

**CHATTANOOGA-HAMILTON COUNTY**  
**REGIONAL PLANNING COMMISSION**  
**MINUTES**

**DATE:** Monday, February 9, 2015  
**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](http://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:**

County Commissioner Chester Bankston, Mr. Y. L. Coker, Mr. Jason Farmer, City Councilman Yusuf Hakeem, Mr. Todd Leamon, (representing County Mayor Jim Coppinger), Mr. David Mathews, Mr. Don Moon, Mr. Eric Myers, Mr. Jimmy Parks, Mr. Adam Veron, Ms. Donna Williams (representing City Mayor Andy Berke) and Chairman Ethan Collier

**Planning  
Commission  
Members**

**Others Present:**

Mr. Greg Haynes, Ms. Sandra Harrison, Mr. Bryan Shults, Ms. Pattie Dodd, Ms. Karen Rennich, Ms. Karen Hundt, Ms. Akousa Cook, Mr. Justin Tirsun and Mr. John Bridger

**Planning  
Agency  
Staff**

**Public Hearing**

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.

**Public  
Hearing  
Procedure**

**Subdivision Plats & Variances**

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

**Variances**

709 Liberty Street-James Hibbs-Section 38-44 (5)(6) Minimum Lot Frontage and Minimum Lot Area  
(Chattanooga District 2/Hamilton County District 6)

**Liberty Str.**  
**Approved**

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

259 Garden Road-Justin Vice-Section 38-44 (6) Minimum Lot Frontage  
(Chattanooga District 1/Hamilton County District 6)

**259 Garden**  
**Opposition**  
**Denied**

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

There was opposition present but did not wish to speak because of the Commission's decision to deny.

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

**Case No. 2015-016** – Wesley Johnson, Jr./Dawghouse Holdings, LLC – 2847 Calhoun Avenue – City of Chattanooga – From R-2 to M-1

**2015-016**  
**Approved**  
**City Dist. #8**

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

The applicant was present.

There was no one present in opposition.

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

**Case No. 2015-017** – Martishia Smith & Katie Smith – 8716 Ooltewah - Georgetown Road – Hamilton County – Special Revocable Permit: Permanent Amusement Resort

**2015-017**  
**Opposition**  
**Denied**  
**Co Dist #9**

Mr. Haynes gave the presentation and explained staff recommendation to approve, subject to: 1) No outdoor use of an amplified sound system later an 10:00 p.m.; and 2) Provide a ten (10) feet deep (as measured towards the interior of the property) buffer and landscape yard along the shared property line with tax parcels 095-078.01, 095-078.02, 095-078.07 and 095-078.09. Plant material to be provided in the yard shall comply with the Hamilton County zoning requirements as outlined in Article V, Section s 205 and 307 as prescribed for Type C buffers.

The applicants, Ms. Martishia Smith & her daughter Ms. Katie Smith of 2122 Paris Metz Road, were in attendance and addressed the Commission regarding their request.

Speaking in opposition was Mr. Robert Reed and Mrs. Barbara Reed of 8713 Ooltewah-Georgetown Road, Mr. Kent Smithson of 8718 Ooltewah-Georgetown Road, Mr. Donald Holder of 8707 Ooltewah-Georgetown Road and Ms. Berniece Carnahan, owner of property that joins the piece of land in question.

Mr. Chester Bankston made motion to deny. Mr. Yusuf Hakeem seconded the motion and the motion to deny carried.

(\*This request does not go forward to County Commission.)

**Case No. 2015-018** – Wes Bradley with University Housing Group/Westview Drive LP – 1428 Riverside Drive – City of Chattanooga – From M-1 to C-3

**2015-018**  
**App w/conds**  
**City Dist #8**

Mr. Haynes gave the presentation and explained staff recommendation to approve, subject to the standard conditions of C-3 Central Business Zone.

Mr. Mike Price of MAP Engineers and representing the applicant, addressed the Commission regarding this request and asked that change be made to Item #5 – Off-street parking, section B (2) to read as one (1) tree for every ten (10) parking spaces as it relates to the landscaping of parking.

There was no opposition present.

