

**CHATTANOOGA-HAMILTON COUNTY
REGIONAL PLANNING COMMISSION**

MINUTES

DATE: Monday, May 9, 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 Sabrena Smedley, City Councilman Yusuf Hakeem, Mr. Y. L. Coker, Mr. Todd Leamon, (representing County Mayor Jim Coppinger), Mr. Jason Farmer, Ms. Mary Kay Hiatt, Mr. David Mathews, Mr. Eric Myers, Mr. Barry Payne, Ms. Velma Wilson, Mr. Adam Veron, Ms. Donna Williams (representing City Mayor Andy Berke), Mr. Don Moon, Mr. Jim Parks 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. Akosua Cook, Mr. Justin Tirsun, Ms. Karen Hundt, Ms. Sarah Robbins, Ms. Karen Hundt, Ms. Pam Glaser, Mr. Zane Grennell 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.

Form Base Code Items:

FBC
Opposition
App w/conds
City Dist 1, 2,
7 & 8

A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38 Zoning, to Add a New Article XVI, Downtown Form Based Code and Delete Article V, Division 18, C-7 North Shore Commercial/Mixed Use Zone

Ms. Karen Hundt, Director of RPA's Community Design Group, gave a brief overview of the Form Based Code. She gave reasons of why there is a need for a new set of urban zones for the downtown area. Ms. Hundt went into detail of the summary of requested map changes according to community feedback received.

Ms. Hundt answered questions from the Commission regarding approval of FBC administrator and short term vs long term bike parking requirements.

Chairman Collier opened the floor to those wishing to speak regarding proposed changes in the text of the code. Speaking was Ms. Jean Smith of 913 Park Avenue, Mr. Michael Morrison of 524 Tucker Street, Kerrick Johnson of 1611 Read Avenue, Mr. Jackson Wingfield, Mr. Vance Travis of TWA Architects at the University Towers at 4th Street, Mr. Joan Hamner of 200 Manufactures Road, Mr. Ron Feldman of 736 Georgia Avenue, Suite 300, Mr. Franklin McCallie of 1615 Read Avenue, Ms. Allison Morris of 1601 Rossville Avenue, Mr. Ashok Bhatnagar of 345 Frazier Avenue, Mr. Garnet Chapin who lives on the North Shore, Mr. Shannon Micahs of 402 McKinney Street in Essell Springs, Tennessee, Mr. Robert Berghel of 4614 Cummings Cove Drive, Mr. Thomas Zavala of 1511 Jefferson Street.

Mr. Yusuf Hakeem made motion to **approve the 10 staff recommendations being proposed to send to Council.** Mr. Barry Payne seconded and amended the motion **to change the parking minimum to .75 spaces for every two (2) workers on the largest shift.** Mr. Jason Farmer amended the motion and second to **reflect that the grace period be extended to 6 months and that after the 6 months that the RPA staff provide to Planning Commission and City Council a report regarding any proposed modifications.** (Mr. Farmer submitted the exact wording for his amendment.) The motions carried with Mr. Don Moon abstaining.

Case No. 2016-063 – Downtown Form Based Code Zoning Study
(City of Chattanooga Districts 1, 2, 7 & 8, Hamilton County District 1DT & 1NS)

2016-063
Opposition
App w/conds
City Dist 1, 2
7 & 8

Chairman Collier opened the floor to those in attendance who wish to request **not** to be included in the change in the Form Based Code map.

Requesting change was Mr. Narendra Madan of 200 Market Street, Mr. Ken Defoor 600 River Street, Mr. Ladell Peebles 1440 Adams Street, Mr. Randal Adamson, owner of 425 West Bell and 427 West Bell requested to be included in the FBC (Mr. John Bridger informed him that requests outside of the boundary area were not being accepted at this time and would meet with him later). Councilman Chip Henderson indicated that Mr. Bruce Williams owner of 610 West Manning

Street and the owner of property across the street at 611 West Manning Street wishes to be excluded from the FBC map.

Mr. Yusuf Hakeem made motion to **approve, subject to properties included in the study area with the exception of properties listed and the ones that have been added.** Mr. Y. L. Coker seconded the motion and motion carried.

Chairman Collier next opened the floor to all in attendance who had specifically requested a zone that is other than the staff recommendation.

