

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-062****PC Meeting Date: 04-11-16****Applicant Request****Request to Lift Condition**

<b>Property Location:</b>	7408 Bonny Oaks Drive
<b>Property Owner:</b>	Global Southern Realty Holdings LLC
<b>Applicant:</b>	Global Southern Realty Holdings LLC

**Project Description**

- Proposal: To lift Condition number 4 adopted in Ordinance #12867 which reads, *“Provide a type “B” equivalent landscape buffer as specified in the Chattanooga Landscape Ordinance with the understanding that a portion of the buffer area will be used for stormwater detention which may impact the selection of appropriate tree species in the buffer area.”*

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

- Location: The 0.8 acre site is located 200’ southeast of the intersection of Silverdale Road and Bonny Oaks Drive.
- Current Access: Bonny Oaks Drive
- Current Development form: The parcel is a Wendy’s Restaurant. The lot abutting to the south and west is a large surface parking lot which serves the three-story Silverdale Baptist Church. To the south and east is the Speedway gas.
- Current Land Uses: The parcel is currently a commercial use. To the north and west are religious uses and their auxiliary uses. To the east are the commercial uses.

**Zoning History**

- The site is currently zoned C-2 Convenience Commercial Zone.
- The site was rezoned from R-1 Residential Zone to C-2 Convenience Commercial Zone. The rezoning (Ordinance #12867) came with four conditions: (1) Two curb cuts only on Bonny Oaks Drive; (2) Use for restaurants only; (3) Eight foot opaque vinyl privacy fence; and (4) Provide a type “B” equivalent landscape buffer as specified in the Chattanooga Landscape Ordinance with the understanding that a portion of the buffer area will be used for stormwater detention which may impact the selection of appropriate tree species in the buffer area.
- The properties to the southwest, west, and north are zoned R-1 Residential Zone. The property to the east is zoned C-2 Convenience Commercial Zone.

**Plans/Policies/Regulations**

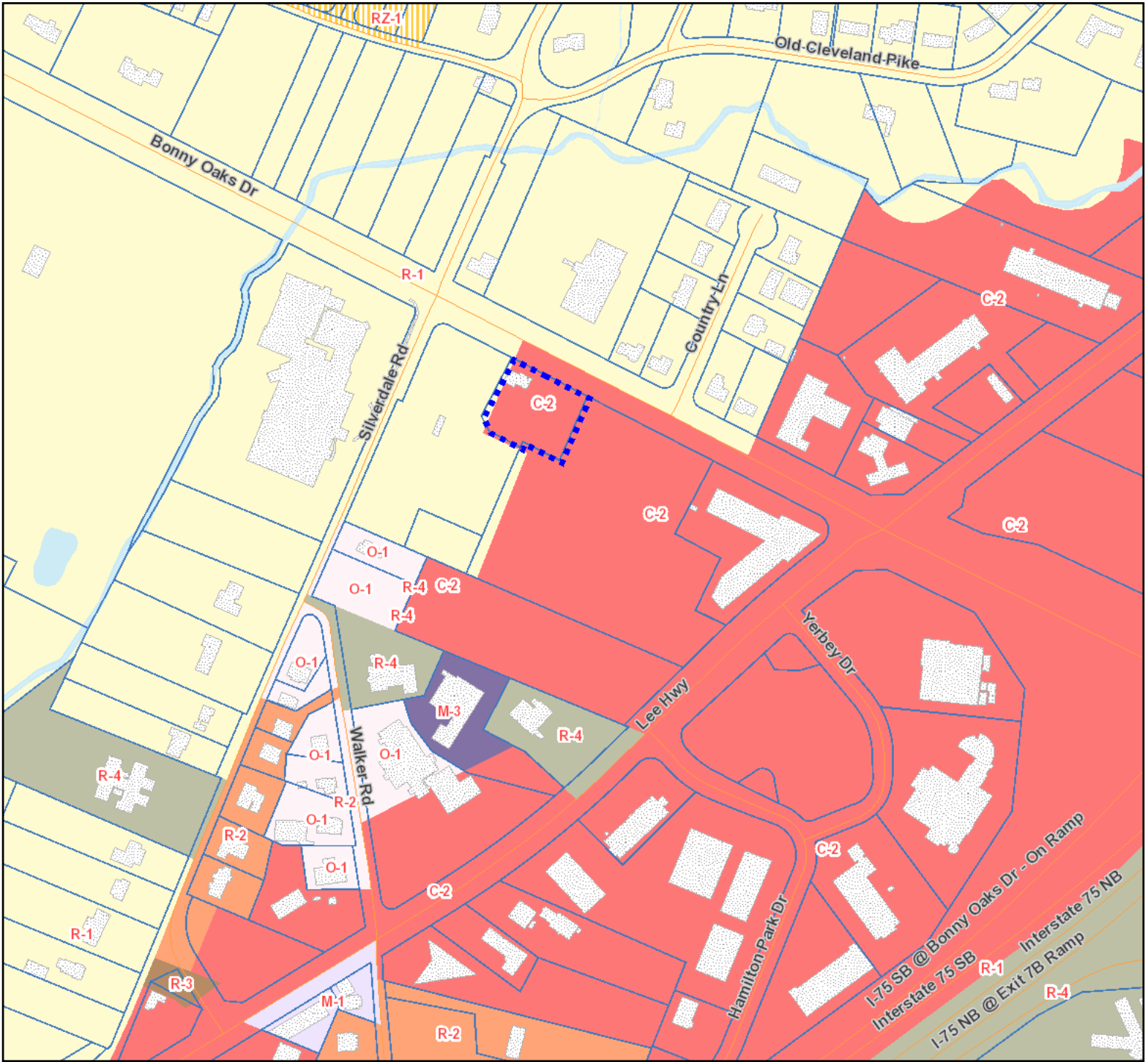
- Development in the subject area is guided by the Shallowford Road-Lee Highway Area Plan (Adopted 2004) which recommends single unit residential development for this site.

