

First Reading: 1/14/14
Second Reading: _____

2013-155
Jack Killian/CD Properties, LLC
District No. 3
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 2841 NORTHPOINT BOULEVARD, PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL 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 property located at 2841 Northpoint Boulevard, more particularly described herein:

An unplatted tract of land located at 2841 Northpoint Boulevard, being the property described in Deed Book 10039, Page 534, ROHC. Tax Map No. 110J-A-005.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-4 Special 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: _____

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

MAYOR

/mms

2013-155 City of Chattanooga
December 9, 2013

RESOLUTION

WHEREAS, Jack Killian/CD Properties, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning R-1 Residential Zone to R-4 Special Zone, property located at 2841 Northpoint Boulevard.

An unplatted tract of land located at 2841 Northpoint Boulevard, being the property described in Deed Book 10039, Page 534; ROHC. Tax Map 110J-A-005 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on December 9, 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 December 9, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger
Secretary

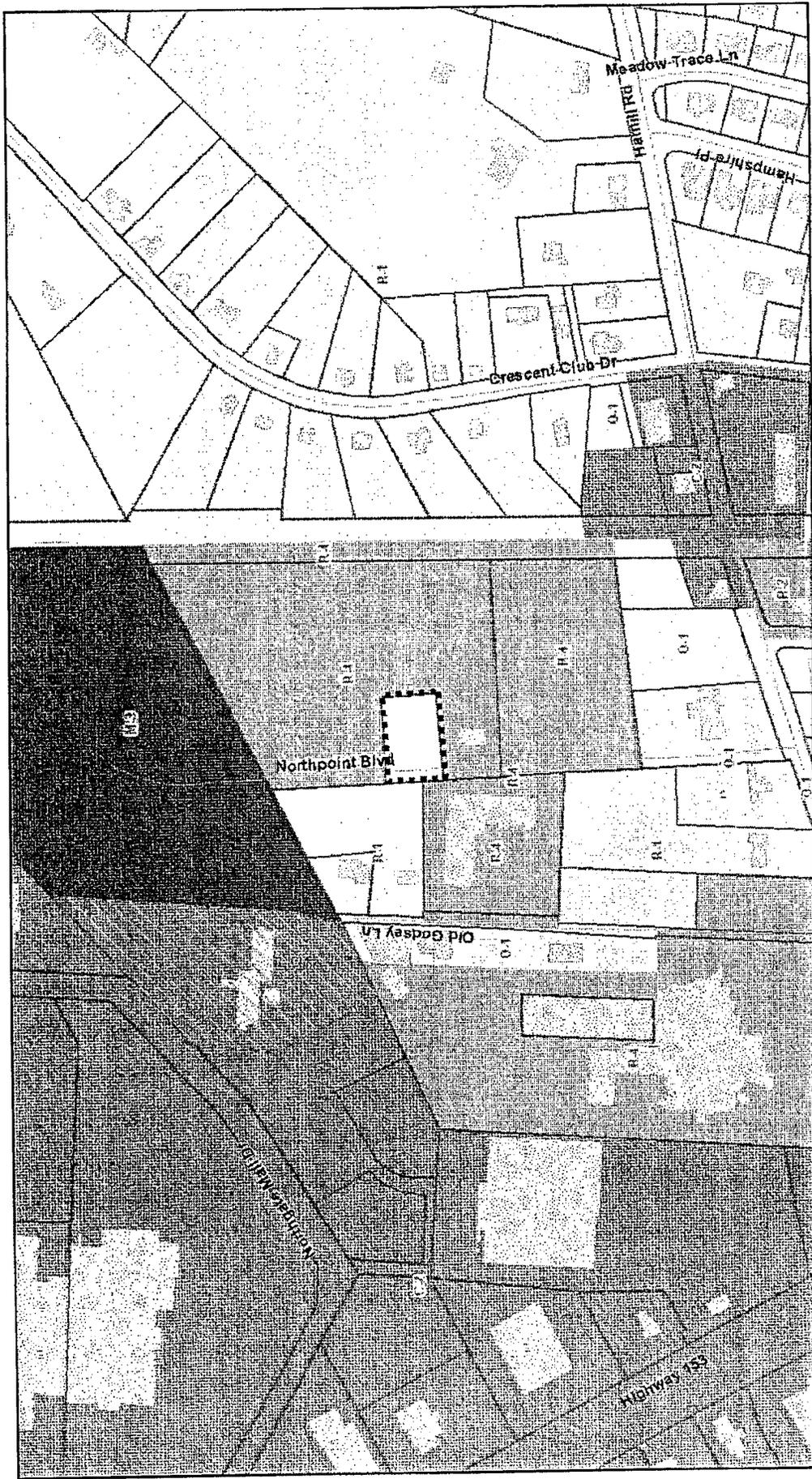
PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

