

2012-104  
Flagship Group, Inc./Gordy Germany  
District No. 7  
Planning Version

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2910 EAST 49<sup>TH</sup> STREET, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-2 LIGHT INDUSTRIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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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 property located at 2910 East 49<sup>th</sup> Street, more particularly described herein:

The southern 211 feet of Lot 29, Revised Plat of Lots 29 and 32, Division of Lots 27 thru 36 and Lot A, Resubdivision of J. C. Roberts Addition, Plat Book 85, Page 66, ROHC, being part of the property described in Deed Book 9346, Page 695, ROHC. Tax Map No. 168O-C-001 (part).

and as shown on the map and drawing attached hereto and made a part hereof by reference, from M-2 Light Industrial Zone to C-2 Convenience Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to approval of vehicular access by the City Traffic Engineer before a certificate of occupancy shall be issued.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading

\_\_\_\_\_, 2012.

\_\_\_\_\_  
CHAIRPERSON

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_, 2012.

/mms

\_\_\_\_\_  
MAYOR

2012-104  
Flagship Group, Inc./Gordy Germany  
District No. 7  
Applicant Version

ORDINANCE NO. \_\_\_\_\_

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PASSED on Second and Final Reading

\_\_\_\_\_, 2012.

\_\_\_\_\_  
CHAIRPERSON

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_, 2012.

/mms

\_\_\_\_\_  
MAYOR

2012-104 City of Chattanooga  
August 13, 2012

RESOLUTION

WHEREAS, Flagship Group, Inc./ Gordy Germany 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 M-2 Light Industrial Zone to C-2 Convenience Commercial Zone, part of a property located at 2910 East 49<sup>th</sup> Street.

The southern 211 feet of Lot 29, Revised Plat of Lots 29 and 32, Division of Lots 27 thru 36 and Lot A, Resubdivision of J. C. Roberts Addition, Plat Book 85, Page 66, ROHC, being part of the property described in Deed Book 9346, Page 695, ROHC. Tax Map 168O-C-001 (part) as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on August 13, 2012,

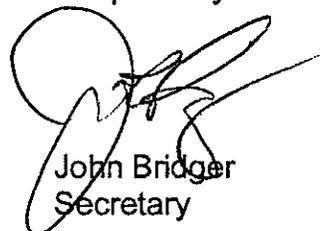
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, no one was present in opposition to 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 August 13, 2012, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to approval of vehicular access by the City Traffic Engineer.

