

2010-017
Race Trac Petroleum
c/o Philip Cochran

RESOLUTION NO. 26228

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR AN AUTO-ORIENTED USE AS A CONVENIENCE STORE WITH GAS PUMPS, ON TRACTS OF LAND LOCATED AT 2501 COWART STREET AND 2306, 2500, 2516, AND 2528 BROAD STREET, MORE PARTICULARLY DESCRIBED HEREIN, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for an Auto-Oriented Use as a convenience store with gas pumps, on tracts of land located at 2501 Cowart Street and 2306, 2500, 2516, and 2528 Broad Street, more particularly described as follows:

Block 3, G. T. Whites Addition, Book D, Volume 2, Page 246, Deed Book 8474, Page 501, Tracts 1 and 2 of Deed Book 8220, Page 173, Tracts of 1 and 2, Deed Book 8220, Page 142, and Tracts 3 and 4 of Deed Book.3739, Page 530, ROHC. Tax Map 145N-G-001 thru 005.

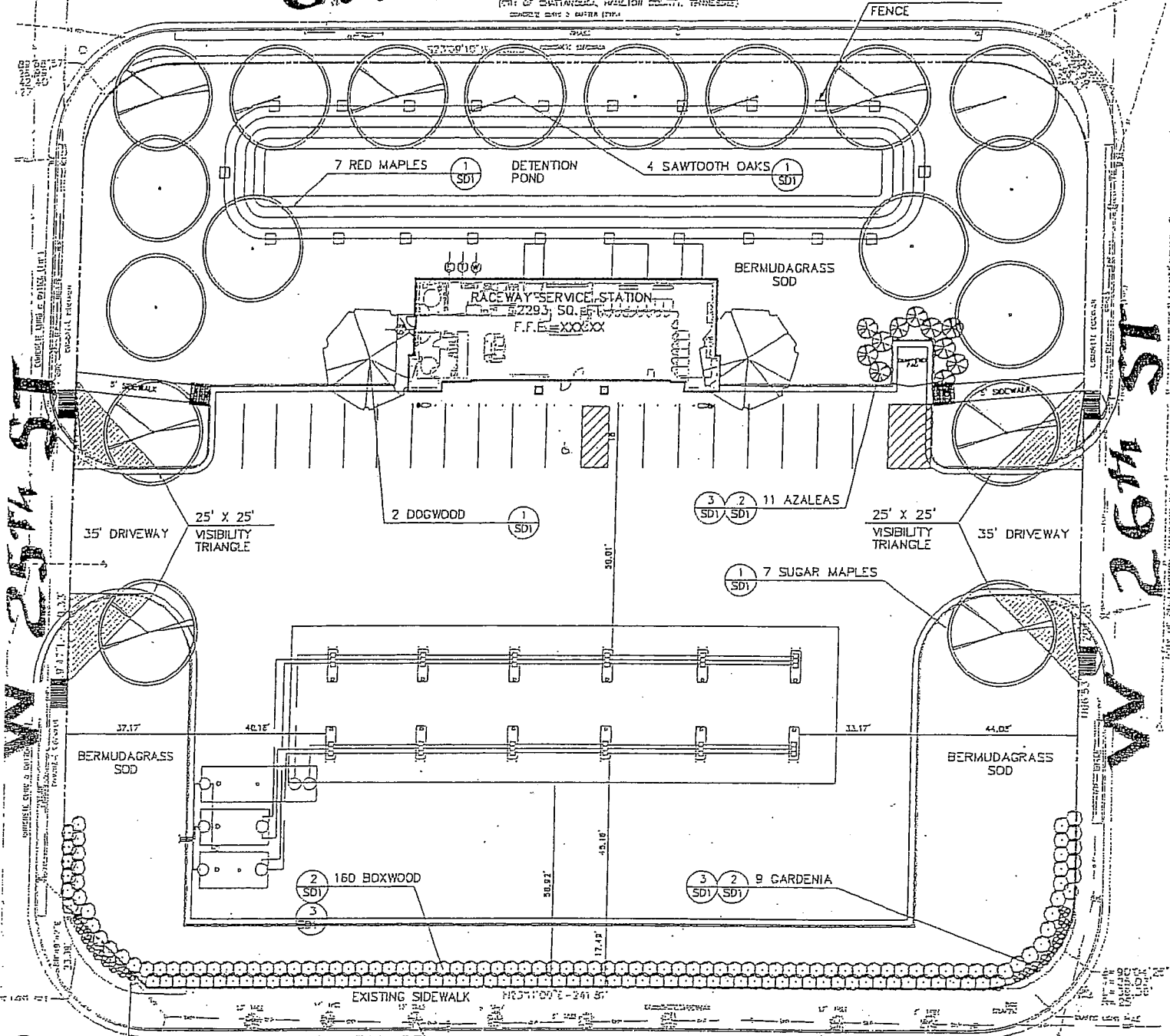
and as shown on the map and drawing attached hereto and made a part hereof by reference.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the drawings and renderings presented at the meeting.

