November 2026

Compiled by: Hamilton County
Planning Department

PLANNING COMMISSION CASE REPORT

Chattanooga-Hamilton County Regional Planning Commission

PLANNING COMMISSION MEETING DATE: 11.9.2026

VIII. Subdivision Plats & Variances

A. New Business

1. HCSD-26-45 – Final Plat – The Preserve at Mountain View – Lots 1-97, and 1001-1004, 6548 Snow Hill Road, 8610 and 8664 Proffitt Lane – Hamilton County Tax Map 122, Parcel 48.01 and Tax Map 123, Parcels 001 & 001.02.
   (Hamilton County Districts 9 & 10)

   Staff: Withdraw

2. HSDV-26-5 – Variance to Road Frontage Requirements – Pruett on Cash Canyon Estates – Lots 1-2, 2716 Cash Canyon Road – Tax Map 116 Parcel 006.
   (Hamilton County District 11)

   Staff: Approve with Conditions

3. HCSD-26-46 – Minor Plat– Pruett on Cash Canyon Estates – Lots 1-2, 2716 Cash Canyon Road – Tax Map 116 Parcel 006.
   (Hamilton County District 11)

   Staff: Approve with Conditions

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

A. Old Business

1. 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: Withdraw

X. Staff Updates

A. Staff Updates to Plan Hamilton

XI. Public Comments on Non-Agenda Items

XII. Adjourn

November 2026
Subdivision Plats and Variances

NEW BUSINESS

Chattanooga-Hamilton County Regional Planning Agency

RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-45 **SUBDIVISION NAME: The Preserve At Mountain View**	**Planning Commission Date: November 9, 2026**

Applicant Request:	Final Plat
Property Location:	6548 Snow Hill Road
Property Owner:	West Brow Development, LLC
Surveyor:	Shane Loyd, The RLS Group, LLC
Engineer:	Wesley Burchfield, Bailey Civil Group
Accessibility:	Proffitt Lane
Total Acreage:	85.58+/-
Proposed Density:	0.85
Proposed Use:	single family
Tax Map Number:	122-048.01, 123 001, 123.001.02
Zoning:	R-1 with Conditions and A-1
Subdivision Variance(s) Required:	
Staff Recommendation:	Withdraw Final Plat
Comment:	This subdivision does not follow the zoning requirements. There are several issues with the current submission. The applicant has asked to withdraw at this time.

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

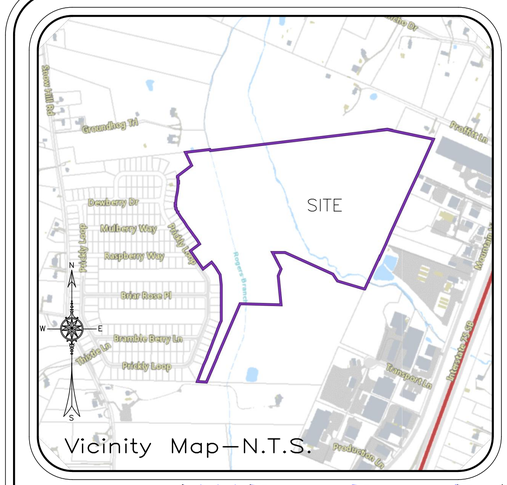
PLEASE NOTE: Before Final Plat can be signed, all comments must be addressed.

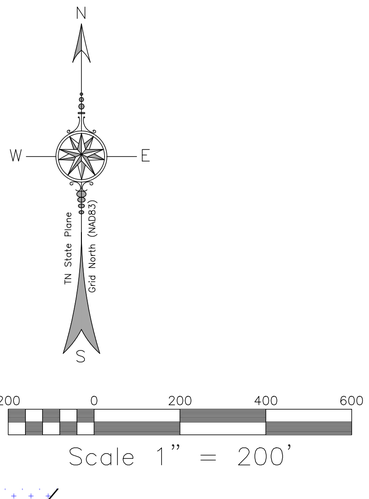
Who to Contact regarding questions on notes or outstanding comments:

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.





OWNER CERTIFICATION

I hereby adopt this as my plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am the owner of the property shown in fee simple

West Brow Development, LLC — Date
3301 Brainerd Road
Chattanooga, TN 37411
(423) 641-0826

OWNER CERTIFICATION

I hereby adopt this as my plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am the owner of the property shown in fee simple

MRM Chattanooga, LLC — Date
8610 Proffitt Lane
Ooltewah, TN 37363
(423) 883-3879

Engineer's Statement of Design

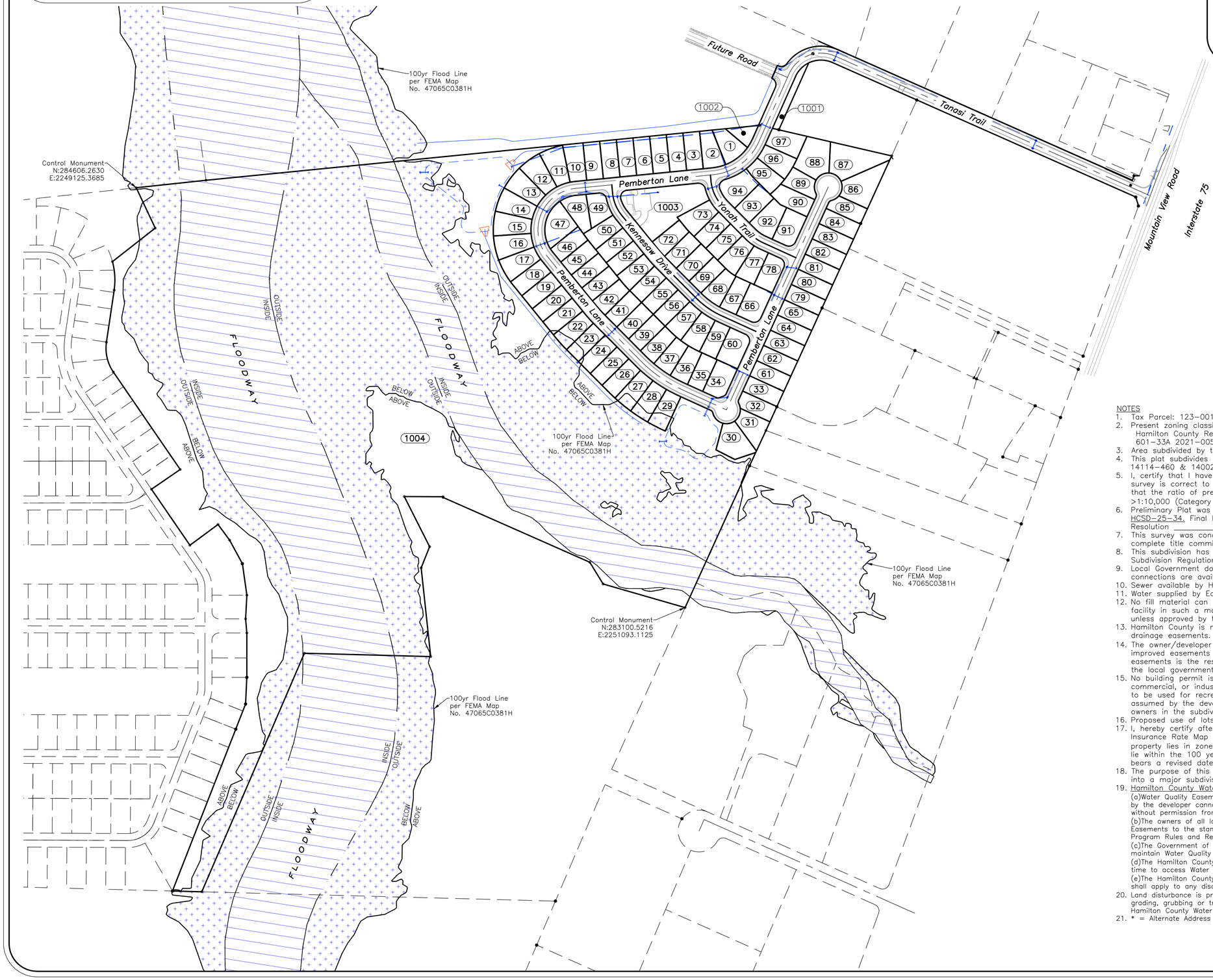
I hereby certify that I have reviewed or designed all drainage structures with stormwater flows in excess of the capacity of a 42" diameter concrete pipe or equivalent and all sanitary sewers as shown on this plat and that the design meets proper engineering criteria.

Bailey Civil Group — Date
708 N. Tennessee Street
Cartersville, GA 30120
(678) 925-6003

APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE:_____
BY:_____
JURISDICTIONAL AUTHORITY
DATE:_____
BY:_____
HAMILTON COUNTY WATER QUALITY
DATE:_____
BY:_____
HAMILTON COUNTY WWTA
DATE:_____
BY:_____
CHATTANOOGA/HAMILTON CO.
REGIONAL PLANNING COMM.
DATE:_____
BY:_____

LEGEND

- ℄ Centerline
- ● Iron Rod (Found)
- ⬢ Iron Pipe (Found)
- ■ Concrete Monument (Found)
- ▲ P.K. Nail (Found)
- △ P.K. Nail (Set)
- ○ Iron Rod (Set)
- SSE Sanitary Sewer Easement
- DE Drainage Easement
- PCE Power & Comm. Easement
- ◎ Manhole



NOTES
1. Tax Parcel: 123-001 & 122-048.01
2. Present zoning classification R-1 With Conditions.
   Hamilton County Resolution:
   601-33A 2021-0052 & 622-34B 2022-0102
3. Area subdivided by this plat is 85.58± acres.
4. This plat subdivides the property described in Deed Book 14114-460 & 14002-183.
5. I, certify that I have surveyed the property hereon, that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is >1:10,000 (Category I) as shown hereon.
6. Preliminary Plat was approved on July 14, 2025. See Resolution HCSD-25-34. Final Plat was approved on _____. See Resolution _____
7. This survey was conducted without the benefit of a current and complete title commitment.
8. This subdivision has been developed according to the Subdivision Regulations of Hamilton County.
9. Local Government does not certify that utilities or utility connections are available.
10. Sewer available by HCWWTA.
11. Water supplied by Eastside Utility.
12. No fill material can be placed in a constructed drainage facility in such a manner as to impede stormwater runoff flow unless approved by the City Engineer.
13. Hamilton County is not responsible to construct or maintain drainage easements.
14. The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the local government.
15. 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 is deeded to the home owners in the subdivision, or to a home owners association.
16. Proposed use of lots: Single Family Residential.
17. I, hereby certify after examination of the current F.E.M.A.-Flood Insurance Rate Map No. 47065C0381H that the subject property lies in zones "X & AE" thereon and a portion DOES lie within the 100 year flood hazard area. The reference map bears a revised date of November 28, 2025.
18. The purpose of this plat is to subdivide the existing property into a major subdivision.
19. Hamilton County Water Quality Notes:
    (a)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.
    (b)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
    (c)The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
    (d)The Hamilton County Water Quality Program reserves the right at any time to access Water Quality Easements to inspect areas and facilities.
    (e)The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.
20. Land disturbance is prohibited in Stream/Riparian Buffer. No clearing, grading, grubbing or tree removal allowed without approval from the Hamilton County Water Quality Program.
21. * = Alternate Address based on street access.

