

October 2026

Compiled by: Hamilton County Planning
Department

PLANNING COMMISSION CASE REPORT

Chattanooga-Hamilton County Regional Planning
Commission

PLANNING COMMISSION MEETING DATE: 10.12.2026

VIII. Subdivision Plats & Variances

A. New Business

1. HCSD-26-41 – Final Plat – Chestnut Heights Phase 1 Subdivision – Lots 1-141, 217-221, 292-300, and 305 – 3060 Bill Jones Road – Hamilton County Tax Map 173, Parcels 42.01, 42.05, and 42.06.
(Hamilton County District 7)

Staff: Approve with Conditions

IX. Rezoning, Closures/Abandonments (MR's), and Special Permits

A. New Business

1. HCZA-26-6 – Terralyn Dickermann – 4647 Parker Loop Road– Special Permit: Single Wide Manufactured Home. Hamilton County Tax Map 028, Parcel 019.
(Hamilton County District 9)

Staff: Approve

2. HCZA-26-7 – Stefan Claar – 8725 Walnut Road – Re-Zoning from A-1 Agricultural District to R-1 Single-Family Residential District. Hamilton County Tax Map 074K, Group A, Parcel 001.01.
(Hamilton County District 1)

Staff: Defer 30 Days

3. HCZA-26-8 – Kimberly Fulmer – 1538 Thrasher Pike – Re-Zoning from R-2A Rural Residential District to A-1 Agricultural District. Hamilton County Tax Map 083, Group B, Parcel 034.
(Hamilton County District 3)

Staff: Deny

4. HCZA-26-10 – Michael Price – 1815 Dallas Lake Road – Re-Zoning from A-1 Agricultural District to R-1 Single-Family Residential District. Hamilton County Tax Map 075, Parcel 096 and Tax Map 075, Parcel 026.
(Hamilton County District 1)

Staff: Approve

5. HCZA-26-11 – Michael Price – 1815 Dallas Lake Road – Special Permit: Planned Unit Development. Hamilton County Tax Map 075, Parcel 096 and Tax Map 075, Parcel 026.
(Hamilton County District 1)

Staff: Approve with Conditions

6. HCZA-26-12 – Allen Jones – 5515 Main Street – Re-Zoning from C-5 Neighborhood Commercial District to C-3 General Business Commercial District. Hamilton County Tax Map 132P, Group H, Parcels 001 and 002.

(Hamilton County District 10)

Staff: Deny as Requested, Approve Other

X. Staff Updates

XI. Public Comments on Non-Agenda Items

XII. Adjourn

October 2026

Subdivision Plats and

Variances

NEW BUSINESS

RPA STAFF RECOMMENDATION**SUBDIVISION CASE NUMBER: HCSD-26-41****Planning Commission Date: October 12, 2026****SUBDIVISION NAME: Chestnut Heights**

Applicant Request:	Final Plat
Property Location:	3060 BILL JONES RD
Property Owner:	Mike Music
Surveyor:	David Mathews, David Mathews Surveying
Engineer:	Mike Price, MAP Engineering LLC
Accessibility:	Bill Jones Road
Total Acreage:	57.22
Proposed Density:	.20
Proposed Use:	Residential
Tax Map Number:	173 42.01, 42.05, 42.06
Zoning:	R-1 with Conditions
Subdivision Variance(s) Required:	Yes - Variance 622-37B From A-1 to R-1 with 4 conditions.
Staff Recommendation:	Approve with Conditions Final Plat
Comment:	1. Show all power and communication easements on the mapping area for all new roads and lots and it needs to be labelled. 2. Add note referring to Resolution for rezoning 622-37B. 3. Show distance to nearest intersection 4. Lot between 217 and 218 without label shall be a community lot and identified as such before recording. 5. Completely spell out all office names in the signature block - no abbreviations. 6. Show all utility easements in and within 15 feet of the subdivision. 7. Show correct ROW and pavement width (showing 23') for all roads (Loropetalim Lane is missing both). 8. Need the P&C easement shared with sewer where we have low pressure lines

STANDARD NOTES

All land development projects are reviewed by Hamilton County Engineering and Water Quality staff, Hamilton County Engineering staff, Hamilton County Groundwater Protection, or Hamilton County WWTa, and various other utilities and utility districts. In addition to the requirements of the Hamilton County Subdivision Regulations and Zoning Resolution, all land development is further required to comply with current development regulations, building and zoning codes, storm water/water quality regulations, and the landscape requirements.

STANDARD DEPARTMENT NOTES

Chattanooga-Hamilton County Regional Planning Agency.

The applicant should be aware of a new USPS requirement that new subdivisions with 8 lots or more will be required to install a centralized mail delivery center in the development. This may require configuration of service area with accessible ADA parking. More details regarding this requirement can be found at <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growthmanagement/operations-developers-and-builders-guide.pdf>. The local postmaster is the final authority on the installation and design of these centralized

mail receptacles. The mail kiosks and parking spaces are not permitted in the public ROW. The location of the mail kiosk should be shown on the plat. These centralized systems are not allowed within the ROW.

Hamilton County Engineering and Water Quality

This property is located within the Hamilton County Water Quality Program boundary; therefore, a Land Disturbing Permit from Hamilton County Water Quality Program may be required.

Hamilton County Development/Highway Department

See Hamilton County Highway Department Checklist

Hamilton County WWTa

Submit for review sewer plans to Hamilton County Groundwater Protection for review and approval of septic systems for this development.

Hamilton County Geospatial Technology

Contact Hamilton County Geospatial Technology for street addresses. Hamilton County Geospatial Technology will assign street addresses after the Final plat has been approved.

Other Utilities and Fire Department

See and adhere to the Hamilton County Fire Marshall Subdivision Checklist.

Contact utility for utility easement.

Please check with the appropriate utility provider and Fire Department for any additional comments, notes, or requirements.

OUTSTANDING COMMENTS

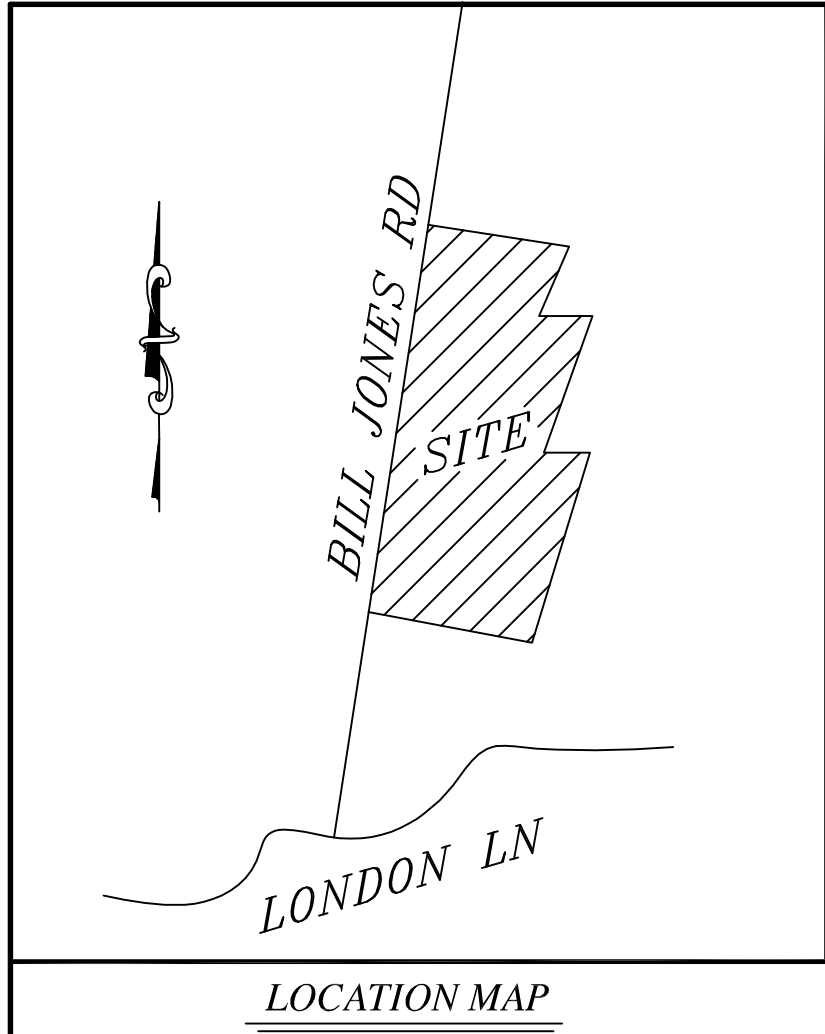
PLEASE NOTE: Before Final Plat can be signed, all comments must be addressed.

Who to Contact regarding questions on notes or outstanding comments:

Department	Contact	Number
Hamilton County Engineering or Water Quality	Autumn Friday	(423) 209-7821
Hamilton County Development/Highway	Tom Cassell	(423) 209-5076
Hamilton County WWTa	Caleb Casey	(423) 209-7868
Hamilton County Geospatial Technology		423) 209-7760

Reminders

1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Just as a reminder approval of the Final Plat does not constitute approval or acceptance by the public of any offer of dedication.
3. Review and approval of this Final Plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
4. Prior to Hamilton County GEOSPATIAL TECHNOLOGY signing the Final Plat please submit the Georeferenced CAD drawing used to create this subdivision plat. If GEOSPATIAL TECHNOLOGY doesn't receive a copy of the Geo-referenced CAD drawing file GEOSPATIAL TECHNOLOGY will not sign the Final Plat.
5. The Final Plat cannot be signed or recorded until all infrastructure improvements have been completed and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.



CHESTNUT HEIGHTS

PHASE 1

PIPE	SIZE	AC	DRAINED
A1	"30"	RCP	
A2	"30"	RCP	4.9 AC
A3	"18"	RCP	1.8 AC
A4	"18"	RCP	1.7 AC
A5	"18"	RCP	1.6 AC
A6	"18"	RCP	1.4 AC
A7	"18"	RCP	1.3 AC
A8	"18"	RCP	0.3 AC
A9	"18"	RCP	0.8 AC
A10	"18"	RCP	0.3 AC
A11	"18"	RCP	
A12	"18"	RCP	
A13	"18"	RCP	
A14	"18"	RCP	
A15	"18"	RCP	
A16	"18"	RCP	0.4 AC
A17	"18"	RCP	
B1	"12"	RCP	
C1	"24"	RCP	
C2	"18"	RCP	0.4 AC
C3	"24"	RCP	2.6 AC
C4	"24"	RCP	2.5 AC
C5	"24"	RCP	
D1	"8"	SCH 40 PVC	
E1	"18"	RCP	
E2	"36"	RCP	
E3	"36"	RCP	
E4	"36"	RCP	
F1	"36"	RCP	
F2	"30"	RCP	5.1 AC
F3	"18"	RCP	
F4	"24"	RCP	4.1 AC
F5	"18"	RCP	0.3 AC
F6	"18"	RCP	
F7	"24"	RCP	3.7 AC
F8	"18"	RCP	0.2 AC
F9	"24"	RCP	3.4 AC
F10	"24"	RCP	3.0 AC
F11	"24"	RCP	
F12	"30"	RCP	6.1 AC
F13	"30"	RCP	6.2 AC
F14	"30"	RCP	
F15	"24"	RCP	
F16	"24"	RCP	2.9 AC
F17	"24"	RCP	
F18	"24"	RCP	
G1	"24"	RCP	
H1	"18"	RCP	
H2	"18"	RCP	0.3 AC
H3	"30"	RCP	
H4	"24"	RCP	4.0 AC
H5	"18"	RCP	0.3 AC
H6	"24"	RCP	3.8 AC
H7	"18"	RCP	
H8	"18"	RCP	2.6 AC
H9	"18"	RCP	0.1 AC
H10	"18"	RCP	2.1 AC
H11	"18"	RCP	2.1 AC
H12	"18"	RCP	1.6 AC
H13	"18"	RCP	
H14	"18"	RCP	
H15	"18"	RCP	
I1	"18"	RCP	
J1	"18"	RCP	
J2	"18"	RCP	0.2 AC
J3	"42"	RCP	
J4	"36"	RCP	7.5 AC
J5	"36"	RCP	
J6	"36"	RCP	
J7	"36"	RCP	1.5 AC
J8	"30"	RCP	
J9	"24"	RCP	1.7 AC
J10	"18"	RCP	1.6 AC
J11	"18"	RCP	0.5 AC
J12	"18"	RCP	0.2 AC
J13	"18"	RCP	1.0 AC
J14	"18"	RCP	0.2 AC
J15	"18"	RCP	0.6 AC
J16	"18"	RCP	0.2 AC
J17	"18"	RCP	0.3 AC
J18	"18"	RCP	0.2 AC
J19	"18"	RCP	
J20	"18"	RCP	1.0 AC
J21	"18"	RCP	0.6 AC
J22	"18"	RCP	
K1	"18"	RCP	
U1	"18"	RCP	
U2	"18"	RCP	
U3	"18"	RCP	0.3 AC
U4	"18"	RCP	0.2 AC
U5	"18"	RCP	
U6	"18"	RCP	0.3 AC
U7	"18"	RCP	0.6 AC
U8	"18"	RCP	0.3 AC
U9	"18"	RCP	
U10	"18"	RCP	
U11	"18"	RCP	2.1 AC
U12	"18"	RCP	1.3 AC
U13	"18"	RCP	0.2 AC
U14	"18"	RCP	0.2 AC
U15	"18"	RCP	0.3 AC

