

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

**DATE:** Monday, June 8, 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 show who made the motion, what the motion was and who seconded it. It also says if there was opposition or not.

**Present:**

County Commissioner Chester Bankston, Mr. Y. L. Coker, Mr. Jason Farmer, City Councilman Yusuf Hakeem, Ms. Mary Kay Hiatt, Mr. Todd Leamon, (representing County Mayor Jim Coppinger), Mr. David Mathews, 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. Akousa Cook, Ms. Sarah Robbins, Ms. Melony Collins, Ms. Pattie Dodd, Mr. Justin Tirsun 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.

**Final Plat**

Jim Lee on Banks Road Subdivision, Lots 3 thru 5  
(Hamilton County District 7)

**Jim Lee**  
**Banks Road**  
**Approved**

Mr. David Mathews made motion to approve. Mr. Barry Payne seconded the motion and motion to approve carried.

**Old Business**

**Case No. 2015-048** – Pat Neuhoff/Neuhoff Taylor Architects – 902, 904, 910, 914 & 918 East 8<sup>th</sup> Street – City of Chattanooga – From R-1 to R-4

**2015-048**  
**Defer 30 days**  
**City Dist #8**

The applicant, Mr. Pat Neuhoff was in attendance and asked for a 30 day deferral.

Mr. Barry Payne made motion to **defer 30 days**. Mr. Todd Leamon seconded the motion and motion to defer 30 days carried.

**Case No. 2015-050** – Joseph Ingram/Salient Investments – 6801 Conner Lane & 2115 North Concord Road – City of Chattanooga – Special Exceptions Permit: Residential Planned Unit Development

**2015-050**  
**Opposition**  
**App w/conds**  
**City Dist #6**

Mr. Haynes gave the presentation indicating that a revised site plan had been submitted and explained staff recommendation to **approve, subject to a 10' deep landscape buffer along the southern and northern property lines that abut a residential dwelling. The buffer shall maintain the existing tree canopy and be supplemented with evergreen trees spaced a maximum of 10 feet on-center (spacing and location as determined by the City Landscape Architect so as to accommodate existing trees).**

The applicant, Mr. Joseph Ingram, was in attendance and addressed the Commission regarding his request.

Speaking in opposition was Mr. Billy Graham of 6833 Longview Road, City Council District 6 representative Ms. Carol Berz, Mr. David Robinson of 6872 Longview Road and Mr. Steve Babb of 6864 Longview Road

Mr. Jason Farmer made motion to approve staff recommendation. Mr. Barry Payne seconded the motion and motion to approve staff recommendation carried.

## New Business

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

**Case No. 2015-073** – Joshua Goode (Land Titans Investments, LLC) & Robert (Mike) Petross – 507 Ashland Terrace – City of Chattanooga – From R-1 to R-4

**2015-073**  
**Opposition**  
**App O-1**  
**With conds**  
**City Dist #2**

Mr. Haynes gave the presentation and explained staff recommendation to deny the R-4 Special Zone Request and approve an O-1 Office Zone only for 221' as measured from the property line of Ashland Terrace toward the interior of the property subject to the following conditions: 1) Use of existing structure only; 2) Limited to one curb cut for ingress/egress onto Ashland Terrace; 3) Off-street parking limited to a maximum of 8 spaces; 4) No dumpsters permitted; 5) All exterior lighting shall be residential type and style. No commercial fixtures shall be allowed. If residential style fixtures are mounted on single posts, then the posts shall be no more than six (6) feet in height; 6) Type "C" landscape buffer to be provided along the property line where the O-1 Office Zone abuts the property line of the R-1A Residential Zone (City of Red Bank); 7) Except for the existing driveway, no surface parking shall be permitted between the structure and the primary street. Paving of the area between the structure and the primary street shall be limited only to approved access drive; 8) Signs incident to the permitted uses, except that only one (1) monument type sign shall be permitted, which sign shall be set back ten (10) feet from any property line. The sign shall not exceed forty-eight (48) square feet in area and shall not be more than four (4) feet in height. If illuminated the sign shall be indirectly lit in such a way that the light source cannot be seen from any public way or adjoining property. The lighting intensity shall not exceed twenty-five (25) foot-candles at the face of the sign. No flashing or intermittent lights will be permitted, and no internally illuminated signs shall be permitted.

