5/14/13

First Reading:_____
Second Reading:_____

2011-115
Bassam Issa of ANT Group, LLC
District No. 4

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1825 GUNBARREL ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

> Lot 2, Revised Plat of Lots 1 and 2, Amy's Addition to Pine Terrace Subdivision, Plat Book 86, Page 130, ROHC. Tax Map 158D-F-012.

and as shown on the maps and drawings attached hereto and made a part hereof by reference, from R-4 Special Zone to C-2 Convenience Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading:_____

_____
CHAIRPERSON

APPROVED:____ DISAPPROVED:____

_____

_____
MAYOR

/mms

2011-115 City of Chattanooga
November 14, 2011

RESOLUTION

WHEREAS, Bassam Issa of ANT Group, LLC 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-4 Special Zone to C-2 Convenience Commercial Zone property located at 1825 Gunbarrel Road.

Lot 2, Revised Plat of Lots 1 and 2, Amy's Addition to Pine Terrace Subdivision, Plat Book 86, Page 130, ROHC. Tax Map 158D-F-012 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on November 14, 2011,

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 November 14, 2011, recommended to the Members of the City Council of the City of Chattanooga that this petition be denied.

Sincerely,

John Bridger
Secretary

Case Number:	2011-115
Applicant Request:	**Rezoning to C-2 Convenience Commercial**
STAFF RECOMMENDATION:	**DENY**
Applicant:	ANT Group, LLC
Property Address:	1825 Gunbarrel Road
Jurisdiction:	City Council District 4 / Hamilton County District 8
Neighborhood:	East Brainerd
Development Sector:	Outer Suburban Growth
Proposed Development	
Site Plan Submitted:	Yes
Proposed Use:	Commercial development
Purpose:	IHOP Restaurant
Site Characteristics	
Current Zoning:	R-4 Special Use Zone
Current Use:	Vacant (site prepared with parking and dumpster area)
Adjacent Uses:	Office, Bank, Commercial development across street
Size of Tract:	0.86 acres
Access:	Good, direct access onto Gunbarrel Road
Analysis	
Extension of Existing Zoning?	No
Community Land Use Plan:	Hamilton Place Community Plan (2001)
Proposed Use Supported by Community Land Use Plan?	No
Proposed Use Supported by Comprehensive Plan?	No

PLANNING COMMISSION ACTION:
Deny

Comments

Planning Staff:

The applicant has proposed rezoning a 0.9 acre tract from R-4 Special Zone to C-2 Convenience Commercial Zone for a 24-hour a day, sit-down restaurant called IHOP.

In order to provide a thorough and thoughtful review of this case, staff reviewed the proposal itself, adopted plans and policies for the area, the planning and zoning history of the site and surrounding community, the traffic study, and other applicable land use factors.

Rezoning Proposal

Site Context

The property is between a one-story, multi-tenant medical office building and a one-story bank branch with drive-thru service (*see maps at end of text*).

Site Plan

The applicant attended a City of Chattanooga Presubmittal Meeting on 09/15/11 to review the site plan with City staff. At that meeting no major issues were identified with the site plan. It does meet the minimum requirement regarding landscape buffers and provides an appropriate amount of parking on-site. The applicant is proposing to

use the existing curb-cut on Gunbarrel Road. (*see maps at end of text*)

Community Input

The applicant and associates attended a meeting of the Friends of East Brainerd on 8/18/11. At that meeting, they provided information regarding the rezoning proposal and the use of the site for an IHOP restaurant. They answered community members' questions during the meeting and made themselves available afterwards to address any additional issues. Additionally, the applicant hosted a public meeting at the community YMCA to provide additional information and respond to questions. Staff understands that the applicant, the property owner, and other representatives have spoken with other East Brainerd and nearby residents.

Area History of Plans and Policies

The following is a synopsis of zoning policies and plan recommendations for the portion of the Hamilton Place community in which the proposed rezoning is located:

1986 Shallowford Rd/Gunbarrel Road zoning policy

"The surrounding residential neighborhood will remain viable or such as long as the commercial zoning are confined to the areas indicated in this policy study."

Preliminary Zoning Policy Recommendations: Gunbarrel Road from Igou Gap to East Brainerd Road:

> "This section of Gunbarrel is predominately residential. There is still some new subdivision development occurring in this area. Given the land use character of this section and the lack of significant road improvements, the recommendation for this portion of Gunbarrel Road is moderate-density residential at 7.5 units per acre with owner-occupied townhouses or condo's being the preferred use. Property at the intersection of Gunbarrel Road and East Brainerd Road is developed commercially."

Note: A Preliminary Zoning Policy Study for Internal Properties Located Between I-75, Gunbarrel Road, Igou Gap Road and Hamilton Place Mall was conducted four months after the opening of Hamilton Place Mall but seems to focus on property between I-75 and Gunbarrel Road north of Igou Gap Road.

Note: A 1988 Zoning Administrative Policy for Growth Corridor Overlay Zone Design Standards (1988 Growth Corridor Policy for Gunbarrel Road) was created to develop minimum design criteria which promote and encourage timely, efficient and high quality development of land within certain urban corridors.

2000 Jarnigan Road/Igou Gap Road/ West of Gunbarrel Road Zoning Policy Study

- Request by City Council
- Adopted by City Council, Resolution No. 22584, July 2000

According to the study, because of the increase in zoning applications for the area south of the mall and west of Gunbarrel Road, the City Council asked RPA to review and make recommendations to revise the existing policy. The following are the Policy Goals from the study:

- Allow Some New Commercial Development
- Protect Existing Residential Neighborhood
- Provide Diversity in Housing
- Provide Transition between Uses

Area V of that study focused on this section of Gunbarrel Road. The policy recommendation for that area was Institutional/Office- "The East Brainerd Road Area Study adopted in 1990 called for institutional uses along Gunbarrel Road. Up to this point in time the recommendations of that plan have been followed. It is recommended that this area continue to be developed as institutional and office." That study recommended that a "larger study of the mall area is needed".

2000 Zoning Study

City Council requested (Resolution No. 22611) a Zoning Study for an area bounded on the west by Gunbarrel Road, on the north by Standifer Gap Road, on the east by Jenkins Road, and on the south by East Brainerd Road, but excluding properties that were currently covered by an adopted zoning policy.

2001 Adopted Plan: Hamilton Place Community Plan

"The purpose of the Hamilton Place Community Plan is to address both the livability needs of surrounding neighborhoods and the long-term economic vitality of the Hamilton Place retail district. Throughout the plan, strategies and policies are presented to promote a positive and mutually supportive relationship between the retail district and established neighborhoods. Most importantly, this plan strives to build "community centered" vision by informing how the retail district and neighborhoods are pieces of a larger community context that also includes streets, parks, public facilities and the natural environment." With this "community" focus in mind, the following goals, developed through this planning process, structure the Hamilton Place Community Plan:

- Protect and enhance existing neighborhoods
- Strengthen existing commercial areas
- Improve the transportation system
- Protect the environment

- Identify opportunities for community facilities and parks

Planning Principles:
Planning principles were developed through the planning process to support the goals identified above and to provide guidance for future land use. The principles identified for Land Use are as follows:

- Commercial and neighborhood boundaries should be maintained as defined by the land use plan
- Configure new development so that it is compatible with existing adjoining uses.
- Examples include placing smaller scale, less intense buildings next to existing neighborhoods.
- Placement of large-scale buildings next to neighborhoods should be avoided.