Michael Shane Loyd
Tennessee Registered
Land Surveyor #1862

Drawing No. 25085
Tax Map No. 123-001 & 122-048.01
File Name Proffitt Lane
Drawn By ANB
Checked By MSL
Date of Survey 09/14/2026
Date of Last Revision 09/21/2026
09/24/2026

Final Plat
Lots 1-97 & 1001-1004
The Preserve At Mountain View
(Deed Books 14114-460 & 14002-183)
Hamilton County
Tennessee

THE R·L·S GROUP
A Limited Liability Company
LAND SURVEYING
4728 Adams Road, Suite 101
Hixson, Tennessee 37343
Phone (423) 847-0155 – Fax (423) 847-0156
www.RLSHDS.com

N

W E

S

TN State Plane Grid North (NAD83)

80 0 80 160 240

Scale 1" = 80'

Ray & Sherry Fortner
(DB 13978–503)

Jonathan & Lindsay Dickert
(DB 13145–824)

Viorel & Ina Vate
(DB 12500–406)

Future Road

MRM Chattanooga, LLC
(DB 14114–460)

Lot 1
Proffitt Subdivision
(PB 35–303)
Phillip Edward Proffitt & Diane B TS
(DB 6435–502)

Lot 3
Herman Anderson Subdivision
(PB 50–138)
Jerry & Karen Eaves
(DB 4193–553)

Lot 2A
Herman Anderson Subdivision
(PB 50–138)
Jerry & Karen Eaves
(DB 8240–211)

Part Lot 1
Herman Anderson Subdivision
(PB 32–70)
Deborah White
(DB 3164–840)

Lot 7
Frank Trundle Subdivision
(PB 71–29)
Frost Properties LLC
(DB 9834–193)

Lot 14A
Frank Trundle S/D
(PB 79–183)
Jerry & Jane Chastain
(DB 7623–172)

Lot 12
Frank Trundle Subdivision
(PB 109–147)
BP Investment Properties, LLC

Existing 20' Sanitary Sewer Easement

Community Lot 1001

Community Lot 1002

Community Lot 1003

Pemberton Lane (50' R/W)

Yonah Trail (50' R/W)

Nesaw Drive (50' R/W)

Tanasi Trail (50' R/W)

Mountain View Road (R/W Varies)

Interstate 75

S66°40'31"E 4.78'

N23°19'29"E 50.00'

N24°04'13"E 262.88

S76°58'08"E 86.41

S24°35'36"W 16.17

N66°22'20"E 190.72

S24°35'36"W 192.60

S65°27'34"E 112.15

S89°41'26"E 18.90'

N20°02'34"E 17.39'

S17°32'27"E 33.49'

1154.81'

1190.01'

S66°04'42"E 1232.44'

R50'

MH 99306-06

MH 99306-05

18" HP

18" HDPE

24" HDPE

15" RCP

10" PCE

20' DE

20' SSE

Forcemain

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N
W E
S
TN State Plane Grid North (NAD83)

80 0 80 160 240
Scale 1" = 80'

MRM Chattanooga, LLC (DB 14114–460)

Retention Pond–A
Pond Easement
Retention Pond–B
24" HDPE
ABOVE
BELOW
FLOODWAY
INSIDE
OUTSIDE
100yr Flood Line per FEMA Map No. 47065C0381H

Pemberton Lane (50' R/W)
Kennesaw Drive (50' R/W)
Yonah Trail (50' R/W)

1001 Community Lot
1002 Community Lot
1003 Community Lot
1004 Community Lot

Lot 1
Proffitt Subdivision
(PB 35–303)
Phillip Edward Proffitt & Diane B TS
(DB 6435–502)

Lot 7
Frank Trundle Subdivision
(PB 71–29)
Frost Properties LLC
(DB 9834–193)

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Frank Trundle S/D
(PB 79–183)
Jerry & Jane Chastain
(DB 7623–172)

Lot 12
Frank Trundle Subdivision
(PB 109–147)
BP Investment Properties, LLC
(DB 14132–640)

Lot 13
Frank Trundle Subdivision
(PB 105–158)
BP Investment Properties, LLC
(DB 14132–640)

Lot 6
Frank Trundle Subdivision
(PB 74–20)
BP Investment Properties, LLC
(DB 14132–642)

Lot 5
Frank Trundle Subdivision
(PB 64–111)
David & Kathy Trundle
(DB 14092–596)

Existing 20' Sanitary Sewer Easement
15' Sanitary Sewer Esmt (DB 4233–581)

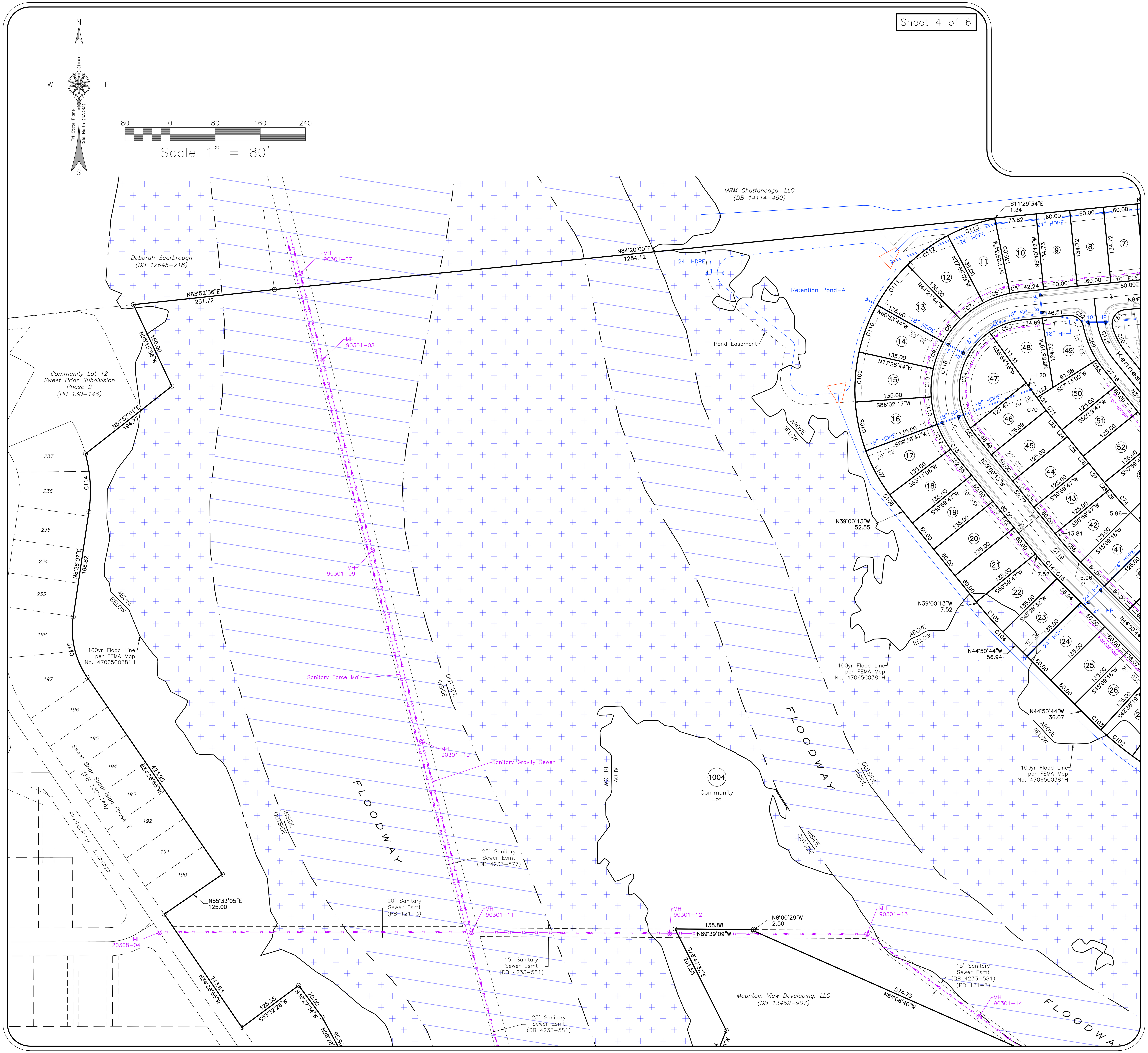
MH 99306–04
MH 99306–05
MH 99306–06
MH 11302–01
MH 90301–12
MH 90301–13
San. MH

Michael Shane Loyd
Tennessee Registered
Land Surveyor #1862

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N
W E
S
TN State Plane Grid North (NAD83)

80 0 80 160 240
Scale 1" = 80'

N55°33'05"E
125.00

20' Sanitary Sewer Esmt (PB 121-3)

MH 90301-11

MH 90301-12

138.88
N89°39'09"W

N8°00'29"W
2.50

MH 90301-13

15' Sanitary Sewer Esmt (DB 4233-581)

15' Sanitary Sewer Esmt (DB 4233-581) (PB 121-3)

S24°26'03"W
558.75

243.63
N34°26'55"W

125.35
S53°32'26"W

70.00
N36°27'34"W

95.90
N26°28'16"W

Community Lot 6
Sweet Briar Subdivision
(PB 128-175)

25' Sanitary Sewer Esmt (DB 4233-581)

Sanitary Force Main

1004
Community Lot

S26°47'32"E
201.55

Mountain View Developing, LLC
(DB 13469-907)

574.75
N66°08'40"W

MH 90301-14

FLOODWAY

OUTSIDE
INSIDE

MH 90306-01

MH 90301-15

20' Sanitary Sewer Esmt (DB 5968-326) (DB 5968-332)

N31°33'38"W
91.40

INSIDE
OUTSIDE

305.90
N73°54'49"W

MH 90301-16

81.74
S21°50'20"W

320.05
S6°08'05"E

N8°04'29"W
114.02

N2°58'53"E
85.11

N4°52'19"W
50.99

N0°02'26"E
159.19

N2°38'34"E
95.71

453.02
N88°29'32"W

100yr Flood Line per FEMA Map No. 47065C0381H

ABOVE
BELOW

BELOW
ABOVE

Tract 4
Trundle's Addition to Mountain View Inc
(PB 86-128)
AVM Enterprises INC
(DB 5745-817)

20' Sanitary Sewer Esmt

MH 90301-17

Mountain View Developing, LLC
(DB 13469-907)

MH 90301-18

20' Sanitary Sewer Esmt

MH 90301-19

Prickly Loop

Sweet Briar Subdivision Phase 1 (PB 121-3)

N9°20'53"E
719.95

931.23
S23°15'39"W

FLOODWAY

OUTSIDE
INSIDE

INSIDE
OUTSIDE

105.18
N88°29'32"W

Joshua Cain
(DB 11868-551)

Lot 1
Mountain View Industrial Park
(PB 52-51)
McGruder INC
(DB 9007-618)

Michael Shane Loyd
Tennessee Registered
Land Surveyor #1862

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Parcel Table		
Parcel #	Area	Perimeter
1	8546.19	384.96
2	8583.22	395.61
3	8082.26	389.41
4	8082.45	389.42
5	8082.65	389.42
6	8082.85	389.43
7	8083.05	389.44
8	8083.25	389.44
9	8083.45	389.45
10	9026.07	404.91
11	9395.21	409.19
12	9385.68	409.05
13	9446.74	409.95
14	9446.74	409.95
15	9446.74	409.95
16	9385.68	409.05
17	9385.68	409.05
18	8345.19	393.63
19	8100.00	390.00
20	8100.00	390.00
21	8100.00	390.00

