

2009-027  
Tina Harvey Crawford

RESOLUTION NO. 25891-A

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR NON-PROFIT HERITAGE EDUCATIONAL FACILITY ON A TRACT OF LAND LOCATED AT 400 GARDEN ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWINGS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

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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 Non-Profit Heritage Educational Facility on a tract of land located at 400 Garden Road, as shown on the map and drawings attached hereto and made a part hereof by reference and more particularly described as follows:

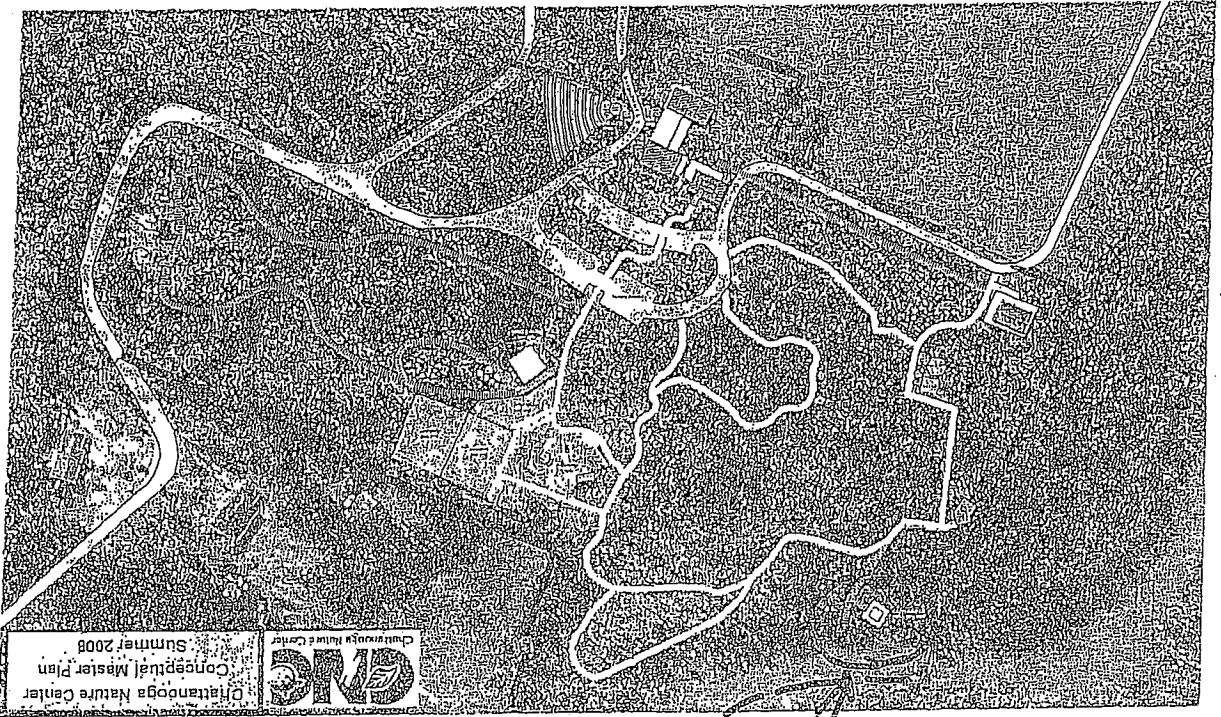
Part of Tract 4, Jeff Parker, Jr. Heirs Property on Lookout Creek,  
Plat Book 19, Page 84, ROHC, Deed Book 2886, Page 45, ROHC.  
Tax Map 154-025.

BE IT FURTHER RESOLVED, That this Special Exceptions Permit shall be subject to:

1. No outdoor campfires;
2. No more than eight (8) overnight guests allowed in the treehouse; and
3. No outdoor sound amplification, except for special events managed by the

Chattanooga Nature Center.

