



December 13, 2018

RE: Petition No: 2018-229

City of Chattanooga  
Real Property Office  
c/o Gail Hart  
1001 Lindsay Street  
Chattanooga, TN 37402

Dear Ms. Hart:

Your petition was reviewed by the Planning Commission on Monday, December 10, 2018, and it is now being sent to the Chattanooga City Council for final consideration.

The Planning Commission recommended to the City Council that your petition requesting rezoning property located at several unaddressed properties located in the west line of the 1900 block of Roanoke Avenue and formerly known as Harriet Tubman Homes to M-1 with conditions be ***approved to rezone a portion of the site to M-1 Manufacturing Zone with the following clarifications noted below:***

***1) Approval of rezoning the site to M-1 Zone (with conditions noted), with the exception of the first 150 feet as measured from the right-of-way of Roanoke Avenue for the entire width of the property abutting along Roanoke Avenue which would remain R-3 Zone.***

***2) The following conditions would apply to the M-1 Zone portion of the site:***

***a. The following uses are prohibited: blast furnace; boiler works; forge plants; foundries; planning mills; processing of fish, poultry, and meat; rolling mills; smelting; any of the outdoor uses listed in the M-4 Zone (recycle processing centers; coal screening and sieving plants; junk or salvage yards; sanitary landfills; sawmills; stockyards; rock crushers; stone mills or quarries; gravel pits; asphalt plants; cement or concrete plants; and other outdoor industrial use); adult oriented establishments; open air markets; and commercial hazardous waste and medical waste management facilities.***

***b. Any use having a similar impact or in character to the above uses is prohibited.***

***c. Prior to receiving a permits, a transportation impact study shall be submitted to the Chattanooga Department of Transportation office for review that describes the current and projected employee traffic counts across all shifts, and shipping/receiving traffic. The study will address opportunities for using biking, walking and transit to service the employee traffic. The study will develop recommendations for traffic routing of employees, multi-modal transportation accommodation and shipping/receiving routing. Should any transportation improvements be required, they shall be completed prior to the issuance of a Certificate of Occupancy.***

*d. No dumpsters or loading areas or activities permitted within 200 feet of any residentially zoned area.* However, after considering this recommendation, your petition might still be approved or denied by final action of the City Council.

If, for any reason, you do not wish to have your petition considered by the City Council, you should contact us right away. Our telephone number is 643-5902.

The City Council has recently determined that an applicant should be present at the City Council hearing in order to answer any questions which might arise regarding the application. Otherwise, the request may be denied due to lack of information. The City Council's office at 643-7170 can advise you as to when your petition is scheduled to come before the City Council.

Thank you for your patience and cooperation. If you have any questions or need additional assistance, please call.

Sincerely,



Bryan Shults  
Director of Development Services

DecAppLtr