

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-075

PC Meeting Date: 06-08-15

**Applicant Request****Lift Condition Requiring a 3-foot High Berm at the Northwest Corner**

<b>Property Location:</b>	<b>5223 Hunter Road</b>
<b>Property Owner:</b>	<b>Michael Tawzer</b>
<b>Applicant:</b>	<b>Michael Tawzer</b>

**Project Description**

- Proposal: Install a landscape buffer and retaining wall for expansion of existing retail business.
- Proposed Access: Hunter Road.

**Site Analysis****Site Description**

- Location: The 0.81-acre site is located on the west side of Hunter Road approximately 500 feet north of the Hilltop Drive intersection.
- Current Access: Hunter Road
- Current Land Uses: Single-family home adjacent to the site on the northwest side; Vacant land adjacent to the south side of the site; Vacant land across Hunter Road to the east.

**Zoning History**

- The site is currently zoned C2 Convenience Commercial with the following conditions: 1) 140' length of a minimum 8' privacy fence, evergreens and a 3' high berm around the northwest corner; 2) Exterior lighting to be installed to eliminate or minimize undesirable light pollution to adjacent properties; 3) No dumpster and/or trash pickup before 7am or after 7pm.
- The site was rezoned from A-1 Agricultural District to C-2 Local Business Commercial District *with the above conditions* in 2005 when it was in the unincorporated portion of Hamilton County (Resolution 405-22B). The site maintained its commercial zoning and conditions when it was annexed into the City of Chattanooga in 2013 (Ordinance 12703).
- The property to the north and west is zoned R-1 Residential. The property to the east is zoned C-2 Convenience Commercial with conditions. The property to the south is zoned C-2 Convenience Commercial.
- The site was recently approved for a rear building setback and landscape buffer variance from the Board of Zoning Appeals to permit the proposed landscape buffer (#14-BZ-00025).

**Plans/Policies/Regulations**

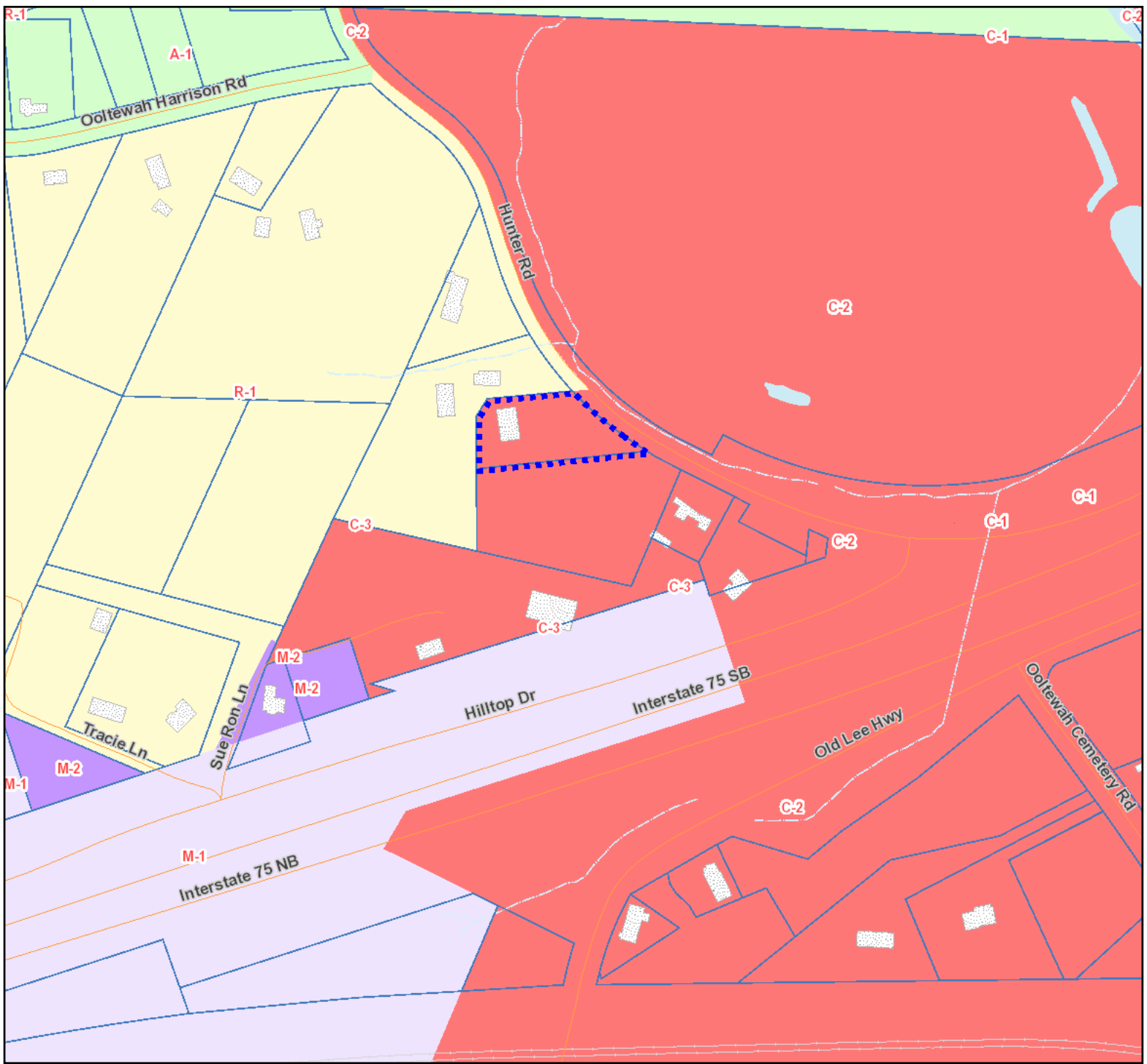
- There is no current adopted land use plan for this area.