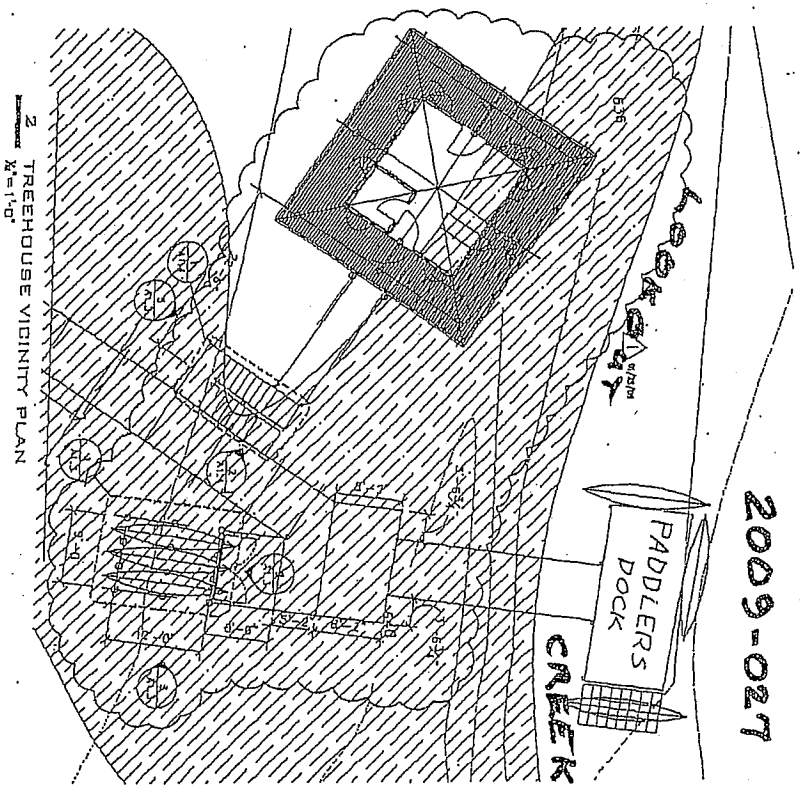
ADOPTED: April 14, 2009



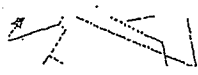
Chattanooga Nature Center  
 Conceptual Master Plan  
 Summer 2008

2009-027

Paddlers Cabin



2009-027



APPLICATION NO: 2009-02Z

JURISDICTION: Chattanooga Dist. #1

APPLICANT: Tina Harvey Crawford

Hamilton County Dist. #6

DATE OF PLANNING COMMISSION MEETING: March 9, 2009

LOCATION: 400 Garden Road

PRESENT ZONING: R-1 Residential Zone & M-1 Manufacturing Zone

REQUEST FOR: R-4 Special Zone

PROPOSED DEVELOPMENT: Overnight Cabin Rental

SIZE OF TRACT: 15.1 Acres ±

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Residential

SURROUNDING DEVELOPMENT: Detached Single-Family Residential Dwellings & Agricultural

EXTENSION OF EXISTING ZONE: No

NAME OF COMMUNITY LAND USE PLAN: Lookout Valley Area Plan

CONSISTENT WITH COMMUNITY LAND USE PLAN: No

CONSISTENT WITH COMPREHENSIVE PLAN 2030: **Planning Commission Recommendation:**

**ADEQUATE SITE PLAN SUBMITTED:** Yes **Deny request; Approve a Sp. Exception Form with conditions (see resolution)**

**STAFF RECOMMENDATION:** Defer for approval of a Special Exceptions Permit for Non-Profit Heritage Educational Facility (currently in draft form). Or deny the R-4, but approve Special Exceptions Permit if ready at Planning Commission meeting.

**REASONS FOR RECOMMENDATION:**

A Special Exceptions Permit is recommended to maintain the property's current and future compatibility to neighborhood residences.

Located in the Preserve Development Sector of the 2030 Comprehensive Plan, this sector recommends very low impact uses, such as parks, natural preserves, recreation, camping, and utilities.

