

Board of Zoning Appeals

January 8th, 2025





Agenda

OLD BUSINESS

1. BOZA-24-66 - 513 Sterling Ave. 37405: Setback Variance **APPLICANT REQUESTS TO WITHDRAW**
2. BOZA-24-88 - 502 Tall Timber Trl., 37415 (District 1) - Relief from sec. 38-25 (a)
3. BOZA-24-90 - 4270 Bonny Oaks Dr., 37406 (District 5) - Building Separation Reduction
4. BOZA-24-91 - 4718 Whispering Hills Ln., 37343 (District 2) - Setback Reduction Variance **PUBLIC NOTICE
SIGN NOT POSTED: DEFER**
5. BOZA-24-94 - 1833 Gunbarrel Rd, 37421 (District 4) - Parking Variance **APPLICANT REQUESTS TO
WITHDRAW**
6. BOZA-24-100 - 5450 Glenn Fls, 37409 (District 7) - Setback Reduction Variance

NEW BUSINESS

1. BOZA-24-97 - 1900 E. 14th St, 37404 (District 8) - Setback Reduction Variance
2. BOZA-24-105 - 316 Glendale Dr, 37405 (District 1) - Setback Reduction Reduction
3. BOZA-24-106 - 5230 Highway 153, 37343 (District 3) - Sign Setback Reduction Variance
4. BOZA-24-107 - 531 W. 37th St, 37410 (District 7) - Setback Reduction Variance
5. BOZA-24-108 - 1305 Richard Ave, 37404 (District 9) - Setback Reduction Variance, Accessory Structure in the Front Yard
6. BOZA-24-109 - 1833 Gunbarrel Rd, 37421 (District 4) - Special Exception (New Zoning Code)



OLD BUSINESS

BOZA-24-88

502 Tall Timber Trail

Applicant: Cole Murphy

Zoning: R-1 Residential

Council District: 5

Variance Request: Relief from sec. 38-25 - Lots to front street; exceptions. Residential (a). (Now sec. 38-46 (f))

Hardship: Existing condition



I want to...

Parcel Information

OWENS GARY SCOT
502 TALL TIMBER TRL
090 107

[Property Information](#)

[View Additional Details](#) [Run a Report](#) [Add to Results](#)

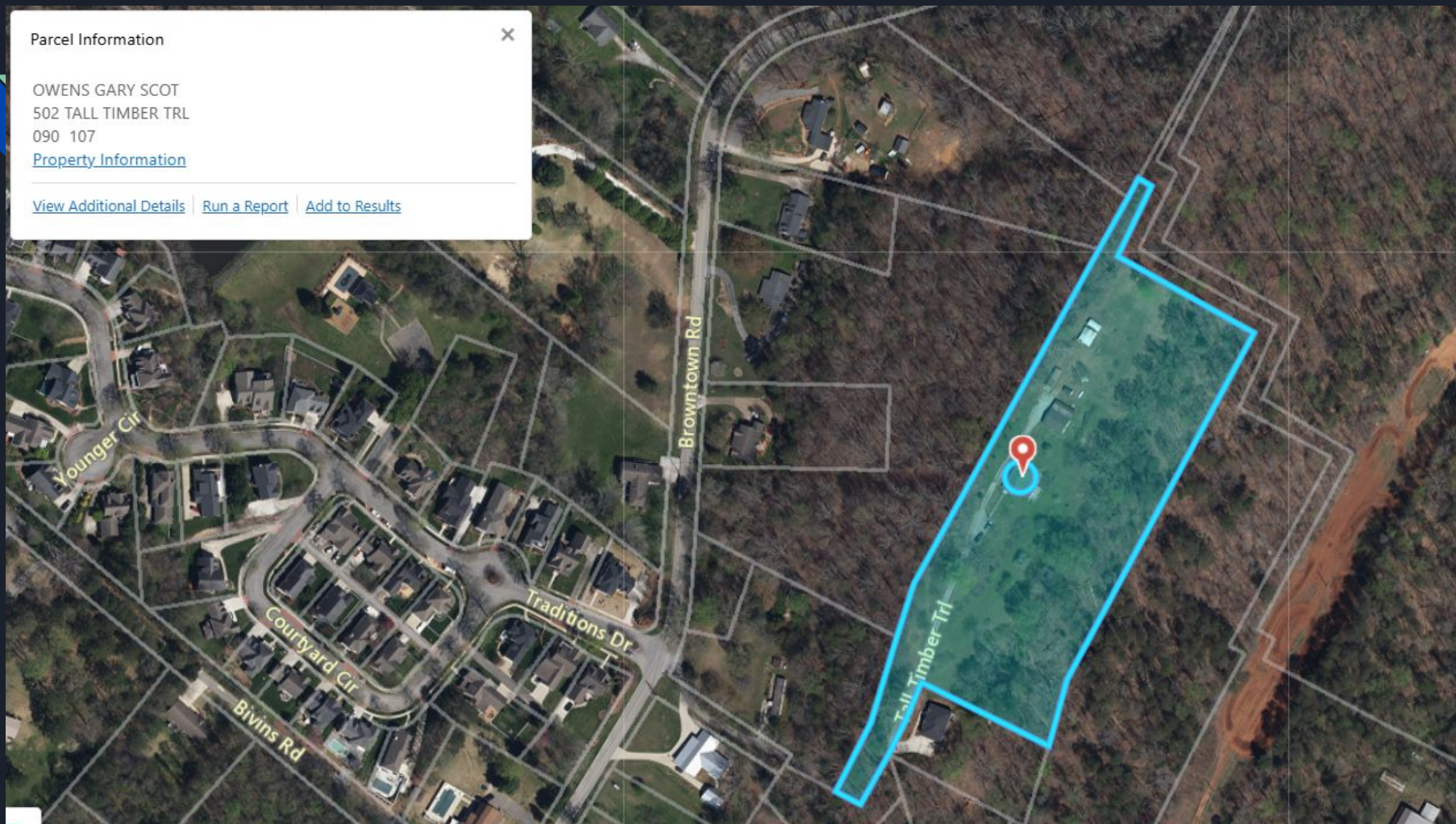


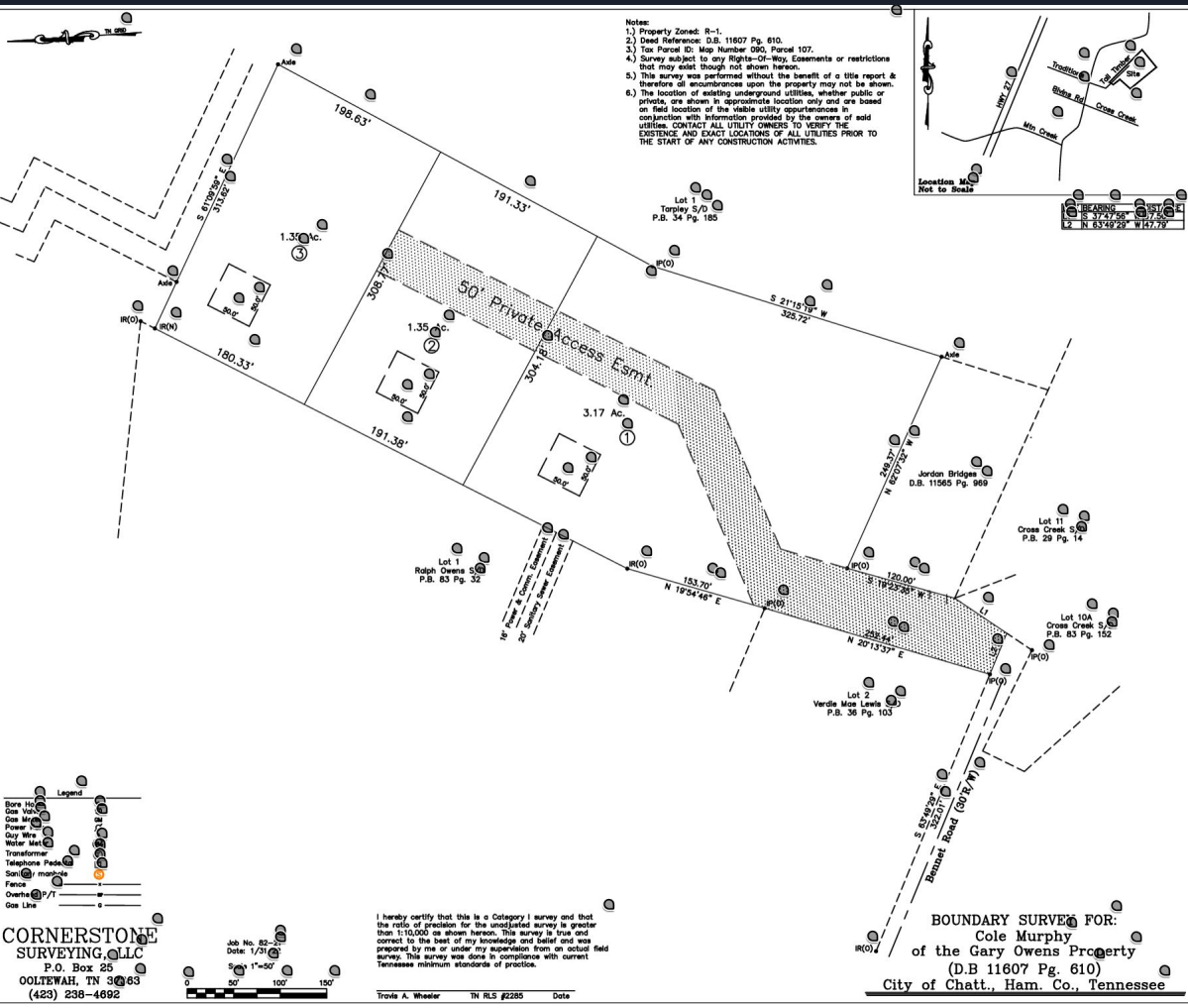
Parcel Information

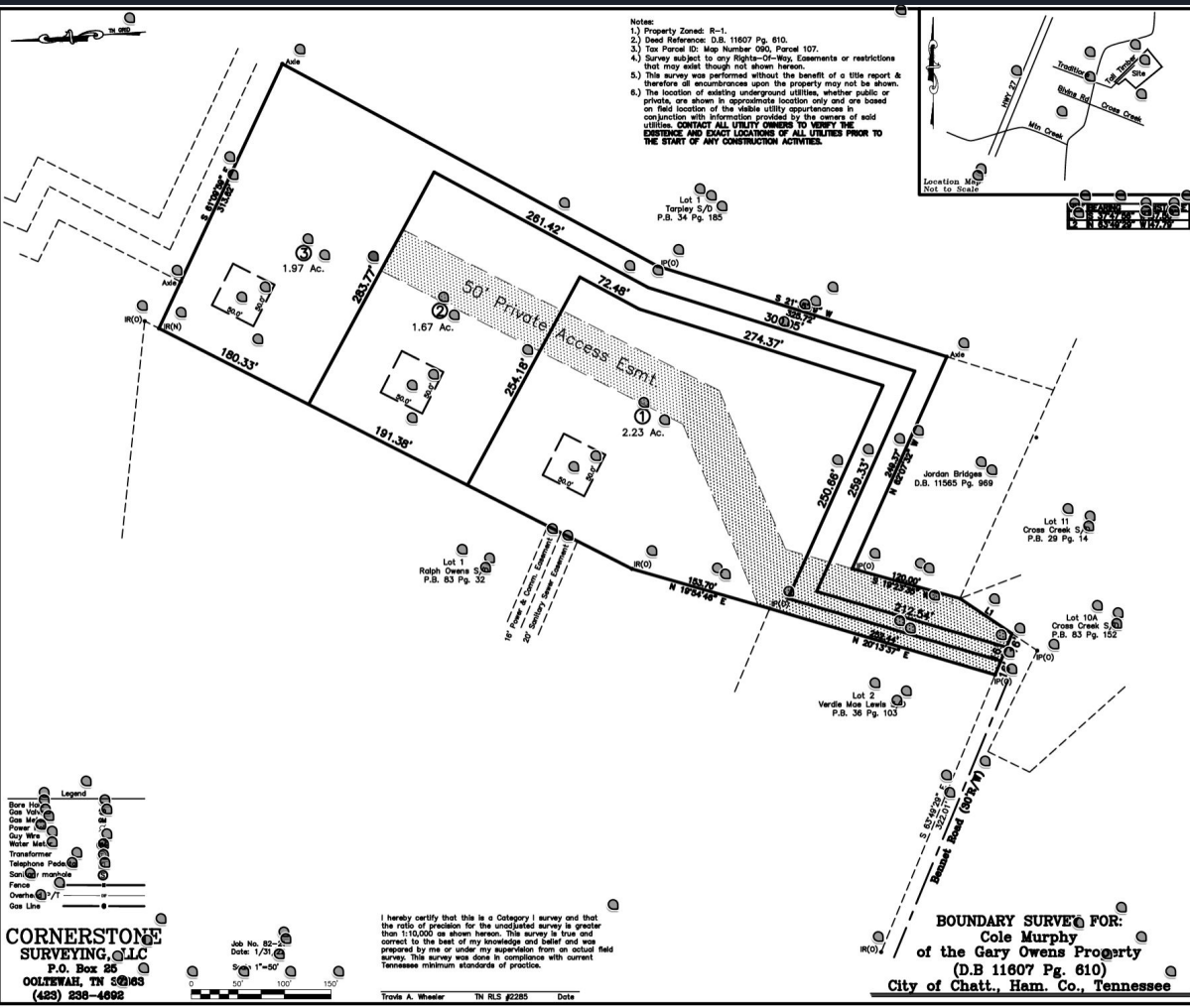
OWENS GARY SCOT
502 TALL TIMBER TRL
090 107

[Property Information](#)

[View Additional Details](#) | [Run a Report](#) | [Add to Results](#)

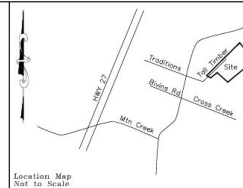








- Notes:
- 1.) Property Zoned: R-1.
 - 2.) Deed Reference: D.B. 11607 Pg. 610.
 - 3.) Tax Parcel ID: Map Number 060, Parcel 107.
 - 4.) Survey subject to any Rights-Of-Way, Easements or restrictions that may exist though not shown hereon.
 - 5.) This survey was performed without the benefit of a title report & therefore all encumbrances upon the property may not be shown.
 - 6.) The location of existing underground utilities, whether public or private, are shown in approximate location only and are based on field location of the visible utility appearances in conjunction with information provided by the owners of said utilities. **CONTACT ALL UTILITY OWNERS TO VERIFY THE EXISTENCE AND EXACT LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.**



LINE BEARING	DISTANCE
L1 S 37°47'56" W 87.50'	
L2 N 63°49'29" W 47.75'	

Legend	
Stone Wall	—●—
Gas Valve	—○—
Gas Meter	—○—
Power Pole	—○—
Guy Wire	—○—
Water Meter	—○—
Transformer	—○—
Telephone Pedestal	—○—
Sanitary manhole	—○—
Fence	—○—
Overhead P/T	—○—
Gas Line	—○—

CORNERSTONE
SURVEYING, LLC
P.O. Box 25
OLITWAH, TN 37363
(423) 238-4692

Job No. 82-21
Date: 1/31/22
Scale 1"=50'



I hereby certify that this is a true and correct copy of the original survey as filed in the office of the Register of Deeds for the State of Tennessee.

Travis A. Wheeler TN RLS #2285 Date

Lot 2
Verdie Mae Lewis S/D
P.B. 36 Pg. 103

Lot 1
Ralph Owens S/D
P.B. 83 Pg. 32

Gary Owens
D.B. 11607 Pg. 610
5.97 Ac.

Jordan Bridges
D.B. 11565 Pg. 969

Lot 11
Cross Creek S/D
P.B. 29 Pg. 14

Lot 10A
Cross Creek S/D
P.B. 83 Pg. 152

BOUNDARY SURVEY FOR:
Cole Murphy
of the Gary Owens Property
(D.B. 11607 Pg. 610)
City of Chatt., Ham. Co., Tennessee



LOCATION MAP

CREEK SUBDIVISION UNIT 1 & 2 PG 10 & 10A.

5. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE CITY OF CHATTANOOGA SUBDIVISION REGULATIONS.
6. TAX MAP NO. 0998 B 011.
7. CITY ORDINANCE #6842 ENTITLED "STORM WATER RUN-OFF AND EROSION CONTROL" SHALL APPLY TO ANY DISCHARGE OF SAME FROM THIS SUBDIVISION OF PROPERTY.
8. NO FILL MATERIAL IS TO BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPEDE STORM WATER RUN-OFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
9. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS OR INGRESS/EGRESS EASEMENTS.
10. PUBLIC SANITARY SEWERS ARE AVAILABLE BY GRAVITY FLOW.
11. ALL CORNERS ARE IRON PINS SET UNLESS OTHERWISE NOTED.
12. A 5' PRIVATE DRAINAGE EASEMENT IS RESERVED ALONG THE INSIDE AND ALL SIDE AND REAR LOT LINES TO LOTS 9 & 10A EXCEPT ROAD LINES. THIS DRAINAGE EASEMENT IS AUTOMATICALLY ABANDONED IF TWO OR MORE LOTS ARE COMBINED OR ARE USED AS ONE LOT OR NO SETBACK IS REQUIRED.



APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE 9/16/09
BY [Signature]
JURISDICTIONAL AUTHORITY
DATE 9/16/09
BY CHATTANOOGA COUNTY REG
PLANNING COMMISSION
DATE 9-16-09
BY [Signature]

OWNERS

I, DALE GRANBERRY,
SHOWN HEREON AS
AND CERTIFY I AM

DALE GRANBERRY
315 SHADY CREST DR
CHATTANOOGA, TN 37405
(423) 249-1111

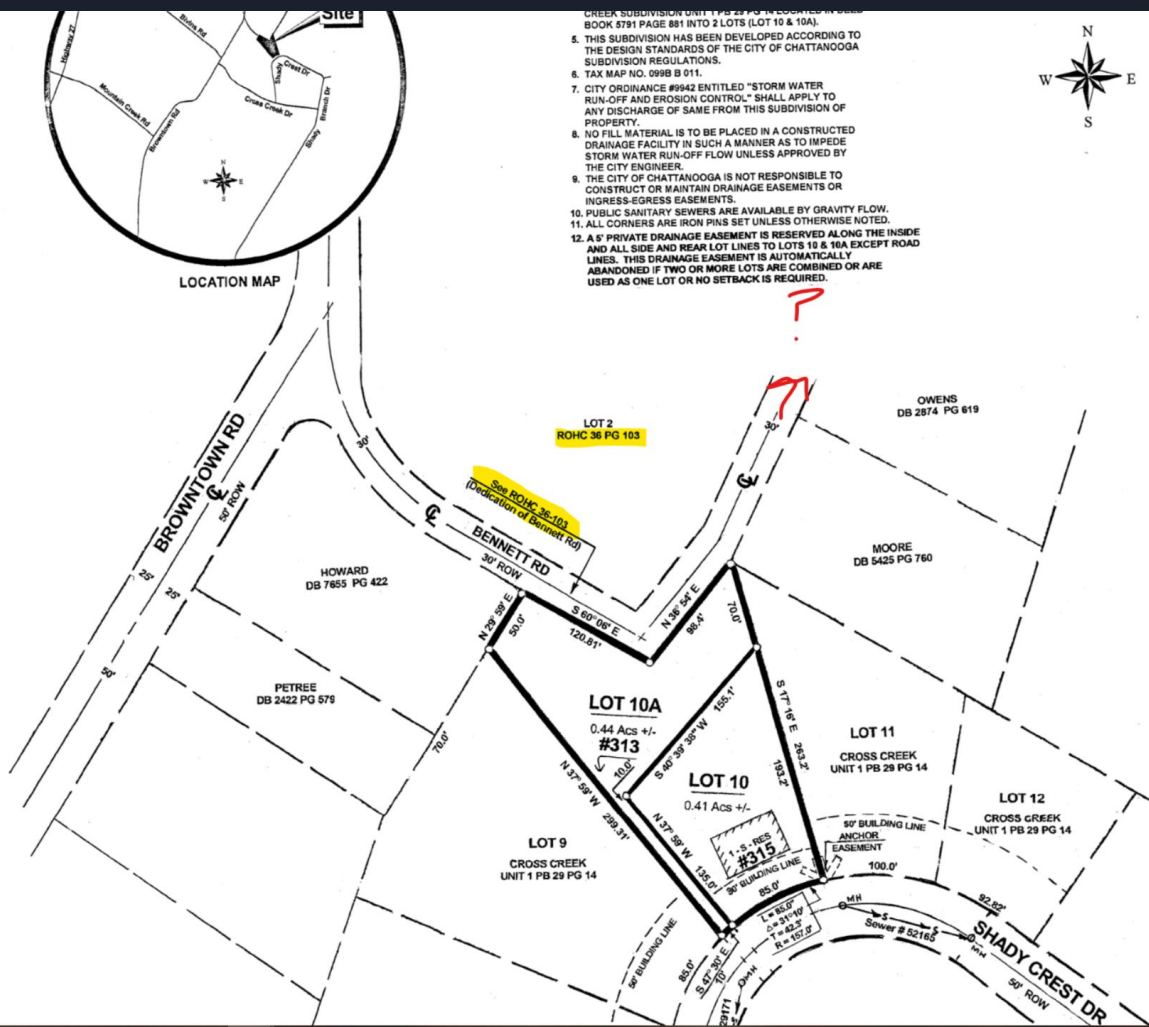
SURVEYORS

WE, THE CHATTANOOGA COUNTY
HAVE SURVEYED THE HEREIN
THIS SURVEY IS CORRECT
& BELIEF & THAT THE
UNADJUSTED SURVEY

CHATTANOOGA COUNTY
615 W. CHATTANOOGA
CHATTANOOGA, TN 37405
(423) 249-1111

FINAL

Lots 9, 10, 10A
CROSS CREEK UNIT 1 PB 29 PG 14



BOZA-24-90

4270 Bonny Oaks Drive

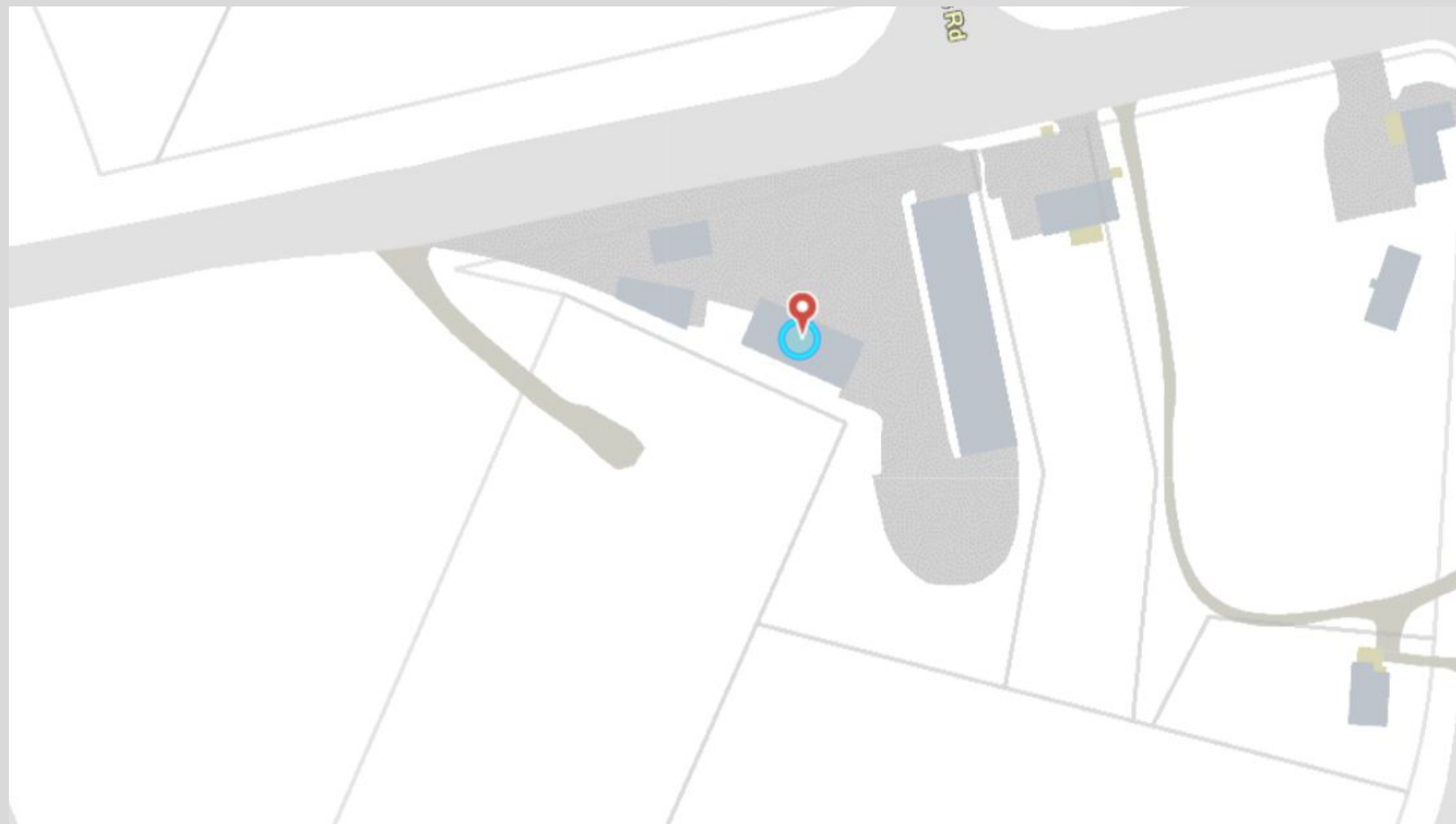
Applicant: Buddy Presley

Zoning: C-2 Convenience Commercial

Council District: 5

Variance Request: Reduction in the building separation requirement from 10 feet to 3 feet.







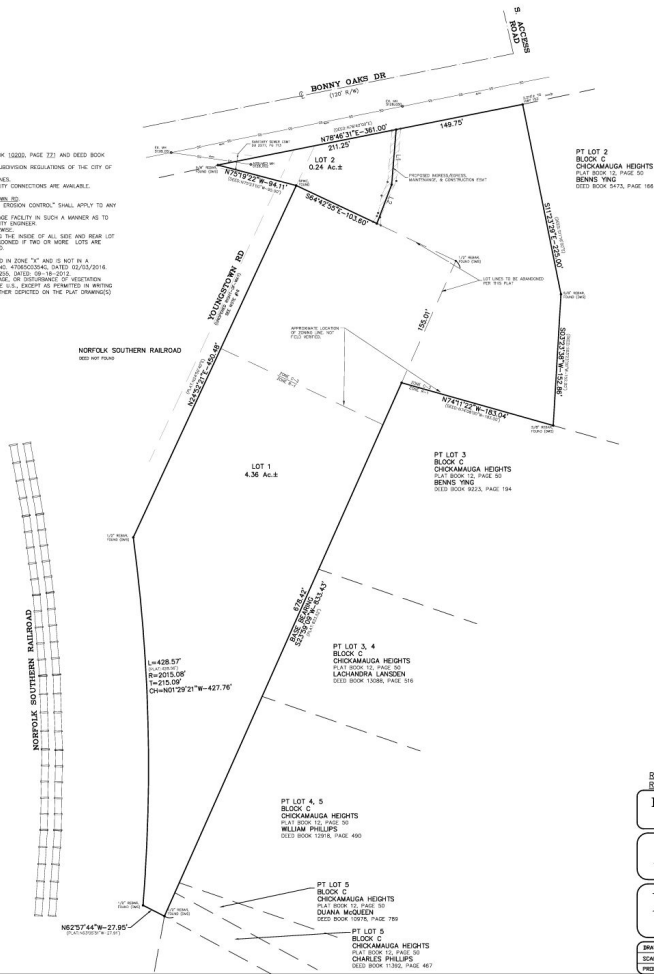
Sec. 38-188. - Minimum yard and landscaping requirements; maintenance of visibility at access points; relations of yards to turnout and merging lanes.

(3) Other than as provided above, no other front, rear, or side yards are required, but where buildings are separated, the distance between them shall be at least ten (10) feet.



12. PRESENT ZONING CLASSIFICATION IS C-2 (A, B, & C-1)
13. WATER SUBSIDIES BY THIS PLAT IS 6.02 ACRE-FT
14. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
15. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
16. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
17. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
18. THE PURPOSE OF THIS PLAT IS TO ESTABLISH IN
19. LOCAL GOVERNMENT DOES NOT CERTIFY THAT THIS
20. STREET ADDRESS 4266 BOHNEY DRIVE & 4266
21. CITY ORIGINANCE #13501 DENTIST STORMWATER
22. THE PURPOSE OF THIS PLAT IS TO ESTABLISH IN
23. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
24. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
25. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
26. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
27. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
28. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
29. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
30. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
31. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
32. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
33. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
34. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
35. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
36. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
37. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
38. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
39. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
40. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
41. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
42. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
43. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
44. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
45. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
46. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
47. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
48. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
49. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
50. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
51. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
52. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
53. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
54. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
55. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
56. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
57. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
58. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
59. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
60. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
61. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
62. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
63. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
64. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
65. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
66. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
67. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
68. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
69. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
70. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
71. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
72. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
73. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
74. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
75. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
76. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
77. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
78. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
79. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
80. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
81. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
82. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
83. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
84. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
85. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
86. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
87. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
88. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
89. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
90. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
91. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
92. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
93. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
94. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
95. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
96. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
97. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
98. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
99. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED
100. THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED

SURVEYOR STATEMENT
I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS $>1:10,000$ (CATEGORY I)
DWG. NO.: 2024-21-2



APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____



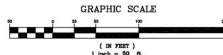
LOCATION MAP
N.T.S.

LINE	LENGTH	BEARING
L1	63.49'	S04°40'35"W
L2	48.48'	S20°50'29"W

OWNER STATEMENT
I CERTIFY THAT I AM THE OWNER IN FEE
SIMPLE OF THE PROPERTY SHOWN AND
ADOPT THIS AS MY PLAN OF SUBDIVISION

ALLEN ENTERPRISES, LLC
4272 BONNY OAKS DRIVE
CHATTANOOGA, TN 37408
423-605-7724

GROUNDSCAPE CONCEPTS, LLC
 P.O. BOX 5697
 CHATTANOOGA, TN 37408
 423-622-4297



REVISED PLAT LOT 2 CHICKAMAUGA HEIGHTS S/D
REVISED PLAT LOT 1 MCDANIEL AND SON S/D

REVISED CHICKAMAUGA HEIGHTS S/D &
MCDANIEL AND SON S/D

LOT 2, CHICKAMAUGA HEIGHTS SUBDIVISION, PLAT BOOK 12, PAGE 50,
AND LOT 1, MCDANIEL AND SON SUBDIVISION, PLAT BOOK 96, PAGE
157, AS DESCRIBED IN DEED BOOK 10200, PAGE 771, AND DEED BOOK
12396, PAGE 356, R.O.H.C., CITY OF CHATTANOOGA, HAMILTON COUNTY,

HOPKINS SURVEYING GROUP
175 Hamm Road - P.O. Box 4366
Chattanooga, Tennessee 37405
(423) 267-3751 Office
Copyright - By Hopkins Surveying Group

DRAWN BY: HL	SHEET NO.: 1 OF 1	DWG. No: 2024-21-2
SCALE: 1"= 50'	DATE: 03-28-2024	REF. DWG: 2024-21-3
PROPERTY ADDRESS: 4266 YOUNGSTOWN ROAD & 4266 BERRY OAKS DRIVE		TAX MAP No: 128-A-003

BOOK
CITY OF

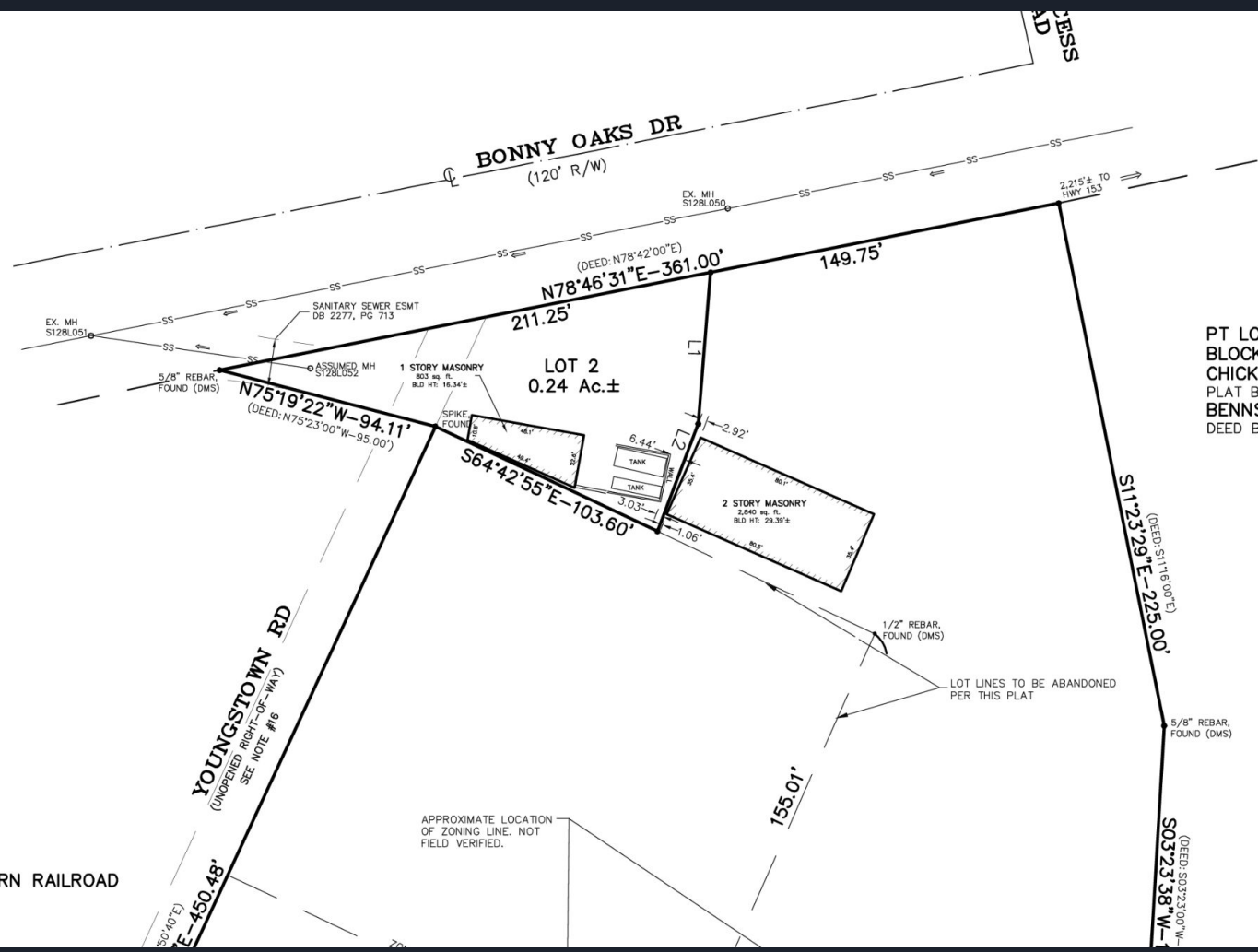
LY TO ANY
AS TO

REAR LOT
ARE

/2016.

