

2012-156
City of Chattanooga/
Regional Planning Agency
District No. 4
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED IN THE 9300 BLOCK OF LEE HIGHWAY, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING ZONE (TEMPORARY ZONE) TO URBAN GENERAL COMMERCIAL (PERMANENT ZONE), SUBJECT TO CERTAIN CONDITIONS.

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 in the 9300 block of Lee Highway, more particularly described herein:

To find the TRUE POINT OF BEGINNING, begin at the eastern most corner of Lot 1, Final Plat of Ooltewah Church of Christ's Resubdivision, Lot 1, as shown in Plat Book 35, Page 388 ROHC; thence along the northern line of said lot 1 N 66-58-38 W, a distance of 227.11 feet to a point being 42.89 feet southeast of the northern most corner of Lot 1 being the TRUE POINT OF BEGINNING; thence N 66-58-38 W, a distance of 42.89 to said corner; thence N 66-45-33 W, a distance of 224.91 feet to a point; thence S 23-16-12 W, a distance of 58.31 feet to a point; thence N 66-43-48 W, a distance of 116.26 feet to a point; thence N 23-01-08 E, a distance of 96.22 feet to a point; thence S 66-53-05 E, a distance of 384.32 feet to a point; thence S 23-01-08 W, a distance of 38.65 feet to the TRUE POINT OF BEGINNING. Containing 0.49 acres more or less. Tax Map No. 132A-A-026 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing Zone (Temporary Zone) to Urban General Commercial (Permanent Zone).

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

PASSED on Second and Final Reading

_____, 2013.

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2013.

/mms

MAYOR

2012-156 City of Chattanooga
December 10, 2012

RESOLUTION

WHEREAS, City of Chattanooga/Regional Planning Agency 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-1 Manufacturing Zone (Temporary Zone) to Urban General Commercial (Permanent Zone), part of a property located in the 9300 block of Lee Highway.

To be rezoned from Temporary Zoning M-2 Light Industrial Use to Proposed Permanent M-2 Light Industrial Zone:

To find the TRUE POINT OF BEGINNING, begin at the eastern most corner of Lot 1, Final Plat of Ooltewah Church of Christ's Resubdivision, Lot 1, as shown in Plat Book 35, Page 388 ROHC; thence along the northern line of said lot 1 N 66-58-38 W, a distance of 227.11 feet to a point being 42.89 feet southeast of the northern most corner of Lot 1 being the TRUE POINT OF BEGINNING; thence N 66-58-38 W, a distance of 42.89 to said corner; thence N 66-45-33 W, a distance of 224.91 feet to a point; thence S 23-16-12 W, a distance of 58.31 feet to a point; thence N 66-43-48 W, a distance of 116.26 feet to a point; thence N 23-01-08 E, a distance of 96.22 feet to a point; thence S 66-53-05 E, a distance of 384.32 feet to a point; thence S 23-01-08 W, a distance of 38.65 feet to the TRUE POINT OF BEGINNING. Containing 0.49 acres more or less. Tax Map 132A-A-026 (part) as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on December 10, 2012,

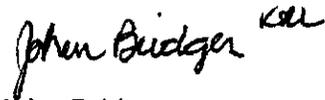
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 December 10, 2012, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,

Handwritten signature of John Bridger in cursive script, with a small mark resembling 'K' or 'all' at the end.