Parcel Table		
Parcel #	Area	Perimeter
22	8721.64	399.21
23	8135.96	390.53
24	8100.00	390.00
25	8100.00	390.00
26	8382.30	394.18
27	8810.42	400.52
28	8810.42	400.52
29	8724.56	399.25
30	11916.81	436.06
31	9374.90	416.99
32	7883.69	377.83
33	8080.65	389.36
34	9781.85	396.98
35	7500.00	370.00
36	7780.76	374.49
37	7839.83	375.44
38	7685.36	372.97
39	7500.00	370.00
40	7500.00	370.00
41	7500.00	370.00
42	7728.26	373.65

Parcel Table		
Parcel #	Area	Perimeter
43	7500.00	370.00
44	7471.12	369.54
45	7500.22	370.09
46	7591.94	372.67
47	11279.28	430.83
48	8879.36	400.41
49	7771.23	363.42
50	8131.61	380.67
51	7500.00	370.00
52	7500.00	370.00
53	8049.70	378.75
54	7500.00	370.00
55	7500.00	370.00
56	7500.00	370.00
57	8349.76	384.42
58	8532.16	387.02
59	7696.53	373.36
60	10554.63	410.18
61	8083.97	389.47
62	8087.30	389.58
63	8090.62	389.69

Parcel Table		
Parcel #	Area	Perimeter
64	8093.94	389.80
65	8097.27	389.91
66	10569.87	410.53
67	7646.69	372.35
68	8170.80	380.73
69	7500.00	370.00
70	8126.71	380.03
71	7500.00	370.00
72	7727.01	373.63
73	9278.08	403.04
74	7500.00	370.00
75	7500.00	370.00
76	8802.09	391.86
77	8269.47	384.10
78	8865.87	383.27
79	8100.59	390.02
80	8103.91	390.13
81	8107.23	390.24
82	8110.56	390.35
83	8113.88	390.46
84	8117.20	390.57

Parcel Table		
Parcel #	Area	Perimeter
85	7666.95	375.09
86	14800.78	550.90
87	17861.47	599.42
88	14222.19	470.69
89	7824.37	378.73
90	9422.78	411.86
91	9865.87	399.27
92	9990.27	409.84
93	9203.25	397.25
94	10798.15	414.28
95	8349.34	380.91
96	8821.34	391.14
97	9561.34	405.31
1001	5699.66	559.40
1002	4600.25	312.66
1003	37307.43	838.67
1004	2639562.41	10396.84

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	69.86	100.00	40°01'40"	68.45	S44°01'36"W
C2	35.26	175.00	11°32'30"	35.20	S29°47'02"W
C3	100.07	175.00	32°45'50"	98.71	S51°56'14"W
C4	48.90	175.00	16°00'40"	48.74	S76°19'29"W
C5	17.78	175.00	5°49'20"	17.78	S81°25'07"W
C6	50.22	175.00	16°26'40"	50.05	S70°17'09"W
C7	50.17	175.00	16°25'40"	50.00	S53°51'04"W
C8	50.50	175.00	16°32'00"	50.32	S37°22'16"W
C9	50.50	175.00	16°32'00"	50.32	S20°50'16"W
C10	50.50	175.00	16°32'00"	50.32	S4°18'17"W
C11	50.17	175.00	16°25'40"	50.00	S12°10'31"E
C12	50.17	175.00	16°25'40"	50.00	S28°36'06"E
C13	6.69	175.00	2°11'20"	6.69	S37°54'34"E
C14	50.59	525.00	5°31'10"	50.57	S41°45'51"E
C15	2.94	525.00	0°19'20"	2.94	S44°41'06"E
C16	23.05	525.00	2°31'00"	23.05	S46°06'13"E
C17	57.83	525.00	6°18'40"	57.80	S50°31'01"E
C18	57.83	525.00	6°18'40"	57.80	S56°49'41"E
C19	50.82	525.00	5°32'50"	50.80	S62°45'24"E
C20	13.62	15.00	52°01'10"	13.16	S39°31'12"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	53.96	50.00	61°49'50"	51.38	S44°25'30"E
C22	44.29	50.00	50°45'10"	42.86	N79°16'59"E
C23	52.59	50.00	60°15'40"	50.20	N23°46'33"E
C24	18.44	50.00	21°07'30"	18.33	N16°55'01"W
C25	13.62	15.00	52°01'10"	13.16	N1°28'10"W
C26	13.62	15.00	52°01'10"	13.16	N50°33'02"E
C27	32.00	50.00	36°40'20"	31.46	N58°13'26"E
C28	55.43	50.00	63°30'50"	52.63	N8°07'47"E
C29	55.43	50.00	63°30'50"	52.63	N55°23'06"W
C30	55.43	50.00	63°30'50"	52.63	S61°06'01"W
C31	49.59	50.00	56°49'20"	47.58	S0°55'54"W
C32	13.62	15.00	52°01'10"	13.16	S1°28'10"E
C33	39.27	25.00	90°00'00"	35.36	S69°32'26"W
C34	44.97	125.00	20°36'50"	44.73	N55°09'09"W
C35	54.26	125.00	24°52'20"	53.84	N32°24'35"W
C36	41.22	25.00	94°28'20"	36.71	N27°15'47"E
C37	87.86	225.00	22°22'20"	87.30	N63°18'48"E
C38	55.24	225.00	14°04'00"	55.10	N45°05'35"E
C39	55.16	225.00	14°02'50"	55.03	N31°02'10"E
C40	35.71	25.00	81°50'40"	32.75	S54°44'54"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C41	43.83	175.00	14°21'00"	43.72	S21°00'09"E
C42	50.91	175.00	16°40'00"	50.73	N36°30'43"W
C43	39.02	175.00	12°46'30"	38.94	S51°13'58"E
C44	23.94	175.00	7°50'20"	23.93	S61°32'23"E
C45	39.27	25.00	90°00'00"	35.36	S20°27'34"E
C46	39.27	25.00	90°00'00"	35.36	S69°32'26"W
C47	18.31	275.00	3°49'00"	18.31	N63°33'06"W
C48	80.62	275.00	16°47'50"	80.34	N53°14'41"W
C49	28.04	275.00	5°50'30"	28.03	N41°55'29"W
C50	47.67	125.00	21°51'00"	47.38	N28°04'42"W
C51	44.28	25.00	101°29'00"	38.71	N33°35'19"E
C52	36.78	25.00	84°17'10"	33.55	S53°31'34"E
C53	63.49	125.00	29°06'10"	62.81	N69°46'44"E
C54	192.05	125.00	88°01'40"	173.71	N11°12'51"E
C55	13.54	125.00	6°12'20"	13.53	N35°54'06"W
C56	48.43	475.00	5°50'30"	48.41	N41°55'29"W
C57	39.64	475.00	4°46'50"	39.63	N47°14'11"W
C58	72.22	475.00	8°42'40"	72.15	N53°58'58"W
C59	59.62	475.00	7°11'30"	59.58	N61°56'04"W
C60	13.62	15.00	52°01'10"	13.16	S88°27'35"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C61	12.31	50.00	14°06'40"	12.28	S69°30'19"W
C62	13.62	15.00	52°01'10"	13.16	S50°33'02"W
C63	39.27	25.00	90°00'00"	35.36	S20°27'34"E
C64	12.23	325.00	2°09'20"	12.23	S64°22'54"E
C65	56.59	325.00	9°58'40"	56.52	S58°18'54"E
C66	48.11	325.00	8°28'50"	48.06	S49°05'10"E
C67	33.14	325.00	5°50'30"	33.12	S41°55'29"E
C68	20.53	175.00	6°43'10"	20.51	S35°38'36"E
C69	63.84	175.00	20°54'00"	63.48	S21°49'58"E
C70	8.92	300.00	1°42'10"	8.92	N36°45'22"W
C71	7.31	300.00	1°23'40"	7.31	N38°18'21"W
C74	35.69	350.00	5°50'30"	35.67	S41°55'29"E
C76	29.21	350.00	4°46'50"	29.20	S47°14'11"E
C77	19.49	350.00	3°11'20"	19.48	S51°13'19"E
C78	33.73	350.00	5°31'20"	33.72	S55°34'40"E
C79	43.93	350.00	7°11'30"	43.90	S61°56'04"E
C84	9.59	300.00	1°49'50"	9.59	S38°05'17"E
C85	15.29	150.00	5°50'30"	15.29	S41°55'29"E
C86	40.01	150.00	15°17'00"	39.89	S52°29'13"E
C87	3.97	150.00	1°31'00"	3.97	S60°53'09"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C88	9.99	150.00	3°49'00"	9.99	S63°33'06"E
C96	53.07	350.00	8°41'20"	53.02	N46°01'20"E
C97	22.10	350.00	3°37'10"	22.10	N39°52'08"E
C98	53.25	350.00	8°43'00"	53.20	N33°42'04"E
C99	32.56	350.00	5°19'50"	32.55	N26°40'39"E
C100	63.89	660.00	5°32'50"	63.87	N62°45'24"W
C101	72.70	660.00	6°18'40"	72.66	N56°49'41"W
C102	72.70	660.00	6°18'40"	72.66	N50°31'01"W
C103	28.98	660.00	2°31'00"	28.98	N46°06'13"W
C104	3.70	660.00	0°19'20"	3.70	N44°41'06"W
C105	63.59	660.00	5°31'10"	63.57	N41°45'51"W
C106	11.84	310.00	2°11'20"	11.84	N37°54'34"W
C107	88.88	310.00	16°25'40"	88.57	N28°36'06"W
C108	88.88	310.00	16°25'40"	88.57	N12°10'31"W
C109	89.45	310.00	16°32'00"	89.14	N4°18'17"E
C110	89.45	310.00	16°32'00"	89.14	N20°50'16"E
C111	89.45	310.00	16°32'00"	89.14	N37°22'16"E
C112	88.88	310.00	16°25'40"	88.57	N53°51'04"E
C113	88.97	310.00	16°26'40"	88.66	N70°17'09"E
C114	103.36	250.00	23°41'20"	102.63	N3°24'34"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C115	112.27	150.00	42°53'00"	109.67	N13°00'24"W
C116	196.15	125.00	89°54'30"	176.64	N68°58'01"E
C117	210.55	200.00	60°19'00"	200.96	N54°10'16"E
C118	322.89	150.00	123°20'00"	264.06	N22°39'47"E
C119	50.98	500.00	5°50'30"	50.96	N41°55'29"W
C120	180.51	500.00	20°41'00"	179.53	N55°11'16"W
C121	102.56	150.00	39°10'30"	100.58	N25°15'28"W
C122	53.97	150.00	20°36'50"	53.68	N55°09'09"W
C123	107.93	300.00	20°36'50"	107.35	N55°09'09"W
C124	30.59	300.00	5°50'30"	30.58	N41°55'29"W
C125	87.27	150.00	33°20'00"	86.04	N22°20'13"W
C126	204.99	150.00	78°18'00"	189.40	N74°46'20"E
C127	33.90	25.00	77°42'10"	31.36	N74°28'25"E
C128	39.57	25.00	90°41'20"	35.57	N21°19'53"W
C129	87.06	100.00	49°52'50"	84.34	N88°58'53"E

Line Table		
Line #	Length	Direction
L1	36.92	N38°W
L2	34.51	N45°W
L3	54.06	N45°W
L4	19.56	N45°W
L5	32.06	N45°W
L6	25.38	N65°W
L7	2.67	S39°E
L8	38.37	S39°E
L9	1.78	S45°E
L10	24.11	S45°E
L11	35.89	N45°W
L12	24.11	N45°W
L13	40.90	N45°W
L14	19.10	N45°W
L15	40.90	N45°W
L16	3.07	N45°W
L17	47.02	N65°W
L18	13.63	N65°W
L19	72.00	N65°W
L20	32.18	N36°W

