

RESOLUTION

WHEREAS, Bradley M. Lipsey/Kinsey Probasco Hays, LLC Medical Deelopment Partners, 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 O-1 Office Zone to R-4 Special Zone, properties located at 1301 Citico Avenue and 804 North Holtzclaw Avenue.

Lots 1 and 2, Citico Medical Subdivision, Plat Book 80, Page 63, ROHC, Deed Book 8663, Page 757, ROHC. Tax Map 146C-A-022 and 023 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on July 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 has determined that the proposal is supported by the Bushtown Land Use Plan.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on July 11, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to the following conditions:

1. Primary pedestrian access shall be located from Holtzclaw Avenue.
2. Off-street parking fronting a public street shall be screened from the right-of-way with a street edge as follows:
 - a. The street edge shall have a minimum height of three (3) feet and a maximum height of four (4) feet above grade and shall consist of:
 - b. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or

- c. A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
 - d. An evergreen hedge, with a minimum height at maturity of 3 feet.
 - e. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
3. Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.

Respectfully submitted,



John Bridger
Secretary



2016-099 Rezoning from O-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-099:
 Approve, subject to the list of conditions listed in the Planning Commission
 Resolution.



418 ft