**Key Findings**

- The condition was intended to address buffering neighboring uses and stormwater issues.
- The current built buffer does not meet stormwater detention requirements or landscape buffer requirements as determined by Land Development Office of Chattanooga.
- Planning Case 2016-031 (Planning Commission meeting in March of 2016) requested to rezone a portion of adjacent property to alleviate the landscape buffer requirements within the C-2 Convenience Commercial Zone. This case is meant to alleviate the landscape buffer and stormwater detention requirements as conditioned in Ordinance #12867.

**Staff Recommendation**

Approve



## 2016-062 Lift Conditions

341 ft

**Chattanooga Hamilton County Regional Planning Agency**

**RPA**

2016-062

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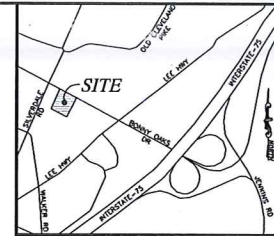
Chattanooga Hamilton County  
Regional Planning Agency  
Development Services

NOTE : PER THE REZONING ORDINANCE (# 12867) THE PROPERTY SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS.

- (1) Two (2) curb cuts only on Bonny Oaks Drive;
- (2) Use for restaurant only;
- (3) Eight (8') foot opaque vinyl privacy fence; and
- (4) Provide a type "B" equivalent landscape buffer as specified in the Chattanooga Landscape Ordinance with the understanding that a portion of the buffer area will be used for stormwater detention which may impact the selection of appropriate tree species in the buffer area.

CONDITION PROPOSED TO BE LIFTED

BONNY OAKS DRIVE  
(100' R.O.W.)