Planning Challenges:
The plan states that two critical challenges emerged to guide the development of the Hamilton Place Community Plan: defend the neighborhoods and strengthen the commercial core:

Defend the Neighborhoods
"There is an overwhelming concern from area residents to protect their neighborhoods and clearly define where growth should occur. In the public phone survey 89% stated that the City should clearly define where future growth will occur, and 79% valued the protection of existing neighborhoods. The "pressured sites" are where this issue is most obvious and where solutions will occur first. The solution involves clearly defining an appropriate land use mix that can bridge the gap between the intensity of commercial uses and the surrounding single-family residential neighborhoods. These areas include among others the "triangle" site north of Shallowford Road, the area south of Shallowford Road just east of the YMCA, the Igou Gap/Gunbarrel area, and the Igou Gap/Clearview Drive area. In order to support and connect to existing neighborhoods, new development should also include parks and open spaces that are inter-connected by pedestrian-friendly sidewalks and greenways."

Strengthen the Commercial Core
"As identified in the public phone survey, 76% of respondents believe that the prosperity of the commercial area is important to the larger community. A key challenge of this plan will be to find ways to support the future success of the commercial areas while minimizing their impact on the neighborhoods. The ability to accommodate infill development and a broader

mixture of uses including retail, residential, and office will allow the commercial core to grow and adapt over time. One of the biggest challenges to this future commercial development is transportation access, which will eventually impact the quality of the area's shopping experience."

Plan Recommendation: Gunbarrel Road between Igou Gap Road and East Brainerd Road

The land use strategy supports the current policy of office and institutional uses along this portion of Gunbarrel Road with the exception of the Applegate subdivision.

Comprehensive Plan 2030

This portion of East Brainerd is identified in the City and County adopted Comprehensive Plan 2030 as contained in the Outer Suburban Growth Development Sector. The Plan identifies Outer Suburban Growth areas as providing both infill and outward growth opportunities for conventional low-density development. These areas are appropriate for the separation of residential and non-residential uses. Regarding business uses, the plan states that a mix of retail and office uses is encouraged.

Zoning History

In 2000, a zoning request for R-1 Residential to C-2 Convenience Commercial was processed for 1821 and 1825 Gunbarrel Road. The proposed use at that time was "retail (restaurants)". The site plan showed two 7,000 square feet restaurants. At that time, staff recommended a denial of the C-2 and approval of the R-4 Special Zone. The reason for the recommendation was that "The policy for this area recommends office/institutional uses. The request for commercial does not meet the existing policy. The site is located between two existing office developments (O-1 zone)." The Chattanooga-Hamilton County Regional Planning Commission recommended that the petition for C-2 be approved subject to restaurant use only, excluding fast food restaurants or any restaurant that has a drive-thru or curb service; and no lighting to be directed off-site. In April 2001, City Council reviewed the case and deferred action on the request (then identified as Brick Oven Pizza). It was announced at the next hearing that the case had been requested for withdrawal (10/2001).

The Hamilton Place Community Plan was adopted in October 2001. This property and the abutting property were rezoned from R-1 Residential to R-4 Special Zone in 2003. The purpose stated at that time was a "medical office building" with the site plan showing a 10,000 square foot building with 153 parking spots. Staff supported the rezoning to R-4 Special Zone as there was already development of that type in the area, it was a reasonable extension of current zoning,

and it was in conformance with the plan for the area. The Chattanooga-Hamilton County Regional Planning Commission also recommended approval of the 2003 request.

In June 2006, Bassam Issa received a variance from the Board of Zoning Appeals for 1825 Gunbarrel Road to 1) reduce the number of parking spaces from 414 to 364 and 2) a Special Permit for off-street parking on an R-1 lot adjacent to R-4 property.

Staff Recommendation

The applicant and his team have done a very thorough job in preparing for this rezoning request. They provided a detailed site plan and proposed site specific conditions, attended a community meeting and hosted another to present the request, and provided a traffic study as part of the proposal. However, **staff is recommending denial of the C-2 Convenience Commercial zoning request and affirms the existing policy of office and institutional uses to the west of Gunbarrel Road.** This recommendation supports the policies in place since 2000 (and earlier) and the adopted plan (2001) that support maintaining a commercial edge and supporting existing neighborhoods.

Site zoning

At the time of rezoning from R-1 Residential to R-4 Special Zone in 2003 (Ord. No. 11500), the purpose was identified as a "medical office building" with the site plan showing a 10,000 square foot building with 153 parking spots. However, no conditions were placed on the R-4 zoning at that time. Staff understands that the applicant can choose to develop the site with any of the R-4 Special Zone permitted uses listed below along with the additional 14 Special Permit uses:

R-4 SPECIAL ZONE

Permitted uses.

(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.
(3) Colleges, schools and libraries.
(4) Churches and including a columbarium and/or mausoleum as an accessory use.
(5) Dormitories.
(6) Professional, medical or dental offices and clinics.
(7) Laboratories and research centers not objectionable because of odor, dust, noise, or vibration.
(8) Offices.
(9) Studios.
(10) Parks and Playgrounds.
(11) Home occupations.
(12) Banks and bank branches.
(13) Accessory uses and buildings.
(14) Day care homes.
(15) Kindergartens operated by governmental units or by religious organizations.
(16) Drug stores or restaurants in office buildings of four (4) or more stories.
(17) Museums and art galleries with retail sales as an accessory on-site use, except that such accessory use shall require a Special Permit under the terms of Article VIII.
(18) Identification signs for commercial uses, subject to the same regulations which govern size, appearance, location, etc., for signs identifying on premise office uses.
(19) Radio, television and motion picture production studios, excluding transmission towers.
(20) Parking lots and garages as an accessory to a permitted use when located on the same lot or an adjacent lot.

(21) Short-Term Vacation Rental.

Uses permitted as special exceptions by the board of appeals.
(1) Fraternal, professional or hobby clubs.
(2) Hospitals and nursing homes.
(3) Funeral homes, mortuaries, and undertaking establishments (and including cremation/crematory, when used in conjunction with such establishments).
(4) Day care centers.
(5) Kindergartens not operated by governmental units or by religious organizations
(6) Small animal hospitals.
(7) Radio, television and motion picture studios transmission towers shall require a Special Permit under the terms of Article VIII.
(8) Drug and alcohol, penal or correctional halfway houses or rehabilitation centers and uses similar in character.
(9) Gift shops.
(10) Beauty shops, barber shops, and hair salons.
(11) Assisted Living Facilities.
(12) Medically Assisted Living Facilities.
(13) Communication Towers.
(14) Social Service Agency.

In 2006, the applicant also obtained a Special Permit for off-street parking on an R-1 lot adjacent to R-4 property. With the Special Permit, the property could be developed with even greater intensity as much of the required parking could be accommodated off-site.
The R-4 Special Zone allows "Drug stores or restaurants in office buildings of four (4) or more stories". It is staff's understanding, in consultation with the City Zoning Official, that this restaurant could be something like an IHOP as long as it was contained in a four-story office building. Final determination as related to use of the zone and use specific to this site is made by the City Zoning Official.