Case Number:	2013-155	PC Meeting Date: 12-09-2013
PC RECOMMENDATION:	APPROVE	
Reason(s) for Recommendation	❖ Request to extend the adjacent R4 zone is reasonable and supported by the Hixson-North River Community Plan.	
Applicant Present at PC Meeting?	Yes	
Opposition Present at PC Meeting?	No	
Support Present at PC Meeting?	No	

ZONING APPLICATION FORM**CASE NUMBER: 2013-155** **Date Submitted: 11-06-2013**

(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)

1 Applicant Request			
Zoning	From: R-1	To: R-4	
Total Acres in request area:			
2 Property Information			
Property Address:	2841 Northpoint Boulevard		
Property Tax Map Number(s):	110J-A-005		
3 Proposed Development			
Reason for Request and/or Proposed Use:	To add to surrounding parcel for an office development		
4 Site Characteristics			
Current Zoning:	R-1		
Current Use:	Residential		
Adjacent Uses:	Vacant, Offices, Residential		
5 Applicant Information			
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.			
Name: Jack Killian		Address: 5634 Battlefield Pkwy	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner	
City: Ringgold	State: GA	Zip Code: 30736	Email: jack.killian@catt.com
Phone 1: 706-937-2900	Phone 2:	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name: CD Properties, LLC Attn: Dan Bechtol		Phone: 800-726-7251 Ext 1203	
Address: C/O Tn Valley Title Insurance Co. 8008 S. Gay6 St, Suite 1700 Knoxville, TN 37929			
Office Use Only:			
Planning District: 5		Neighborhood: Hixson Neighborhood	
Hamilton Co. Comm. District: 3		Chatt. Council District: 3	
Other Municipality:			
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:	
Checklist			
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions	
<input checked="" type="checkbox"/> Site Plan, if required	<input checked="" type="checkbox"/> Total Acres to be considered: 0.43	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 10039/534			
Plat Book/Page: N/A		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1
<input checked="" type="checkbox"/> Filing Fee: 635.00	Cash	<input checked="" type="checkbox"/> Check	Check Number: 6251 & 6310
Planning Commission meeting date: 12/09/2013		Application processed by: Jennifer Ware	



2013-155 Rezoning from R-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-155: Approve.

