

2016-012 City of Chattanooga  
February 8, 2016

## RESOLUTION

WHEREAS, Richard Zavala petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga rezoning from M-1 Manufacturing Zone to UGC Urban General Commercial Zone, properties located at 1446 Central Avenue & 901, 911, & 915 East Main Street.

Parts of Lots 23 thru 37, and Part of Lot 28, Chattanooga Investment Company's Resubdivision of Orange Grove, Plat Book 6, Page 22, ROHC, and Parts of Lots 368 and 369, Orange Grove Subdivision, Plat Book 3, Page 39, ROHC, being all the properties described in Deed Book 9984, Page 276, ROHC. Tax Map 146P-F-031 thru 034 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on February 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,

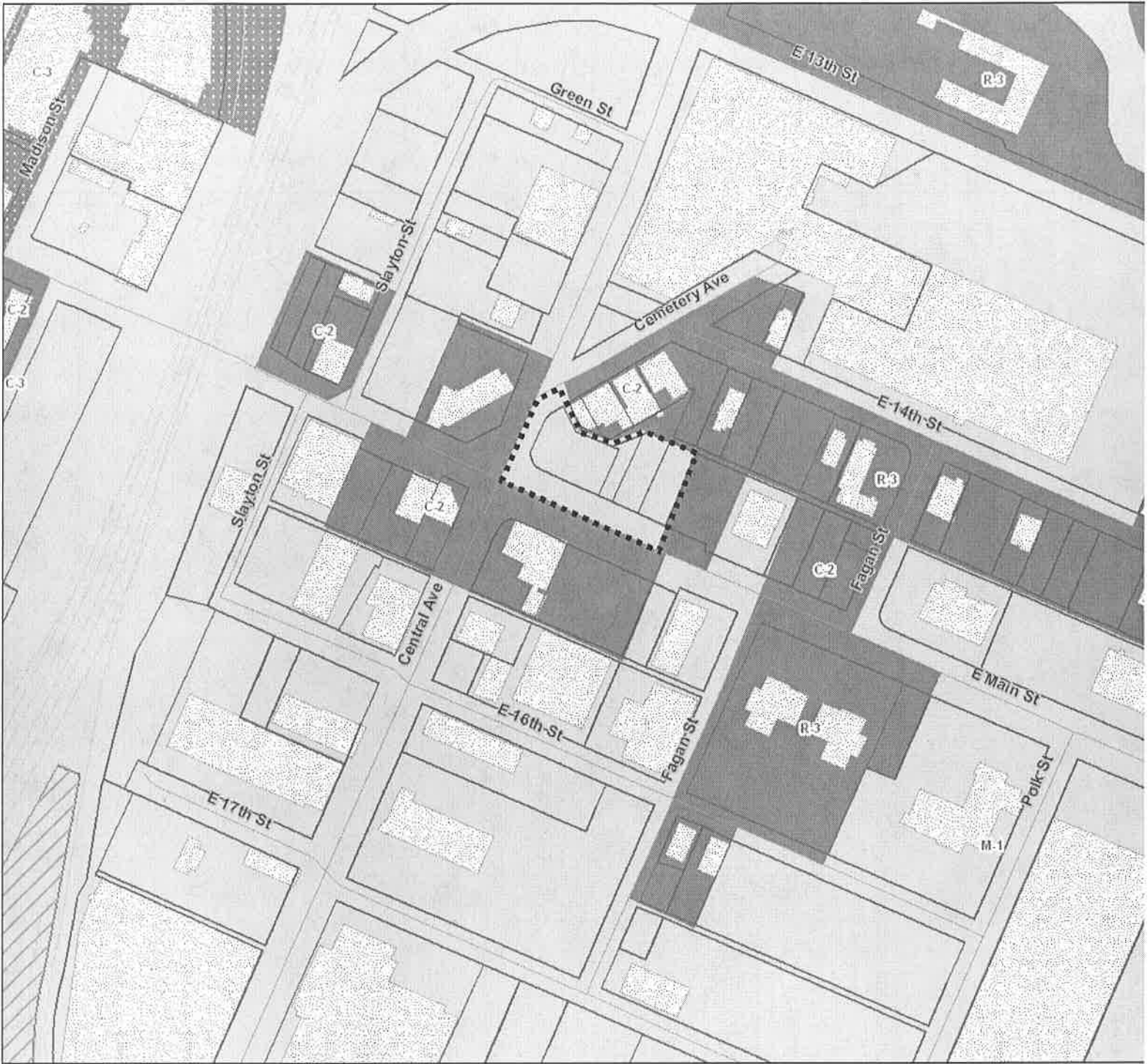
AND WHEREAS, the Planning Commission has determined that the proposal is consistent with the development form of the area.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on February 8, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved with the following conditions: 1) Require a pre-submittal meeting; 2) The Applicant shall submit a lighting plan to the Land Development Office to ensure no light spills onto adjacent parcels; 3) No additional curb-cuts off Main Street or Central Avenue; and 4) Gas station, drive-throughs, and auto dealerships are not permitted.

Respectfully submitted,



John Bridger  
Secretary



## 2016-012 Rezoning from M-1 to UGC

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-012: Approve, subject to the conditions in the Planning Commission Resolution.



225 ft