This proposed IHOP site does not adjoin commercially zoned property on the west side of Gunbarrel Road. The site has both an R-4 Special Zone to the north and south of it. There is a C-2 Convenience Commercial Zone to the north of this site at the southwest corner of Gunbarrel Road and Igou Gap Road. One property was rezoned to C-2 prior to the adoption of the Hamilton Place Community Plan and one immediately at the intersection was rezoned by Bassam Issa- ANT Group LLC in 2006. Staff, Planning Commission and City Council supported the request, with staff's reason for recommendation being in part that "The request for commercial zoning is in keeping with the recommendation of the 2001 Hamilton Place Community Plan. Commercial development is recommended for this corner of Gunbarrel Road and Igou Gap Road."

There is no precedent by City Council for a change in the existing policy of office and institutional uses. There was a 2005 request for property (1511 Gunbarrel Road) south of the rezoning request site for R-4 Special Zone and C-5 Neighborhood Commercial for 200' parallel to the road. Both Staff and Planning Commission recommended denial of that C-5 request while recommending approval of the R-4. The staff recommendation gave a reason as "Approve R-4 for the requested use of offices for the entire site. This is in keeping with the recommendations of the Hamilton Place Plan that supports office

development west of Gunbarrel Road. Opening up this corridor to commercial rezoning not only goes against the Hamilton Place Plan, but also opens up the rest of the corridor for commercial consideration". City Council approved an R-4 Special Zone for the entirety of the site. Currently at 1511 Gunbarrel Road, approximately 200' of the property parallel to the road is undeveloped with the rear of the parcel containing two buildings.

Traffic Study

City Traffic Engineer's comments: "I have reviewed the traffic impact study that Volkert prepared for this zoning request and concur with its conclusion that the traffic generated would be comparable to what an office development would generate. I do, however, have concerns with the precedent that this case would cause for this section of Gunbarrel Road south of Igou Gap Road. If other property owners in this area were encouraged to request and be granted rezoning of their office zone to commercial, there is the potential that higher amounts of traffic could be generated than what currently exists, particularly during the peak hours.

Because Gunbarrel at East Brainerd Road is at capacity, any additional traffic at this intersection would create even more congestion during peak hours. Based on these observations, I recommend that this case be denied."

Precedent

The challenge of this zoning case remains the complexity of the existence of a regional mall with expected large and smaller-scale satellite commercial development, an existing road system, and maintaining the viability of neighborhoods as stated in the adopted Hamilton Place Community Plan. The heart of each of the studies since 1986 has been to determine an answer to the appropriate arrangement of these pieces.

Staff's approach was to look at this proposal at two levels. The first was to examine the site in respect to the proposed use and conditions, site plan, and the immediately surrounding development. If you stand at the site during the day and look around, it may seem that a restaurant could be an appropriate fit. There are existing restaurants across the street, a carwash two lots down, a bank on one side and an office on the other.

The differences are easier to see in the evening, night and on the weekends. Offices and office buildings for the most part maintain hours of operation from Monday-Friday within the range of 7:00 a.m.-5:00 p.m. While some institutional uses such as the hospital are open 24 hours a day, the offices within the hospital are primarily open during regular office hours.

The R-4 Special Zone allows "banks and bank branches". The property immediately abutting the rezoning request site is developed with a bank branch. It does have a drive-through which is open until 4:00 p.m. Monday-Thursday, 6:00 p.m. on Friday and from 8:00 a.m.-noon on Saturday. Staff discussed the possible appropriateness of the proposed IHOP while considering a range of conditions. The applicant has proposed nine conditions to be placed on the C-2 Convenience Commercial Zone:

Applicant proposed zoning conditions for the C-2 Convenience Commercial Zone:

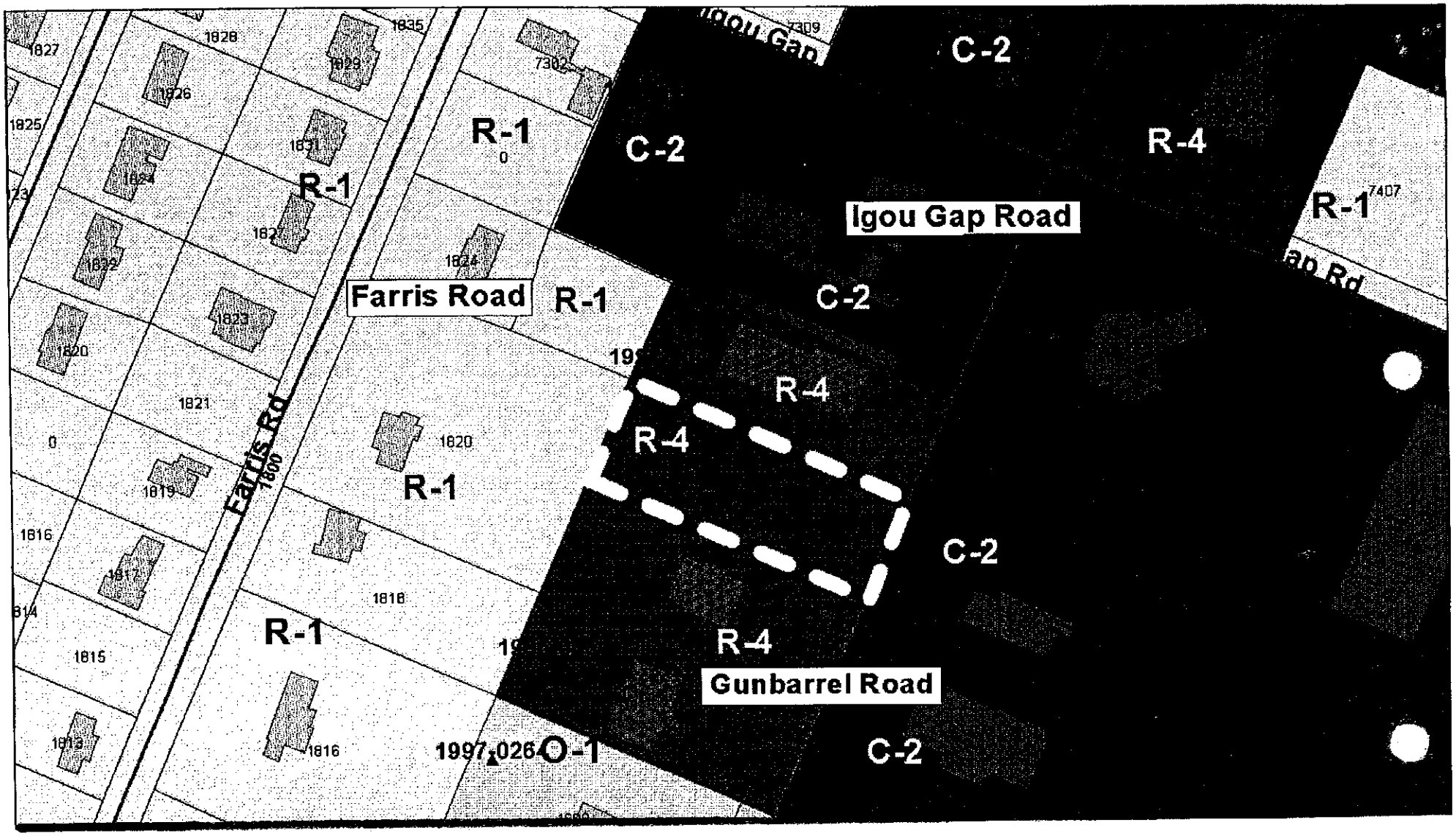
- The use of the property will be limited to a family style sit down restaurant only.
- The building square footage will be limited to a maximum of 4,000 square feet.
- Ingress or egress from existing curb cuts only.
- Install landscaped buffer along the rear property line. Buffer to be a 20' Type "B" Landscaping Buffer.
- Dumpster to be enclosed in masonry walls to coordinate with the building design.
- Lighting to be directed away from all adjacent residential areas with poles being a maximum of 35' height.
- Drive thru service will be prohibited.
- The sale of alcohol will be prohibited.
- The building architectural design will be similar to the new IHOP constructed on Brainerd Road.