Mr. Joe DeGaetano, property at 50 Frazier Avenue, requested E-SH-4. Ms. Karen Hundt gave the staff report on this parcel. Speaking in opposition to Mr. DeGaetano's request was Mr. Bill Wilkerson. Mr. Jason Farmer made motion to approve the request for E-SH-4. Ms. Mary Kay Hiatt seconded the motion and motion carried with Ms. Donna Williams opposing.

Mr. Bill Mathews, property at 102 Tampa Street, requested E-SH-4. Ms. Karen Hundt gave the staff report on this parcel. Mr. Don Moon made motion to approve the request for E-SH-4. Mr. Adam Veron seconded the motion and the motion carried with Ms. Donna Williams opposing.

Mr. Ben Bowers, property at 108 Baker Street, requested E-RA-2. Mr. Jason Farmer made motion to approve the E-RA-2 request. Mr. Todd Leamon seconded the motion and the motion carried with Ms. Donna Williams opposing.

Councilman Chip Henderson asked for deferral for properties of Jeanne Trehwitt, properties, 711, 713, 715 and the no street number North Market Street. Mr. Barry Payne made motion to defer 30 days. Mr. Jason Farmer seconded the motion and motion carried.

Jay Heavilon, properties at 110 East Main Street and no street numbered property on Rossville Avenue. Mr. Barry Payne made motion to approve staff recommendation. Mr. David Mathews seconded the motion and motion carried with Ms. Donna Williams opposing.

Tom Farnam and Judith Mogul, property at 110 River Street. Mr. Barry Payne made motion to approve staff recommendation. Mr. David Mathews seconded the motion and motion carried with Ms. Donna Williams opposing.

William Wise, represented by Ron Feldman, property at 120 Market Street. Ms. Karen Hundt gave the staff report for this parcel. Ms. Christina Ballows of 129 Walnut Street spoke in opposition; mainly consistency, not wanting six stories. Mr. Feldman of 736 Georgia Avenue Suite 300, spoke regarding Mr. Wise's request. Mr. Barry Payne made motion to approve D-SH-6 with a limit of four (4) stories. Mr.

David Mathews seconded the motion and the motion carried.

Mr. Thomas Hickey, properties at 210 West 19th Street, 1908 Cowart Street, 1922 Williams Street and no street number Williams Street request U-CX-3. Mr. David Mathews made motion to approve all 4 properties to U-CSX-3. Ms. Velma Wilson seconded the motion and motion carried.

Mr. Edward R. (Ned) Weigel, property at 305 West Manning Street accepted E-CX-3. Mr. Barry Payne made motion to approve staff recommendation. Mr. David Mathews seconded the motion and motion carried.

Validum, LLC, represented by Mr. Welden Bolin, property at 407 East 5th Street for U-CX-4. Mr. David Mathews made motion to approve. Ms. Mary Kay Hiatt seconded and the motion carried.

Ms. Beth Soloff, property at 427 East 5th Street, requested U-CX-3. Mr. Barry Payne made motion to approve U-CX-3. Mr. Jim Parks seconded the motion and motion carried.

Ms. Sandi Dahl, property at 838 M. L. King Boulevard, requested U-RD-2. Mr. Yusuf Hakeem made motion to approve U-RD-2. Mr. Y. L. Coker seconded the motion and motion carried with Mr. Eric Myers opposing.

Mr. Dick Lafollette, properties at 821 East 11th Street & 814-817 East 10th Street. Ms. Jean Smith expressed opposition to the staff recommendation. Mr. Barry Payne made motion to approve staff recommendation of U-IX-4 for East 11th Street and U-RD-2 for East 10th Street. Mr. David Mathews seconded the motion and motion carried.

Ms. Jean Smith, 913 East M. L. King Boulevard. Mr. David Mathews made motion to approve staff recommendation for U-RA-3. Mr. Todd Leamon seconded the motion and motion carried.

Mr. Andrew Hausler (Gateway Professional Building, Inc.), property at 1001 Carter Street recommended for D-CX-12 by staff. Mr. Barry Payne made motion to approve staff recommendation. Mr. David Mathews seconded the motion and motion carried.

Mr. Paul Rhudy (Commercial Properties Group), property at 1400 Madison Street recommended for U-CX-3 by staff. Mr. Barry Payne made motion to approve staff recommendation. Mr. David Mathews seconded the motion and motion carried.

Mr. John and Ms. Peggy Petrey, properties at 1427 & 1423 Jefferson Street and 1428 Adams Street recommended for U-CX-3 by staff. Mr. Yusuf Hakeem made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and motion carried.