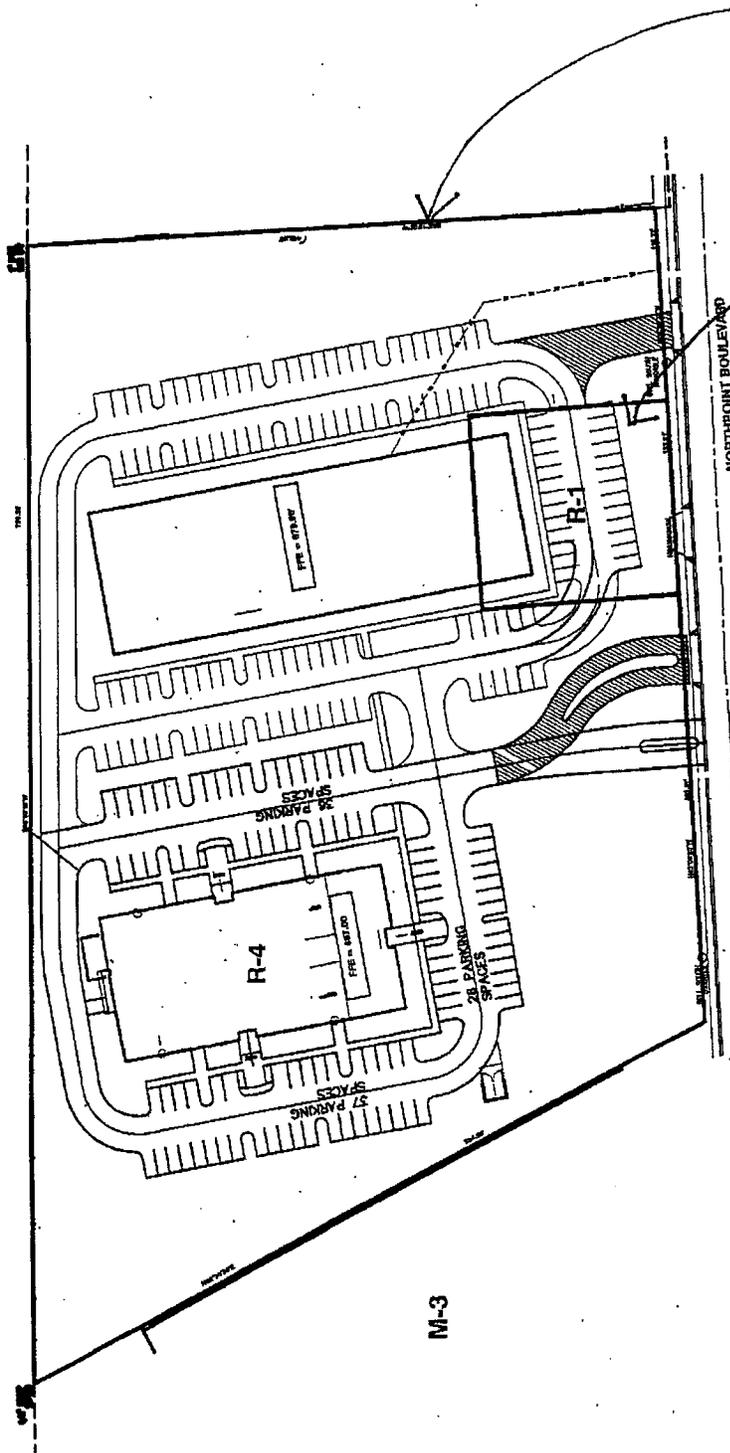


325 ft



Chattanooga Hamilton County Regional Planning Agency

NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY



PRELIMINARY SITE PLAN

2013-155

2013-129

STAFF RECOMMENDATION TO PLANNING COMMISSION

Case Number: 2013-155 PC Meeting Date: 12-09-2013

STAFF RECOMMENDATION: APPROVE

Land Use & Transportation Comments

Planning Staff:

Applicant Request Overview
 The applicant is requesting to rezone 2841 Northpoint Boulevard from R-1 Residential Zone to R-4 Special Zone. The applicant intends to combine the adjoining property with this property for the construction of an office building.

Site Description
 The property is just less than 1/2 acre in size and is presently vacant. The property fronts the Northpoint Boulevard extension. There appear to be no development restraints on the property such as steep slopes or any identified floodplain/floodway.

Northgate Mall and offices are located to the north of the property, hospital and professional offices located to the west, railroad right-of-way to the east, and vacant land to the south of the property.

Adjacent zoning include R-1 Residential Zone, R-4 Special Zone, M-3 Manufacturing Zone, and C-2 Convenience Commercial