ATION
WRITING
AWING(S)

RFOLK SOUTHERN RAILROAD
NOT FOUND



PT LOT 2
BLOCK C
CHICKAMAL
PLAT BOOK 1
BENNS YIN
DEED BOOK 5

BOZA-24-91

4718 Whispering Hills Ln
37343

Applicant: Matthew Cole

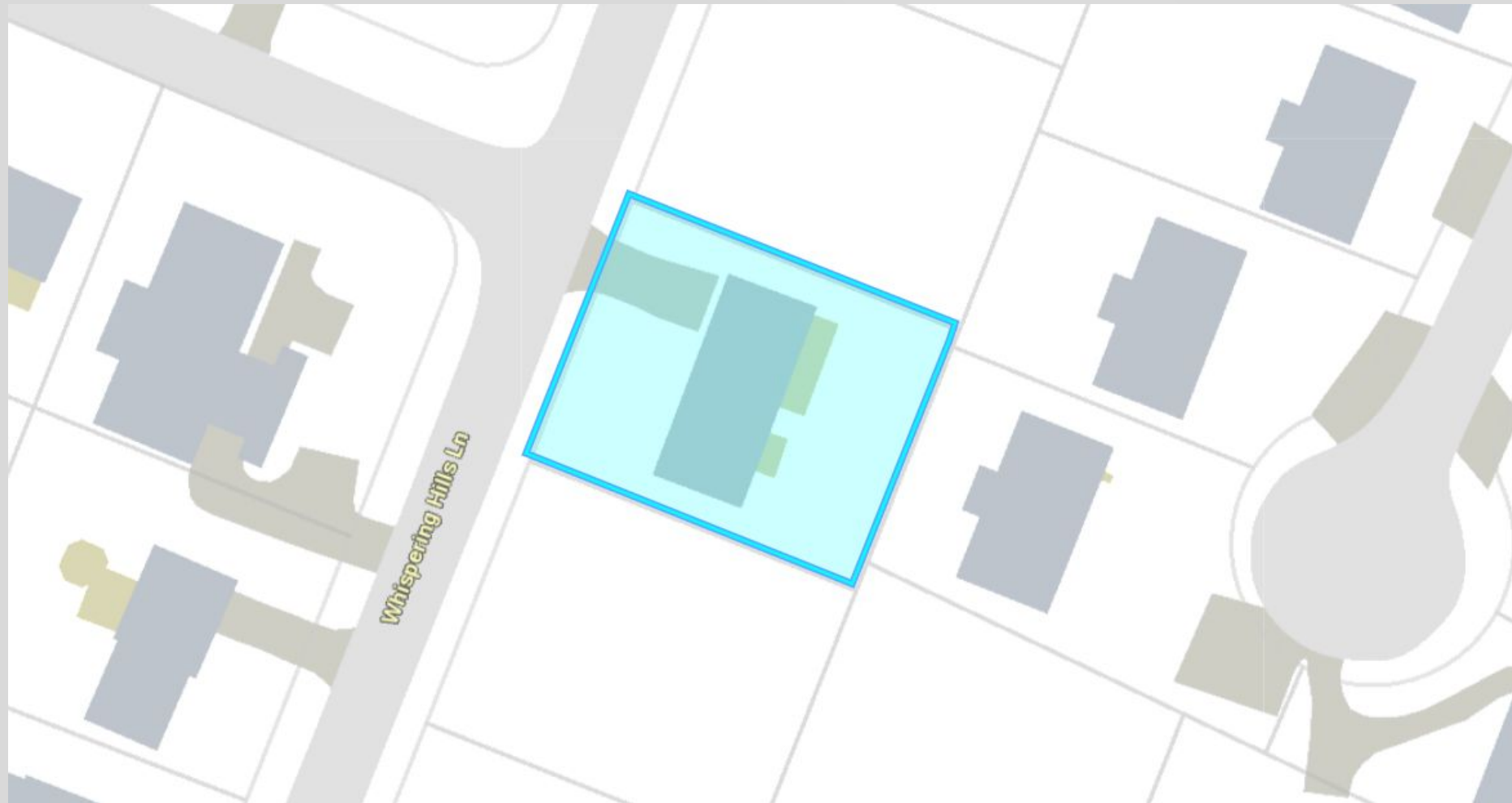
Zoning: R-1 Residential

Council District: 2

Variance Request: Reduction in front setback from 25 feet to 0 feet for a wheelchair ramp.

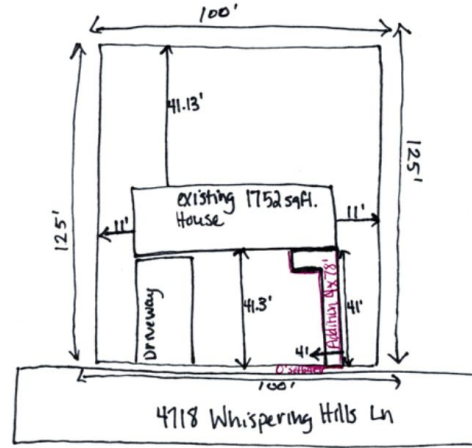
DEFERRED TO FEBRUARY MEETING







Drawn to Scale: 1 square = 5'



Address : 4718 Whispering Hills Ln
Name: MDC Cares c/o Matthew Cole
Phone: 423-352-4151
MAP PARCEL GROUP: 109F_F_035
Total square footage of purposed structure: 300 sqft
Project: Wheelchair Ramp addition off existing structure





BOZA-24-94

1833 Gunbarrel Rd 37421

Applicant: Emma Donnelly-Bullington

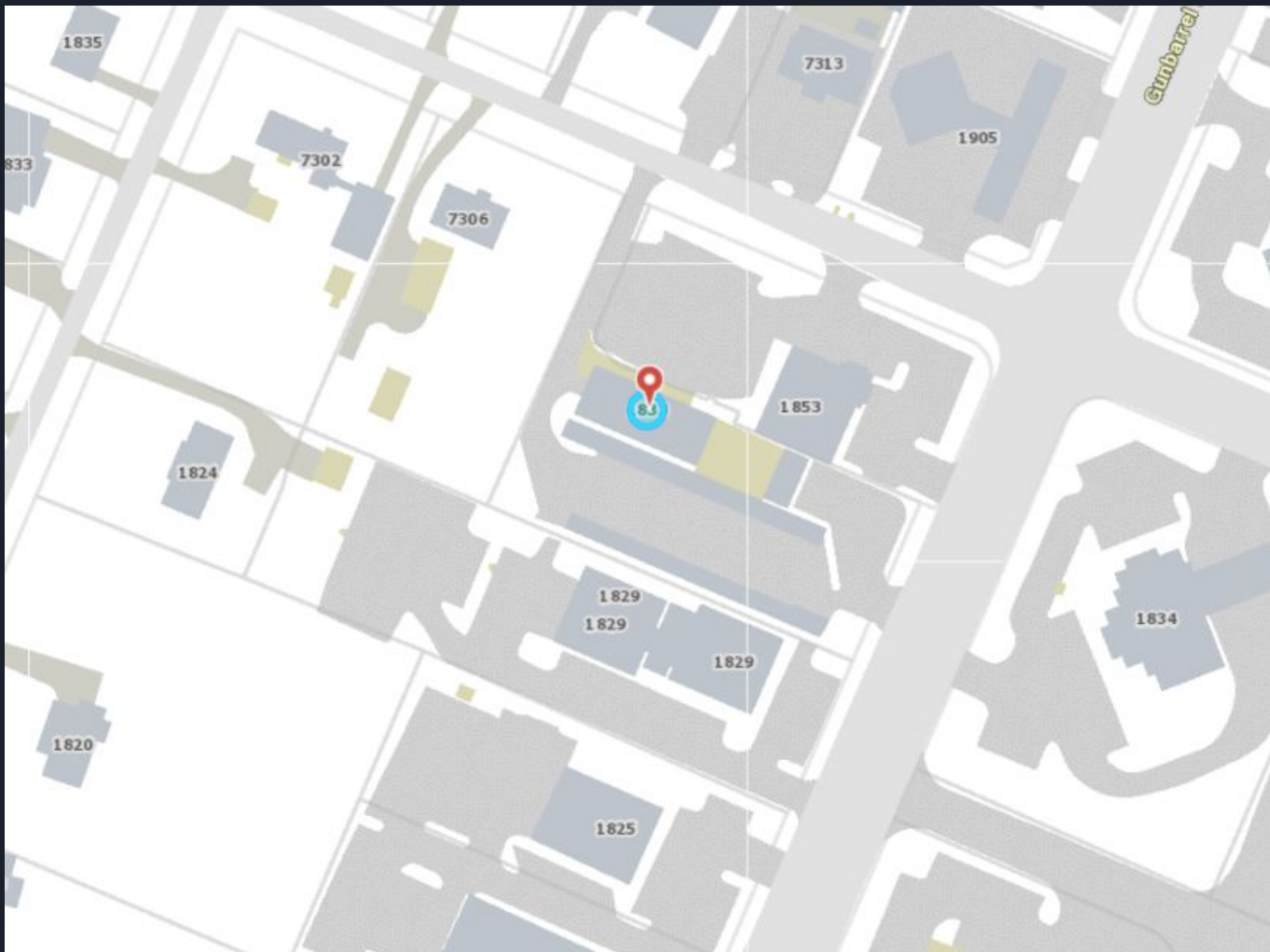
Zoning: C-2 Convenience Commercial

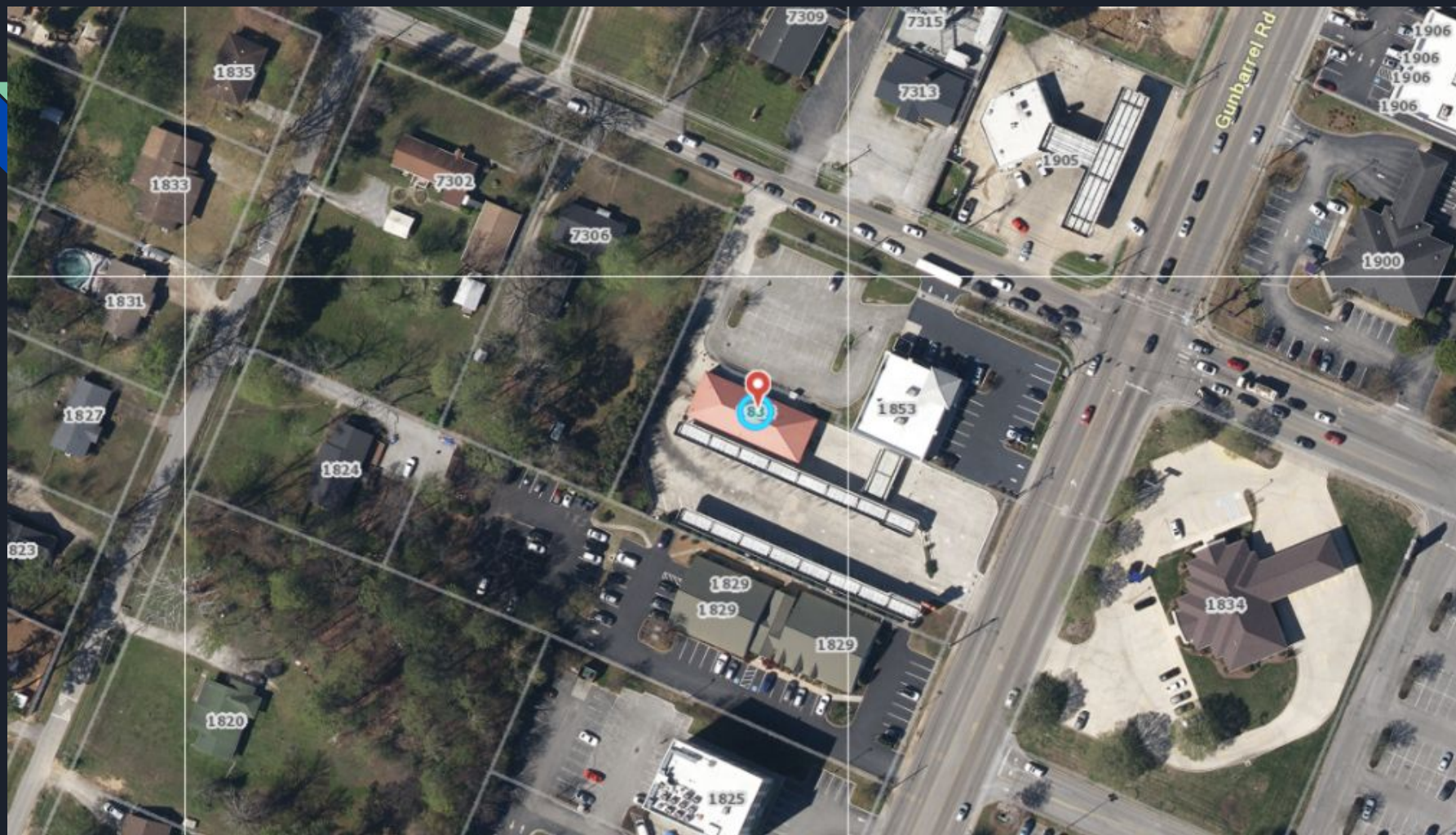
Council District: 4

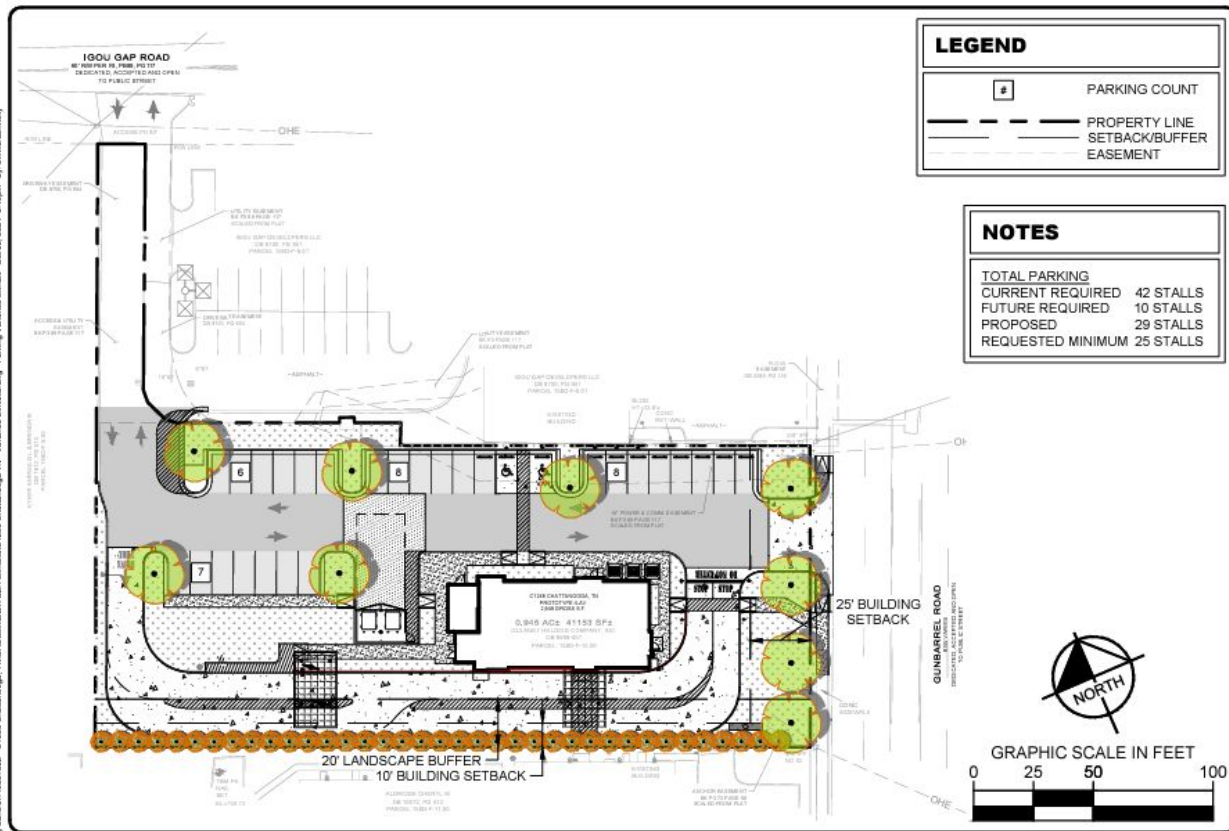
Variance Request: Relief from the minimum parking requirements.