Mr. Tom Zavala, property at 1511 Jefferson Street, addressed the Commission regarding this property and. He indicated that his plans were to spilt this property and build. Chairman Collier suggested that he defer this matter to be worked out with staff and Mr. Zavala agreed. Mr. Barry Payne made motion to defer 30 days. Ms. Mary Kay Hiatt seconded the motion and motion carried.

Validus LLC, represented by Mr. Welden Bolin, property at 1919 Rossville Avenue recommended for U-IX-3 by staff. Mr. Barry Payne made motion to approve staff recommendation. Ms. Mary Kay Hiatt seconded the motion and motion carried.

3:00 pm

Subdivision Plats & Variances

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

Variances

2016-024 Mahan Gap Subdivision Lot 10A-8900 Long Savannah-Lot Less than 5 Acres on Private Road
(Hamilton County District 9) **Mahan Gap Approved**

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

2016-025 Block 5 Addition to Tiftonia Lots 20A and 20B-146 Dower Road - Minimum Suburban Infill Lot Frontage
(City of Chattanooga District 1, Hamilton County District 6) **Block 5 Add Tiftonia Opposition Approved**

Mr. Bobby Blevins indicated to the Commission that he purchased the property from his Mother and wishes to build two single-family homes on it.

Speaking in opposition was Mr. David Palmer of 102 Stephens Road.

Mr. Bryan Shults gave the presentation for this request and explained staff recommendation to approve.

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

Preliminary Plat

2016-017 Gray Stone Point Subdivision Lots 1 thru 37-3015 Ooltewah-Ringgold Road
(Hamilton County District 7) **Gray Stone App w/cond**

Mr. David Mathews made motion to approve staff recommendation with condition. Mr. Todd Leamon seconded the motion and motion to approve staff recommendation with condition carried.

Final Plat

2016-027 The Cove at Kinsey Drive Lots 1 thru 12-1132 Kinsey Drive
(City of Chattanooga District 4, Hamilton County District 7) **The Cove App w/conds**

Mr. Eric Myers made motion to approve staff recommendation with conditions.

Mr. Barry Payne seconded the motion and motion to approve staff recommendation with conditions carried.

Old Business

Case No. MR-2016-030 – Adrian Stitts – Unnamed Street off of the 1200 block of Everett Drive – Hamilton County – MR: Street Closure

MR-2016-030
Defer 30 days
Co Dist #7

Mr. Mike Price of MAP Engineers was present and asked for a 30 day deferral.

Mr. Barry Payne made motion to **defer 30 days**. Mr. David Mathews seconded the motion and motion to defer 30 days carried.

New Business

Rezoning, Closures/Abandonments, Special Permits, Condition Amendments

Case No. 2016-065 – Barry Kidwell & United Methodist Committee on Church Ext – 9125 Snow Hill Road – Hamilton County – Special Exceptions Permit: Residential Planned Unit Development

2016-065
Opposition
Denied
Co Dist 9

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

The applicant, Mr. Mike Purcell of 5855 Sunset Canyon Street in Hixson Tennessee addressed the Commission regarding this request.

Speaking in opposition was Mr. Dean Moorehouse of 8114 Mahan Gap Road, Ms. Nancy Greco who let it be known that she was a member of United Methodist Church, Ms. Debbie Pettycord, owner of property across from the site and Ms. Tammy Cotter of 9124 Snow Hill Road.

Mr. Yusuf Hakeem made motion to **deny**. Ms. Sabrena Smedley seconded the motion and motion to deny carried with Ms. Donna Williams and Ms. Mary Kay Hiatt opposing.

Case No. 2016-077 – Jr. Food Stores, Inc. c/o Attorney Kirby Yost/Signal Mountain Cement Co./Barbara Hamrick/Daniel King – 101 and 103 Glendale Drive & 100 block of Signal Mountain Road – City of Chattanooga – Rezone from R-1 Residential Zone and C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone

2016-077
Opposition
Denied
City Dist 1

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

Ms. Kirby Yost of the Chambliss, Bahner & Stophel law firm & Mr. Tim Rich, who is working to develop the property, addressed the Commission regarding this request.

Speaking in opposition was Ms. Wendy Morgan of Signal Mountain Road (102 Delray Avenue), a male resident who lives on Glendale Drive and Mr. Aaron Little.