John Bridger
Secretary

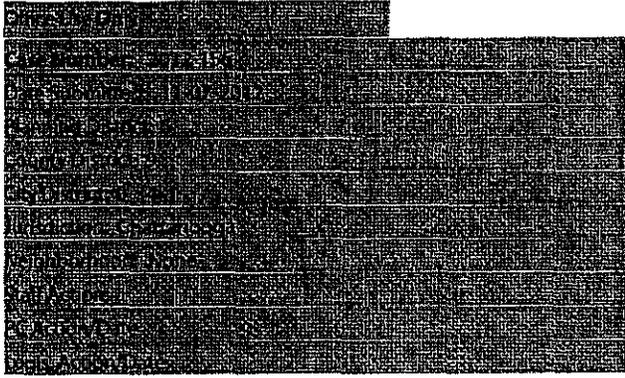
Zoning Request Form

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



From: M-1 Industrial District (Temporary Zone)	To: UGC Permanent Zone
Proposed Development or Use: Per City Code, Art. X11, Sec. 38-653-Planning Commission Zoning Plan. To establish permanent zone for area annexed by City Ordinance #12659 10/23/2012	

Address: (Street Number & Street Name) 9300 block of Lee Highway (Part of)	Tax Map No: 132A-A-026 (Part of)
	Plat Book/Page No.
Current Use: Cambridge Square Development	Adjacent Uses: Commercial



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: Per City Code

Name	City of Chattanooga/Regional Planning Agency	
Address:	1250 Market Street Suite 2000	
City	Chattanooga	State: TN
Zip Code:	37402	
Daytime Phone:	423-668-2287	
Cell Phone:		
Other Phone:		
Email:		
Fax:	423-668-2289	

Name:	Barrier Properties LLC	
Address:	820 Broad Street Suite 400	
	Chattanooga, TN 37402	
Phone:		

Case Number:	2012-156
Applicant Request:	UGC Urban General Commercial Zone- Permanent Zone
Applicant:	City of Chattanooga/Regional Planning Agency
Property Address:	9300 block of Lee Hwy (Part of)
Jurisdiction:	City of Chattanooga District 0 (4)/Hamilton County District 9
Neighborhood:	Ooltewah
Proposed Development	
Site Plan Submitted:	Not Applicable
Proposed Use:	Per City Code, Art. X11, Sec. 38-653- Zoning plan for newly annexed areas: To establish permanent zone for area annexed by City Ordinance #12659

Site Characteristics		PLANNING COMMISSION ACTION:
Current Zoning:	M-1 Manufacturing Zone	Approve
Current Use:	Cambridge Square Development	
Adjacent Uses:	Commercial	
Size of Tract :	.49 acres	