ADOPTED: March 9, 2010.

/mms

COWART ST 2010-017



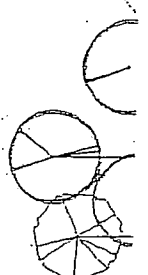
Current Zoning Information			
Source of Information	Regional Planning Agency		
Address	1200 Market Street		
Name of Contact	Jonie Goffin		
Phone/Fax/E-mail	(423) 688-2287 (423) 757-3630 www.chattanooga.gov		
Zoning District	N/A		
Zoning Classification(s)	UCC Urban General Commercial Zone		
Permitted Uses	Retail Sales and Service Establishments		
Restriction/Item	Required	Observed	Notes
Lot Area	N/A	74,901 S.F.	1.72 ACRES
Building Area to Lot Ratio	N/A		
Front Yard Setback	0-15 FEET		
Side Yard Setback	0 FEET		
Rear Yard Setback	0 FEET		
Building Height	40 FEET MAX 118 FEET MAX		
Parking (Total)			
Regular	3 SPACES	19 SPACES	
Handicapped	1 SPACE	1 SPACE	
Buffer Screening Area	N/A		
PERVIOUS RATIO	PERVIOUS RATIO PERVIOUS RATIO		

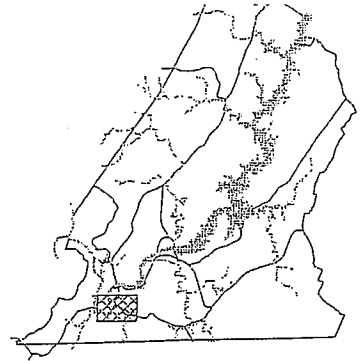
BROAD ST

BROAD STREET
(E.A.S. INDIVIDUAL)
CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE
(E.S. P.A.S.) (PUBLIC DEDICATED), (ASPHALT) WIDTH VARIES

PROJECT CONTACTS

DISPOSABLE RACEWAY PROJECT CONTACT PHILIP COCHRAN 3002 COMBERLAND BLVD ATLANTA, GA 30339 PHONE 770-331-7900 EXT. 1231 EMAIL: PCOCHRAN@RACEWAY.COM	PROPERTY OWNER/SELLER JOSEPH V. WILLIAMS 4509 HTT RD CHATTANOOGA, TN 37416 PHONE 423-852-4223
CO ENGINEERING PROJECT CONTACT CHARLES ZEPHERY, P.E., Z.E.A. 3715 NORTHSIDE PARK 200 NORTHSIDE SUITE 100 ATLANTA, GA 30327 PHONE 404-818-6800 EMAIL: CZEPHERY@CEIENGINE.COM	