**Key Findings**

- The request does not create any significant off-site impacts relative to the original conditions.
- The initial set of conditions imposed by Resolution 405-22B were negotiated and agreed upon by the applicant and the adjacent property owner. The original proposal was to construct a car wash and the three foot high berm was intended to reduce noise impacts. The current development is a retail goods store which does not have the same potential impact. The applicant is only requesting removal of the berm, but will still be required to install an eight foot privacy fence.
- Additional Note: RPA received a letter from the adjacent property owner that supports lifting the condition. This is mentioned as the initial set of conditions were agreed upon between the applicant and this property owner.

**Staff Recommendation**

Approve.



## 2015-075 Lift Conditions

260 ft

**Chattanooga Hamilton County Regional Planning Agency**

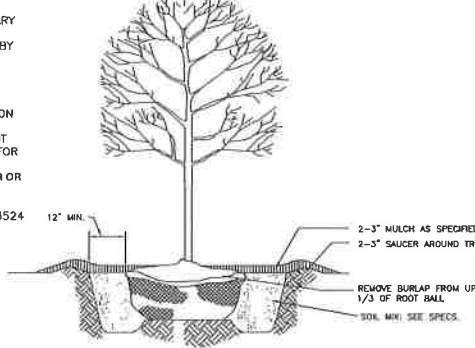
**GENERAL NOTES:**

- ALL UTILITY LOCATIONS TO BE FIELD VERIFIED BY PROPER AGENCIES BEFORE BEGINNING CONSTRUCTION. UNDERGROUND UTILITIES ARE NOT FIELD LOCATED NOR ARE ALL PURPORTED TO BE SHOWN. INFORMATION SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO HAVE UTILITIES FIELD LOCATED BEFORE EXCAVATION OR DEMOLITION WORK BEGINS.
- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF CHATTANOOGA REGULATIONS AND CODES OF O.S.H.A. STANDARDS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- THE LOCATIONS OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR MAP ENGINEERS, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND AND OVERHEAD UTILITIES.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- FOR EXACT BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
- TOPOGRAPHIC AND BOUNDARY SURVEY BY: NILES SURVEYING CO., INC., DATED: 05/12/2014 REVISED: 05/19/2014.
- EROSION CONTROL MEASURES ARE TO BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
- THIS PROPERTY LIES WITHIN "ZONE X" AS DEFINED BY PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS OF CHATTANOOGA, TN COMMUNITY PANEL NUMBERS 470650078F (NOVEMBER 7, 2002).
- THE CONTRACTOR SHALL REFER TO THE PLUMBING/MECHANICAL PLANS FOR LOCATION AND SIZE OF ROOF DRAINAGE, GAS ELECTRICAL, SANITARY SEWER AND WATER SYSTEM SERVICE LINE CONNECTIONS. MOST SERVICE CONNECTIONS BEGIN 5' FROM BUILDING FACE.
- A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGNAL OR LIGHT POLE.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON SIGN OR LIGHT POLE.
- THE CONTRACTOR SHALL SAW-CUT TO PROVIDE SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES AND TO PROVIDE SMOOTH TRANSITIONS AT JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINT TOOL.