Respectfully submitted,



John Bridger  
Secretary



2012-0104 M-2 to C-2



140 ft

2012-104

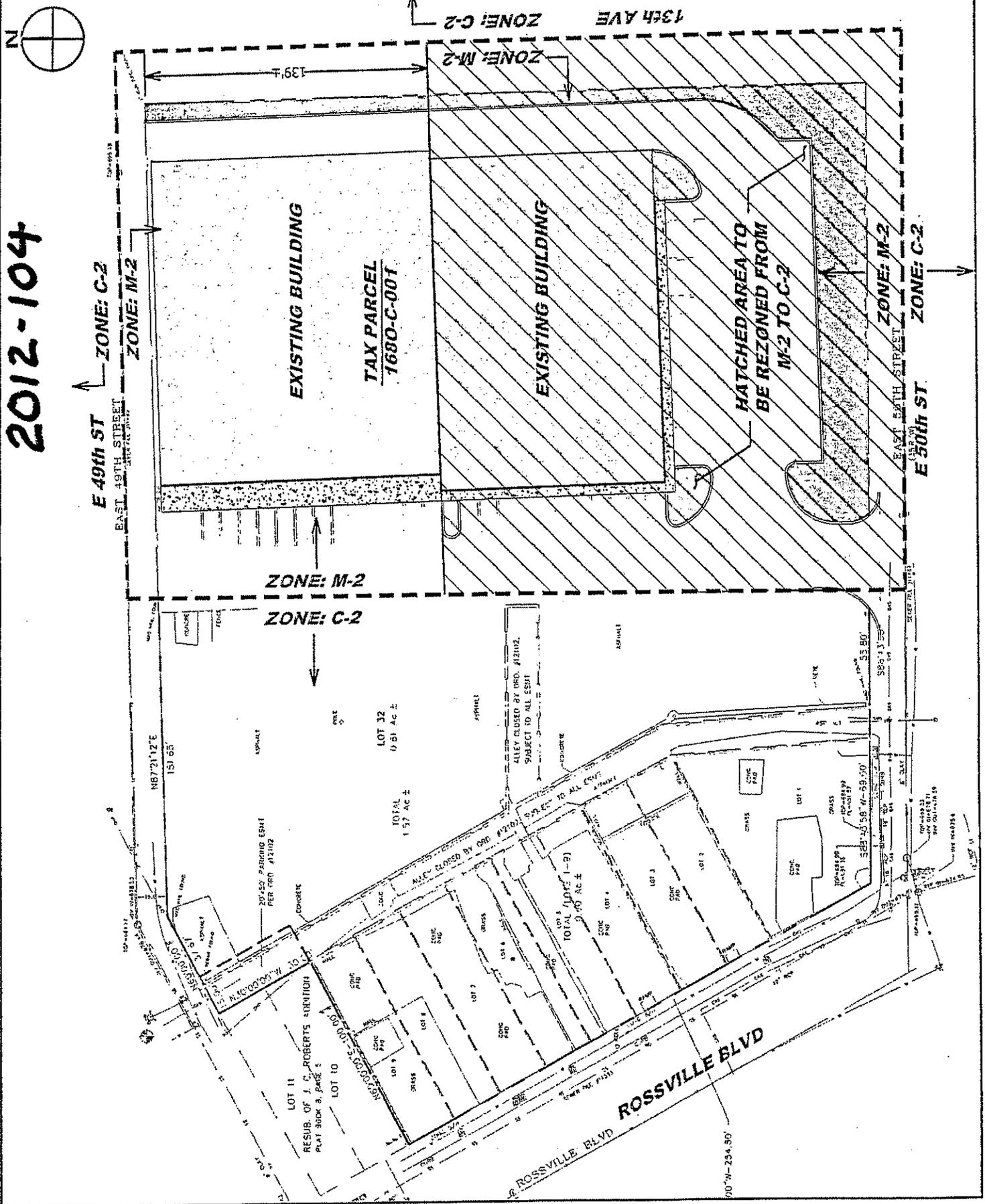
Z.01

Rezoning of Tax Parcel 1680 - C - 001

PRJ. NO. 12-020

DATE: 07-12-12  
SCALE: 1"=60'

Passpointe Engineering, PLLC  
7625 Hamilton Park Dr, Suite 21  
Chattanooga, Tennessee 37421



# Zoning Request Form

Print Form

Chattanooga-Hamilton County



Regional Planning Agency

1250 Market Street  
Suite 2000

Development Resource Center  
Chattanooga, Tennessee  
37402

Phone: 423-668-2287

Fax: 423-668-2289

www.chcrpa.org

Office Use Only

Case Number: 2012-104

Date Submitted: 07/10/2012

Planning District: 8c

County District: 7

City District: 6

Jurisdiction: City of Chattanooga

Neighborhood: East Lake Nbrhd & Community Council, Cedar Hill

Staff Action:

PC Action/Date:

Legis. Action/Date:

From: M-2	To: C-2
Proposed Development or Use: Approved uses in C-2	

Address: (Street Number & Street Name) 2910 East 49th Street	Tax Map No: 1680-C-001
Current Use: Vacant Shopping Center	Plat Book/Page No. 85/66
	Adjacent Uses: Commercial/Residential

**All communication by phone, fax, email, or mail will be with the Applicant. If you are not the property owner, you will need to submit a letter from the property owners(s) indicating that you are acting as their agent in filing this application (e.g. engineer, architect, consultant, broker, etc.).**

- Property Owner    
  Architect    
  Engineer    
  Optionee    
  Purchaser of Property    
  Trustee  
 Other:

Name	Flagship Group, Inc. Attn: Gordy Germany		
Address:	3456 Hardee Ave		
City	Atlanta	State:	GA
Zip Code:	30341		
Daytime Phone:	678-209-9797		
Cell Phone:	404-822-8488		
Other Phone:			
Email:	gordy@flagship-group.com		
Fax:	678-205-0927		