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

Case No. 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

2016-060
Opposition
Defer 30 days
City Dist 4

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

Mr. Mike St. Charles of the Chambliss, Bahner & Stophel law firm and Mr. Jack Haylett of Branch Acquisition Company, addressed the Commission regarding this request.

Speaking in opposition was Mr. Craig Sarine resident of 7475 Preston Circle and Ms. Marty Stanley of 7441 Preston Circle.

***Commissioner Eric Myers left the meeting at this time (5:13 p.m.)

Mr. Y. L. Coker made motion to approve. Mr. Yusuf Hakeem seconded the motion. Mr. Don Moon commented that he was not ready to support denial but would be in favor of deferring. Voting against the motion was Mr. Don Moon, Ms. Mary Kay Hiatt, Mr. Adam Veron, Ms. Sabrena Smedley, Mr. Todd Leamon, Ms. Donna Williams and Ms. Velma Wilson.

Mr. Adam Veron made motion to approve staff recommendation to defer 30 days. Ms. Sabrena Smedley seconded the motion and motion to approve staff recommendation to defer 30 days carried.

Case No. 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

MR-2016-074
Defer 30 days
City Dist 4

The applicant requested deferral.

Mr. Barry Payne made motion to **defer 30 days**. Mr. Todd Leamon seconded the motion and motion to defer 30 days carried.

Case No. 2016-061 – Cornerstone Construction of Chattanooga – 8908 Fuller Road **2016-061**
– Hamilton County – Rezone from A-1 Agricultural District to R-1 Single Family **Approved**
Residential District **Co Dist 7**

The applicant was present.

There was no one present in opposition.

Mr. Yusuf Hakeem made motion to **approve**. Mr. Todd Leamon seconded the motion and motion to approve carried.

Case No. 2016-064 – Henry Franklin – 276 West 21st Street – City of Chattanooga **2016-064**
– Lift Conditions from Ordinance No. 12989 of Previous Case No. 2015-094 **Defer 60 days**
City Dist 7

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

Chairman Collier had questions regarding this property being in the FBC area.

The applicant, Mr. Henry Franklin explained that he was trying to get a building permit to put up a shed.

Mr. Barry Payne made motion to **defer 60 days**. Mr. David Mathews seconded the motion and motion to defer 60 days carried.

Case No. 2016-066 – David Hudson for McCallie Commons – 1006, 1008, 1010 & **2016-066**
1030 Oak Street & 657 O’Neal Street – City of Chattanooga – Rezone from R-3 **App w/cond**
Residential Zone to C-3 Central Business Zone **City Dist 8**

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

The applicant, Mr. David Hudson addressed the Commission and asked for approval of the request **omitting 1030 Oak Street**.

Mr. Barry Payne made motion to approve **applicant’s request, omitting 1030 Oak Street, subject to residential development only**. Mr. Don Moon seconded

the motion and motion to approve applicant's request, subject to residential development only carried.

Case No. MR-2016-068 – Paula Grant Shuford – Parts of the 1600 block of Hillcrest Road – City of Chattanooga – Mandatory Referral: Street Closure

MR-2016-068
Approved
City Dist 2

Mr. David Mathews made motion to **approve**. Ms. Mary Kay Hiatt seconded the motion and motion to approve carried.

Case No. 2016-069 – Pratt & Associates –5650, 5706 Cassandra Smith Road and other streets within Phase I & II – City of Chattanooga – Special Exceptions Permit: Residential Planned Unit Development

2016-069
Approved
City Dist 3

Ms. Pam Skipper, owner of 6393 Fairview Road had concerns regarding traffic, sidewalks, elementary school, water, drainage and buffering.

Mr. Mike Price addressed all of her concerns.

Mr. Jason Farmer made motion to **approve**. Ms. Sabrena Smedley seconded the motion and motion to approve carried.

Case No. 2016-070 – Southeast Medical Properties II, LLC – 7127 Igou Gap Road – City of Chattanooga – Rezone from R-1 Residential Zone to R-4 Special Zone

2016-070
Opposition
App w/conds
City Dist 4

Mr. Haynes gave the presentation and explained staff recommendation do deny.

Mr. Mike Price addressed the Commission regarding this request and he handed out a revised site plan for the Commission to review.

Speaking in opposition was Ms. Sarah Jo Hudson of 1730 Verona Drive and Ms. Wanda Hall representing her mother at 1803 Verona Drive.