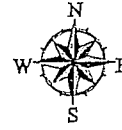


CHATTANOOGA

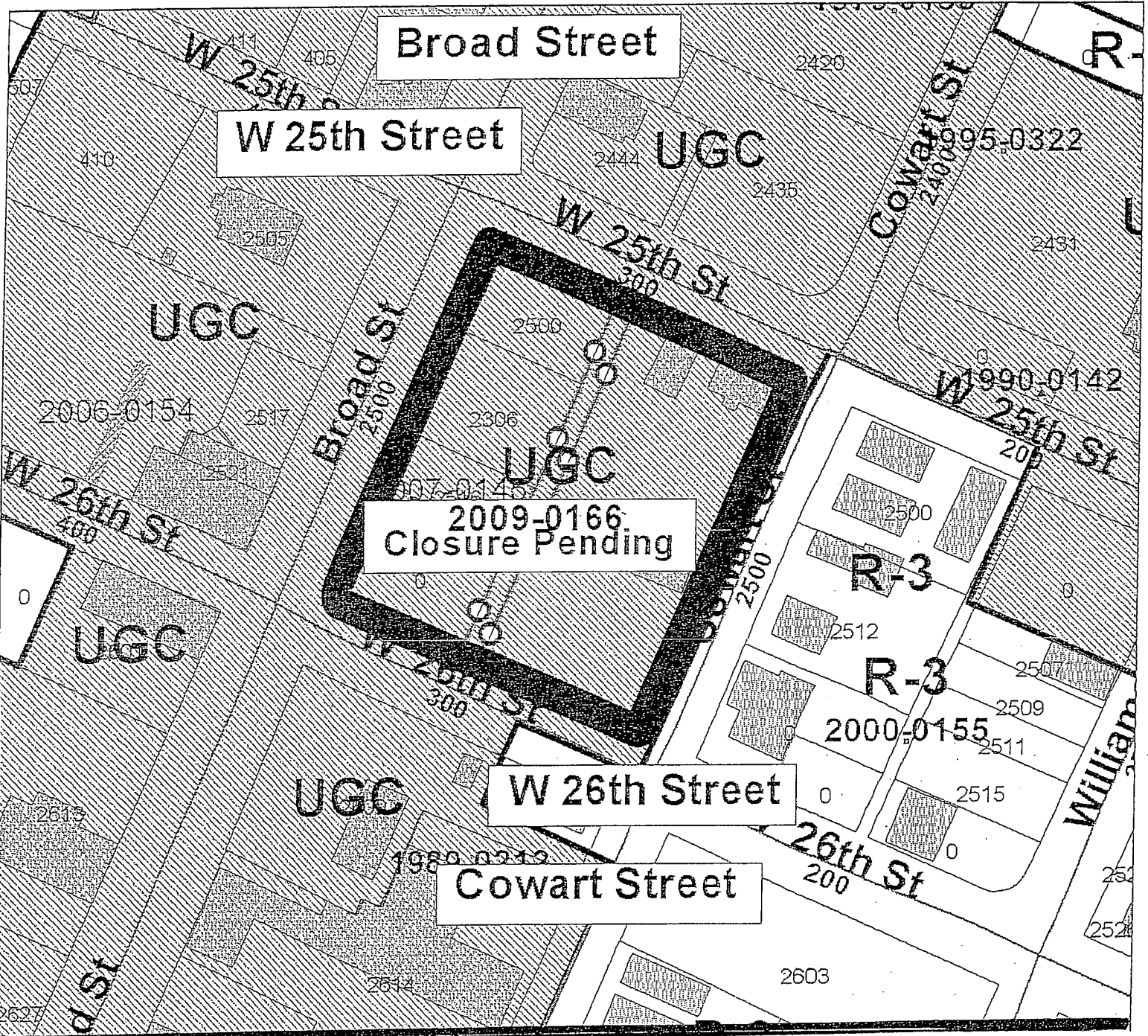
CASE NO: 2010-0017

PC MEETING DATE: 2/8/2010

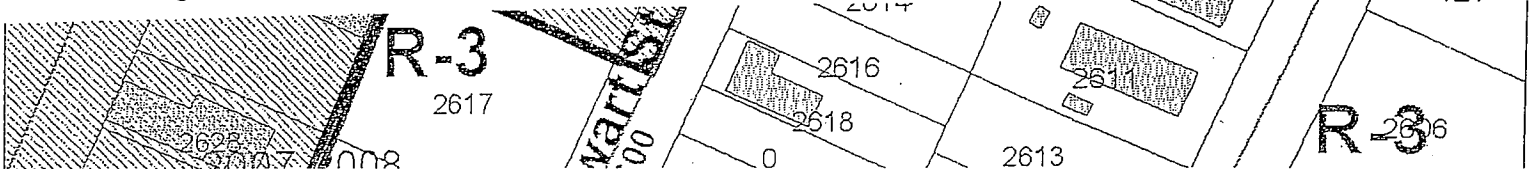
SEP: REQUEST WAIVER FROM SEC. 38-208 MIN. YARD &
LANDSCAPING REQUIREMENTS TO ALLOW A 57' SET BACK