For the most part, the proposed conditions and the site plan seem adequate for many site-specific issues although placement of the dumpster in close proximity to the R-1 Residential Zone should be reconsidered. However, once commercial development is permitted within this institutional/office policy area, greater noise and activity will be introduced during evening and weekend hours. The IHOP model as a 24-hour sit-down restaurant particularly reflects some of the differences between a traditional office model and a commercial development.

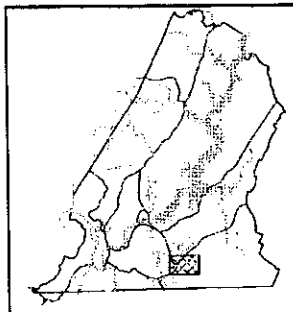
Staff also looked at this rezoning through a broader lens of the overall community. The plan recommendation for most of the western edge of Gunbarrel Road between Igou Gap Road and East Brainerd Road is for an Office/Institutional Use as those properties for the most part abut single-family residences. The recommended land use intensity is not higher as there is no ability to buffer the impact of higher-intensity uses with a less-intense use (i.e. introducing a transitional use to step down the activity/impact of a higher-intensity use). The exception is the section for this rezoning case where the properties to the east side of Farris Road have a plan recommendation of medium-intensity residential.

In reviewing the land use, current zoning, and past and existing plans/policies, staff is affirming the existing plan recommendation for office/institutional uses along the western side of Gunbarrel Road. Economic development and job growth are important aspects of community planning. There are still sites for development in the Hamilton Place Mall area particularly to the north of Shallowford Road and possible sites for redevelopment among the vacant commercial properties in the area. Staff supports the planning history for the area that strives to maintain the balance of commercial growth and the redevelopment of a community while maintaining the integrity of neighborhoods. It is a goal of almost every planning process to support reinvestment in the existing residential properties, an investment that can come with continued high quality of life and an understanding of the proposed development form in the area.

In summary, staff is recommending denial of the commercial rezoning request because it is not supported by the City Traffic Engineer and clearly conflicts with the established zoning policy for office-institutional development along this corridor, which was intended to protect the bordering neighborhood.