Mr. David Mathews made motion to approve staff recommendation with the requested changes requested by Mr. Price to read 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 or greater, 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.
  - D. Building setbacks and vehicular connections shall be aligned with the new Central Avenue extension.
  - E. Building number five (5), as identified on the submitted site plan, shall be exempt from the zero building setback due to the large size of the site and the absence of roads throughout the property.
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, 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.
  - F. To encourage walkability and keep with the intent of the C-3 zone, sidewalks and an established tree rhythm shall be provided on primary drive aisles connecting between buildings or other amenities.
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 *ten* 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:**
    - a. **Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or**
    - b. **A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or**
    - c. **An evergreen hedge, with a minimum height at maturity of 3 feet.**
    - d. **Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.**
  - (2) **Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.**
  - (3) **No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.**
  - (4) **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. Yusuf Hakeem seconded the motion and the motion to approve staff recommendation with requested change per Mr. Mike Price carried.

**Case No. 2015-019** – Hometown Folks, LLC c/o MAP Engineers/Walter & Sharon Willis – 13 South Moore Road – City of Chattanooga – From R-1 to C-2

**2015-019**  
**App w/conds.**  
**City Dist #6**

Mr. Haynes gave the presentation and explained staff recommendation to approve, subject to installing an 8 foot high privacy fence 20 feet north of the southern lot line in order to mitigate the impacts to the adjacent residential property. The fence shall be placed along the property line, with the landscaping placed to the interior side of the lot.

Mr. Mike Price of MAP Engineers addressed the Commission regarding this request. He stated that in meeting with the neighborhood they are come up with conditions that all agreed upon for 13 South Moore Road and that 4850 Brainerd Road also be added to this request with the following conditions:

Approve C2 Convenience Commercial Zone for 13 South Moore Road (Parcel 157J-R-013) AND 4850 Brainerd Road (Parcel 157J-R-012) subject to the following conditions:

1. **Site engineer to meet with Chattanooga Transportation Department and verify access points are acceptable to the City of Chattanooga.**
2. **“No Loitering” sign to be placed on property.**
3. **No predatory lending institutions, tattoo parlors, car lots, wrecker service, night clubs, adult oriented business, pawn stores and liquor stores.**
4. **Construct and maintain a 6’ high vinyl coated chain-link fence (green) adjacent to the school property and the residential property.**
5. **Construct landscape buffers adjacent to the school and residential properties shall consist of a double row of evergreen hedges/shrubs plated at 8 feet on center and plantings staggered. The minimum height of the evergreen shrubs at the time of the planting shall be 6 feet. In addition, there shall be a minimum 2” caliper tree planted approximately every 35 feet on center for the**

20 foot buffer adjacent to the residential property. The buffer to be 14 feet in width adjacent to the school and 20 feet in width adjacent to the existing residential property to the south. The 14 foot buffer adjacent to the school shall consist of two rows of evergreen shrubs.

6. All exterior lighting shall be directed away from all residential properties.
7. Trash pickups to occur between the hours of 8:00 a.m. to 8:00 p.m.
8. No billboard to be allowed on the existing C2 property or the R1 property to be rezoned.
9. One pylon sign for the business onsite shall be limited to no more than 24 feet in height.

Mr. Yusuf Hakeem made motion to approve the amended request with the conditions submitted by the applicant and neighborhood. Mr. Todd Leamon seconded the motion and the motion to approve as amended with conditions submitted carried.

**Case No. 2015-020** – Thomas Palmer/Dan Rose – 1472 & 1474 Market Street –  
City of Chattanooga – From M-1 to C-3

**2015-020**  
**App w/conds.**  
**City Dist #8**

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

**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 or greater, 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 five (5) 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:
  - a. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
  - b. A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
  - c. An evergreen hedge, with a minimum height at maturity of 3 feet.
  - d. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
- (2) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.
- (3) No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.
- (4) 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 present.

There was no opposition present.

Mr. Yusuf Hakeem made motion to approve staff recommendation. Mr. Eric Myers seconded the motion and the motion to approve staff recommendation carried.

**Case No. 2015-021** – Dennis Burris – 8537 Highway 58 – Hamilton County –  
From R-2A to M-2

**2015-021**  
**Opposition**  
**Approve**  
**Co Dist #9**

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

The applicant, Mr. Dennis Burris of 8537 Highway 58, addressed the Commission regarding his request.

Speaking in opposition was Ms. Ann Kelley of 8547 Highway 58.

Mr. Jason Farmer made motion to deny. Mr. Adam Veron seconded the motion and the motion to deny failed by show of hands vote.