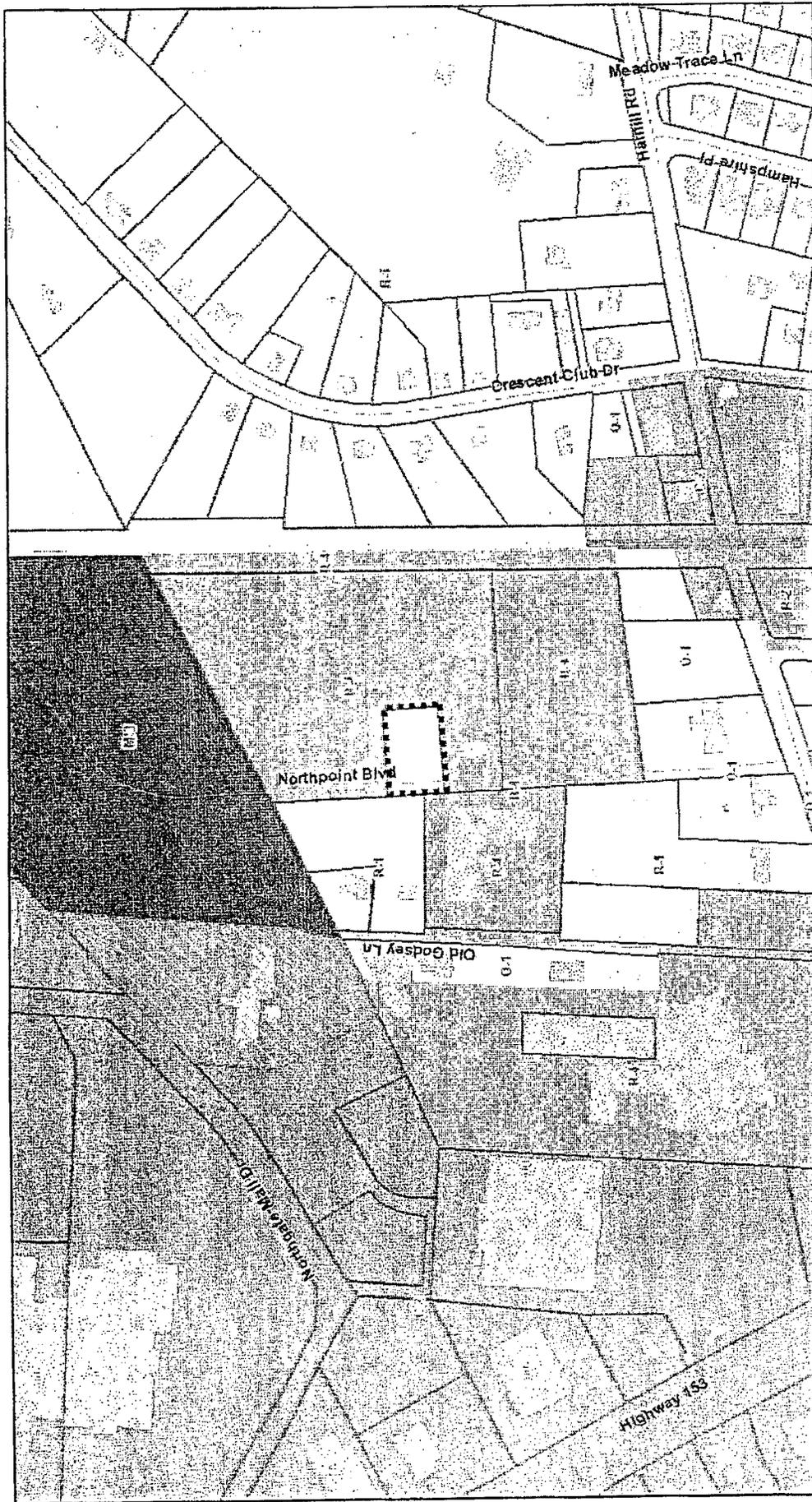
Zoning History
 There are no previous rezoning requests at this location. The adjoining property was rezoned in 2004 from R-1 Residential Zone to R-4 Special Zone with conditions.

Plans/Policies
 The Hixson-North River Community Plan (2005) recommends Office as a land use category for this location. The Hixson-North River Community Plan did recommend and support the Northpoint Boulevard extension.

Staff Recommendation
 Staff is recommending approval. The Hixson-North River Community Plan supports the request. The development of this property as an office use seems to be reasonable based a review of current zoning and adjacent land uses and as it is an extension of an existing zone.

Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Traffic Engineering & Operations staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.



2013-155 Rezoning from R-1 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-155: Approve.

