

2016-117 City of Chattanooga
August 8, 2016

RESOLUTION

WHEREAS, Robert Bullard & Nooga Investments, LLC 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 M-2 Light Industrial Zone to M-1 Manufacturing Zone, part of a property located at 3401 Cummings Road.

Rezoning of the southern portion of Tract 3, Kraft Foods North America, Inc Subdivision, Plat Book 68, Page 41, ROHC, beginning at a line parallel to and 500 feet north of the 3400 block of Cummings Road and being part of the property described in Deed Book 10450, Page 422, ROHC. Tax Map 154-009.04 (part) as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on August 8, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding 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,

AND WHEREAS, the Planning Commission has determined that the proposal is compatible with surrounding uses.

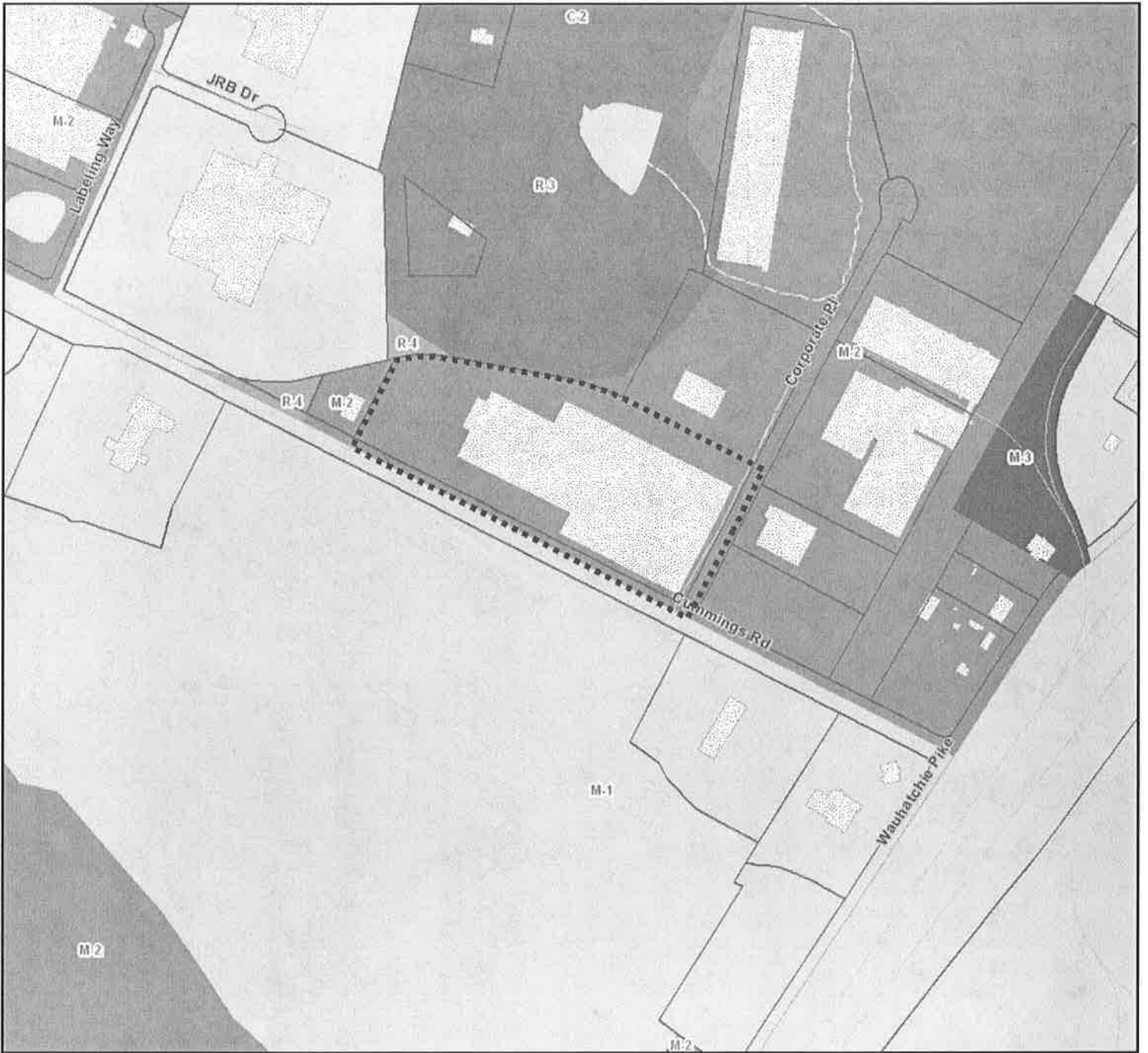
NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on August 8, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to the following uses only: (1) Packaging and redistribution plant. (2) Apparel and other finished fabric manufacturers. (3) Blueprint and related shops. (4) Cabinet making and woodworking shops. (5) Cold storage plants. (6) Communications towers providing they may be built only under the provisions specified in article VIII of the Chattanooga Zoning Ordinance. (7) Contractor's offices and accessory storage uses. (8) Dwellings, if in combination or associated with any of the permitted uses in this zone, excluding factory

manufactured homes constructed as a single self-contained unit and mounted on a single chassis. (9) Electrical machinery, tools, equipment, and supplies assembly. (10) Food and food products, packaging and distribution. (11) Furniture and household goods manufacture. (12) Gas metering and control stations. (13) Greenhouses, Commercial. (14) Jewelry, silverware, and plated ware manufacture. (15) Laboratories: research, testing and medical. (16) Lumber yards. (17) Microwave stations, including towers. (18) Musical instruments and parts manufacture. (19) Photographic and optical goods production. (20) Printing and publishing services, except small commercial photocopy shops and other similar operations. (21) Professional, scientific, and controlling instrument manufacturers. (22) Re-packaging. (23) Rug cleaning plants. (24) Steel and other fabrication and assembly, but not including the processing and/or refinement of elemental, raw materials into steel or other products. (25) Textile production. (26) Utility and public service uses. (27) Warehousing. (28) Wholesaling. (29) Wholesale produce markets. (30) Offices. (31) No retail sales or other commercial use unless directly related to one (1) of the permitted uses of this section. (32) Day care centers shall be permitted subject to issuance of a Special Permit by the Board of Appeals in accordance with the provisions of article VIII of the Chattanooga Zoning Ordinance. (33) Any similar use comparable in character, type, or effect on the surrounding area to the above uses.

Respectfully submitted,



John Bridger
Secretary



2016-117 Rezoning from M-2 to M-1



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-117: Approve, subject to the conditions in the Planning Commission Resolution.

Chattanooga Hamilton County Regional Planning Agency

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Jilin,
RPA