
COLLEGEDALE MUNICIPAL PLANNING COMMISSION

**AGENDA
FOR THE MEETING OF
January 11, 2010
6:00 P.M.**

- A. CALL TO ORDER**
- B. INVOCATION**
- C. ROLL CALL**
- D. READING AND APPROVAL OF MINUTES FROM THE PREVIOUS MEETING**
- E. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION**
- F. REPORTS OF OFFICERS, COMMITTEES, AND STAFF**
 - 1. Staff Activities Report
- G. OLD BUSINESS**
 - 1. Any Properly Presented Old Business
- H. NEW BUSINESS**
 - 1. Housley Estates – Preliminary & Final Plats
 - 2. Any Other Properly Presented New Business
- I. ADJOURNMENT**

NEXT REGULARLY SCHEDULED MEETING: February 8, 2010
Staff Work Session: January 27, 2010

COLLEGEDALE MUNICIPAL PLANNING COMMISSION

Agenda Summary
January 11, 2010

New Business:

1. Housley Estates – Preliminary and Final Plats

BACKGROUND:

Clemons Surveying has submitted a final plat for a 7 lot subdivision on Sandy Trail. There are existing duplexes on Lots 12, 13, 16, and 18. The remaining plated lots are vacant flag lots. Lot sizes range from 17,000 square feet to 26,433 square feet. The lots are located in an R-2 zoning district.

ANALYSIS:

1. Due to the number of lots, a preliminary plat must also be submitted. Please review the Collegedale Subdivision Regulations (Articles 5 & 7) for the requirements for preliminary and final plats. The regulations are available on Collegedale's website under building permits and forms. You are welcome to submit revised copies to our office for review before you take the revised copies to Hamilton County GIS.
2. Show the abandoned lot lines (dashed lines & labeled).
3. List the building setbacks for an R-2 zone: Front – 35', Side – 10', and Rear 20'.

RECOMMENDATION:

Staff supports the proposed subdivision with the above changes being made.



**STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
LOCAL PLANNING ASSISTANCE OFFICE
SOUTHEAST TENNESSEE REGION
540 McCALLIE AVENUE, SUITE 690
CHATTANOOGA, TENNESSEE 37402
TELEPHONE: 423.634.6446 — FAX: 423.634.6351**

MEMORANDUM

TO: Members of the Collegedale Municipal Planning Commission

FROM: Chad Reese, Staff Planner

DATE: January 5, 2009

SUBJECT: Staff Activity Report

During the time since our last meeting Planning Commission Meeting, staff has been involved in the following activities on behalf of the Collegedale Municipal Planning Commission:

- Attended the Collegedale Work Session on December 22 and January 6, to discuss agenda items as well as other projects that are not yet ready for Planning Commission review.
- Stayed in contact with local officials regarding development issues within the community.
- Staff prepared the agenda packet for the Planning Commission Meeting on January 11, 2010.
- Currently researching possibilities for controlling steep slope developments.
- Reviewing alternative standards for flag lots with City Staff.
- Reviewing a proposed section on the suitability of development with City Staff.
- Reviewing proposed tree canopy protection ordinance and landscape ordinance.
- Reviewed a minor subdivision plat for the addition of property to the Collegedale Greenway.
- Modified the ordinances and plan of service for Hamilton County Tax Map 140 - 160.07 (Apison Pike) to remove a section of land that is no longer a part of the annexation.
- Assisted the City Attorney in providing information relevant to the annexation of the Arthur Poe property on Lee Highway.