Line Table		
Line #	Length	Direction
L21	18.99	N36°W
L22	34.02	N58°E
L23	37.16	N39°W
L24	15.53	N39°W
L25	44.47	N39°W
L26	15.30	N39°W
L27	44.70	N39°W
L28	15.30	N39°W
L29	13.81	N39°W
L30	0.94	N66°W
L31	54.42	N66°W
L32	5.58	N66°W
L33	80.06	N66°W
L34	9.54	N66°W
L35	104.49	N50°W

Michael Shane Loyd
Tennessee Registered
Land Surveyor #1862

Drawing No. 25085
Tax Map No. 123-001 & 122-048.01
File Name Proffitt Lane
Drawn By ANB
Checked By MSL
Date of Survey 09/14/2026
Date of Plat 09/21/2026
Date of Last Revision 09/24/2026

Final Plat
Lots 1-97 & 1001-1004
The Preserve At Mountain View
(Deed Books 14114-460 & 14002-183)
Hamilton County
Tennessee

THE R·L·S GROUP
A Limited Liability Company
LAND SURVEYING
4728 Adams Road, Suite 101
Hixson, Tennessee 37343
Phone (423) 847-0155 - Fax (423) 847-0156
www.RLSHDS.com

Chattanooga-Hamilton County Regional Planning Agency

RPA STAFF RECOMMENDATION

SUBDIVISION VARIANCE CASE NUMBER: HSDV-26-5 **Planning Commission Date: November 9, 2026**

SUBDIVISION NAME: n/a

Applicant Request:	**Variance - A-1 of Hamilton County Subdivision Regulations**
Property Location:	2716 Cash Canyon Road, Chattanooga, TN 37419
Property Owner:	P. Andrew Pruett
Accessibility:	Cash Canyon Road
Total Acreage:	10.34
Proposed Density:	from 1 parcel to 2 parcels
Proposed Use:	A-1, single family home
Tax Map Number:	116 006
Zoning:	A-1
Narrative for Subdivision Variance(s) Required:	Trying to sale our "sideyard" to a friend so they can build a house next to ours. Currently does not meet subdivision regulations since there is no frontage on a public road or a private road built to county standards
Variance Information and Amount:	Split our 10.34-acres from one parcel into two. Lot A would be 6.59 acres and lot B would be 3.75 acres. Requesting a variance from the road frontage requirement as this is on a private road not built to county standards.
Staff Recommendation:	Approve with Condition

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.

The Planning Commission may grant variances from these regulations in cases where the Planning Commission determines that:

Unusual physical or other conditions exist which would cause practical difficulty or necessary hardship if these regulations are adhered to, and
The granting of a variance will not be detrimental to the public interest, and
The variance will not be in conflict with the intent and purpose of these regulations, and
The deviation from the standard is consistent with adopted plans and principles for the area

STAFF RECOMMENDATION NOTES

The review committee AGREES that unusual physical or other conditions exist which would cause practical difficulty or necessary hardship if these regulations are adhered to.
Staff recommends to approve variance to allow for a more than narrow width to the standard roadway while keeping pavement material requirements and a required turnaround.

The review committee AGREES that the granting of a variance will not be detrimental to the public interest.
The variance will improve ride-ability and provide a turnaround for a section of private roadway.

The review commitee AGREES that the variance will not be in conflict with the intent and purpose of these regulations.

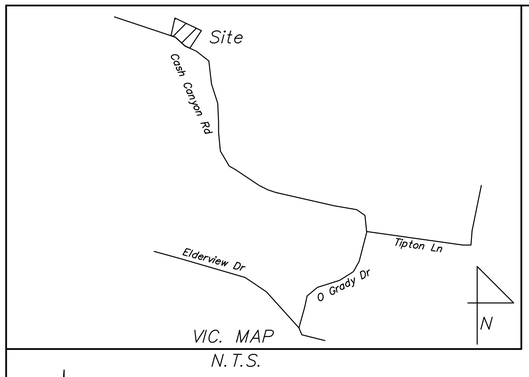
The review committee AGREES that the deviation from the standard is consistent with adopted plans and principles for the area.

Additional Comments:
There are discrepancies on where the true end of publicly maintained road and ROW is. This variance, with the companion minor subdivision, is the cleanest way to ensure all regulations are met without having to wait for the research to be complete.

Who to Contact regarding questions on notes or outstanding comments:		
Department	**Contact**	**Number**
Hamilton County Engineering or Water Quality	Autumn Friday	(423) 209-7841
Hamilton County Development/Highway	Tyler Mowry	(423) 209-1937
Hamilton County WWTA	Caleb Casey	(423) 209-7868
Hamilton County Geospatial Technology		(423) 209-7760

Reminders

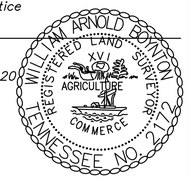
1. These staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Approval of the Final Plat does not constitute approval or acceptance by the public of any offer of dedication.
3. Approval of this Final Plat does not substitute 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.



I hereby adopt this as my plan of subdivision and certify that the rights-of-ways are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am the owner of the property shown in fee simple.

Clara & Paul Andrew Pruett
2716 Cash Canyon Rd
Chattanooga, TN 37415
(423) 364-6465

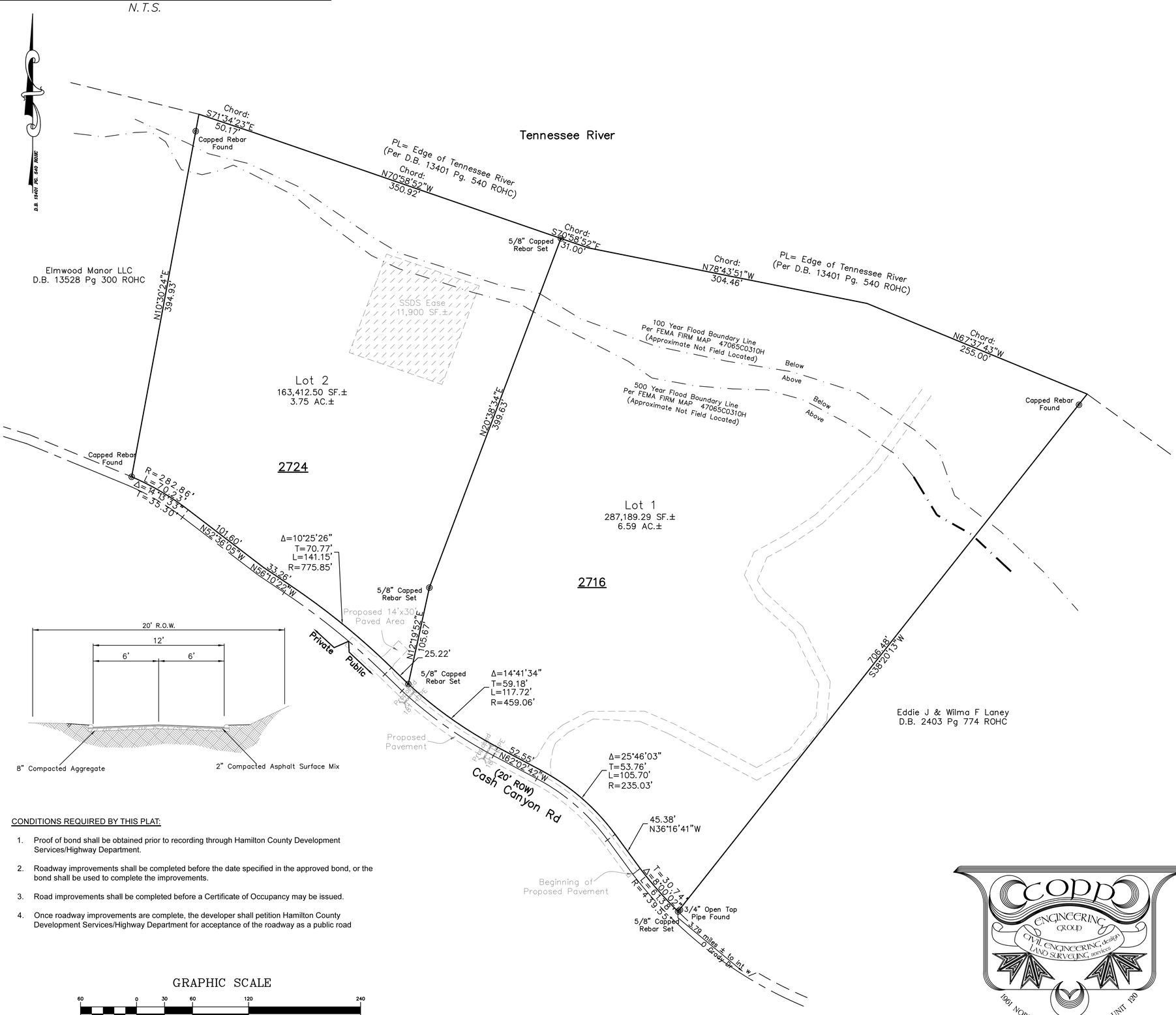
I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that it is a category IV survey that was done in compliance with the current Tennessee minimum standards of practice



Copp Engineering Group
1961 Northpoint Blvd., Suite 120
Hixson, Tn. 37343
423-847-9100 Office
423-847-9185 Fax

GPS Certification:
Positional Accuracy: 0.07
Type of GPS field procedure: RTK
Date of Survey: 07/17/26
Datum/Epoch: NAD83
Published/Fixed-control use; N/A
Geoid Model: N/A
Combined Grid Factors: N/A

APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL TECHNOLOGY
DATE:_____
BY:_____
HAMILTON COUNTY GROUNDWATER PROTECTION
DATE:_____
BY:_____
HAMILTON COUNTY WATER QUALITY PROGRAM
DATE:_____
BY:_____
JURISDICTIONAL AUTHORITY
DATE:_____
BY:_____
CHATTANOOGA/HAMILTON COUNTY REGIONAL PLANNING COMMISSION
DATE:_____
BY:_____



GENERAL NOTES :

1. Zoned : A-1

2. This plat subdivides Deed Book 13401 Page 540 ROHC

3. This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.

4. Area Subdivided : 10.34 Acres ±

5. Water Supply : TN America Utility District

6. Local Government does not certify that utilities or utility connections are available.

7. Tax Map # 116 006

8. A portion of this property is located in the 100 year flood boundary per FEMA Firm Map Number 47065C0310H dated November 28, 2025.

9. Lot 2 is approved for a maximum (5) five bedrooms. No tubs over (40) forty gallons. Lot 1 has not been evaluated pursuant to this plat review, for a subsurface sewer disposal system and plat approval does not constitute approval of this lot or existing system.

10. Hatched area is a subsurface sewage disposal system and duplication area easement. Any cutting, filling or construction within ten (10) feet of this area, twenty-five (25) feet for any cut, without prior written approval from the Hamilton County Groundwater Protection and recording of a corrective plat may render this lot unbuildable.

11. No pools without prior written approval from the Hamilton County Groundwater Protection.

12. All notes regarding the subsurface sewage disposal system easement will become null and void if the structure is ever connected to a public sanitary sewer system.

13. Hamilton County Groundwater Protection may require that the SSDS Easement be field located by a surveyor prior to SSD permit issuance if we are unable to verify compliance with the regulations during our site visit.

14. Minimum 25' fieldline setback from all drainage easements shown.

15. A 10' private drainage easement shall be reserved along the exterior boundary of the subdivision except along road frontage. A 5' private drainage easement shall be reserved along the inside of all side lot lines. These drainage easements shall be automatically abandoned if two or more lots are combined or used as one lot, or if no setback is required.

