

2003-189

APPLICATION NO: 2003-189

JURISDICTION: Chautauooga Dist. #4  
Hamilton County Dist. #7

APPLICANT: Devguru Investments, Inc.

DATE OF PLANNING COMMISSION MEETING: November 10, 2003

LOCATION: 7420 Bonny Oaks Drive

---

---

PRESENT ZONING: R-3 Residential Zone

REQUEST FOR: C-2 Convenience Commercial Zone

PROPOSED DEVELOPMENT: Land to be used for parking for present motel.

SIZE OF TRACT: 4.99 Acres  $\pm$  (Staff is recommending 2.71 Acres $\pm$ )

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Vacant

SURROUNDING DEVELOPMENT: Motel, Mobile Home Park, Gas Station, & Northern Tool

EXTENSION OF EXISTING ZONE: Yes

IN ACCORDANCE WITH LAND USE PLAN: No

STAFF RECOMMENDATION: Approve only the area as shown on the attached case map, being the area to the west of the existing C-2 zone.

**PLANNING COMMISSION RECOMMENDATION:**  
Approve with change; see resolution

REASONS FOR RECOMMENDATION:

C-2 may be an appropriate future zone for this site. However, a site plan showing intended uses would be necessary to help determine the impact.

With road improvements along Lee Highway and Bonny Oaks Drive current parking along these two roads will be lost. The rezoning of this property will help accommodate the parking for the existing motel; if the rezoning is for anything other than parking a site plan for the use must be presented.