Hardship: Unusual lot shape









Kimley»Horn

6750 POPLAR AVENUE, SUITE 600
MEMPHIS, TENNESSEE 38138
(901) 374-9109 | www.kimley-horn.com

TITLE:

*Parking Variance Request
Site Plan Exhibit*

PROJECT:

Raising Cane's
1833 Gunbarrel Road

JOB NUMBER: 118387022

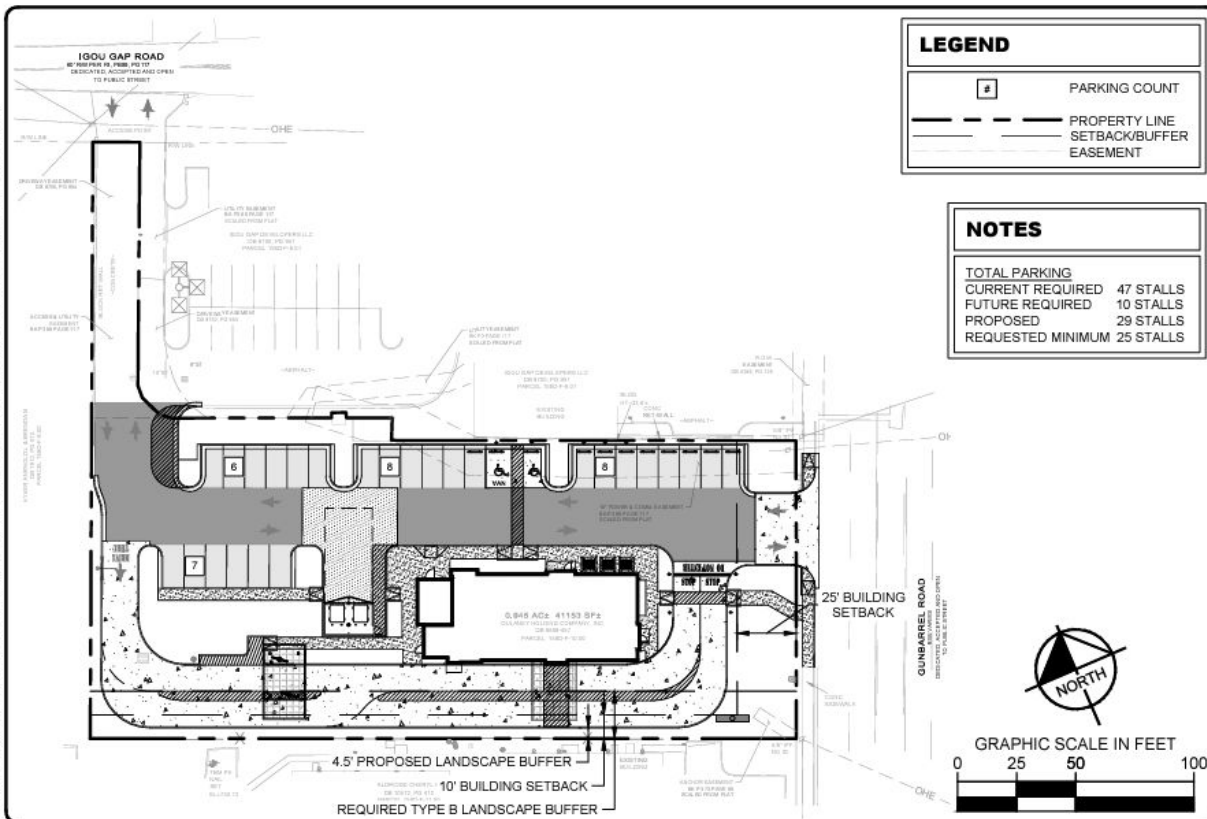
SCALE: 1" = 50'

DATE: 10/02/2024

SHEET:

EXHIBIT A

K:\MHA_L23\020000000 - Release\Drawings\11837022 - 01284 Challenge\11837022 Challenge.dwg - Parking Variance.dwg - 11/26/2024 4:30pm - by: [redacted]



Kimley»Horn

6750 POPLAR AVENUE, SUITE 600
MEMPHIS, TENNESSEE 38116
(901) 374-6100 | www.kimley-horn.com

TITLE:

Parking Variance Request
Site Plan Exhibit

PROJECT:

Raising Cane's
1833 Gunbarrel Road

JOB NUMBER: 118387022

SCALE: 1" = 50'

DATE: 11/26/2024

SHEET:

EXHIBIT A

BOZA-24-100

5450 Glenn Falls 37409

Applicant: Keith Riley

Zoning: R-1 Residential

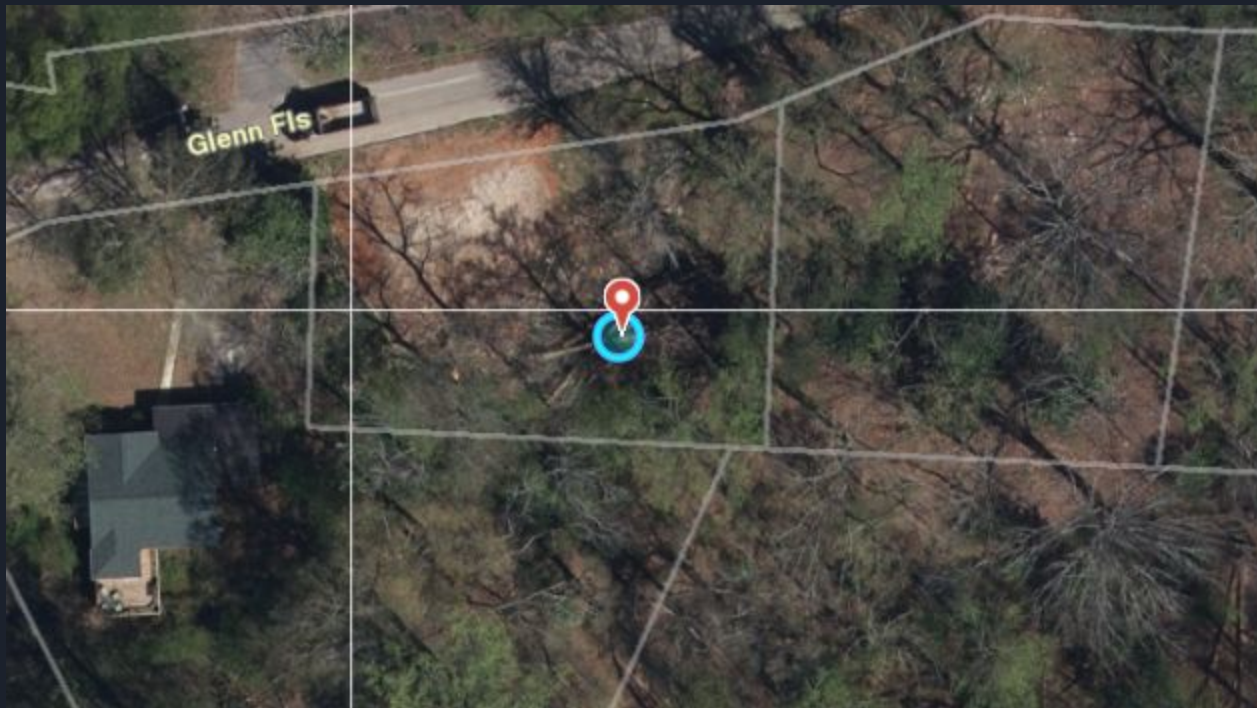
Council District: 7

Variance Request: Reduction in front setback from 15 feet to 0 feet.

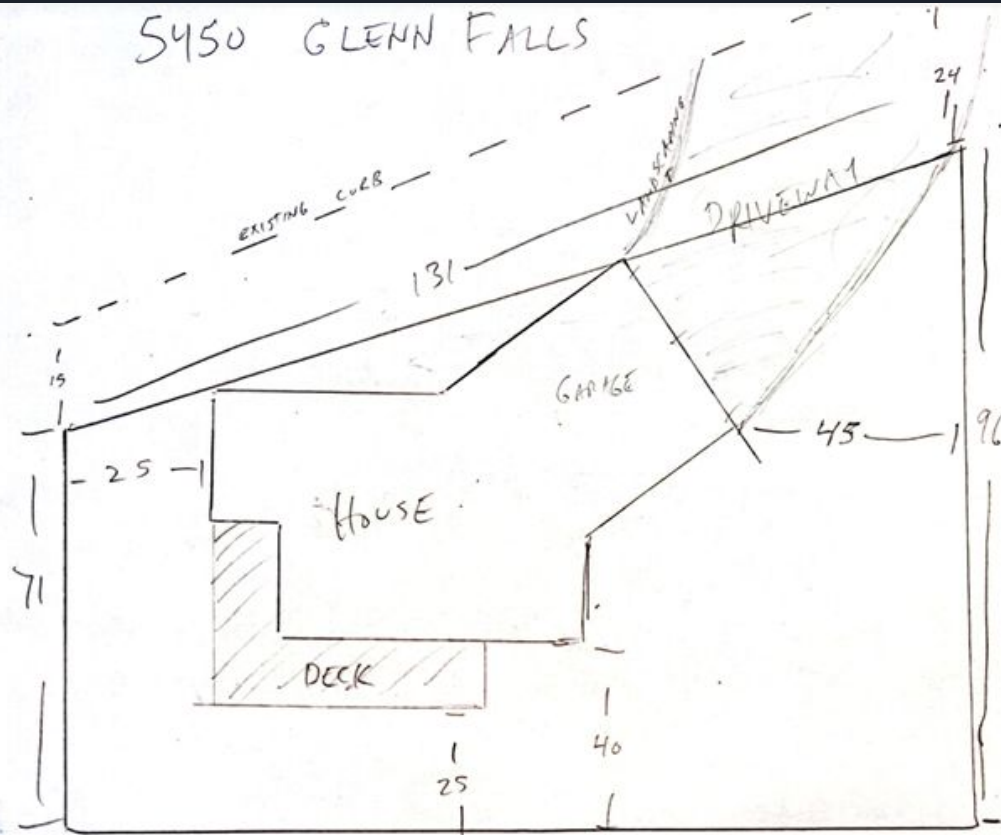
Hardship: Topography

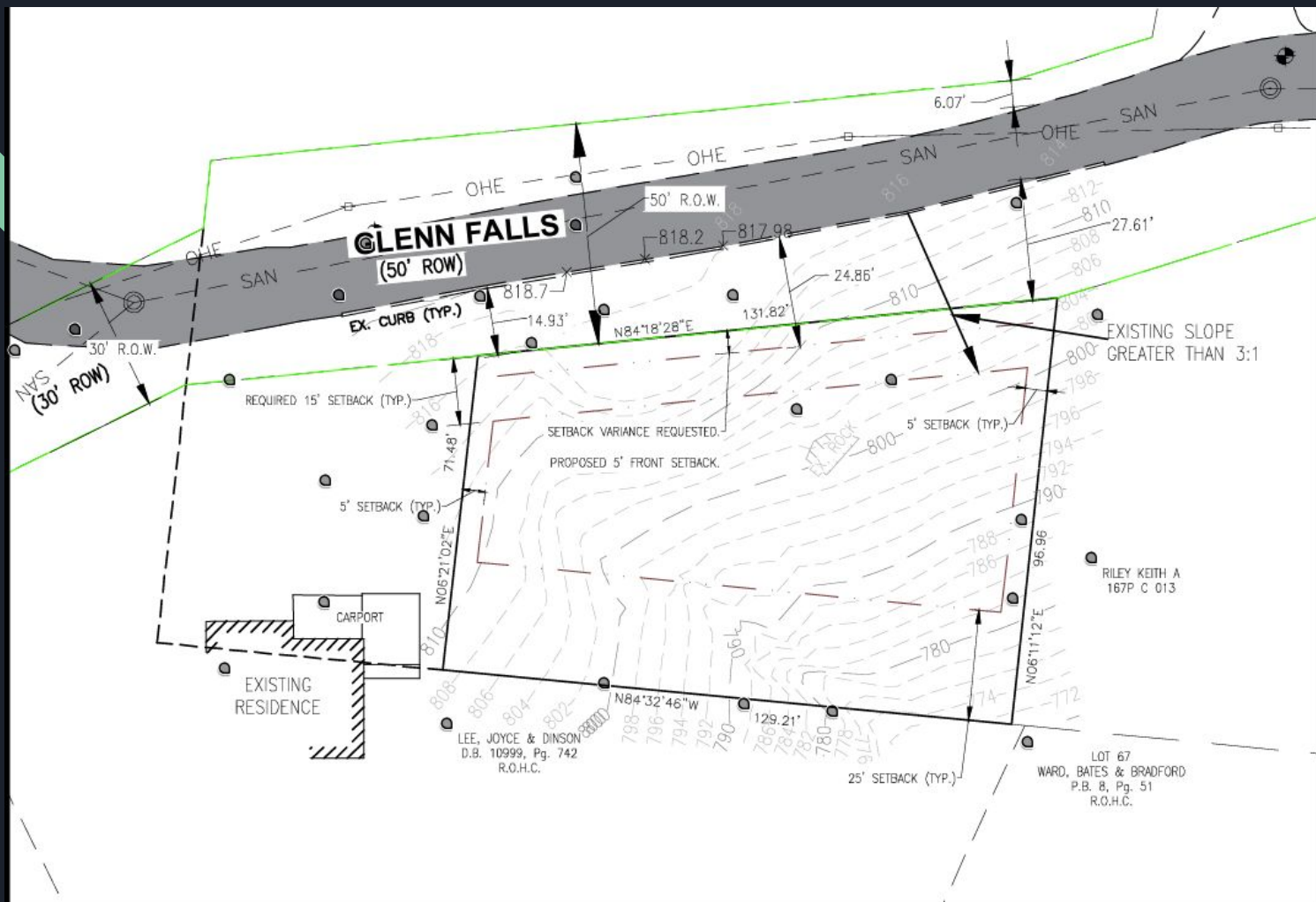






5450 GLENN FALLS





RE: Glenn Falls Hardship: Setback Variance

Mr. Witt and Chattanooga Board of Zoning Appeals:

Please accept this letter and attachments as a request for a front setback variance on the property located at 5450 Glenn Falls, in Chattanooga, Tennessee. One residential dwelling will be constructed on 0.25-acres, shown on tax map 167P C 012 and on the attached variance exhibit. The site exists as a lot of record, zoned R-1. The front setback required, per the zoning ordinance for this lot of record, is 15' from the right of way.

Hardship Summary

The unique characteristics of the property present several hardships that make it impractical to fully comply with the existing setback regulations. The property meets several of the established criteria for a variance, specifically shape and exceptional topographic conditions. Owing to the shape of the property (the lot is deeper on the east side than on the west), and the topography (the road is at a lower elevation on the east side), the driveway location needs to be on the east side of the lot. However, the existing road is not centered in the right of way in front of the east side of the lot. The existing roadway is skewed toward the North side of the right of way, as shown on the attached exhibit. The existing edge of pavement is located 27.61' from the right of way on the South side and is located only 6.07' from the right of way on the north side. The land falls away sharply from the edge of the road to the south, at a slope steeper than 3:1. If the proposed single family home must be located 15' from the right of way for the front setback, the house will be located exceptionally low in comparison to the roadway elevation (approximately 14' of elevation difference).

The proposed front setback of 5' will help mitigate the elevation difference between the road elevation and the proposed house elevation on the lot (10' difference instead of 14'). What's more, because the existing road is skewed toward the north side of the right of way, the house location along the proposed 5' front setback would still be located nearly 25' from the road edge.

Thank you for your review and consideration. Please reach out with any questions you might have.