Mr. Joshua Goode of 5630 Highway 153, addressed the Commission regarding his request.

Speaking in opposition was Ms. Jackie Wood of 507 Ashland Terrace.

Mr. David Mathews made motion to approve staff recommendation. Mr. Yusuf Hakeem seconded the motion and motion to approve staff recommendation carried.

**Case No. 2015-074** – Wendell Robinson – 1221 Birmingham Highway – Hamilton County – From R-2A & A-1 to M-2

**2015-074**  
**App w/conds**  
**Co Dist #6**

Mr. Haynes gave the presentation and explained staff recommendation to deny.

Mr. Wendell Robinson of 191 County Road 706 of Flat Rock, Alabama was in attendance and addressed the Commission regarding his request.

There was no opposition present.

Mr. David Mathews made motion to approve M-2, subject to providing a Type B Screen (20 foot buffer planted with evergreen trees/shrubs and one row of shade trees spaced 35 feet on center) as defined by the Hamilton County Zoning Regulations along the northeastern property lines where the property abuts tax parcels 116P-A-007 and 116P-A-016 or M-2 screening as required by the Hamilton County Landscape Regulations, whichever is greater. Mr. Yusuf Hakeem seconded the motion and the motion to approve M-2 with conditions carried with Mr. Todd Leamon abstaining.

Case No. 2015-075 – Michael Tawzer – 5223 Hunter Road – City of Chattanooga – Lift Condition #1 from Ordinance Number 12703 of Previous Case No. 2013-004 Requiring a 3-foot High Berm at the Northwest Corner

2015-075  
Approve  
City Dist #6

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

The applicant was present.

There was no opposition present.

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

Case No. MR-2015-076 – Philip M. Meyer, II & John B. Cunningham - 3902 Dodds Avenue - City of Chattanooga – MR: Abandon Public Alley Right-of-Way between 39<sup>th</sup> Street and 40<sup>th</sup> Street East of Dodds Avenue

MR-2015-076  
Opposition  
Deny  
City Dist #7

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

Speaking for the applicant was Attorney Philip Meyer regarding this request.

Speaking in opposition was Mr. Raymond House of 3905 12<sup>th</sup> Avenue, Ms. Carla House of 3905 12<sup>th</sup> Avenue and Mr. John House of 3905 12<sup>th</sup> Avenue.

Ms. Velma Wilson made motion to approve staff recommendation to deny. Ms. Mary Kay Hiatt seconded the motion and motion to approve staff recommendation to deny carried.

Case No. 2015-077 – Passpointe Engineering c/o Jan Pass & Tennessee Valley Railroad Museum c/o Tim Andrews – 2202 North Chamberlain Avenue – City of Chattanooga – From R-1 to M-1

2015-077  
App w/conds  
City Dist #9

Mr. Haynes gave the presentation and explained staff recommendation to approve with the following conditions: 1) Uses limited to railroad storage, tracks and other activities related to the operation of the Tennessee Railroad Museum. No heavy industrial uses permitted; b) Tax Map # 137I-A-011 to remain as an undisturbed buffer (no buildings, structures or storage); and c) The portion of Tax Map #137H-D-009, beginning at the southern most property line and proceeding 825 feet to the north along the easternmost

property line, to be maintained as an undisturbed buffer (no buildings, structures, or storage). Mr. Haynes indicated that items B & C of the conditions need to be removed because if the property is rezoned the landscape buffer would automatically require a 30' wide strip.

There was no opposition present.

Mr. Barry Payne made motion to **approve subject to uses limited to railroad storage, tracks and other activities related to the operation of the Tennessee Railroad Museum. No heavy industrial uses permitted.** Mr. Todd Leamon seconded the motion and motion to approve with said conditions carried.

