

**First Reading:** \_\_\_\_\_  
**Second Reading:** \_\_\_\_\_

2014-014  
Ethan Wood/Matt Wood  
District No. 5  
Planning Version

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

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5906 HANCOCK ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO M-2 LIGHT INDUSTRIAL 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 at 5906 Hancock Road, more particularly described herein:

Lots 36, 37, and 38, Block A of Rosemont Subdivision on Chickamauga Pike Near Shepherd, Hamilton County, Tennessee, Plat Book 12, Page 22, ROHC, being the property described in Deed Book 10132, Page 23, ROHC. Tax Map No. 148P-A-006.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to M-2 Light Industrial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to no vehicular access from Hancock Road.

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:\_\_\_\_\_

\_\_\_\_\_  
CHAIRPERSON

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

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

/mms

**First Reading:** \_\_\_\_\_  
**Second Reading:** \_\_\_\_\_

2014-014  
Ethan Wood/Matt Wood  
District No. 5  
Applicant Version

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

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5906 HANCOCK ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO M-2 LIGHT INDUSTRIAL 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 5906 Hancock Road, more particularly described herein:

Lots 36, 37, and 38, Block A of Rosemont Subdivision on Chickamauga Pike Near Shepherd, Hamilton County, Tennessee, Plat Book 12, Page 22, ROHC, being the property described in Deed Book 10132, Page 23, ROHC. Tax Map No. 148P-A-006.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to M-2 Light Industrial 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

2014-014 City of Chattanooga  
February 10, 2014

RESOLUTION

WHEREAS, Ethan Wood/Matt Wood 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 M-2 Light Industrial Zone, property located at 5906 Hancock Road.

Lots 36, 37, and 38, Block A of Rosemont Subdivision on Chickamauga Pike Near Shepherd, Hamilton County, Tennessee, Plat Book 12, Page 22, ROHC, being the property described in Deed Book 10132, Page 23, ROHC. Tax Map 148P-A-006 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on February 10, 2014,

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 10, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to no vehicular access from Hancock Road.

Respectfully submitted,



John Bridger  
Secretary

# STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-014	PC Meeting Date: 02-10-2014
STAFF RECOMMENDATION:	APPROVE, subject to no vehicular access from Hancock Road.	
Land Use & Transportation Comments		
Planning Staff:	<p><b><u>Applicant Request Overview</u></b>                      The applicant is requesting to rezone an adjoining piece of property north of their business from R-1 Residential Zone to M-2 Light Industrial Zone for onsite storage of equipment and materials.</p> <p><b><u>Site Description</u></b>                      The vacant partially forested .42 acre site, located at 5906 Hancock Road, dead ends into Chattanooga Metropolitan Airport property just east of the airport facility. The site is surrounded by R-1 Residential Zones on the east, north and west in addition to an M-2 Light Industrial Zone to the south. It should be noted that the abutting parcel to the west of the site while zoned residential, is owned by the Airport.</p> <p><b><u>Zoning History</u></b>                      The property is currently zoned R-1 Residential. There appears to be no zoning history associated with this property.</p> <p><b><u>Plans/Policies</u></b>                      The 2030 Comprehensive Plan lists the Chattanooga Metropolitan Airport as an opportunity area for the Inner Suburban Infill Development Sector. The Plan has the following policies relating to this site: 1) development should integrate with desired existing character and form and 2) infill development should be designed in such a way that is sensitive to adjacent uses.</p> <p>The 2010 Chattanooga Metropolitan Airport Master Plan Update does not directly address this site. It does suggest a nearby maintenance facility and business park that could incorporate the site in possible future expansions. According to the Airport Authority, "the airport would like to develop into this area with a maintenance facility and business park that development is realistically way down the road. Therefore, as long as the structure doesn't violate Part 77 airspace or create line of sight issues for the FAA Control Tower we have no right to object."</p>	
Infrastructure & Operational Comments		
	<p>All land development projects are reviewed by City Engineering &amp; Water Quality staff, Traffic Engineering &amp; 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.</p>	

