3 Residential Zone to RZ-1 Zero Lot Line Residential Zone

(City of Chattanooga District 1, Hamilton County District 6)

STAFF: APP W/CONDS

2. 2015-002 – Yun Tibbitts – 4411 13th Avenue – City of Chattanooga – Rezone from R-1 Residential Zone to R-2 Residential Zone

(City of Chattanooga District 7, Hamilton County District 4)

STAFF: APP W/CONDS

3. 2015-003 – Billy McCoy/Pam Edgemon – 10453 East Brainerd Road – Hamilton County – Rezone from A-1 Agricultural District to R-1 Single Family Residential District (Hamilton County District 7)

STAFF: APPROVE

4. 2015-004 – Charles M. Rogers – 3913 6th Avenue – City of Chattanooga – Rezone from R-1 Residential Zone to R-2 Residential Zone

(City of Chattanooga District 7, Hamilton County District 4)

STAFF: DENY

5. 2015-005 – Allen Jones/Alton Properties, LLC – 510 East Main Street – City of Chattanooga – Rezone from C-2 Convenience Commercial Zone & M-1 Manufacturing Zone to C-3 Central Business Zone

(City of Chattanooga District 7/Hamilton County District 4)

STAFF: APP W/CONDS

6. 2015-006 – Belle Investment Company/Travis Fuller/Grider/GVH Shall Jen Association – 7810 & 7816 Shallowford Road; 2237 & 2241 Jenkins Road; 2306 & 2338 Grider Way – City of Chattanooga – Rezone from R-2 Residential & C-2 Convenience Commercial Zone to R-3 Residential Zone

(City of Chattanooga District 4, Hamilton County District 8)

STAFF: DENY

7. 2015-007 – David Hudson - 1001 McCallie Avenue & 1019 McCallie Avenue – City of Chattanooga – Rezone from M-1 Manufacturing, C-2 Convenience Commercial Zone & R-4 Special Zone to C-3 Central Business Zone

(City of Chattanooga District 7, Hamilton County District 4)

STAFF: APP W/CONDS

8. 2015-008- Joseph Ingram/Chris Paty – 1000 block of Dallas Road – City of Chattanooga – Special Request: Lift Condition from Resolution #27748 of Previous Case No. 2013-149

(City of Chattanooga District 2, Hamilton County District 6)

STAFF: DENY

9. 2015-009 – Choo Choo Partners, LP – 1400 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

10. 2015-010 – Phil Whitfield/Capitol Toyota – 211 & 301 Chickamauga 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: APPROVE

- *WITHDRAWN** 11. 2015-011 – Blake Conklin/Faulk & Foster/Ronald Stansell – 9838 Snow Hill Road – Hamilton County – Special Permit: Cell Tower
(Hamilton County District 9)

STAFF: APPROVE

12. 2015-015 – Polestar Development, LLC/Gray, Ledford & Ford, Sexton & Booher – 1704 & 1714 Thrasher Pike & 7636 & 7640 Middle Valley Road – Hamilton County – Rezone from R-2A Rural Residential District, A-1 Agricultural District & C-2 Local Business Commercial District to C-2 Local Business Commercial District
(Hamilton County District 3)

STAFF: APPROVE

V. Government Mandatory Referrals

1. MR-2015-012 – City of Chattanooga/Real Property/Gail Hart – 5612 Hixson Pike – City of Chattanooga – Mandatory Referral: Amend & Establish Conservation Easement
(City of Chattanooga District 3, Hamilton County District 3)

STAFF: APPROVE

2. MR-2015-013 – City of Chattanooga/Real Property/Gail Hart – 5161 Ooltewah-Ringgold Road – City of Chattanooga – Mandatory Referral: Property Acquisition
(Hamilton County District 9)

STAFF: APPROVE

3. MR-2015-014 – City of Chattanooga/Real Property/Gail Hart – 125 East 25th Street at South Market Street – City of Chattanooga – Mandatory Referral: Declare Surplus
(City of Chattanooga District 7, Hamilton County District 4)

STAFF: APPROVE

VI. Zoning Ordinance Amendment

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, ARTICLE II, SECTION 38-2, DEFINITIONS AND ARTICLE V, DIVISION 13, SECTION 38-184; DIVISION 14, SECTION 38-204; DIVISION 15, SECTION 38-223; DIVISION 16, SECTION 38-245, USES PERMITTED AS SPECIAL EXCEPTIONS BY THE BOARD OF APPEALS; DIVISION 17, SECTION 38-266, USES PERMITTED AS SPECIAL EXCEPTIONS BY THE BOARD OF APPEALS; AND ARTICLE V, DIVISION 18, SECTION 38-289, USES

WHICH REQUIRE A SPECIAL PERMIT; AND ARTICLE V, DIVISION 10, SECTION 38-134, GENERAL FUNCTION (PERMITTED USES); AND ARTICLE VIII, SECTION 38-568, POWERS, ETC., OF BOARD, HEARINGS.

VII. Public Comments on Non-Agenda Items

VIII. Approval of Minutes

IX. Adjourn