CURVE	LENGTH	RADIUS	TANGENT
C1	8.46	275.00	4.23
C2	44.61	525.00	22.32
C3	36.41	251.55	18.24
C4	59.79	251.55	30.03
C5	54.62	376.55	27.36
C6	34.50	376.53	17.26
C7	51.53	186.29	25.93
C8	103.34	185.00	53.05
C9	133.46	185.00	69.79
C10	30.81	60.00	15.75
C11	51.11	60.00	27.22
C12	43.29	60.00	22.63
C13	33.56	60.00	17.23
C14	43.29	60.00	22.63
C15	43.42	60.00	22.71
C16	56.05	60.00	30.26
C17	12.79	275.00	6.40
C18	55.09	275.00	27.64
C19	55.09	275.00	27.64
C20	55.09	275.00	27.64
C21	59.70	275.00	29.97
C22	22.98	275.00	11.50
C23	33.42	400.00	16.72
C24	4.34	350.00	2.17
C25	56.06	350.00	28.09
C26	56.06	350.00	28.09
C27	25.26	350.00	12.64
C28	5.89	475.00	2.95
C29	76.08	475.00	38.12
C30	76.08	475.00	38.12
C31	34.28	475.00	17.15
C32	21.14	250.00	10.58
C33	59.23	250.00	29.75
C34	72.99	250.00	36.75
C35	72.99	250.00	36.75
C36	72.99	250.00	36.75
C37	40.08	250.00	20.08
C38	84.29	355.00	42.34
C39	59.73	72.00	31.71
C40	10.49	72.00	5.26
C41	35.11	61.86	17.91
C42	35.11	72.00	17.91
C43	15.59	500.00	7.80
C44	65.05	500.00	32.57
C45	21.46	500.00	10.73
C46	16.10	375.00	8.05
C47	11.70	375.00	5.85
C48	30.76	150.00	15.43
C49	68.30	150.00	34.75
C50	68.30	150.00	34.75
C51	64.83	150.00	32.93
C52	3.43	150.46	1.71
C53	28.47	150.00	14.28
C54	56.14	150.00	28.40
C55	55.31	150.00	27.97
C56	54.64	150.00	27.63
C57	55.96	150.00	28.31
C58	48.78	375.00	24.43
C59	20.22	60.00	10.21
C60	37.30	60.00	19.28
C61	37.30	60.00	19.28
C62	44.80	60.00	23.50
C63	142.07	100.00	119.03
C64	76.37	315.00	38.37
C65	76.37	315.00	38.37
C66	76.37	315.00	38.37
C67	76.37	315.00	38.37
C68	46.07	190.00	23.15
C69	46.07	190.00	23.15
C70	46.07	190.00	23.15
C71	46.07	190.00	23.15
C72	54.98	190.00	27.68
C73	54.98	190.00	27.68
C74	10.48	190.00	5.24
C75	90.98	190.00	46.38
C76	11.34	100.00	5.67
C79	46.83	100.00	23.85
C80	40.85	100.00	20.71

CURVE	LENGTH	RADIUS	TANGENT
C81	31.86	100.00	16.06
C82	39.39	75.00	20.16
C83	25.73	25.00	14.14
C84	25.73	25.00	14.14
C85	36.86	25.00	22.51
C86	35.37	25.00	21.37
C87	18.80	225.00	9.41
C88	54.49	300.00	27.32
C89	66.99	300.00	33.63
C90	8.43	25.00	4.26
C91	15.12	25.00	7.80
C92	23.55	25.00	12.73
C93	63.91	225.00	32.17
C94	97.18	225.00	49.36
C95	40.37	225.00	20.24
C96	105.04	200.00	53.76
C97	117.07	200.00	60.26
C98	49.41	200.00	24.83
C99	1.60	305.00	0.80
C100	104.49	305.00	52.76
C101	45.83	305.00	23.96
C102	25.73	25.00	14.14
C103	25.73	25.00	14.14
C104	39.27	25.00	25.00
C105	39.27	25.00	25.00
C106	66.37	325.00	33.30
C107	127.61	140.00	68.62
C108	152.03	140.00	84.48
C109	12.12	140.00	6.06
C110	34.83	25.00	20.92
C111	78.07	201.90	39.53
C112	109.48	375.00	55.13
C113	47.19	475.00	23.61
C114	25.73	25.00	14.14
C115	25.73	25.00	14.14
C116	52.36	50.00	28.87
C117	36.64	100.00	18.53
C118	89.00	100.00	47.69
C119	18.53	75.00	9.31
C120	0.95	180.00	0.47
C121	61.86	180.00	31.14
C122	24.56	180.00	12.30
C123	2.49	180.00	1.24
C124	8.36	100.00	4.18
C125	31.78	175.00	15.94
C126	39.08	175.00	19.62
C127	56.73	400.00	28.47
C128	80.13	400.00	40.20
C129	80.13	400.00	40.20
C130	86.84	400.00	43.59
C131	12.31	400.00	6.15
C132	133.46	185.00	69.79
C133	132.92	185.00	69.47
C134	55.39	185.00	27.90
C135	31.71	375.00	15.88
C136	86.84	375.00	44.63
C137	109.48	375.00	55.13
C138	109.48	375.00	55.13
C139	109.48	375.00	55.13
C140	60.12	375.00	30.12
C141	38.91	25.00	24.64
C142	167.07	100.00	110.46
C143	157.08	100.00	100.00
C144	39.27	25.00	25.00
C145	74.69	100.00	39.18
C146	37.83	100.00	19.14
C147	52.36	50.00	28.87
C148	25.73	25.00	14.14
C149	25.73	25.00	14.14
C150	52.36	50.00	28.87
C151	46.02	100.00	23.43
C152	89.18	100.00	47.80
C153	90.15	100.00	48.40
C154	28.33	100.00	14.26
C155	52.36	50.00	28.87
C156	18.390025.00		9.17
C157	250.80	125.00	125.84
C158	362.98	352.00	181.65

APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL
TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY
W/TA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTANOOGA/HAMILTON COUNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____
HAMILTON COUNTY
WATER QUALITY
DATE _____
BY _____
HAMILTON COUNTY
FIRE MARSHALL
DATE _____
BY _____

Owner's Certification

I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple and dedicate the road ROW to the public forever. I also certify that there are no encumbrances on the property to be dedicated and that I am the owner if the property shown in fee simple.

Millrose Properties Tennessee LLC
11560 Great Oaks Way STE 100
Alpharetta, GA 30022
(423) 870-4208

Surveyor's Certification

I certify that I have surveyed the property shown hereon, that the survey is correct to the best of my knowledge and belief, and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "1" Survey. This survey meets the current TN Minimum Standards of Practice.

David Mathews PLS #747

Engineer's Certification

I hereby certify that I have reviewed or designed all drainage structures with stormwater flows in excess of the capacity of a 42" diameter concrete pipe equivalent and all sanitary sewers as shown on this plat and that the design meets proper meets engineering criteria.

MAP Engineers
7380 Applegate Ln
Chattanooga, Tennessee 37421
(423) 855-5554

FINAL PLAT SHEET 1 OF 2

CHESTNUT HEIGHTS PHASE 1

LOTS 1 - 141, 217 - 221, 292-300, 305
DEED BOOK 13928, PAGE 158 R.O.H.C.

HAMILTON COUNTY, TENNESSEE

Date: 1-16-26	Checked By: D.MATHEWS	
Scale: 1"= 100'	Drawn By: P.ELROD	26-081



DAVID MATHEWS SURVEYING
1820 HAMILL ROAD
HIXSON, TENNESSEE. 37343
FX: 423-870-9871
PH: 423-870-4208

DRAWING #
26-S5128

WATER QUALITY

- Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
- The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations.
- The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
- The Hamilton County Water Quality Program reserves the right at any time to access Water Quality Easements to inspect areas and facilities.
- The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.
- Land disturbance prohibited in stream, riparian buffer. No clearing, grading, grubbing or tree removal without approval from Hamilton County Water Quality Program.

GENERAL NOTES

- Zoned: R-1 with conditions
- Acres subdivided: 57.22 ± AC.
- This plat subdivides deed: D.B. 13928, PC. 158 R.O.H.C.
- Local Government does not certify that utilities or utility connections are available.
- This subdivision has been developed according to the design standards of the Hamilton County Subdivision Regulations.
- All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
- Tax Map No: 173 42.01, 42.05 & 42.06
- All corners are Iron Pins Set unless otherwise noted.
- According to FEMA map 47065C0510H & 47065C0393H dated 11-28-25, this property is not in the (100 yr) flood hazard zone.
- The purpose of this plat is to divide all lots shown.
- Address based on access to road.
- 10' Power & Communication Easement to be on both sides of all interior roads.
- Water provided by Eastside Utility District.
- Owner/developer is to install all drainage structures and and improved easements as required. The maintenance of drainage easements is the responsibility of the property owner and not the local government.
- Retention pond is the responsibility of the lot owners or HOA
- No building permit is to be issued for a residential, commercial, or industrial building on the Community Lot. Lot is to be used for recreational purposes only. Maintenance to be assumed by the developer until the lot(s) are deeded to the home owners in the subdivision, or to a home owners association.
- Proposed lots used for single-family detached dwellings.
- Fire Hydrant: (Typical) ➡
- Drainage Flow: (Typical) ➡
- Building setbacks are 20' front and rear, and 5' on the side property lines per R-1 zoning.
- Sanitary sewer is available by HCWNWA.
- Zoning Conditions:
 - 100' ROW buffer on Bill Jones Road can have subdivision entrances, utilities, stormwater drainage, detention facilities, landscaping, walking trails and other non residential uses
 - Minimum of ten (10) acres shall be set aside as park area
 - no more than 800 residential units total all phases
 - Road Improvements on Bill Jones Road as generally shown on plan provided to RPA prior to 6/15/2022
- Stream buffer of 30 feet.
- Preliminary Plat approved on Jan 13th 2025 HCSD-24-39
- All landscaping and lawn maintenance, walking trails, Round-about islands and set aside park areas within the 100' ROW Buffer on Bill Jones Rd. to be maintained by the developer or Home Owners Association and NOT the responsibility of local government.
- All sidewalks shall meet Tennessee Department of Transportation Roadway Design and Guidelines for Standard Concrete Sidewalks and The American Disabilities Act. No CO shall be issued for any lot until either a Bond for the sidewalk network is in place or the sidewalk is inspected and approved by Hamilton County Development Services staff on a lot by lot basis.
- Driveways shall be installed per HCSD-200.03
- Final plat approved on _____ 2026 HCSD

Mark R & Anita T Kapperman
(DB 9780-324)

APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL
TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY
WVTA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____
HAMILTON COUNTY
WATER QUALITY
DATE _____
BY _____
HAMILTON COUNTY
FIRE MARSHALL
DATE _____
BY _____

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



BILL JONES ROAD
(50' R.O.W.)

FINAL PLAT
SHEET 2 OF 2

CHESTNUT HEIGHTS
PHASE I

LOTS 1 - 141, 217 - 221, 292-300, 305

DEED BOOK 13928, PAGE 158 R.O.H.C.

HAMILTON COUNTY, TENNESSEE

Date: 1-16-26 Checked By: D.MATHEWS
Scale: 1" = 100' Drawn By: P.ELROD 26-081

DAVID MATHEWS SURVEYING
1820 HAMILL ROAD
HIXSON, TENNESSEE 37343
FX: 423-870-9871
PH: 423-870-4208

DRAWING #
26-S5128

October 2026

**Rezoning, Closures/
Abandonments (MR's), and
Special Permits**

NEW BUSINESS

HAMILTON COUNTY PLANNING DEPARTMENT

1250 Market Street, Suite 3046
Chattanooga, TN 37402
423-209-7970



STAFF RECOMMENDATION REPORT

ZONING CASE NUMBER: HCZA-26-6

Date Submitted: July 27, 2026

PLANNING COMMISSION DATE:
October 12, 2026

Applicant Request :Special Permit

Rezone From:

Total Acres in Request:

Rezone To:

Applicant Proposing Conditions:

Applicant Requested Conditions:

Property Information

Address:

4647 PARKER LOOP RD, BIRCHWOOD, TN, 37308

Property Tax Number: 028 019

Applicant Information

Name: Terralyn Dickermann

Address: 4647 Parker Loop Rod

City: Birchwood

State: TN

Proposed Development

Reason for the request: Single wide home

Current Use: A-1

Adjacent Uses: SITE: 1994 Resolution 1094-30, allowing a home for the aged that was adopted.

West - 4471 Parker Loop Road, .37 miles away was rezoned to R-5 Single Wide Manufactured home

East - 4869 Parker Loop Road, .3 miles away was rezoned to R-5 Single Wide Manufactured home

South - 4720 Parker Loop Road, .28 miles away was granted a special permit for a single-wide manufactured home in 2005-218

North - 4902 Johnson Road, .39 miles away was granted a special permit for tent only camping in 2024-0042

Staff Recommendation

Staff Recommendation: Approve

Notes: The applicant requests a Special Permit to place a single-wide manufactured home at 4647 Parker Loop Road a 12.7 acre tract, A-1 zoned property. The site currently has the burned home on it and is surrounded by single-unit detached uses. Access is from a shared driveway off Parker Loop Road.

The request aligns with the *Plan Hamilton* Countryside Residential Place Type, which supports low-density rural residential development, large-lot homes, and agricultural uses. The proposed use is consistent with surrounding land use patterns and the rural development form of the area.

Staff finds the request compatible with adopted plans, adjacent land uses, and development form, and recommends **approval**. Approval of the Special Permit applies only to the use and does not constitute approval of building, fire, or other applicable codes.

Applicant Signature: Terralyn Ruth Dickerman

On February 10, 2026 my home at 4647
Parker Loop Rd burned to the ground.