STAFF RECOMMENDATION: APPROVE

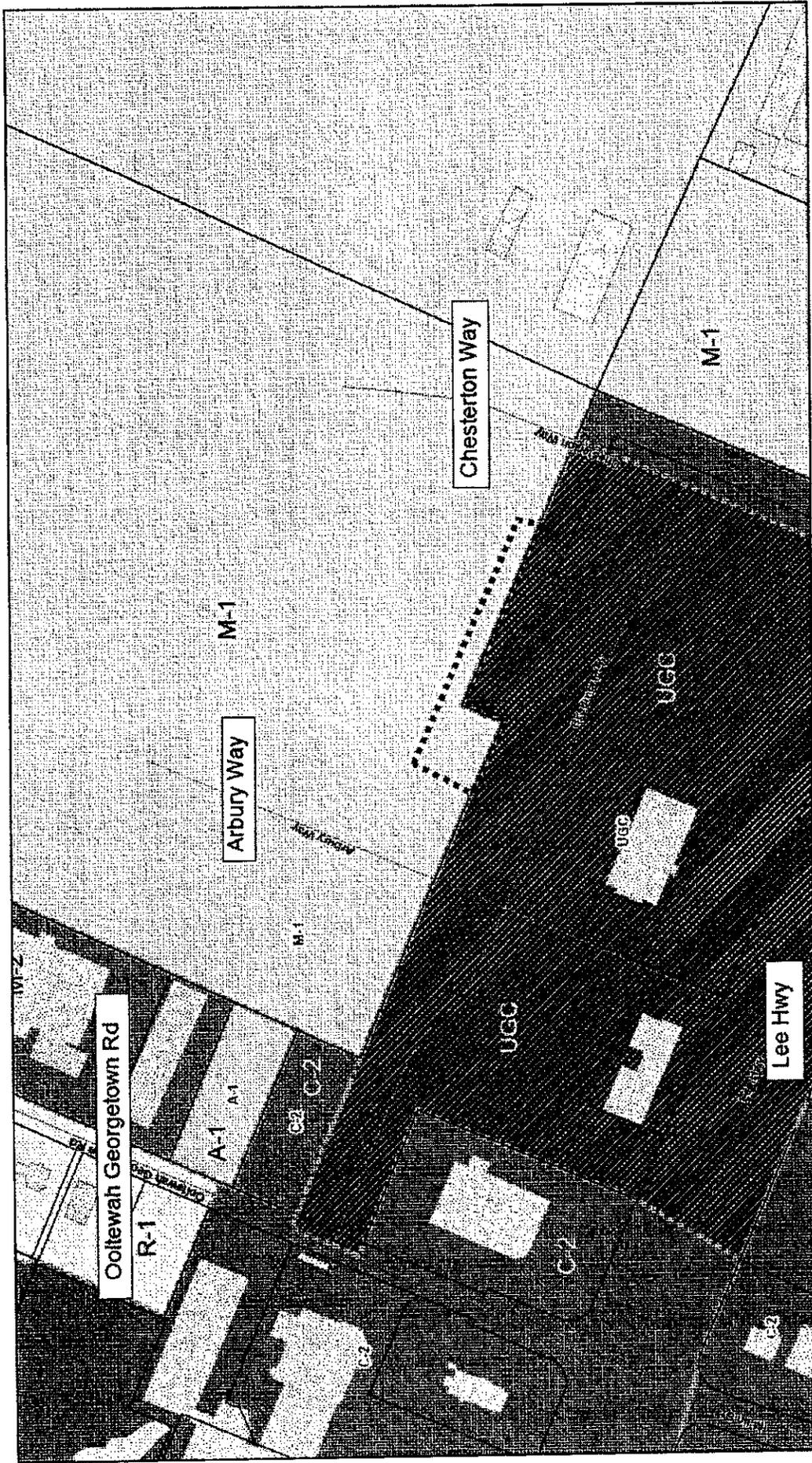
Analysis	
Extension of Existing Zoning?	Yes
Community Land Use Plan:	Wolftever Creek Area Plan (2007)
Proposed Use Supported by Community Land Use Plan?	Yes
Proposed Use Supported by Comprehensive Plan?	Yes

Comments
Planning Staff: Request Overview

This property was annexed by the City of Chattanooga. Zoning regulations require that the Planning Commission recommend a zoning plan for newly annexed areas to the City Council.