## STAFF CASE REPORT TO PLANNING COMMISSION

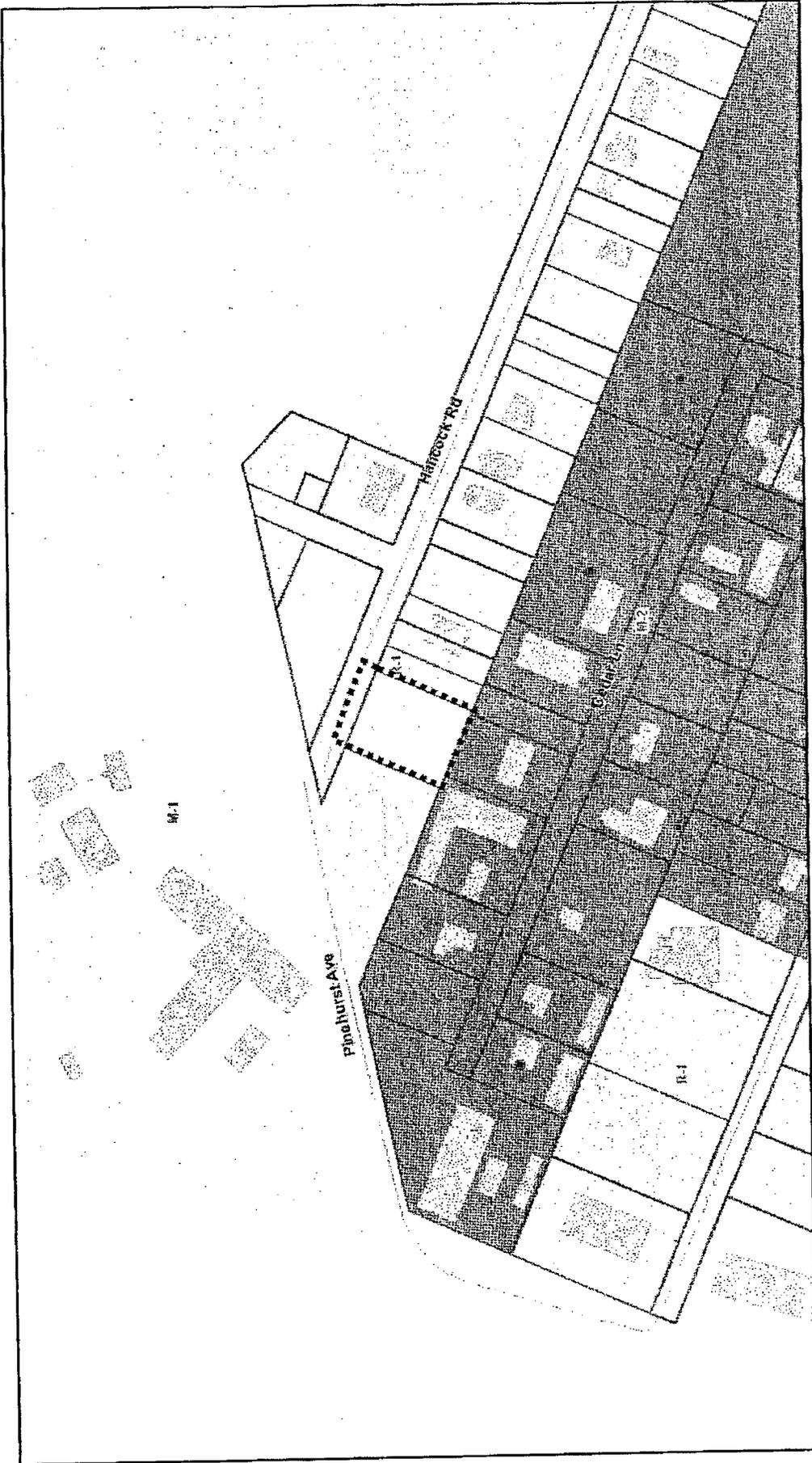
Summary	
	<p>The site's proximity to existing M-2 Light Industrial Zones , the industrial character of the area surrounding the parcel (the airport property to the west and north and to the south with existing industrial zoning and businesses) and location at the end of a dead-end street all make this an appropriate location for a M-2 Light Industrial Zone. The requested zoning change is also in keeping with the Chattanooga Metropolitan Airport's 2010 Master Plan Update.</p> <p>There are concerns about the increased business related traffic through the residential neighborhood along Hancock Road. As such staff recommends approval of the applicants request with the condition of no access from Hancock Road.</p>

