

2016-127 City of Chattanooga
September 12, 2016

RESOLUTION

WHEREAS, Berry Engineers, LLC & Lebanon Investment Corporation 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-3 Residential Zone and UGC Urban General Commercial Zone to UGC Urban General Commercial Zone, part of a property located at 2431 Williams Street and part of an unaddressed property in the 2400 block of Cowart Street.

Lot 12, Block 6, G. T. Whites Addition, Book D, Volume 2, Page 246, ROHC, and the Western 120 feet of Lot 1, Corrective Plat of G. T. White's Addition to Chattanooga, Plat Book 51, Page 374, ROHC, being part of the property described in Deed Book 10382, Page 775, ROHC. Tax Map 145N-E-003 and part of 004 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 12, 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,

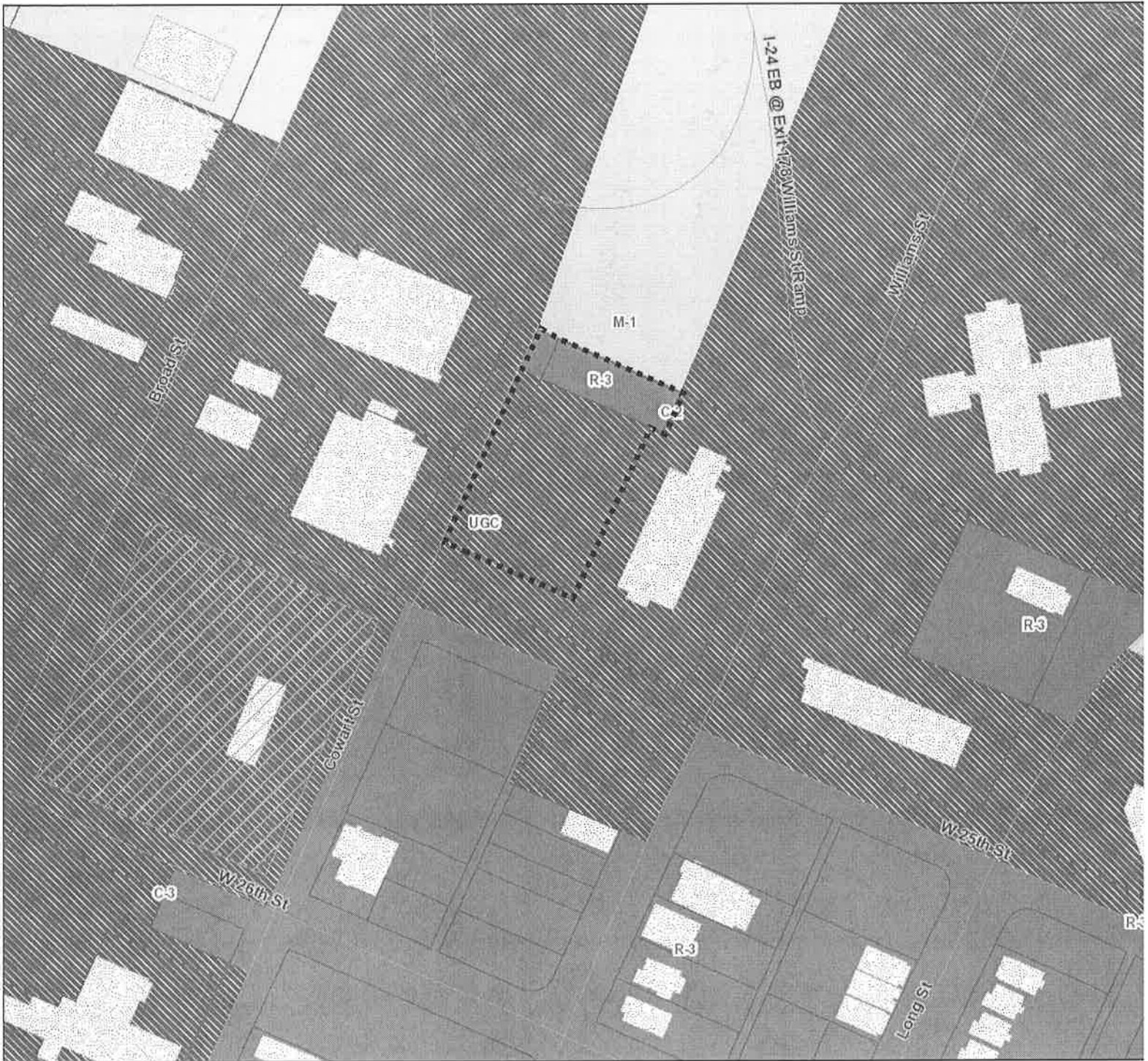
AND WHEREAS, the Planning Commission has determined that the proposal would be an extension of an existing zone.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on September 12, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved for the deviation request for 17,000 square feet footprint and approve UGC, Urban General Commercial, subject to: There shall be a percentage of openings (doors and windows) on the upper-story of no less than 25% on the south elevation (facing East 25th Street).

Respectfully submitted,



John Bridger
Secretary



2016-127 Rezoning from R-3 and UGC to UGC

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-127: Approve the deviation request for 17,000 square feet footprint. Approve Urban General Commercial subject to: There shall be a percentage of openings (doors and windows) on the upper-story of no less than 25% on the south elevation (facing East 25th Street).



147 ft