

2015-002 City of Chattanooga  
January 12, 2015

RESOLUTION

WHEREAS, Yun Tibbitts 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 R-2 Residential Zone, property located at 4411 13th Avenue.

Part of Lot 6, Block 16 of T.G. Montague's Subdivision, Plat Book 5, Page 43, R.O.H.C., being the property described in Deed Book 8693, Page 822, R.O.H.C. Tax Map 168J-N-017 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on January 12, 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 January 12, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to: 1) Parking located to the rear of primary building and accessed from 45<sup>th</sup> Street only; 2) Retain existing building; and 3) Landscaping per the City Ordinance standards to include Streetscape and/or Street edge treatment for parking area and along sidewalks, and to include a "Type C", or similar, buffer to screen the parking area along rear property lines.

Respectfully submitted,



John Bridger  
Secretary



## 2015-002 Rezoning from R-1 to R-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-002: Approve, subject to: 1) Parking located to the rear of primary building and accessed from 45th Street only; 2) Retain existing building; and 3) Landscaping per the City Ordinance standards to include Streetscape and/or Street edge treatment for parking area and along sidewalks, and to include a "Type C", or similar, buffer to screen the parking area long rear property lines.



125 ft



**Chattanooga Hamilton County Regional Planning Agency**