**ZONING APPLICATION FORM**

<b>CASE NUMBER: 2014-014</b>		<b>Date Submitted: 01-09-2014</b>	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
<b>1 Applicant Request</b>			
<b>Zoning</b>	<b>From: R-1</b>	<b>To: M-2</b>	
Total Acres in request area: 0.42			
<b>2 Property Information</b>			
<b>Property Address:</b>	5906 Hancock Road		
<b>Property Tax Map Number(s):</b>	148P-A-006		
<b>3 Proposed Development</b>			
<b>Reason for Request and/or Proposed Use:</b>	Storage for 115 Cedar Lane		
<b>4 Site Characteristics</b>			
<b>Current Zoning:</b>	R-1		
<b>Current Use:</b>	Vacant		
<b>Adjacent Uses:</b>	Vacant, Residential, Manufacturing		
<b>5 Applicant Information</b>			
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.			
<b>Name: Ethan Wood / Matt Wood</b>		<b>Address: 115 Cedar Lane</b>	
<b>Check one:</b>	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
<b>City: Chattanooga</b>	<b>State: TN.</b>	<b>Zip Code: 37421</b>	<b>Email: ewood@mplconstruction.com</b>
<b>Phone 1: 423-899-7737</b>	<b>Phone 2: 423-718-7059</b>	<b>Phone 3:</b>	<b>Fax:</b>
<b>6 Property Owner Information (if not applicant)</b>			
<b>Name:</b>		<b>Phone:</b>	
<b>Address:</b>			
<b>Office Use Only:</b>			
<b>Planning District: 9</b>		<b>Neighborhood: Brainerd Unity Group &amp; North Brainerd Community Council</b>	
<b>Hamilton Co. Comm. District: 5</b>	<b>Chatt. Council District: 5</b>	<b>Other Municipality:</b>	
<b>Staff Rec:</b>	<b>PC Action/Date:</b>	<b>Legislative Action/Date/Ordinance:</b>	
<b>Checklist</b>			
<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: .42	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
<b>Deed Book(s): 10132-23</b>			
<b>Plat Book/Page: 12-22</b>		<input checked="" type="checkbox"/> Notice Signs	<b>Number of Notice Signs: 1</b>
<input checked="" type="checkbox"/> Filing Fee: \$635.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	<b>Check Number: 019152</b>
<b>Planning Commission meeting date: 2-10-2014</b>		<b>Application processed by: Trevor Slayton</b>	

# PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

<b>Case Number:</b>	<b>2014-014</b>	<b>PC Meeting Date: 2-10-2014</b>
<b>PC RECOMMENDATION:</b>	<b>APPROVE, subject to no vehicular access from Hancock Road.</b>	
<b>Reason(s) for Recommendation</b>	<ul style="list-style-type: none"><li>• This would be an extension of existing M2 zoning.</li><li>• The site is located in close proximity to heavy airport activity and is adjacent to existing industrial and warehouse uses to the rear.</li><li>• The site is also located at the dead end of a residential street.</li><li>• The proposed use could generate truck traffic through the residential area, creating a nuisance and unsafe conditions for the neighborhood unless conditions were applied to prohibit that activity.</li></ul>	
<b>Applicant Present at PC Meeting?</b>	Yes	
<b>Opposition Present at PC Meeting?</b>	No	



## 2014-014 Rezoning from R-1 to M-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-014: Approve, subject to no vehicular access from Hancock Road.

