

2013-027
Inasmuch, Inc. d/b/a
The Samaritan Center
District No. 4
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PART OF PROPERTY LOCATED AT 6021 OOLTEWAH GEORGETOWN ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE.

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 part of property located at 6021 Ooltewah Georgetown Road, more particularly described herein:

All that part of Lot 1, Final Plat of Lot 1, Samaritan Center Subdivision, Plat Book 96, Page 57, ROHC that is currently zoned R-1 being part of the property described in Deed Book 9196, Page 689, ROHC. Tax Map No. 132A-B-013.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to C-2 Convenience Commercial 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

2013-027 City of Chattanooga
February 11, 2013

RESOLUTION

WHEREAS, Inasmuch, Inc. dba The Samaritan Center 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 to C-2 Convenience Commercial Zone, part of a property located at 6021 Ooltewah Georgetown Road.

All that part of Lot 1, Final Plat of Lot 1, Samaritan Center Subdivision, Plat Book 96, Page 57, ROHC that is currently zoned R-1 being part of the property described in Deed Book 9196, Page 689, ROHC. Tax Map 132A-B-013 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on February 11, 2013,

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 February 11, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,

John Bridger
Secretary

Case Number:	2013-027
Applicant Request:	Rezoning from R-1 to C-2
Applicant:	Inasmuch, Inc. dba The Samaritan Center Attn: J. Franklin Farrow
Property Address:	6021 Ooltewah Georgetown Rd
Jurisdiction:	Chattanooga District 4/ Hamilton County District 9
Neighborhood:	Friends of E. Brainerd/ Brainerd- E. Brainerd Chamber Council/ Ooltewah James County Assn.

Proposed Development

Site Plan Submitted: Yes
Proposed Use: Business Expansion

PLANNING COMMISSION ACTION:

Site Characteristics

Approve

Current Zoning: R-1 Residential (portion to be rezoned)
Current Use: Vacant
Adjacent Uses: Residential, Commercial, Manufacturing
Size of Tract: 0.85 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

J. Franklin Farrow on behalf of Inasmuch, Inc. c/o The Samaritan Center is requesting to rezone a .85 acre portion of 6021 Ooltewah Georgetown Road, from R-1 Residential District to C-2 Local Business Commercial District. As indicated on the site plan the applicant intends to add additional parking to the rear of the existing structure.

The proposed rezoning area is part of a larger parcel already zoned C-2 Convenience Commercial, located in an even larger node of commercial development concentrated at the intersection of Lee Highway and Ooltewah Georgetown Road.

Zoning History

In 1983 the subject property was rezoned from Local Business, Agricultural, and Rural Residential to General Business at the behest of Red Food Stores, Inc. with the intent of creating a shopping center. The northeast portion of the property, also referred to as the Scoggins Addition, was intentionally omitted to accommodate an existing residential structure. That house has since been demolished and the lot is currently vacant. In May 2012 the Samaritan Center Subdivision was approved, merging the R-1 Residential lots along Ooltewah Georgetown Road into the larger parcel.

Plans/Policies

The Hamilton County Comprehensive Plan 2030 provides general guidance on appropriate future development types, land use patterns, and physical form by Development Sectors. The Plan identifies this site as part of the Transitional Growth Sector.

The Transitional Growth areas serve as a bridge between rural zones and more urbanized or suburban development. Commercial uses are recommended in proximity to major transportation corridors, intersections, or existing activity centers. Therefore, the proposed use is supported in this growth sector.

