

APPLICATION NO: 2006-188

JURISDICTION: Chattanooga Dist. #9
Hamilton County Dist. #4

APPLICANT: Eugene H. Schimpf, III

DATE OF PLANNING COMMISSION MEETING: September 11, 2006

LOCATION: 251 & 281 Lyerly Street

PRESENT ZONING: M-1 Manufacturing Zone &
M-2 Light Industrial Zone

REQUEST FOR: O-1 Office Zone

PROPOSED DEVELOPMENT: Medical Office Buildings

SIZE OF TRACT: 4.2 Acres ±

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Vacant

SURROUNDING DEVELOPMENT: Residential & Commercial

EXTENSION OF EXISTING ZONE: No

IN ACCORDANCE WITH LAND USE PLAN: Yes

STAFF RECOMMENDATION: Approve

**Planning Commission Recommendation:
Approve Staff Recommendation**

REASONS FOR RECOMMENDATION:

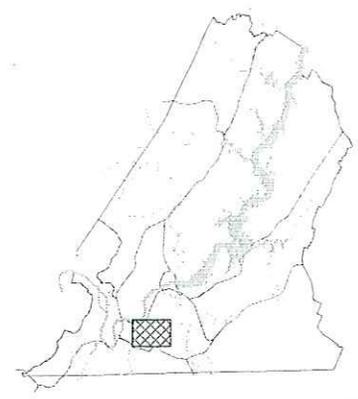
The applicant has voluntarily applied for a more restrictive zone.

This is an upgrading to a more restrictive zone, and is compatible with adjacent land uses.

The Glenwood Neighborhood Plan recommends manufacturing uses for this location.

The staff felt that the three story building should be located closer to E. 4th Street.

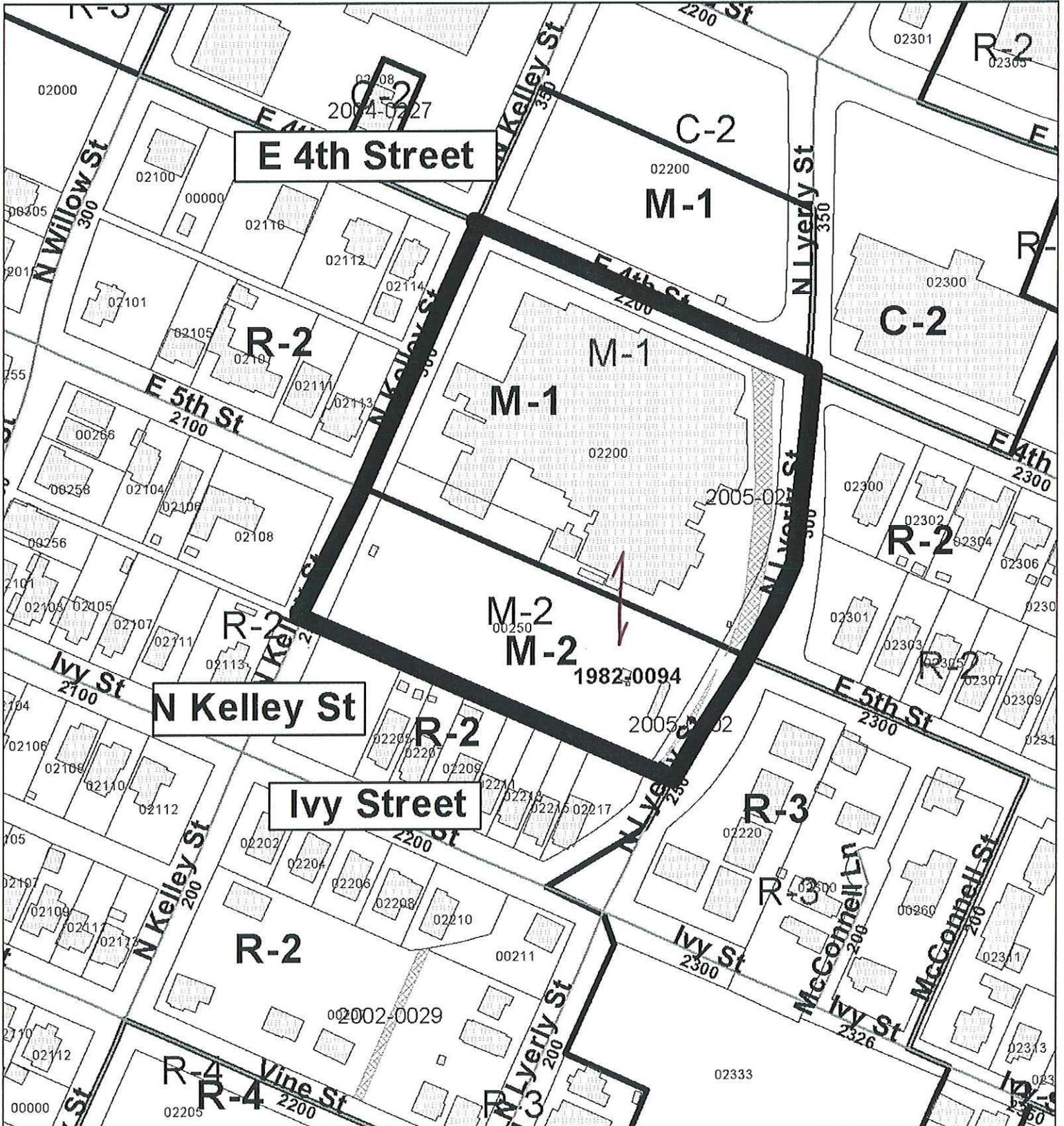
CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA
CASE NO: 2006-0188
PC MEETING DATE: 9/11/2006
FROM: M-1 & M-2
TO: O-1



1 in. = 150.0 feet



E FOURTH STREET

2006-188

N

50°01'28"W
130.18'

LYERLY STREET

E FIFTH STREET

BUILDING ENTRANCE

BUILDING ENTRANCE

PROPOSED TWO STORY BUILDING PHASE II

PROPOSED THREE STORY BUILDING PHASE I

STAFF ENTRANCE & PARKING

N KELLEY STREET

E FIFTH STREET

