

Agenda

Planning Commission Meeting Date: **March 9, 2015**

I. Opening Comments & Announcements (Chairman)

II. Subdivision Plats & Variances

Preliminary Plats

1. The Rockery Reserve-Old Hotwater Road, Lots 2 thru 9
(Hamilton County District 1) STAFF: APP /CONDS
2. Stonewall Farms-Little Sorrel Road, Lots 475 thru 494, 539 thru 551
(City of Chattanooga District 3/Hamilton County District 3)
STAFF: APPROVE
3. Stonewall Farms-Jackson Mill @ Muskett Lane, Lots 552 thru 581
(Hamilton County District 3) STAFF: APPROVE

Final Plats

1. Hampton Meadows PUD-Roy Lane, Lots 2 thru 49-Roy Lane
(Hamilton County District 9)
STAFF: APPROVE
2. The Ridges at Crystal Brook-Windbridge Drive, Lots 137 thru 212
(Hamilton County District 7)
STAFF: APPROVE

III. Old Business

1. 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

IV. New Business

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

1. 2015-030 – Dennis Banther – 9608 Birchwood Pike – Hamilton County – Special
Permit: Single Wide Manufactured Home
(Hamilton County District 9)

STAFF: APPROVE

2. 2015-033 – Passpointe Engineering c/o Jan Pass/JJMP GP c/o Jasmine Patel – 216 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: APP W/CONDS

3. 2015-034 – Julie Gardenhire/Betty Silvers – 7104 Bonny Oaks Drive – City of Chattanooga – Rezone from R-1 Residential Zone to O-1 Office Zone (City of Chattanooga District 6, Hamilton County District 5)

STAFF: APP W/CONDS

4. 2015-035 – Skip Pond/Alfred Jayne – 941 McCallie Avenue – City of Chattanooga – Rezone from R-4 Special Zone to C-3 Central Business Zone

(City of Chattanooga District 8, Hamilton County District 6)

STAFF: APP W/CONDS

5. MR-2015-037 – Emerson Russell c/o The Palms on Concord, LLC – 6757 Palms Court– City of Chattanooga – Mandatory Referral: Abandonment of Sewer Easement

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

STAFF: APP W/CONDS

6. 2015-038 – Gabe Thomas c/o Collier Construction – 3100 Saint Elmo Avenue – City of Chattanooga – Rezone from M-1 Manufacturing Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone & UGC Urban General Commercial Zone

(City of Chattanooga District 7, Hamilton County District 6)

STAFF: APP W/CONDS

7. 2015-039 – City of Chattanooga/RPA/Johnson Southern Company, LLC – 9337 & 9339 Bradmore Lane – City of Chattanooga – Rezone from Temporary C-2 Convenience Commercial Zone to Permanent C-2 Convenience Commercial Zone

(City of Chattanooga District 6, Hamilton County District 9)

STAFF: APP UGC

V. Government Mandatory Referrals

1. MR-2015-031 – City of Chattanooga/Real Property/Gail Hart – 2005 South Willow Street – City of Chattanooga – Mandatory Referral: Property Acquisition

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

STAFF: APPROVE

2. **MR-2015-032 – City of Chattanooga/Real Property/Gail Hart – 4333 Oakland Avenue & 511 W. 45th Street – City of Chattanooga – Mandatory Referral: Lease Agreement (Chattanooga District 7, Hamilton County District 4)**

STAFF: APPROVE

3. **MR-2015-040 – City of Chattanooga/Bill Payne, City Engineer – 801 Volkswagen Drive – City of Chattanooga – Mandatory Referral: Abandon Sewer & Drainage Easements (City of Chattanooga District 6, Hamilton County District 5)**

STAFF: APPROVE

VI. Zoning Ordinance Amendments

1. **A Resolution to Amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance in Article V, Division 15, C-3 Central Business Zone to Remove the Ten (10) Feet Building Separation Requirement**
2. **A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance in Article V, Division 9, R-4 Special Zone and Division 12, O-1 Office Zone Relative to Removal of Sign Area Requirements**
3. **A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Article VIII, Board of Appeals for Variances, to Require Posting of Notification Sign**

VII. Public Comments on Non-Agenda Items

VIII. Approval of Minutes

IX. Adjourn