

AUGUST 17, 2005

DATE (Month, Day, Year)

STATE OF TENNESSEE

Hamilton County

Hamilton County Board of Commissioners RESOLUTION

No. 805-30 B (P. C. No. 2005-124)

A RESOLUTION TO REZONE FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, C-3 GENERAL BUSINESS COMMERCIAL DISTRICT & A-1 AGRICULTURAL DISTRICT TO O-1 OFFICE DISTRICT, TRACTS OF LAND LOCATED AT 1665 DALLAS LAKE ROAD AND 8911 DALLAS HOLLOW ROAD

Hamilton County, Chattanooga, TN
A CERTIFIED TRUE COPY
This 7 day of SEP, 20 05
By W.F. (BILL) KNOWLES, County Clerk
Deputy Clerk

WHEREAS, Cade C. Williamson petitioned the Chattanooga-Hamilton County Regional Planning Commission to rezone from R-1 Single-Family Residential District, C-3 General Business Commercial District & A-1 Agricultural District to O-1 Office District, tracts of land located at 1665 Dallas Lake Road and 8911 Dallas Hollow Road, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, Cade C. Williamson requested that the County Commission consider said petition and notice has been published in a newspaper in general circulation in Hamilton County that the County Commission will hold a public hearing on August 17, 2005, concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE, BE IT RESOLVED, BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED: That the zoning regulations of Hamilton County be amended, subject to: 1) Screening requirement: On all lot lines abutting R-1 and A-1 district require a sight-obscuring solid fence with a minimum height of six feet and greenbelt planting strip with at least two rows of deciduous and evergreen trees spaced not more than 15 feet apart, at least eight feet tall, and with a minimum trunk diameter of a 1½ inches at planting; 2) An 8' street yard on Maple Place; 3) Parking lot shall have one tree planted island located at the end of each row of parking spaces; and 4) Use as a funeral home only; and 5) access to Dallas Lake Road, to rezone from R-1 Single-Family Residential District, C-3 General Business Commercial District & A-1 Agricultural District to O-1 Office District, tracts of land located at 1665 Dallas Lake Road and 8911 Dallas Hollow Road. Part of Lot 3, W. N. Smith Subdivision, as shown in Deed Book 976, Page 436, ROHC, and described as Tract 2 in Deed Book 4954, Page 823, ROHC, and Lot 5, Corrective Plat of Dallas Lake Trace, Plat Book 50, Page 16, ROHC, being described as Tract 1, Deed Book 6137, Page 603, ROHC. Tax Map 075I-A-028 and 030 as shown on attached map.

BE IT FURTHER RESOLVED, THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

BECAME LAW UNDER TEN (10) DAY PROVISION
CHAPTER 934, TENNESSEE PUBLIC ACTS OF 1978

ATTEST Michael Cole
Deputy County Clerk

DATE 8-29-05

MB: 300

PAGE: 288

CERTIFICATION OF ACTION

Approved: W. F. Knowles
Rejected:
County Clerk

Approved: _____
County Executive

Vetoed: August 17, 2005
Date



2005-124 Hamilton County
July 11, 2005

RESOLUTION

WHEREAS, Cade C. Williamson petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission the rezoning from R-1 Single-Family Residential District, C-3 General Business Commercial District & A-1 Agricultural District to O-1 Office District on tracts of land located at 1665 Dallas Lake Road and 8911 Dallas Hollow Road.

Part of Lot 3, W. N. Smith Subdivision, as shown in Deed Book 976, Page 436, ROHC, and described as Tract 2 in Deed Book 4954, Page 823, ROHC, and Lot 5, Corrective Plat of Dallas Lake Trace, Plat Book 50, Page 16, ROHC, being described as Tract 1, Deed Book 6137, Page 603, ROHC. Tax Map 0751-A-028 and 030 as shown on attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on July 11, 2005,

AND WHEREAS, the Planning Commission heard and considered all statements favoring or opposing the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on July 11, 2005, recommended to the County Mayor and Members of the County Commission that this petition be approved, subject to:

- 1) Screening requirement:
On all lot lines abutting R-1 and A-1 district require a sight-obscuring solid fence with a minimum height of six feet and greenbelt planting strip with at least two rows of deciduous and evergreen trees spaced not more than 15 feet apart, at least eight feet tall, and with a minimum trunk diameter of a 1½ inches at planting;
An 8' street yard on Maple Place;
- 2) Parking lot shall have one tree planted island located at the end of each row of parking spaces; and
- 3) Use as a funeral home only; and
- 4) No access to Dallas Lake Road.

