

RESOLUTION

WHEREAS, Ooltewah Development, LLC & Bassam Issa petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission granting a Special Exceptions Permit to Lift & Amend Conditions of Resolution 1114-25C of Previous Case No. 2014-119 from properties located at 1650 & 1724 Ooltewah-Ringgold Road & 9716 East Brainerd Road.

Three unplatted tracts of land located at 1650 and 1724 Ooltewah Ringgold Road and 9716 East Brainerd Road being the properties described in Deed Book 10440, Pages 71, 73, and 77, ROHC. Tax Map 172-056, 056.01 and 064 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on October 10, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, there was no one in 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 adopted Land Use Plan for the area.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on October 10, 2016, recommended to the County Mayor and Members of the County Commission that this petition be denied amending conditions only; approve rezoning the PUD portion to R-1 Single-Family Residential District and amend the conditions for the remaining C-2 Local Business Commercial District as follows:

1. Concrete sidewalks, minimum width of 5 feet, shall be placed along the interior edge of the landscaped buffer along Ooltewah Ringgold Road and East Brainerd Road, Sidewalks shall be outside the right of way.
2. Concrete sidewalks, minimum width of 5 feet, shall be placed along all interior and private streets and drives.
3. Dumpsters serving the site shall be located behind buildings and screened on all four sides with landscaping and/or fencing. Dumpsters serving the out parcels shall be located at least 25-feet from the right-of-ways of East Brainerd Road and Ooltewah Ringgold Road, and shall be screened as per the landscape regulations.
4. Existing natural vegetation and trees shall be preserved and protected for a distance of 80 feet from the south boundary. Retention pond(s) are also permitted within this area.

5. All improvements on East Brainerd Road will require approval from the Hamilton County Engineering Department. Improvements include: a. Right of Way in the amount of 40 feet from the centerline shall be dedicated to Hamilton County Government. b. The existing drainage ditch line shall be relocated as required to the south to allow a minimum 4 foot paved shoulder. The drainage ditch may be piped along the along the shoulder or in the areas adjacent to driveways to allow for additional backfilled areas. c. An eastbound right turn lane (minimum 100') and westbound left turn lane (minimum 100') into the proposed development will be required during construction of phase one.
6. All proposed or required improvements on Ooltewah Ringgold Road, State Route 321, are subject to approval by the Tennessee Department of Transportation (TDOT). If acceptable to TDOT, the middle entrance to the development (south entrance of phase one) and the traffic signal, if warranted, will be required during construction of phase one.
7. All exterior pole lighting shall be a maximum of 30 feet in height.
8. Off premises (bill boards) and neon signs shall be prohibited.
9. Storage, car lots, wrecker service, double-wide or manufactured homes, night clubs, adult-oriented business, tattoo parlors, check cashing, pawn, apartments, free standing residential condos, multifamily, temporary structures, and commercial dairies are prohibited uses.
10. The development shall not exceed 210,000 total square feet; 150,000 square feet maximum building size, or 35 feet and/or 2 stories in height.

Respectfully submitted,



John Bridger  
Secretary



## 2016-151 Lift and Amend Conditions

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-151:  
 Approve, subject to the list of conditions in the Planning Commission Resolution.



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