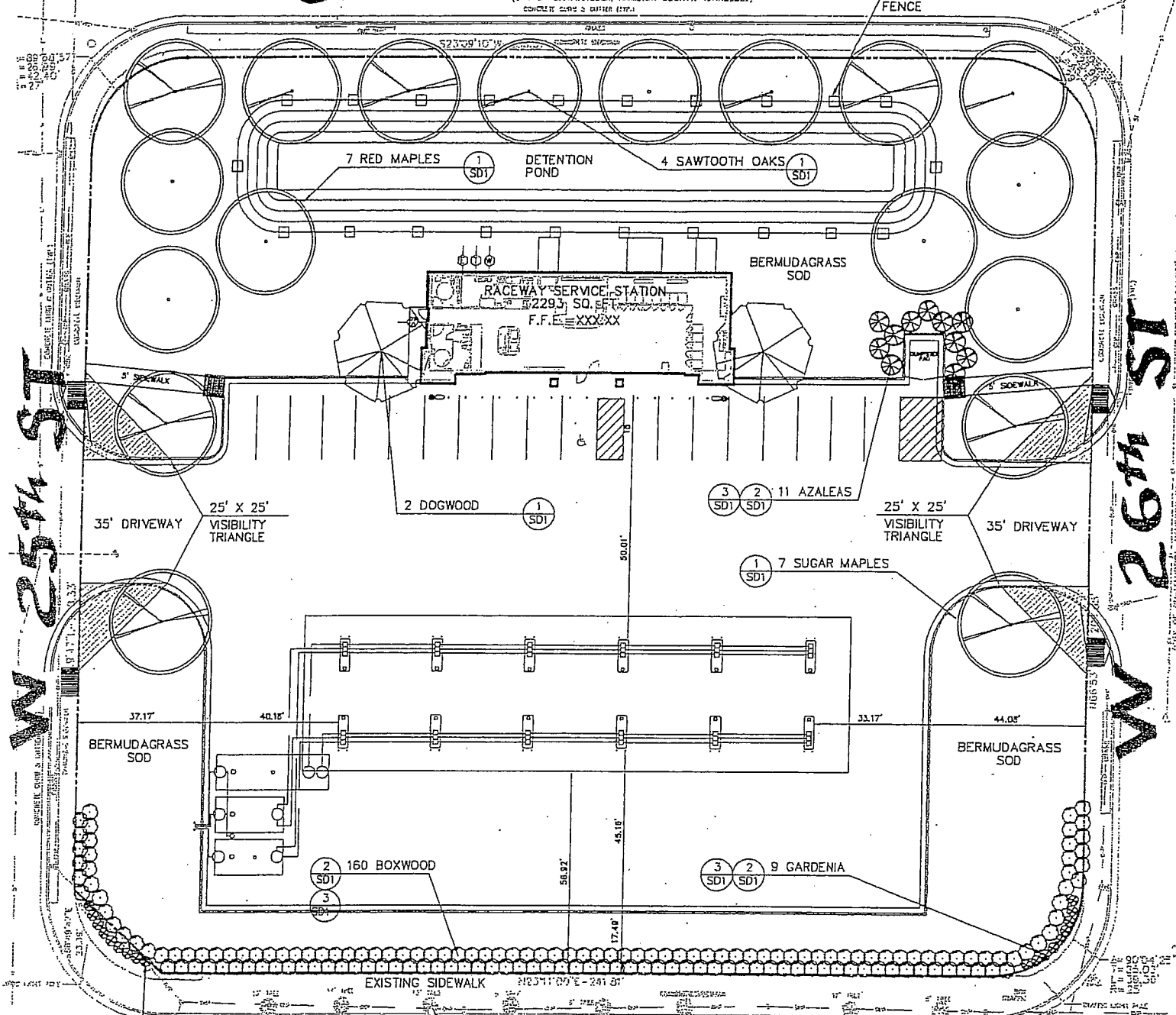
1 in. = 110.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-017: Approve, subject to the drawings and renderings presented at the meeting.



COWART ST 2010-017



W 25th ST

W 26th ST

BROAD ST

Current Zoning Information		
Source of Information	Regional Planning Agency	
Address	1250 Market Street	
Name of Contact	Jonie Galin	
Phone/Fax/Email	(423) 668-2287 (423) 757-5532 www.thered.org	
Zoning District	N/A	
Zoning Classification(s)	USC Urban General Commercial Zone	
Permitted Uses	Retail Sales and Service Establishments	
Restriction/Item	Required	Observed Notes
Lot Area	N/A	74,901 S.F., 1.72 ACRES
Building Area to Lot Ratio	N/A	
Front Yard Setback	0-15 FEET	
Side Yard Setback	0 FEET	10' WITH ADJACENT RESIDENTIAL ZONE 25' WITH ADJACENT RESIDENTIAL ZONE
Rear Yard Setback	0 FEET	
Building Height	40 FEET MAX 18 FEET MIN	
Parking (Total)		
Regular	3 SPACES	19 SPACES
Handicapped	CURRENT ADA STANDARD	1 SPACE
Buffer Screening Area	N/A	
IMPERVIOUS RATIO	10% MAXIMUM IMPERVIOUS	IMPERVIOUS MAX PERVIOUS
TREE CANOPY RATIO	15% TREE CANOPY	15% TREE CANOPY

PROJECT CONTACTS

PURCHASER RACEWAY PROJECT CONTACT PHILIP COCHRAN 3225 COMBERLAND BLVD ATLANTA, GA 30339 PHONE 770-431-7600 EXT. 1331 EMAIL PCOCHRAN@RACEWAY.COM	PROPERTY OWNER/SELLER JOSEPH V. WILLIAMS 4509 HIRT RD CHATTANOOGA, TN 37416 PHONE 423-892-4823
CE ENGINEERING PROJECT CONTACT CHARLES ASHLEY, P.E., A.S.A. 3715 NORTHSIDE PKWY 200 NORTHSIDE SUITE 100 ATLANTA, GA 30327 PHONE 404-816-6800 EMAIL CASHLEY@CEENGINEERING.COM	

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