NEW BUSINESS

BOZA-24-97

1900 E 14th St 37404

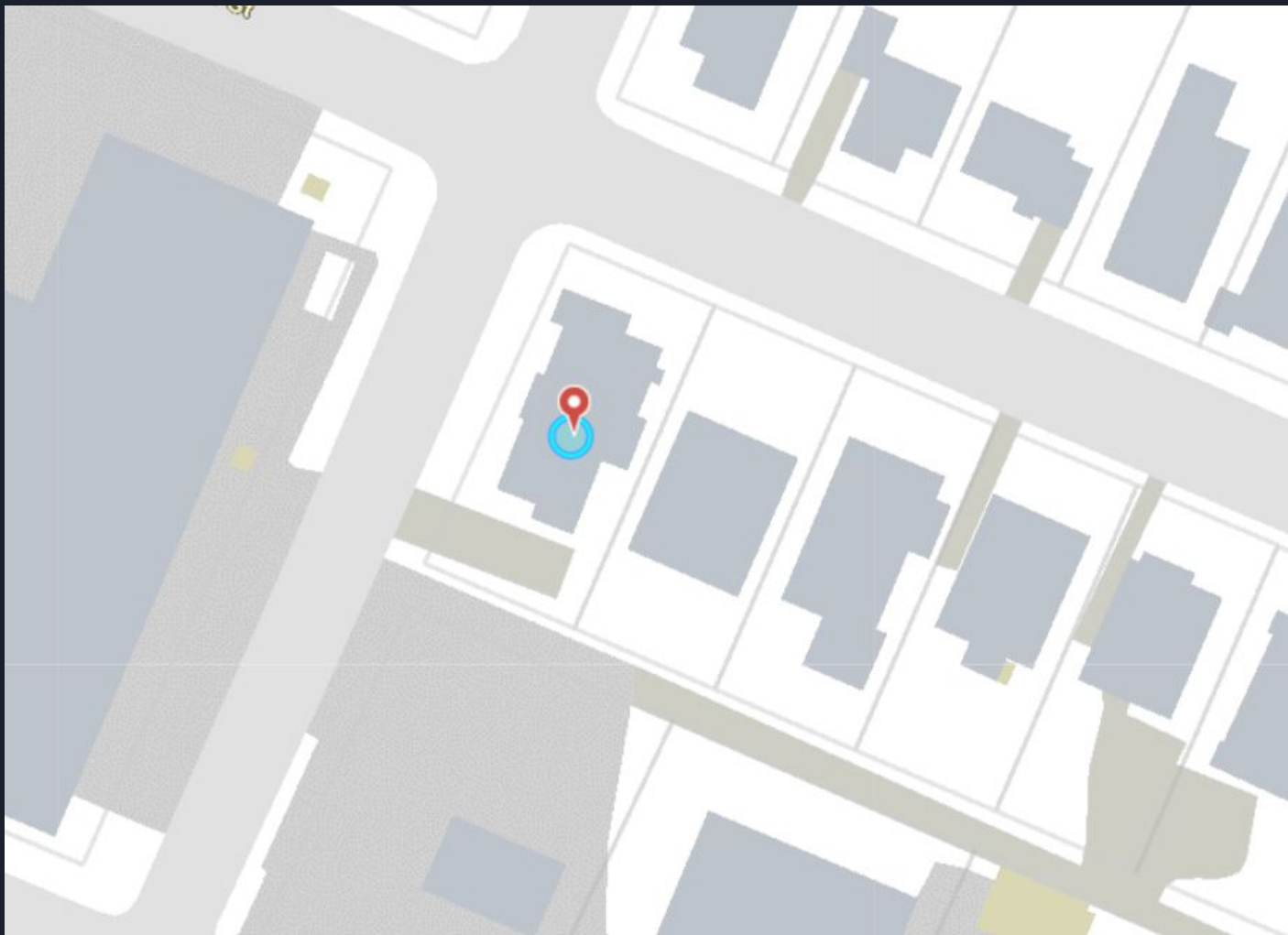
Applicant: Bryan and Jenna Lacy

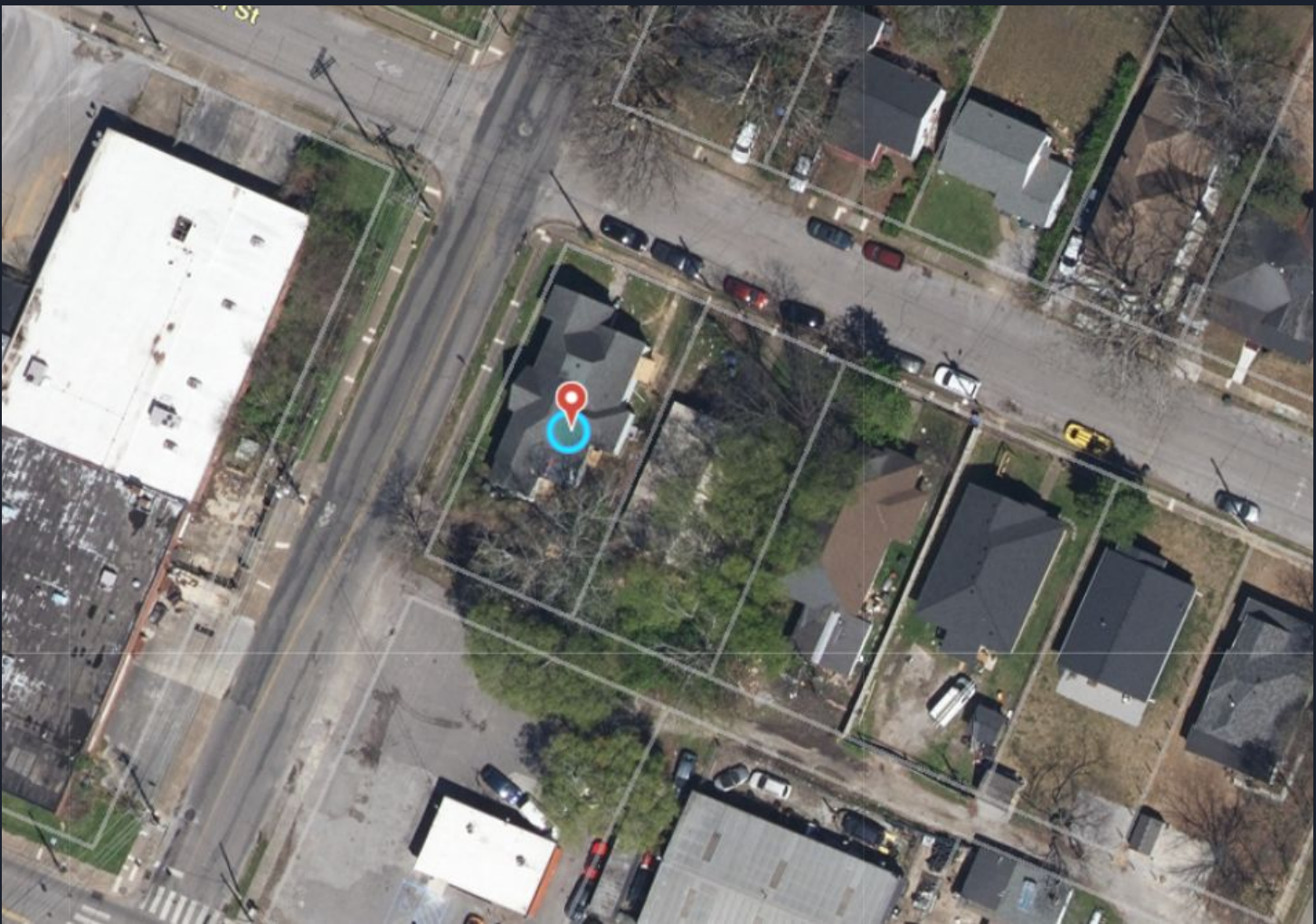
Zoning: R-1 Residential

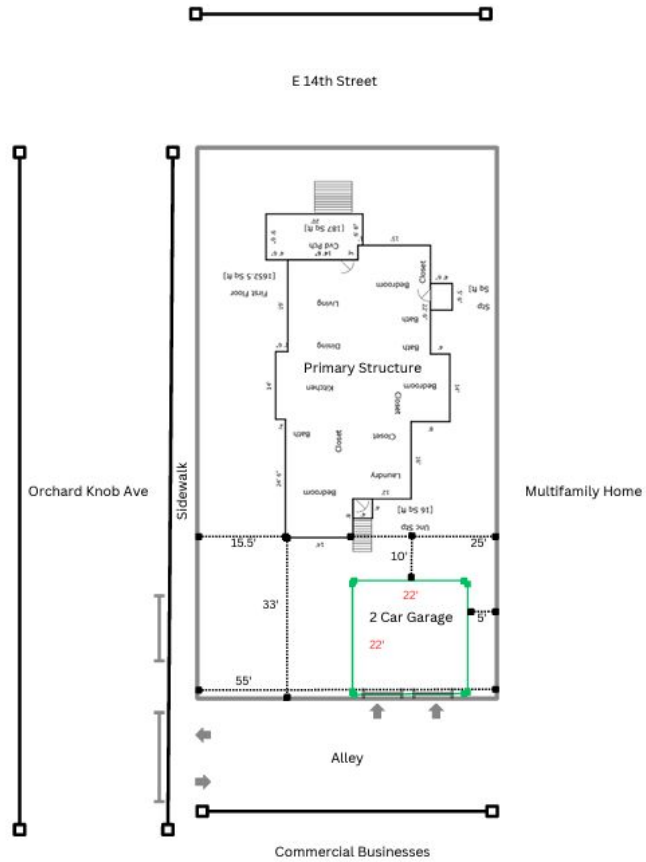
Council District: 8

Variance Request: Reduction in rear setback from 5 feet to 0 feet for a garage.











BOZA-24-105

316 Glendale Dr 37405

Applicant: Elliott Goodman

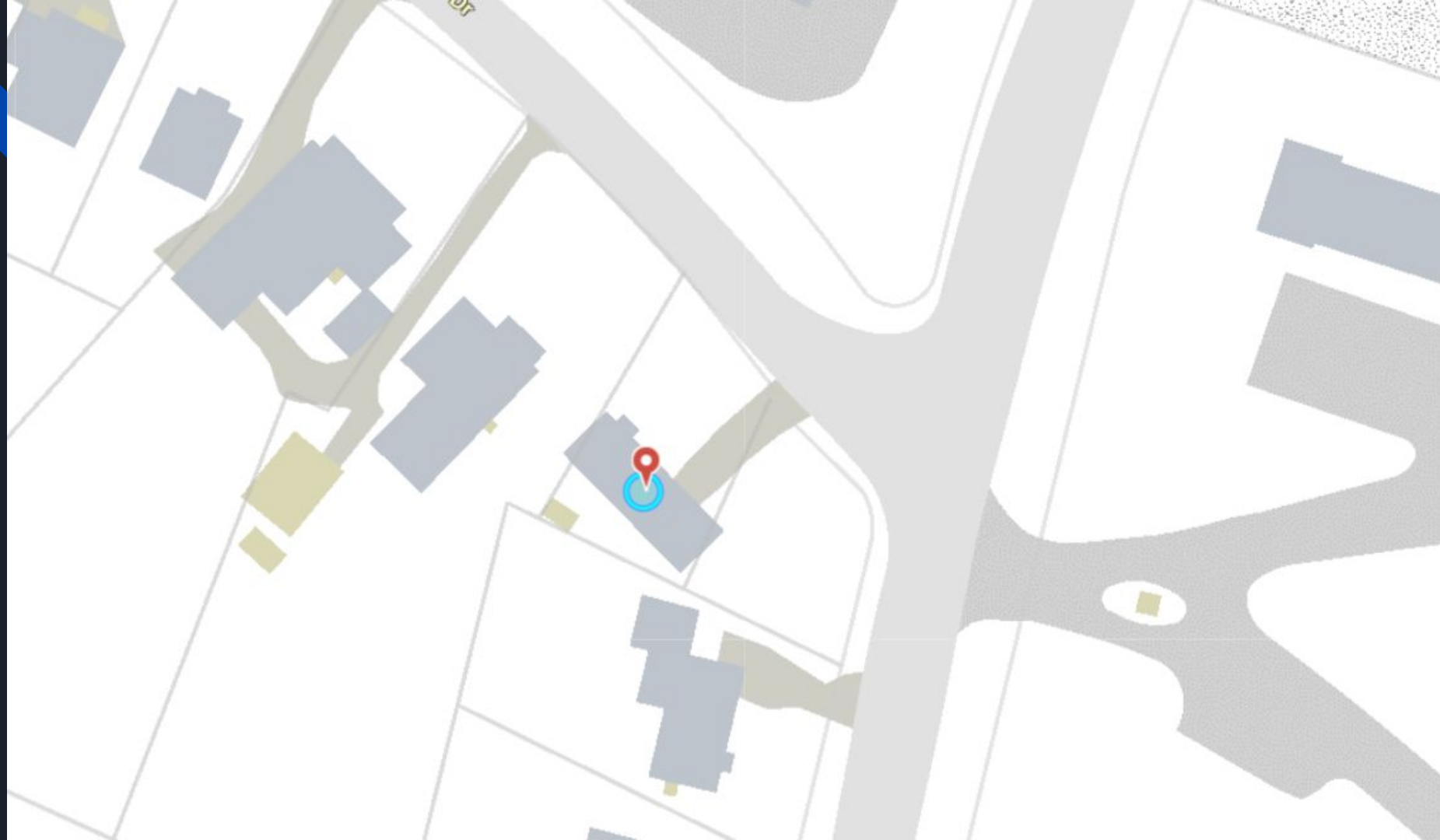
Zoning: R-3 Residential

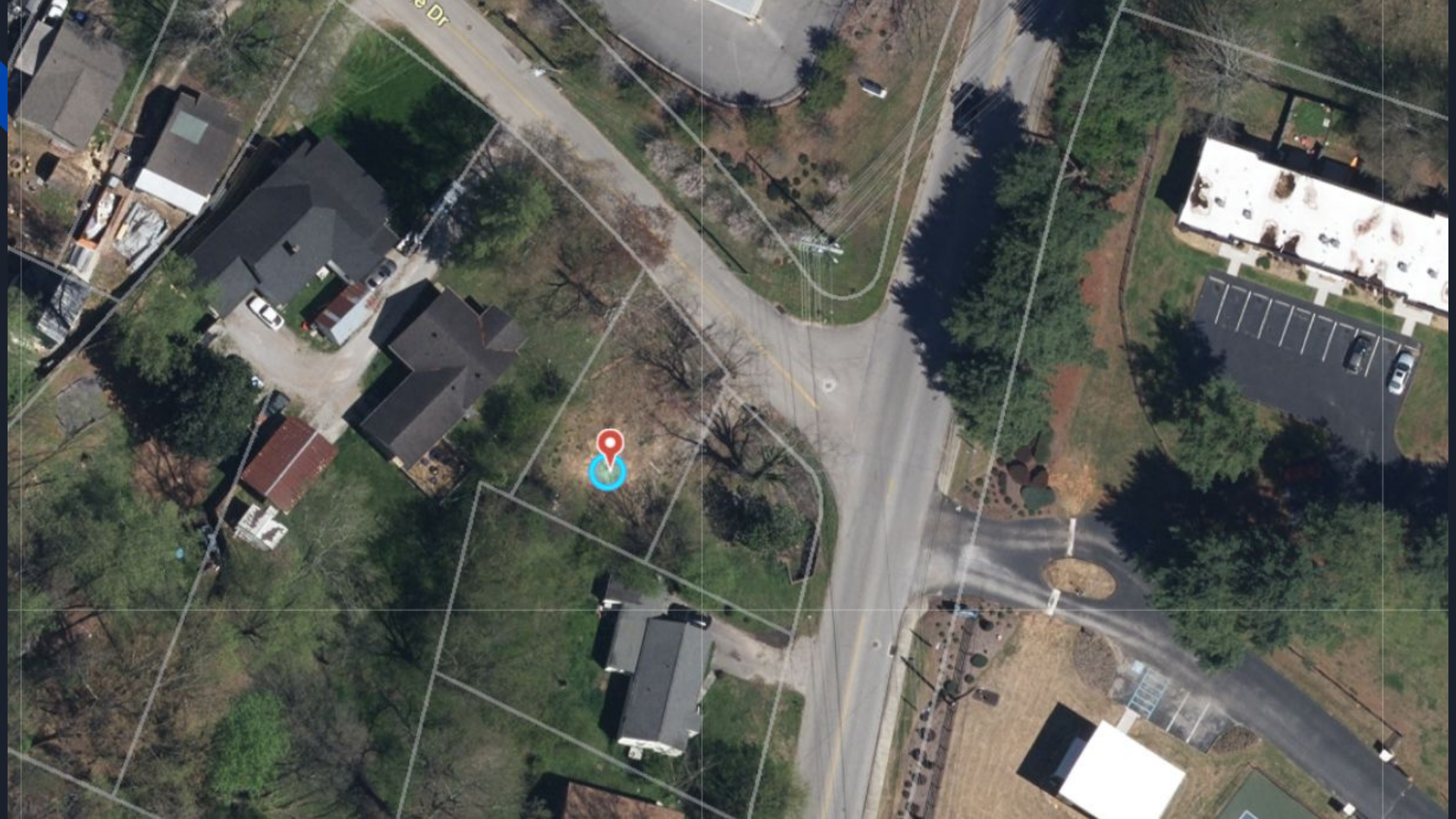
Council District: 1

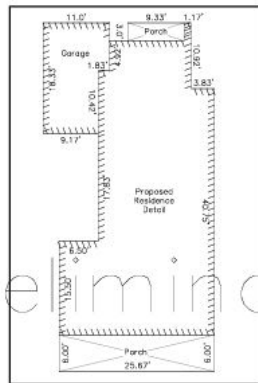
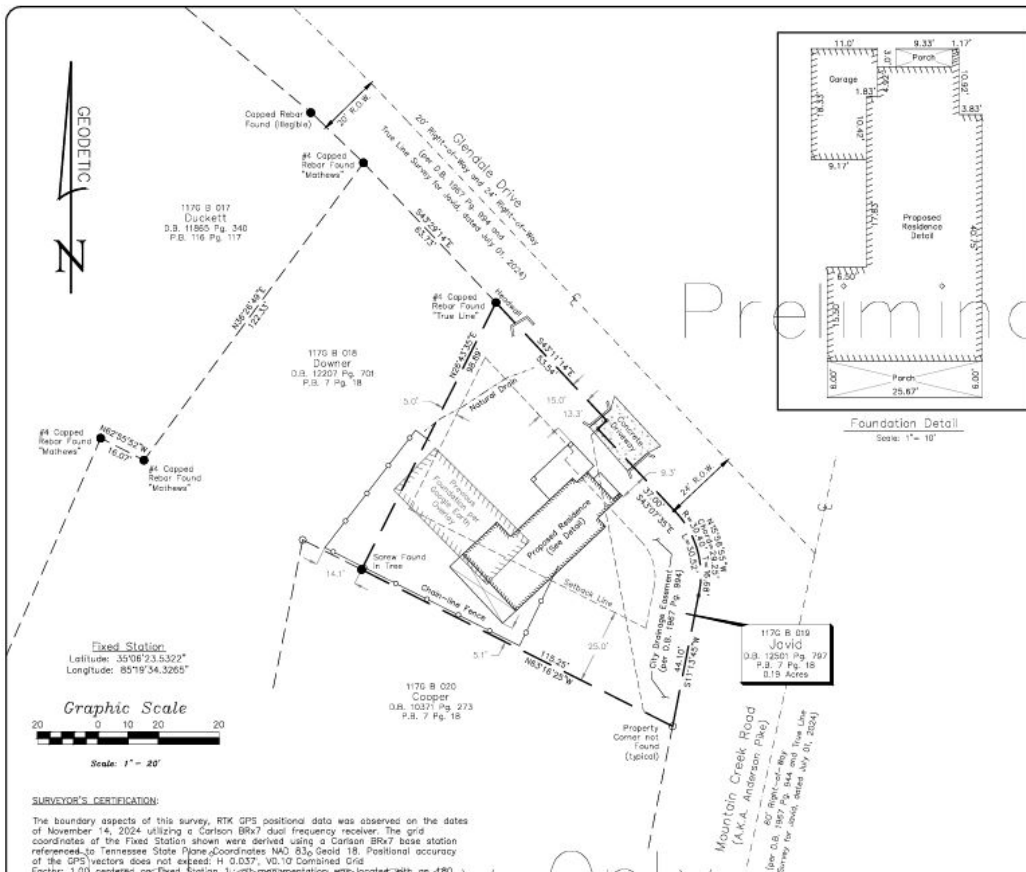
Variance Request: Reduction in front setback from 25 feet to 9.3 feet and a reduction in rear setback from 25 feet to 5.1 feet.

