

RESOLUTION

WHEREAS, Hometown Folks, LLC c/o MAP Engineers/Walter & Sharon Willis petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from R-1 Residential Zone to C-2 Convenience Commercial Zone, property located at 13 South Moore Road.

Staff Recommendation:

Lot 4, Block A, Hamilton Place, Plat Book 9, Page 46, ROHC, being the property described in Deed Book 8268, Page 302, ROHC. Tax Map 157J-R-013 as shown on the attached map.

Planning Commission Recommendation: (includes property at 4850 Brainerd Road)

Lots 1, 2, 3 and 4, Block A, Hamilton Place, Plat Book 9, Page 46, ROHC, being the properties described in Deed Book 8268, Page 302, ROHC and Deed Book 5390, Page 471, ROHC. Tax Map 157J-R-012 and 013 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on February 9, 2015,

AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on February 9, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to:

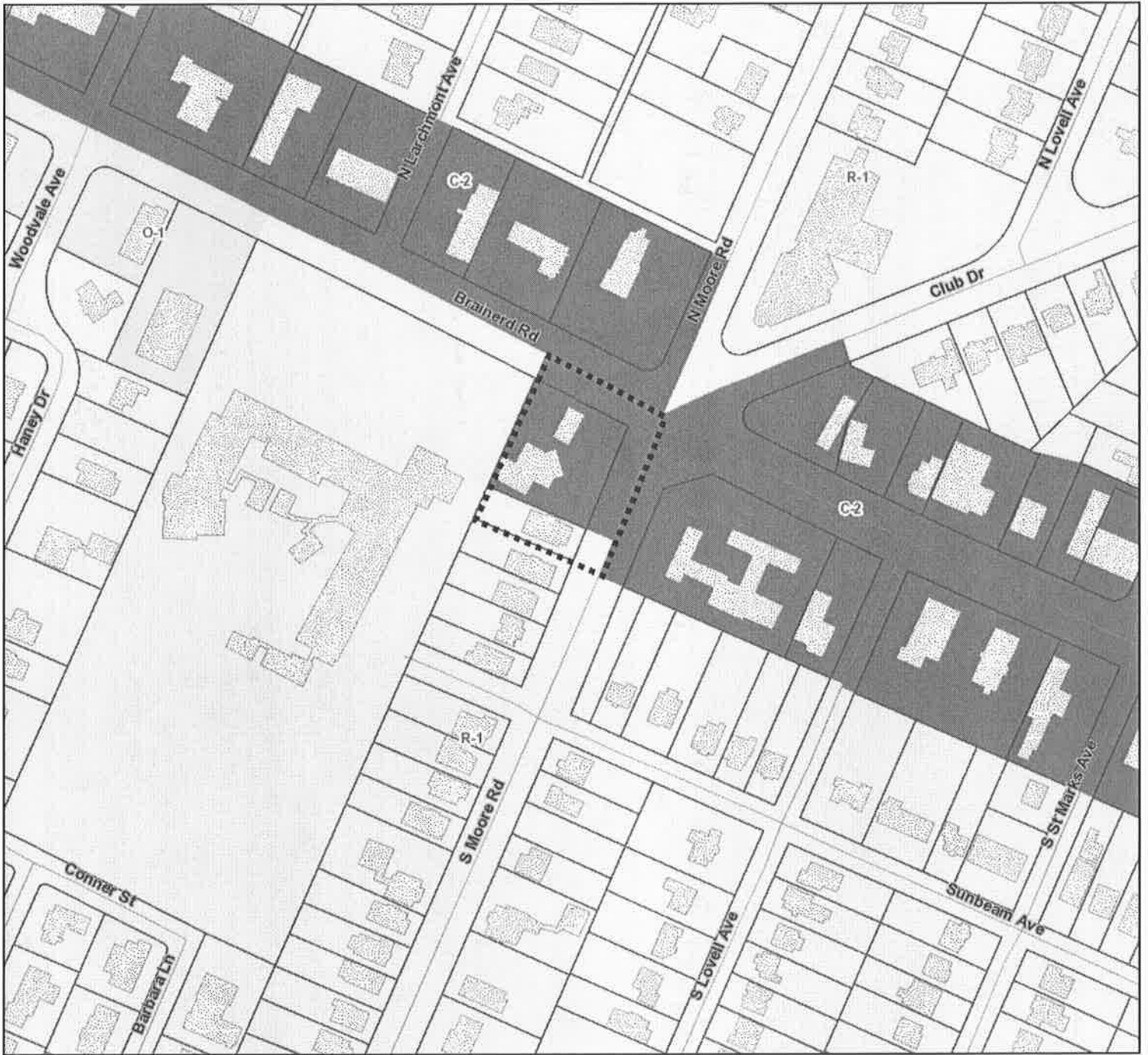
1. Site engineer to meet with Chattanooga Transportation Department and verify access points are acceptable to the City of Chattanooga.
2. "No Loitering" sign to be placed on property.
3. No predatory lending institutions, tattoo parlors, car lots, wrecker service, night clubs, adult oriented business, pawn stores and liquor stores.
4. Construct and maintain a 6' high vinyl coated chain-link fence (green) adjacent to the school property and the residential property.

5. Construct landscape buffers adjacent to the school and residential properties shall consist of a double row of evergreen hedges/shrubs planted at 8 feet on center and plantings staggered. The minimum height of the evergreen shrubs at the time of the planting shall be 6 feet. In addition, there shall be a minimum 2" caliper tree planted approximately every 35 feet on center for the 20 foot buffer adjacent to the residential property. The buffer to be 14 feet in width adjacent to the school and 20 feet in width adjacent to the existing residential property to the south. The 14 foot buffer adjacent to the school shall consist of two rows of evergreen shrubs.
6. All exterior lighting shall be directed away from all residential properties.
7. Trash pickups to occur between the hours of 8:00 a.m. to 8:00 p.m.
8. No billboard to be allowed on the existing C2 property or the R1 property to be rezoned.
9. One pylon sign for the business onsite shall be limited to no more than 24 feet in height.

Respectfully submitted,



John Bridger
Secretary



2015-019 Rezoning R-1 and C-2 to C-2

PLANNING COMMISSION RECOMMENDATION FOR CASE 2015-019: Approve, subject to the list of conditions in the Planning Commission Resolution.



200 ft



Chattanooga Hamilton County Regional Planning Agency