Respectfully submitted,

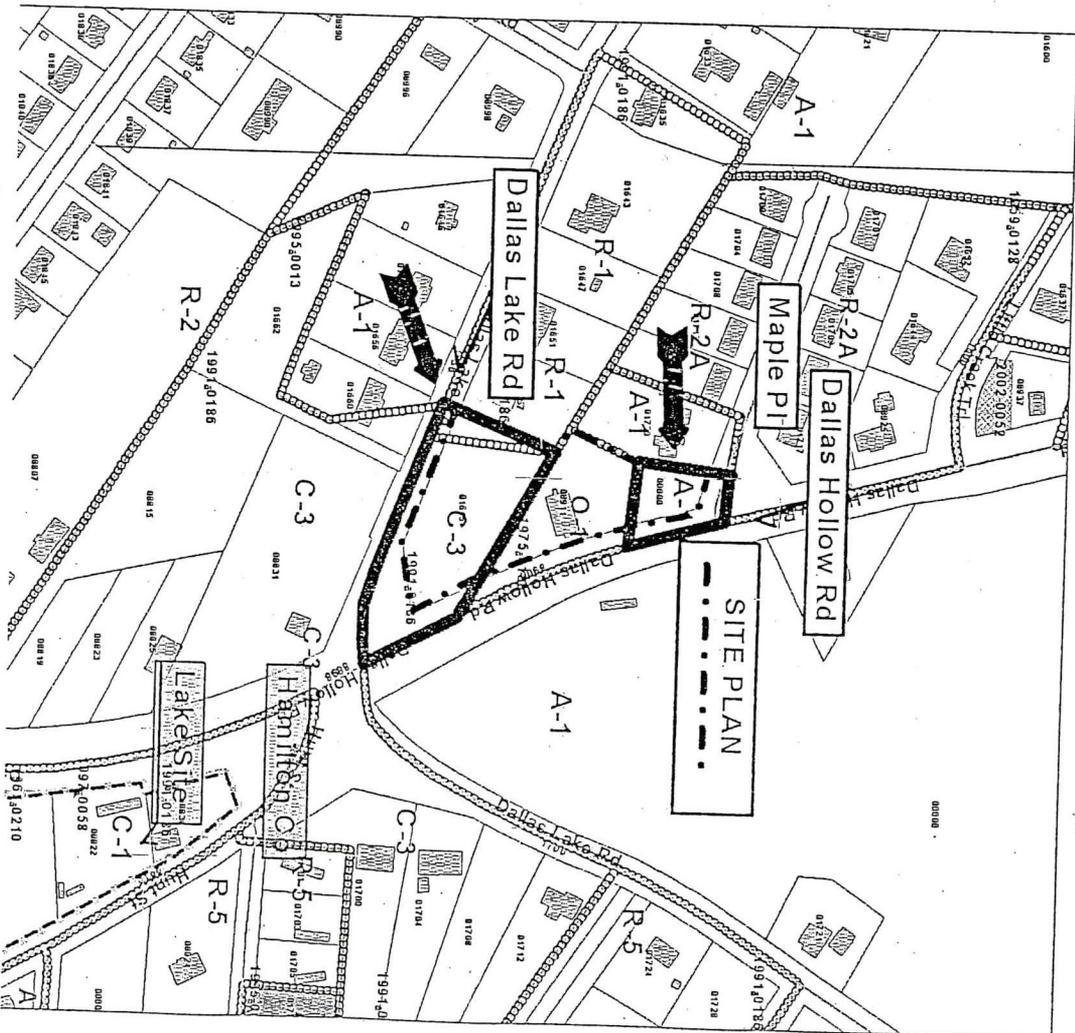
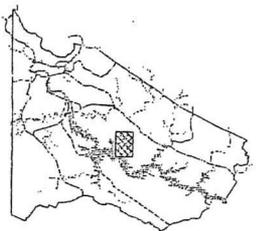
Barry M. Bennett
Barry M. Bennett
Secretary

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY

HAMILTON COUNTY
CASE NO: 2005-0124
PC MEETING DATE: 7/11/2005
FROM: A-1, R-1 & C-3
TO: O-1



1 in. = 200.0 feet



APPLICATION NO: 2005-124

JURISDICTION: Hamilton County Dist. #1

APPLICANT: Cade C. Williamson

DATE OF PLANNING COMMISSION MEETING: July 11, 2005

LOCATION: 1665 Dallas Lake Road & 8911 Dallas Hollow Road

PRESENT ZONING:

R-1 Single-Family Residential District,
C-3 General Business Commercial District &
A-1 Agricultural District

REQUEST FOR:

O-1 Office District

PROPOSED DEVELOPMENT:

Funeral Home & Parking Lot

SIZE OF TRACT:

1.13 Acres ±

ACCESS TO TRACT:

