

Agenda

Planning Commission Meeting Date: **June 13, 2016**

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

- II. **Subdivision Plats & Variances**

Variance

2016-032 Cory on Morris Hill Road, Lots 1 thru 26 and ROW Variance-1813 Morris Hill Road

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

STAFF: Deny

Preliminary Plats

2016-026 Waterstone Ridge, Lots 1 thru 52-4506 Webb Road

(City of Chattanooga District 3, Hamilton County District 9)

STAFF: Approve

2016-030 Stonewall Farms-7201 Hixson Pike

(Hamilton County District 3)

STAFF: Approve with Condition

2016-031 Seven Lakes Planned Unit Development, Lots 238, 241 thru 292-Seven Lakes Drive

(Hamilton County District 9)

STAFF: Approve with Condition

2016-032 Cory on Morris Hill Road, Lots 1 thru 26-1813 Morris Hill Road

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

STAFF: Approve

Final Plat

2016-029 Stonewall Farms, Lots 471 thru 494, and 539 thru 551

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

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: Approve

2. 2016-060 – Jack Haylett of Branch Acquisition Company, LLC – 2300-2500 blocks of Gunbarrel Road, 7325-7342 McCutcheon Road, 2500 block of Lifestyle Way & 2300-2400 blocks of Elam Lane – City of Chattanooga – Rezone from C-4 Planned Commerce Center Zone, MXU Zone and R-1 Residential Zone to C-4 Planned Commerce Center Zone
(City of Chattanooga District 4, Hamilton County District 8)

STAFF: Approve with conditions

3. MR-2016-074 – Branch Acquisition Company, LLC c/o Jack Haylett & Gunbarrel Partners – 2500 block of Lifestyle Way & 2400 block of Elam Lane – City of Chattanooga – Mandatory Referral: Street Closure
(City of Chattanooga District 4, Hamilton County District 8)

STAFF: Approve

4. 2016-084 – South Broad, LLC & DEW, LLC – 2600 blocks of Long Street, Cowart Street & Williams Street and 200 block of West 27th Street & 131 West 27th Street – City of Chattanooga – Rezone from R-3 Residential Zone, C-2 Convenience Commercial Zone & UGC Urban General Commercial Zone to C-3 Central Business Zone
(City of Chattanooga District 7, Hamilton County District 6)

STAFF: Deny C3 for part;
Approve UGC, RTZ &
C3 w/conditions for part

IV. New Business

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

1. MR-2016-088 – River Street Architecture, LLC/Gary E & Virginia Marie Ivey – 1600 block of Hillcrest Road – City of Chattanooga – Mandatory Referral: Street Closure
(City of Chattanooga District 2, Hamilton County District 6)

STAFF: Approve

2. 2016-089 – Thomas Austin – 3900 block of Kellys Ferry Road – City of Chattanooga – Rezone from R-1 Residential Zone, R-4 Special Zone and M-1 Manufacturing Zone to R-4 Special Zone
(City of Chattanooga District 1, Hamilton County District 6)
STAFF: Approve with conditions
3. 2016-090 – John Floyd & David Downer – 5461 Hixson Pike – City of Chattanooga – Rezone from O-1 Office Zone to C-2 Convenience Commercial Zone
(City of Chattanooga District 3, Hamilton County District 3)
STAFF: Approve with condition
4. 2016-091 – Waters-Holland, LLC – 3503, 3603 & 3635 Ooltewah-Ringgold Road Hamilton County – Rezone from A-1 Agricultural District & R-2 Residential District to R-1 Single Family Residential District
(Hamilton County District 7)
STAFF: Approve
5. 2016-092 – Waters-Holland, LLC – 3503, 3603 & 3635 Ooltewah-Ringgold Road – Hamilton County - Special Exceptions Permit: Residential Planned Unit Development
(Hamilton County District 7)
STAFF: Approve
6. 2016-094 – Asa Engineering/Allen Jones & Brian Sullivan – 7407 Igou Gap Road – City of Chattanooga – Amend Condition Request of Ordinance No. 12885 of Previous Case No. 2014-121
(City of Chattanooga District 4, Hamilton County District 8)
STAFF: Deny
7. 2016-095 – Aaron White & Grant Law – 804 & 901 Riverfront Parkway – 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
8. 2016-097 – City of Chattanooga/Regional Planning Agency – 425, 427 West Bell Avenue, 610 & 611 West Manning Street, 700 block of North Market

Street, 600 River Street, 200 Market Street 418, 422 & 424 Georgia Avenue,
1440 Adams Street and 1511 Jefferson Street – City of Chattanooga – Zoning
Study Extension of Form Based Code Case No. 2016-063

(City of Chattanooga Districts 1, 2, 7 & 8, Hamilton County Districts 4 & 6

STAFF: Approve

B. Amendment Resolutions

1. 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 SO AS TO CLARIFY PUD DEVELOPMENT PLAN REQUIREMENTS
2. A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE, PART II, CHAPTER 38 ZONING, ARTICLE V ZONING REGULATIONS, DIVISION 25. PLANNED UNIT DEVELOPMENT: RESIDENTIAL SO AS TO CLARIFY PUD DEVELOPMENT PLAN REQUIREMENTS
3. A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE, PART II, CHAPTER 38 ZONING ORDINANCE, ARTICLE V, DIVISION 26 PLANNED UNIT DEVELOPMENT: INSTITUTIONAL
4. A RESOLUTION TO AMEND THE CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ARTICLE VIII, TO ADD A NEW SUB-SECTION TO SECTION 38-568 RELATIVE TO THE POWERS OF THE BOARD OF APPEALS FOR VARIANCES AND SPECIAL PERMITS

V. Public Comments on Non-Agenda Items

VI. Approval of Planning Commission Minutes of May 9, 2016

VII. Adjourn