

RESOLUTION

WHEREAS, Margie Baumgardner, Ted Fugunt, and Valor & Sun Land Associates, Inc. petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from R-1 Residential Zone to R-4 Special Zone on a tract of land located in the 2300 block or Napier Drive.

Lots 1, 2, 2A, 3, 4, and 4A, Fugunt's Resubdivision of Baumgardner Estates, Plat Book 37, Page 174, ROHC, Deed Book 1559, Page 135 (part), and Tracts 1 thru 3, Deed Book 3978, Page 559, ROHC, and Part of Lot 2, Block A, J. L. Jenkins Subdivision, Plat Book 10, Page 49, Deed Book 6357, Page 455. Tax Map 149H-A-021, 022, 022.02 and 022.06 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on March 10, 2003,

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

AND WHEREAS, no one was present in opposition to 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 March 10, 2003, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to the following conditions:

1) The following uses be excluded:

Section 401:

- 1) Single-family, two family, and multiple-family dwellings, excluding factory manufactured homes constructed as a single self contained unit and mounted on a single chassis.
- 2) Lodging Houses, Boarding Houses and Bed and Breakfast.
- 5) Dormitories.
- 11) Home occupations.
- 14) Day care homes.

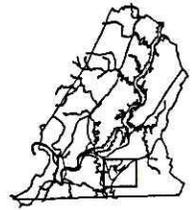
Section 402:

- 1) Fraternal, professional or hobby clubs,
- 3) Funeral homes, mortuaries, and undertaking establishments (excluding crematoriums).
- 6) Small animal hospitals.
- 8) Drug and alcohol, penal or correctional halfway houses or rehabilitation centers and uses similar in character.
- \* 2) Submittal of an ingress and egress and internal traffic flow plan for the proposed development showing how that will tie into traffic control and circulation patterns for any additional development of other properties which the applicant plans to develop in the future.
- \* 3) Review and approval of all access and signalization proposals by the City Traffic Engineer's Office in order to assure compliance with the community plan with regard to traffic controls.

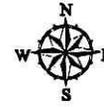
Respectfully submitted,



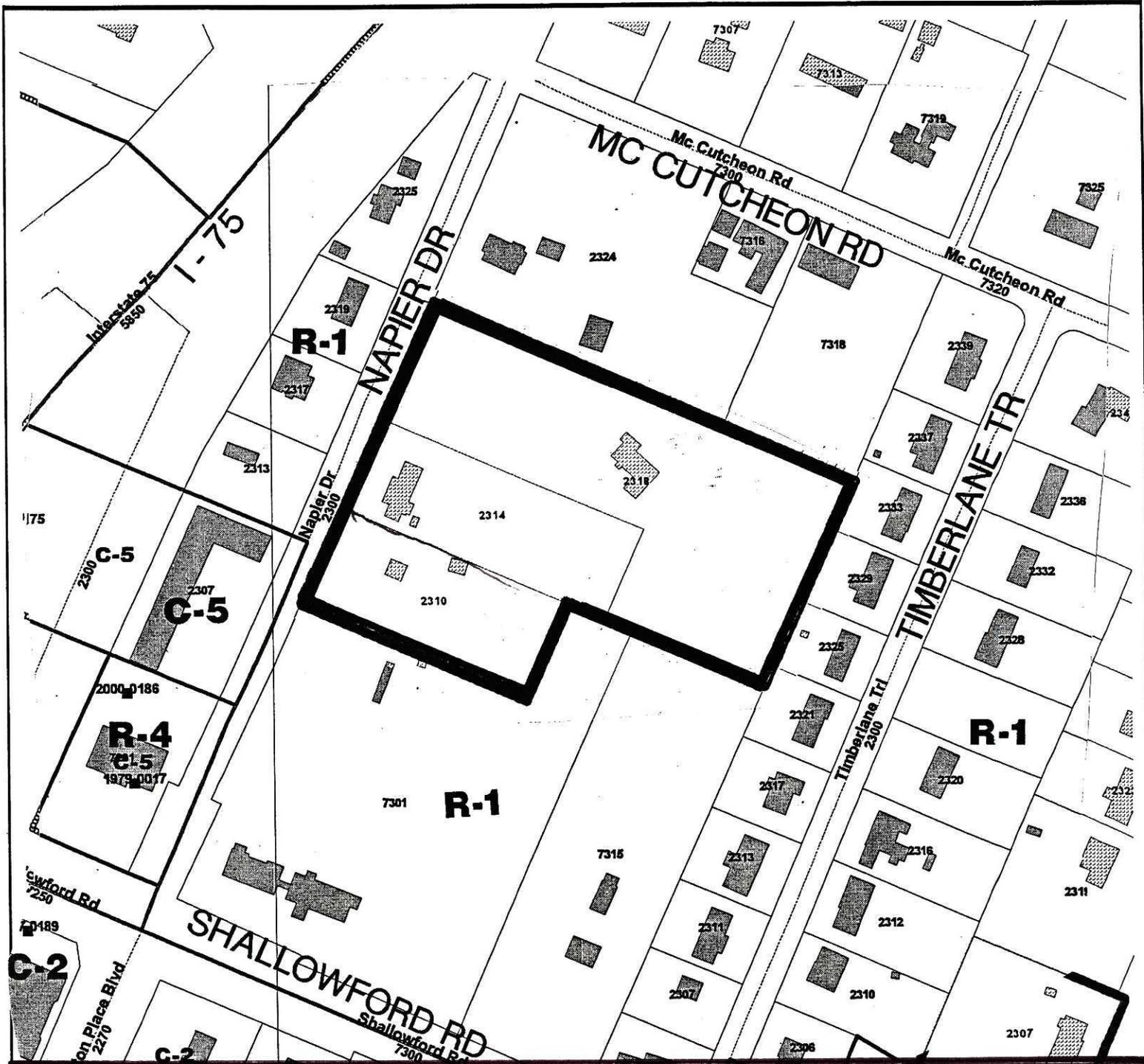
Barry M. Bennett  
Secretary



Case #: 2003-0037  
PC Meeting Date: 3/10/2003  
From: R-1  
To: R-4



1 in. = 200.0 feet



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2003-037:** Approve, subject to conditions as listed in the Planning Commission Resolution.

