

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

**DATE:** Monday, May 11, 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 Joe Graham, Mr. Y. L. Coker, Mr. Jason Farmer, City Councilman Yusuf Hakeem, Ms. Mary Kay Hiatt, Mr. Todd Leamon, (representing County Mayor Jim Coppinger), Mr. David Mathews, Mr. Don Moon, Mr. Eric Myers, Mr. Jimmy Parks, Mr. Barry Payne, Mr. Adam Veron, Ms. Donna Williams (representing City Mayor Andy Berke), Ms. Velma Wilson and Chairman Ethan Collier

**Planning  
Commission  
Members**

**Others Present:**

Mr. Greg Haynes, Ms. Sandra Harrison, Mr. Bryan Shults, Ms. Karen Rennich, Ms. Akousa Cook, Ms. Pattie Dodd, 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**

**Plan of Services for Proposed Annexed Area**

**Cornerstone Auto Brokers, LLC – Tax Map Numbers: 120E-A-001 & 120E-A-005**

Mr. Haynes gave the presentation for the area to be annexed.

Mr. Barry Payne made motion to approve the Plan of Services for the proposed area to be annexed. Mr. Joe Graham seconded the motion and the motion to approve carried.

**Cornerstone  
Brokers, LLC  
Annexation  
Plan of Svcs  
Approved**

**Subdivision Plats & Variances**

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

**Variances**

Lake View on Webb Road-Lots 1 thru 7-Minimum Suburban Infill Lot Frontage  
(City of Chattanooga District 3, Hamilton County District 4)

The applicant, Mr. Tracy Smith of 4652 Conner Creek Drive of Signal Mountain, Tennessee addressed the Commission regarding this request.

Speaking in opposition was Ms. Alex Parks of 920 Glamis Circle of Signal Mountain, Tennessee and owner of rental property at 4103 Webb Road, Mr. Mark Smith of 4103 Webb Road and Ms. Ouida Nowlin of 4100 Harper Hills Road.

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

Scholze Addition to St. Elmo-Lots 95 and 96-Minimum Lot Size  
(City of Chattanooga District 7, Hamilton County District 6)

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

\*\*\*Mr. David Mathews left the meeting.

**Final Plats**

Cottages at Crystal Brook-Lots 213 thru 221-East Brainerd Road  
(Hamilton County District 7)

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

The View at White Oak-Lots 1 thru 13, and 52 thru 67-Highway 58  
(Hamilton County District 9)

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

**Lakeview  
Webb Road  
Opposition  
Approved**

**Scholze Add  
St. Elmo  
Approved**

**Cottages at  
Crystal Brook  
Approved**

**View at  
White Oak  
Approved**

Boulder Pass at the Canyons-Lots 45 thru 58-Clear Canyon  
(Hamilton County District 1)

**Boulder Pass  
at Canyons  
Approved**

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

The View at Whitehall-Lots 2 thru 5-Whitehall Road  
(City of Chattanooga District 1, Hamilton County District 6)

**The View  
at Whitehall  
Approved**

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

Lake View on Webb Road-Lots 1 thru 7-Webb Road  
(City of Chattanooga District 3, Hamilton County District 4)

**Lake View  
on Webb Road  
App w/cond**

Mr. Joe Graham made motion to approve staff recommendation with condition. Mr. Y. L. Coker seconded the motion and motion to approve staff recommendation with condition carried. (Conditions attached and made part of these minutes)

Scholze Addition to St. Elmo-Lots 95 and 96-Alabama Avenue  
(City of Chattanooga District 7, Hamilton County District 6)

**Scholze Add  
to St. Elmo  
App w/cond**

Mr. Joe Graham made motion to approve staff recommendation with condition. Mr. Y. L. Coker seconded the motion and motion to approve staff recommendation with condition carried. (Conditions attached and made part of these minutes)

\*\*\*Mr. David Mathews returns to the meeting.

### **Old Business**

**Case No. MR-2015-041** – Hamilton County Engineering/Todd Leamon, Public Works Director – 2200 block of Standing Rock Road – Hamilton County – Mandatory Referral: Street Closure

**MR-2015-041  
WITHDRAWN**

Chairman Collier indicated in the opening statement that this request had been withdrawn.

**Case No. MR-2015-042** – Hamilton Engineering/Todd Leamon, Public Works Director – 3700 block of Grandview Place – Hamilton County – Mandatory Referral: Street Closure

**MR-2015-042  
WITHDRAWN**

Chairman Collier indicated in the opening statement that this request had been withdrawn.

