

CHATTANOOGA-HAMILTON COUNTY
REGIONAL PLANNING COMMISSION
MINUTES

DATE: Monday, February 8, 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 Joe Graham, City Councilman Yusuf Hakeem, Mr. Y. L. Coker, Mr. Todd Leamon, (representing County Mayor Jim Coppinger), Mr. Jason Farmer, Mr. David Mathews, Mr. Don Moon, Mr. Eric Myers, Mr. Jimmy Parks, 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, Ms. Karen Rennich, Ms. Akousa Cook, Mr. Justin Tirsun 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.

Subdivision Plats & Variances

Mr. Greg Haynes presented the subdivision plats & variance requests to the Commission.

Variances

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

K. Davis
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

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

Riverview
Approved
Request

Mr. Haynes gave the presentation and explained staff recommendation to approve Urban Infill Lot Compatibility Option and Reduction of Side Setback for Corner Lot and Deny Reduction of Rear Setback.

The applicant, Mr. Ben Hagaman of 1735 Broad Street, was in attendance and explained why the request for a deviation/reduction in the required rear setback is needed.

Mr. David Mathews made motion to approve the applicant's request. Mr. Joe Graham seconded the motion and motion to approve the applicant's request carried.

Preliminary Plats

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

Boulder Pass
App w/cond

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

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

Briarhaven
App w/cond

Mr. Joe Graham made motion to approve staff recommendation. Mr. Barry Payne seconded the motion and motion to approve staff recommendation carried.

Final Plats

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

Hampton Mea
App w/conds

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

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

Riverbay
App w/conds

Mr. Y. L. Coker made motion to approve staff recommendation. Mr. Joe Graham seconded the motion and motion to approve staff recommendation carried.

Old Business

(None)

New Business

Rezoning, Closures/Abandonments, Special Permits, Condition Amendments

Case No. MR-2016-011 – Claudia Pullen/SEB 2 LLC – 3800 block of Saint Elmo Avenue – City of Chattanooga – MR: Street Closure

MR-2016-011
Approved
City Dist #7

Mr. Joe Graham made motion to approve staff recommendation to approve. Mr. Todd Leamon seconded the motion and motion to approve staff recommendation carried.

Case No. 2016-012 – Richard Zavala – 1446 Central Avenue, 901, 911 & 915 East Main Street – City of Chattanooga – From M-1 to UGC

2016-012
App w/conds
City Dist #8

Mr. Haynes gave the presentation and explained staff recommendation to approve, subject to the following conditions: 1) Require a pre-submittal meeting; 2) The Applicant shall submit a lighting plan to the Land Development Office to ensure no light spills onto adjacent parcels; 3) No

additional curb-cuts off Main Street or Central Avenue; and 4) Gas station, drive-throughs, and auto dealerships are not permitted.

The applicant, Mr. Richard Zavala of 1511 Jefferson Street, addressed the Commission regarding his request.

There was no opposition present but Ms. Tamara Vazalle, representing the business at 921 East Main Street addressed the parking concerns and Mr. Gary Rudolph of 904 East 14th Street also addressed concerns of traffic flow, buffering and building height.

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. Yusuf Hakeem abstaining.

Case No. 2016-013 – Chestnut Holdings, LLC/Matt Hullander & Johnathan Frost/ John Clark – 1413 Chestnut Street – City of Chattanooga – From M-1 to C-3

2016-013
App w/conds
City Dist #7

Mr. Haynes gave the presentation and explained staff recommendation to **approve subject to 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, 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 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:
 - (2) Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - (3) A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
 - (4) 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 of non-residential buildings, 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.

The applicant was not present.

There was no one in opposition present.

Mr. Joe Graham made motion to approve staff recommendation. Mr. Eric Myers seconded the motion and motion to approve staff recommendation carried.

Case No. 2016-014 – Faulk & Foster c/o James L. Lapann/Johnson Parkers & Mary Florence – 3375 Camp Road – Hamilton County – S/Permit: Cell Tower

2016-014
Approved
Co Dist #7

There was no opposition present.

Mr. Joe Graham made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and motion to approve staff recommendation carried.

Case No. 2016-015 – Asa Engineering c/o Allen Jones & John Pregulman & Robmer Partners – 551 West 21st Street – City of Chattanooga – From R-3 to C-3

2016-015
App w/conds
City Dist #7

Mr. Haynes gave the presentation and explained staff recommendation to **approve, 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 or more in height, and for all new non-residential buildings, a zero building setback is required along the primary street frontage (West 20th Street).
 - (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 five (5) stories.
4. Access to sites and buildings.
- A. New curb cuts shall not be permitted on the primary (West 20th Street), 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. At least one pedestrian entrance shall be provided from the primary street (West 20th Street).
5. Off-street parking.
- A. New off-street parking shall not be permitted between a

building and the primary street frontage (West 20th Street).

- 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:
 - (2) Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - (3) A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
 - (4) 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. Fifty percent (50%) of the ground level building façade of non-residential buildings, 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.

There was no one present in opposition to the petition.

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

Case No. 2016-016 – John Cameron & Jeri Arledge – 719 South Scenic Highway – Hamilton County – Special Permit: Short Term Vacation Rental

2016-016
Approved
Co Dist #6

There was no opposition present to the petition.

Mr. Jason Farmer made motion to approve staff recommendation. Mr. Y. L. Coker seconded the motion and motion to approve staff recommendation carried.

