

2016-103 City of Chattanooga
July 11, 2016

RESOLUTION

WHEREAS, Asa Engineering c/o Allen Jones/Russell Bean C-O Executor 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-3 Residential Zone, part of a property located at 1105 Mountain Creek Road.

All that part of an unplatted tract of land located at 1105 Mountain Creek Road which is located within the city limits of Chattanooga, Tennessee and being the property described in Deed Book 1012, Page 611 along with a part of the property described in Deed Book 10354, Page 726, ROHC. Tax Map 117B-B-003 (part) 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, there was opposition present 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 and compatible with surrounding uses along Mountain Creek Road.

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. No mass grading or mass clearing above the 780-foot topo line as identified on the Hamilton County GIS map.
2. Maximum building height shall be four stories.
3. Maximum density shall be 14 dwelling units per acre.
4. The southernmost driveway shall be located a minimum of 150-feet from North Runyan Drive, and shall have restricted access to right-in right-out turns only.

5. An updated signal warrant analysis shall be conducted for the intersection of Mountain Creek Road at North Runyan Drive, with morning peak traffic conditions reviewed by the consultant.
6. Subject to the results, including Chattanooga Department of Transportation's review and approval, of an updated signal warrant analysis (as referenced in condition 5), the developer may be required to make necessary improvements to the existing intersection of Mountain Creek Road and North Runyan Drive.
7. Development shall include a sidewalk along Mountain Creek Road, with a crosswalk and pedestrian flasher at North Runyan Drive to accommodate safe pedestrian travel between the school and apartments.

Respectfully submitted,



John Bridger
Secretary



2016-103 Rezoning from R-1 to R-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-103:
 Approve, subject to the list of conditions listed in the Planning Commission Resolution.



681 ft