Name:	Lancour Asset Development Inc./ James L. Teal		
Address:	2806 East 50th Street		
	Chattanooga, TN 37407		
Phone:	423-605-4111		
<b>CHECKLIST (OFFICE USE ONLY)</b>			
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Deeds for property to be rezoned		
<input checked="" type="checkbox"/> Ownership Verification (Tax Map Printout, Letter)	Deed Book: 9346/695		
<input checked="" type="checkbox"/> Map showing property to be rezoned	<input checked="" type="checkbox"/> Copy of Plats, if applicable		
<input checked="" type="checkbox"/> Site Plan, if applicable	Plat Book/Page: 85/66		
<input checked="" type="checkbox"/> Total acres to be considered: 1.838	<input checked="" type="checkbox"/> Notice Signs: How Many? 3		
<input checked="" type="checkbox"/> Filing Fee: 635.00	<input type="checkbox"/> Cash <input type="checkbox"/> Check No. 2650		
Accepted by: Jennifer Ware	Date:	07/10/1968	

<b>Case Number:</b>	<b>2012-104</b>
<b>Applicant Request:</b>	<b>C-2 Convenience Commercial Zone</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVE, subject to approval of vehicular access by the City Traffic Engineer</b>
<b>Applicant:</b>	Flagship Group, Inc. Attn: Gordy Germany
<b>Property Address:</b>	2910 E. 49 <sup>th</sup> Street
<b>Jurisdiction:</b>	Chattanooga District 6 / County District 7
<b>Neighborhood:</b>	East Lake Neighborhood & Community Council; Cedar Hill
<b>Development Sector:</b>	Urban Infill
<b>Proposed Development</b>	<b>Planning Commission Recommendation: Approve Staff Recommendation</b>
<b>Site Plan Submitted:</b>	Yes
<b>Proposed Use:</b>	Medical/Retail
<b>Purpose:</b>	Use existing building for medical or retail use
<b>Site Characteristics</b>	
<b>Current Zoning:</b>	M-2 Light Industrial Zone
<b>Current Use:</b>	Vacant Shopping Center
<b>Adjacent Uses:</b>	Manufacturing, warehouse, commercial, residential, and vacant
<b>Size of Tract:</b>	1.8 Acres
<b>Access:</b>	Good
<b>Analysis</b>	
<b>Extension of Existing Zoning?</b>	Yes
<b>Community Land Use Plan:</b>	Rossville Boulevard Community Plan 2004
<b>Proposed Use Supported by Community Land Use Plan?</b>	Yes
<b>Proposed Use Supported by Comprehensive Plan?</b>	Yes
<b>Comments</b>	
<b>Planning Staff:</b>	<b>Applicant Request Overview</b> The request is to use the property's existing building for medical or retail use.  <b>Site Description</b> The Rossville Boulevard community is located in the southern portion of the City of Chattanooga and Hamilton County, abutting the City of Rossville and Walker County, Georgia. This property abuts a parking lot on Rossville Boulevard at the west and the Cedar Hill neighborhood at the east.  Rossville Boulevard is a main entry/exit thoroughfare for workers and residents coming to and going from both Tennessee and Georgia. In addition, it serves as the visitor route to the Chickamauga National Battlefield and Military Park from downtown Chattanooga and surrounding areas.  <b>Applicable Plans/Policies</b> The adopted plan for the area, the Rossville Boulevard Community Plan 2004, recommends that this property utilize heavy business mixed land uses for the development of this property. The community plan defines

**NOTICE**

WHEREAS, petitions 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 petitions to rezone be approved:

2012-096 Twin Brook Investments. 5414 Hixson Pike, from R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2012-097 MAP Engineers c/o Mike Price/Wilkins Partners. 1735 Joiner Road, from R-1 Residential Zone to O-1 Office Zone, subject to certain conditions.

2012-102 ARS Venture, LLC. 400 blocks of both North Market Street and Hamilton Avenue and 17 East Manning Street, from R-1 Residential Zone, C-2 Convenience Commercial Zone, and M-1 Manufacturing Zone to C-7 Northshore Commercial Mixed Use Zone, subject to certain conditions.

2012-104 Flagship Group, Inc./Gordy Germany. Part of property located at 2910 East 49<sup>th</sup> Street, from M-2 Light Industrial Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

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,

**September 11, 2012**

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 \_\_\_\_\_, 2012.

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Carol K. O'Neal, CMC  
Clerk to the City Council