

## Agenda

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Planning Commission Meeting Date: **April 11, 2016**

I. **Opening Comments & Announcements (Chairman)**

II. **Subdivision Plats & Variances**

**Variance**

2016-023 Bittle Subdivision Lot 1-Lot Less than 5 Acres on Private Road/Easement  
and Width

**(Hamilton County District 1)**

**STAFF: Approve**

**Preliminary Plat**

2016-021 Snowy Owl Subdivision PUD Lots 1 thru 52

**(Hamilton County District 9)**

**STAFF: Approve with Condition**

**Final Plats**

2016-020 Stockton Place Lots 1 thru 11

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

**STAFF: Approve with Conditions**

2016-022 100 @ South Broad Street Lots 12 thru 23

**(City of Chattanooga District 7/Hamilton County District 6)**

**STAFF: Approve with Conditions**

III. **Old Business**

1. **MR-2016-030 – Adrian Stitts – Unnamed Street off of the 1200 block of Everett  
Drive – Hamilton County – Mandatory Referral: Street Closure**

**(Hamilton County District 7)**

**STAFF: Deny**

#### IV. New Business

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

1. 2016-044 – William K. Friar– 7126 Moses Road – Hamilton County – Special Permit: Single Wide Manufactured Home  
(Hamilton County District 3) STAFF: Approve
2. MR-2016-045 – David Davaney/Ridgedale Baptist Church – Unnamed alley off of the 6400 block of Lee Highway – City of Chattanooga – Mandatory Referral: Alley Closure  
(City of Chattanooga District 6, Hamilton County District 8)  
STAFF: Approve
3. MR-2016-046 – W. C. Helton – Part of the 300 block of East 37<sup>th</sup> Street & 2 unnamed alleyways – City of Chattanooga – Mandatory Referral: Alley & Street Closure  
(City of Chattanooga District 7, Hamilton County District 4)  
STAFF: Approve
4. MR-2016-047 – MAP Engineers c/o Mike Price/Peter Cory – 1813 Morris Hill Road – City of Chattanooga – Mandatory Referral: Sewer Abandonment  
(City of Chattanooga District 4, Hamilton County District 7)  
STAFF: Approve
5. 2016-048 – Sunnyside Properties, LLC – 4820 Oakland Avenue – City of Chattanooga– Rezone from M-1 Manufacturing Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone  
(City of Chattanooga District 7, Hamilton County District 4)  
STAFF: Deny RTZ;  
Approve R1 with condition
6. 2016-049 – Sonya Y. Benning – 109 Workman Road – City of Chattanooga – Rezone from M-1 Manufacturing Zone to R-1 Residential Zone  
(City of Chattanooga District 7, Hamilton County District 4)  
STAFF: Approve
7. 2016-051 – Duane Carleo/Mark Neal – 24 East 14<sup>th</sup> Street – City of Chattanooga – Rezone from M-1 Manufacturing Zone to C-3 Convenience Commercial Zone

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

**STAFF: Approve with conditions**

8. 2016-052 – David J. Kluttz – 5277 Wilbanks Drive – City of Chattanooga – Rezone from C-5 Neighborhood Commercial Zone to C-2 Convenience Commercial Zone

**(City of Chattanooga District 3, Hamilton County District 3)**

**STAFF: Approve with condition**

9. 2016-053 – Adamson Developers, LLC/Bobby Joe – 8062 & 8074 Old Lee Highway – City of Chattanooga – Rezone from R-2 Residential to R-3 Residential Zone

**(City of Chattanooga District 4, Hamilton County District 5)**

**STAFF: Approve**

10. 2016-054 – Chambliss Center for Children – 402 & 406 Gillespie Road – City of Chattanooga - Rezone from R-1 Residential Zone to R-2 Residential Zone

**(City of Chattanooga District 5, Hamilton County District 5)**

**STAFF: Approve**

11. 2016-057 – Jay Bell – 1196 Jackson Mill Drive – Hamilton County – Special Exceptions Permit: Residential Planned Unit Development

**(Hamilton County District 3)**

**STAFF: Approve**

12. 2016-058 – Jay W. Bell – 7623 Sweet Fern Drive, 7677 Peppertree Drive and 8830 Green Gap Road – Hamilton County – Rezone from A-1 Agricultural District to C-2 Local Business Commercial District

**(Hamilton County District 9)**

**STAFF: Approve**

13. 2016-059 – Jay W. Bell – 7201 Hixson Pike – Hamilton County – Special Exceptions Permit: Residential Planned Unit Development

**(Hamilton County District 3)**

**STAFF: Approve**

14. 2016-062 – Global Southern Realty Holdings, LLC – 7408 Bonny Oaks Drive – City of Chattanooga – Lift Condition #4 of Ordinance No. 12867 of Previous Case No. 2014-094

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

**STAFF: Approve**

15. **A Resolution to Amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance of the City of Chattanooga, Tennessee, by Amending Sections 38-2; 38-184; 38-204; 38-302; 38-568; Defining, Regarding and Referencing Facilities Such as Boarding, Grooming, Training and Similar Uses for Small Animals in Article II, Definitions; Article V, Zoning Regulations; Article VIII, Board of Appeals for Variances and Special Permits**
16. **A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38, Zoning, Article V Zoning Regulations, Division 24 Flood Hazard Zone Regulations to the Flood Insurance Rate Map Community Panel Numbers**
17. **A Resolution to Amend the City of Lakesite Zoning Ordinance, Chapter V, Floodplain Regulations, Section 503.02, in Order to Maintain Eligibility for Participation in the National Flood Insurance Program, by Adopting the New FEMA Flood Insurance Rate Map**

**B. GOVERNMENT MANDATORY REFERRALS:**

18. **MR-2016-055 – City of Chattanooga/Real Property Office – 1200 King Street – City of Chattanooga – Mandatory Referral: Declare Surplus  
(City of Chattanooga District 8, Hamilton County District 6)**
19. **MR-2016-056- City of Chattanooga/Real Property Office – 15 Tremont Street – City of Chattanooga – Mandatory Referral: Lease Agreement  
(City of Chattanooga District 2, Hamilton County District 6)**

**STAFF: Approve**

**STAFF: Approve**

- V. **Public Comments on Non-Agenda Items**
- VI. **Approval of Minutes of March 14, 2016**
- VII. **Adjourn**