

2014-139 City of Chattanooga  
December 8, 2014 (Deferred)  
January 12, 2015 (Action Taken)

## RESOLUTION

WHEREAS, The Broadway Group, LLC/Joseph E. Proctor 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, Properties located at 6514 and 6518 Shallowford Road.

Lots 4 and 5 of the Osborne Building Corporation Subdivision, Plat Book 15, Page 56, ROHC, being the properties described in Deed Book 8210, Page 43, ROHC. Tax Maps 148C-A-054 and 055 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on December 8, 2014, at which time hearing was deferred until January 12, 2015,

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

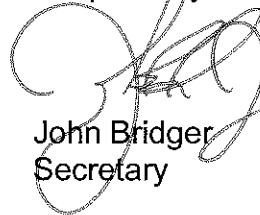
AND WHEREAS, there was opposition present to the petition,

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 January 12, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to the following conditions: 1) Except for the drive accessing the property, there shall be green space (no paving) to be planted with grass up to a minimum depth of 40 feet from the public right of way; 2) The property will provide the following landscape material that meets or exceeds the current City landscaping requirements: (a) Street yard – in addition to the street tree requirements, the applicant will provide a total of 32 shrubs. Any planted street locations will comply with the city landscape ordinance and located to avoid sight distance hazards as determined by City staff (b) Rear landscape buffer will include a

total of 5 shade trees and 19 evergreen trees (c) West landscape buffer side yard will include a total of 9 shade trees and 35 evergreen trees (d) East landscape buffer side yard will include a total of 9 shade trees and 30 evergreen trees; 3) Provide a six feet tall wooden, opaque privacy fence running parallel to all shared property lines, and located on the interior property side of the side and rear planted buffers; the fence will not extend past the front façade of the proposed building towards the street. In addition to the buffering plant material noted in Condition 1, 6 evergreen trees and 16 evergreen shrubs will be provided in the privacy fence area; 4) As required by City code, all exterior light fixtures will have full cut-offs. Applicant will submit a lighting plan to the LDO staff for review to ensure no light spillage onto adjoining properties; 5) Driveway entrance shall be located to align as closely as possible with Mark Lane; 6) Provide a monument sign that shall not exceed 6 feet in height or 10 feet in width. Maximum sign size is 60 square feet. Height is measured from the top of the sign to the lowest point of the ground upon which the proposed sign is to be located. Materials for the sign will match the materials of the associated building. Signs shall be illuminated by indirect lighting; 7) Dumpster pick-up shall be limited to the hours between 8am and 10pm sequentially; 8) The property shall maintain a "No Loitering" sign that is clearly visible in the parking area; and 9) Building shall have a brick exterior on all sides.

Respectfully submitted,



John Bridger  
Secretary



## 2014-139 Rezoning from R-1 to C-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-139:  
 Approve, subject to conditions listed in the Planning Commission Resolution.



250 ft



**Chattanooga Hamilton County Regional Planning Agency**