PLANNING COMMISISON RECOMMENDATION FOR CASE NO. 2011-115: Deny

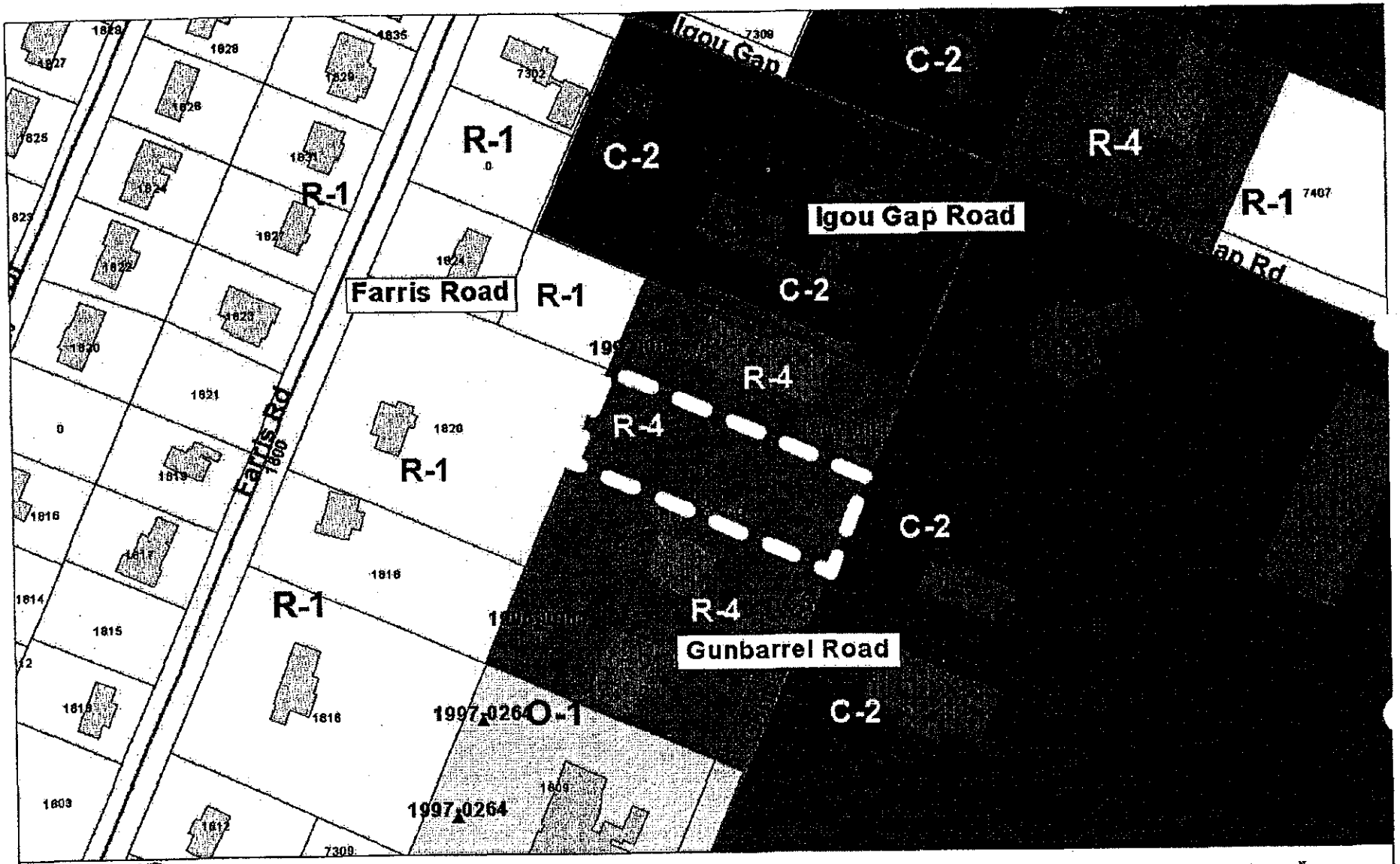


2011-0115 R-4 to C-2

1 in. = 150.0 feet

Chattanooga - Hamilton County Regional Planning Agency

CHATTANOOGA • HAMILTON COUNTY
RPA
REGIONAL PLANNING AGENCY



2011-0115 R-4 to C-2

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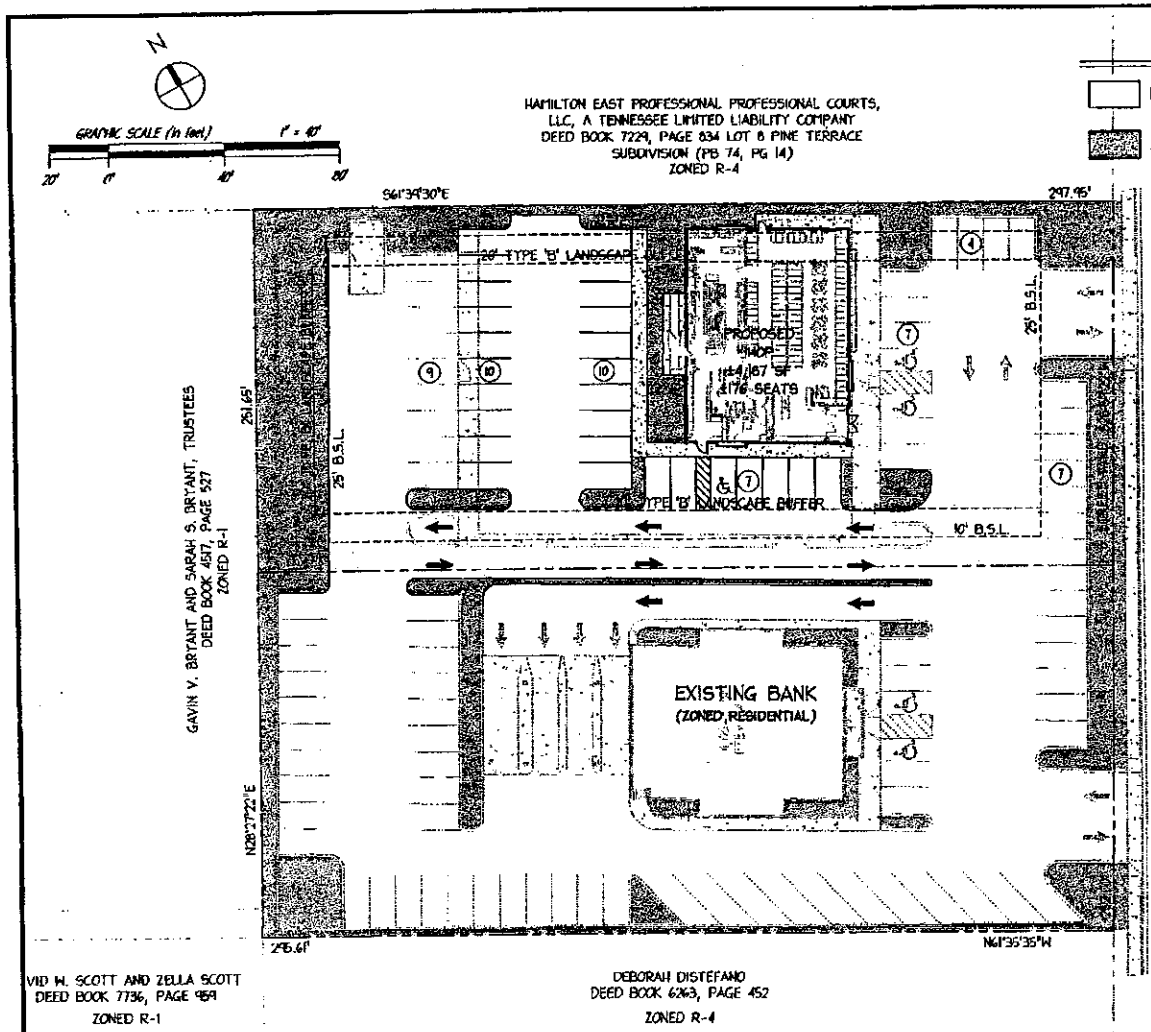
Chattanooga - Hamilton County Regional Planning Agency

Revised Plan 2011-115



LEGEND

PROPOSED ASPHALT AREAS

PROPOSED LANDSCAPED AREAS

SITE INFORMATION

OWNER INFORMATION:
MR. BASSAM ISSA
AHT GROUP, LLC
4713 FROST CREEK DRIVE
COLTENAH, TN 37363

PROJECT CONTACT INFORMATION:
MR. DAVID SHANAHAN
THE TRILOGY GROUP, LLC
6400 POWERS FERRY ROAD
SUITE 100
ATLANTA, GA 30339
770-955-0404
dshanahan@trilogygroup.net

ZONING:
EXISTING: R-4 (SPECIAL ZONE)
PROPOSED: C-2 (CONVENIENCE COMMERCIAL ZONE)
REQUESTED AREA OF REZONING: 0.860 ACRES (37,441 SF)

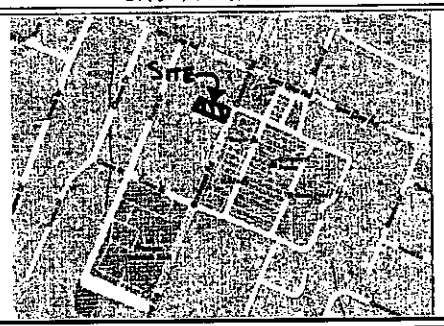
PARKING:
REQUIRED: 56 (1 SPACE PER 75 SF OF FLOOR AREA)
PROVIDED: 54

DRIVE AISLE: 24'

REQUIRED BUILDING SETBACKS:
FRONT: 25'
SIDE: 10' (WHEN ADJACENT TO RESIDENTIAL ZONING)
REAR: 25' (WHEN ADJACENT TO RESIDENTIAL ZONING)

LANDSCAPE BUFFERS:
A 20' TYPE 'B' LANDSCAPE BUFFER IS REQUIRED ALONG ALL PROPERTY LINES THAT ABUT RESIDENTIAL ZONING.