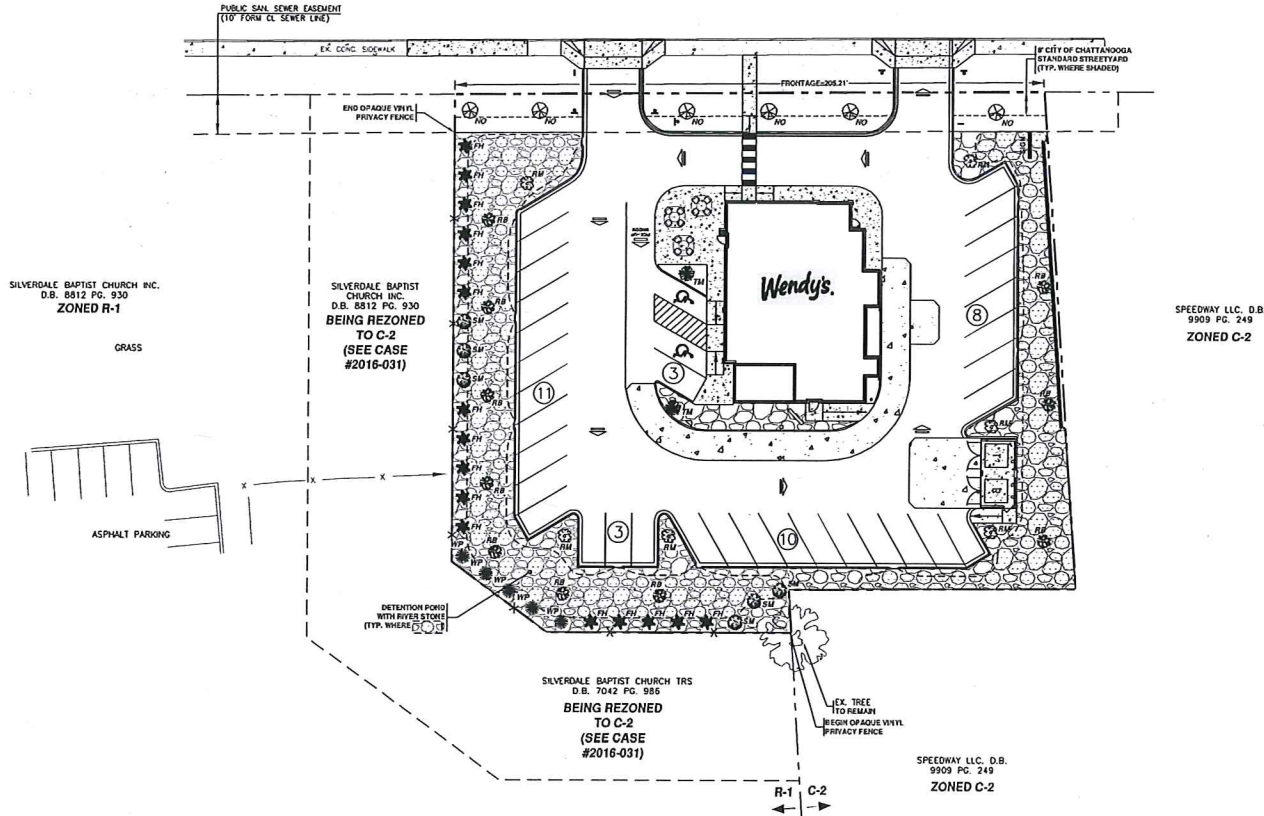


VICINITY MAP  
N.T.S.

SITE ANALYSIS

ADDRESS:	7408 BONNY OAKS DRIVE
TAX MAP #:	1390 D 003
SITE ZONED:	C-2
ACRES:	0.881 ACRES
SALE BOOK/ PAGE NUMBER:	10553/003
PROPOSED REGULAR PARKING:	33 SPACES
PROPOSED HANDICAP PARKING:	2 SPACES
TOTAL PROPOSED PARKING:	35 SPACES

MAP ENGINEERS L.L.C.  
14170 GOLF DR  
CHATTANOOGA, TN 37424  
423.247.1111



Lift Condition Plan

SCALE: 1" = 20'

FOR:  
WENDY'S - BONNY OAKS DRIVE  
GLOBAL SOUTHERN REALTY HOLDINGS, LLC  
216 WAX ROAD  
SILVER CREEK, GA 30173

LANDSCAPE PLAN

REVISIONS

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2	
3	
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TITLE: 14170X01.DWG

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DATE: 02/29/16  
DRAWN BY: SBT  
CHECKED BY: MAP  
PROJ. NUMBER: 14-170  
SHEET NUMBER: L-1



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