The existing uses on the property are functioning well. They produce a relatively low traffic impact on the adjacent properties.

CHATTANOOGA - HAMILTON COUNTY REGIONAL PLANNING AGENCY

CHATTANOOGA

CASE NO: 2009-0027

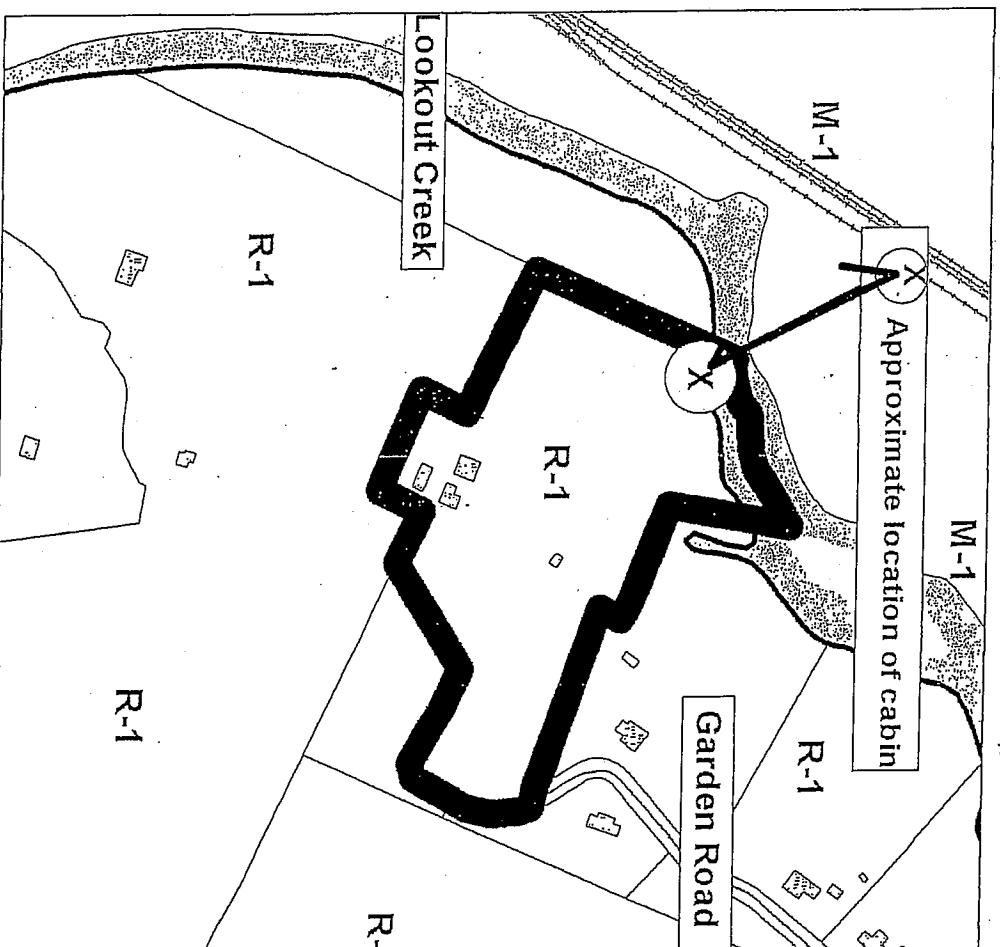
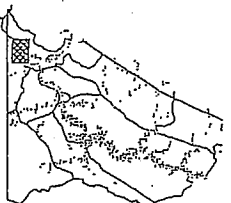
PC MEETING DATE: 3/9/2009

FROM: R-1 & M-1

TO: R-4



1 in. = 300.0 feet



2009-027 City of Chattanooga  
March 9, 2009

RESOLUTION

WHEREAS, Tina Harvey Crawford 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 and M-1 Manufacturing Zone to R-4 Special Zone on a tract of land located at 400 Garden Road.