**Case No. 2015-078** – Kevin & Teresa Scheiwe – 7965 Grasshopper Road – Hamilton County – Revocable Special Permit: Permanent Amusement Resort

**2015-078**  
**Opposition**  
**Denied**  
**Co Dist #9**

Mr. Haynes gave the presentation and explained staff recommendation to approve, subject to: 1) No outdoor use of an amplified sound system later than 9:00 pm; 2) Maximum attendance for any event is limited to 300 persons; and 3) Provide a ten (10) feet deep (as measured towards the interior of the property) buffer and landscape yard along the shared property line with the single-family home to the west. Plant material to be provided in the yard shall comply with the Hamilton County zoning requirements as outlined in Article V, Sections 305 and 307 as prescribed for Type C buffers.

The applicants, Mr. & Mrs. Scheiwe, were in attendance and addressed the Commission regarding this request.

Speaking in opposition and presenting a petition of opposition, was Ms. Tina Moeller of 7911 Grasshopper Road, Mr. Neal Benecke of 7840 Grasshopper Road and Mr. Rodney Bacon of 1220 Gunstock Road.

Mr. Chester Bankston made motion to **deny**. Mr. Yusuf Hakeem seconded the motion and motion to deny carried with Ms. Mary Kay Hiatt, Mr. Adam Veron and Mr. Jason Farmer voting no.

**Case No. MR-2015-079** – Passpointe Engineering, PLLC c/o Jan Pass & Vision Walnut Street, LLC – 10 Walnut Street– City of Chattanooga – Mandatory Referral: Abandonment of Sewer & Easement MF#100591

**MR-2015-079**  
**Approve**  
**City Dist #7**

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

The applicants were in attendance.

There was no opposition present.

Mr. Barry Payne made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and motion to approve staff recommendation carried.

**Case No. 2015-082** – Frank Kinser/East Brainerd Land Company – 6001 Lee Highway – **2015-082**

City of Chattanooga – From R-1 to M-1

Approve  
City Dist #5

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

The applicant was in attendance.

There was no opposition present.

Mr. Y. L. Coker made motion to approve staff recommendation. Ms. May Kay Hiatt seconded the motion and motion to approve staff recommendation carried with Mr. David Mathews recusing.

**Case No. 2015-083** – James Carl Wilson – 1146 Coffelt Road – Hamilton County –  
Special Permit: Single Wide Manufactured Home

2105-083  
Opposition  
Approve  
Co Dist #3

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

Mr. James Wilson was in attendance and addressed the Commission regarding his request.

Speaking in opposition was Ms. Joan Ferrell of 1138 and 1140 Coffelt Road and Mr. Jesse Curley of 1121 Coffelt Road.

Lengthy discussion ensued.

Mr. Chester Bankston made motion to approve staff recommendation. Mr. Y. L. Coker seconded the motion and motion to approve staff recommendation carried.

### **Resolution Amendment**

**A Resolution to Amend the Chattanooga City Code, Chapter 38 Zoning Ordinance, Article V, Division 20 M-2 Light Industrial Zone and Article VI, Height and Area Exceptions and Other Special Exceptions**

Chatt Zone  
Ord Amend  
M2 Ind Zone  
Defer 30 days

Mr. John Bridger explained the need for this to be deferred and made motion to **defer** 30 days. Mr. Todd Leamon seconded the motion and motion to defer 30 days carried.

### **Government Mandatory Referral**

**Case No. MR-2015-081** – City of Chattanooga Real Property Office/Gail Hart/ OBC Holdings, LLC –360 Greenway View Drive – City of Chattanooga – Mandatory Referral: Property Acquisition

MR-2015-081  
Approved  
Co Dist #3

Mr. David Mathews made motion to approve. Mr. Y. L. Coker seconded the motion and motion to approve carried.

**Public Comments on Non-Agenda Items**

(None)

**Approval of Minutes of May 11, 2015**

Mr. David Mathews made motion to approve the minutes. Ms. Mary Kay Hiatt seconded the motion and the motion to approve carried.

**Minutes**  
**May 11, 2015**  
**Approved**

**Adjournment:**

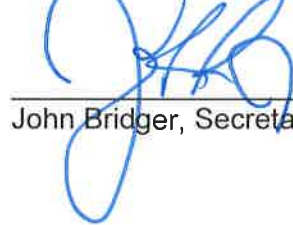
**Adjourn**

There being no further business, the meeting adjourned at 3:33 p.m.

Respectfully submitted,



Ethan Collier, Chairman



John Bridger, Secretary

EC:JB:sh