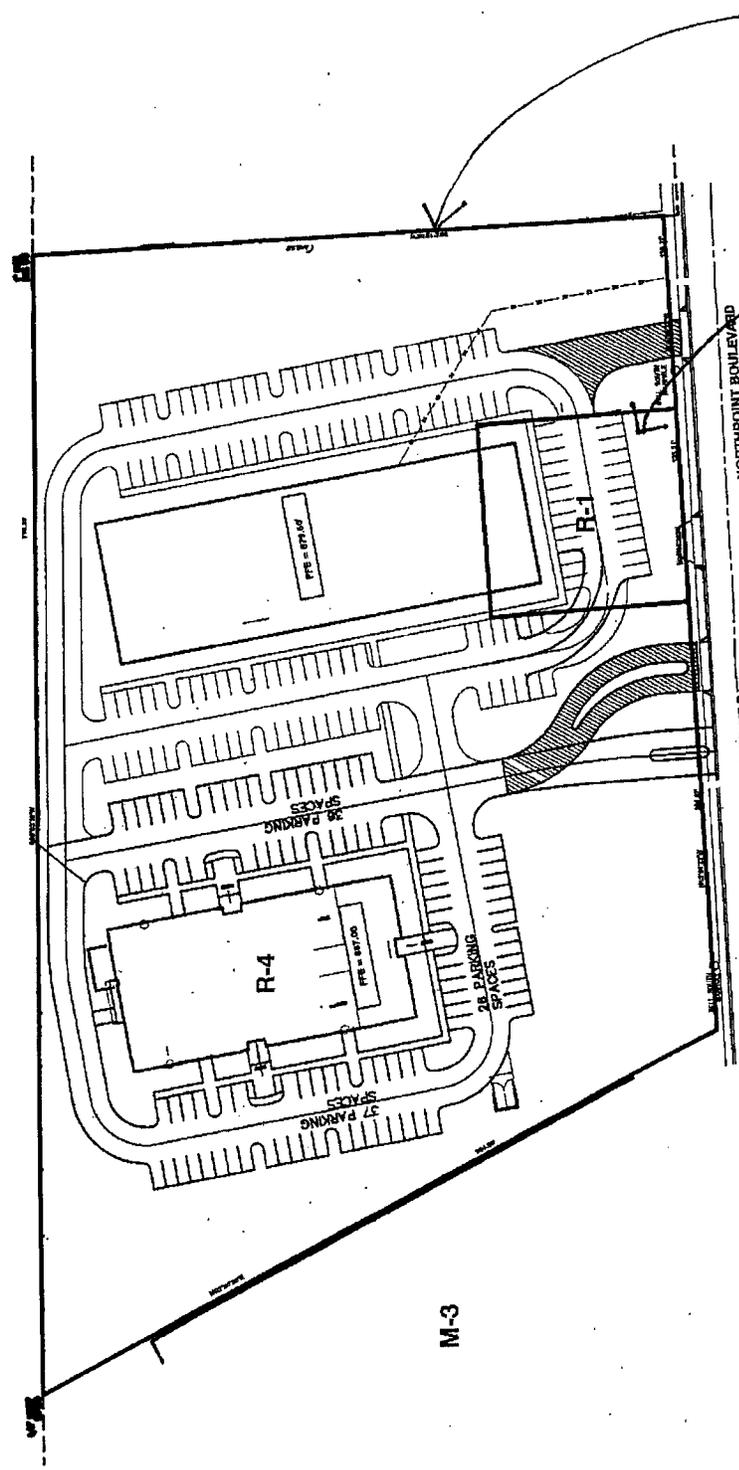


325 ft



Chattanooga Hamilton County Regional Planning Agency

NORFOLK SOUTHERN RAILROAD RIGHT-OF-WAY
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PRELIMINARY SITE PLAN

2013-135 2013-129

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:

2013-153 The Broadway Group, LLC/John Haddock & Pamela Prince. 7345 Lee Highway, from R-4 Special Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2013-155 Jack Killian/CD Properties, LLC. 2841 Northpoint Boulevard, from R-1 Residential Zone to R-4 Special 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,

January 14, 2014

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.

Sandra Freeman
Clerk to the City Council