16. Hamilton County is not responsible for the construction or maintenance of any private drive easement.

17. 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.

18. 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.

19. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.

20. 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.

21. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.

22. The owner/developer is to install all drainage structures and improved easements as required. The maintenance of drainage easements is the responsibility of the property owner and not the local government.

23. Land disturbance is prohibited in Stream/Riparian Buffer. No clearing, grading, grubbing, or tree removal allowed without approval from the Hamilton County Water Quality Program.

24. Private driveways must adhere to Hamilton County Standard Drawing "HCSD-200.03 Private Driveway Entrance." If driveway tiles are necessary, a permit from the Hamilton County Highway Department is required. Any damage to Hamilton County Public Roadways due to construction on the lot(s) must be repaired by the developer according to the Hamilton County Highway Department's Road & ROW Restoration Standards.

25. Unless otherwise noted all property corners to be 5/8" capped rebar set.

26. Proposed use of Lot: Residential

27. Purpose of Plat: Revise existing property as shown to add new lot

CONDITIONS REQUIRED BY THIS PLAT:

1. Proof of bond shall be obtained prior to recording through Hamilton County Development Services/Highway Department.
2. Roadway improvements shall be completed before the date specified in the approved bond, or the bond shall be used to complete the improvements.
3. Road improvements shall be completed before a Certificate of Occupancy may be issued.
4. Once roadway improvements are complete, the developer shall petition Hamilton County Development Services/Highway Department for acceptance of the roadway as a public road

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

COPP ENGINEERING GROUP
CIVIL ENGINEERING, design
LAND SURVEYING, services
1961 NORTHPOINT BOULEVARD, UNIT 120
HIXSON, TENNESSEE 37343
VOICE 423-847-9100 FAX 423-847-9185

FINAL PLAT

Pruett on Cash Canyon Estates

Lots 1-2
D.B. 13401 Pg. 540 ROHC

LOCATED IN THE THIRD CIVIL DISTRICT
HAMILTON COUNTY, TENNESSEE

Date : 08/18/26	Drawn : DUSTIN
Scale : 1" = 60'	Checked : WAB

COPP ENGINEERING GROUP
1961 Northpoint Blvd., Suite 120
Hixson, Tn. 37343
(423) 847-9100 Office
(423) 847-9185 Fax

Dwg. No.
CASH CANYON RD 2716-PRUETT
CASH CANYON RD 2716.dwg

Chattanooga-Hamilton County Regional Planning Agency

RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-46 **SUBDIVISION NAME: n/a**	**Planning Commission Date: November 9, 2026**
Applicant Request:	Minor Plat
Property Location:	2716 Cash Canyon Road
Property Owner:	Paul Andrew Pruett
Surveyor:	Dustin Copp, Copp Engineering Group
Engineer:	n/a, n/a
Accessibility:	Cash Canyon
Total Acreage:	10.34
Proposed Density:	just 2 houses
Proposed Use:	single family / A-1
Tax Map Number:	116 006
Zoning:	A-1
Subdivision Variance(s) Required:	A variance has been requested to allow the subdivision of a lot less than 5 acres in size to front a private road that is not built to county standards.
Staff Recommendation:	Approve with Conditions Minor Plat
Comment:	Approve with conditions: 1. Show distance to nearest intersection 2. Remove “conditions required by this plat” section from plat 3. Add note: Road improvements shall be completed before Certificate of Occupancy may be issued. 4. Add note: Approval of this plat does not imply that Hamilton County will approve any subsequent development using roads, rights-of-way, or easements shown on the plat.

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

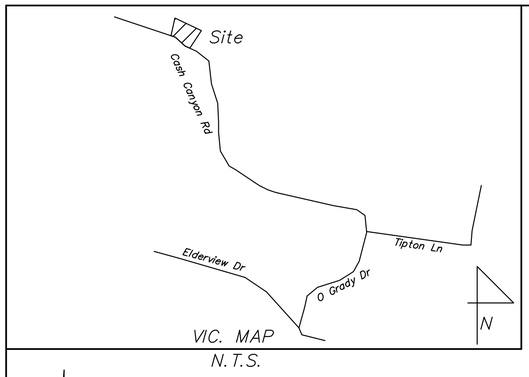
PLEASE NOTE: Before Final Plat can be signed, all comments must be addressed.

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

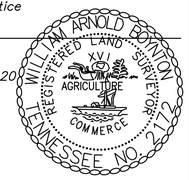
1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Just as a reminder approval of the Final Plat does not constitute approval or acceptance by the public of any offer of dedication.
3. Review 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.



I hereby adopt this as my plan of subdivision and certify that the rights-of-ways are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am the owner of the property shown in fee simple.

Clara & Paul Andrew Pruett
2716 Cash Canyon Rd
Chattanooga, TN 37415
(423) 364-6465

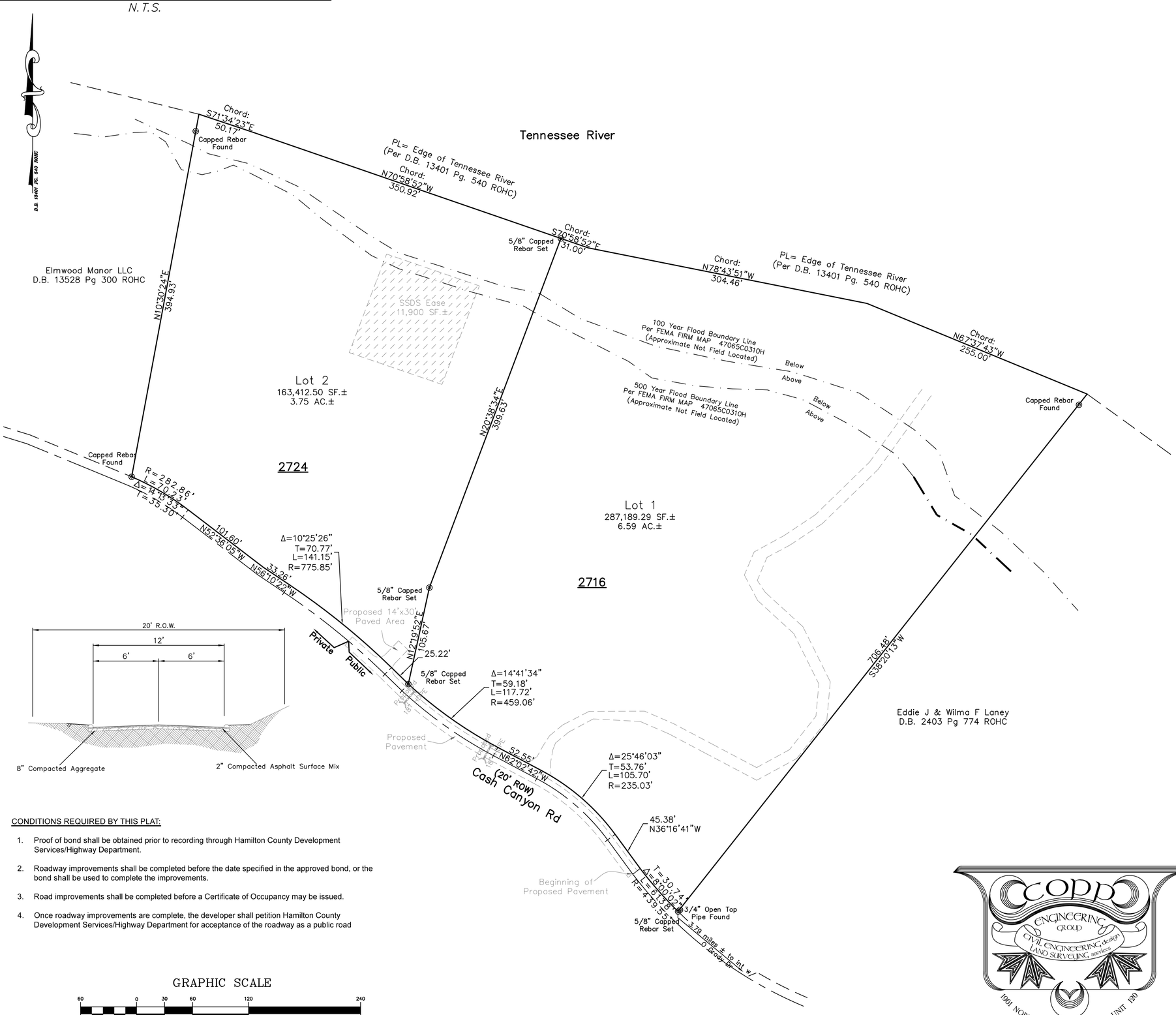
I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that it is a category IV survey that was done in compliance with the current Tennessee minimum standards of practice



Copp Engineering Group
1961 Northpoint Blvd., Suite 120
Hixson, Tn. 37343
423-847-9100 Office
423-847-9185 Fax

GPS Certification:
Positional Accuracy: 0.07
Type of GPS field procedure: RTK
Date of Survey: 07/17/26
Datum/Epoch: NAD83
Published/Fixed-control use; N/A
Geoid Model: N/A
Combined Grid Factors: N/A

APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL TECHNOLOGY
DATE:_____
BY:_____
HAMILTON COUNTY GROUNDWATER PROTECTION
DATE:_____
BY:_____
HAMILTON COUNTY WATER QUALITY PROGRAM
DATE:_____
BY:_____
JURISDICTIONAL AUTHORITY
DATE:_____
BY:_____
CHATTANOOGA/HAMILTON COUNTY REGIONAL PLANNING COMMISSION
DATE:_____
BY:_____



GENERAL NOTES :

1. Zoned : A-1

2. This plat subdivides Deed Book 13401 Page 540 ROHC

3. This plat is developed in accordance to the design standards of the Hamilton County Subdivision Regulations.

4. Area Subdivided : 10.34 Acres ±

5. Water Supply : TN America Utility District

6. Local Government does not certify that utilities or utility connections are available.

7. Tax Map # 116 006

8. A portion of this property is located in the 100 year flood boundary per FEMA Firm Map Number 47065C0310H dated November 28, 2025.

9. Lot 2 is approved for a maximum (5) five bedrooms. No tubs over (40) forty gallons. Lot 1 has not been evaluated pursuant to this plat review, for a subsurface sewer disposal system and plat approval does not constitute approval of this lot or existing system.

10. Hatched area is a subsurface sewage disposal system and duplication area easement. Any cutting, filling or construction within ten (10) feet of this area, twenty-five (25) feet for any cut, without prior written approval from the Hamilton County Groundwater Protection and recording of a corrective plat may render this lot unbuildable.

11. No pools without prior written approval from the Hamilton County Groundwater Protection.

12. All notes regarding the subsurface sewage disposal system easement will become null and void if the structure is ever connected to a public sanitary sewer system.

13. Hamilton County Groundwater Protection may require that the SSDS Easement be field located by a surveyor prior to SSD permit issuance if we are unable to verify compliance with the regulations during our site visit.

14. Minimum 25' fieldline setback from all drainage easements shown.

15. A 10' private drainage easement shall be reserved along the exterior boundary of the subdivision except along road frontage. A 5' private drainage easement shall be reserved along the inside of all side lot lines. These drainage easements shall be automatically abandoned if two or more lots are combined or used as one lot, or if no setback is required.

16. Hamilton County is not responsible for the construction or maintenance of any private drive easement.

17. 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.

18. 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.

19. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.

20. 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.

21. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.

22. The owner/developer is to install all drainage structures and improved easements as required. The maintenance of drainage easements is the responsibility of the property owner and not the local government.

23. Land disturbance is prohibited in Stream/Riparian Buffer. No clearing, grading, grubbing, or tree removal allowed without approval from the Hamilton County Water Quality Program.