SITE LOCATION MAP



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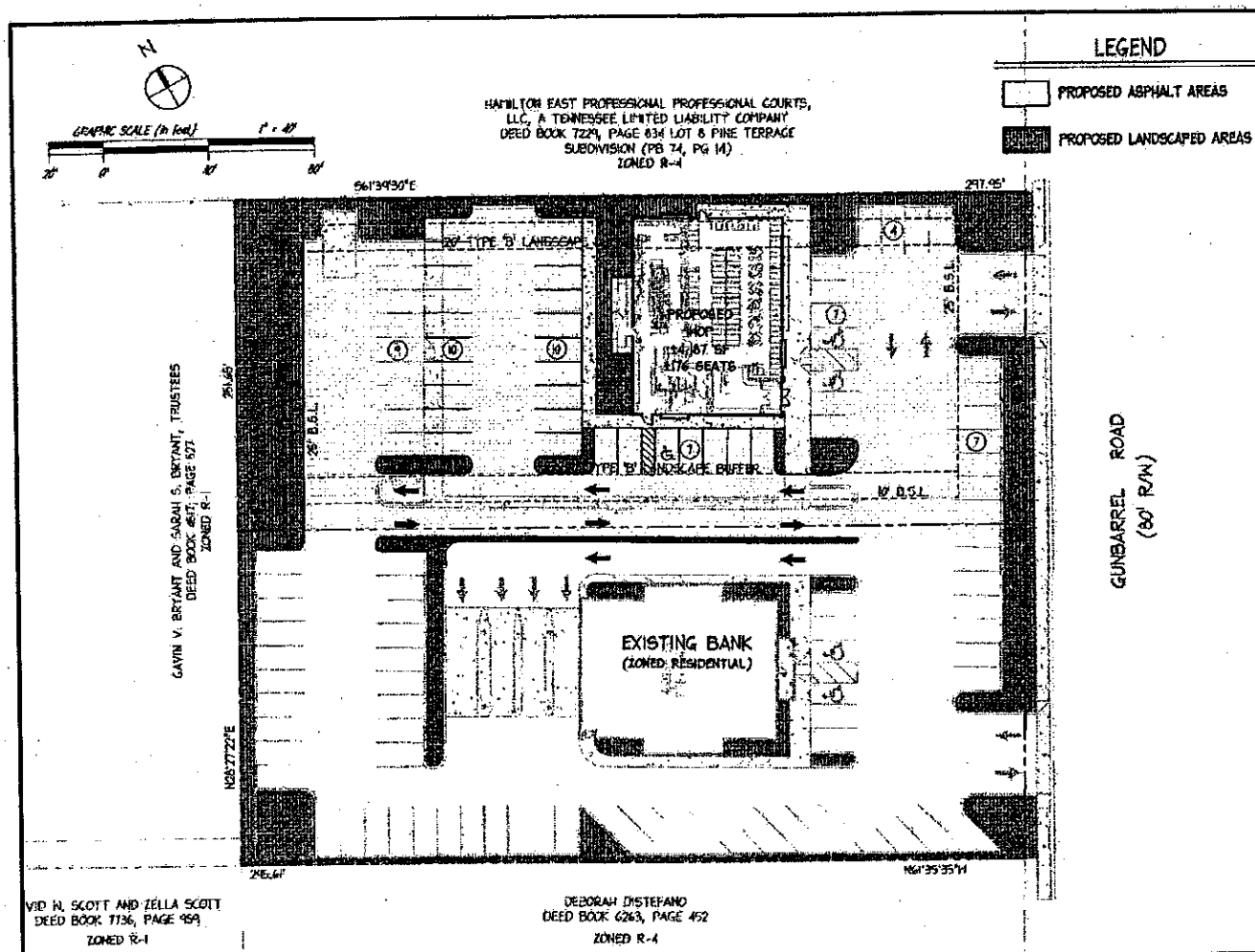
INGENIUM DESIGN GROUP, INC.
CIVIL ENGINEERING AND PLANNING
OAKBROOK OFFICE PARK
103 BOTHBAY LANE
ROSWELL, GA 30076
770.457.8850 866.496.7032 FAX
www.ingeniumdg.com

NO.	REVISIONS	BY	DATE
1	REVISE SHARED DRIVE AISLE	JMP	09/16/11

NO.	REVISIONS	BY	DATE

DATE:	09/08/2011
SCALE:	1"=40'
IDG PROJECT #:	1391
FILE NAME:	1391-SITE PLAN
PROJECT MANAGER:	JMP

IHOP - GUN BARREL ROAD
RE-ZONING SITE PLAN
CHATTANOOGA, TENNESSEE



LEGEND

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PROPOSED LANDSCAPED AREAS

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THE TRILOGY GROUP, LLC
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SUITE 100
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dshahahan@trilogygroup.net

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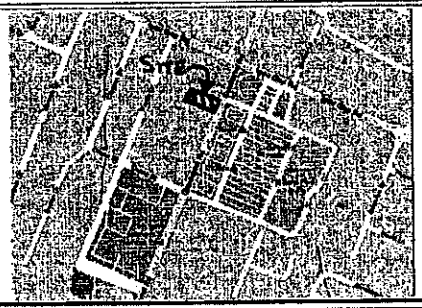

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DEGERHART DESIGN GROUP, INC.
CIVIL ENGINEERING AND PLANNING
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NO.	REVISIONS	BY	DATE
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FILE NAME:	891-SITE PLAN
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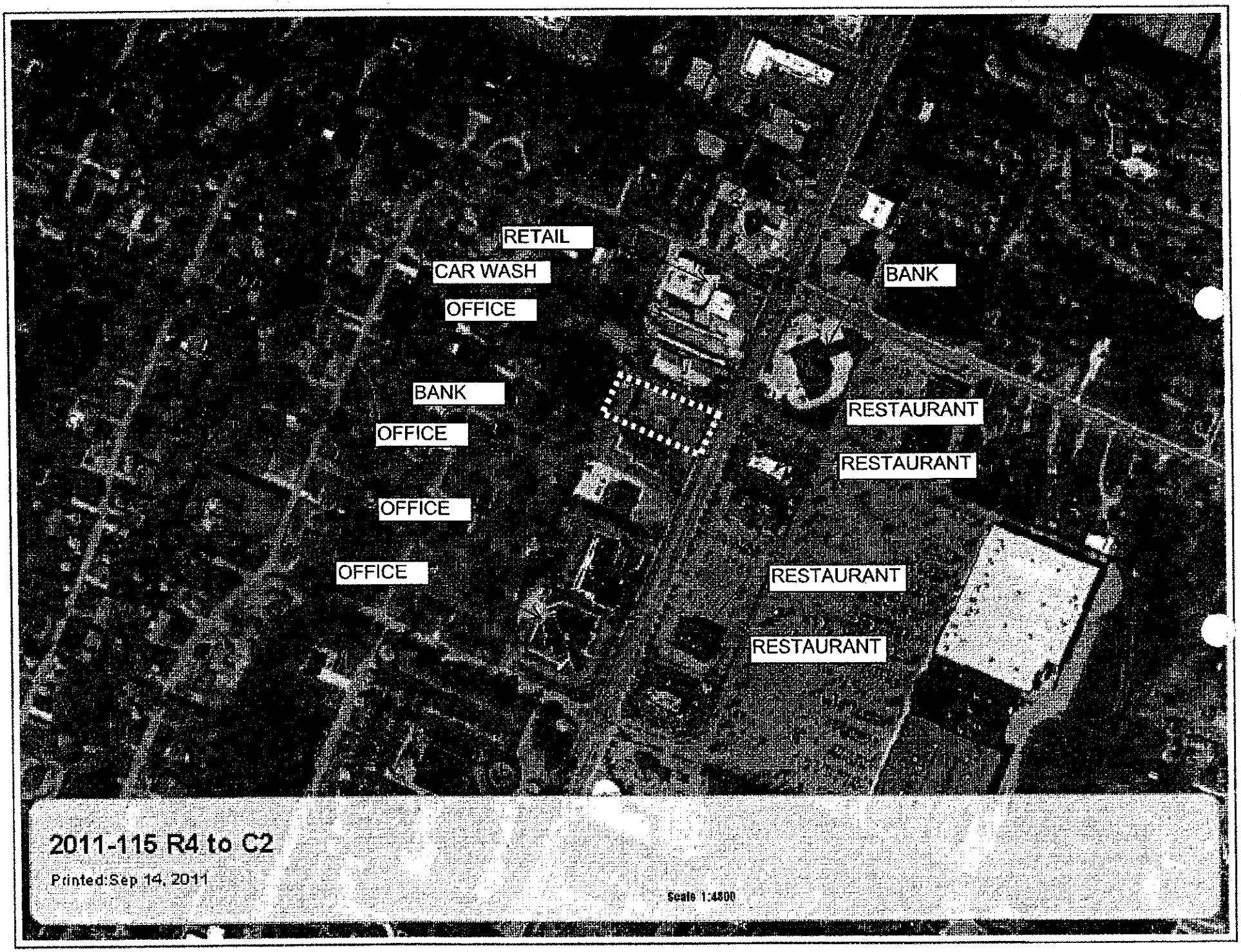
IHOP - GUN BARREL ROAD
RE-ZONING SITE PLAN
CHATTANOOGA, TENNESSEE