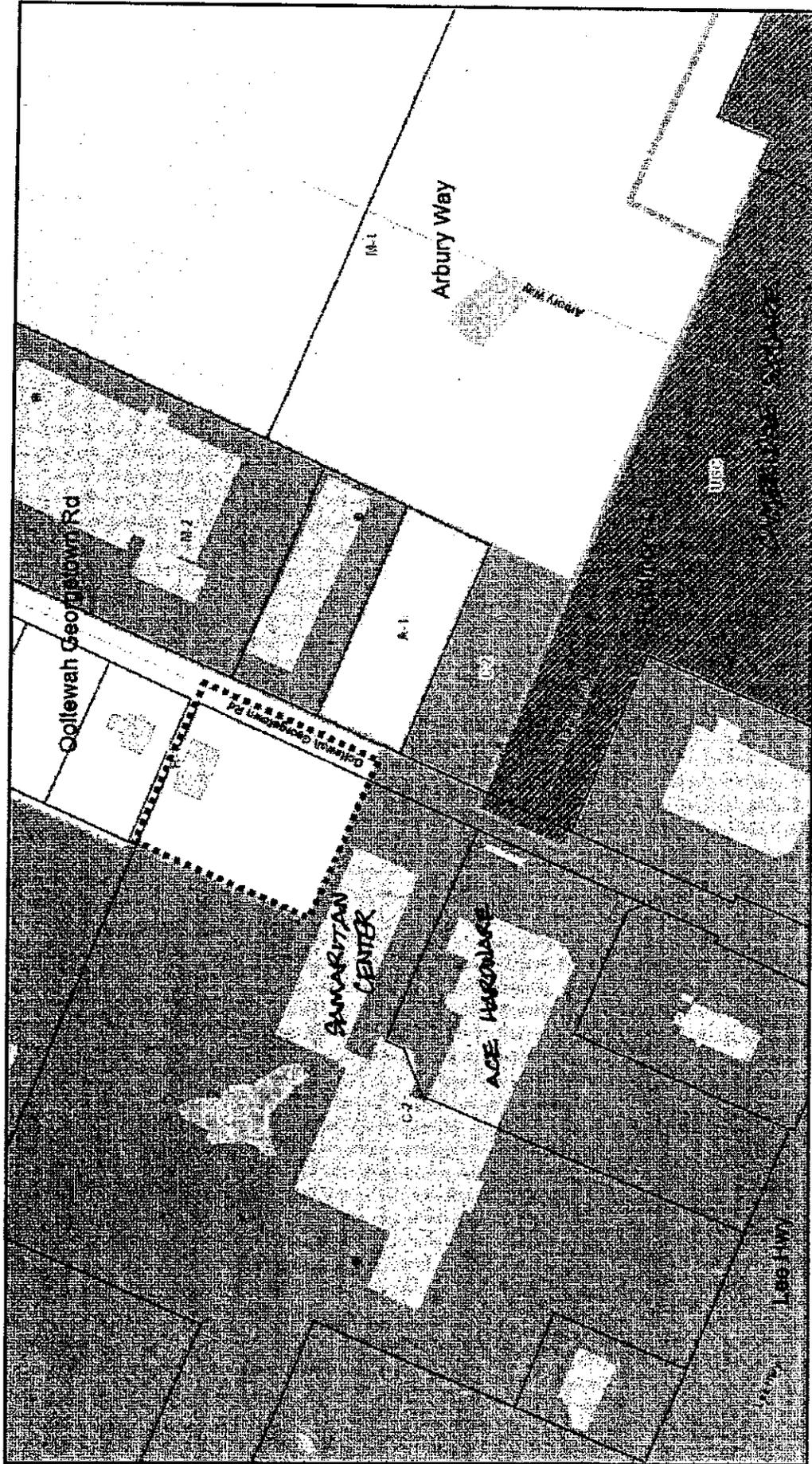
Development in this area is guided by the Wolftever Creek Area Plan adopted by Chattanooga City Council in 2007. The Plan provides more specific planning policies and land use recommendations for the area of this proposed development.

The plan recommends the following development policies to guide non-residential development:

- Increase the range of available commercial and office sites at appropriate locations.
- Identify areas that are appropriate for “nodal” development due to the presence of adequate infrastructure, access and potential compatibility with surrounding uses.
- Identify appropriate locations for low intensity commercial uses in lesser-developed areas.
- When used in the Rural and Transitional Growth areas, the Crossroads Development model should be followed so as to create a defined node of commercial activity with appropriate transitions to less intense uses.

Staff Recommendation

After evaluating the content from the above mentioned planning documents and the applicant’s application proposal, Staff determined that the proposed development is supported by RPA’s applicable plans and policies. Therefore, the Regional Planning Agency is recommending approval of this rezoning request.