**Case No. 2015-050** – Joseph Ingram/Salient Investments – 6801 Conner Lane & 2115 North Concord Road – City of Chattanooga – Special Exceptions Permit: Residential Planned Unit Development

**2015-050  
Opposition  
Defer 30 days  
City Dist #6**

Mr. Joseph Ingram addressed the Commission regarding this request.

Speaking in opposition was Mr. David Robinson owner of property at 6872 Longview Road, Mr. Steve Babb owner of 6864 Longview Road, Mr. Billy Gram of 6833 Longview Road and City Councilwoman Carol Berz.

Mr. Yusuf Hakeem made motion to deny in order for a meeting to take place between the applicant and the neighborhood. Mr. Y. L. Coker seconded the motion. After lengthy discussion Mr. Y. L. Coker withdrew the second and Mr. Yusuf Hakeem withdrew the motion to deny.

Mr. David Mathews made motion to **defer 30 days**. Mr. Joe Graham seconded the motion and motion to defer **30 days carried**.

**Case No. 2015-053** – Lindsey Miller – 947 Up The Creek Trail – Hamilton County –  
Revocable Special Permit: Permanent Amusement Resort Facility

**2015-053**  
**App w/conds**  
**Co Dist #2**

Mr. Haynes gave the presentation and explained staff recommendation to approve, subject to the following: 1) This property to be used solely for cabin rentals and outdoor events; and 2) Outdoor events shall not be permitted after 9pm on weekdays and Sundays, and 11 pm on Saturdays.

The applicant Ms. Lindsey Miller of 723 Federal Street, addressed the Commission regarding this request.

There was no opposition present.

Discussion ensued regarding emergency vehicle access and number of attendees.

Mr. Jason Farmer made motion to **approve, subject to the following: 1) This property to be used solely for cabin rentals and outdoor events not to exceed 200 people; and 2) Outdoor events shall not be permitted after 9pm on weekdays and Sundays, and 11 pm on Saturdays.**

### **New Business**

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

**Case No. 2015-059** – James Carl Wilson – 1146 Coffelt Road – Hamilton County –  
Special Permit: One Single-Wide Manufactured Home

**2015-059**  
**WITHDRAWN**

Chairman Collier indicated in the opening statement that this request had been withdrawn.

**Case No. 2015-061** – James M. Scott/Holy Temple Church of God – 2311 Bliss Avenue  
– City of Chattanooga – Rezone from M-1 Manufacturing Zone to R-4 Special Zone

**2015-061**  
**Opposition**  
**App w/conds**  
**City Dist #8**

Mr. Haynes gave the presentation and explained staff recommendation to approve, subject to access to Crutchfield Street being limited to one drive with parking to the rear of the buildings as shown on the proposed site plan.

Mr. Thomas Johnson, the architect for the project, addressed the Commission regarding this request.

Speaking in opposition was Ms. Martha Goines of 1108 Crutchfield Street.

Mr. Eric Myers made motion to **approve staff recommendation with added condition to read as subject to: 1) Access to Crutchfield Street be limited to one drive, with parking to the rear of the buildings as shown on the proposed site plan; and 2) Residential density shall be limited to no more than 15 dwelling units per acre.** Mr. Barry Payne seconded the motion and the motion to approve staff recommendation with added condition carried.

**Case No. 2015-062** – Duane Carleo – 1518 Market Street – City of Chattanooga –  
Rezone from M-1 Manufacturing Zone to C-3 Central Business Zone

**2015-062**  
**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 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.
  - (2) For multi-family buildings three (3) stories in height or greater, a greater setback is permitted if entrances to individual units front the street.
- 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.

**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. A parking plan indicating the amount and location of the following, shall be submitted to the Chattanooga Department of Transportation for approval.
  - (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, 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, Mr. Duane Carleo of 6733 West Point Drive in Hixson, Tennessee was in attendance.

There was no opposition present.

Mr. David Mathews made motion to approve staff recommendation. Mr. Joe Graham seconded the motion and motion to approve staff recommendation carried with Ms. Donna Williams and Mr. Yusuf Hakeem voting no.