Hardship: Unusual Lot Shape









Foundation Detail
Scale: 1" = 10'



Vicinity Map

Not to Scale

Surveyor's Notes:

1. Purpose of Survey: Site Plan and Partial Planimetric Survey.
2. There may be additional easements, and/or restrictions affecting this property that may or may not be found in the public records of this county. The Surveyor has made no investigation or independent search for easements affecting this property, and is not responsible for any such easements, or any other facts that, by accident and error, may be found.
3. The boundary corners and lines affected by this survey were established per record title information, and the correct location of the evidence collected during the process of this survey.
4. This Survey does not reflect or determine ownership lines, lines affected by adverse use, lines of conflicting overlapping deeds, or other lines that may otherwise be determined by a court of law.
5. This Survey is of visible above ground features only. No underground foundations, structures, installations or improvements have been located unless otherwise shown hereon.
6. The words "Certified To", as shown and used hereon, means an expression of the Professional Surveyor's opinion regarding the facts of this survey based on his best knowledge, information and belief, and that it thus constitutes neither a guarantee nor a warranty, either expressed or implied.
7. This survey is a representation of existing field conditions at the time of the field survey and is based on found existing measurements in the field.
8. Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.
9. Ownership and Deed Reference refer to the latest available information available on the Hamilton County Register of Deeds website at the time of map preparation.
10. This survey was not performed to verify field zone location.
11. Property Address: 316 Glendale Drive
12. Land in field work: November 14, 2024
13. Reference for Boundary Location:
True Line Company Survey for Subman David, dated July 1, 2014
14. This drawing is intended solely for the use of the client named hereon. This survey is certified by the professional land surveyor whose seal and signature appear on this plan of the survey to be complete and accurate as of the date of completion of field work noted. Any party which relies upon this survey for any purpose other than the data shown without obtaining an updated and certified survey by the surveyor does so at their own risk and assumes all liability. Any use of this survey by any party other than the client for purposes including but not limited to the construction of improvements, real estate transactions and/or disputes, obtaining mortgages, etc., is considered an unauthorized use of the survey. Copyright © 2024 Daniel J. Collier, PLS All rights reserved.

Site Plan & Partial Planimetric Survey

Part of Block A
W.S. Beck's Subdivision of the
Sivley Tract at Glendale
Plot Book 7, page 18
Chattanooga, Hamilton County, Tennessee

CERTIFIED TO: Concepts Inc.

Drawn By: J. Collier
Checked By: J. Collier

Scale: 1" = 30'
Date: 11-27-2024

DANIEL J. COLLIER, PLS

Tennessee Registration No. 2899
P.O. BOX 1740
TRENTON, GEORGIA 30752
PHONE NO. (706) 657-3777
DAN_COLLIER@TVM.NET

SURVEYOR'S CERTIFICATION:

The boundary aspects of this survey, RTK GPS positional data was observed on the dates of November 14, 2024 utilizing a Carlson BRX7 dual frequency receiver. The grid coordinates of the Fixed Station shown were derived using a Carlson BRX7 base station referenced to Tennessee State Plane Coordinates NAD 83, Geoid 18. Positional accuracy of the GPS vectors does not exceed: H: 0.037', V: 0.10' Combined Grid Factor: 1.00 centered on Fixed Station 1, which monumentation was located with an 180 epoch session.

I, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED BY THE STATE OF TENNESSEE, THAT THE SITE PLAN WAS MADE BY ME OR UNDER MY DIRECTION; THAT IN MY OPINION THE PROPERTY SHOWN CONFORMS TO SAID SITE PLAN; THAT THE SITE PLAN WAS PREPARED FROM DATA OBTAINED FROM A GROUND SURVEY AS PER REFERENCED PRIOR SURVEY (AS APPLICABLE); THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINES EXCEPT AS SHOWN HEREON.

Map for Parcel Address: 316 Glendale Dr Chattanooga, TN 37405-1606 Parcel ID: 117G B 019





BOZA-24-106

5230 Hwy 153 37343

Applicant: Victory Sign Industries

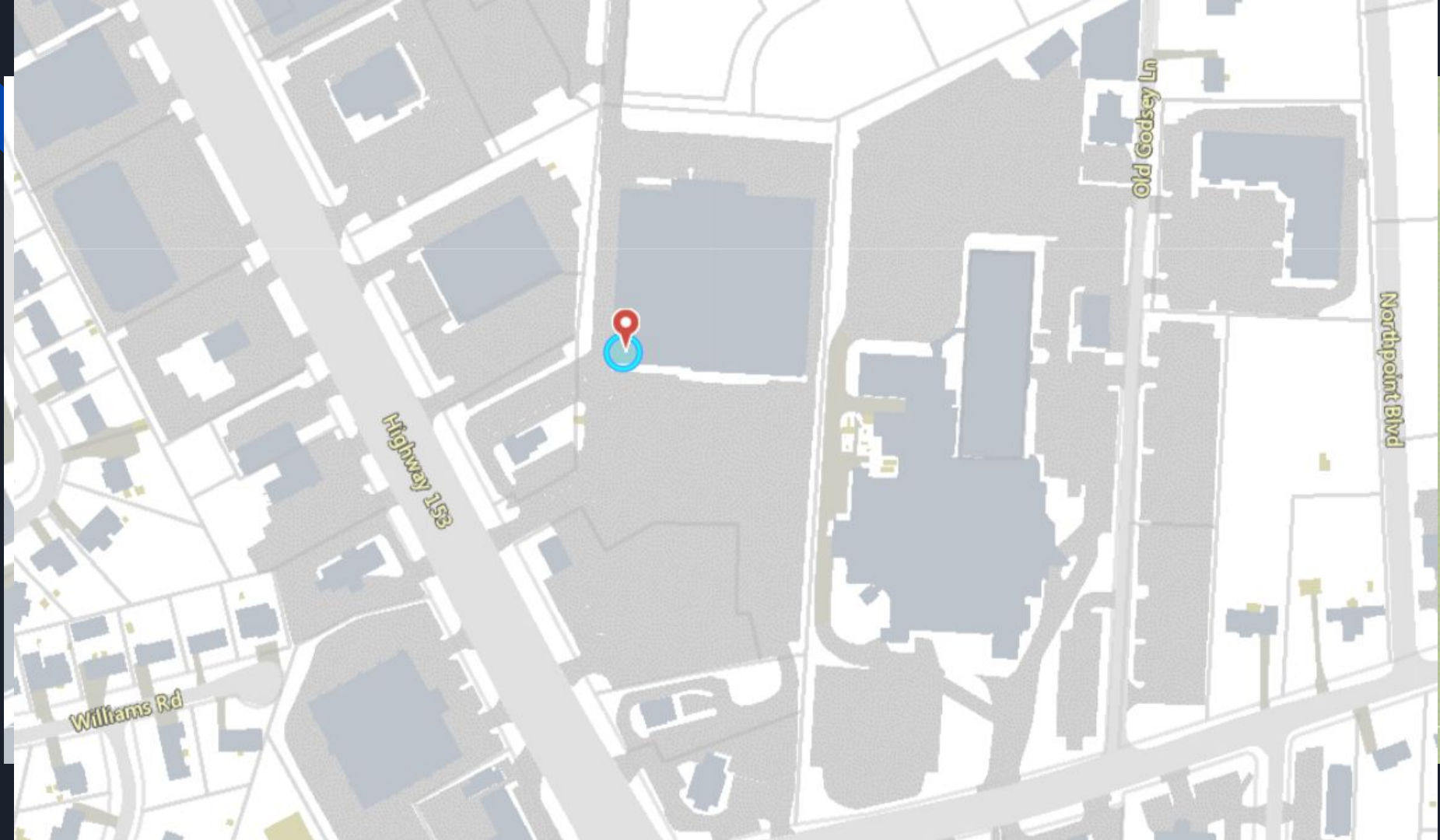
Zoning: C-2 Convenience Commercial

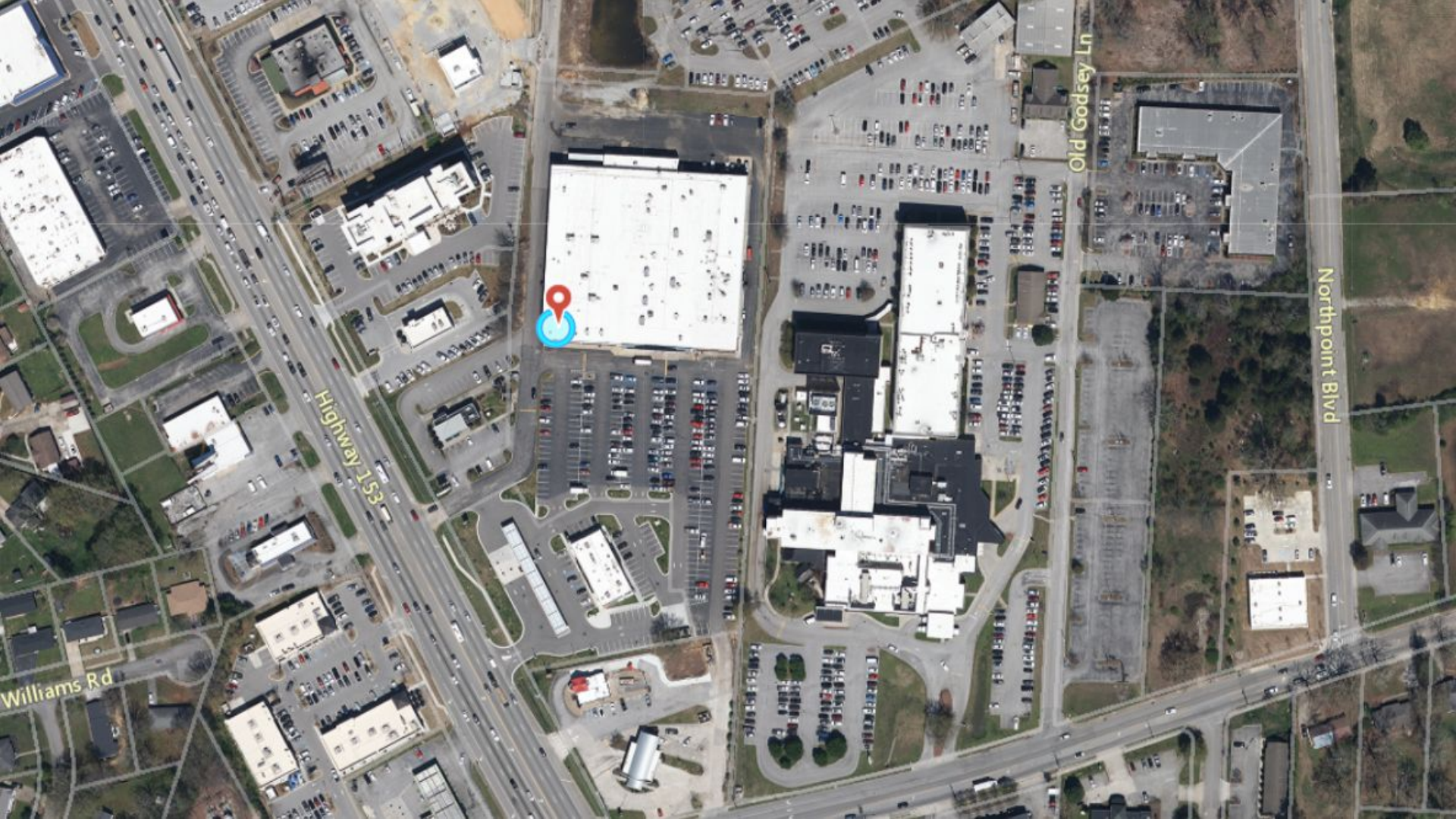
Council District: 3

Variance Request: Reduction in sign height from 50 feet to 41 feet for a tenant sign.

Hardship: Easements







Highway 153

Williams Rd

Old Godsey Ln

Northpoint Blvd



Job Name: Northgate Center

Mall:

Address: 5203 Hwy 153

Location: Hixson, TN

Space#:

Print#: 53020-0105

S.F. Length:

Salesperson: M. West

Change Order # A B C D E F

Released Initial Time

Opening

Ship/Trip

Install

Target

Commit

Special Instructions:

Exterior

Qty: 1 cabinet, 3 pole covers, 10 pan faces

Northgate Center

Copy: White #7328

Cabinet Faces & Returns: Brown #TBD

LEDs: White

Tenant Cabinets

Tenant Copy Colors: TBD

"Adventure Boot...": Digitally Printed Vinyl

Faces (Background, Pan Drop & Flange):

White #7328

Cabinets, Retainers & Dividers: Brown #TBD

LEDs: White

Decorative Top: Brown #TBD

Pole Covers: Brown TBD

Voltage 110V 277V

This design and drawing shown is the property of Victory Sign Industries, LLC. No transmission or disclosure shall be made to any person, firm or corporation without prior written approval.

This Product is Listed by
UNDERWRITERS LABORATORIES INC.
and Bears the Mark:

INSTALL IN ACCORDANCE WITH
THE NATIONAL ELECTRICAL CODE.

2109 Lafayette Rd. • Ft. Oglethorpe, GA 30742 • Ph: (706) 866-7999 • Sales Fx: (706) 866-4400



290 SQFT

Double Faced, Illuminated Cabinets mounted on existing steel poles.

- Mfg New Pole Covers.



Fabricated
.125" Alum.
Pole Cover

20'

Date: 3/13/2024

By: NR/KC

Scale: 3/16" = 1'

VSI Prints: 53020-0105

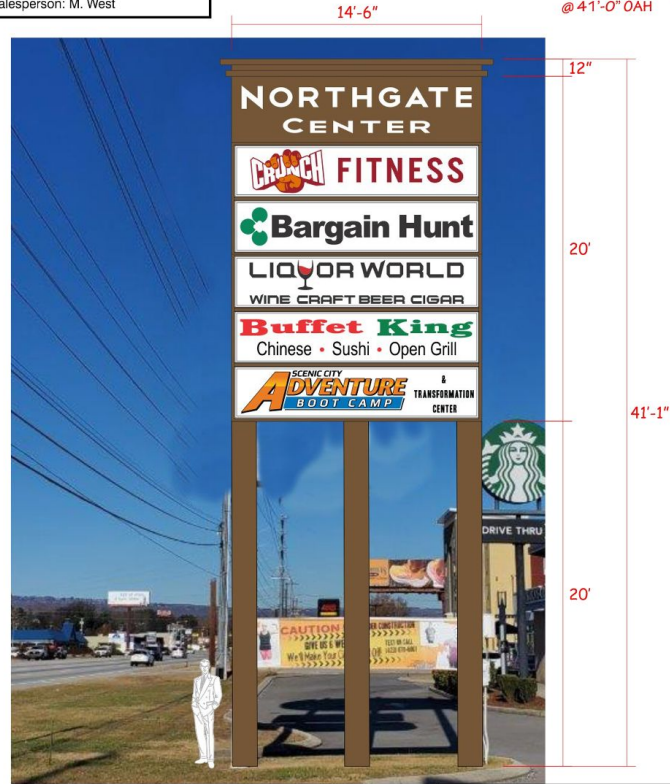
Job Name: Northgate Center
Mail:
Address: 5203 Hwy 153
Location: Hixson, TN
Space#:
Print#: 53020-0105 Elev
S.F. Length:
Salesperson: M. West

2109 Lafayette Rd. • Ft. Oglethorpe, GA 30742 • Ph: (706) 866-7999 • Sales Fx: (706) 866-4400

Sign Elevation

VICTORY
SIGN INDUSTRIES

290 SQFT Signage
@ 41'-0" OAH



This design and drawing shown is the property of Victory Sign Industries, Ltd. No transmittal or disclosure shall be made to any person, firm or corporation without prior written approval.

