

CHATTANOOGA-HAMILTON COUNTY
REGIONAL PLANNING COMMISSION
MINUTES

DATE: Monday, September 14, 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 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 Randy Fairbanks, Mr. Y. L. Coker, Mr. Jason Farmer, City Councilman Chip Henderson, Ms. Mary Kay Hiatt, Mr. Todd Leamon, (representing County Mayor Jim Coppinger), Mr. David Mathews, Mr. Eric Myers, Mr. Don Moon, Mr. Jimmy Parks, Mr. Barry Payne, 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. Pam Glaser, Ms. Akousa Cook, Ms. Sara Robinson, Ms. Yuen Lee 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. (Exception was made on cases recommended for approval and without opposition)
- 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

Residence of Cambridge Square Residential PUD-Minimum Centerline Radius
(Hamilton County District 9)

**Residence of
Cambridge
Approved**

Mr. Jason Farmer made motion to approve staff recommendation. Mr. Y. L. Coker seconded the motion and motion to approve staff recommendation carried with Mr. Barry Payne and Mr. David Mathews recusing.

Smitherman-Steakley Trace Lot 1-15007 Log Cabin Lane-Lot Less than 5 Acres on Private Road and Minimum Width of Private Road
(Hamilton County District 1)

**Smitherman
Steakley
Defer 30 days**

Mr. Haynes informed the Commission that the applicant has requested a 30 day deferral.

Mr. Y. L. Coker made motion to defer 30 days. Mr. Todd Leamon seconded the motion and motion to defer 30 days carried.

Evelyn Quinn Lot 4-Serenity Trail-Lot Less than 5 Acres on Private Road and Minimum Width of Private Road
(Hamilton County District 9)

**Evelyn
Quinn, Lot 4
Approved**

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

Urban Infill Lot Compatibility Option

Haisten on McCallie Lots 1 thru 3-1105 East 8th Street
(Chattanooga District 8, Hamilton County District 6)

**Haisten on
McCallie
Opposition
Approved**

The applicant, Mr. Will Haisten of 1105 East 8th Street addressed the Commission in regards to this request.

Speaking in opposition was Mr. Jeremy Bates of 707 Park Avenue.

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

Montagues Addition Number 1-Lots 30 and 32-504 and 506 East 17th Street
(Chattanooga District 7, Hamilton County District 4)

**Montagues
Approved**

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

Preliminary Plats

Eagle Bluff Woods-Lots 1 thru 24-7200 Block River Run Drive
(Hamilton County District 9)

**Eagle Bluff
Approved**

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

Prairie Pass Planned Unit Development-Phase 2-Lots 112 thru 155-10802 East Brainerd Road
(Hamilton County District 7)

**Prairie Pass
App w/cond**

Mr. Todd Leamon made motion to approve staff recommendation. Mr. Y. L. Coker seconded the motion and motion to approve staff recommendation carried.

Final Plats

Smitherman-Steakley Trace Subdivision-Lots 1 and 2-15007 and 15029 Log Cabin Lane
(Hamilton County District 1)

**Smitherman
Steakley
Defer 30 days**

Mr. Haynes informed the Commission that the applicant has requested a 30 day deferral.

Mr. Y. L. Coker made motion to defer 30 days. Mr. Todd Leamon seconded the motion and motion to defer 30 days carried.

Brookside Commons Planned Unit Development-Lots 1 thru 41-8610 Petty Road
(Chattanooga District 4, Hamilton County District 7) STAFF: Approve w Conditions

**Brookside
App w/conds**

Mr. Randy Fairbanks made motion to approve staff recommendation. Mr. Y. L. Coker seconded the motion and motion to approve staff recommendation carried.

Haisten on McCallie Lots 1 thru 3-1105 East 8th Street
(Chattanooga District 8, Hamilton County District 6)

**Haisten on
McCallie
App w/ cond**

Mr. Jason Farmer made motion to approve staff recommendation. Ms. Mary Kay Hiatt seconded the motion and motion to approve staff recommendation carried with Mr. David Mathews recusing.

Montagues Addition Number 1-Lots 30 and 32-504 and 506 East 17th Street
(Chattanooga District 7/Hamilton County District 4)

**Montagues
App w/cond**

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

Easthaven Subdivision-Lots 1 thru 65 -2016 Ooltewah-Ringgold Road
(Hamilton County District 7)

**Easthaven
App w/cond**

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

Moon, Mr. Barry Payne and Mr. David Mathews abstaining. Mr. Eric Myers was absent from this vote.

New Business

Rezoning, Closures/Abandonments, Special Permits, Condition Amendments

Case No. 2015-095 – David Smith/Anthony Smith – 8228 Harrison Bay Road – Hamilton County – From R-2A to C-2

2015-095
App w/cond
Co Dist #9

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to the use being restricted to propane sales, tax preparation and vehicle/boat storage only.**

The applicant, Mr. David Smith of 8232 Harrison Bay Road, was in attendance and addressed the Commission regarding his request.

There was no one present in opposition.

