

2015-073 City of Chattanooga  
June 8, 2015

## RESOLUTION

WHEREAS, Joshua Good of Land Titans Investments, LLC & Robert Pettross 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-4 Special Zone, property located at 507 Ashland Terrace.

Planning Commission Recommendation:

An unplatted tract of land located at 507 Ashland Terrace, beginning at the right-of-way of Ashland Terrace and extending 221 feet in a northeasterly direction, being part of the property described in Deed Book 9580, Page 963, ROHC. Tax Map 109J-G-029 (Part) as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on June 8, 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 June 8, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be denied for R-4 Special Zone but approved or an O-1 Office Zone only for the front half of the lot measuring 221 feet deep from the right-of-way of Ashland Terrace toward the interior of the property subject to the following conditions:

1. Use of existing structure only.
2. Limited to one curb cut for ingress/egress onto Ashland Terrace.
3. Off-street parking limited to a maximum of 8 spaces.
4. No dumpsters permitted.

5. All exterior lighting shall be residential type and style. No commercial fixtures shall be allowed. If residential style fixtures are mounted on single posts, then the posts shall be no more than six (6) feet in height.
6. Type "C" landscape buffer to be provided along the property line where the O-1 Office Zone abuts the property line of the R-1A Residential Zone (City of Red Bank).
7. Except for the existing driveway, no surface parking shall be permitted between the structure and the primary street. Paving of the area between the structure and the primary street shall be limited only to approved access drive.
8. Signs incident to the permitted uses, except that only one (1) monument type sign shall be permitted, which sign shall be set back ten (10) feet from any property line. The sign shall not exceed forty-eight (48) square feet in area and shall not be more than four (4) feet in height. If illuminated the sign shall be indirectly lit in such a way that the light source cannot be seen from any public way or adjoining property. The lighting intensity shall not exceed twenty-five (25) foot-candles at the face of the sign. No flashing or intermittent lights will be permitted, and no internally illuminated signs shall be permitted.

Respectfully submitted,



John Bridger  
Secretary



## 2015-073 Rezoning from R-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-073: Deny for R-4 Special Zone but approve an O-1 Office Zone only for the front half of the lot measuring 221 feet deep from the right-of-way of Ashland Terrace toward the interior of the property subject to the conditions listed in the Planning Commission Resolution.



350 ft

**Chattanooga Hamilton County Regional Planning Agency**