- THE CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO ENSURE SMOOTH TRANSITIONS. THE CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY THE INSPECTOR TO ENSURE POSITIVE DRAINAGE (TYPICAL AT ALL INTERSECTIONS).
- THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AOC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS. REFER TO THE STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION.
- NO WORK SHALL OCCUR OFFSITE ON PROPERTY OWNED BY OTHERS WITHOUT OWNER OR CONTRACTOR OBTAINING WRITTEN PERMISSION TO DO SO.
- UTILITY COMPANY INFORMATION:  
ELECTRICAL: MELVIN BAUMGARDNER • ELECTRIC POWER BOARD (423) 648-3524  
GAS: JANA PAPA • CHATTANOOGA GAS CO. (423) 490-4315  
SANITARY SEWER: HAMILTON COUNTY WITA (423) 209-7842  
TELEPHONE: JIM MOUNTS • AT&T SOUTHEAST (423) 752-8132  
CABLE: RODNEY HINES • COMCAST (423) 855-3900  
WATER: DON STAFFORD • EASTSIDE UTILITY DISTRICT (423) 892-2890

**LANDSCAPE NOTES:**

- ALL SIZES SPECIFIED REFLECT MINIMUM ACCEPTABLE SIZES. FOR EXAMPLE: 2" CALIPER MEANS 2"-2.5" CALIPER, NOT 1.5"-2" CALIPER.
- ALL PLANTS SHALL MEET OR EXCEED MINIMUM AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS (AAN).
- ALL 2" CALIPER TREES SHALL HAVE FIVE FEET MINIMUM CLEAR TRUNK.
- ALL TREES SHALL HAVE RADIAL SYMMETRICAL BRANCHING.
- ALL SHRUB BEDS SHALL BE AMENDED WITH 2 CU.FT. OF "NATURE'S HELPER" PER 20 SQUARE FEET, ROTOTILLED TO A MINIMUM DEPTH OF 12 INCHES.
- ALL TREE PITS SHALL BE AMENDED WITH 2 CU.FT OF "NATURE'S HELPER" PER INCH CALIPER.
- ALL PLANT BEDS SHALL RECEIVE A 4" VERTICAL CUT BED EDGE.
- ALL PLANT MATERIAL TO BE THOROUGHLY WATERED IN AT TIME OF PLANTING, REGARDLESS OF CURRENT WEATHER CONDITIONS.
- SUBSTITUTIONS NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL.



- REMOVE DEAD OR BROKEN BRANCHES, RETAINING NATURAL SHAPE.
- NEVER CUT CENTRAL LEADER.
- SET TREE WITH 1/3 ROOT BALL ABOVE GRADE.
- STAKES, WIRES & HOSES SHALL BE REMOVED AFTER ONE YEAR.
- SCARIFY SUBSOIL TO A MIN. 4" DEPTH.
- PLACE STAKES PARALLEL TO WALKS.