MC CUTCHEON RD

**SITE ANALYSIS**

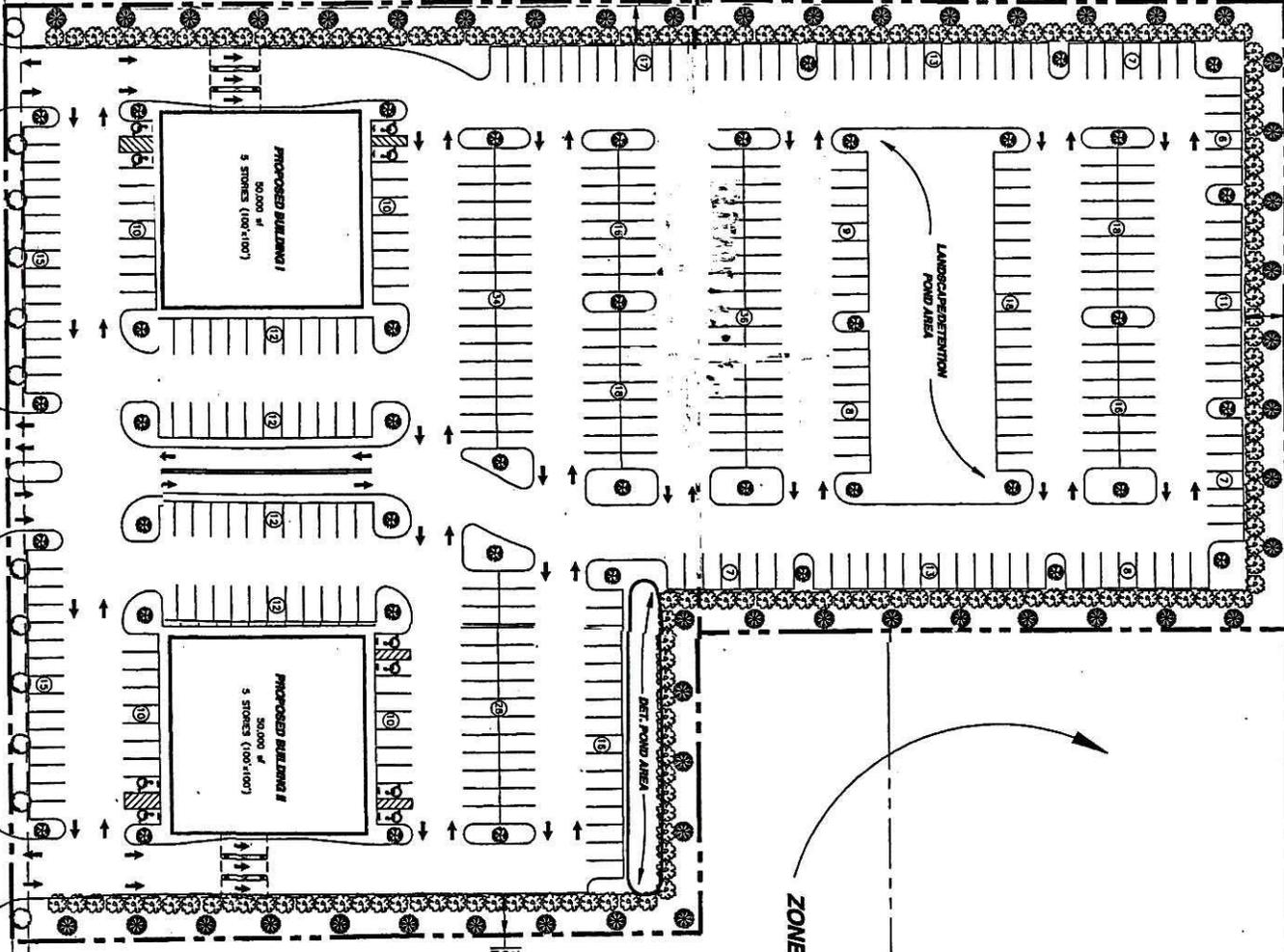
PROPERTY ADDRESS: 2310, 2314 & 2318 NAPIER  
 TAX MAP ID: 149H-A-21,22,22.02  
 PROPOSED BUILDING AREA: 100,000± sf  
 REGULAR PARKING SPACES PROVIDED: 414 SPACES  
 HANDICAP SPACES PROVIDED: 10 SPACES  
 TOTAL PARKING SPACES PROVIDED: 424 SPACES  
 ACREAGE: 5.93± ACRES

ZONED R-1

30' TYPE B CITY OF CHANT LANDSCAPE BUFFER

NAPIER DR

NAPIER DRIVE



30' TYPE B CITY OF CHANT LANDSCAPE BUFFER

ZONED R-1

15' CITY OF CHANT SETBACKS

30' TYPE B CITY OF CHANT LANDSCAPE BUFFER