Staff Recommendation

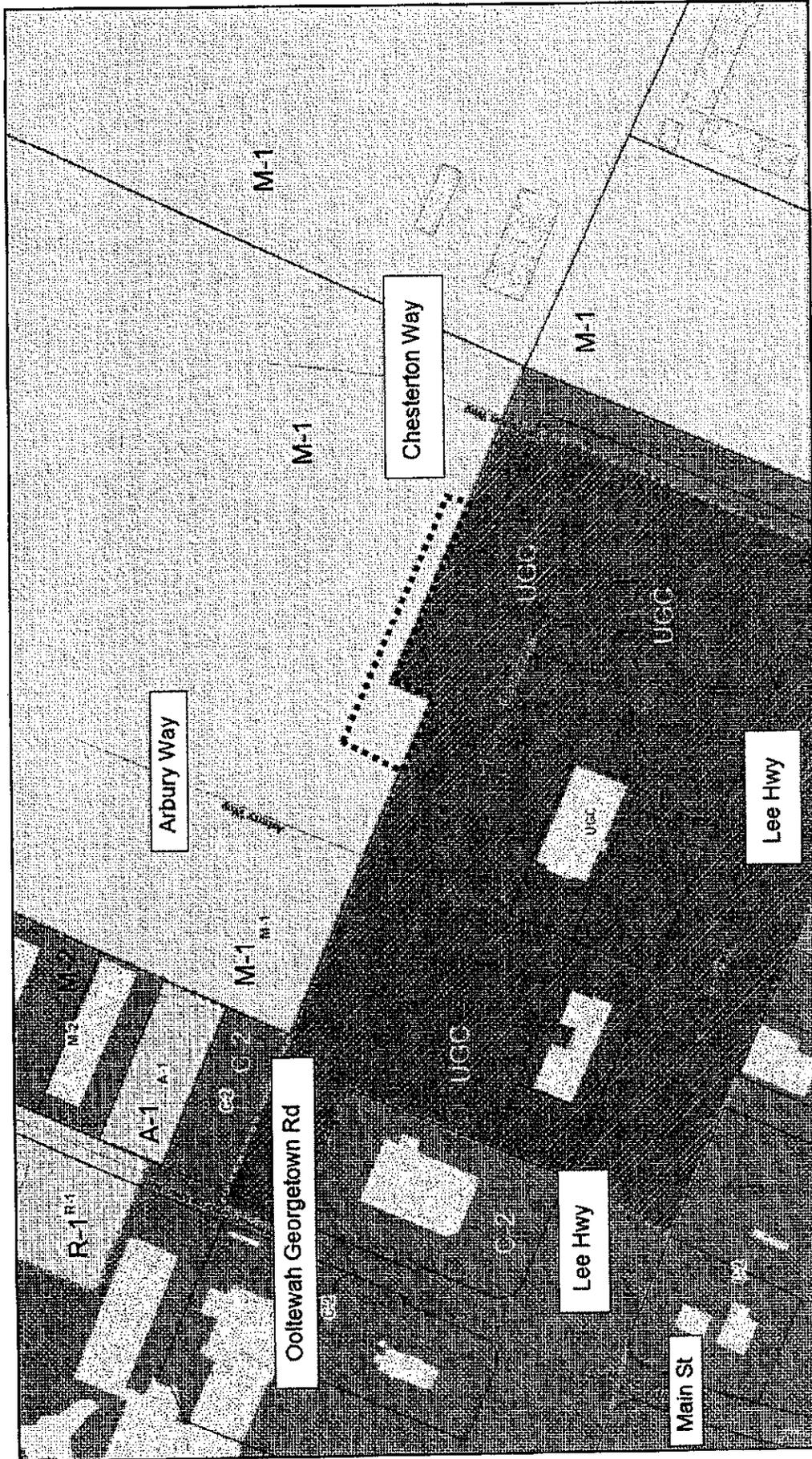
The subject property is part of a larger development, Cambridge Square, which was already a part of the City of Chattanooga with UGC Urban General Commercial zoning. The annexation removed the issue of split jurisdictions and this rezoning will bring the entire site into a single zoning district. Staff recommends approval.



2012-0156 Rezoning from Temporary M-1 to Permanent UGC



200 ft



2012-156 Rezoning from Temporary M-1 to Permanent UGC

Planning Commission Recommendation: APPROVE



200 ft



Chatahoochee-Anderson County Regional Planning Agency



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:

2012-156 City of Chattanooga/Regional Planning Agency. 9300 block of Lee Highway, from M-1 Manufacturing Zone (Temporary Zone) to Urban General Commercial (Permanent Zone).

2012-157 Scenic Land Company, LLC/Jack and Carolyn Lonas and Robert Brown. 100 block of Dodson Road and the 6400 block of Highway 153, from R-1 Residential Zone to R-3 Residential Zone, R-4 Special Zone, and C-2 Convenience Commercial Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following amendment be made to the Chattanooga City Code, Part II, Chapter 38, known as the Chattanooga Zoning Ordinance by:

(a) Amending Section 38-84, Height, Area and Building Regulations.

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,

January 8, 2013

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 _____, 2013.

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