**TREE SUPPORT SCHEDULE - EVERGREEN & DECIDUOUS**

TREE HEIGHT	TREE CALIPER	STAKE	WIRE
6'-8'	1 - 1 1/2"	2 @ 5'	2 @ 5'
8'-10'	1 1/2 - 2"	2 @ 5'	2 @ 5'
10'-12'	1 1/2 - 2 1/2"	2 @ 7'	2 @ 7'
12'-16'	3" - 4"	3 @ 7'	3 @ 7'

NOTE: USE THE HIGHEST CATEGORY THAT APPLIES.  
TREES BELOW 8' SHALL BE STAKED AT THE CONTRACTOR'S DISCRETION.

**TREE PLANTING DETAIL**

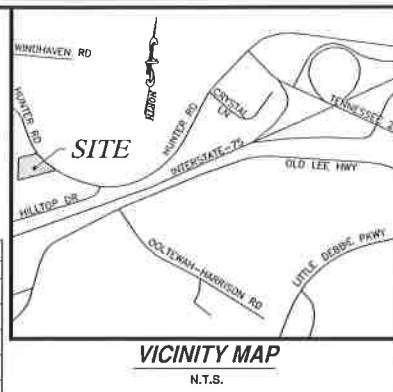
N.T.S.

**SHEET INDEX**

SITE & LANDSCAPE & DEMO PLAN	C-1
GRADING PLAN	C-2
WALL PLAN	C-3
EROSION CONTROL PLAN	C-4
UTILITY PLAN	C-5
SITE DETAILS	C-6

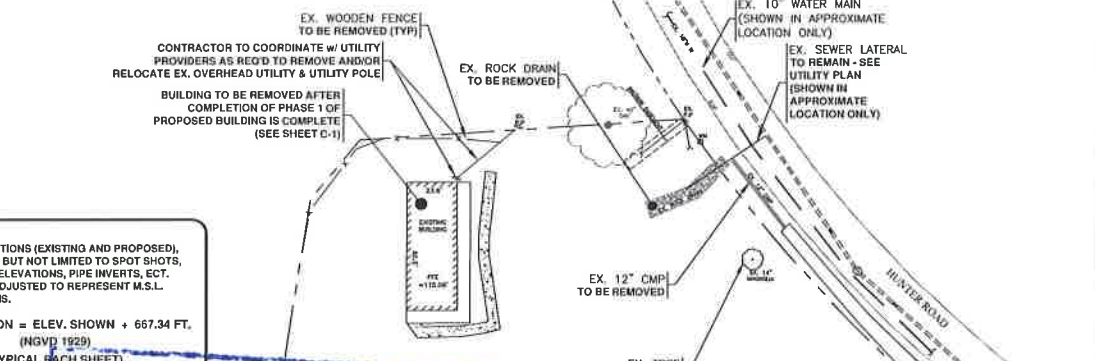
**SITE ANALYSIS**

ADDRESS:	5223 HUNTER ROAD
TAX MAP ID:	131 061.02
SITE ZONED:	C-2
ACREAGE:	0.81± ACRES
PLAT BOOK / PAGE NUMBER:	36/235
PROPOSED BUILDING AREA:	5,590 SQ. FT.
PROPOSED REGULAR PARKING:	27 SPACES
PROPOSED HANDICAP PARKING:	1 SPACE
TOTAL PROPOSED PARKING:	28 SPACES



**PLANT SPECIFICATIONS**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
SB	12	ELAEAGNUS PUNGENS	SILVERBERRY	3 GALLON MIN.	SEE PLANS
RB	5	BETULA NIGRA	RIVER BIRCH	2" CAL. MIN.	SEE PLANS
SO	1	QUERCUS ACUTISSIMA	SAWTOOTH OAK	2" CAL. MIN.	SEE PLANS
SM	6	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL. MIN.	SEE PLANS
JC	11	CRYPTOMERIA JAPONICA	JAPANESE CEDAR	2" CAL. MIN.	SEE PLANS
DR	15	ROSA (hybrid)	DOUBLE KNOCKOUT ROSES	3 GALLON MIN.	SEE PLANS