Mr. Chester Bankston made motion to **approve**. Mr. Y. L. Coker seconded the motion and the motion to approve carried.

**Case No. 2015-022** – Mike Doucoumes – 1428 Crawford Street – City of  
Chattanooga – From R-1 to R-4

**2015-022**  
**Approved**  
**City Dist #6**

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

The applicant was present.

There was no opposition present.

Mr. Jason Farmer made motion to approve staff recommendation. Mr. Yusuf Hakeem seconded the motion and the motion to approve staff recommendation carried.

**Case No. 2015-023** – Pratt & Associates, LLC/Miller Land Holdings, LLC/Todd and Tim Daniels – 7527 & 7579 McDaniel Lane & 8324 Providence Road – Hamilton County – From A-1 to R-1

**2015-023**  
**Approved**  
**Co Dist #9**

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

The applicant was present.

There was no opposition present.

Mr. David Mathews made motion to approve staff recommendation. Mr. Chester Bankston seconded the motion and the motion to approve staff recommendation carried.

**Case No. 2015-024** – Pratt & Associates, LLC/Miller Land Holdings, LLC/Todd and Tim Daniels – 7527 & 7579 McDaniel Lane & 8324 Providence Road – Hamilton County – SP: PUD

**2015-024**  
**App w/conds.**  
**Co Dist. #9**

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

The applicant, Mr. James Pratt of 1734 Dayton Boulevard, was in attendance and indicated that his understanding was that a portion of the eastern boundary facing McDaniel Lane, is to be left outside of the PUD. He asked if he could resubmit a revised site plan showing this exclusion from the PUD.

Mr. Jason Farmer made motion to approve staff recommendation with revision to site plan per the applicant. Mr. Todd Leamon seconded the motion and the motion carried.

**Case No. 2015-025** – Craig Design Group/Nelson and Marcetta Wong – 2607 & 2631 Ooltewah-Ringgold Road – Hamilton County – SP: PUD

**2015-025**  
**Opposition**  
**Approved**  
**Co Dist #7**

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

The applicant, Mr. Rick Harris of Big Whiskey Land and Cattle/Big Whiskey Homebuilders and Mr. Glen Craig the landscape architect for the project, addressed the Commission regarding this request.

Speaking in opposition was Mr. Scott Sailors of 9109 Quail Mountain Drive, Ms. Brenda Isbell of 9211 Quail Mountain Drive, Mr. Ben Phillips of 9224 Cobblestone Hill Drive who submitted a signed petition of opposition, County Commissioner Sabrena Turner-Smedley, Mr. Thomas Cook who recently purchased 9215 Quail Mountain Drive and Mr. Mickey Dorsey of 9228 Cobblestone Hill Drive.

Mr. Yusuf Hakeem made motion to deny. The motion failed for lack of a second.

Mr. David Mathews made motion to approve staff recommendation. Mr. Jimmy Parks seconded the motion and the motion to approve staff recommendation carried by a vote of 6 to 3 with Mr. Jason Farmer abstaining.

**Case No. 2015-026** – John Parrish/Carlson Consulting – 8607, 8613 & 8619 North Hickory Valley Road and 5317, 5321, 5323, 5325, 5327, 5329 & 5331

**2015-026**  
**App w/conds.**

Highway 58 – City of Chattanooga – From R-3 & C-2 to C-2

City Dist #3

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to submittal of a traffic study to the Chattanooga Department of Transportation.**

The applicant was present.

There was no one present in opposition.

Mr. Jason Farmer made motion to approve staff recommendation. Mr. Todd Leamon seconded the motion and the motion to approve staff recommendation carried.

**Case No. 2015-027** – John Parrish/Carlson Consulting/Cornerstone Auto Brokers/Ray Moss & Barbara Moss Belville – 8603 & 8699 North Hickory Valley Road – Hamilton County – From R-2A & R-3 to C-2

**2015-027**  
**App w/conds.**  
**Co Dist # 9**

Mr. Haynes gave the presentation and explained staff recommendation to **approve, subject to submittal of a traffic study to the Hamilton County Engineer.**

The applicant was present.

There was no one present in opposition.

Mr. Todd Leamon made motion to approve staff recommendation. Mr. Chester Bankston seconded the motion and the motion to approve staff recommendation carried.