**Case No. 2015-063** – Donald Runyan & Smart Living Trust – 4200 Willard Drive – City of Chattanooga – Rezone from R-2 Residential Zone to R-4 Special Zone

Mr. Haynes gave the presentation and explained staff recommendation to **deny, the request for R-4 Special Zone and approve an R-3 MD Moderate Density Zone,**

**2015-063**  
**Opposition**  
**App R-3MD**  
**W/conds**  
**City Dist #5**

subject to the following conditions: 1) Use restricted to no more than three apartment units; and 2) One shared driveway with parking behind the main buildings.

The applicant, Mr. Donald Runyan of 7009 Lakeshore Drive, was in attendance and addressed the Commission regarding his request and stated that he accepts the staff recommendation.

Speaking in opposition was City of Chattanooga Councilman Russell Gilbert. He said he spoke with a representative of the Lake Hills Neighborhood and was informed that the community does not want triplexes in the area and that they would accept duplexes.

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

Case No. 2015-064 – John & Karen Hawkins/Peggy Holder – 4155 Randolph Circle – City of Chattanooga – Rezone from A-1 Urban Agricultural Zone to C-2 Convenience Commercial Zone

2015-064  
Opposition  
Defer 60 days  
City Dist #5

Mr. Haynes gave the presentation and explained staff recommendation to approve C-2 Convenience Commercial Zone, not including the area within 160 feet of the Harrison Pike right-of-way, subject to the following conditions: 1) Recreational Vehicles and associated buildings for bathrooms, office, manager's residence, and storage facilities only; 2) Provide Type C screening (as defined in Section 38-595 of the Zoning Ordinance) along the Benton Drive and Randolph Circle frontages of the property; and 3) Dumpster and pump station must be at least 100 feet from all exterior property lines.

The applicant, Mr. John Hawkins of 6405 Deacon Point Circle in Hixson, Tennessee addressed the Commission regarding this request and presented a power point presentation.

Speaking in opposition was Mr. Ralph DeCicco who owns property within about 50 feet of Mr. Hawkins proposed area, Ms. Jeanette Sterzik of 2851 Water Haven Drive and City Councilman Russell Gilbert.

Mr. Eric Myers made motion to **defer 60 days** for an updated site plan and for the applicant to meet with the neighbors. Mr. Joe Graham seconded the motion and motion to defer 60 days carried with Mr. Yusuf Hakeem voting no.

Case No. 2015-065 – Craig Kronenburg/John Langworthy – 718 Spears Avenue, 721, 725 & 729 North Market Street & 14, 16, 18 & 20 Peak Street – City of Chattanooga – Rezone from R-1 Residential Zone to UGC Urban General Commercial Zone

2015-065  
Opposition  
WITHDRAWN

Mr. Haynes gave the presentation and explained staff recommendation to approve, subject to the following conditions: (1) Limited to apartment or office; retail uses, if included, shall be incorporated into the same structure as the apartments (no free-standing retail structures); (2) No auto-oriented commercial uses allowed; (3) Any



structure equal to, or more than, three stories in height must be located at least 50 feet from any bordering residential dwelling; (4) No vehicle access on to Spears Avenue; (5) No parking fronting Spears Avenue; and (6) Curb cuts limited to one each for Peak Street and North Market.

The applicant, Mr. John Langworthy of 170 Woodcliff Circle in Signal Mountain, Tennessee addressed the Commission regarding this request.

Speaking in opposition was Mr. James Havron of 892 High Ridge Drive and also President of the Hill City Neighborhood Association, City Council District #1 representative Mr. Chip Henderson, Ms. Harriett Darby of 1010 North Market Street, Mr. Garnett Chapin of 313 Chambliss Avenue, County Commissioner Joe Graham and Ms. Lisa Rains owner of property in the 700 Block of Spears Avenue.

After further conversations, Mr. John Langworthy withdrew his request.

**Case No. 2015-066** – MAP Engineers c/o Mike Price/Hampton Meadows, LLC – 8440 Providence Road – Hamilton County – Special Permit: Life Conditions from Resolution 813-27B of Previous Case No. 2013-077

**2015-066**  
**Approved**  
**Co. Dist #9**

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

There was no one present in opposition.

Mr. Barry Payne made motion to approve staff recommendation. Mr. Eric Myers seconded the motion and motion to approve staff recommendation carried.