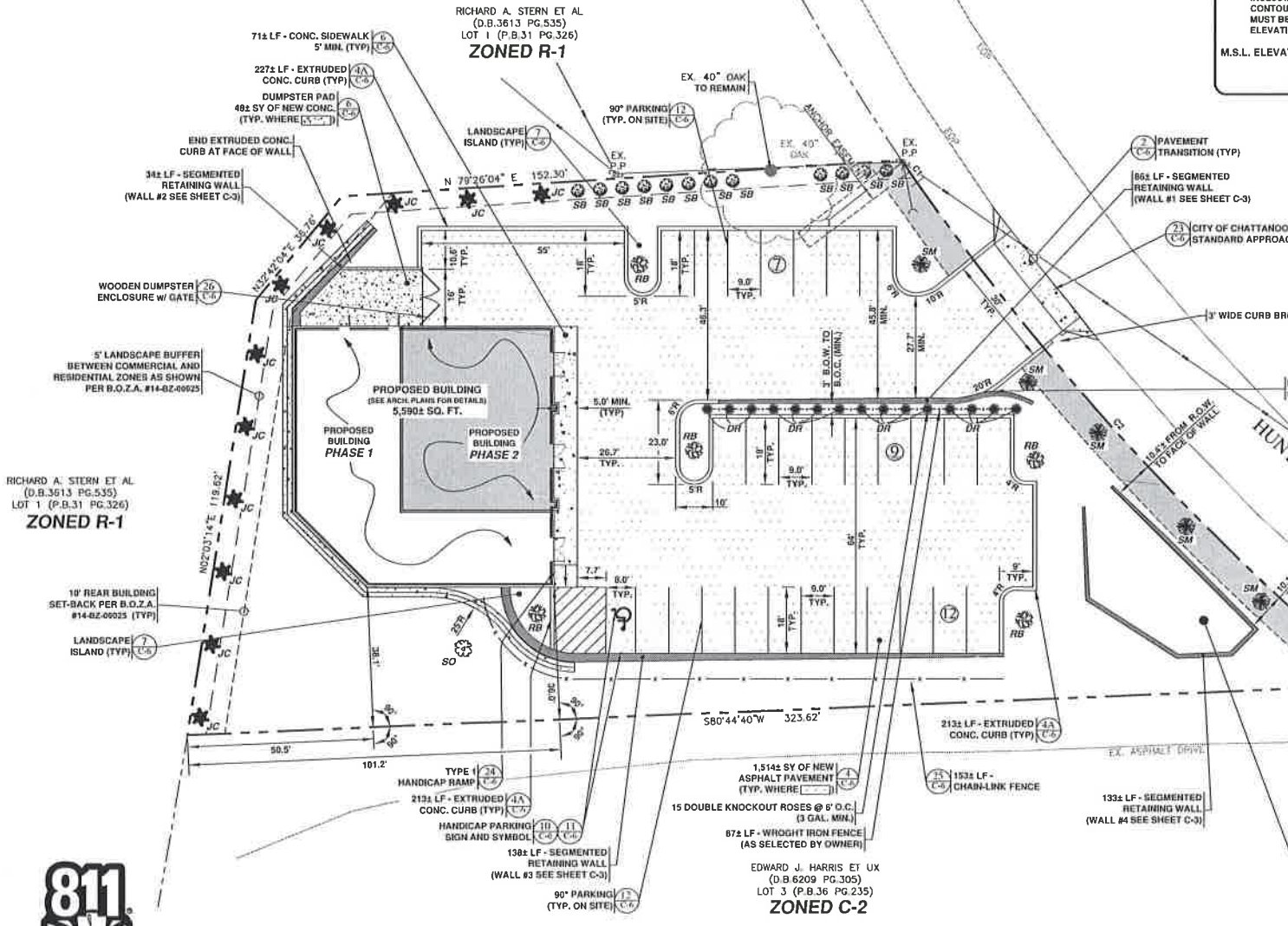


**RECEIVED**  
APR 23 2015  
Chattanooga Hamilton County Regional Planning Agency Development Services

**Demolition Plan**  
SCALE: 1" = 40'

**BUILDING DEMOLITION NOTES:**

- REMOVE AND SALVAGE ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN THE OWNER'S PROPERTY. REMOVE, CLEAN, AND PACK OR CRATE ITEMS TO PROTECT AGAINST DAMAGE. IDENTIFY CONTENTS OF CONTAINERS AND DELIVER TO THE OWNER'S DESIGNATED STORAGE AREA. UNLESS OTHERWISE INDICATED TO BE REUSED, OR SALVAGED, ALL ITEMS OR MATERIALS INDICATED TO REMAIN THE OWNER'S PROPERTY, DEMOLISHED MATERIALS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM THE SITE WITH FURTHER DISPOSITION AT THE CONTRACTOR'S OPTION.
- IDENTIFY AND ACCURATELY LOCATE CAPPED UTILITIES AND OTHER SUBSURFACE STRUCTURAL, ELECTRICAL, OR MECHANICAL CONDITIONS.
- REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE STARTING DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF BUILDINGS TO BE DEMOLISHED.
- STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE WILL NOT BE PERMITTED.
- SURVEY THE CONDITION OF THE BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN A STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF THE STRUCTURE OR ADJACENT STRUCTURES DURING DEMOLITION.
- PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM DEMOLITION ACTIVITIES.
- UTILITY REQUIREMENTS: LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES SERVING STRUCTURES TO BE DEMOLISHED.
- PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES TO REMAIN, AS ACCEPTABLE TO OWNER AND TO THE GOVERNING AUTHORITIES.
- DRAIN, PURGE, OR OTHERWISE REMOVE, COLLECT, AND DISPOSE OF CHEMICALS, GASES, EXPLOSIVES, ACIDS, FLAMMABLES, OR OTHER DANGEROUS MATERIALS BEFORE PROCEEDING WITH DEMOLITION OPERATIONS.
- CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS, FACILITIES, AND SITE IMPROVEMENTS TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND DEMOLITION AREA.
- PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF BUILDINGS TO BE DEMOLISHED AND ADJACENT BUILDINGS TO REMAIN.
- USE WATER MIST, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS.
- REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
- BUILDING DEMOLITION: DEMOLISH BUILDINGS COMPLETELY AND REMOVE FROM THE SITE. USE METHODS REQUIRED TO COMPLETE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:  
17. REMOVE BELOW-GRADE CONSTRUCTION, INCLUDING FOUNDATION WALLS, TO AT LEAST 12 INCHES BELOW GRADE.  
18. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF BUILDINGS AND PAVEMENTS WITH SATISFACTORY SOIL MATERIALS ACCORDING TO REQUIREMENTS OF A REGISTERED GEOTECHNICAL ENGINEER.
- DISPOSAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
- TRANSPORT DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.
- PURCHASE DEMOLITION PERMIT FROM THE CITY OF CHATTANOOGA PRIOR TO DEMOLITION IF REQUIRED.



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	7.37	583.64	3.66	0°43'07"	7.32	S41°31'43"E
C2	185.99	720.69	119.05	14°47'12"	185.44	S49°19'58"E

**Site & Landscape Plan**  
SCALE: 1" = 20'

**811**  
Know what's below.  
Call before you dig.

MICHAEL A PRICE  
**FOR REVIEW ONLY**  
STATE OF TENNESSEE

Tel: (423) 855-5554  
Fax: (423) 865-8710  
2380 Applegate Lane  
Chattanooga, TN 37421

**MAP ENGINEERS L.L.C.**  
GRAPHIC SCALE  
0 20' 40' 60'

**THE OWL COVE**  
FOR:  
MICHAEL TAWZER  
310 BASS ROAD  
CHATTANOOGA, TN 37421

**SITE & LANDSCAPE & DEMOLITION PLAN**

**REVISIONS**

NO.	DESCRIPTION
1	
2	
3	
4	
5	

FILE: 14133301.DWG

ALL RIGHTS RESERVED  
This drawing is the property of M.A.P. Engineers, LLC and shall not be reproduced in whole or in part. This drawing shall not be used for the construction of any other project without the written permission of the Engineer.

DATE: 11/11/2014  
DRAWN BY: GMH  
CHECKED BY: MAP  
PROJ. NUMBER: 14-133  
SHEET NUMBER: C-1

2015-075