24. Private driveways must adhere to Hamilton County Standard Drawing "HCSD-200.03 Private Driveway Entrance." If driveway tiles are necessary, a permit from the Hamilton County Highway Department is required. Any damage to Hamilton County Public Roadways due to construction on the lot(s) must be repaired by the developer according to the Hamilton County Highway Department's Road & ROW Restoration Standards.

25. Unless otherwise noted all property corners to be 5/8" capped rebar set.

26. Proposed use of Lot: Residential

27. Purpose of Plat: Revise existing property as shown to add new lot

CONDITIONS REQUIRED BY THIS PLAT:

1. Proof of bond shall be obtained prior to recording through Hamilton County Development Services/Highway Department.
2. Roadway improvements shall be completed before the date specified in the approved bond, or the bond shall be used to complete the improvements.
3. Road improvements shall be completed before a Certificate of Occupancy may be issued.
4. Once roadway improvements are complete, the developer shall petition Hamilton County Development Services/Highway Department for acceptance of the roadway as a public road

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

COPP ENGINEERING GROUP
CIVIL ENGINEERING, design
LAND SURVEYING, services
1961 NORTHPOINT BOULEVARD, UNIT 120
HIXSON, TENNESSEE 37343
VOICE 423-847-9100 FAX 423-847-9185

FINAL PLAT

Pruett on Cash Canyon Estates

Lots 1-2
D.B. 13401 Pg. 540 ROHC

LOCATED IN THE THIRD CIVIL DISTRICT
HAMILTON COUNTY, TENNESSEE

Date : 08/18/26	Drawn : DUSTIN
Scale : 1" = 60'	Checked : WAB

COPP ENGINEERING GROUP
1961 Northpoint Blvd., Suite 120
Hixson, Tn. 37343
(423) 847-9100 Office
(423) 847-9185 Fax

Dwg. No.
CASH CANYON RD 2716-PRUETT
CASH CANYON RD 2716.dwg

November 2026

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

OLD BUSINESS

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 Rezone To: R-1	Total Acres in Request: 4.4

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

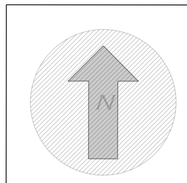
Staff Recommendation

Staff Recommendation: Withdraw

Notes: Applicant has requested to withdraw at this time.

Applicant Signature: Stefan Joseph Claar

TOTAL AREA: 4.4 AC



MICHAEL HEADRICK
8525 DAISY DALLAS RD
074K A 002

DONALD LAYNE
8521 DAISY DALLAS RD
074K A 001.02

~ R - 5 ZONE ~
~ R - 2A ZONE ~

COMMON AREA

ROBERTSON MCGAVOCK
1049 HICKORY RD
074K A 043

ROBERT HOWLAND
8725 WALNUT ROAD
074K A 001.01

457'

DAISY DALLAS RD

DONALD E LAYNE
8517 DAISY DALLAS RD
074K A 001

GARAGE
VACANT
900 SQ FT

EXISTING HOME
VACANT
3,160 SQ FT

~ R - 2A ZONE ~
~ A-1 ZONE ~

EXISTING GRAVEL DRIVE

445.7'
~ A - 1 ZONE ~

357.48'

WALNUT ROAD

RICHARD & JUDY DIXON
1516 CRABTREE RD
074K A 047



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.

0' 60' 120' 180' 240'

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

SHEET E-1

KEY SHEET - EXISTING CONDITIONS

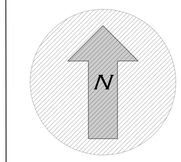
8527 WALNUT RD

HIXSON, TN 37343

DIST : COUNTY — HAMILTON COUNTY, TN
CTL MAP: 074K A — PARCEL: 001.01
SCALE: 1" = 60' — NOVEMBER 7, 2025

1222 DEVELOPMENT
KNOXVILLE, TN

TOTAL AREA: 4.4 AC



MICHAEL HEADRICK
8525 DAISY DALLAS RD
074K A 002

DONALD LAYNE
8521 DAISY DALLAS RD
074K A 001.02

ROBERTSON MCGAVOCK
1049 HICKORY RD
074K A 043

DONALD E LAYNE
8517 DAISY DALLAS RD
074K A 001

RICHARD & JUDY DIXON
1516 CRABTREE RD
074K A 047

~ R-5 ZONE ~
~ R - 2A ZONE ~

COMMON AREA

DAISY DALLAS RD

STORMWATER
+/-.27 AC

WALNUT ROAD

377'
C/L TO C/L

SEWER VIA WWTA MANHOLE

457'

445.7'

137'

357.45'

50'

~ A-1 ZONE ~

LOT AREA TABLE (SQ FT)

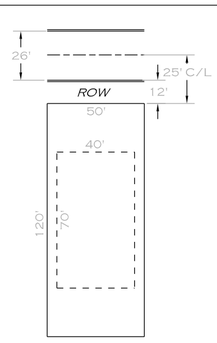
LOT 1: 6,893	LOT 8: 14,162
LOT 2: 8,211	LOT 9: 10,175
LOT 3: 7,025	LOT 10: 6,633
LOT 4: 6,293	LOT 11: 6,778
LOT 5: 11,800	LOT 12: 6,924
LOT 6: 11,375	LOT 13: 9,519
LOT 7: 9,269	



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)
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7. SETBACKS SHOWN
   FRONT: 20'
   SIDE: 5'
   REAR: 20'
8. SEWER CAPACITY APPROVED FOR UP TO 18 UNITS BY WWTA.



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

0' 60' 120' 180' 240'

REVISION	DESCRIPTION	DATE
WAL-EX001	WALNUT ROAD CONCEPT PER R-1 ZONING	05/21/26

SHEET C-1

KEY SHEET - CONCEPT

8527 WALNUT RD

HIXSON, TN 37343

DIST : COUNTY
CTL MAP: 074K A
SCALE: 1" = 60'

HAMILTON COUNTY, TN
PARCEL: 001.01
NOVEMBER 7, 2025

1222 DEVELOPMENT
KNOXVILLE, TN

Joint Memorandum

To: Chattanooga-Hamilton County Regional Planning Commission
From: Karen Rennich, Executive Director, RPA prepared on behalf of the Regional Planning Agency and the Hamiton County Planning Department
Date: 10/20/2026
Re: By-laws Amendment

The Chattanooga-Hamilton County Regional Planning Commission adopted by-laws on July 9, 1990. They have been amended multiple times with the last amendment in December 2020.

At the October Planning Commission meeting, staff notified Planning Commissioners of the need to update the by-laws to align with the City of Chattanooga/Hamilton County Interlocal Agreement dated July 16, 2026.

RPA and HCPD coordinated a review of the amendment and the proposed draft language was provided to Planning Commission on October 12, 2026.

These changes are generally addressing three updates:

- To align with the Interlocal Agreement
- To document existing procedures or polices, such as method minutes are provided and the inclement weather policy
- Clean up unclear language or update meeting procedures

The redline version is attached showing the changes as well as a clean copy of the by-laws for Planning Commission action.

The draft provided here for adoption has only one change/addition from what was provided to Planning Commission in October. The following bolded text has been added:

Secretary.

A. The Planning Director of the Regional Planning Agency shall serve as Secretary for all business related to the City of Chattanooga or smaller jurisdictions. The Planning Director of Hamilton County shall serve as Secretary for all business related to Hamilton County.
    a. **TCA 13-3-402(c) states that the Regional Planning Commission may delegate the responsibility for approval of a subdivision plat to the staff of the Regional Planning Commission. It is the intent of the Regional Planning Commission that the Planning Director of the Regional Planning Agency, or designee(s), shall have this responsibility for City of Chattanooga or smaller jurisdiction subdivision plats and the Planning**

Director of Hamilton County, or designee(s), shall have this responsibility for subdivision plats in unincorporated Hamilton County.

BY-LAWS OF THE
CHATTANOOGA-HAMIL TON COUNTY REGIONAL PLANNING COMMISSION

(Adopted by the Planning Commission July 9, 1990)
(Amended by the Planning Commission on October 13, 1997)
(Amended by the Planning Commission on February 13, 2006)
(Amended by the Planning Commission on April 9, 2018)
(Amended by the Planning Commission on December 14, 2020)
(Amended by Planning Commission on XXXX, 2026)

ARTICLE I. THE COMMISSION

Section 1. Name of Commission. The name of the Commission shall be the "Chattanooga-Hamilton County Regional Planning Commission" as established and provided for by Section 13-3-101 of the Tennessee Code, annotated.

Section 2. Office of Commission. The office of the Commission shall be determined by the Mayor of the City Chattanooga and the Hamilton County Mayor, and shall be located in quarters provided by these two member governments.

Section 3. Meeting Place. The meeting place shall be as defined in the Interlocal Agreement between the City of Chattanooga and Hamilton County.

ARTICLE II. OFFICERS

Section 1. Officers.

Chairperson.

Appointment

A. The Chairperson shall be nominated by the Mayor of the City of Chattanooga and the Hamilton County Mayor and the nomination as a Planning Commissioner shall be approved by the Department of Economic and Community Development's Local Government Planning Advisory Committee.
B. The Chairperson's appointment must be affirmed by the Planning Commission annually as required by Tenn. Code Ann. § 13-3-103.
C. The Chairperson shall serve for the term of his/her appointment on the Planning Commission or until such time as he/she resigns or is replaced by the Mayor of the City of Chattanooga and the Hamilton County Mayor.

Duties

A. The Chairperson shall preside at all meetings of the Commission and, except as otherwise authorized by resolution of the Commission, shall sign all resolutions, ,minutes, reports and instruments made by the Commission.
B. As deemed necessary, the Chairperson shall submit recommendations and information as may be considered proper concerning the business affairs and policies of the Commission.
C. The Chairperson may appoint Committees to carry out the work of the Commission.

Vice Chairperson.

Appointment

A. The Regional Planning Commission shall elect a Vice Chairperson from its membership. Such election shall require participation by a majority of the members present at that election. Election shall take place annually at the same time the Chairperson's appointment is affirmed by

the Planning Commission. A Vice-chairperson may succeed himself/herself with no limitation on the number of terms.

Duties

B. In the absence of the Chairperson, the Vice Chairperson shall perform the duties of said Chairperson.

Succession.

A. In the absence of the Chairperson and the Vice Chairperson, the Chairperson's designated representative shall perform the duties of said Chairperson.
B. In the absence of the Chairperson, the Vice Chairperson, and the Chairperson's designee, the Vice Chairperson's designated representative shall perform the duties of said Chairperson.

Secretary.

A. The Planning Director of the Regional Planning Agency shall serve as Secretary for all business related to the City of Chattanooga or smaller jurisdictions. The Planning Director of Hamilton County shall serve as Secretary for all business related to Hamilton County.
    a. TCA 13-3-402(c) states that the Regional Planning Commission may delegate the responsibility for approval of a subdivision plat to the staff of the Regional Planning Commission. It is the intent of the Regional Planning Commission that the Planning Director of the Regional Planning Agency, or designee(s), shall have this responsibility for City of Chattanooga or smaller jurisdiction subdivision plats and the Planning Director of Hamilton County, or designee(s), shall have this responsibility for subdivision plats in unincorporated Hamilton County.
B. The City of Chattanooga Planning Director may designate an alternate to serve as the Secretary who shall have the privilege to fully carry out the duties on behalf of the permanent Secretary. The Hamilton County Planning Director may designate an alternate to serve as the Secretary who shall have the privilege to fully carry out those duties on behalf of the permanent Secretary.

