

## **Agenda ACTION & RECOMMENDATIONS**

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Planning Commission Meeting Date: **October 13, 2014**

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

II. **Subdivision Plats & Variances**

**Variance**

1. **Fassnacht of Madison Street-Reduction in Minimum Right-of-Way Standards  
(City of Chattanooga District 6/Hamilton County District 8)  
STAFF:APPROVE / **PC: APPROVED****

**Preliminary Plats**

2. **Stonebrook Village Lots 1 thru 32-10114 Birchwood Pike  
(Hamilton County District 9) STAFF:APPROVE / **PC: APPROVED****
3. **Jenkins Mills Lots 1 thru 18-2409 Jenkins Mill Road  
(City of Chattanooga District 8/Hamilton County District 4)  
STAFF:APPROVE / **PC: APPROVED****
4. **Fassnacht of Madison Street Lots 1 thru 41-Park and Madison Street  
(City of Chattanooga District 6/Hamilton County District 8)  
STAFF: APPROVE / **PC: APPROVED****

**Preliminary and Final Plats**

5. **Fesco's Addition to Ridgedale Lots 1 thru 3-East 12<sup>th</sup> Street  
(City of Chattanooga District 8/Hamilton County District 4)  
STAFF: APPROVE / **PC: APPROVED****
6. **Parkside at Brownstones Lots 6, 7, and 13-East Martin Luther King at Wall Street  
(City of Chattanooga District 8/Hamilton County District 4)  
STAFF:APPROVE / **PC: APPROVED****

III. **Old Business**

1. **2014-069 – Neuhoff Taylor Architects – 9700 Block of East Brainerd Road – Hamilton County – Rezone from A-1 Agricultural District to C-2 Local Business Commercial District and R-3 Apartment-Townhouse District  
(Hamilton County District 7) / **PC: WITHDRAWN****
2. **A Resolution to Adopt the Reformatted and Reorganized City of Chattanooga Subdivision Regulations / **PC: APPROVED****

IV. New Business

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

1. 2014-119 – Neuhoff Taylor Architects/Barbara Moss BeVille/Ant Group, LLC – 9700 Block of East Brainerd Road – Hamilton County – Rezone from A-1 Agricultural District and C-2 Local Business Commercial District to C-2 Local Business Commercial District (Hamilton County District 7) STAFF: APP PART W/CONDS. / PC: APPROVE W/CONDS
- WITHDRAWN 2. 2014-101 – Stuart Spak – 7219 Igou Gap Road – City of Chattanooga – Rezone from R-1 Residential Zone to R-3 Residential Zone (City of Chattanooga District 4, Hamilton County District 8) STAFF: DENY
3. 2014-103 – Suzette Bowers – 13909 Lillard Road – Hamilton County – Special Permit: Single Wide Manufactured Home (Hamilton County District 1) STAFF: APPROVE / PC: APPROVE
4. MR-2014-104 – Ronnie L. Chapman – 11300 Block of Bates Road (adjacent to applicant property at 11303 Apison Pike) – Hamilton County – Mandatory Referral: Street Closure (Hamilton County District 7) STAFF:APPROVE / PC: APPROVE
5. 2014-105 – Charles Ankar/Joyce Douglas – 1812, 1816 & 1818 Madison Street – City of Chattanooga – Rezone from M-1 Manufacturing Zone to C-3 Central Business Zone (City of Chattanooga District 7, Hamilton County District 4) STAFF:APP W/CONDS / PC: APPROVE W/CONDS
6. 2014-107 – Southern Land Company/Obar Investments, LLC – 900 Block of River Gorge Drive – City of Chattanooga – Special Exceptions Permit: Residential Planned Unit Development (City of Chattanooga District 1, Hamilton County District 6) STAFF: APP W/CONDS / PC: APPROVE W/COND
7. 2014-108 – Alan Haniszewski/HP Partners – 1200 South Watkins Street, 1206 Lyerly Street & 2308 East 12<sup>th</sup> Street – City of Chattanooga – Rezone from M-1 Manufacturing Zone & R-2 Residential Zone to M-2 Light Industrial Zone (City of Chattanooga District 8, Hamilton County District 4) STAFF: APPROVE PART / PC: PART
8. 2014-109 – Hixson Investors, LLC/Mary Eastman – 6300, 6302, 6304, and 6306 Grubb Road & Part of 5800 Block of Highway 153 – City of Chattanooga – Request to Lift Conditions 1 thru 9 from Ordinance No. 11827 of Previous Case No. 2006-028 (City of Chattanooga District 3, Hamilton County District 1) STAFF:APP W/COND / PC: APPROVE W/CONDS
9. 2014-110 – Polestar Development, LLC/Sarah Henshall Rutherford – 7911 East Brainerd Road – City of Chattanooga – Rezone from R-4 Special Zone to C-w Convenience Commercial Zone (City of Chattanooga District 4, Hamilton County District 7) STAFF: APP W/CONDS / PC: APPROVE W/CONDS

10. 2014-111 – Polestar Development, LLC/First Cumberland Presbyterian – 1505 North Moore Road - Rezone from R-1 Residential Zone to C-2 Convenience Commercial Zone – City of Chattanooga  
City of Chattanooga District 5, Hamilton County District 5)  
STAFF: APPROVE / **PC: APPROVE**
  
11. 2014-112 – Passpointe Engineering, PLLC/Walnut Street Enterprises/Marvin Berke/Claudette Braley – 102 Walnut Street & 213 East Aquarium Way – City of Chattanooga – Rezone from R-4 Special Zone to C-3 Central Business Zone  
(City of Chattanooga District 7, Hamilton County District 6)  
STAFF: APP W/CONDS / **PC: APPROVE W/CONDS**
  
12. 2014-115 – Carol Page Wnuk – 304 Gillespie Road – City of Chattanooga – Special Exceptions Permit: Duplex in R-1 Residential Zone  
(City of Chattanooga District 5, Hamilton County District 5)  
STAFF: NONE / **PC: DEFER 30 DAYS**
  
13. A Resolution Recommending an Amendment to the Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, to Amend Article VIII, Board of Appeals for Variances and Special Permits; Add and Amend Article II, Definitions; and Add to Article V, Zone Regulations to Include Special Permit for Two-family or Multi-family Dwellings on Lots of Record / **PC: APPROVE**

V. Public Comments on Non-Agenda Items

VI. Approval of Minutes

VII. Adjourn