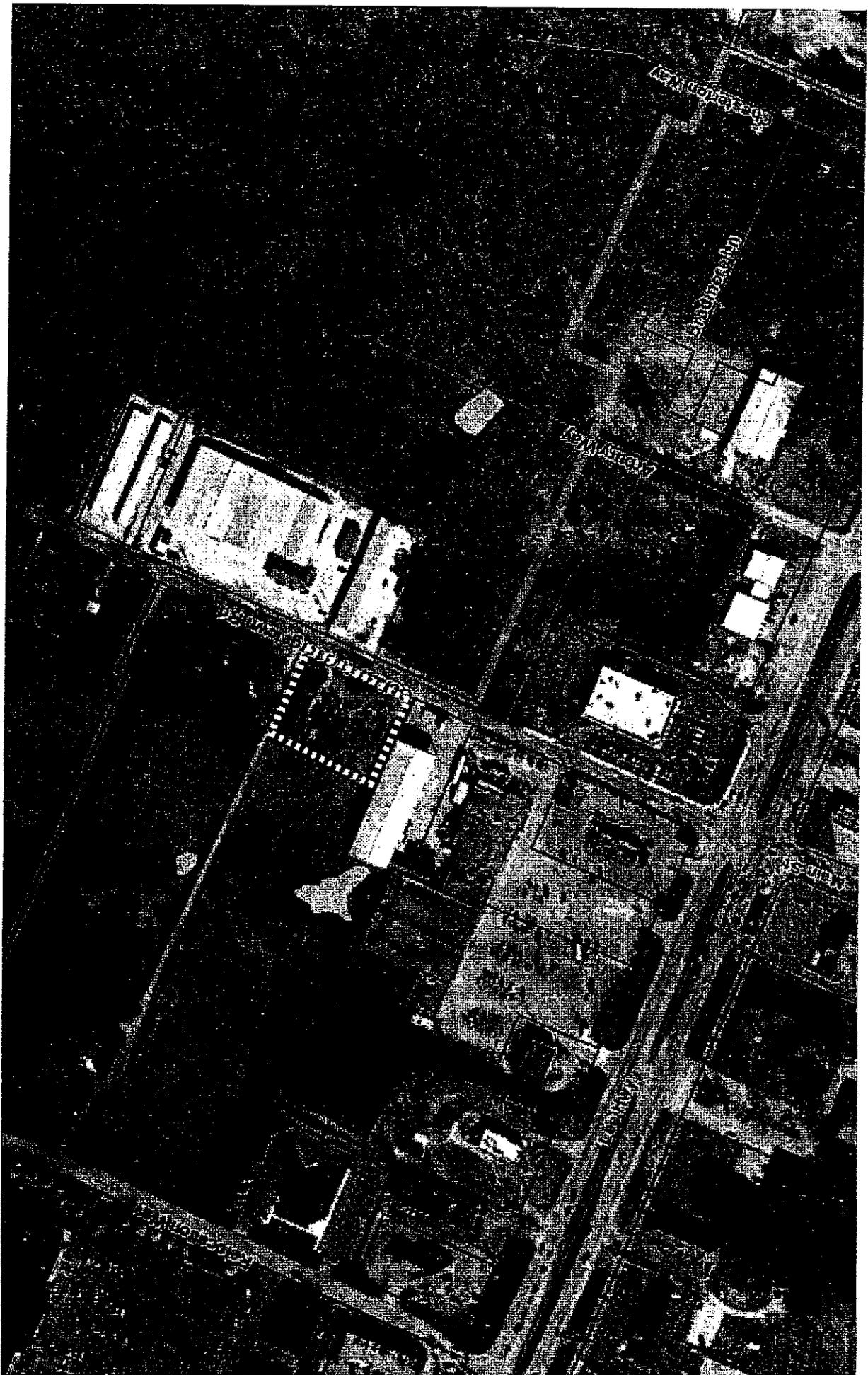
2013-027 Rezoning from R-1 to C-2



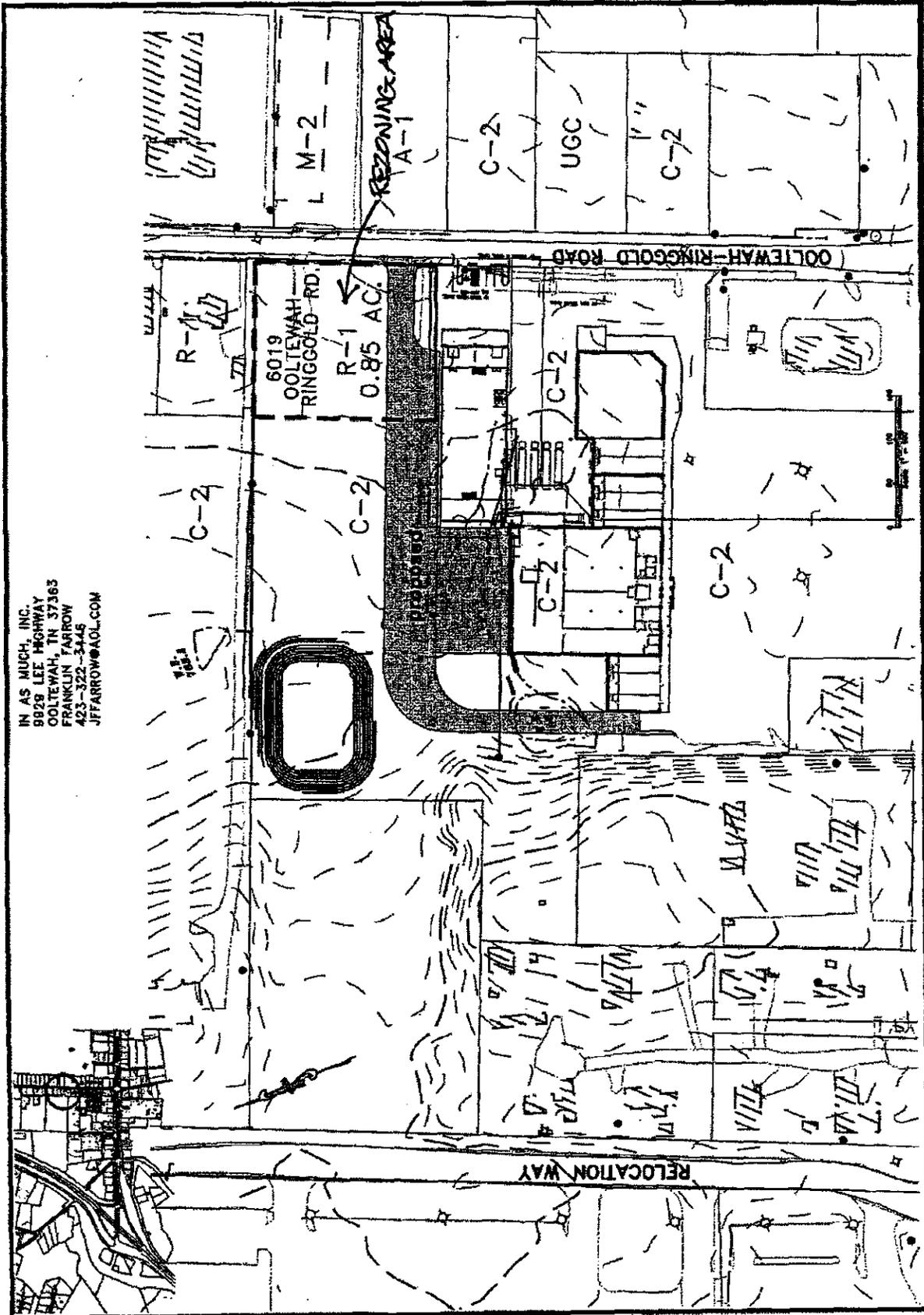
T5071



Chatterooaga Hamilton County Regional Planning Agency



IN AS MUCH, INC.
9828 LEE HIGHWAY
COLETAH, TN 37363
FRANKLIN FARROW
423-372-3445
JFFARROW@aol.com



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:

2012-012 Kosygin Lameechee Jones. 8025, 8067, 8109, 8117, and 8119 Old Cleveland Pike, from R-1 Residential Zone, R-2 Residential Zone, and R-5 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2013-001 City of Chattanooga/RPA. 5300 block of Hwy. 58 and 5136, 5141, and 5145 Turkeyfoot Trail, from Temporary Zone to Permanent Zone per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 6-A” of Ordinance No. 12312 and Ordinance No. 12513, subject to certain conditions.

2013-002 City of Chattanooga/RPA. 5400 block of Hwy. 58 and 8604 North Hickory Valley Road, from Temporary Zone to Permanent Zone per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 6-B” of Ordinance No. 12313 and Ordinance No. 12514.

2013-003 City of Chattanooga/RPA. 5500-6300 blocks of Hwy. 58, Mahlon Drive, Harrison-Ooltewah Road, Clark Road, Holder Road, Easter Drive, Tyner Lane, and Church Road, from Temporary Zone to Permanent Zone per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 6-C” of Ordinance No. 12314 and Ordinance No. 12515, subject to certain conditions.

2013-004 City of Chattanooga/RPA. Hunter Road, I-75, Sue Ron Lane, and Ooltewah-Harrison Road, from Temporary Zone to Permanent Zone, per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 8-A” of Ordinance No. 12296 and Ordinance No. 12556, subject to certain conditions.

2013-005 City of Chattanooga/RPA. Hunter Road, I-75, Sue Ron Lane and Ooltewah-Harrison Road, from Temporary Zone to Permanent Zone, per City Code Article XII, Section 38-653 – Planning Commission Zoning Plan to establish permanent zones for area annexed and identified as “Area 9-B” of Ordinance No. 12317 and Ordinance No. 12543, subject to certain conditions.

2013-024 BYD, LLC/Kevin C. Boehm/GADG Leasing, Ltd. 1616 Broad Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2013-025 Hefferlin & Kronenberg. 625 East Main Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2013-027 Inasmuch, Inc. d/b/a The Samaritan Center. 6021 Ooltewah Georgetown Road, from R-1 Residential Zone to C-2 Convenience Commercial Zone.

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,

March 12, 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