ARTICLE III. MEMBERS

Section 1. Number. There shall be fifteen (15) members of the Commission as established and provided for by Section 13-3-101 of the Tennessee Code, annotated.

Section 2. Designated Members. The Hamilton County Mayor, the Chairperson of the Hamilton County Board of Commissioners (or a member of the Board of Commissioners designated by the Chairperson of the Board of Commissioners, to serve a term of office concurrent with the pleasure of the Chairperson), the Mayor of the City of Chattanooga, and the Chairperson of the Chattanooga City Council (or a member of the Council designated by the Chairperson, to serve a term of office concurrent with the pleasure of the Chairperson).

A member of the Commission is authorized to continue to serve until the member's successor has been nominated and approved as stated in Tenn. Code Ann. § 13-3-101(c)(4).

Section 3. Appointed Members. Beginning at the date of the adoption of this amendment, there shall be five (5) appointed members who reside in the City of Chattanooga and five (5) appointed members who reside in Hamilton County. The Chairperson shall reside within Hamilton County, either within the City of

Chattanooga, within unincorporated Hamilton County, or within a municipality served by the Regional Planning Commission.

Section 4. Composition. In accordance with Tenn. Code Ann. § 13-3-101, less than a majority of the members of the Commission shall hold a salaried public office or position excepting offices or faculty memberships of a university or other educational institution.

Section 5. Appointment. Recommendations for new members to fill vacancies or to serve out the unexpired terms of members who have ceased to serve shall be nominated by either the Mayor of the City of Chattanooga or the Hamilton County Mayor. The Mayor of the City of Chattanooga shall make the recommendations for appointed members who reside in the City of Chattanooga; the Hamilton County Mayor shall make the recommendations for appointed members who reside in Hamilton County. The Chairperson is a joint appointment.

All recommendations for appointment must be forwarded to the Local Planning Assistance Office for review and approval by the Local Government Planning Advisory Committee of the Department of Economic and Community Development.

Section 6. Terms of Members. The terms of the designated members of the Commission shall be coterminous with their office. The terms of the appointed members shall be four (4) years, beginning on the first day of June. The terms of the appointed members shall be staggered so that not more than four (4) members' terms shall expire in any one year. Members may be appointed for more than one term.

Note: Executive Committee reference removed by Resolution on [Insert PC date of adoption]

ARTICLE IV. STAFFING AND PLANNING SUPPORT

Section 1. Planning Functions. The Regional Planning Agency shall provide planning services on any subdivision and rezoning or any other planning reviews and recommendation in the City zoning ordinance for the City and the Hamilton Couty Planning Department shall provide planning services on any subdivision and rezoning or other planning recommendations for the unincorporated areas of the County.

The Regional Planning Agency will provide planning services to smaller jurisdictions who are part of the Chattanooga-Hamilton County Regional Planning Commission planning region.

Section 2. Governance of Planning Functions. The City of Chattanooga Mayor shall appoint any new Planning Director of the Regional Planning Agency, if determine necessary in his/her sole discretion, and the Hamilton County Mayor shall appoint any new Planning Director of the Hamiton County Planning Department, if deemed necessary in his/her sole discretion.

Section 3. Employment. The staff of the Hamilton County Planning Department shall be County employees, with approved benefits and salaries, and the staff of the Regional Planning Agency shall be City of Chattanooga employees with approved benefits and salaries, appropriated by the legislative bodies pursuant to Tenn. Code Ann. § 13-3-103.

Section 4. Consultants. The cost of any RPA or HCPD planning studies will be borne by the jurisdiction initiating the study. In the event a study encompasses multiple jurisdictions, all participating jurisdictions requesting planning studies by designated staff will cooperate to set equitable funding for the study within funds appropriated by the legislative body for this purchase under Tenn. Code Ann. § 13-3-103.

ARTICLE V. MEETINGS

Section 1. Regular Meetings. Regular meetings of the Commission shall be held monthly on the second Monday in each month at a place designated by the City of Chattanooga and Hamilton County in the Interlocal Agreement.

Section 2. Special Meetings. The Chairperson of the Commission may, when he/she deems it expedient, and shall, upon the written request of two (2) members of the Commission, call a special meeting of the Commission for the purpose of transacting any business designated in the call. Special meetings shall be convened at a time and location, designated by the Chair, which shall allow for adequate public notice of such meeting.

The call for such special meeting may be delivered to each Commissioner via in-person delivery or postal or electronic mail. Notification of the time, place and purpose of the meeting shall be sent to each Commissioner at least three (3) days prior to the meeting.

Only business specified in the official notice or call of the meeting can be transacted during a Special Meeting.

Section 3. Virtual Meetings. The Regional Planning Commission may meet by telephonic, electronic, or other virtual means only when allowed by Executive Order of the Governor of the State of Tennessee or the Tennessee Open Meetings Act (Tenn. Code Ann. § 8-44-101). However, these electronic meetings must be open to the public and are subject to any applicable notice or meeting requirements.

Section 4. Quorum. The presence of eight (8) members of the Commission shall constitute a quorum at a duly convened meeting.

If a quorum fails to appear at a regular, special or properly called meeting, the inability to transact business does not detract from the fact that the meeting was convened and adjourned.

The only action that can be taken in absence of a quorum is to 1) fix the time which to adjourn or 2) recess or 3) take measures to obtain a quorum.

Section 5. Minutes. A record, or minutes, of the proceedings of all meetings shall be kept by the Secretaries per Article II. The minutes shall reflect:

- Every motion upon which a vote is taken by the Planning Commission.
- The names of the Planning Commissioners making and seconding any such motion.
- A record of any roll call vote taken, if applicable.
- The name of any member of the Planning Commission that abstains from the discussion and vote on any matter.

When approved by the Commission, the minutes shall be signed by both Secretaries.

Section 6. Rules of Order. The Regional Planning Commission shall conduct business as prescribed in Robert's Rules of Order Revised unless prescribed otherwise by amendment to these By-Laws.

Section 6. Manner of Voting. A majority is determined by those present and voting. Abstentions do not count as a vote. The manner of voting on all questions coming before the Commission shall be decided by the Chairperson.

Section 7. Inclement Weather Policy. In the case of inclement weather, the Chattanooga-Hamilton County Regional Planning Commission will not meet if the Hamilton County, TN public schools are closed for the day -OR- if the Development Resource Center has been closed by the City of Chattanooga due to an adverse event.

In the event of a delayed opening or early closing/dismissal by the Hamilton County, TN schools, the Regional Planning Commission will meet at their regularly scheduled time.

The closing of Hamilton County, TN public schools for illness, staffing, special events, facility or other non-weather related matter shall not impact the Chattanooga-Hamilton County Regional Planning Commission meeting date.

Announcements about Regional Planning Commission meeting cancellations will also be made on local radio and television stations.

In the event of a cancellation of the Regional Planning Commission meeting, the meeting will be rescheduled no earlier than two weeks from the date of the original meeting. The rescheduled meeting date is dependent on meeting room availability. All agenda items will automatically move to the rescheduled meeting agenda. The RPA and HCPD will post the rescheduled date on its websites, notify the date through a legal notice in the newspaper, and change the meeting date on the posted zoning notice signs.

ARTICLE VII. AMENDMENTS

Section 1. The By-Laws of this Commission may be amended at a regular or special meeting but no amendment shall be adopted unless at least four (4) days' written notice thereof has been previously given to all members of the Chattanooga-Hamilton County Regional Planning Commission.

CODE OF ETHICS AND CONDUCT
CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING COMMISSION

Code of Ethics and Conduct: The members of the Commission and its staff should upon appointment or designation review the Code of ethics and Conduct and should abide by it in the performance of their duties.

This Code is based from general values of society and from the Planning Commissioners and staff having special responsibility to serve the public interest.

A. Transacting Business: Commission members may not vote on or participate in the discussion of any contract with Hamilton County, the City of Chattanooga or other municipality in Hamilton County served by the Chattanooga-Hamilton County Regional Planning Commission, which benefits them personally more than the public or industry regulated generally would be or which benefits any corporation in which they hold controlling financial interest. (A controlling financial interest is defined as ten percent (10%) or more.)
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   For the purposes of this section, a gift is defined as anything of economic value, whether in the form of money, service, loan, travel, entertainment, hospitality, item or promise without adequate and lawful consideration.

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Violation of any of the rules hereinabove set forth by any member of the Commission established by this resolution shall constitute grounds for removal of the violator.

(Adopted by Resolution 2/13/06)

SECTION 1. PLANNING COMMISSIONS

A. A planning commissioner's primary obligation is to serve the public interest. While the definition of public interest is formulated through continuous debate, a planning commissioner owes allegiance to a conscientiously attained concept of the public interest, which requires these special obligations.
B. A planning commissioner should have special concern for the long range consequences of present actions.
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(3) Consultation with staff on matters that the commissioner may have special knowledge or expertise.
(4) The Chairperson of the Commission, as provided by the By-Laws of the Commission, may fulfill his/her duties as a member of the Executive Committee by action on all matters of personnel, administrative procedures, and financial matters of the Commission subject to the provisions of Section II (A).

SECTION III. PLANNING COMMISSION STAFF

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BY-LAWS OF THE
CHATTANOOGA-HAMIL TON COUNTY REGIONAL PLANNING COMMISSION

(Adopted by the Planning Commission July 9, 1990)
(Amended by the Planning Commission on October 13, 1997)
(Amended by the Planning Commission on February 13, 2006)
(Amended by the Planning Commission on April 9, 2018)
(Amended by the Planning Commission on December 14, 2020)
(Amended by Planning Commission on XXXX, 2026)

ARTICLE I. THE COMMISSION

Section 1. Name of Commission. The name of the Commission shall be the "Chattanooga-Hamilton County Regional Planning Commission" as established and provided for by Section 13-3-101 of the Tennessee Code, annotated.

Section 2. Office of Commission. The office of the Commission shall be determined by the Mayor of the City Chattanooga and the Hamilton County Mayor, and shall be located in quarters provided by these two member governments.

Section 3. Meeting Place. The meeting place shall be as defined in the Interlocal Agreement between the City of Chattanooga and Hamilton County. ~~designated by the Chairperson or by a majority vote of the Commission members.~~

ARTICLE II. OFFICERS

Section 1. Officers.

Chairperson.

Appointment

A. The Chairperson shall be nominated by the Mayor of the City of Chattanooga and the Hamilton County Mayor and the nomination as a Planning Commissioner shall be approved by the Department of Economic and Community Development's Local Government Planning Advisory Committee.
B. The Chairperson's appointment must be affirmed by the Planning Commission annually as required by Tenn. Code Ann. § 13-3-103.
C. The Chairperson shall serve for the term of his/her appointment on the Planning Commission or until such time as he/she resigns or is replaced by the Mayor of the City of Chattanooga and the Hamilton County Mayor.

Duties

A. The Chairperson shall preside at all meetings of the Commission and, except as otherwise authorized by resolution of the Commission, shall sign all resolutions, ,minutes, reports and instruments made by the Commission.
B. As deemed necessary, the Chairperson shall submit recommendations and information as may be considered proper concerning the business affairs and policies of the Commission.
C. The Chairperson may appoint Committees to carry out the work of the Commission.

Vice Chairperson.

Appointment

A. The Regional Planning Commission shall elect a Vice Chairperson from its membership. Such election shall require participation by a majority of the members present at that election.

Election shall take place annually at the same time the Chairperson's appointment is affirmed by the Planning Commission. A Vice-chairperson may succeed himself/herself with no limitation on the number of terms.