RETAIL
CAR WASH
OFFICE
BANK
OFFICE
OFFICE
OFFICE
BANK
RESTAURANT
RESTAURANT
RESTAURANT
RESTAURANT
2011-115 R4 to C2
Printed:Sep 14, 2011
Scale 1:4800

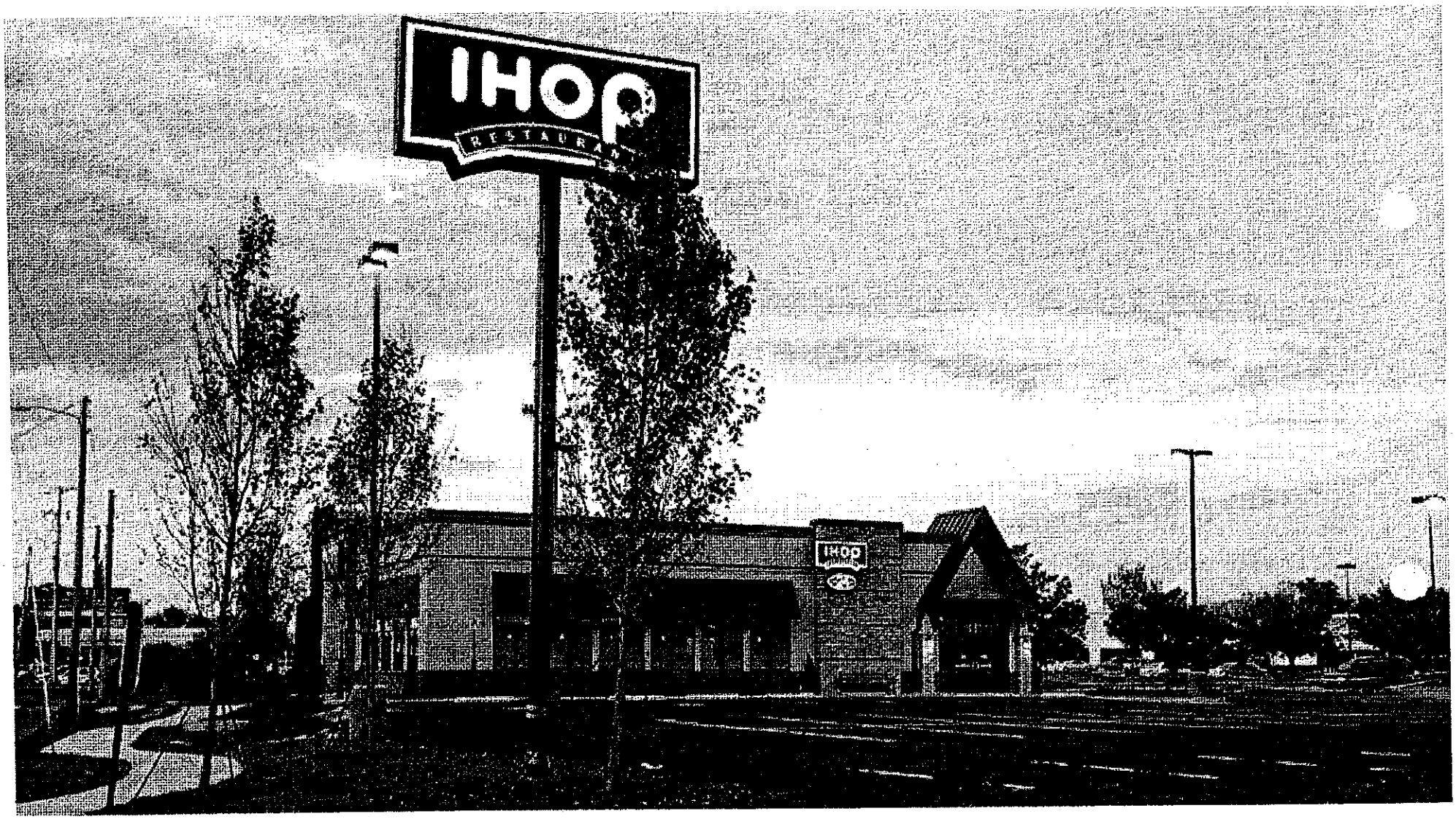
NEUHOFF TAYLOR ARCHITECTS

PROFESSIONAL CORPORATION

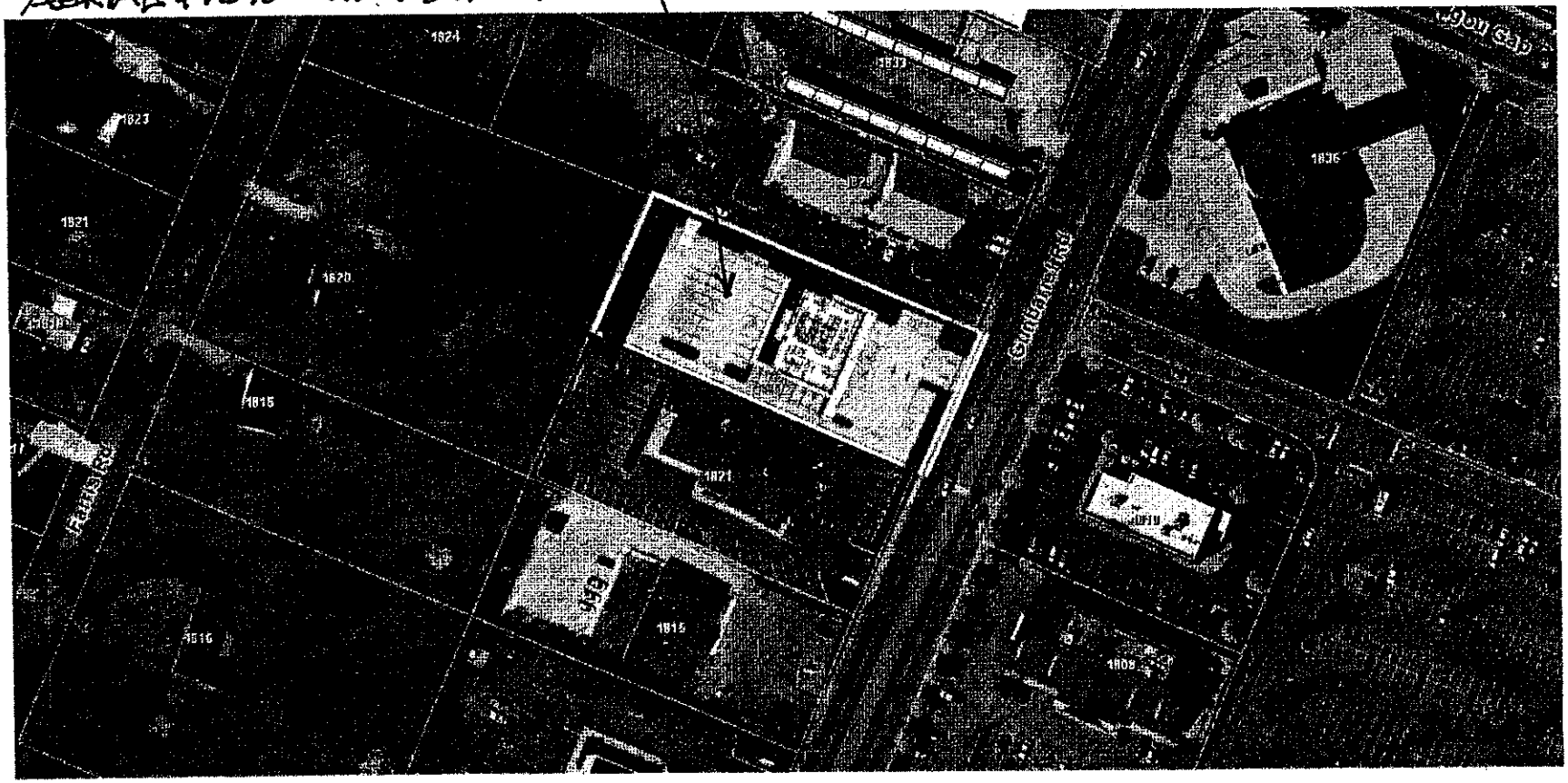
IHOP Zoning Proffers

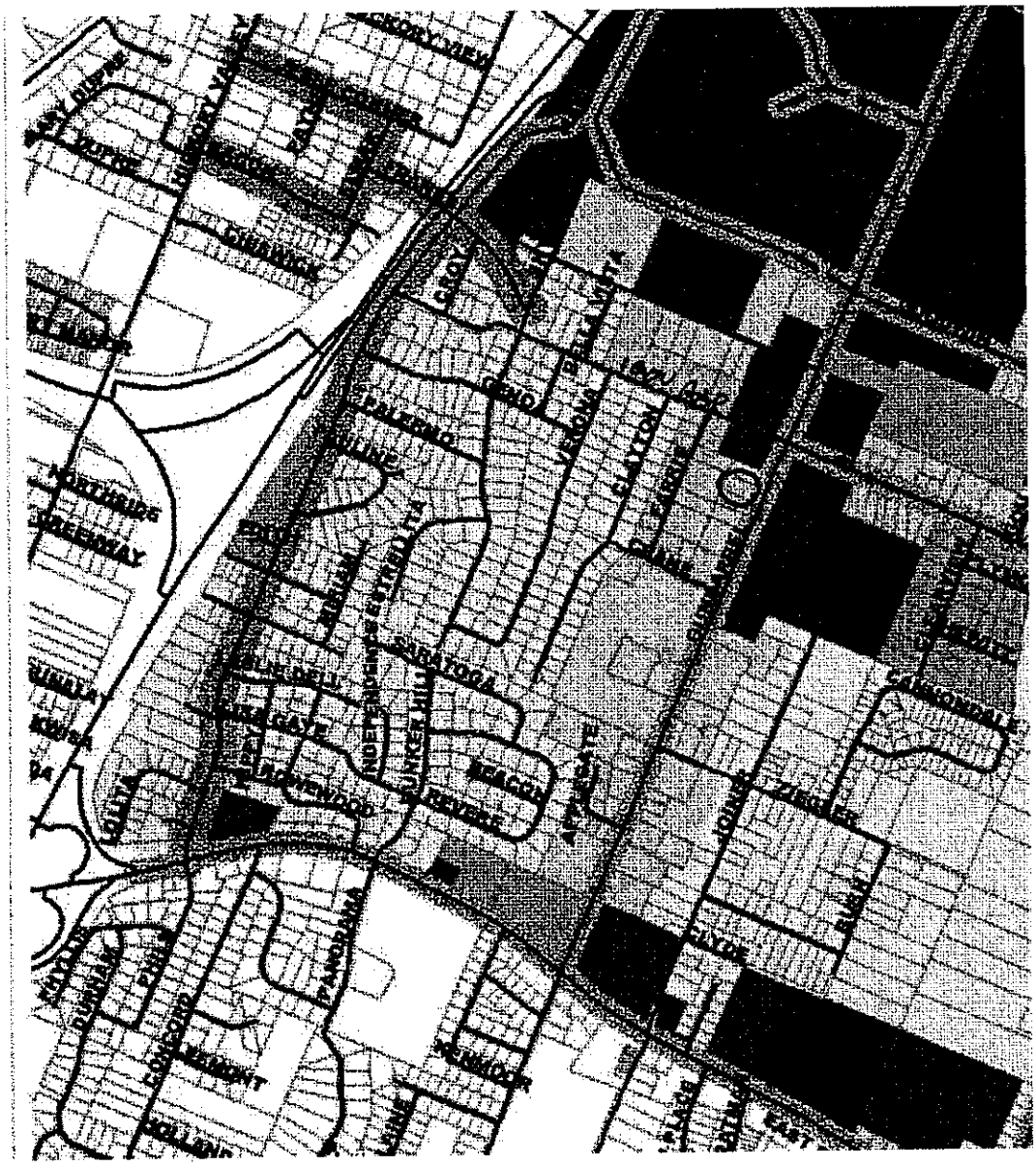
- The use of the property will be limited to a family style sit down restaurant only.
- The building square footage will be limited to a maximum of 4,000 square feet.
- Ingress or egress from existing curb cuts only.
- Install landscaped buffer along the rear property line. Buffer to be a 20' Type "B" Landscaping Buffer.
- Dumpster to be enclosed in masonry walls to coordinate with the building design.
- Lighting to be directed away from all adjacent residential areas with poles being a maximum of 35' height.
- Drive thru service will be prohibited.
- The sale of alcohol will be prohibited.
- The building architectural design will be similar to the new IHOP constructed on Brainerd Road.

699 Dallas Road Chattanooga, TN 37405 423 265-3272 Fax 423 266-5502


IHOP
RESTAURANT
IHOP

AERIAL PHOTO WITH SITE PLAN





Commercial
Office
Institutional/Civic
High-density residential

Hamilton Place Community Plan, 2001

Gunbarrel Road- Igou Gap to East Brainerd

NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, have been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied:

> 2011-115 Bassam Issa of ANT Group, LLC. 1825 Gunbarrel Road, from R-4 Special Zone to C-2 Convenience Commercial Zone.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

May 14, 2013

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2013.

_____
Sandra Freeman
Interim Clerk to the City Council