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

Case No. 2015-098 – Wendy Roberts – 6849 Mountain View Road – Hamilton County – From M-2 to R-3

2015-098
App w/cond
Co Dist #9

Mr. Barry Payne made motion to approve with the condition in the staff recommendation which is to **approve, subject to use as an assisted living facility only.** Mr. Todd Leamon seconded the motion and motion to approve with the condition in the staff recommendation carried.

Case No. 2015-100 – Choo Choo Partners, LP/Jon Kinsey – 1400 Market Street, 1435 Rossville Avenue & 13 East 14th Street – City of Chattanooga – From M-1 to C-3

2015-100
App w/conds
City Dist #8

Mr. Adam Kinsey of 201 West Main Street addressed the Commission regarding this request and questioned the height restrictions given in the staff recommendation.

There was no one present in opposition.

Mr. Barry Payne made motion to approve with the conditions in the staff recommendation and modifying Height Conditions by adding a "condition C": Maximum height of all new structures attached to the main Terminal Building should be 100' and by specifying in Street Frontage section "Market Street & East 14th Street". Mr. Todd Leamon seconded the motion and motion to approve with conditions in the staff recommendation and modifying Height Conditions by adding a "condition C": Maximum

height of all new structures attached to the main Terminal Building should be 100' and by specifying in Street Frontage section "Market Street & East 14th Street" (which are attached and made part of these minutes) carried.

Case No. 2015-101 – City of Chattanooga/RPA – Area generally bounded by Interstate 24 to the West, Norfolk Southern Railroad to the North, Williams Street to the East & Cummings Highway to the South – City of Chattanooga – Zoning Study **2015-101**
Approve
City Dist #7

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

Case No. MR-2015-102 – Gabe Thomas/Collier Construction/Astir, LLC – 3100 Saint Elmo Avenue – City of Chattanooga – Mandatory Referral: Abandon Sewer Easement **MR-2015-102**
Approve
City Dist #7

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

Case No. MR-2015-103 – Smyrna Ready Mix Concrete/Jag Realty, LLC & RDP Properties – Two (2) Alleys off of 2510, 2560, 2614 & 2700 Asbury Park – City of Chattanooga – Mandatory Referral: Abandon Alleys **MR-2015-103**
Approve
City Dist #8

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

Case No. 2015-104 – Pratt & Associates, LLC – 1521 Ooltewah-Ringgold Road – Hamilton County – Special Exceptions Permit: Residential Planned Unit Development **2015-104**
Approve
Co Dist #7

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

Case No. 2015-105 – Pratt & Associates, LLC – 1521 Ooltewah-Ringgold Road – Hamilton County – Special Exceptions Permit: Residential Planned Unit Development **2015-105**
Approve
Co Dist #7

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

Case No. 2015-106 – Joseph Ingram/VJW Company LP – Properties in the 200 and 300 blocks of Allen Road – City of Chattanooga– Special Exceptions Permit: Residential Planned Unit Development **2015-106**
Opposition
Defer 30 days
City Dist #1

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

Mr. Joseph Ingram addressed the Commission and asked for a 30 day deferral.

Speaking in opposition was Ms. Kathleen McCarthy of 224 Allen Road, Mr. David Reynolds of 5604 North Elm Street and Mr. Walter Andrews of Crestview Drive.

Mr. Jason Farmer made motion to defer 30 days. Mr. David Mathews seconded the motion and motion to defer 30 days carried.

Case No. 2015-107 – Rocky Chambers of Chattanooga Engineering Group/Mike Oswald – 6913, 6917 & 6921 Greenway Drive – City of Chattanooga – From R-2 to R-3

2015-107
App w/cond
City Dist #4

There was no on present in opposition.

The applicant, Mr. Rocky Chambers of Chattanooga Engineering Group at 400 East Main Street, addressed the Commission regarding this request and asked for flexibility of the dumpster location.

Mr. Haynes gave the presentation and explained staff recommendation to approve with the following conditions: 1) No more than 9 total dwelling units for the site; and 2) Dumpster to be located no farther than 50 feet from the western property line.

After further discussion, Mr. David Mathews made motion to approve staff recommendation with change to condition #2 to read as follows: **“1) No more than 9 total dwelling units for the site; and 2) Dumpster to be located 10 feet from the eastern edge of sewer easement”**. Mr. Barry Payne seconded the motion and motion to approve staff recommendation as amended carried.

Case No. 2015-108 – Jim Richards/Bill Reason – 405 North Market Street – City of Chattanooga – From M-1 & M-2 to C-3

2015-108
Opposition
App C7
City Dist #1

Mr. Haynes gave the presentation and explained staff recommendation to deny the, Request for C-3 and approve a C-7.

Mr. Jim Richards addressed the Commission regarding this request.

Speaking in opposition was Mr. Garnet Chapin of the neighborhood association.

Mr. Chip Henderson made motion to **deny C-3 request and approve the C-7 zone**. Mr. Eric Myers seconded the motion and motion to deny C-3 and approve C-7 carried with Mr. Jason Farmer recusing.

Case No. 2015-109 – Tennessee Riverplace/James P. Little, MD – 1335 O’Grady Drive – City of Chattanooga – From R-1 to R-3

2015-109
Opposition
Defer 90 days
City Dist #1

Mr. Haynes gave the presentation and explained staff recommendation to approve, subject to a single-family detached dwelling or Short-Term Vacation Rental only.