**Case No. 2015-067** – MAP Engineers c/o Mike Price/Bernard H. Brown, III – 4500, 4506, 4510, 4514 & 4550 Webb Road – City of Chattanooga - Special Permit: Residential Planned Unit Development

**2015-067**  
**Opposition**  
**Approved**  
**City Dist #3**

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

Mr. Mike Price of MAP Engineers addressed the Commission regarding this request. He introduced Mr. Jim Moore of Chattanooga Construction located at 735 Broad Street in Chattanooga, who gave more information on the constructing of the houses.

Speaking in opposition was Mr. Rogan Fry of 4385 Sailmaker Circle.

Mr. Jason Farmer made motion to **approve**. Mr. Barry Payne seconded the motion and motion to approve carried.

**Case No. 2015-068** – MAP Engineers for Spring Creek Investments/Kinsman & Cheryl Wright – 8217 & 8219 Ooltewah-Georgetown Road – Hamilton County – Rezone from A1 Agricultural District to R-1 Single-Family Residential District

**2105-068**  
**Opposition**  
**App w/cond**  
**Co. Dist #9**

Mr. Haynes gave the presentation and explained staff recommendation to **approve**, **subject to the overall density not to exceed 3 dwellings per acre.**

Mr. Mike Price of MAP Engineers addressed the Commission regarding this request. Speaking in opposition was Mr. James Brooks of 8403 Roy Lane in Ooltewah, Tennessee, Ms. Chris Hixson Goddard of 8375 Lexie Lane and Mr. Matt Brooks of 8447 Lexie Lane.

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

**Case No. 2015-069** – MAP Engineers for Spring Creek Investments/Kinsman & Cheryl Wright – 8217 & 8219 Ooltewah-Georgetown Road – Hamilton County – Special Permit: Residential Planned Unit Development

**2015-069**  
**Opposition**  
**Approved**  
**Co. Dist #9**

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

Speaking in opposition was Mr. James Brooks of 8403 Roy Lane in Ooltewah, Tennessee, Ms. Chris Hixson Goddard of 8375 Lexie Lane and Mr. Matt Brooks of 8447 Lexie Lane.

Mr. David Mathews made motion to approve. Mr. Eric Myers seconded the motion and motion to approve carried with Mr. Jason Farmer recusing.

**Case No. 2015-070** – ASA Engineering c/o Allen Jones/Ronald Speicher & Ben O’Daniel – 137 & 200 Oylar Lane (part) & 5510 Moody Sawyer Road (part) – City of Chattanooga – Rezone from R-1 Residential Zone to R-3 Residential Zone

**2015-070**  
**Approved**  
**City Dist #3**

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

The applicant was in attendance.

There was no opposition present.

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

### **Resolution Amendments**

**A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38 Zoning Ordinance, Article V, Division 15 C-3 Central Business Zone, by Adding a Special Exceptions Permit Requirement for Assisted Living Facilities Operated For-Profit**

**Chatt Zone**  
**Ord Amend**  
**Assist Liv’n**  
**Profit in C3**  
**Approved**

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

**A Resolution to Amend the Chattanooga City Code, Part II, Chapter 38 Zoning Ordinance, Article III Zones and Boundaries, Division 3 Urban Overlay Zone by Moving the Urban Overlay Zone Boundary on Shady Circle, Sunset Road and Falmouth Road**

**Chatt Zone**  
**Ord Amend**  
**Urban Overlay**  
**Approved**

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

**Government Mandatory Referral**

**Case No. MR-2015-071** – City of Chattanooga Real Property Office/Gail Hart – 1209 Flynn Street – City of Chattanooga.– Mandatory Referral: Declare Surplus

**MR-2015-071**  
**Approved**  
**City Dist #8**

Mr. Y. L. Coker made motion to approve. Ms. Mary Kay Hiatt seconded the motion and motion to approve carried.

**Public Comments on Non-Agenda Items**

(None)

**Approval of Minutes of April 13, 2015**

**Minutes**  
**Apr 13, 2015**  
**Approved**

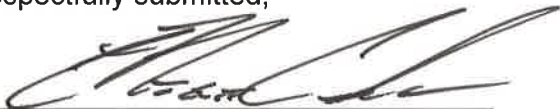
Mr. David Mathews made motion to approve the minutes. Ms. Mary Kay Hiatt seconded the motion and the motion to approve carried.

**Adjournment:**

**Adjourn**

There being no further business, the meeting adjourned at 4:39 p.m.

Respectfully submitted,



Ethan Collier, Chairman



John Bridger, Secretary

EC:JB:sh