

APPLICATION NO: 2005-131

JURISDICTION: Chattanooga Dist. #4
Hamilton County Dist. #8

APPLICANT: Bobby Fairbanks

DATE OF PLANNING COMMISSION MEETING: July 11, 2005

LOCATION: 7371 Applegate Lane

PRESENT ZONING: O-1 Office Zone

REQUEST FOR: Amend Condition #4 of Ordinance 11246 (Case No. 2002-005): "Existing buildings shall be retained."

PROPOSED DEVELOPMENT: Parking

SIZE OF TRACT: .47 Acres

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Residence

SURROUNDING DEVELOPMENT: Office, Residential & Commercial

EXTENSION OF EXISTING ZONE: N/A

IN ACCORDANCE WITH LAND USE PLAN: No

STAFF RECOMMENDATION: Deny

PLANNING COMMISSION RECOMMENDATION:
Approve with change; see resolution

REASONS FOR RECOMMENDATION:

The Hamilton Place Community Plan (2001) recommends that the area of Applegate Road. is also appropriate for professional office uses. It further states: "Due to the quality and nature of existing structures on Applegate Road, it is recommended that existing structures be retained." When Applegate Subdivision was rezoned to O-1 in 2002, the purpose of the rezoning was to address the goals of the Hamilton Place plan. One condition of that rezoning was that "Existing buildings shall be retained." Another condition is that uses are "Limited to professional offices, medical or dental offices, and clinics only."

If approved, they would still not be able to put the Hair Benders parking lot because of the condition that states "Limited to professional offices, medical or dental office, and clinics only."

Parking in this area should not be for business on Gunbarrel Road.

The intent of the condition to retain the existing structures was to keep a residential appearance if used for office.

CHATTANOOGA

CASE NO: 2005-0131

PC MEETING DATE: 7/11/2005

LIFT CONDITION(S)



1 in. = 100.0 feet



