

2015-150 City of Chattanooga  
December 14, 2015(Deferred)  
January 11, 2016(Action)

## RESOLUTION

WHEREAS, MD Hospitality Group/Dhaval Patel petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga rezoning from R-1 Residential Zone to R-4 Special Zone, property located at 6705 Shallowford Road.

Lot 29, Brookhaven Heights Subdivision, Plat Book 24, Page 27, Deed Book 10420, Page 85, ROHC. Tax Map 148D-C-011 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on December 14, 2015, at which time hearing was deferred to January 11, 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 agreed with the staff's key findings and recommendations.

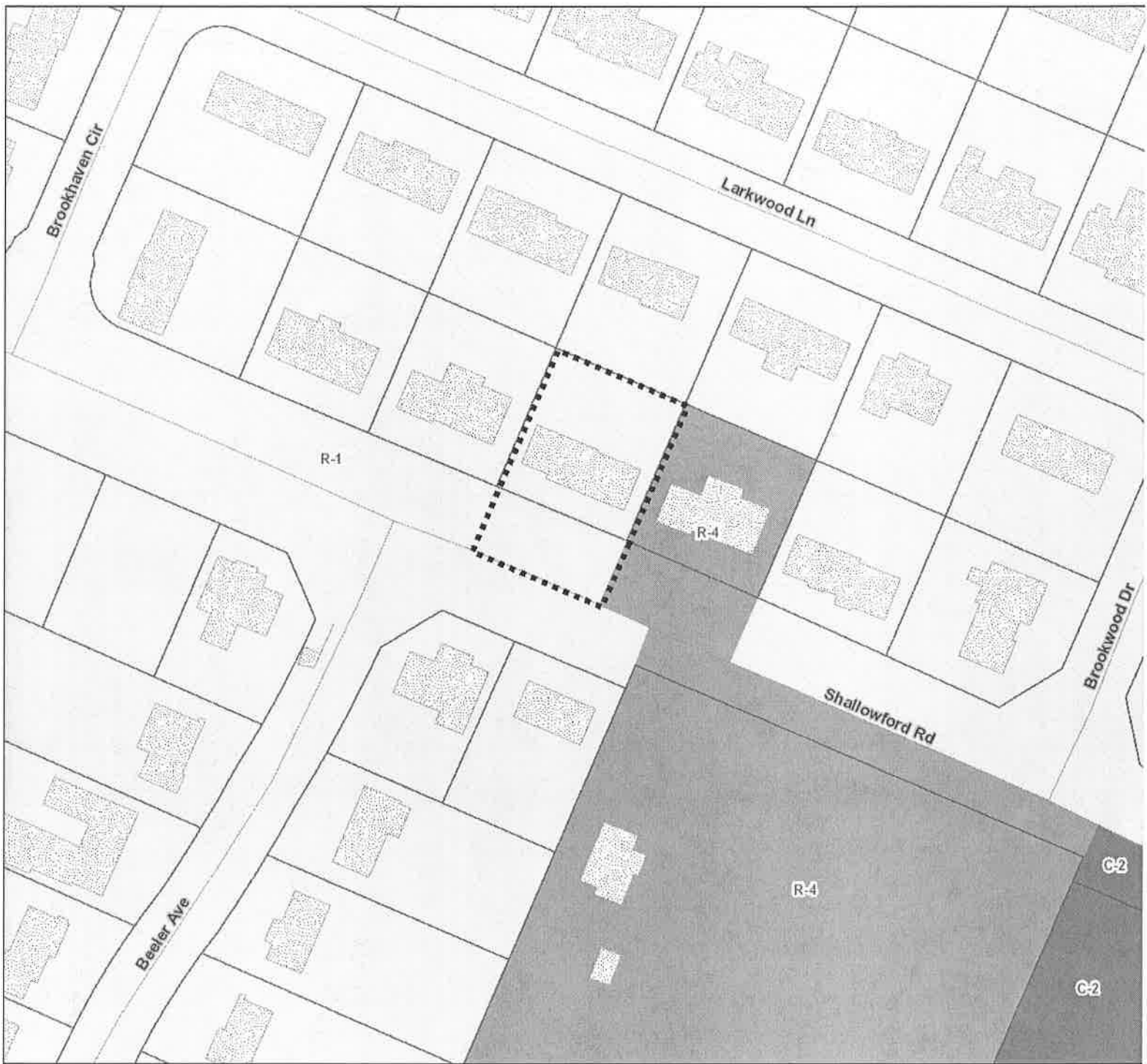
NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on January 11, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be Deny R-4 Special Zone request; approve O-1 Office Zone with the following conditions: 1) Use restricted to office and single-family home only; 2) Although allowed only by Special Permit, no day care facilities are allowed due to the closeness of the structures to the street and the limited amount of lot area for the required playground and for parking and child drop off; 3) Use of existing structure only (with no expansions or additions excluding provisions for handicap access); 4) Applicant must comply with the City landscape ordinance requirements prior to occupancy of the

building. If the rear yard is used for additional parking, the applicant shall in addition to the City landscape ordinance requirements, provide a sight-obscuring fence (composite or wood material) or wall constructed of brick, stucco, or stone along all property lines to the rear of the existing structure. The minimum height of the fence or wall shall be six feet above grade; 5) Signs incident to the permitted uses, except that only one (1) sign shall be permitted for each structure, 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 flashlight or intermittent lights will be permitted, and no internally illuminated signs shall be permitted; 6) As required by City Code, all light fixtures shall have full cut-offs. The Applicant shall submit a lighting plan to the Land Development Office to ensure no light spillage into adjoining properties; 7) No dumpster on site; 8) Applicant is required to schedule and attend a City of Chattanooga Pre-submittal Meeting; and 9) Subject to approval of parking and access by the City Department of Transportation.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "John Bridger", is written over the typed name and title. The signature is stylized and somewhat illegible due to the cursive and overlapping lines.

John Bridger  
Secretary



## 2015-150 Rezoning from R-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-150:  
 Approve, subject to the list of conditions in the Planning Commission Resolution.



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