Mr. Yusuf Hakeem made motion to **approve the request with the revised site plan, subject to: 1) low impact lighting; 2) no access from Igou Gap; 3) increase buffer from 10' to 30' along Igou Gap Road and along the western property line; and 4) widen Jarnigan Road**. Mr. Y. L. Coker seconded the motion and motion to approve the request with the listed conditions carried.

Case No. 2016-071 – Champion View Investments, LLC – 5400, 5406 & 5412 Champion Road – Hamilton County – Rezone from R-2A Rural Residential District to R-3 Apartment-Townhouse District

2016-071
Approved
Co Dist 9

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

Mr. Mike Price addressed the Commission regarding staff recommendation to defer and explained that the recommendation is based on a traffic report regarding a turn lane at Champion Road and that he would have that information before going to County Commission and would like this to move forward.

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

Case No. MR-2016-072 – Jim Richards & M Street Chatt LLC – 405 North Market Street – City of Chattanooga – Mandatory Referral: Street Closure

MR-2016-072
Approved
City Dist 1

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

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

Case No. 2016-073 – Belle Investment Company & Becky Pelphrey – 2333 Ooltewah-Ringgold Road – Hamilton County – Rezone from A-1 Agricultural District & R-2 Residential District to R-1 Single Family Residential District

2016-073
Opposition
Approved
Co Dist 7

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

Mr. Travis Fuller of Belle Investment at 705 Gate Lane, Suite 204 of Knoxville, Tennessee 37909 addressed the Commission regarding this request.

Speaking in opposition was Mr. Jim Griffin of 2322 Ooltewah-Ringgold Road and Mr. Rick Roberts of 2328 Ooltewah-Ringgold Road.

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-2016-075 – C. Keith McCallie – Unnumbered block of Forest Avenue & unopened alley off the 800 block of Forest Avenue– City of Chattanooga – Mandatory Referral: Street & Alley Closure

MR-2016-075
Approved
City Dist 2

The applicant was present.

There was no one present in opposition.

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

Case No. MR-2016-076 – Allen Headrick – 1400 Hamilton Avenue – City of Chattanooga – Mandatory Referral: Sewer Abandonment

MR-2016-076
Approved
City Dist 2

The applicant was present.

There was no one present in opposition.

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

Case No. 2016-078 – Pratt & Associates, LLC/Robert D & Sandra S. Purcell – 660 Julian Road – City of Chattanooga – Special Exceptions Permit: Residential Planned Unit Development

2016-078
Opposition
Approved
City Dist 4

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

Mr. Mike Price of MAP Engineers addressed the Commission regarding this request.

Speaking in opposition was Ms. Judy Bowman of 703 Neighborhood Road, Mr. Alan Reimann of 515 Council Fire Drive, Mr. James Holland of 201 Council Fire Drive, Mr. Bill & Beth Guest of 8020 Rosemere Way, and Ms. Kim Watson of 8003 Rosemere Way.

Mr. Jason Farmer made motion to **approve**. Mr. Y. L. Coker seconded the motion and motion to approve carried with Mr. Barry Payne recusing and Mr. Don Moon abstaining.

Case No. 2016-079 – The Baylor School – 100 block of Baylor School Road – City of Chattanooga – Special Exceptions Permit: Institutional Planned Unit Development

2016-079
Approved
City Dist 1

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

Case No. MR-2016-080 – Asa Engineering & Consulting, Inc./Micah Duffey – 1400 Chestnut Street – City of Chattanooga – Mandatory Referral: Sewer Abandonment

MR-2016-080
Approved
City Dist 7

The applicant was present.

There was no one present in opposition.

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

Case No. MR-2016-081 – Asa Engineering & Consulting, Inc./Micah Duffey – 4101 Jerome Avenue – City of Chattanooga - Mandatory Referral: Sewer Abandonment

MR-2016-081
Approved
City Dist 7

The applicant was present.

There was no one present in opposition.

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

Case No. 2016-082 - Rebecca Coleman & Roy Coleman – 523 Wilcox Road - City of Chattanooga – Rezone from R-1 Residential Zone to R-4 Special Zone

2016-082
WITHDRAWN
City Dist 1

Mr. Haynes informed the Commission that this request had been withdrawn.