Case No. 2016-018 – Joseph Parks & James Rogers – 7504 Old Lee Highway – City of Chattanooga – From C-2 to R-4

2016-018
Approved
City Dist #4

There was no one present in opposition to the petition.

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

Case No. MR-2016-021 – Bobby Fairbanks – 7373 & 7385 Applegate Lane – City of Chattanooga – MR: Sewer Abandonment

MR-2016-021
Approved
City Dist #4

There was no one present in opposition to the petition.

Mr. Barry Payne made motion to approve staff recommendation. Mr. Y. L. Coker seconded the motion and motion to approve staff recommendation carried.

Case No. MR-2016-022 – Ashford Square Retirement Community – 7683 Shallowford Road – City of Chattanooga – MR: Sewer Abandonment

MR-2016-022
Approved
City Dist #4

There was no one present in opposition to the petition.

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

Case No. 2016-023 – Wanda Threat – 6420 Shallowford Road – City of Chattanooga – From R-1 to C-5

2016-023
Opposition
Defer 30 days
City Dist #6

Mr. Mike Price asked that this be deferred 30 days.

Mr. Walter Evans of 2252 Edgmon Forest Lane, representing the Edgmon Forest Neighborhood Association, stated that the Association supports the deferral.

Mr. David Mathews made motion to defer 30 days. Mr. Y. L. Coker seconded the motion and motion to defer 30 days carried.

Case No. 2016-025 – Roger Radpour/Kaihan Strain – 6708 Hixson Pike – City of Chattanooga – From R-1 to C-2

2016-025
Approved
City Dist #3

Mr. Haynes gave the presentation and explained staff recommendation to deny and informed the Commission that an updated site plan was submitted showing a different layout.

The applicant, Mr. Roger Radpour of 9013 Old Hixson Pike of Soddy-Daisy, TN, addressed the Commission regarding his request. Mr. Wayne McCoy of 915 Creekside Road, Civil Engineer for the project, also addressed the Commission.

There was no one present in opposition to the petition.

Mr. David Mathews made motion to approve the applicant's request per the updated site plan which is for a depth of 400 feet off Hixson Pike. Mr. Eric Myers seconded the motion and motion carried.

Case No. 2016-026 – Ben Peppers of Peppers Construction & Nancy Miller – 1813 Market Street – City of Chattanooga - From M-1 to C-3

2016-026
App w/conds
City Dist #7

There was no one present in opposition to the petition.

The applicant was present and accepted the staff recommendation with conditions.

Mr. Barry Payne made motion to approve staff recommendation with conditions as follows:

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, 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 three (3) 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 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:

- (2) Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - (3) A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
 - (4) 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 of non-residential buildings, 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.

Mr. Y. L. Coker seconded the motion and motion to approve staff recommendation with conditions carried.

Case No. 2016-027 - McCoy Homes, Incorporated – 3015 Ooltewah-Ringgold Rd. – Hamilton County – From A-1 & R-2 R-1

2016-027
Opposition
Approved
Co. Dist #7

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

The applicant, Mr. Billy McCoy of 7550 East Brainerd Road, addressed the Commission regarding this request.

Speaking in opposition was Mr. Michael Haffner of 2975 Ooltewah-Ringgold Road, Ms. Sandy Bowman of 2900 Ooltewah-Ringgold Road and Ms. Sherry Miller of 9503 Weidner Lane.

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

GOVERNMENT MANDATORY REFERRALS:

MR-2016-019 – City of Chattanooga Real Property Office/Gail Hart – 1547 Mercer Street– City of Chattanooga - MR: Property Acquisition

MR-2016-019
Approved
City Dist #2

Mr. Yusuf Hakeem made motion to approve. Mr. Joe Graham seconded the motion and motion to approve carried.

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 Rd. & 2346 Elam Lane (to be acquired for r.o.w. use) – City of Chattanooga – MR: Declare Surplus

MR-2016-020
Approved
City Dist #4

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

RESOLUTION AMENDMENTS

A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38 Zoning Ordinance, Article V, Division 26 Planned Unit Development: Institutional

Mr. Todd Leamon made motion to approve. Mr. Joe Graham seconded the motion and motion to approve carried.

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

Mr. Joe Graham made motion to approve. Mr. Todd Leamon seconded the motion and motion to approve carried.

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)

Discussion regarding this applying to new PUD's, old PUD's and expiration ensued and it was determined that the amendment will apply to all current active PUD's which was agreed on and made a part of the resolution.

Mr. Barry Payne made motion to approve with amendment. Mr. Joe Graham seconded the motion and motion to approve with amendment carried.

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)

Discussion regarding this applying to new PUD's, old PUD's and expiration ensued and it was determined that the amendment will apply to all current active PUD's which was agreed on and made a part of the resolution.

Mr. Barry Payne made motion to approve with amendment. Mr. Joe Graham seconded the motion and motion to approve with amendment carried.

Public Comments on Non-Agenda Items
(None)

Approval of Minutes of January 11, 2016

Mr. Joe Graham made motion to approve the minutes. Mr. Todd Leamon seconded the motion and the motion to approve carried.

Minutes
Jan 11, 2016
Approved

Adjournment:

Adjourn

There being no further business, the meeting adjourned at 2:31 p.m.

Respectfully submitted,


Ethan Collier, Chairman

John Bridger, Secretary

EC:JB:sh