Ms. Rebecca Little of 412 Thompson Street, addressed the Commission regarding this request.

Speaking in opposition was Mr. Barry Fox of 3332 O'Grady Drive.

Mr. Randy Fairbanks made motion to **defer 90 days**. Mr. Chip Henderson seconded the motion and motion to defer 90 days carried with Ms. Mary Kay Hiatt voting no.

Case No. MR-2015-110 – District at Cameron Harbor, LLC/Aaron White – 751 Riverfront Parkway – City of Chattanooga – Mandatory Referral: Abandon Sewer Easement

MR-2015-110

Approve

City Dist #7

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

Case No. 2015-111 – Miller McCoy/Allen Headrick – 1400 Hamilton Avenue – City of Chattanooga – From R-1 to R-3

2015-111

Opposition

Defer 30 days

City Dist #2

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

The applicant, Mr. Wayne McCoy addressed the Commission regarding this request and asked for deferral of 30 days.

Mr. Joel Stubblefield of 1401 Hamilton Avenue spoke in opposition to this request.

Mr. Barry Payne made motion to **defer 30 days**. Mr. Jason Farmer seconded the motion and motion to defer 30 days carried.

Case No. 2015-112 – R. Wayne McCoy/Miller McCoy, Inc./Allen Headrick – 1400 Hamilton Avenue – City of Chattanooga – Special Exceptions Permit: Residential Planned Unit Development

2015-112

Opposition

Defer 30 days

City Dist #2

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

The applicant, Mr. Wayne McCoy addressed the Commission regarding this request and asked for deferral of 30 days.

Mr. Joel Stubblefield of 1401 Hamilton Avenue spoke in opposition to this request.

Mr. Barry Payne made motion to **defer 30 days**. Mr. Jason Farmer seconded the motion and motion to defer 30 days carried.

Case No. 2015-113 – ASA Engineering/Allen Jones/Woodwork Realty Company – 405 East Main Street – City of Chattanooga – From M-1 to C-3

2015-113

App w/conds

City Dist #8

The applicant was present.

There was no in opposition present to the petition.

Mr. Barry Payne made motion to approve with conditions in the staff recommendation. Mr. Todd Leamon seconded the motion and motion to approve with conditions in the staff recommendation, which are attached and made part of these minutes, carried.

Amendment Resolution

A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, Article IX, Landscaping Provisions by Removing Section 38-596 – Stormwater Credits

**Zoning Ord.
Amendment
Removing
Stormwater
Credits
Approved**

Mr. Don Moon made motion to approve the resolution. Mr. Barry Payne seconded the motion and motion to approve carried.

Public Comments on Non-Agenda Items
(None)

Approval of Minutes of August 10, 2015

Mr. Barry Payne made motion to approve the minutes of August 10, 2015. Mr. Todd Leamon seconded the motion and motion to approve carried.

Adjourn

There being no further business, the meeting adjourned at 3:25 pm.

Respectfully submitted,


Ethan Collier, Chairman


John Bridger, Secretary

EC:JB:sh

2015-100: Approve C- Central Business, with 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 five (5) stories.

C. **Maximum height of all new structures attached to the main Terminal Building should be 100'.**

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. For large sites with a limited existing interior street network, the new development shall include a network of connected interior streets, with buildings fronting those streets, to be reviewed and approved by the Chattanooga Department of Transportation.

F. 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 brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - (2) A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
 - (3) An evergreen hedge, with a minimum height at maturity of 3 feet.
 - (4) 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 Market Street & East 14th Street, 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.

2015-113: 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 non-residential buildings and new multi-family buildings shall be four (4) 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. For large sites with a limited existing interior street network, the new development shall include a network of connected interior streets, with buildings fronting those streets, to be reviewed and approved by the Chattanooga Department of Transportation.
 - F. 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 brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - (2) A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
 - (3) 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.



**A RESOLUTION TO AMEND THE CHATTANOOGA CITY
CODE, PART II, CHAPTER 38 ZONING ORDINANCE,
ARTICLE IX, LANDSCAPING PROVISIONS, BY
REMOVING SECTION 38-596- STORMWATER CREDITS**

WHEREAS, the Stormwater Credits section of the Landscaping Provisions in the Chattanooga Zoning Ordinance may conflict with the current Stormwater Management Regulations in Article VIII of Chattanooga City Code;

AND WHEREAS, the Land Development Office of the City of Chattanooga has requested that the Stormwater Credits section be removed from the Landscaping Provisions in the Chattanooga Zoning Ordinance.

NOW THEREFORE, BE IT RESOLVED, that the Chattanooga-Hamilton County Regional Planning Commission on September 14, 2015 does hereby recommend to the Chattanooga City Council that the following sections be amended as follows:

Amend Article IX, Landscaping Provisions, by removing Section 38-596- Stormwater Credits in its entirety.

Respectfully submitted,

John Bridger, Secretary

Date of Adoption: September 14, 2015
JB:GH:PD:sh
LandscapeSept2015