I am losing a single wide home from
Clayton Jones on my property at 4647 Parker
Loop Rd.

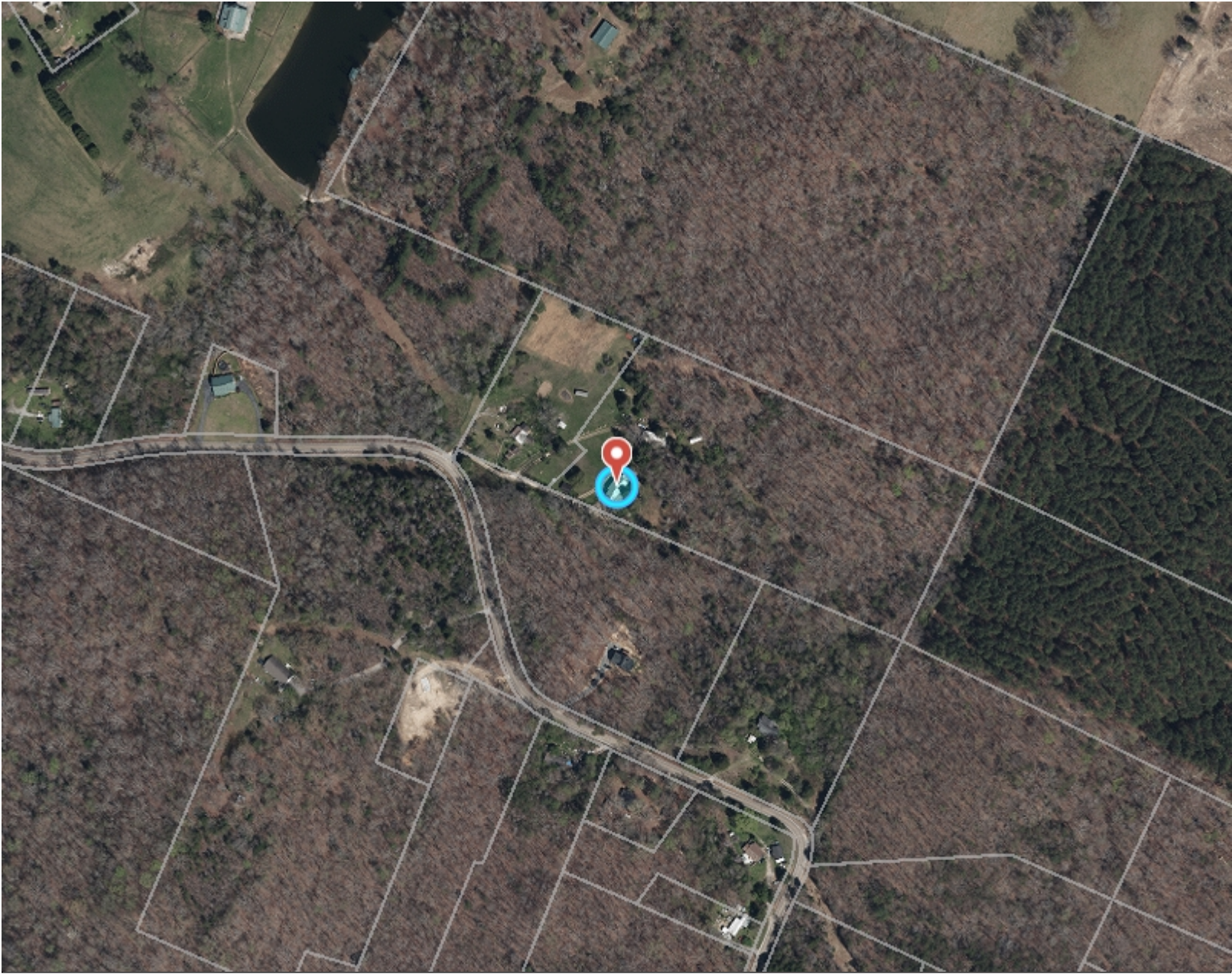
Cerralyn Eicherman



Single
wide

1649

GISMO 5



Legend

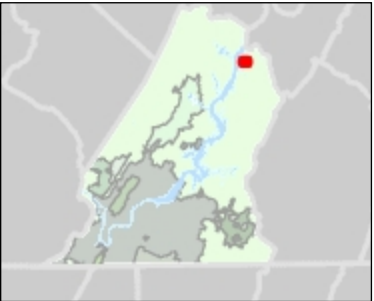
- Address Labels
- Parcels

0 400.00 800.0Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.



- Legend
- Parcels
 - Emerging Place Type
 - Resort Recreation - A
 - Resort Recreation - B
 - NaturalResourcesPlanHamilton
 - 100 Year Flood
 - Slope ≥ 25%
 - Rural Corridor Overlay (100ft)
 - PlaceTypesPlanHamilton
 - Countryside Residential
 - Suburban Residential
 - Urban Residential
 - Rural Commercial
 - Mixed Residential
 - Crossroads
 - Neighborhood Node
 - Village Center
 - Maker District
 - Industrial
 - Campus
 - Resort Recreation - A
 - Resort Recreation - B
 - Preserve
 - McDonald Farm



GISMO 5



Legend

- Address Labels
- Parcels
- Cases Before 2002 - RPA
- PUD / Special Permits - RPA
- Zoning Cases - RPA

Zoning - RPA

<all other values>

<Null>

- A-1
- B-CX-12
- B-CX-20
- B-PK
- C-1
- C-2
- C-3
- C-4
- C-5
- C-6
- C-C
- C-CIV
- C-CX-12
- C-CX-9
- C-MU1
- C-MU2
- C-N
- C-NT
- C-PK
- C-R
- C-TMU
- Collegedale
- D-CIV-4
- D-CX-12
- D-CX-20
- D-CX-6
- D-CX-8
- D-PK
- D-RA-4
- D-RM-4
- D-SH-6
- D-SH-8
- E-CX-3
- E-CX-4
- E-IN-3
- E-IX-3
- E-IX-4
- E-RA-2
- E-RA-3



0 400.00 800.0Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.



**SITE WHERE MOBILE HOME
WILL GO ON THE LAND**

HAMILTON COUNTY PLANNING DEPARTMENT

1250 Market Street, Suite 3046
Chattanooga, TN 37402
423-209-7970



STAFF RECOMMENDATION REPORT

ZONING CASE NUMBER: HCZA-26-7

Date Submitted: August 4, 2026

PLANNING COMMISSION DATE:
October 12, 2026

Applicant Request :Zoning

Rezone From: A-1

Total Acres in Request: 4.4

Rezone To: R-1

Applicant Proposing Conditions:No

Applicant Requested Conditions:

Property Information

Address:

8725 WALNUT RD, HIXSON, TN, 37343

Property Tax Number: 074K A 001.01

Applicant Information

Name: Stefan Claar

Address: 300 Letterman Road

City: Knoxville

State: TN

Proposed Development

Reason for the request: To develop a small residential neighborhood with homes on a small road with a culdesac.

Current Use: Residential Home

Adjacent Uses: Residential

Staff Recommendation

Staff Recommendation: Defer

Notes: Applicant has requested to defer for 30 days.

Applicant Signature: Stefan Joseph Claar

August 4, 2026
Re: 8725 Walnut Road - Hixson, TN 37343
Request: A-1 Agricultural to R-1 Single-Family Residential



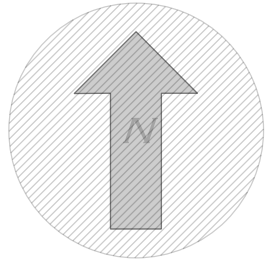
The applicant requests rezoning of the property located at 8725 Walnut Road from A-1 Agricultural District to R-1 Single-Family Residential District. The purpose of the request is to permit a small residential neighborhood anticipated to contain approximately 13 to 16 detached single-family homes. The final number and arrangement of lots will be determined through engineering, subdivision review, and compliance with all applicable Hamilton County development standards.

The existing A-1 zoning no longer appropriately reflects the intended use of the property or the development pattern surrounding the site. Although A-1 permits detached single-family dwellings, it is principally an agricultural district that also allows agricultural operations, and certain other rural or special-permit uses. The property is not proposed for agricultural use. Residential development is occurring in the immediate area, including the new single-family neighborhood across Walnut Road, and public sewer infrastructure has recently been extended to serve that development. In this context, retaining agricultural zoning does not accurately represent the property's residential setting or the infrastructure now available to serve it.

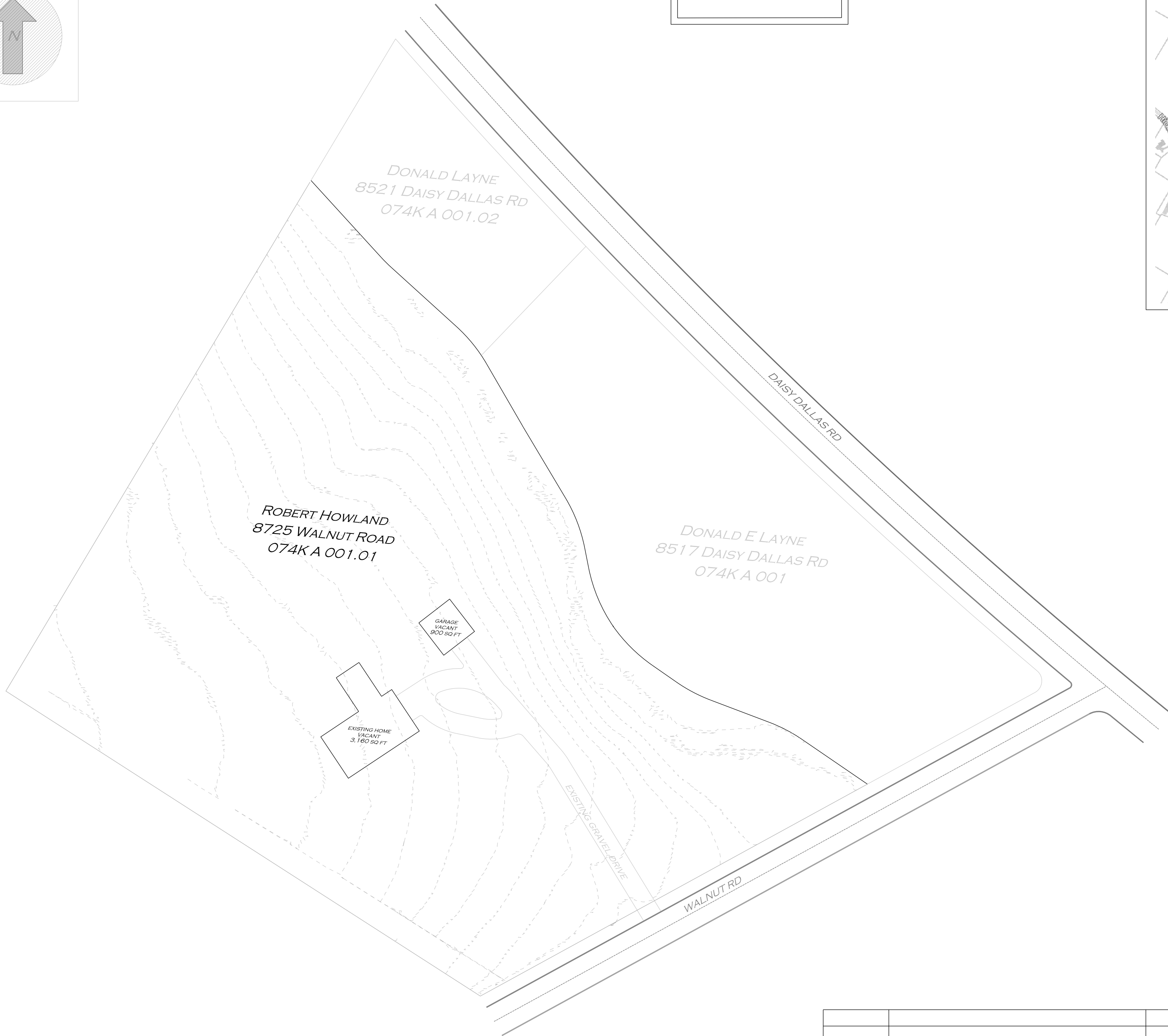
R-1 is an appropriate and compatible zoning classification because it is specifically intended for detached single-family residential development. The request does not involve apartments, town homes, commercial uses, or industrial uses. The proposed homes would continue the residential character of the area and provide an appropriate transition from the property's former agricultural classification to a low-intensity residential use.

The Hamilton County Water and Wastewater Treatment Authority has approved sewer availability for the proposed development through the newly installed sewer main serving the neighborhood across Walnut Road. (approval letter attached) Access to public sanitary sewer supports responsible residential development and avoids reliance on multiple individual septic systems. The proposed subdivision will also be subject to applicable requirements concerning lot dimensions, access, drainage, stormwater management, utilities, fire protection, and other infrastructure as part of the subdivision and permitting processes.

Approval of the requested R-1 zoning would allow the property to be used for a modest, conventional single-family neighborhood consistent with the residential growth occurring in this portion of Hixson. It represents a logical use of available infrastructure, provides additional housing opportunities, and applies a low-intensity residential classification that is compatible with surrounding and nearby development. For these reasons, the applicant respectfully requests approval of the rezoning from A-1 to R-1.