Part of Tract 4, Jeff Parker, Jr. Heirs Property on Lookout Creek, Plat Book 19, Page 84, ROHC, Deed Book 2886, Page 45, ROHC. Tax Map 154-025 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on March 9, 2009.

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 March 9, 2009, recommended to the Members of the City Council of the City of Chattanooga that this petition for R-4 Special Zone be denied, but approve a Special Exceptions Permit, subject to:

- 1) No outdoor campfires;
- 2) No more than eight (8) overnight guests allowed in the treehouse; and
- 3) No outdoor sound amplification, except for special events managed by the Chattanooga Nature Center.

Sincerely,

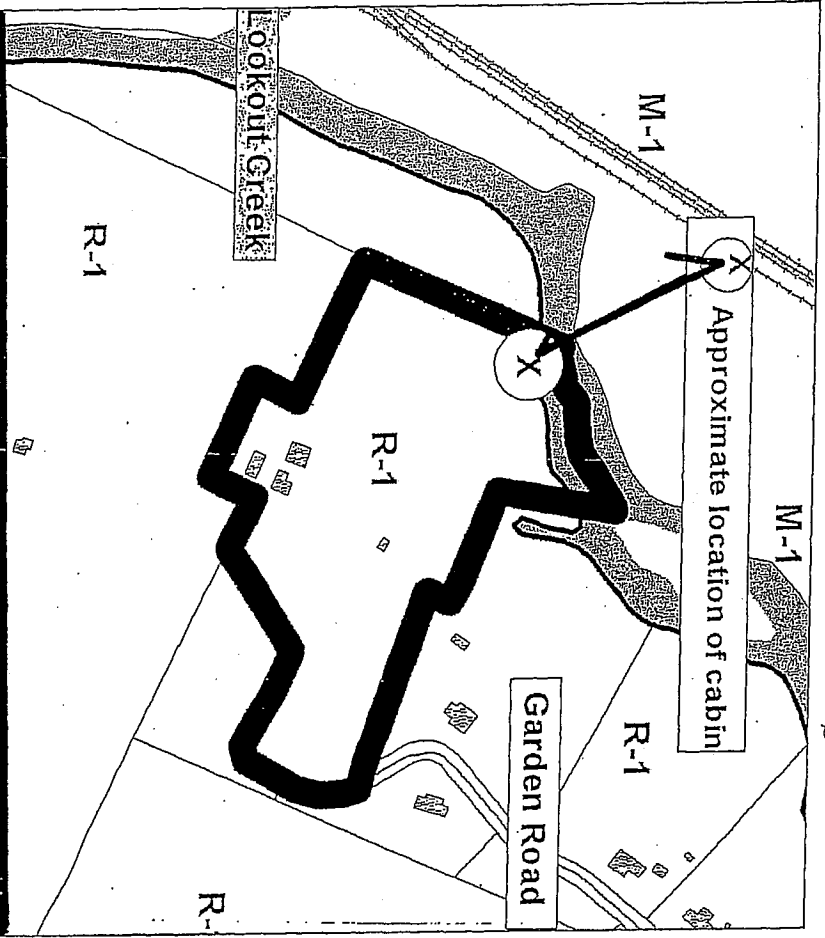
*Barry M. Bennett*  
Barry M. Bennett  
Secretary

CHATTANOOGA - HAMILTON COUNTY REGIONAL  
PLANNING AGENCY



CHATTANOOGA  
CASE NO: 2009-0027  
PC MEETING DATE: 3/9/2009  
FROM: R-1 & M-1  
TO: R-4

1 in. = 300.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2009-027: Deny the R-4, but approve a Special Exceptions Permit, subject to:

- 1) No outdoor campfires;
- 2) No more than eight (8) overnight guests allowed in the treehouse; and
- 3) No outdoor sound amplification, except for special events managed by the Chattanooga Nature Center.