

2016-119 Hamilton County  
August 8, 2016

## RESOLUTION

WHEREAS, Wind River Tiny Homes c/o Jeremy Weaver and William & Linda Hullander petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission rezoning from R-2A Rural Residential District to C-3 General Business Commercial District, properties located at 5007 and 5011 Orchard Drive.

Two unplatted tracts of land located at 5011 Orchard Drive, being the properties described in Deed Book 10535, Page 671, ROHC. Tax Map 151-028 and Tax Map 161-068 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on August 8, 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 supported by the Development Policy from the Comprehensive Plan 2030 update which recommends low-to-medium intensity for the area.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on August 8, 2016, recommended to the County Mayor and Members of the County Commission that this petition be approved, subject to the following conditions: (1) A type 'B' Landscape buffer shall be required along Orchard Drive. Only to be interrupted by an ingress/egress point. (2) Any outdoor storage of equipment or merchandise shall be limited to thirty percent (30%) of the lot square footage, excluding the area where buildings are located; such area shall be contained by fence, a minimum of six (6) feet high, and shall not encroach upon the required parking area. (3) Point of access to the

site shall be located at the southeastern most point of Orchard Drive, parallel to railroad. Traffic to and from the site will not head west on Orchard Drive. (4) Limit the use for these parcels to Single-family dwellings or any light manufacturing which: (a) is not noxious or offensive by reason of emission of odor, fumes, dust, smoke, noise or vibration; (b) does not use mechanical power in excess of 5-horsepower; (c) does not habitually employ more than 5 mechanics or workers. (5) Hours of Operation shall be no earlier than 7:00am and no later than 7:00pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'John Bridger', written over the typed name and title.

John Bridger  
Secretary



## 2016-119 Rezoning from R-2A to C-3



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-119: Approve, subject to the conditions in the Planning Commission Resolution.

Chattanooga Hamilton County Regional Planning Agency

326ft

Jilin;. RPA