TOTAL AREA: 4.27 AC



LOCATION MAP

SITE INFO

1. ADDRESS: 8725 WALNUT ROAD
2. ACREAGE: +/- 4.27 AC
3. PROPOSED ZONING: R
4. STRUCTURES PRESENT
 - A. VACANT HOME (3,120 SQ FT)
 - B. VACANT GARAGE (900 SQ FT)
5. ALL STRUCTURES AND EXISTING IMPROVEMENTS TO BE DEMOLISHED
6. PROPOSED USE TO BE A SINGLE FAMILY HOME SUBDIVISION CONTAINING +/- 16 UNITS.
7. PROPOSED DEVELOPMENT START DATE: 03/01/27
8. PROJECTED DEVELOPMENT COMPLETION: 09/01/27

SHEET C-1

KEY SHEET - EXISTING CONDITIONS

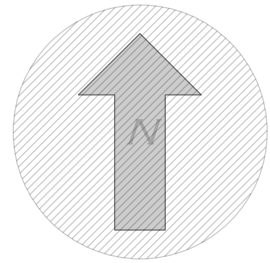
8527 WALNUT RD

HIXSON, TN 37343

DIST.: COUNTY HAMILTON COUNTY, TN
CTL MAP: 074K A PARCEL: 001.01
SCALE: NOVEMBER 7, 2025



WAL-EX001	WALNUT ROAD EXISTING CONDITIONS	05/21/26
REVISION	DESCRIPTION	DATE



TOTAL AREA: 4.27 AC

LOT AREA TABLE (SQ FT)

LOT 1: 6,893	LOT 8: 14,162
LOT 2: 8,211	LOT 9: 10,175
LOT 3: 7,025	LOT 10: 6,633
LOT 4: 6,293	LOT 11: 6,778
LOT 5: 11,800	LOT 12: 6,924
LOT 6: 11,375	LOT 13: 9,519
LOT 7: 9,269	



LOCATION MAP

SITE INFO

1. ADDRESS: 8725 WALNUT ROAD
2. ACREAGE: +/- 4.27 AC
3. PROPOSED ZONING: R - 1
4. STRUCTURES PRESENT
 - A. VACANT HOME (3,120 SQ FT)
 - B. VACANT GARAGE (900 SQ FT)
5. ALL STRUCTURES AND EXISTING IMPROVEMENTS TO BE DEMOLISHED
6. PROPOSED USE TO BE A SINGLE FAMILY HOME SUBDIVISION CONTAINING +/- 13-16 SINGLE FAMILY UNITS.
7. SETBACKS SHOWN
 - FRONT: 20'
 - SIDE: 5'
 - REAR: 20'
8. SEWER CAPACITY APPROVED FOR UP TO 18 UNITS BY WWTA.

SHEET C-1

KEY SHEET - EXISTING CONDITIONS

8527 WALNUT RD

HIXSON, TN 37343

DIST.: COUNTY

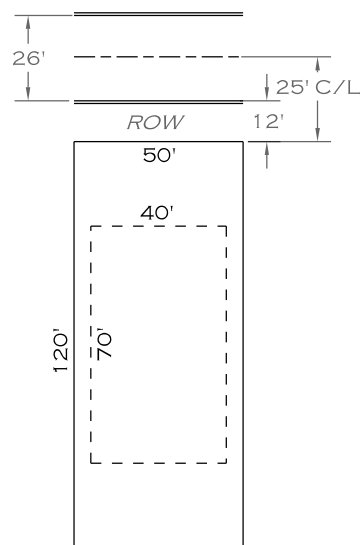
HAMILTON COUNTY, TN

CTL MAP: 074K A

PARCEL: 001.01

SCALE:

NOVEMBER 7, 2025



TYPICAL LOT
50 x 120
6,000 SQ FT (MIN)

DONALD E LAYNE
8517 DAISY DALLAS RD
074K A 001

STORMWATER
+/- .27 AC

WALNUT ROAD

SEWER VIA WWTA MANHOLE

WAL-EX001	WALNUT ROAD EXISTING CONDITIONS & CONCEPT	05/21/26
REVISION	DESCRIPTION	DATE

GISMO 5



Legend

- Address Labels
- Parcels
- McDonald_Farm

0 200.00 400.0Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

GISMO 5



Legend

- Address Labels
- Parcels
- McDonald_Farm
- Place Types
 - Campus
 - Countryside Residential
 - Industrial
 - Maker District
 - Mixed Residential
 - McDonald Farm
 - Neighborhood Node
 - Preserve
 - Rural Commercial
 - Resort Recreation - A
 - Resort Recreation - B
 - Suburban Residential
 - Urban Residential
 - Village Center
 - Crossroads

0 200.00 400.00 Feet
NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

GISMO 5



Legend

- Address Labels
- Parcels
- McDonald_Farm
- Cases Before 2002 - RPA
- PUD / Special Permits - RPA
- Zoning Cases - RPA
- Zoning - RPA
 - <all other values>
 - <Null>
 - A-1
 - B-CX-12
 - B-CX-20
 - B-PK
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - C-6
 - C-C
 - C-CIV
 - C-CX-12
 - C-CX-9
 - C-MU1
 - C-MU2
 - C-N
 - C-NT
 - C-PK
 - C-R
 - C-TMU
 - Collegedale
 - D-CIV-4
 - D-CX-12
 - D-CX-20
 - D-CX-6
 - D-CX-8
 - D-PK
 - D-RA-4
 - D-RM-4
 - D-SH-6
 - D-SH-8
 - E-CX-3
 - E-CX-4
 - E-IN-3
 - E-IX-3
 - E-IX-4

0 200.00 400.0Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.



SITE

HAMILTON COUNTY PLANNING DEPARTMENT

1250 Market Street, Suite 3046
Chattanooga, TN 37402
423-209-7970



STAFF RECOMMENDATION REPORT

ZONING CASE NUMBER: HCZA-26-8

Date Submitted: August 6, 2026

PLANNING COMMISSION DATE:
October 12, 2026

Applicant Request :Zoning

Rezone From: R-2A

Total Acres in Request: 0.8

Rezone To: A-1

Applicant Proposing Conditions:No

Applicant Requested Conditions:

Property Information

Address:

1538 THRASHER PIKE, HIXSON, TN, 37343

Property Tax Number: 083H B 034

Applicant Information

Name: Kimberly Fulmer

Address: 1538 Thrasher Pike

City: Hixson

State: Tn

Proposed Development

Reason for the request: Zoning violation letter received - operating a commercial kennel in R-2A which is prohibited according to article IV section 601.D.

Current Use: Home and commercial kennels

Adjacent Uses: Residential R-2A, single family homes on 3 sides and A-1 agricultural behind.

Staff Recommendation

Staff Recommendation: Deny

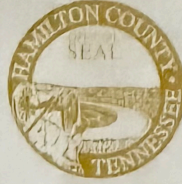
Notes: The applicant requests to rezone part of this parcel from R-2A to A-1 after receiving a notice of violation from the County for operating a commercial dog kennel in the R-2A zone which prohibits this type of business. The business is currently in operation on site and has been for some time according to the online presence and onsite signage. Access is directly from Thrasher Pike. This business is surrounded on all sides by single-family detached residential homes.

The request does not align with the *Plan Hamilton* Suburban Residential Place Type, which only supports a predominantly low intensity, single-family detached, residential development pattern, especially within the same block. Some moderate density residential development, such as small lot houses or attached townhomes, may exist, but are located on a major street or near a transit route or school. There is no mention of any commercial establishments.

Staff finds the request incompatible with the adopted Plan, adjacent land uses, and development form, and recommends **denial**.

Applicant Signature: Kimberly Fulmer

**I just had my Property
divided and 3.86 acres of
my property is A1 .80 in
the front is R2. I would
like to have it all A1 if
possible. Thank you.**



July 29, 2026

Kimberly Yvonne Fulmer & Frances Deanna Gann Fulmer
1538 Thrasher Pike
Hixson, Tn. 37343

Tax Map # 083H-B-034 / 1538 Thrasher Pike

It has come to our attention that you are in violation of the Hamilton County Zoning Regulations on property that you own located at 1538 Thrasher Pike.

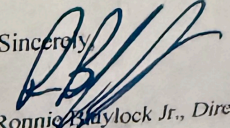
Upon investigation, it was noted there is a Commercial Kennel on the property.

Businesses are not allowed within the R-2A, Rural Residential District, in which your property is currently zoned, without a zoning change from the Hamilton County Planning Department. Hamilton County does allow a home office/ business in an R-2A, Rural Residential zone as long as the owner's use of the property is in constant compliance with the Home Occupation regulations. The definition of Home Occupation is attached.

Therefore, you will have thirty (30) days from the date of this letter to comply with the Hamilton County Zoning Regulations, or apply for rezoning of the property with The Hamilton County Planning Department. They can be reached at 423-209-7950.

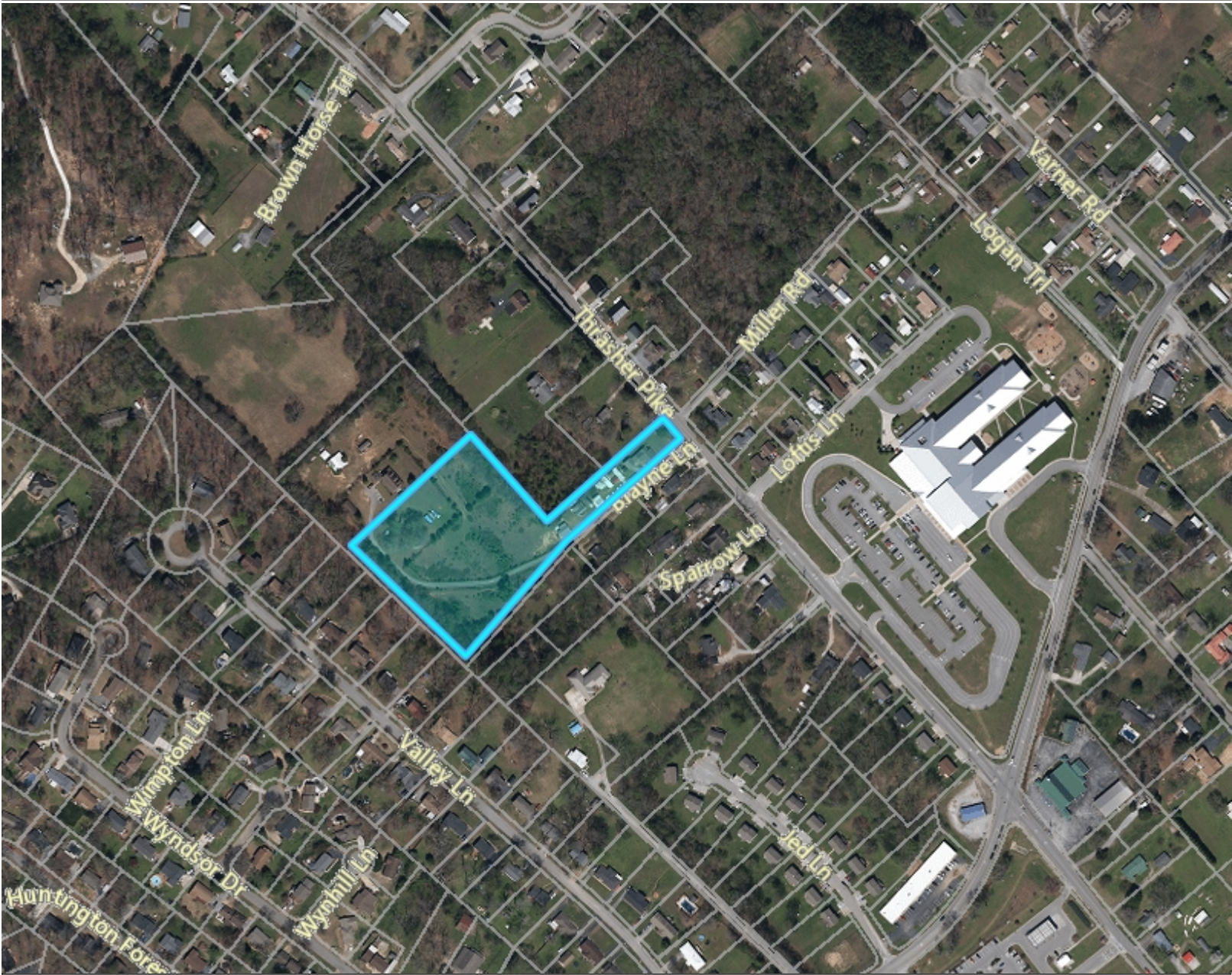
If you have any questions regarding this matter, please contact our office at 209-7860.

