

APPLICATION NO: 2004-134

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

APPLICANT: SunTrust Bank c/o Charter Real Estate Corp.

DATE OF PLANNING COMMISSION MEETING: July 12, 2004 (Deferred)
December 13, 2004 (Action Taken)

LOCATION: 7407 Igou Gap Road

PRESENT ZONING: R-1 Residential Zone

REQUEST FOR: O-1 Office Zone
(C-2 Convenience Commercial Zone was original request)

PROPOSED DEVELOPMENT: Office

SIZE OF TRACT: 1.203 Acres

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Vacant

SURROUNDING DEVELOPMENT: C-2 & R-4

EXTENSION OF EXISTING ZONE: Yes

IN ACCORDANCE WITH LAND USE PLAN: Yes

STAFF RECOMMENDATION: Approve, subject to:
1) A revised site plan that should be compatible with the widening of Igou Gap Road;
2) Working with the City Engineer & City Traffic Engineer regarding access between and to the property; and
3) Provide right-of-way for turn lane.

REASONS FOR RECOMMENDATION:

Defer Indefinitely

The request is consistent with the Hamilton Place Community Plan.

If approved, there should be a condition for them to donate enough right-of-way for a third lane if the City Traffic Engineer requires it.

The applicant will have a site plan before being heard at City Council.

Comment from Public Works:

- Check right-of-way for additional lane.