Case No. 2016-083 – Chris Maughon – 4155 Randolph Circle – City of Chattanooga – Rezone from A-1 Urban Agricultural Zone to M-1 Manufacturing Zone

2016-083
App w/conds
City Dist 5

Mr. Haynes gave the presentation and explained staff recommendation to **deny M-1 Manufacturing Zone request and recommend approval of an M-2 Light Industrial Zone, on only that portion of parcel 128E-A-005 that is within 630 feet from the South Access Road right-of-way as measured along Benton Drive.**

The applicant addressed the Commission regarding his request and indicated that he accepts the M2 recommendation from staff but to be allowed to at least extend to the tree line 1000 feet versus the 600 feet.

Mr. Yusuf Hakeem made motion to **approve staff recommendation, and to allow 650 feet from South Access Road right-of-way**. Mr. Barry Payne seconded the motion and motion to approve staff recommendation & allow 650 feet carried.

Case No. 2016-084 – South Broad, LLC & DEW, LLC – 2600 blocks of Long Street, Cowart Street & Williams Street and 200 block of West 27th Street & 131 W. 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

2016-084
Opposition
Defer 30 days
City Dist 7

Mr. Haynes gave the presentation and explained staff recommendation to deny C3 request and recommend approval of UGC & RTZ.

Mr. Mike Price of MAP Engineers addressed the Commission regarding this request. He introduced Ms. Becky English of Cryelike Realtors who gave background on this project and how it will be geared toward people who work downtown. Mr. Greg Cutty of C3 Studios in Knoxville gave history of their expertise in this style of development. Expressing that density is not a lot but they will be able to create good architecture that blends into the neighborhood.

Speaking in opposition was Mr. John R. James, owner of 2607 Williams Street and he gave his daughter's address of 2704 Cowart Street. He wanted to know what provisions would be made for senior citizens who will be affected by the buy-out.

Ms. Ann Weeks representing the South Broad Redevelopment Group said she owns property at 2444 South Broad Street and she supports a UGC Zone for this area.

Mr. Mike Price asked for a 30 day deferral.

Mr. Yusuf Hakeem made motion to **defer 30 days**. Mr. Barry Payne seconded the motion and motion to defer 30 days carried.

Case No. 2016-085 – Vyomesh Desai & Ross Whitaker – 603-607 North Market Street – City of Chattanooga – Rezone from M-1 Manufacturing Zone to UGC Urban General Commercial Zone

2016-085
WITHDRAWN
City Dist 1

Mr. Haynes informed the Commission that this request had been withdrawn.

GOVERNMENTAL MANDATORY REFERRALS:

Case No. MR-2016-056- City of Chattanooga/Real Property Office – 15 Tremont Street – City of Chattanooga – MR: Lease Agreement

MR-2016-056
Approved
City Dist 2

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

Case No. MR-2016-086 – City Chattanooga Real Property Office & Hamilton County Real Property Office – 2200 Taylor Street, 1714 Newton Street, 2918 & 2921 Pennsylvania Avenue, 2302 North Chamberlain Avenue & 2522 McCrae Street – City of Chattanooga – MR: Declare Surplus

MR-2016-086
Approved
City Dist 9

Mr. Gail Hart of City of Chattanooga Real Property Office was in attendance and indicated that 1714 Newton Street was not to be included in the request.

Mr. Barry Payne made motion to **approve, excluding 1714 Newton Street**. Ms. Sabrena Smedley seconded the motion and motion to approve, excluding 1714 Newton Street carried.

Public Comments on Non-Agenda Items
(None)

Approval of Minutes of April 11, 2016

Minutes
Apr 2016
Approved

Mr. Barry Payne made motion to approve the minutes. Mr. Yusuf Hakeem seconded the motion and the motion to approve carried.

Approval of Minutes from March 17, 2016 Form Based Code Meeting

Mr. Barry Payne made motion to approve the minutes. Mr. Yusuf Hakeem seconded the motion and the motion to approve carried.

FBC Minutes
Mar 2016
Approved

Approval of Minutes from April 21, 2016 Form Based Code Meeting

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

FBC Minutes
Apr 2016
Approved

Adjournment:

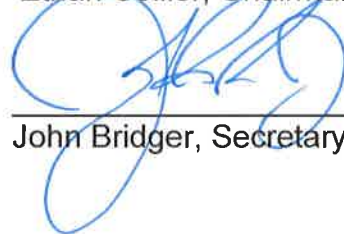
There being no further business, the meeting adjourned at 7:40 p.m.

Adjourn

Respectfully submitted,



Ethan Collier, Chairman



John Bridger, Secretary

EC:JB:sh