Duties

B. In the absence of the Chairperson, the Vice Chairperson shall perform the duties of said Chairperson.

Succession.

A. In the absence of the Chairperson and the Vice Chairperson, the Chairperson's designated representative shall perform the duties of said Chairperson.
B. In the absence of the Chairperson, the Vice Chairperson, and the Chairperson's designee, the Vice Chairperson's designated representative shall perform the duties of said Chairperson.

Secretary.

A. ~~The Executive Director of the Chattanooga-Hamilton County Regional Planning Agency shall serve as the permanent Secretary of the Chattanooga-Hamilton County Regional Planning Commission.~~ The Planning Director of the Regional Planning Agency shall serve as Secretary for all business related to the City of Chattanooga or smaller jurisdictions. The Planning Director of Hamilton County shall serve as Secretary for all business related to Hamilton County.
    a. TCA 13-3-402(c) states that the Regional Planning Commission may delegate the responsibility for approval of a subdivision plat to the staff of the Regional Planning Commission. It is the intent of the Regional Planning Commission that the Planning Director of the Regional Planning Agency, or designee(s), shall have this responsibility for City of Chattanooga or smaller jurisdiction subdivision plats and the Planning Director of Hamilton County, or designee(s), shall have this responsibility for subdivision plats in unincorporated Hamilton County.
B. The City of Chattanooga Planning Director may designate an alternate to serve as the Secretary ~~will be the Chattanooga-Hamilton County Regional Planning Agency Deputy Director~~ who shall have the privilege to fully carry out the ~~Executive Board~~ duties on behalf of the permanent Secretary. The Hamilton County Planning Director may designate an alternate to serve as the Secretary who shall have the privilege to fully carry out those duties on behalf of the permanent Secretary.

~~(Amended by Resolution 04/09/2018)~~

ARTICLE III. MEMBERS

Section 1. Number. There shall be fifteen (15) members of the Commission as established and provided for by Section 13-3-101 of the Tennessee Code, annotated.

Section 2. Designated Members. The Hamilton County Mayor, the Chairperson of the Hamilton County Board of Commissioners (or a member of the Board of Commissioners designated by the Chairperson of the Board of Commissioners, to serve a term of office concurrent with the pleasure of the Chairperson), the Mayor of the City of Chattanooga, and the Chairperson of the Chattanooga City Council (or a

member of the Council designated by the Chairperson, to serve a term of office concurrent with the pleasure of the Chairperson).

A member of the Commission is authorized to continue to serve until the member's successor has been nominated and approved as stated in Tenn. Code Ann. § 13-3-101(c)(4).

Section 3. Appointed Members. Beginning at the date of the adoption of this amendment, there shall be five (5) appointed members who reside in the City of Chattanooga and five (5) appointed members who reside in Hamilton County. The Chairperson shall reside within Hamilton County, either within the City of Chattanooga, within unincorporated Hamilton County, or within a municipality served by the Regional Planning ~~Agency~~Commission.

Section 4. Composition. In accordance with Tenn. Code Ann. § 13-3-101, less than a majority of the members of the Commission shall hold a salaried public office or position excepting offices or faculty memberships of a university or other educational institution.

Section 5. Appointment. Recommendations for new members to fill vacancies or to serve out the unexpired terms of members who have ceased to serve shall be nominated by either the Mayor of the City of Chattanooga or the Hamilton County Mayor. The Mayor of the City of Chattanooga shall make the recommendations for appointed members who reside in the City of Chattanooga; the Hamilton County Mayor shall make the recommendations for appointed members who reside in Hamilton County. The Chairperson is a joint appointment.

-All recommendations for appointment must be forwarded to the Local Planning Assistance Office for review and approval by the Local Government Planning Advisory Committee of the Department of Economic and Community Development.

Section 6. Terms of Members. The terms of the designated members of the Commission shall be coterminous with their office. The terms of the appointed members shall be four (4) years, beginning on the first day of June. The terms of the appointed members shall be staggered so that not more than four (4) members' terms shall expire in any one year. Members may be appointed for more than one term.

~~ARTICLE IV. EXECUTIVE COMMITTEE~~

~~Section 1. Members. The executive Committee of the Commission shall consist of:~~

~~a) The Hamilton County Mayor;~~
~~b) The Mayor of the City of Chattanooga;~~
~~c) The Chairperson of the Chattanooga-Hamilton County Regional Planning Commission;~~
~~d) The Chairperson of the Chattanooga City Council or such Chairperson's designee; and~~
~~e) The Chairperson of the Hamilton County Commission or such Chairperson's designee.~~

~~(Amended by Resolution 3/13/2000)~~

~~Section 2. Function. The Executive Committee shall act on all matters of personnel, administrative procedures, and financial matters for the Commission; provided, however, that any Executive Committee which shall be responsible to replace the Executive Director shall remain as constituted until such new Executive Director has been selected and has accepted such position.~~

~~(Amended by Resolution 3/13/2000)~~

Note: Executive Committee reference removed by Resolution on XX/XX/2026)

ARTICLE ~~I~~V. STAFFING AND PLANNING SUPPORT

Section 1. Planning Functions. The Regional Planning Agency shall provide planning services on any subdivision and rezoning or any other planning reviews and recommendation in the City zoning ordinance for the City and the Hamilton Couty Planning Department shall provide planning services on any subdivision and rezoning or other planning recommendations for the unincorporated areas of the County.

The Regional Planning Agency will provide planning services to smaller jurisdictions who are part of the Chattanooga-Hamilton County Regional Planning Commission planning region.

Section 2. Governance of Planning Functions. The City of Chattanooga Mayor shall appoint any new Planning Director of the Regional Planning Agency, if determine necessary in his/her sole discretion, and the Hamilton County Mayor shall appoint any new Planning Director of the Hamiton County Planning Department, if deemed necessary in his/her sole discretion.

Section 1. Employment. The staff of the Hamilton County Planning Department shall be County employees, with approved benefits and salaries, and the staff of the Regional Planning Agency shall be City of Chattanooga employees with approved benefits and salaries, appropriated by the legislative bodies pursuant to Tenn. Code Ann. § 13-3-103. ~~Commission shall employ such professional, technical and secretarial staff as it deems necessary for the proper fulfillment of its program and operations.~~

~~Section 2. Organization. The Commission shall organize its staff in a manner deemed best suited to the orderly operation of its work and the augmenting of its policies and decisions. The staff shall be under the supervision of an Executive Director, who shall be employed by the Commission and shall be qualified by training and experience in the field of planning, and shall be directly responsible to the Commission.~~

Section 3. Consultants. ~~The Commission may hire the services of consultants to assist its staff in developing and implementing its planning program.~~The cost of any RPA or HCPD planning studies will be borne by the jurisdiction initiating the study. In the event a study encompasses multiple jurisdictions, all participating jurisdictions requesting planning studies by designated staff will cooperate to set equitable funding for the study within funds appropriated by the legislative body for this purchase under Tenn. Code Ann. § 13-3-103.

ARTICLE ~~VI~~. MEETINGS

Section 1. Regular Meetings. Regular meetings of the Commission shall be held monthly on the second Monday in each month at a place designated by the ~~Commission, except that when deemed expedient by a majority of the Commission, the meeting date and/or place may be changed.~~City of Chattanooga and Hamilton County in the Interlocal Agreement.

Section 2. Special Meetings. The Chairperson of the Commission may, when he/she deems it expedient, and shall, upon the written request of two (2) members of the Commission, call a special meeting of the Commission for the purpose of transacting any business designated in the call. Special meetings shall be convened at a time and location, designated by the Chair, which shall allow for adequate public notice of such meeting.

The call for such special meeting may be delivered to each Commissioner via in-person delivery or postal or electronic mail. Notification of the time, place and purpose of the meeting shall be sent to each Commissioner at least three (3) days prior to the meeting.

Only business specified in the official notice or call of the meeting can be transacted during a Special Meeting. ~~At such special meeting no business shall be considered other than is designated in the call, but if all the members of the Commission are present at a special meeting any and all business may be transacted at such special meeting~~.

Section 3. Virtual Meetings. The Regional Planning Commission may meet by telephonic, electronic, or other virtual means only when allowed by Executive Order of the Governor of the State of Tennessee or the Tennessee Open Meetings Act (Tenn. Code Ann. § ~~TCA §~~8-44-101). However, these electronic meetings must be open to the public and are subject to any applicable notice or meeting requirements.

(Amended by Resolution 12/14/2020)

~~Section 4. Quorum. A majority of the Commissioners serving on the Commission at the time of any Commission meeting shall constitute a quorum for the purpose of beginning of said meeting. For the purpose of conducting the Commission's business; at any time during the meeting that fewer Commissioners are present than the number that constituted a quorum at the beginning of the meeting, then that number shall constitute a quorum, provided that a simple majority vote is still required for any official action.~~

Section 4. Quorum. The presence of eight (8) members of the Commission shall constitute a quorum at a duly convened meeting.

If a quorum fails to appear at a regular, special or properly called meeting, the inability to transact business does not detract from the fact that the meeting was convened and adjourned.

The only action that can be taken in absence of a quorum is to 1) fix the time which to adjourn or 2) recess or 3) take measures to obtain a quorum.

(Amended by Resolution 1/9/06)

Section 5. Minutes. A record, or minutes, of the proceedings of all meetings shall be kept by the Secretaries per Article II. The minutes shall reflect:

- Every motion upon which a vote is taken by the Planning Commission.
- The names of the Planning Commissioners making and seconding any such motion.
- A record of any roll call vote taken, if applicable.
- The name of any member of the Planning Commission that abstains from the discussion and vote on any matter.

When approved by the Commission, the minutes shall be signed by both Secretaries.

Section 6. Rules of Order. The Regional Planning Commission shall conduct business as prescribed in Robert's Rules of Order Revised unless prescribed otherwise by amendment to these By-Laws.

(Amended by Resolution XX/XX/2026)

Section ~~6~~5. Manner of Voting. A majority is determined by those present and voting. Abstentions do not count as a vote. The manner of voting on all questions coming before the Commission shall be decided by the Chairperson.

Section 7. Inclement Weather Policy. In the case of inclement weather, the Chattanooga-Hamilton County Regional Planning Commission will not meet if the Hamilton County, TN public schools are closed for the day -OR- if the Development Resource Center has been closed by the City of Chattanooga due to an adverse event.

In the event of a delayed opening or early closing/dismissal by the Hamilton County, TN schools, the Regional Planning Commission will meet at their regularly scheduled time.

The closing of Hamilton County, TN public schools for illness, staffing, special events, facility or other non-weather related matter shall not impact the Chattanooga-Hamilton County Regional Planning Commission meeting date.

Announcements about Regional Planning Commission meeting cancellations will also be made on local radio and television stations.

In the event of a cancellation of the Regional Planning Commission meeting, the meeting will be rescheduled no earlier than two weeks from the date of the original meeting. The rescheduled meeting date is dependent on meeting room availability. All agenda items will automatically move to the rescheduled meeting agenda. The RPA and HCPD will post the rescheduled date on its websites, notify the date through a legal notice in the newspaper, and change the meeting date on the posted zoning notice signs.

ARTICLE VII. AMENDMENTS

Section 1. The By-Laws of this Commission may be amended at a regular or special meeting but no amendment shall be adopted unless at least four (4) days' written notice thereof has been previously given to all members of the Chattanooga-Hamilton County Regional Planning Commission.

CODE OF ETHICS AND CONDUCT
CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING COMMISSION

Code of Ethics and Conduct: The members of the Commission and its staff should upon appointment or designation review the Code of ethics and Conduct and should abide by it in the performance of their duties.

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