Good

SITE CHARACTERISTICS:

Church and gravel parking area

SURROUNDING DEVELOPMENT:

Residential, Cemetery & Self-Storage Business

EXTENSION OF EXISTING ZONE:

Yes

IN ACCORDANCE WITH LAND USE PLAN:

Yes No

STAFF RECOMMENDATION:

Approve, subject to:

PLANNING COMMISSION RECOMMENDATION:
Approve, subject to certain conditions as
stated in the resolution

1) Screening requirement:

On all lot lines abutting R-1 and A-1 district require a sight-obscuring solid fence with a minimum height of six feet and at least one of the following:

- a) Greenbelt planting strip with at least one row of deciduous and evergreen trees spaced not more than 15 feet apart, at least eight feet tall, and with a minimum trunk diameter of a 1 1/2 inches at planting; or
 - b) Greenbelt planting strip with at least one row of shrubs spaced 5 feet apart with a minimum height of 30 inches at planting;
- 3) Parking lot shall have one tree planted island located at the end of each row of parking spaces; and
- 4) Use as a funeral home only.

REASONS FOR RECOMMENDATION:

Funeral homes are permitted in O-1 Office District.

This is a reasonable extension of the existing O-1 zoning.

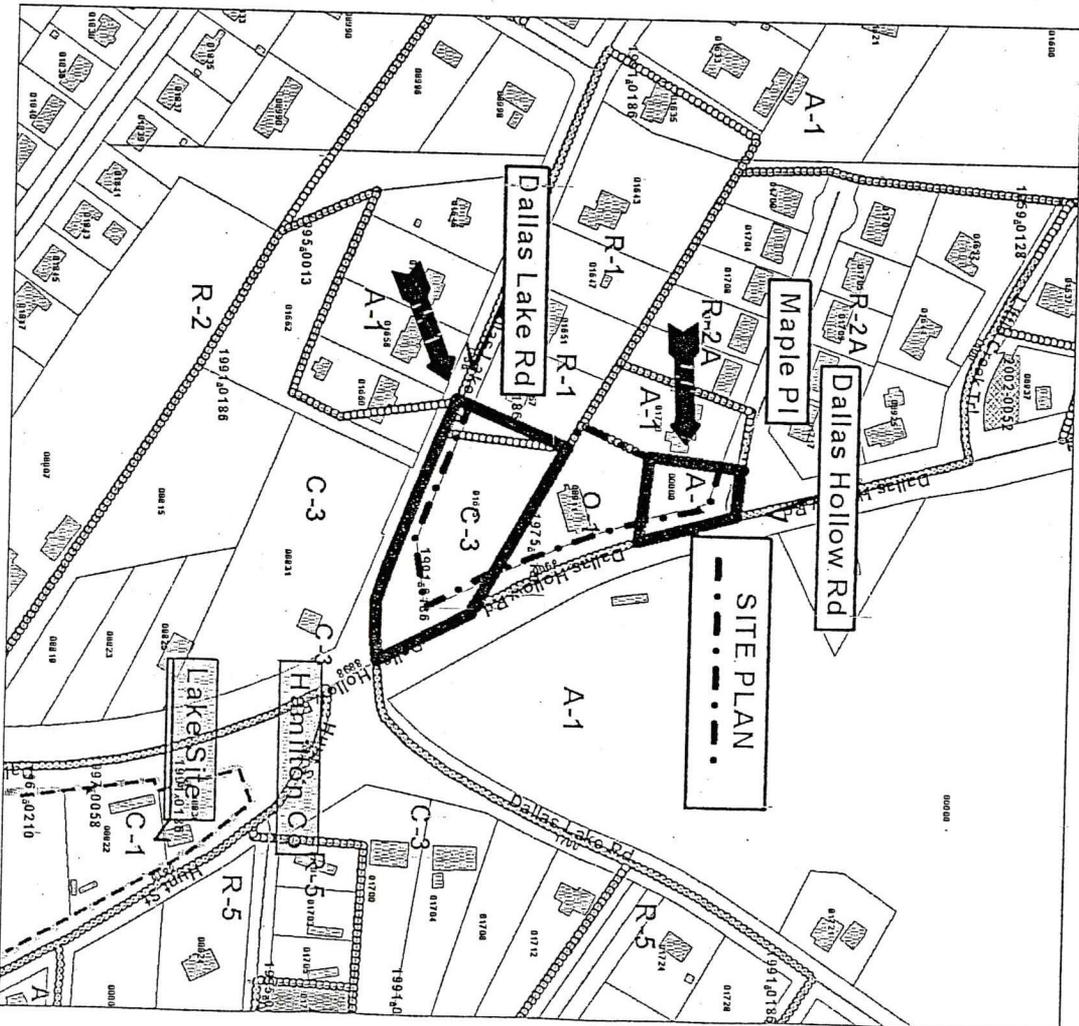
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



HAMILTON COUNTY
CASE NO: 2005-0124
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TO: O-1



1 in. = 200.0 feet



PC Minutes 7-11-05

Mr. Pippin addressed the concerns of the opposition. He said they were planning on leaving as many trees as possible and with regards to equipment coming and going, that would be a one time thing.

