

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-033****PC Meeting Date: 03-14-16****Applicant Request****Lift Condition #2 on Ordinance #12841**

<b>Property Location:</b>	1349 Gunbarrel Road
<b>Property Owner:</b>	Wallace Braud
<b>Applicant:</b>	Wallace Braud

**Project Description**

- Proposal: To amend signage placement & design restrictions in condition #2 as to allow a sign on property.

**Site Analysis****Site Description**

- Location: Sign to be located within 20' of Gunbarrel Road on flag portion of this flag lot.
- Current Access: Access from Gunbarrel Road.
- Current Development Form: The surrounding developments are single-family dwellings. Across Gunbarrel Road are multiple 3-story apartment buildings and signage on Gunbarrel Road.
- Current Land Uses: The surrounding uses are single family residential. To the east, across Gunbarrel Road, are multi-family apartment units.

**Zoning History**

- The site is currently zoned R-4 Special Zone.
- The site was rezoned from R-1 Residential Zone to R-4 Special Zone with 3 conditions in 2014. (Ordinance #12841 ).
- Condition 2 reads, *"Signs incidental to the permitted Bed and Breakfast use, except one (1) sign shall be permitted, sign shall be set back ten (10) feet from any property line. The sign shall be a monument sign only and shall not exceed forty-eight (48) square feet in areas. If illuminated, the sign shall be directly lit in such a way that the light source cannot be seen from any public way or adjoining property. The lighting intensity shall not exceed twenty-five (25) foot-candles at the face of the sign. No flashing or intermittent lights will be permitted."*
- The properties to the west, north, and to the immediate east are zoned R-1 Residential Zone. The property to the east of the flag portion of the lot and across Gunbarrel Road is R-3 Residential Zone. The property to the south was zoned R-4 Special Zone as part of Ordinance #12841.

**Plans/Policies/Regulations**

- There is no current adopted land use plan for this area.

**Key Findings**

- There is another monument sign located 250' down Gunbarrel Road for the "Carriage Parc Apartments."
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal for location of sign is based on a hardship produced by a condition placed upon it in previous case (Ordinance #12841) and would not set a precedent for future requests.
- The site-triangle requirements from Chattanooga's Department of Transportation would still need to be met.

**Staff Recommendation**

Approve amending condition #2 on site as follows:

*"Signs incidental to the permitted Bed and Breakfast use, except one (1) sign shall be permitted. The sign shall be a monument sign only and shall not exceed forty-eight (48) square feet in area. If illuminated, the sign shall be directly lit in such a way that the light source cannot be seen from any public way or adjoining*

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*property. The lighting intensity shall not exceed twenty-five (25) foot-candles at the face of the sign. No flashing or intermittent lights will be permitted.”*