

2015-085 City of Chattanooga  
July 13, 2015

RESOLUTION

WHEREAS, Valor petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning O-1 Office Zone to R-4 Special Zone, properties located at 7627, 7641, 7671, 7683, and 7691 Shallowford Road.

Five unplatted tracts of land all being in the 7600 block of Shallowford Road, and being the properties described in Deed Book 8205, Pages 744, 747, 749, 751, and 753, ROHC. Tax Map 149G-B-011, 011.03, 011.04, 011.05 and 012 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on July 13, 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 July 13, 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. Assisted living facility only
2. No stand-alone banks, offices or drug stores.
3. Maximum density of 11.3 units per acre.
4. All lighting shall be directed internally onsite.
5. A 20' Type landscape B buffer shall be provided as a minimum from all residentially-zoned property lines, except where less is needed as determined by the City landscape inspector to accommodate any stream(s) and/or detention pond access.
6. A maximum height restriction of 3 stories shall be for the entire site
7. Dumpsters serviced between 8:00am and 5:00pm
8. Deliveries by large commercial trucks shall be between 8:00am and 7:00pm

Respectfully submitted,



John Bridger, Secretary



## 2015-085 Rezoning from O-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-085 Approve, subject to the following conditions.

1. Assisted living facility only
2. No stand alone banks, offices or drug stores
3. Maximum density of 11.3 units per acre
4. All lighting shall be directed internally on-site
5. A 20' Type landscape buffer shall be provided as a minimum from all residentially-zoned property lines, except where less is needed as determined by the City landscape inspector to accommodate any stream(s) and/or delineation pond access
6. A maximum height restriction of 3 stories shall be for the entire site
7. Dumpsters serviced between 8:00am and 5:00pm
8. Deliveries by large commercial trucks shall be between 8:00am and 7:00pm



500 ft



Chattanooga Hamilton County Regional Planning Agency

