

2016-042 City of Chattanooga
March 14, 2016

RESOLUTION

WHEREAS, Field, LLC, Gabe Thomas/ and John & Jennifer Langworthy 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 UGC Urban General Commercial Zone, properties located at 721, 725 & 729 North Market Street, 14, 16, 18 & 20 Peak Street and 718 Spears Avenue.

Lots 36 thru 38, Map of Land of J. H. Coker, Plat Book 1, Page 3, ROHC and Parts of Lots 76 thru 78, ROHC, being part of Tract 1 and Tracts 2 thru 7, Deed Book 9808, Page 716, and all the property described in Deed Book 6451, Page 826, ROHC. Part of Tax Map 135D-A-020 and Tax Map 135D-A-022 thru 028 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on March 14, 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,

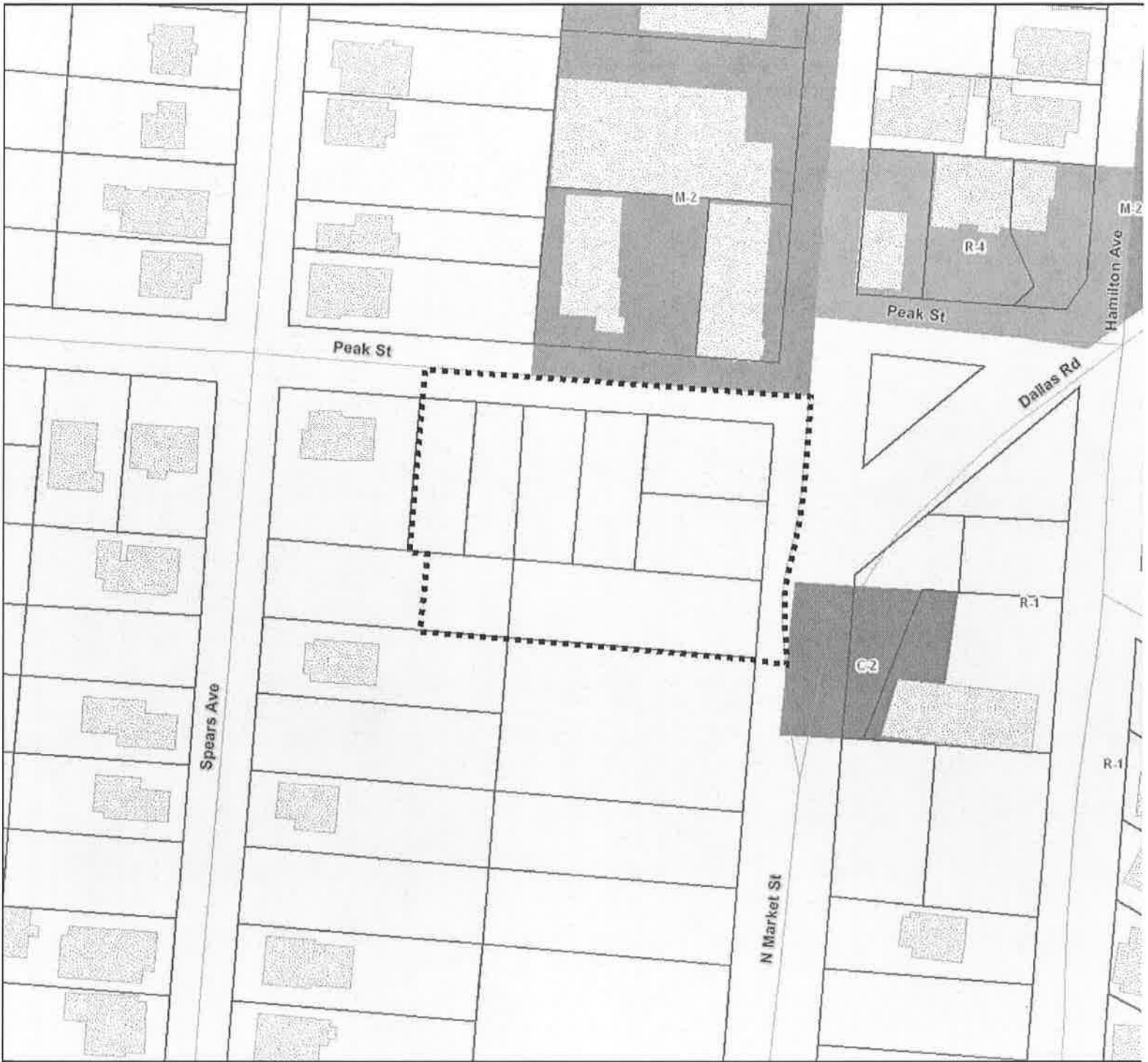
AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

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 March 14, 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) Limit to residential, retail and office uses; retail uses, if included, shall be incorporated into the same structure as the residential uses (no free-standing retail structures; 2) No auto-oriented commercial uses allowed; and 3) Limit to 2-story height for all buildings. Those buildings with frontage within 100' of the northeast corner of the site may have a 3-story height maximum.

Respectfully submitted,


John Bridger
Secretary



2016-042 Rezoning from R-1 to UGC

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-042:
 Approve, subject to the conditions listed in the Planning Commission Resolution.



91 ft