CHATTANOOGA

CASE NO: 2003-0189

PC MEETING DATE: 11/10/2003

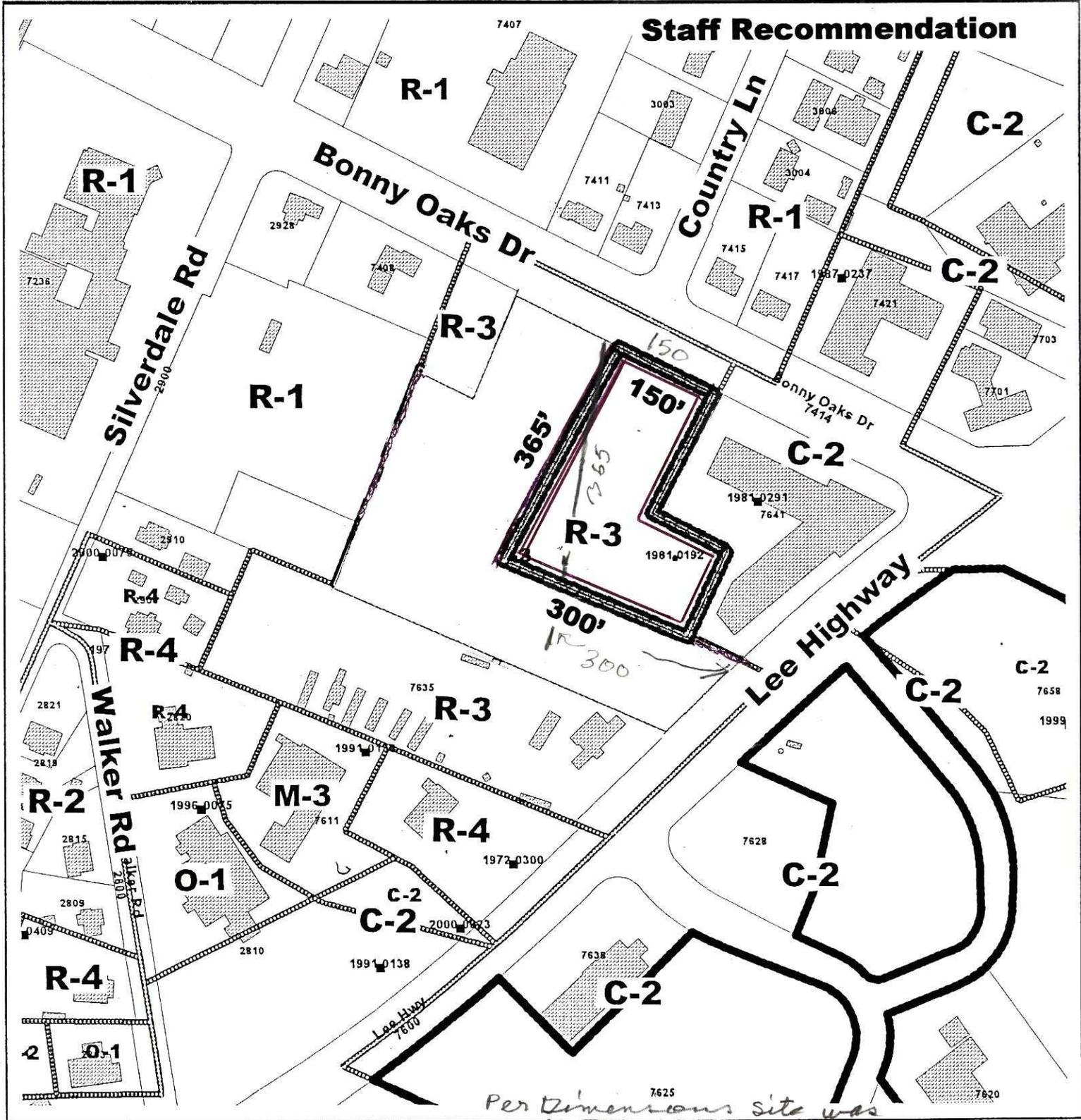
FROM: R-3

TO: C-2

Staff Recommendation

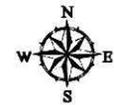


1 in. = 200.0 feet

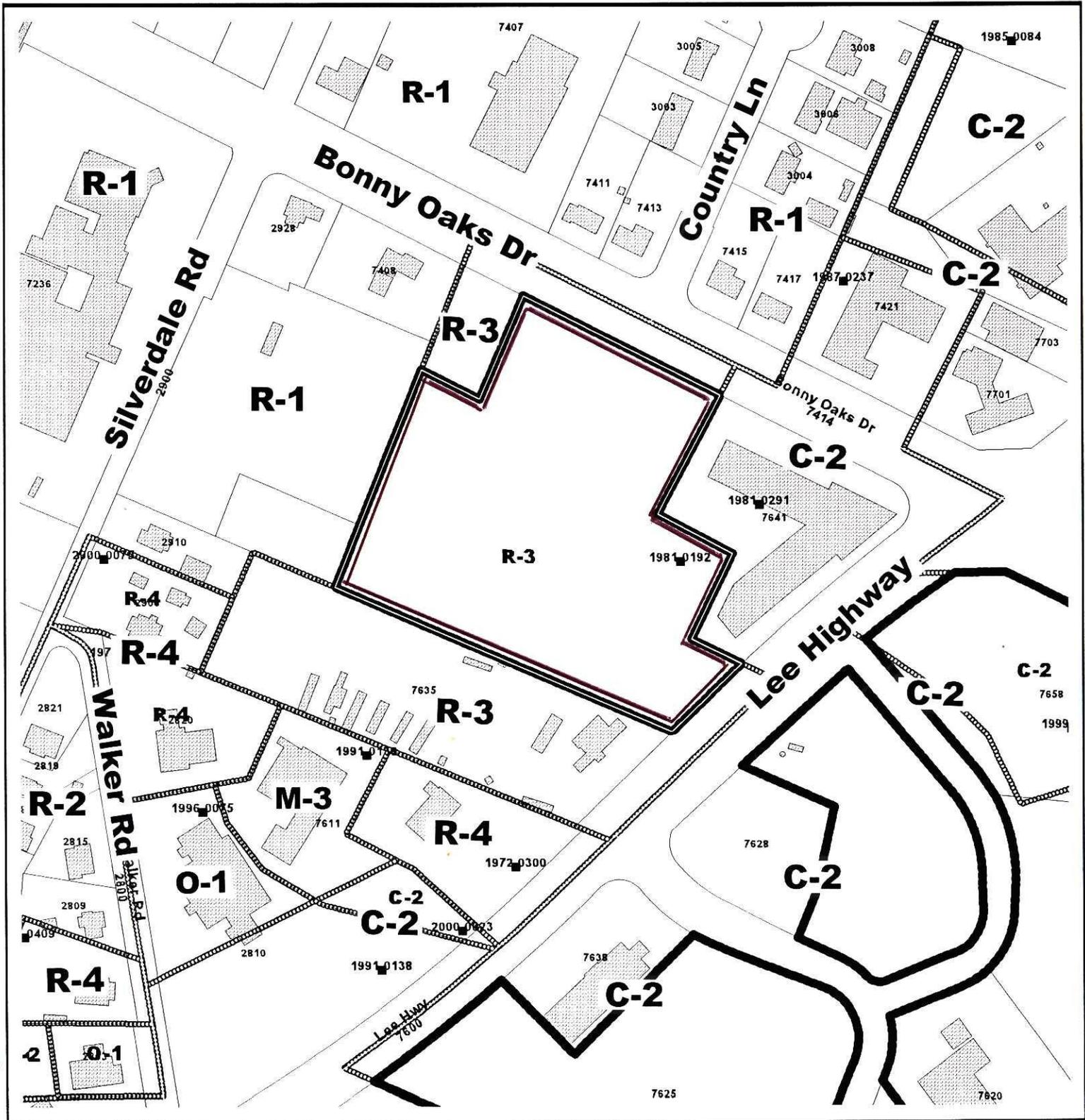




CHATTANOOGA  
CASE NO: 2003-0189  
PC MEETING DATE: 11/10/2003  
FROM: R-3  
TO: C-2



1 in. = 200.0 feet



R-2