

CHATTANOOGA-HAMILTON COUNTY
REGIONAL PLANNING COMMISSION
MINUTES

DATE: Monday, April 11, 2016
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 show who made the motion, what the motion was and who seconded it. It also says if there was opposition or not.

Present:

**Planning
Commission
Members**

County Commissioner Chester Bankston, City Councilman Yusuf Hakeem, Mr. Y. L. Coker, Mr. Todd Leamon, (representing County Mayor Jim Coppinger), Mr. Jason Farmer, Mr. David Mathews, Mr. Eric Myers, Mr. Barry Payne, Ms. Velma Wilson, Mr. Adam Veron, Ms. Donna Williams (representing City Mayor Andy Berke) and Chairman Ethan Collier

Others Present:

**Planning
Agency
Staff**

Mr. Greg Haynes, Ms. Sandra Harrison, Mr. Bryan Shults, Ms. Melissa Taylor, Mr. Hobert Brabson, Ms. Pattie Dodd, Ms. Karen Rennich, Ms. Akousa Cook, Mr. Justin Tirsun, Ms. Karen Hundt, Ms. Sarah Robbins and Mr. John Bridger

Public Hearing

**Public
Hearing
Procedure**

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.

Mr. Barry Payne made motion to **defer 30 days**. Mr. Y. L. Coker seconded the motion and motion to defer 30 days carried.

New Business

Rezoning, Closures/Abandonments, Special Permits, Condition Amendments

Case No. 2016-044 – William K. Friar– 7126 Moses Road – Hamilton County –
Special Permit: Single Wide Manufactured Home

2016-044
Approved
Co Dist #3

There was no opposition present.

The applicant was present.

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

Case No. MR-2016-045 – David Davaney/Ridgedale Baptist Church – Unnamed
alley off of the 6400 block of Lee Highway – City of Chattanooga –
MR: Alley Closure

MR-2016-045
Approved
City Dist #6

There was no opposition present.

The applicant was present.

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

Case No. MR-2016-046 – W. C. Helton – Part of the 300 block of East 37th
Street & 2 unnamed alleyways – City of Chattanooga –
MR: Alley & Street Closure

MR-2016-046
Approved
City Dist #7

There was no opposition present.

The applicant was present.

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

Case No. MR-2016-047 – MAP Engineers c/o Mike Price/Peter Cory – 1813
Morris Hill Road – City of Chattanooga – MR: Sewer Abandonment

MR-2016-047
Approved
City Dist #4

There was no opposition present.

The applicant was present.

Mr. Y. L. Coker made motion to **approve**. Mr. Jason Farmer seconded the motion and motion to approve carried with Mr. David Mathews recusing.

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, 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.

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.

C. For properties fronting the Tennessee River, a public easement a minimum of thirty-five (35) feet in width shall be provided along the river for the continuation of the Riverwalk.

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 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. 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

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.

Mr. Todd Leamon seconded the motion and motion to approve staff recommendation with conditions carried.

Case No. 2016-052 – David J. Kluttz – 5277 Wilbanks Drive – City of Chattanooga – From C-5 to C-2 **2016-052**
App w/cond
City Dist #3

Mr. David Mathews made motion to **approve staff recommendation with the conditions in the recommendation that read as follows: subject to keeping a 30-foot existing undisturbed vegetative buffer, filling any gaps in existing vegetation with plantings per Type “A” Landscape Buffer standards, along northern property boundary where abutting R-2 Residential Zone.** Mr. Barry Payne seconded the motion and motion to approve staff recommendation with conditions carried.

Case No. 2016-053 – Adamson Developers, LLC/Bobby Joe – 8062 & 8074 Old Lee Highway – City of Chattanooga – From R-2 to R-3 **2016-053**
Approved
City Dist #4

Mr. Yusuf Hakeem made motion to **approve.** Mr. Y. L. Coker seconded the motion and motion to approve carried.

Case No. 2016-054 – Chambliss Center for Children – 402 & 406 Gillespie Road – City of Chattanooga - Rezone from R-1 Residential Zone to R-2 Residential Zone **2016-054**
Opposition
Approved
City Dist #5

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

Mr. Phil Accord, President and CEO of Chambliss Center for Children addressed the Commission and explained the request for R2.

Speaking in opposition was Ms. Minnie Milsaps who lives across the street from the Chambliss Center, Mr. and Mrs. Ronaldo Newman and Ms. Carrie Robinson of 3821 Montview Drive.

Mr. David Mathews made motion to approve staff recommendation. Mr. Y. L. Coker seconded the motion and motion to approve staff recommendation carried with Ms. Velma Wilson abstaining.

Case No. 2016-057 – Jay Bell – 1196 Jackson Mill Drive – Hamilton County – SEP: PUD **2016-057**
Approved
Co Dist #3

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

GOVERNMENT MANDATORY REFERRAL:

Case No. MR-2016-055 – City of Chattanooga/Real Property Office – 1200 King Street – City of Chattanooga – MR: Declare Surplus

MR-2016-055
Approved
City Dist #8

Mr. Eric Myers 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 March 14, 2016

Minutes
Mar 2016
Approved

Mr. Jason Farmer made motion to approve the minutes. Mr. Yusuf Hakeem seconded the motion and the motion to approve carried.

Adjournment:

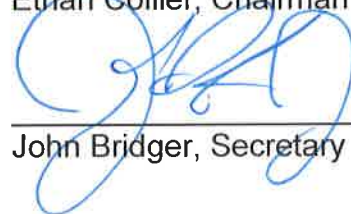
Adjourn

There being no further business, the meeting adjourned at 2:30 p.m.

Respectfully submitted,



Ethan Collier, Chairman



John Bridger, Secretary

EC:JB:sh