Mr. Y. L. Coker asked if Mr. Pippin was involved in the South Concord construction.

Ms. Petty said there are no entries on Standifer Gap Road and the road is dangerous.

Mr. Jack Benson asked why he needed to rezone.

Mr. Bennett explained that it is for the townhouses.

Mr. Don Moon said it is a case of the cart before the horse that there is no way it could work unless he has a commitment from the County to sewer that site.

Mr. Dan Wade said there is a sewer authority that he would have to deal with.

Mr. Mike Price said he felt they should defer and that he would like to see a grading plan.

Mr. Mike Price made a motion to defer. Mr. Mike Langley seconded the motion, and the motion to defer carried.

Case No. 2005-124 – Cade C. Williamson – 1665 Dallas Lake Road & 8911 Dallas Hollow Road – Hamilton County – From R-1 Single-Family Residential District, C-3 General Business Commercial District & A-1 Agricultural District to O-1 Office District

2005-124
Opposition
Approve,
subject to...

There was opposition present.

Mr. Cade Williamson, 116 Gravitt Road, said he would like the property rezoned because the property he is building on now is O-1 and also, he thought it would be a good area because there is a cemetery across the street.

Ms. Drucilla Trent, 1657 Dallas Lake Road, said she was concerned with the easement that runs by her property and the proposed parking lot. She is also concerned about the drainage and said it was in the 100 year flood zone and questioned the entrance to the parking lot.

Mr. Williamson said Copp Engineering is designing the parking lot and there won't be parking spaces near her. He explained how they are going to make it have less run-off than there is now.

Mr. Mike Langley asked the applicant if he would have an issue with them not allowing them to have access onto Dallas Lake Road and asked what the slope would be from the pond.

Mr. Williamson said that entrance will be closed.

Mr. Mike Price said it would be better to have two rows of trees for screen instead of shrubs.

Mr. Mike Price made a motion to approve, subject to:

1) Screening requirement:

On all lot lines abutting R-1 and A-1 district require a sight-obscuring solid fence with a minimum height of six feet and greenbelt planting strip with at least two rows of deciduous and evergreen trees spaced not more than 15 feet apart, at least eight feet tall, and with a minimum trunk diameter of a 1½ inches at planting;

- 2) An 8' street yard on Maple Place;
- 3) Parking lot shall have one tree planted island located at the end of each row of parking spaces;
- 4) Use as a funeral home only; and
- 5) No access to Dallas Lake Road.

Mr. Mike Langley seconded the motion, and the motion carried.

Ms. Trent asked where the 6' fence would be put.

Mr. Williamson said he assumed just off the property line some where.

Mr. Price said when there is a drainage easement that is common with properties to place the fence in the drainage easement.

~~Case No. 2005-125 – Chattanooga Development, LLC – 509 Riverfront Parkway – City of Chattanooga – From M-1 Manufacturing Zone to C-3 Central Business Zone~~

2005-125
No Opposition
Approve,
subject to...
City Dist. #8

~~There was no opposition present.~~

~~The Commission received a new site plan today.~~

~~Mr. Mike Langley said he would like to see a little more hard design and more time to look at a more detailed drawing.~~

~~Mr. Terry Barger, River Street Architecture, said there is no more definitive clarification, that what you are seeing at this point is the best interest that are coming to this project overlaid on the plan that the City put there. The owners want to comply with the City plan.~~

~~Mr. Mike Price asked the staff if they allow the approval could they condition it to where they can bring back a site plan that can be approved by the Planning Commission.~~

~~Mr. Jerry Pace said no it would move on to the City Council.~~

~~Mr. Barry Bennett said that once the City Council approved the zoning then the city attorney has a reasonable expectation to be able to proceed forward with the development.~~

~~Mr. Don Moon said it is a catch 22 because they are going to have to put some big bucks down and they don't want to do it until they get there zoning. He feels it will anchor the west end of the waterfront.~~

~~Mr. Don Moon made a motion to accept the staff recommendation to approve, subject to:
For all new construction and major renovations affecting the building exteriors:~~

~~1) Review:~~

- ~~• To promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures, all site plans, landscaping, and building elevations shall be reviewed by the Planning and Design Studio.~~