Sincerely,


Ronnie Baylock Jr., Director
Building Inspection

RB/sm

GISMO 5



- Legend
- Parcels
 - McDonald_Farm

0 400.00 800.0Feet

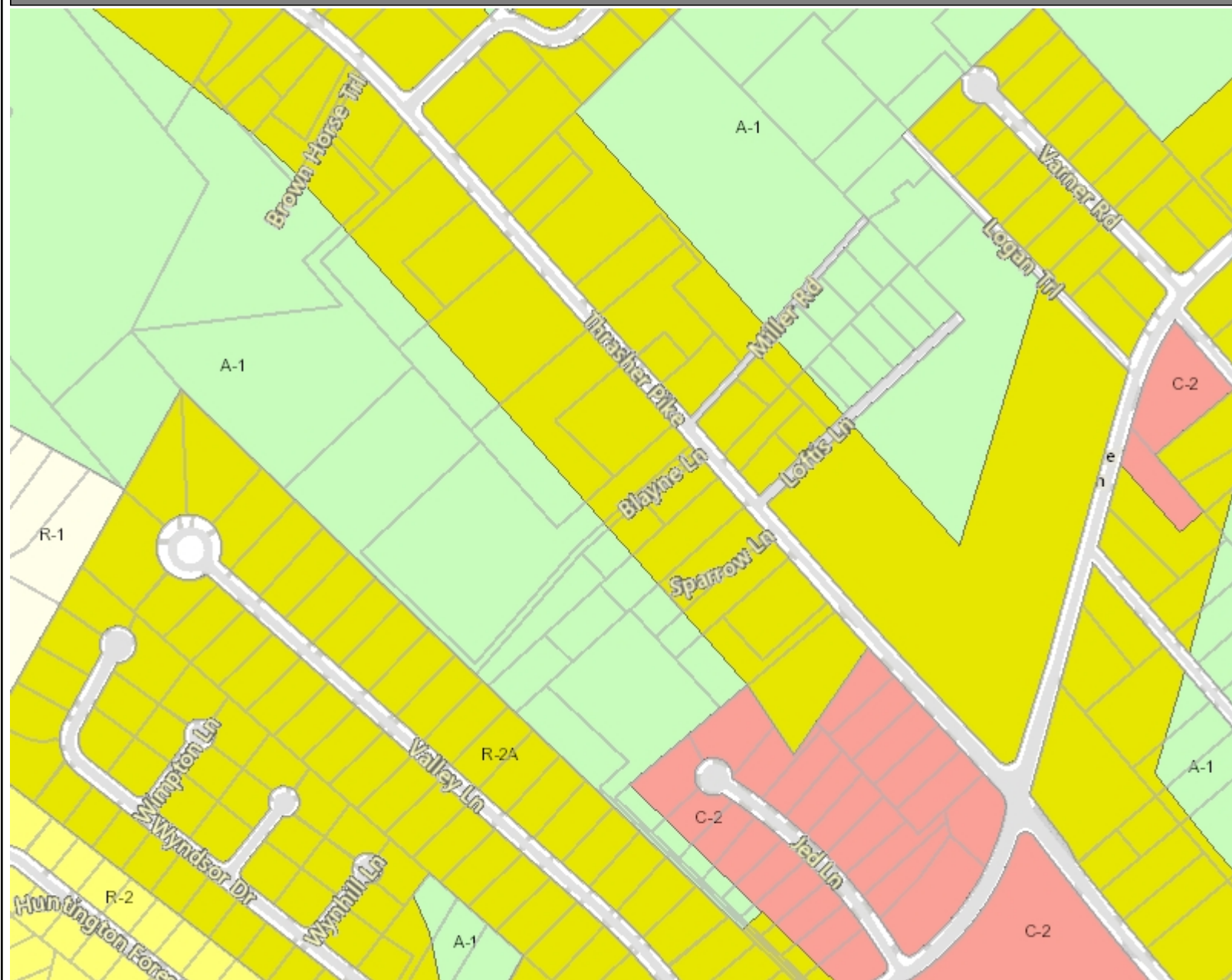
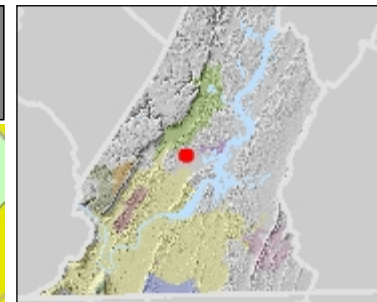
NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet

© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

GISMO 5



Legend

- Parcels
- McDonald_Farm
- Hamilton County Zoning**
- <all other values>
- <Null>
- A-1
- B-CX-12
- B-CX-20
- B-PK
- C-1
- C-2
- C-3
- C-4
- C-5
- C-6
- C-C
- C-CIV
- C-CX-12
- C-CX-9
- C-MU1
- C-MU2
- C-N
- C-NT
- C-PK
- C-R
- C-TMU
- Collegedale
- D-CIV-4
- D-CX-12
- D-CX-20
- D-CX-6
- D-CX-8
- D-PK
- D-RA-4
- D-RM-4
- D-SH-6
- D-SH-8
- E-CX-3
- E-CX-4
- E-IN-3
- E-IX-3
- E-IX-4
- E-RA-2
- E-RA-3
- E-RD-2
- E-RD-3
- E-RM-3

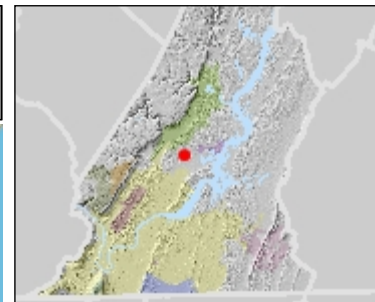
0 400.00 800.0 Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

GISMO 5



Legend

□ Parcels

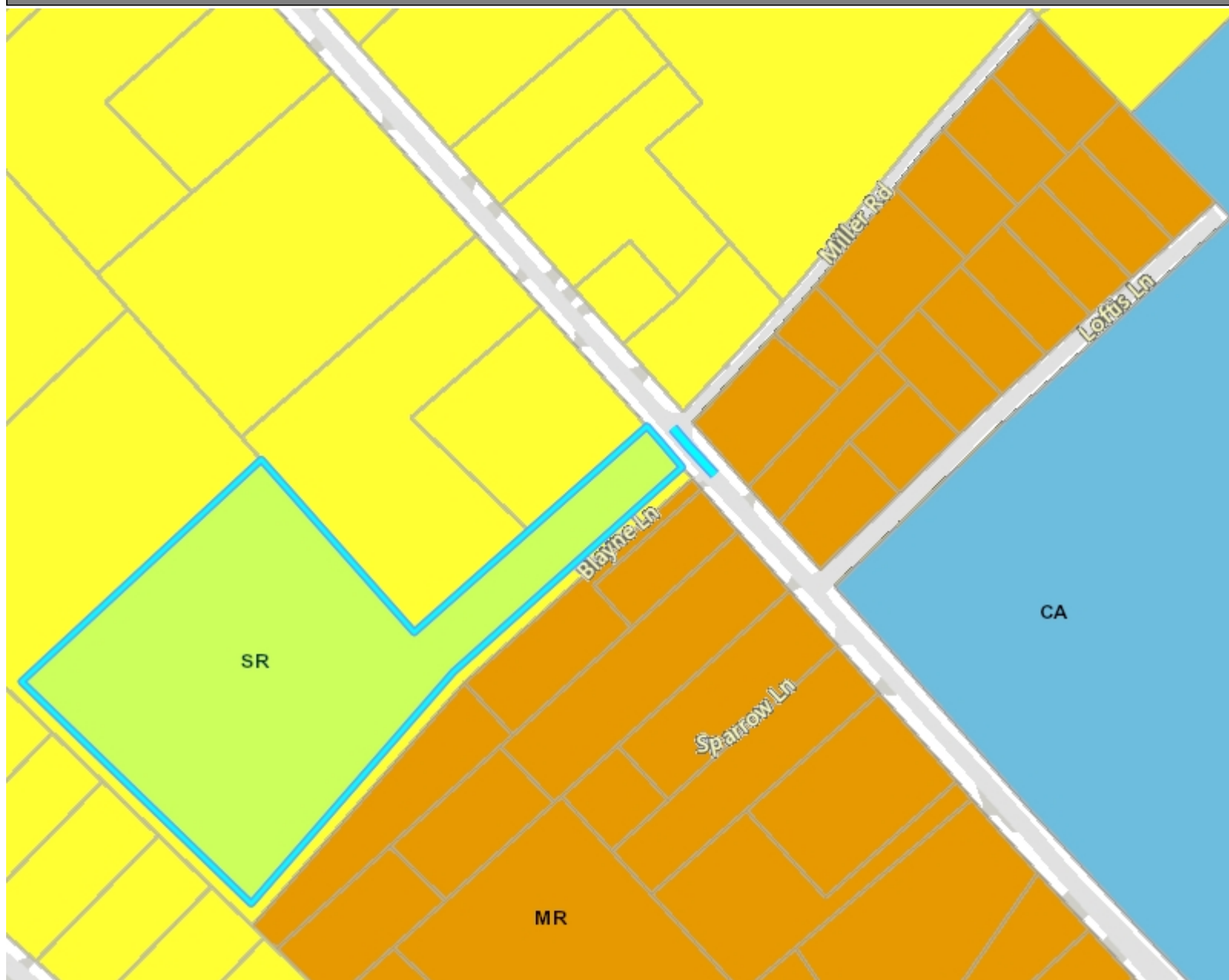
□ McDonald_Farm

Place Types

- Campus
- Countryside Residential
- Industrial
- Maker District
- Mixed Residential
- McDonald Farm
- Neighborhood Node
- Preserve
- Rural Commercial
- Resort Recreation - A
- Resort Recreation - B
- Suburban Residential
- Urban Residential
- Village Center
- Crossroads

Hamilton County Zoning

- <all other values>
- <Null>
- A-1
- B-CX-12
- B-CX-20
- B-PK
- C-1
- C-2
- C-3
- C-4
- C-5
- C-6
- C-C
- C-CIV
- C-CX-12
- C-CX-9
- C-MU1
- C-MU2
- C-N
- C-NT
- C-PK
- C-R
- C-TMU
- Collegedale
- D-CIV-4
- D-CX-12
- D-CX-20
- D-CX-6



0 200.00 400.0Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.



SITE

HAMILTON COUNTY PLANNING DEPARTMENT

1250 Market Street, Suite 3046
Chattanooga, TN 37402
423-209-7970



STAFF RECOMMENDATION REPORT

ZONING CASE NUMBER: HCZA-26-10

Date Submitted: August 17, 2026

PLANNING COMMISSION DATE:
October 12, 2026

Applicant Request :Zoning

Rezone From: A-1

Total Acres in Request: 63.1

Rezone To: R-1

Applicant Proposing Conditions:No

Applicant Requested Conditions:

Property Information

Address:

1815 DALLAS LAKE RD, SODDY DAISY, TN, 37379

Property Tax Number: 075 096

Applicant Information

Name: MICHAEL PRICE

Address: 7380 Applegate Lane

City: Chattanooga

State: TN

Proposed Development

Reason for the request: Proposed R-1 PUD for a single-family detached residential development.

Current Use: Undeveloped, borrow pit

Adjacent Uses: Residential, Cemetery, Undeveloped

Staff Recommendation

Staff Recommendation: Approve

Notes: The applicant requests to rezone the property from A-1 to R-1 in preparation for a proposed PUD at 1815 Dallas Lake Road on a 63.1-acre A-1 zoned property. The site currently vacant and used for a borrow pit. It is next to a cemetery and single family homes. Access is directly from Dallas Lake Road. The property was previous rezoned from A-1 to R-1 in 1997 and approved so it has previously held this designation. The request aligns with the Plan Hamilton 2025 Suburban Residential Place Type, which is predominantly low intensity, single-family detached, residential development pattern, especially within the same block. Some moderate density residential development, such as small lot houses or attached townhomes, may exist, but are located on a major street or near a transit route or school. When next to lower density residential development, this moderate intensity infill development maintains the existing rhythm and feel of the street. Factors that play into this rhythm and feel include lot width, setbacks, building massing, and height. Open spaces are typically private (back yards), but greenways may provide connectivity.

Staff finds the request compatible with adopted plans, adjacent land uses, and development form, and **recommends approval**. Approval of the zoning applies only to the use and does not constitute approval of building, fire, or other applicable codes.

Applicant Signature: Michael A Price

**1815 Dallas Lake Road
R-1 Rezoning Request**

Narrative

The owner, Matthew Hamilton, requests to rezone 1815 Dallas Lake Road (parcels 075-096 and 075-026) from the existing zoning of A-1 to a proposed zoning of R-1 PUD.

The purpose of this request is for a proposed residential subdivision comprised of 118 single family detached homes, with a proposed density of approximately 1.87 units/acre and approximately 30± acres of proposed community space, which is approximately 48% of the total development area of 63.1 acres.

The existing zoning of A-1 requires a minimum lot width of 60 feet on sewers. The proposed development has access to public sewer and includes proposed lot widths ranging from 45 feet to 65 feet, therefore a rezoning to R-1 PUD is necessary. As this site is located approximately 3/4 of a mile from a potential town center location as shown in the Area 8 Conceptual Land Use map in Plan Hamilton, a proposed R-1 PUD development is an appropriate land use in this area.