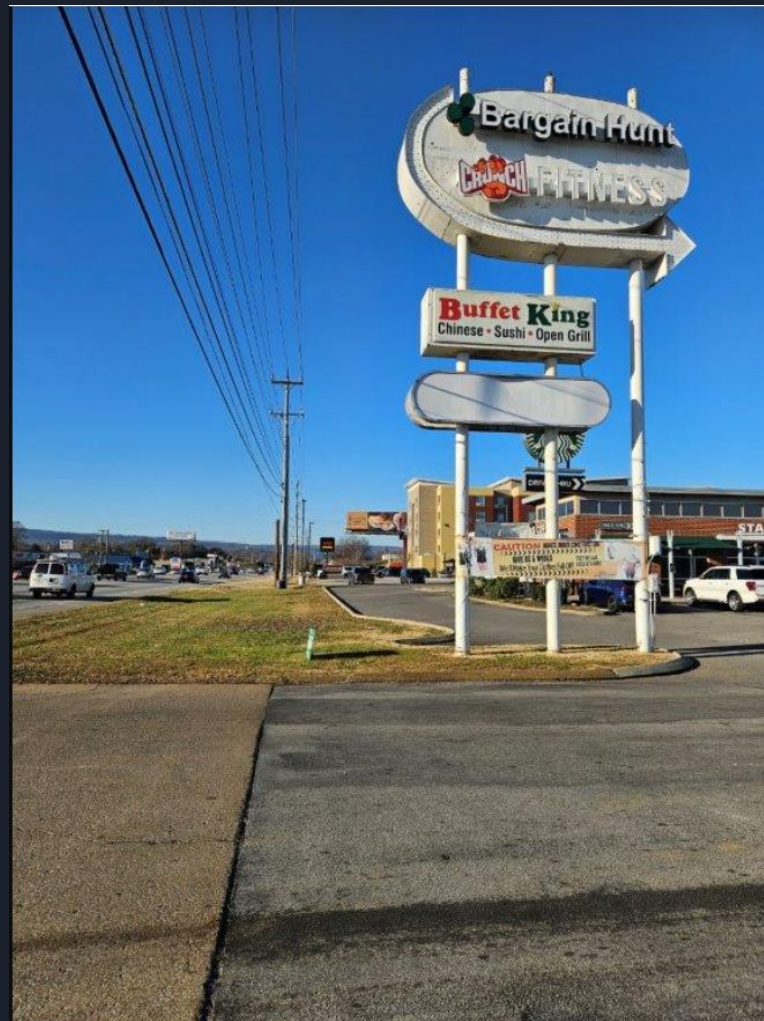
Date: 11/26/2024

By: NR/KP

Scale: 3/16" = 1'

VSI Prints: 53020-0105 Elev







BOZA-24-107

537 W. 37th St 37410

Applicant: Tom McIntosh

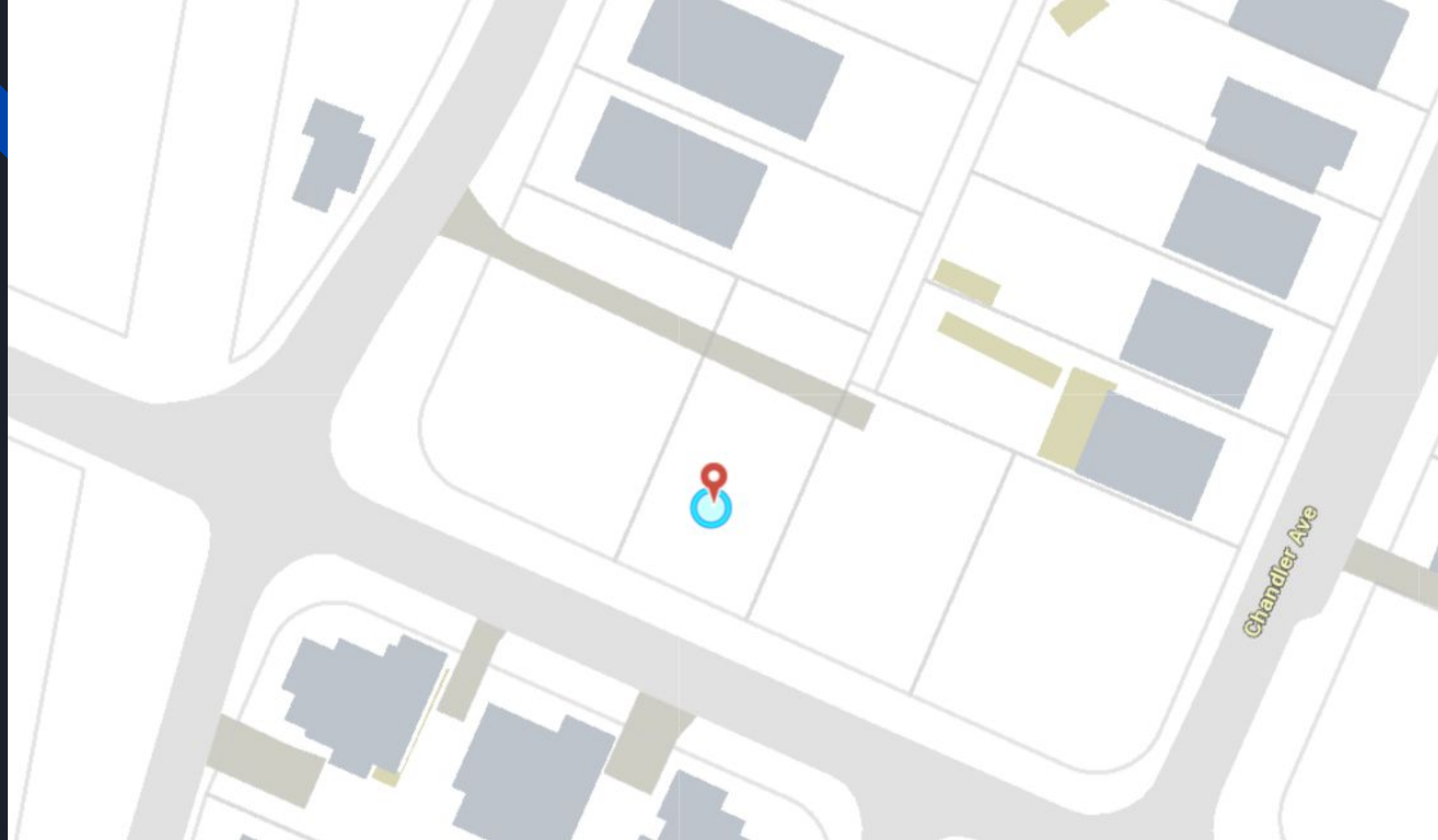
Zoning: R-3 Residential

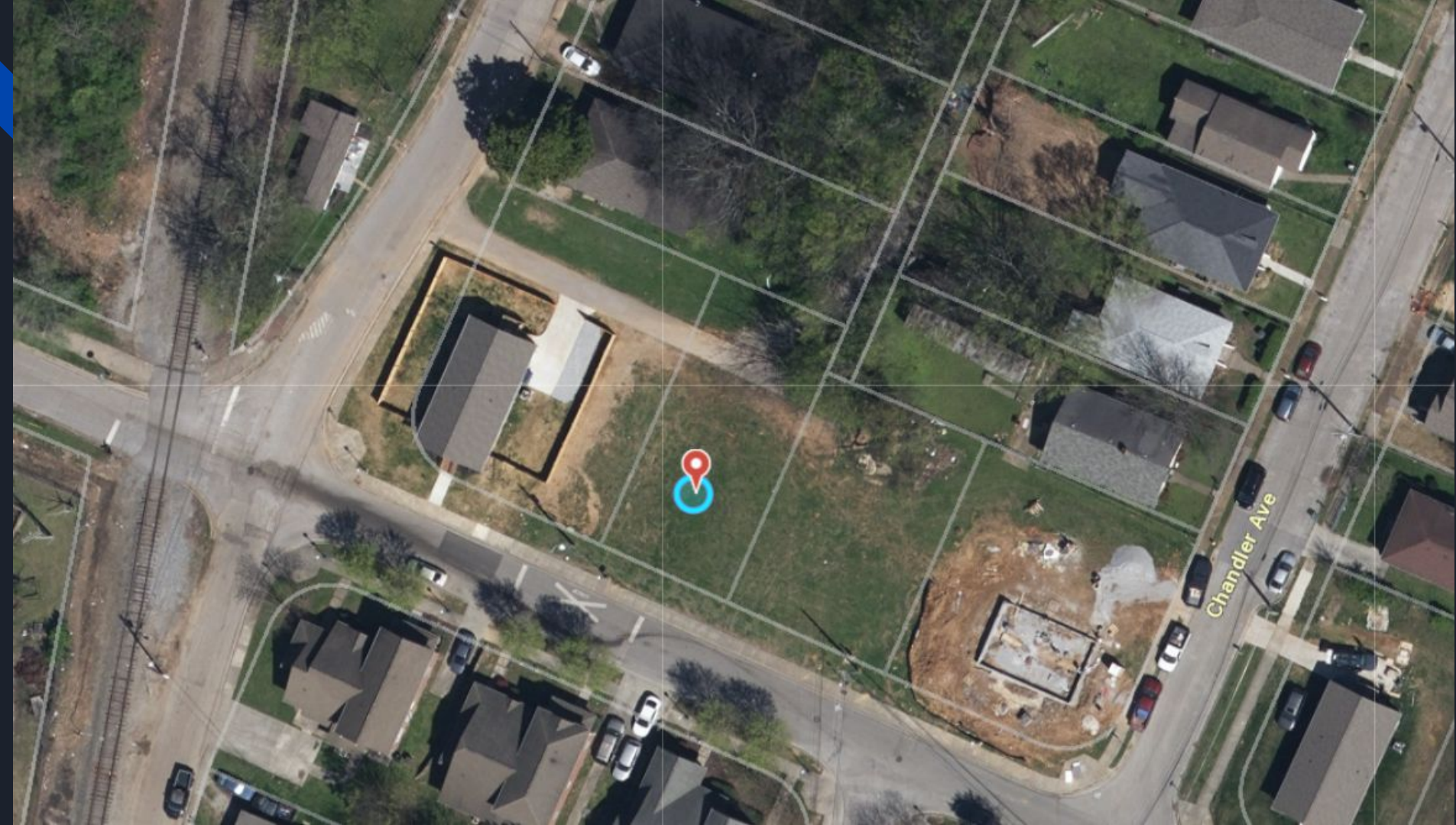
Council District: 7

Variance Request: Reduction in front setback from 25 feet to 20 feet and a reduction in rear setback from 25 feet to 19.5 feet.

Hardship: Unusual Lot Shape



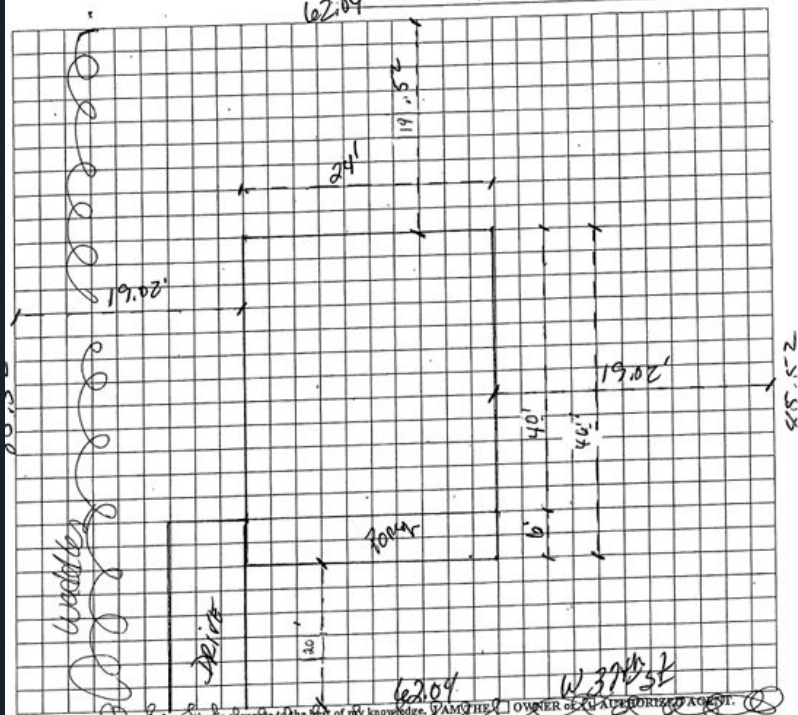




SITE PLANS MUST SHOW ALL PROPERTY LINES AND DIMENSIONS

- ☐ Drawn to Scale: 1 square = _____
- ☒ Feet Not Drawn to Scale = Total Acres _____

Show dimension of all lot lines and relationship to all rights-of-way that adjoin lot. Show all proposed driveways and walkways. Show dimensions of the structure(s) to be built. Include all projections: porches, landings, decks, bay windows, carports, etc. Show square footage to all projections. Include attached or detached garage. Show dimensions of setbacks from the property lines and Right of Way to new structure or additions. Show dimensions between existing and proposed structures. Show all easements. Show floodplain info. Show all roads / streets.



I certify that the above information is accurate to the best of my knowledge. I AM THE OWNER OF THE ABOVE PROPERTY.

My telephone number is: (423) 750-0507 ext. 20 Name (please print): Nick Derka

Address of subject property: 531 W. 37th Street Lot #: 117 Subdivision: CHA Spencer J. McCallister

MAP GROUP PARCEL #: 105 N J 015 Flood Zone: ☐ Yes ☒ No Elevation (in feet): _____

Number of Floors: _____ Height of Structure: 24 Total square footage of proposed structure(s): 1056

Plat Book: 4 Page #: 8 Sewer MP #: _____ Sewer Verification: ☐ Yes ☒ No

Lot of Record: ☐ Yes ☒ No Date of Lot Creation: _____ Sewer Permit # or Dye Test: _____

BOZA-24-108

1305 Richard Ave 37404

Applicant: Jean-Philippe Audra

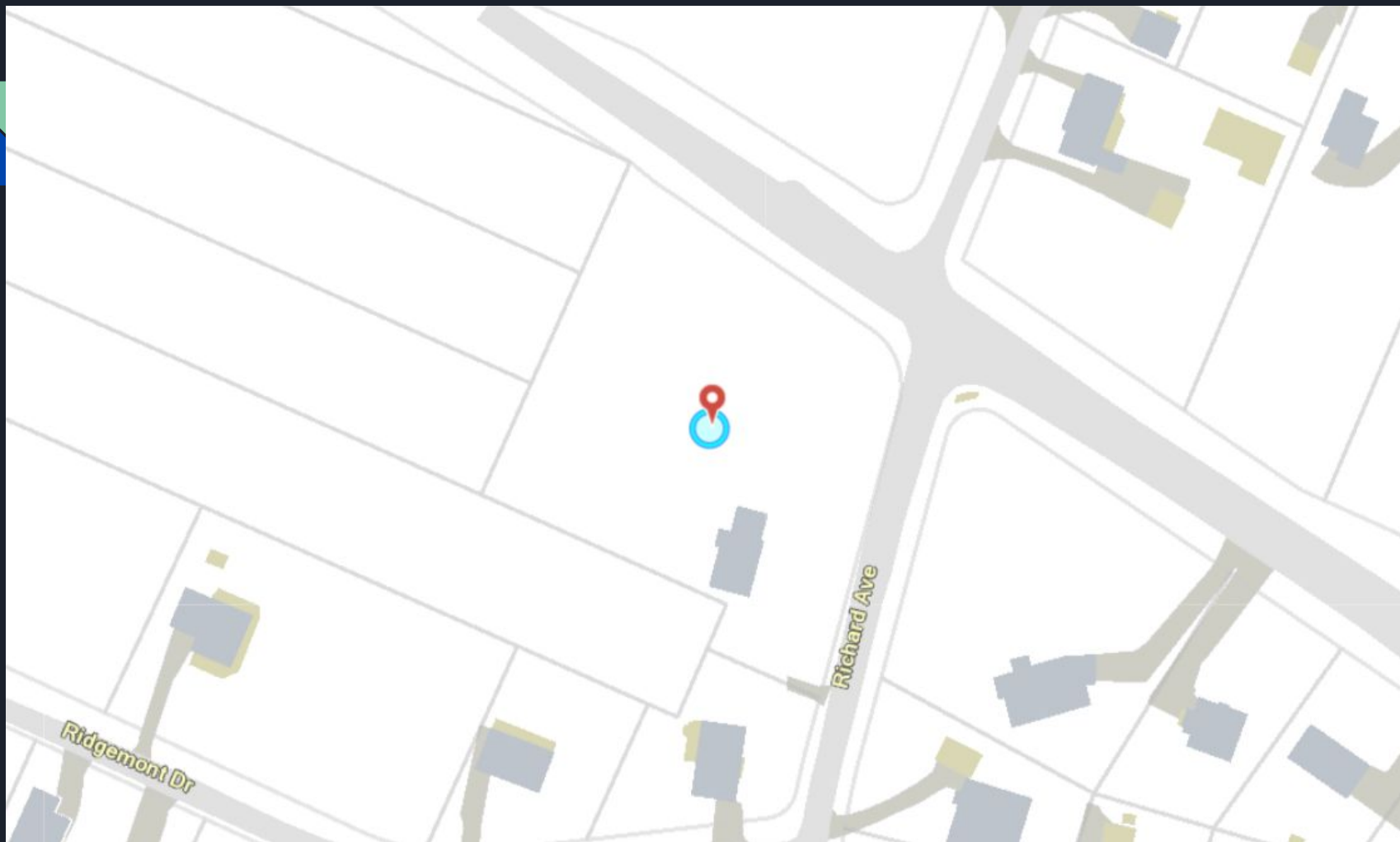
Zoning: R-1 Residential

Council District: 9

Variance Request: Relief from sec. 38-504 for an accessory structure in the front yard, a reduction in side setback from 5 feet to 0 feet and a reduction in rear setback from 5 feet to 0 feet for a shed.

