

## Agenda

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Planning Commission Meeting Date: February 8, 2016

I. Opening Comments & Announcements (Chairman)

II. Subdivision Plats & Variances

Variances

2016-014 Kenneth Davis Subdivision, Lots 1 thru 3-Lot Less than Five (5) Acres on a Private Road  
(Hamilton County District 9)

STAFF: Approve

Urban Infill Lot Compatibility Option

2016-006 Riverview Terrace Subdivision Resub of Lots 6 and 7  
(City of Chattanooga District 2, Hamilton County District 6)

STAFF: Approve Urban Infill

Lot Compatibility Option and Reduction of Side Setback for Corner Lot and Deny Reduction of Rear Setback

Preliminary Plats

2016-005 Boulder Pass at the Canyons Subdivision-Lots 1-44, and 60-62  
(Hamilton County District 1)

STAFF: Approve with Condition

2016-013 Briarhaven Subdivision Lots 1 thru 10  
(Hamilton County District 7)

STAFF: Approve with Condition

Final Plats

2016-011 Hampton Meadows Creekside PUD, Phase 1 Lots 1-21, 79-85, and 125-148  
(Hamilton County District 9)

STAFF: Approve with Conditions

2016-012 Riverbay Estates Lots 1 thru 49  
(Hamilton County District 9)

STAFF: Approve with Conditions

**III. Old Business**

(None)

**IV. New Business**

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

1. MR-2016-011 – Claudia Pullen/SEB 2 LLC – 3800 block of Saint Elmo Avenue – City of Chattanooga – Mandatory Referral: Right-Of-Way Closure  
(City of Chattanooga District 7, Hamilton County District 6)

STAFF: Approve

2. 2016-012 – Richard Zavala – 1446 Central Avenue, 901, 911 & 915 East Main Street – City of Chattanooga – Rezone from M-1 Manufacturing Zone to UGC Urban General Commercial Zone  
(City of Chattanooga District 8, Hamilton County District 4)

STAFF: Approve with conditions

3. 2016-013 – Chestnut Holdings, LLC/Matt Hullander & Johnathan Frost/John Clark – 1413 Chestnut 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: Approve with conditions

4. 2016-014 – Faulk & Foster c/o James L. Lapann/Johnson Parkers & Mary Florence – 3375 Camp Road – Hamilton County – Special Permit: Cell Tower  
(Hamilton County District 7)

STAFF: Approve

5. 2016-015 – Asa Engineering c/o Allen Jones & John Pregulman & Robmer Partners – 551 West 21<sup>st</sup> Street – City of Chattanooga – Rezone from R-3 Residential Zone to C-3 Central Business Zone  
(City of Chattanooga District 7, Hamilton County District 6)

STAFF: Approve with conditions

6. 2016-016 – John Cameron & Jeri Arledge – 719 South Scenic Highway – Hamilton County – Special Permit: Short Term Vacation Rental  
(Hamilton County District 6)

STAFF: Approve

7. 2016-018 – Joseph Parks & James Rogers – 7504 Old Lee Highway – City of Chattanooga – Rezone from C-2 Convenience Commercial Zone to R-4 Special Zone  
(City of Chattanooga District 4, Hamilton County District 7)  
STAFF: Approve
8. MR-2016-021 – Bobby Fairbanks – 7373 & 7385 Applegate Lane – City of Chattanooga – Mandatory Referral: Sewer Abandonment  
(City of Chattanooga District 4, Hamilton County District 8)  
STAFF: Approve
9. MR-2016-022 – Ashford Square Retirement Community – 7683 Shallowford Road – City of Chattanooga – Mandatory Referral: Sewer Abandonment  
(City of Chattanooga District 4, Hamilton County District 8)  
STAFF: Approve
10. 2016-023 – Wanda Threat – 6420 Shallowford Road – City of Chattanooga – Rezone from R-1 Residential Zone to C-5 Neighborhood Commercial Zone  
(City of Chattanooga District 6, Hamilton County District 5)  
STAFF: Deny
11. 2016-025 – Roger Radpour/Kaihan Strain – 6708 Hixson Pike – City of Chattanooga – Rezone from R-1 Residential Zone to C-2 Convenience Commercial Zone  
(City of Chattanooga District 3, Hamilton County District 3)  
STAFF: Deny
12. 2016-026 – Ben Peppers of Peppers Construction & Nancy Miller – 1813 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: Approve with conditions
13. 2016-027 - McCoy Homes, Incorporated – 3015 Ooltewah-Ringgold Road – Hamilton County – Rezone from A-1 Agricultural District and R-2 Residential District to R-1 Single Family Residential District  
(Hamilton County District 7)  
STAFF: Approve

**B. GOVERNMENT MANDATORY REFERRALS:**

14. MR-2016-019 – City of Chattanooga Real Property Office/Gail Hart – 1547 Mercer Street– City of Chattanooga - Mandatory Referral: Property Acquisition  
(City of Chattanooga District 2, Hamilton County District 2)

STAFF: Approve

15. MR-2016-020 – City of Chattanooga Real Property Office/Gail Hart – Properties within the 2300-2500 block of Gunbarrel Road, the 7300 block of McCutcheon Road and 2346 Elam Lane (to be acquired for r.o.w. use) – City of Chattanooga – Mandatory Referral: Declare Surplus  
(City of Chattanooga District 4, Hamilton County District 8)

STAFF: Approve

**C. RESOLUTION AMENDMENTS**

16. A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38 Zoning Ordinance, Article V, Division 26 Planned Unit Development: Institutional
17. A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38 Zoning, Article V Zoning Regulations, Division 30 Urban Infill Compatibility Option, Section 38-482 Process, to Replace Subsections (1) and (2), Add Subsection (3) and Renumber Remaining Subsection Numerically
18. A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38 Zoning, Article V Zoning Regulations, Division 25 Planned Unit Development: Residential, Section 402 Application Procedure for Planned Unit Development, to Delete the 60 Month Period and Correct Minor Wording Within Subsections (2), (5) and (6)
19. A Resolution to Amend the Hamilton County Zoning Regulations, Article VI, Exceptions, Section 400 Special Permits by Hamilton County Commission Subsection 401.7, Application Procedure for Planned Unit Development by Deleting Item “F(1)” that References a Sixty (60) Month Expiration Period and Correct Minor Wording Within Remaining Items B(2), E(1) and F(3)

V. Public Comments on Non-Agenda Items

VI. Approval of Minutes of December 14, 2015

VII. Adjourn