GISMO 5



Legend

- Address Labels
- Parcels
- McDonald_Farm

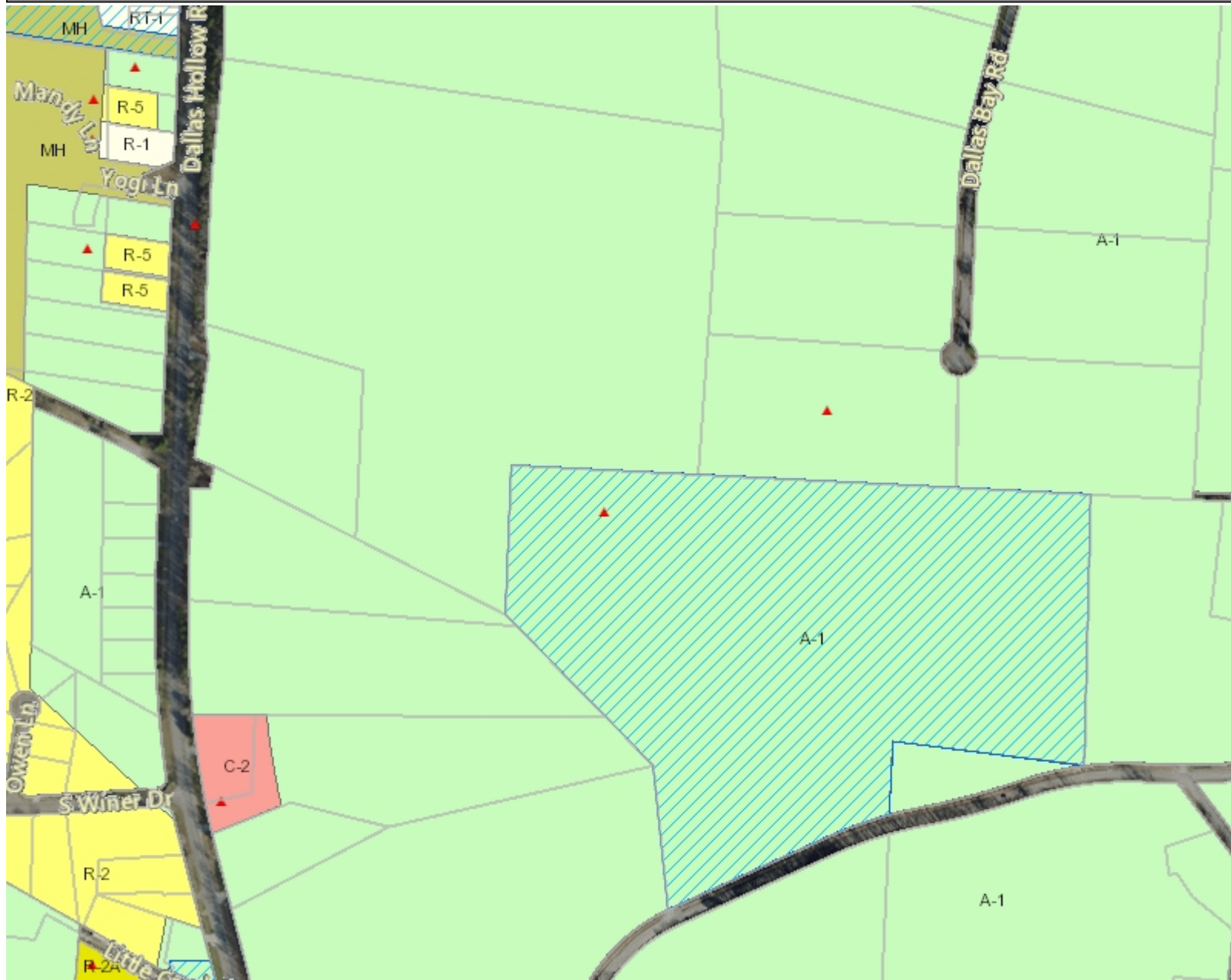
0 400.00 800.0 Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

GISMO 5



Legend

- Address Labels
- Parcels
- McDonald_Farm
- Cases Before 2002 - RPA
- PUD / Special Permits - RPA
- Zoning Cases - RPA
- Zoning - RPA
 - <all other values>
 - <Null>
 - A-1
 - B-CX-12
 - B-CX-20
 - B-PK
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - C-6
 - C-C
 - C-CIV
 - C-CX-12
 - C-CX-9
 - C-MU1
 - C-MU2
 - C-N
 - C-NT
 - C-PK
 - C-R
 - C-TMU
 - Collegedale
 - D-CIV-4
 - D-CX-12
 - D-CX-20
 - D-CX-6
 - D-CX-8
 - D-PK
 - D-RA-4
 - D-RM-4
 - D-SH-6
 - D-SH-8
 - E-CX-3
 - E-CX-4
 - E-IN-3
 - E-IX-3
 - E-IX-4

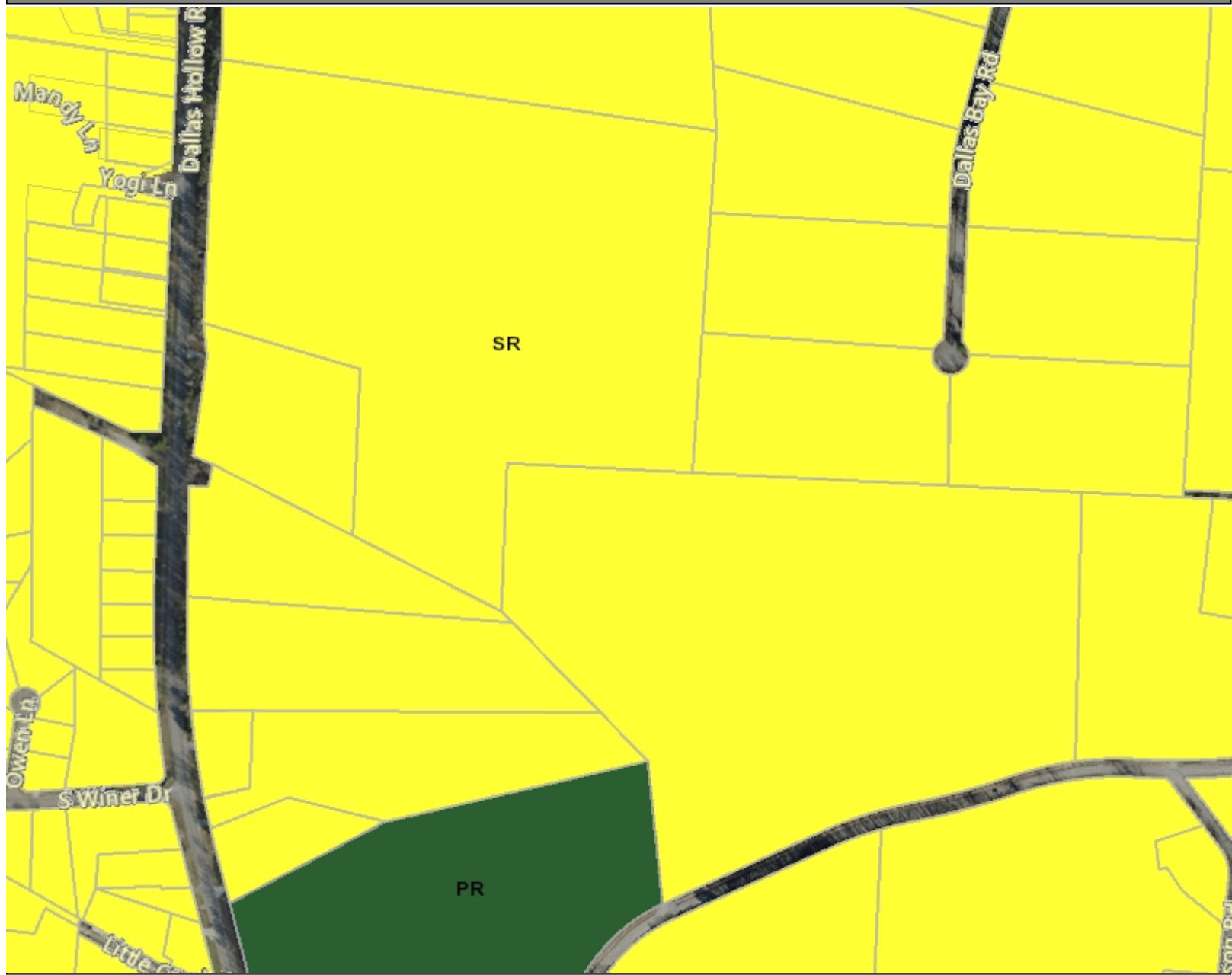
0 400.00 800.0Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

GISMO 5



Legend

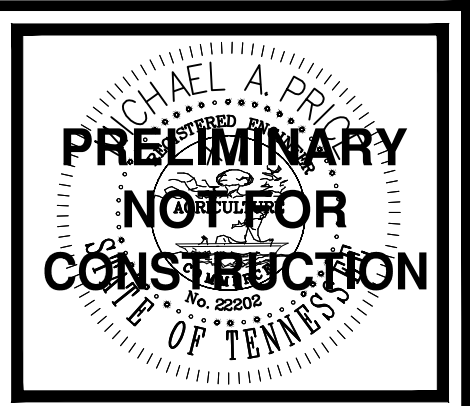
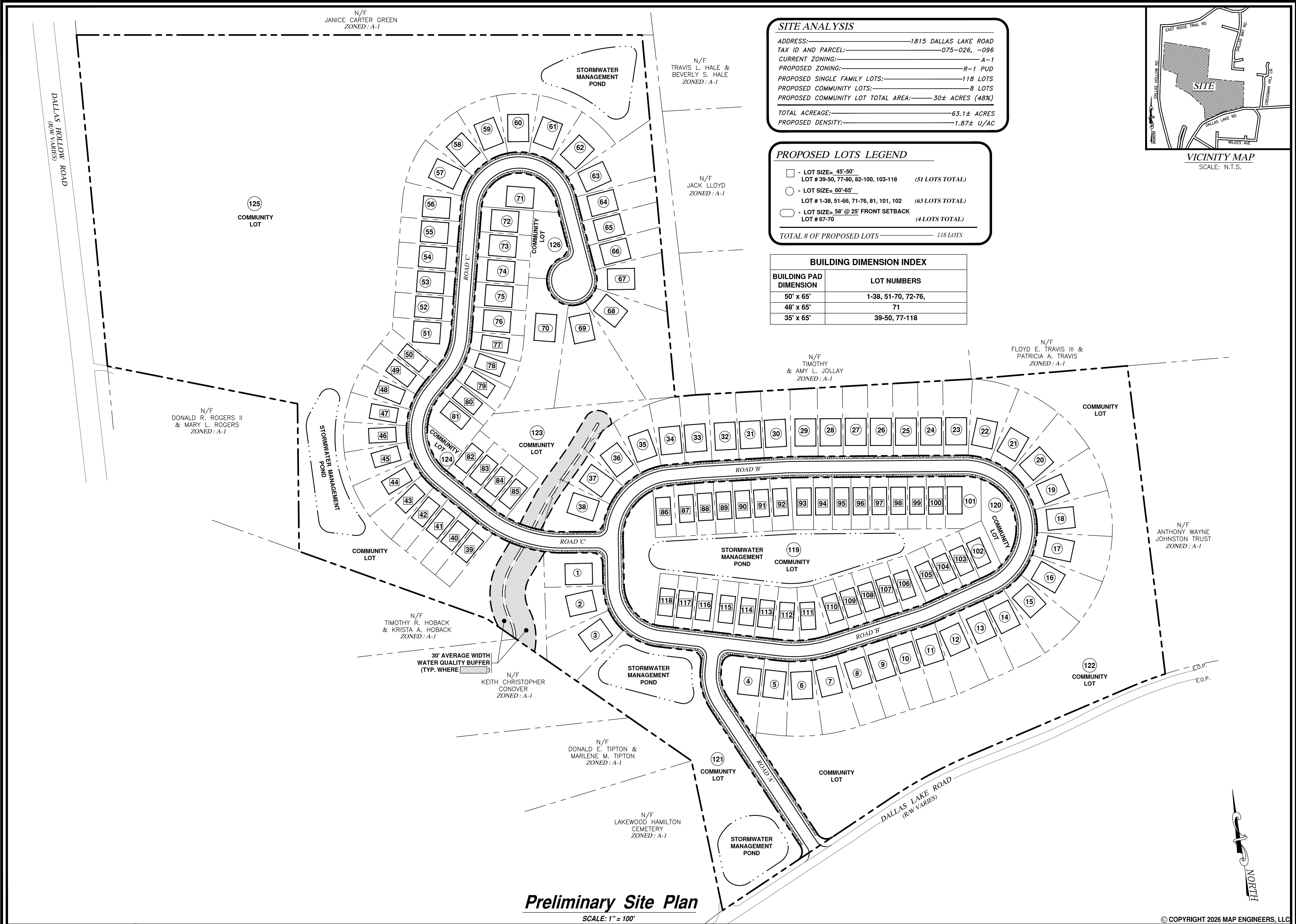
- Address Labels
- Parcels
- McDonald_Farm
- Place Types
 - Campus
 - Countryside Residential
 - Industrial
 - Maker District
 - Mixed Residential
 - McDonald Farm
 - Neighborhood Node
 - Preserve
 - Rural Commercial
 - Resort Recreation - A
 - Resort Recreation - B
 - Suburban Residential
 - Urban Residential
 - Village Center
 - Crossroads

0 400.00 800.0Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.



MAP ENGINEERS L.L.C.
CELEBRATING 30 YEARS

761.423.885-854
Fax: 761.423.486-110
7380 Applegate Lane
Chattanooga, TN 37421

GRAPHIC SCALE
100' 50' 0' 100' 200' 300'

DALLAS LAKE ROAD SUBDIVISION

FOR:
GLOBAL INFRASTRUCTURE
4494 PINNACLE LANE
CHATTANOOGA, TN 37415

PRELIMINARY SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

FILE: 26125_DRAWINGSET.DWG

ALL RIGHTS RESERVED
This drawing is the property of M.A.P. Engineers, LLC and shall not be reproduced in whole or in part. This drawing shall not be used for the construction of any other project without the written permission of the Engineer.

DATE: 08/11/26
DRAWN BY: SED
CHECKED BY: MAP
PROJ. NUMBER: 26-125
SHEET NUMBER: PS-1



DRONE VIEW OF SITE



**DRONE VIEW FROM SITE
TOWARDS LAKESITE AND THE
RIVER**

HAMILTON COUNTY PLANNING DEPARTMENT

1250 Market Street, Suite 3046
Chattanooga, TN 37402
423-209-7970

**STAFF RECOMMENDATION REPORT****ZONING CASE NUMBER: HCZA-26-11****Date Submitted: August 17, 2026****PLANNING COMMISSION DATE:**
October 12, 2026**Applicant Request :Special Permit**

Rezone From:

Rezone To:

Total Acres in Request:

Applicant Proposing Conditions:

Applicant Requested Conditions:

Property Information

Address:

1815 DALLAS LAKE RD, SODDY DAISY, TN, 37379

Property Tax Number: 075 096

Applicant Information

Name: MICHAEL PRICE

Address: 7380 Applegate Lane

City: Chattanooga

State: TN

Proposed Development

Reason for the request: A Proposed 118 lot single family detached residential development with lot widths ranging from 45 feet to 65 feet.