Hardship: Topography







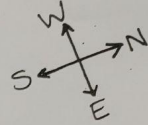
① Existing Main House - Built 1950

BOZA-24-108

1305 Richard Ave.

Tax Map # 147A A 001

Owner: Jean-Philippe Audra

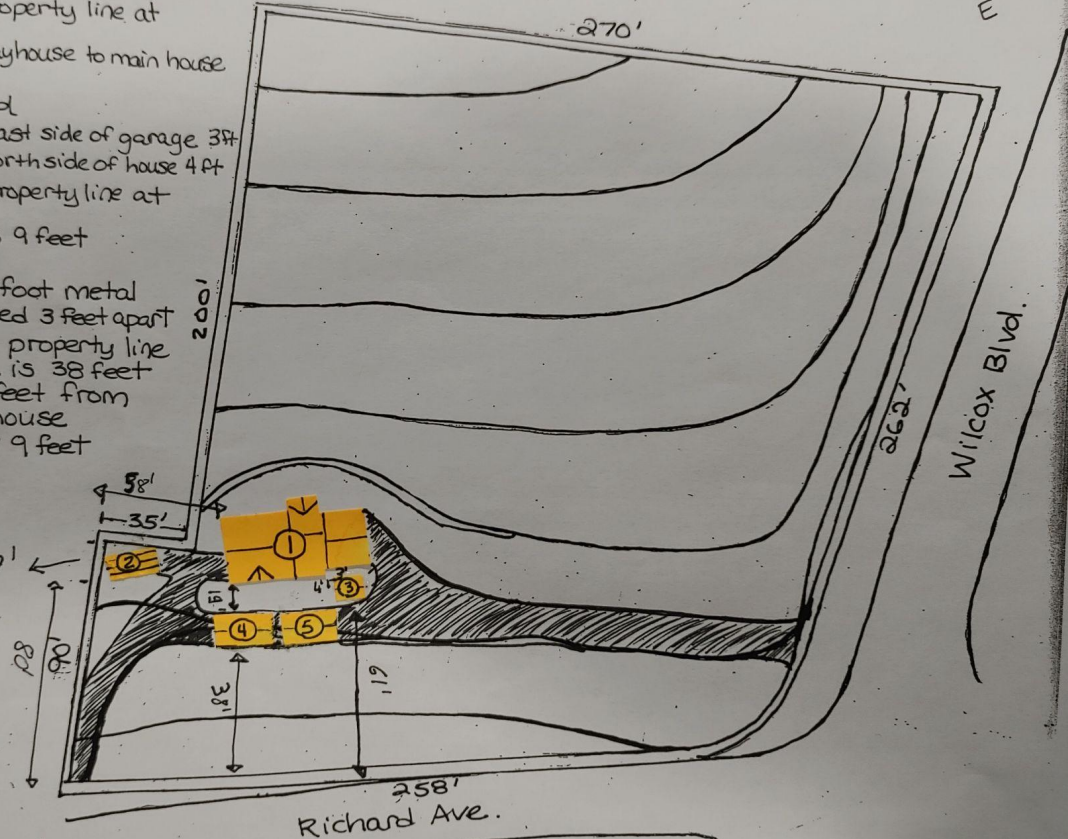


- ② 10 x 20 Wilderness Lofted Playhouse
- Positioned at zero setbacks at south and west corner.
 - 11 foot high roof
 - 80 feet from property line at Richard Ave.
 - 38 feet from playhouse to main house

- ③ 8 x 12 Tool Shed
- Positioned from east side of garage 3ft
 - Positioned from north side of house 4ft
 - 61 feet from property line at Richard Ave.
 - Shed height is 9 feet

- ④+⑤ Two 12 x 21 foot metal carports spaced 3 feet apart
- Distance from property line at Richard Ave. is 38 feet
 - Positioned 19 feet from east side of house
 - Carport height 9 feet

* From Neighbor's House 37' ←





Foxwood Heights
Chattanooga, TN
35.048971, -85.248756







BOZA-24-109

1833 Gunbarrel Rd 37421

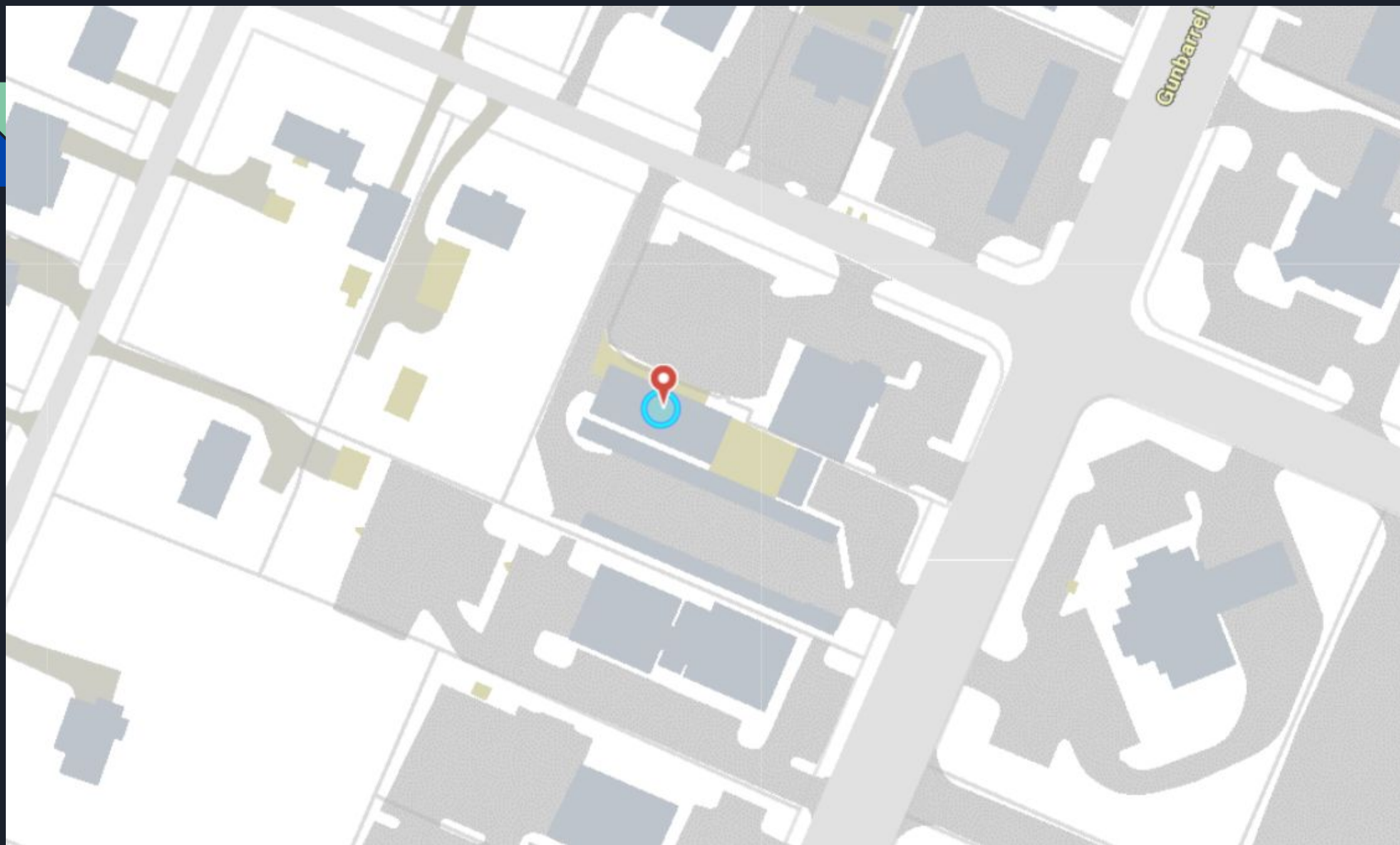
Applicant: Emma Donnelly-Bullington

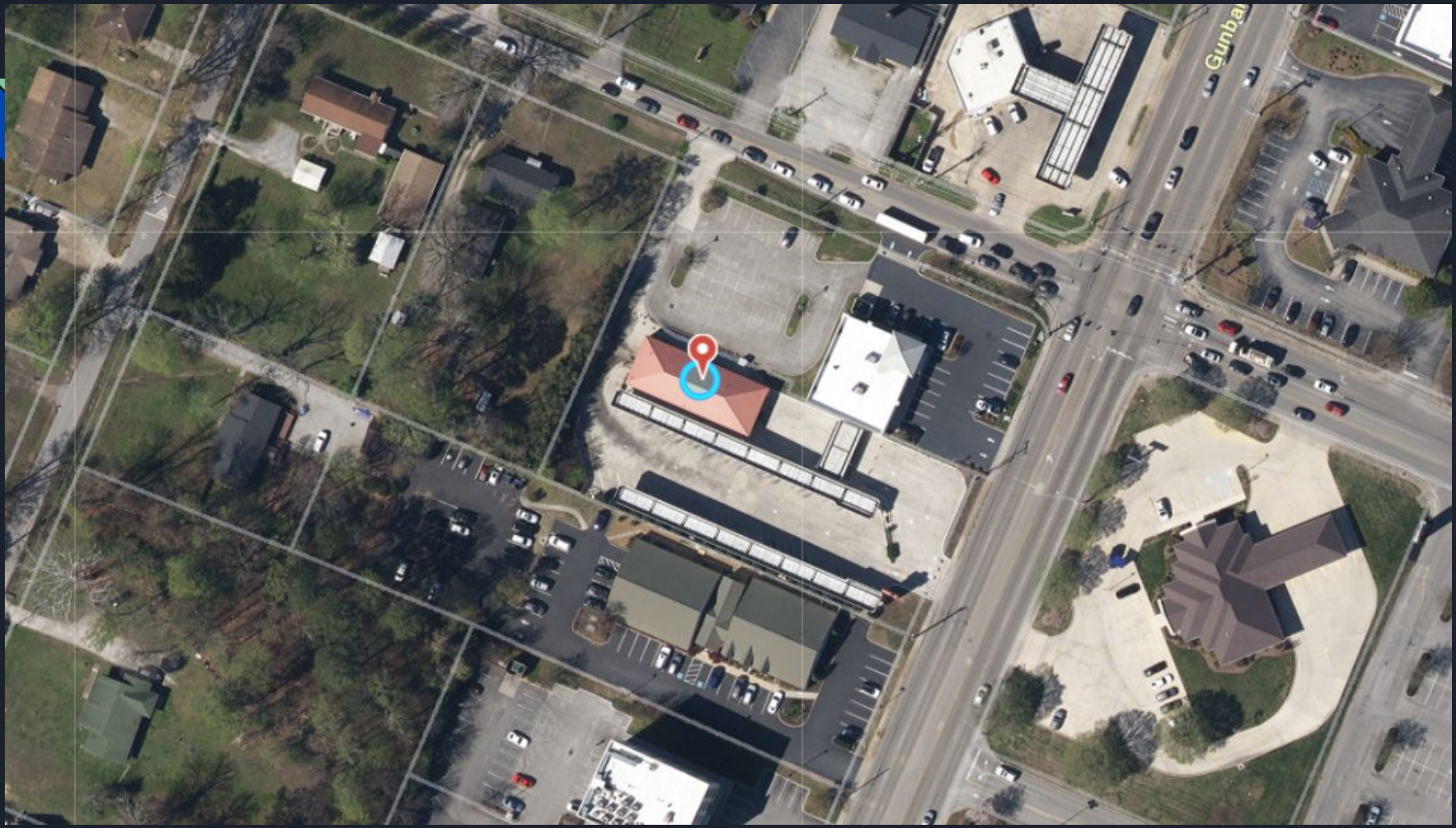
Zoning: C-C Commercial Corridor

Council District: 4

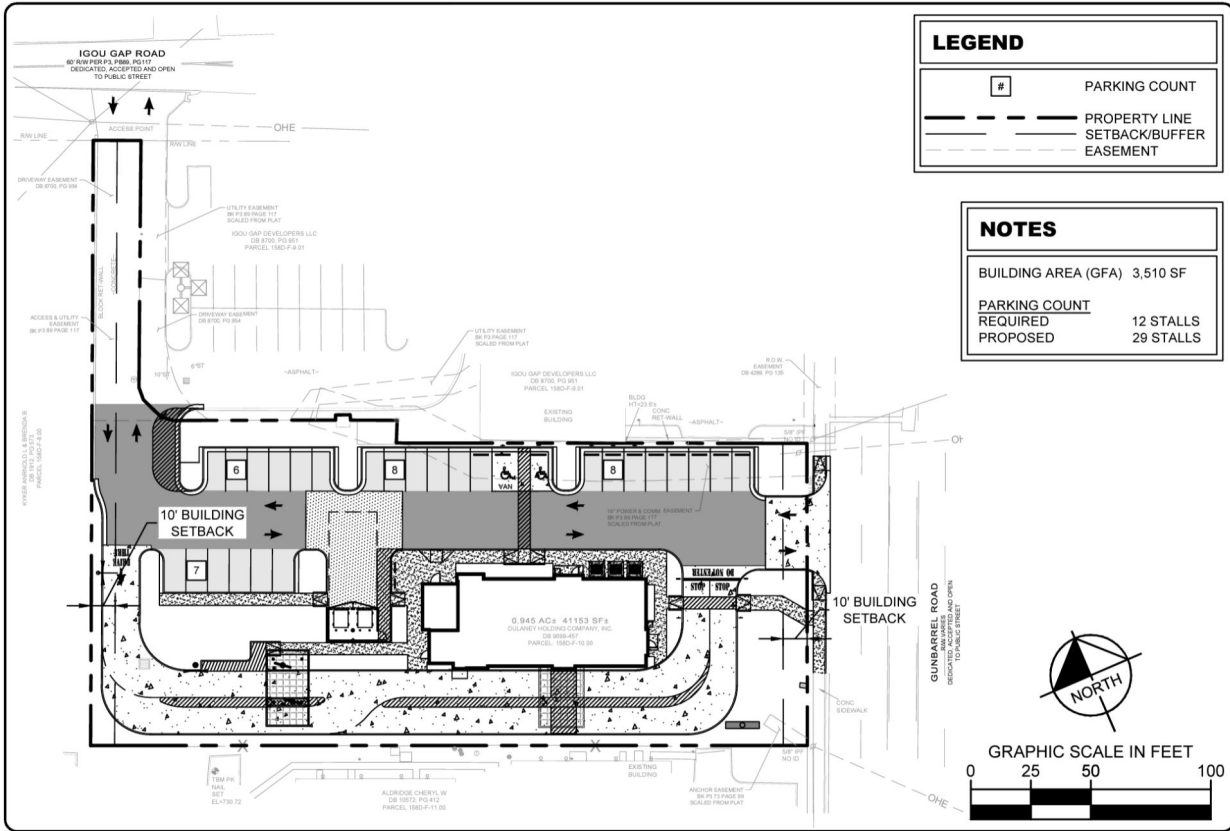
Variance Request: Special Exception for a Drive-Thru Facility
in C-C Commercial Corridor







K:\MEDIA_LDE\0000000000 - Raising Cane's\118387022 - C:\288 Chattanooga, TN\CA\Exhibit6 Special Exception Exhibit\188 Chattanooga TN - Special Exception Exhibit.dwg Parking Variance Exhibit Dec 05, 2024 12:24pm by: emma.donnelly



Kimley»Horn 6750 POPLAR AVENUE, SUITE 600 MEMPHIS, TENNESSEE 38138 (901) 374-9109 www.kimley-horn.com	TITLE: Special Exception Request Site Plan Exhibit	PROJECT: Raising Cane's 1833 Gunbarrel Road	JOB NUMBER: 118387022 SCALE: 1" = 50' DATE: 12/05/2024 SHEET: EXHIBIT A
--	---	--	---

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED, REUSE OF AND APPROPRIATE RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. COPYRIGHT KIMLEY-HORN AND ASSOCIATES, INC. 2024



On behalf of Raising Cane's Restaurants, L.L.C., Kimley-Horn and Associates, Inc. is pleased to submit the enclosed request for a special exception to allow a drive-thru restaurant in the C-C zoning district.

Raising Cane's Restaurants, L.L.C. is proposing to redevelop the property at 1833 Gunbarrel Road as a drive thru restaurant with dual drive thru lanes. The subject property is currently a vacant car wash. The parcel is 0.945 acres in size, a portion of which is encumbered by an access and utility easement allowing for shared access between the subject property and the adjacent property to the north.

The proposed special exception will not endanger the public health, safety, or welfare. Pedestrian safety was considered while locating proposed crosswalks and related signage. Pavement striping is proposed to maintain vehicular safety and prevent cars from entering the drive thru from the wrong direction. This development will improve the condition of the existing development on the site.

The proposed special exception is compatible with the general land use of adjacent properties and other property within the immediate vicinity. Adjacent land uses include retail and office buildings. There are several nearby drive-thru restaurants along Gunbarrel Road in the immediate vicinity of the subject property.

The proposed special exception in this location is consistent with the spirit and intent of the City Code and adopted land use policies. Under the new zoning code, no variances are required for the site layout as all requirements (parking, landscaping, setbacks, etc.) have been met.

With Kimley-Horn, you should expect more and will experience better. Please contact me at (901) 374-9109 or emma.donnely@kimley-horn.com should you have any questions.

Sincerely,



Emma Donnelly-Bullington, P.E. (TN)
Project Manager



Sec. 38-75 (e): Special Exceptions Evaluation Criteria

(e) Evaluation Criteria

The listing of a use as a special exception within a zone does not constitute an assurance or presumption that such special exception will be approved. Rather, each special exception must be evaluated on an individual basis, in relation to all applicable standards of this Code. Such evaluation will determine whether approval of the special exception is appropriate at the particular location and in the particular manner proposed. The decision must make findings to support each of the following:

- (1) The proposed special exception ***will not endanger the public health, safety, or welfare.***
- (2) The proposed special exception is ***compatible with the general land use of adjacent properties and other property within the immediate vicinity.***
- (3) The special exception in the specific location proposed is ***consistent with the spirit and intent of this Code and adopted City land use policies.***

Adjourn

Board of Zoning Appeals
January 8th, 2025 Meeting