**Case No. 2015-028** – Fred Ervin/ W. C. Hunter – 3525 Garner Road – City of Chattanooga – From R-1 to R-3

**2015-028**  
**Opposition**  
**Defer 30 days**  
**City Dist #3**

Mr. Haynes gave the presentation and explained staff recommendation to **deny**. The applicant, Mr. Laviorien Grundy of Mableton, Georgia and Mr. Fred Ervin addressed the Commission regarding this request.

Speaking in opposition was Ms. Cynthia Stanley Cash, President of North Brainerd Neighborhood Association, Ms. Debra Pride and City Councilman Russell Gilbert, representative of District 5, indicated that he has spoken with residents of King Oak and was informed that they are against this.

Discussion ensued regarding communication with the neighborhood associations, designs of townhomes/condos, the possibility of requesting and RT-Z zone and a better designed site plan.

Mr. David Mathews made motion to defer thirty (30) days. Mr. Jimmy Parks seconded the motion and motion to defer 30 days carried.

### **AMENDMENT RESOLUTIONS**

**A Resolution to Amend the Subdivision Regulations for City of Lakesite to Incorporate Changes to the Subdivision Submittal and Review Process**

**Sub Regs**  
**Amend**  
**Approved**

Mr. Jason Farmer made motion to approve. Mr. Todd Leamon seconded the motion and motion to approve carried.

**A Resolution to Amend the Subdivision Regulations for Town of Walden To Incorporate Changes to the Subdivision Submittal and Review Process**

**Sub Regs  
Amend  
Approved**

Mr. Jason Farmer made motion to approve. Mr. Todd Leamon seconded the motion and motion to approve carried.

**A Resolution to Amend the Subdivision Regulations for Town of Lookout Mountain to Incorporate Changes to the Subdivision Submittal and Review Process**

**Sub Regs  
Amend  
Approved**

Mr. Jason Farmer made motion to approve. Mr. Todd Leamon seconded the motion and motion to approve carried.

**A Resolution to Amend Chattanooga City Code, Chapter 38, Zoning Ordinance, Article IV, General Regulations Section 38-32 Lot Size, Lot Frontage, and Setback Not To Be Reduced Exceptions to Provide Clarification As To When a Variance Will Be Required for Existing Structure Setbacks**

**Zoning  
Ordinance  
Amendment  
Approved**

Mr. David Mathews made motion to approve. Mr. Eric Myers seconded the motion and the motion carried.

**A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38 Zoning Ordinance, Article VI, Division 1 Height and Area Exceptions, Section 38-502 through 38-512, to Clarify and Combine All Lot of Record Regulations and Standards Into One Section of the Ordinance**

**Zoning  
Ordinance  
Amendment  
Approved**

Mr. Jason Farmer made motion to approve. Mr. Yusuf Hakeem seconded the motion and the motion carried.

**A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38 Zoning Ordinance, Article V, Division 7 R-3MD Moderate Density Zone, Section 38-104, to Clarify That Only One Structure is Permitted Per Lot**

**Zoning  
Ordinance  
Amendment  
Approved**

Mr. Haynes indicated that since this resolution was drafted there has been an amendment which reads as follows:

**Amend Article V, Division 7 R-3MD Moderate Density Zone, Section 38-104 Height and area regulations, by adding a new item (6) as follows:**

- (6) There shall be only single-family dwelling, one two-family dwelling, one three-family dwelling, and one four-family dwelling per lot.**

Mr. Jason Farmer made motion to approve the resolution as amended. Mr. Todd Leamon seconded the motion and motion to approve the resolution as amended carried.

**Public Comments on Non-Agenda Items**

Speaking in opposition to a recent approval of River Knoll, River Oaks and River View Subdivision was Mr. Joe Cofer of 2919 Braly Place, Ms. Loraine Pearsy of 2912 Braly Place (she submitted a cd of footage documenting traffic concerns), Ms. Martha Butterfield of 2936 Ozark Road and Ms. Carla Askonas of 13 Ozark Place.

**Approval of Minutes of January 12, 2015**

Mr. Todd Leamon made motion to approve the minutes. Mr. Jason Farmer seconded the motion and the motion to approve carried.

**Adjournment:**

There being no further business, the meeting adjourned at 3:39 p.m.

**Minutes**  
**Jan 12, 2015**  
**Approved**

**Adjourn**

Respectfully submitted,

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Ethan Collier, Chairman

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John Bridger, Secretary

EC:JB:sh