Current Use: Undeveloped, borrow pit.

Adjacent Uses: Residential, Cemetery, Undeveloped

Staff Recommendation

Staff Recommendation: Approve w/ Conditions

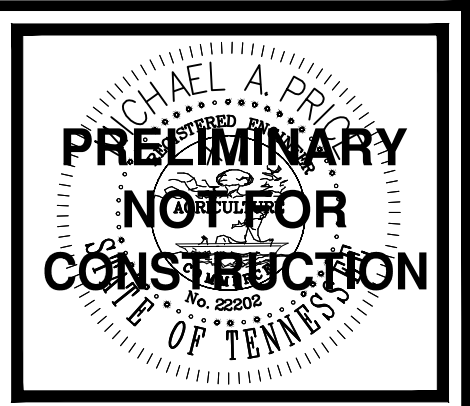
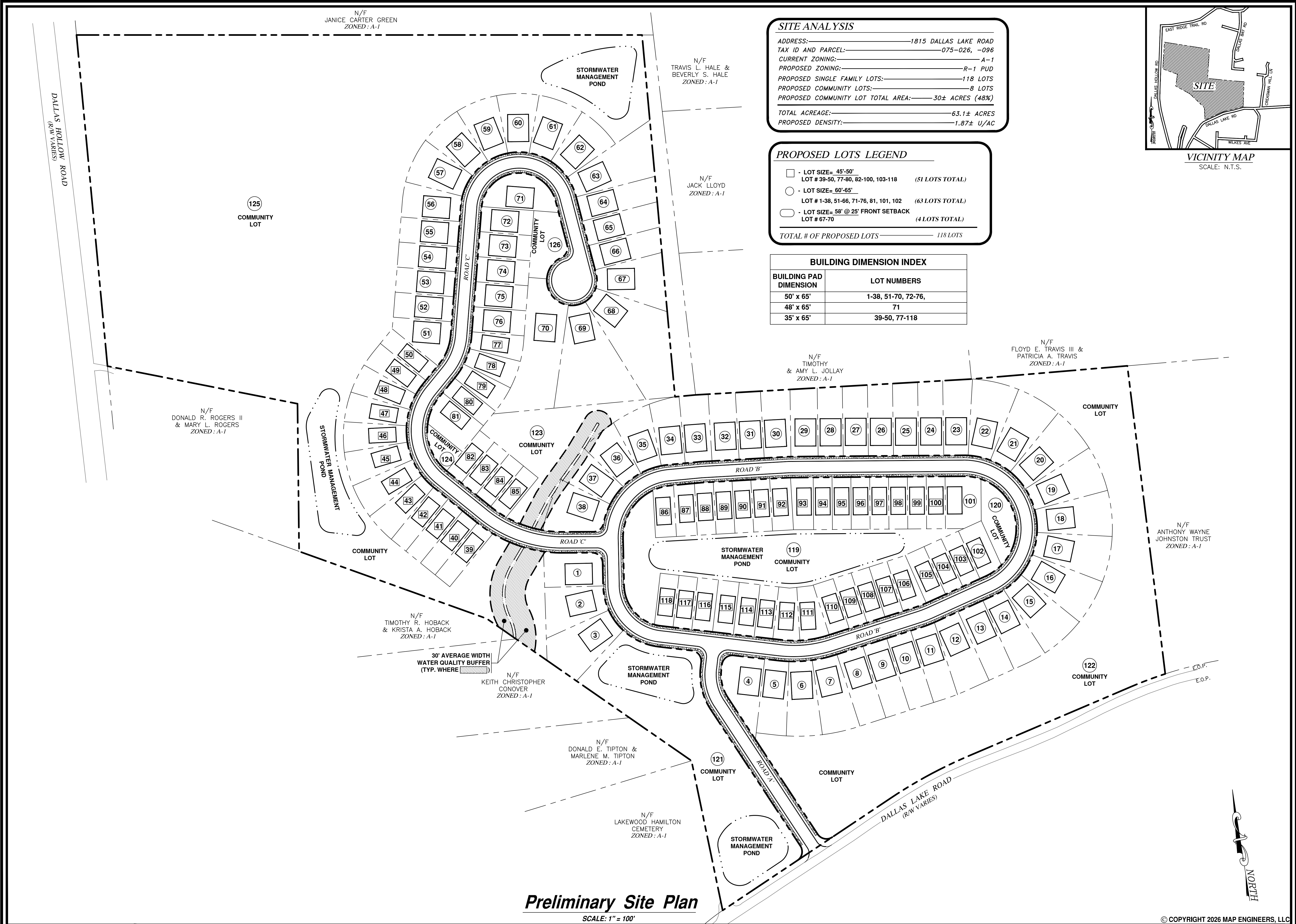
Notes: The applicant requested in HCZA-26-10 to rezone the property from A-1 to R-1 in preparation for this proposed PUD at 1815 Dallas Lake Road on a 63.1-acre A-1 zoned property. The site currently vacant and used for a borrow pit. It is next to a cemetery and single family homes. Access is directly from Dallas Lake Road. The property was previous rezoned from A-1 to R-1 in 1997 and approved so it has previously held this designation.

The request aligns with the Plan Hamilton 2025 Suburban Residential Place Type, and the PUD follows requirements. Staff will recommend four conditions:

1. Leave the 30-foot tree buffer in place along Dallas Lake Road and the perimeter of the entire property to continue to separate the planned unit development from passing traffic and provide privacy for the development.
2. Develop a steep slope policy for the slopes greater than 25%.
3. Traffic study
4. Turn lane for safety on the 2-lane road with over 100 homes and one entrance/exit.

Staff finds the request compatible with PUD requirements **recommends approval with conditions**. Approval of the PUD applies only to the initial site plan concept drawing and does not constitute approval of building, fire, or other applicable codes. All new roads, infrastructure, buffers, water features, utilities, detention ponds, easements, sewer and more will be reviewed during the platting process.

Applicant Signature: Michael A Price



MAP ENGINEERS L.L.C.
CELEBRATING 30 YEARS

761.423.885-854
Fax: 761.423.466-110
7380 Applegate Lane
Chattanooga, TN 37421

GRAPHIC SCALE
100' 50' 0' 100' 200' 300'

DALLAS LAKE ROAD SUBDIVISION

FOR:
GLOBAL INFRASTRUCTURE
4494 PINNACLE LANE
CHATTANOOGA, TN 37415

PRELIMINARY SITE PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		

FILE: 26125_DRAWINGSET.DWG

ALL RIGHTS RESERVED
This drawing is the property of M.A.P. Engineers, LLC and shall not be reproduced in whole or in part. This drawing shall not be used for the construction of any other project without the written permission of the Engineer.

DATE: 08/11/26
DRAWN BY: SED
CHECKED BY: MAP
PROJ. NUMBER: 26-125
SHEET NUMBER: PS-1

GISMO 5



Legend

- Address Labels
- Parcels
- McDonald_Farm

0 400.00 800.0 Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.



DRONE VIEW OF SITE



**DRONE VIEW FROM SITE
TOWARDS LAKESITE AND THE
RIVER**

HAMILTON COUNTY PLANNING DEPARTMENT

1250 Market Street, Suite 3046
Chattanooga, TN 37402
423-209-7970



STAFF RECOMMENDATION REPORT

ZONING CASE NUMBER: HCZA-26-12

Date Submitted: August 17, 2026

PLANNING COMMISSION DATE:
October 12, 2026

Applicant Request :Zoning

Rezone From: C-5

Total Acres in Request: 0.88

Rezone To: C-3

Applicant Proposing Conditions:No

Applicant Requested Conditions:

Property Information

Address:

5515 MAIN ST, OOLTEWAH, TN, 37363

Property Tax Number: 132P H 002

Applicant Information

Name: Allen Jones

Address: PO Box 2067

City: Dunlap

State: TN

Proposed Development

Reason for the request: 4,000 sf retain along Main St and a 8,000 sf maintenance shop for FedEx Cabs only

Current Use: vacant and gravel parking

Adjacent Uses: Single-family house, church, ball field

Staff Recommendation

Staff Recommendation: Other

Notes: The applicant requests a rezoning from C-5 to C-3 to develop two abutting lots into 4,000 square feet of retail along Main Street and build an additional maintenance shop on site for Fed-Ex cabs at 5515 Main Street on a combined .9-acre C-5 and R-2 zoned property. The site currently is vacant, half pavement, half green area and is surrounded by single-unit detached and manufactured residential uses, a church to the east and a baseball field to the northwest and is additional 40 feet from the railroad ROW easement. Access is directly from Main Street, and no departmental comments were submitted.

The request does not align with the *Plan Hamilton 2025* Urban Residential Place Type, which supports a traditional neighborhood development pattern with a range of housing types (both single-family and small to moderate-scale multi-family) on smaller lots, and a well-connected street network. A limited number of higher density residential uses and small businesses may be located in Urban Residential neighborhoods, along "A" streets or on corner lots. When next to lower density residential development, these higher intensity uses maintain the existing rhythm and feel of the street (i.e. lot width, setbacks, building massing and height). Due to the higher densities and close proximity to stores, schools and other key destinations, a variety of transportation modes (auto, bike, pedestrian, transit) provide access to daily needs, employment and recreation.

Staff finds the request incompatible with adopted plans, adjacent land uses, and development form, and recommends **denial of the applicant's request BUT approve other**. Instead, we would recommend keeping the C-5 designation for 132P H 002 and rezoning 132P H 001 currently R-2 also to C-5. This would allow the applicant to move forward with their request for retail, but not the Fed-Ex maintenance shop. It is a private business, not a local business providing a service to the neighborhood as required by the plan and zone. Approval of the rezoning applies only to the use and does not constitute approval of building, fire, or other applicable codes.

Applicant Signature: Allen Jones



August 17, 2026

Re: Zoning Application Narrative
5515 Main Street (132P H 001 & 002)

My client owns 2 parcels located at 5515 Main Street which includes parcels 132P H 001 and 132P H 002). The parcel at the corner of Main Street and Church St is zoned R-2 and was previously used as a parking lot by Ooltewah Baptist Church. The adjacent parcel, 5515 Main St, is zoned C-5 and is undeveloped. The property to the south is zoned R-2 and is a single-family house. The property on the other side of Main St is owned by Ooltewah Baptist Church, and the properties on the other side of Church St are zoned R-2 (with one lot vacant and the other lot is a single-family house). The remaining parcels to the north along Main St that are in Unincorporated Hamilton County are zoned C-3. The properties on the east side of Main St are in the City of Collegedale.

Plan Hamilton Area 12 place type for this area is UR Urban Residential which is considered high density residential.

The request is to rezone both parcels to C-3 for a mixed-use development. Along Main St, we are proposing a 4,000-sf retail space, and to the rear an 8,000-sf maintenance facility for FedEx cabs. The maintenance facility will not be open to the public, and only truck cabs (no trailers) for FedEx will be serviced at this location. The retail option will provide an active street front along Main St and keeping the front portion of the property in the spirit of the existing C-5 Neighborhood Node zoning. The maintenance facility to the rear backs up to the end of a ball field and a railroad.

The existing gravel parking lot will be upgraded with the proposed building located on 5515 Main St parcel. A 20 ft landscape buffer will be required on the southern property line.

Sincerely,

Allen Jones, PLA

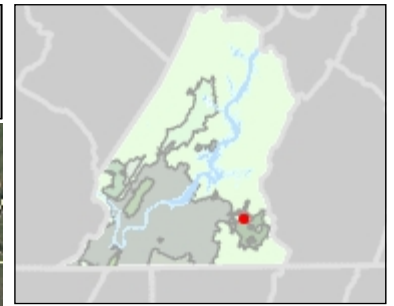


0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.



Legend

Addressing

Airports

- Runway
- Pavement
- Boundary
- Hamilton
- Surrounding

Municipalities

Recreational Areas

Roads

- Private

Roads Labels

Parcels

County Boundary

Block/c

Airports

- Runway
- Pavement
- Boundary

Buildings

Impervious Surfaces

Water Bodies

OtherWaterBodies

- Hamilton
- Surrounding

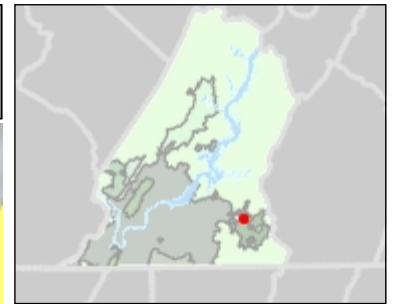
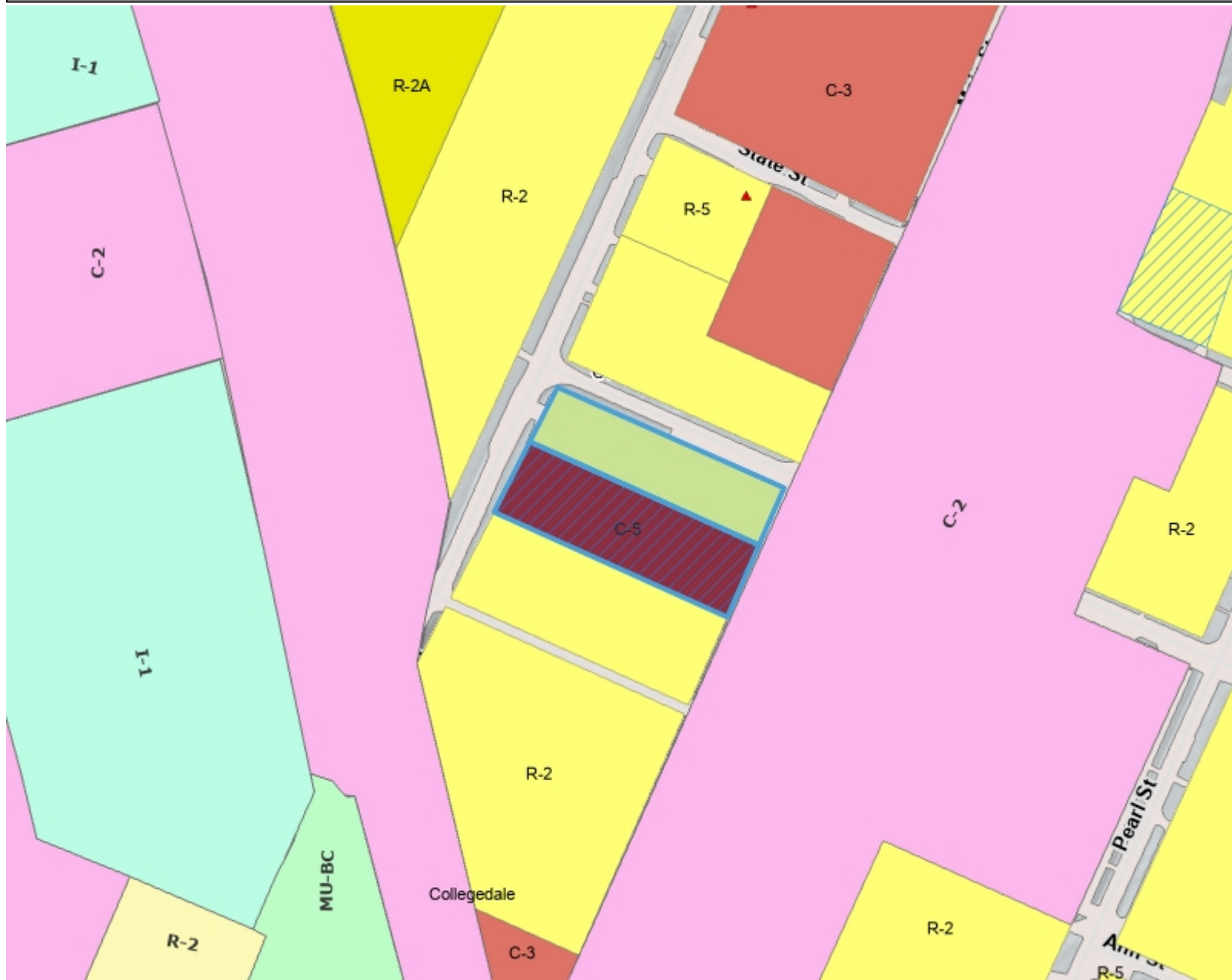
Municipalities

- Chattanooga
- Collegedale
- East Ridge
- Hamilton County
- Lakeside
- Lookout Mountain
- Red Bank
- Ridgeside
- Signal Mountain
- Soddy Daisy
- Walden

Recreational Areas

- hillshade_2022.tif

GISMO



Legend

- ▲ Zoning Cases pre 2002
- ▨ PUD Overlays
- ▨ Zoning Cases from 2002

Zoning

- <Null>
- A-1
- C-1
- C-2
- C-3
- C-4
- C-5
- C-C
- C-NT
- Collegedale
- I-H
- I-L
- M-1
- M-2
- M-3
- MH
- O-1
- OS
- PRD
- R-1
- R-1L
- R-2
- R-2A
- R-3
- R-3MD
- R-4
- R-5
- R-T/Z
- RN-1-7.5
- RN-2
- RN-3
- RT-1
- RT-Z
- RZ-1
- TRN-3
- UR
- MXU

Zoning - Collegedale

- AG
- C-1
- C-2
- C-3
- I-1

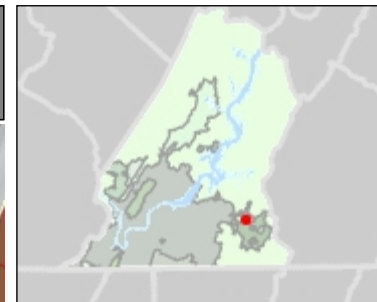
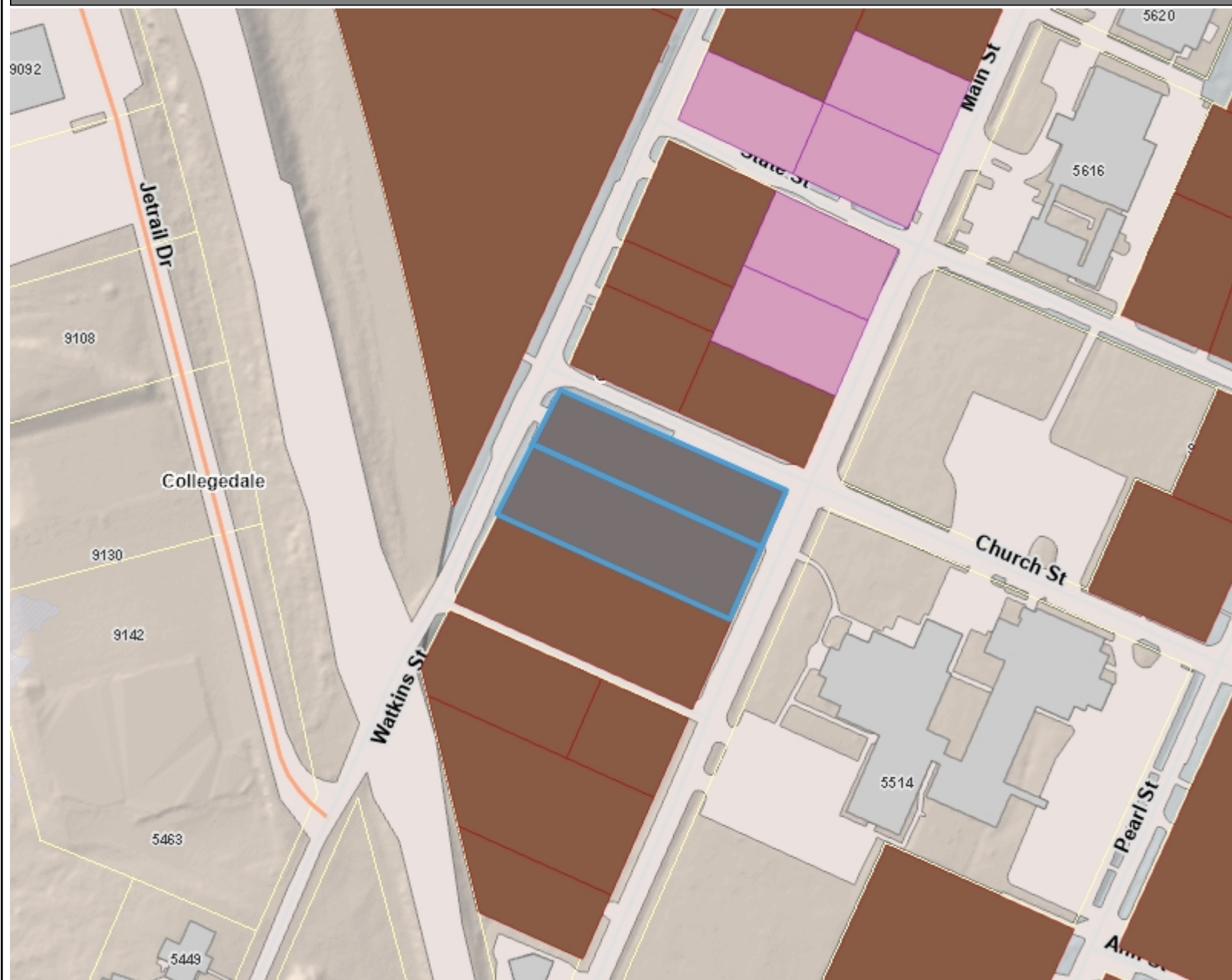
0 188.08 376.2Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

GISMO



Legend

Emerging Place Type

- Resort Recreation - A
- Resort Recreation - B

NaturalResourcesPlanHamilton

- 100 Year Flood
- Slope $\geq 25\%$

Rural Corridor Overlay (100ft)

PlaceTypesPlanHamilton

- Countryside Residential
- Suburban Residential
- Urban Residential
- Rural Commercial
- Mixed Residential
- Crossroads
- Neighborhood Node
- Village Center
- Maker District
- Industrial
- Campus
- Resort Recreation - A
- Resort Recreation - B
- Preserve
- McDonald Farm

Addressing

Airports

- Runway
- Pavement
- Boundary
- Hamilton
- Surrounding

Municipalities

Recreational Areas

Roads

- Private

Roads Labels

- Parcels
- County Boundary
- Block/c

Airports

- Runway
- Pavement
- Boundary
- Buildings

0 188.08 376.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

PROPERTY INFORMATION:

OWNER FREEDOM LOGISTICS INC
ADDRESS 5515 MAIN ST
TAX MAP # 132P H 001 & 002
LOT SIZE 0.88± ACRES
DISTRICT DISTRICT 10 (EVERSOLE)
ZONING R-2 & C-5
PROPOSED ZONING C-3

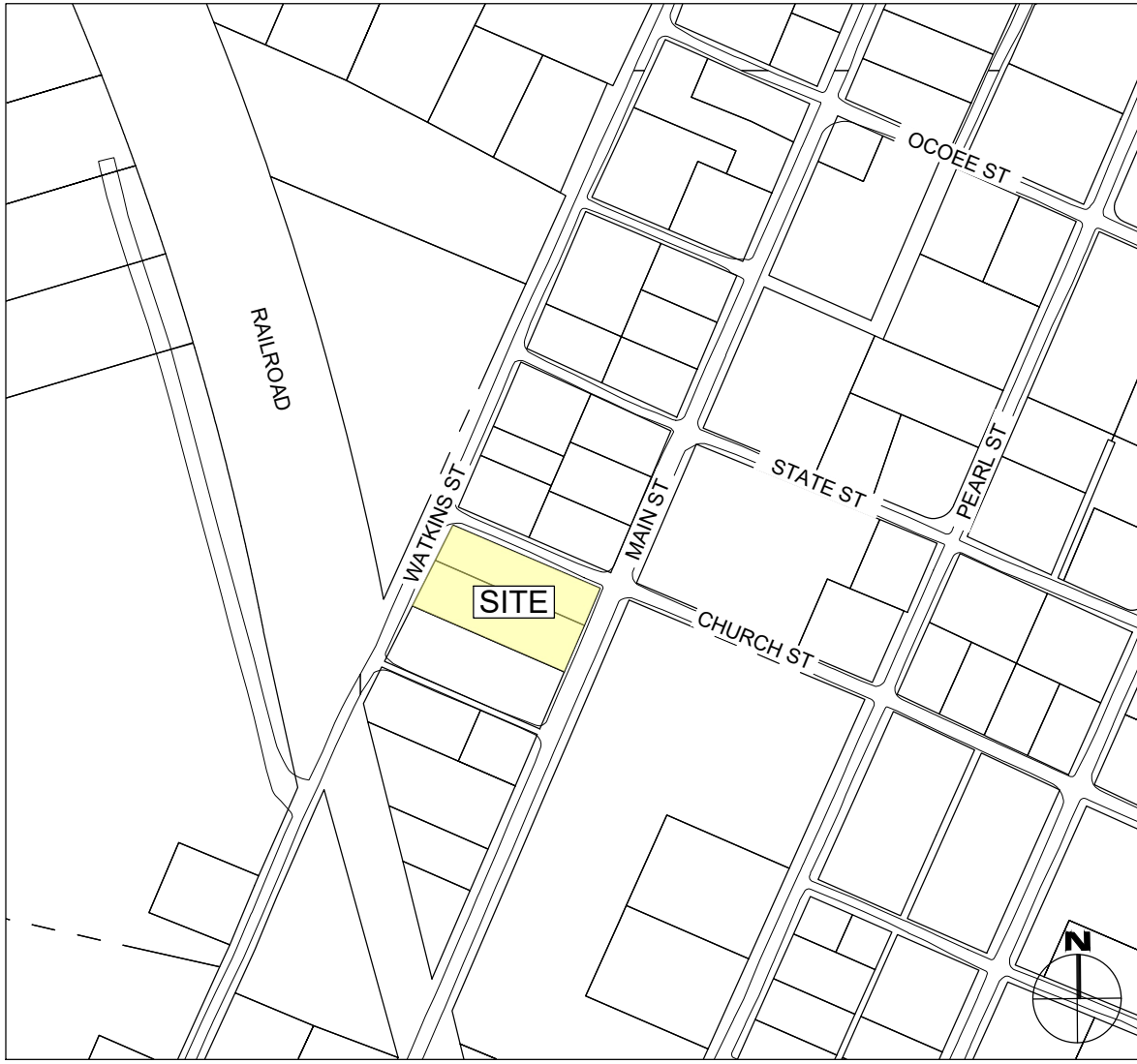
SURVEY INFORMATION

BOUNDARY INFO TAKEN FROM HAMILTON COUNTY GIS DATA.

PROJECT DATA

PROPOSED RETAIL 4,000 SF
PROPOSED MAINTENANCE SHOP 8,000 SF

PROPOSED PARKING 31 SPACES



LOCATION MAP
SCALE: 1"=300'

5515 MAIN ST - REZONING SITE PLAN

SCALE: 1" = 50'