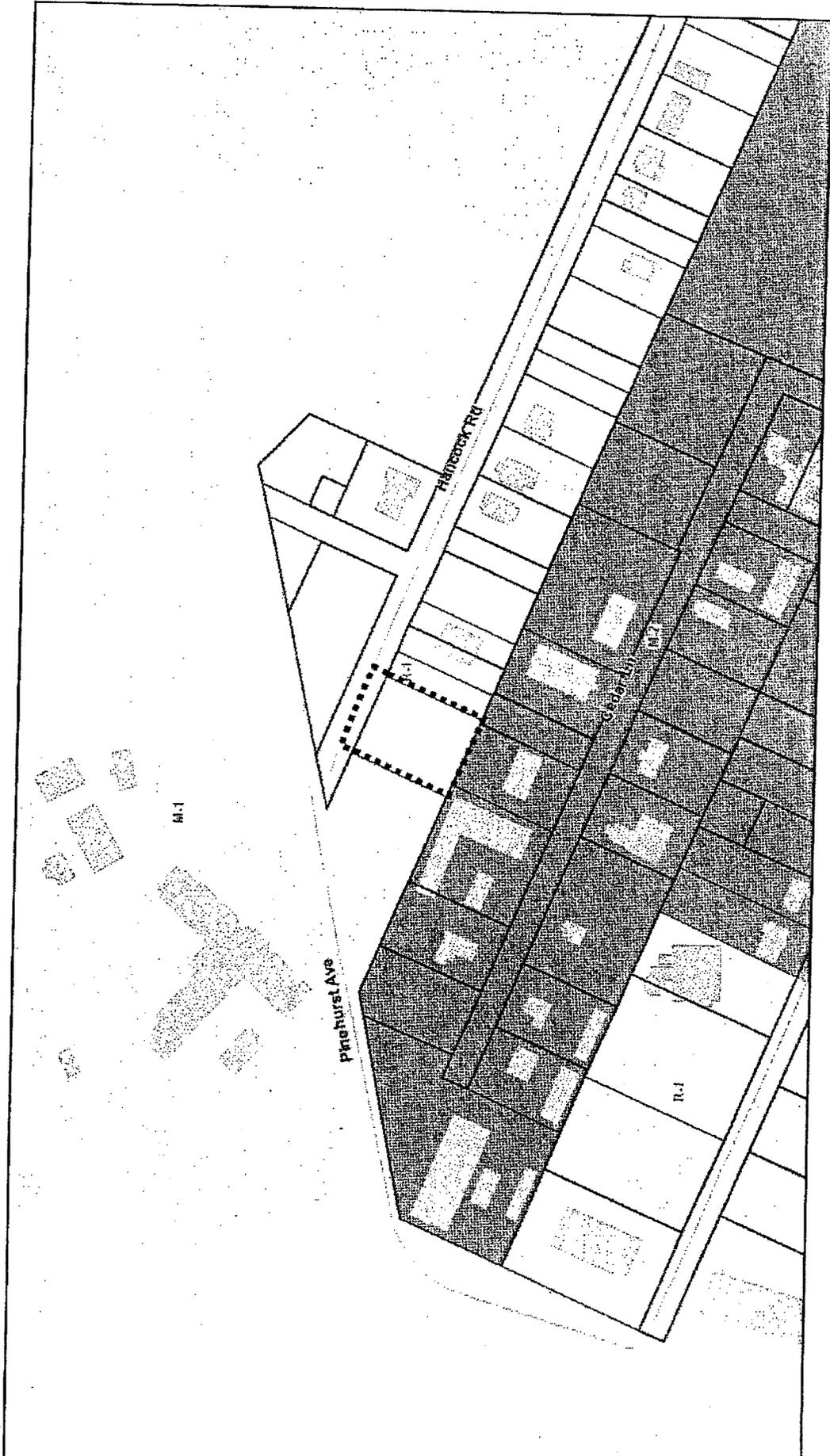


200 ft



Chattanooga-Hamilton County Regional Planning Agency





**2014-014 Rezoning from R-1 to M-2**



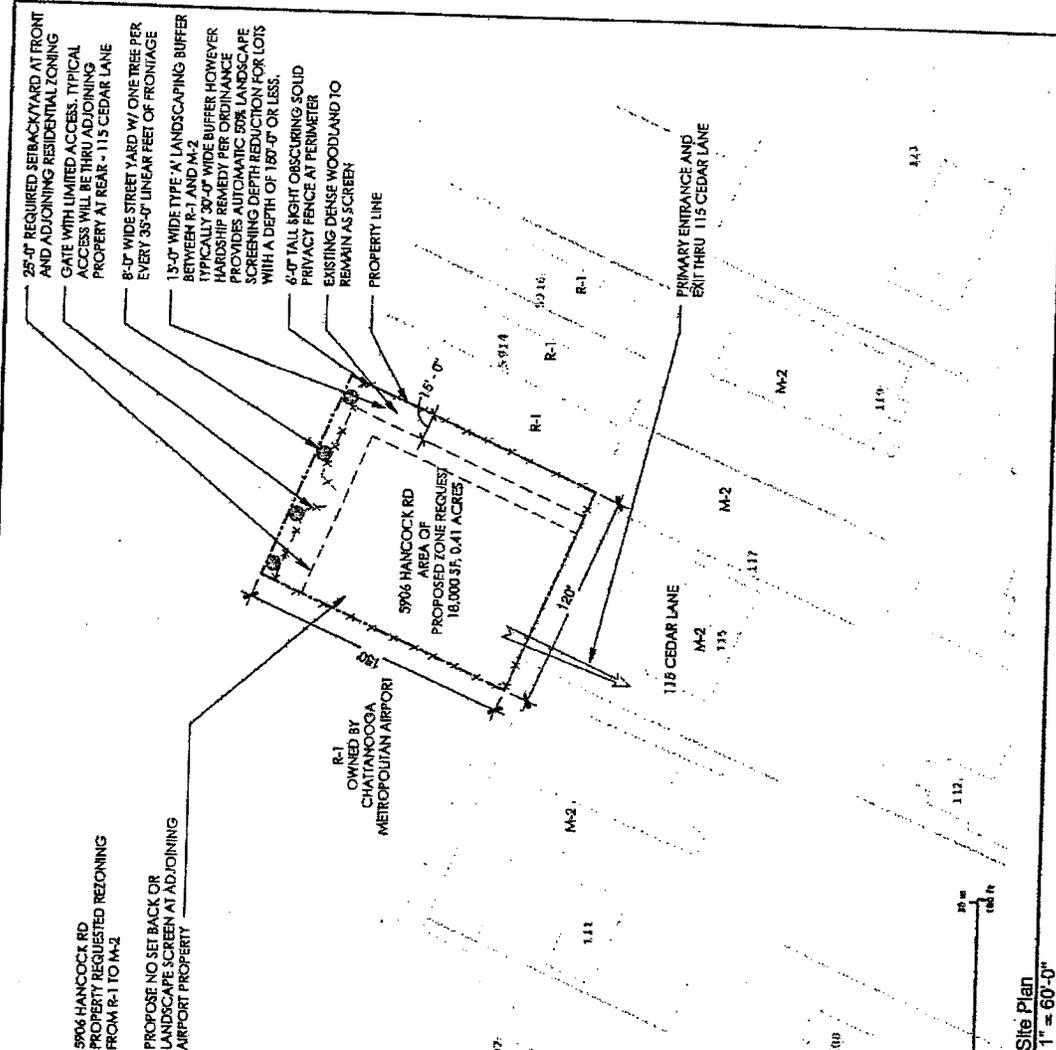




**Chatham-Hamilton County Regional Planning Agency**



2 Location Map w/ Zoning  
1" = 100'-0"



1 Site Plan  
1" = 60'-0"

25'-0" REQUIRED SETBACK YARD AT FRONT AND ADJOINING RESIDENTIAL ZONING GATE WITH LIMITED ACCESS. TYPICAL ACCESS WILL BE THRU ADJOINING PROPERTY AT REAR - 115 CEDAR LANE

8'-0" WIDE STREET YARD W/ ONE TREE PER EVERY 35'-0" LINEAR FEET OF FRONTAGE BETWEEN R-1 AND M-2

13'-0" WIDE TYPE 'A' LANDSCAPING BUFFER TYPICALLY 30'-0" WIDE BUFFER HOWEVER HARDSHIP REMEDY PER ORDINANCE PROVIDES AUTOMATIC 50% LANDSCAPE SCREENING DEPTH REDUCTION FOR LOTS WITH A DEPTH OF 180'-0" OR LESS.

6'-0" TALL RIGHT OBSCURING SOLID PRIVACY FENCE AT PERIMETER EXISTING DENSE WOODLAND TO REMAIN AS SCREEN PROPERTY LINE

5906 HANCOCK RD  
AREA OF PROPOSED ZONE REQUEST  
18,000 SF, 0.41 ACRES

PRIMARY ENTRANCE AND EXIT THRU 115 CEDAR LANE

5906 HANCOCK RD  
PROPERTY REQUESTED REZONING FROM R-1 TO M-2

PROPOSE NO SET BACK OR LANDSCAPE SCREEN AT ADJOINING AIRPORT PROPERTY

R-1 OWNED BY CHATTANOOGA METROPOLITAN AIRPORT

**PROJECT INFORMATION:**  
5906 HANCOCK CHATTANOOGA, TN 37421  
TAX MAP #: 148P A 06

CURRENTLY ZONED R-1 - REQUESTED REZONING TO M-2

OWNER:  
TWC CEDAR  
115 CEDAR LANE CHATTANOOGA, TN 37421

PROJECT CONTACT PERSON:  
ETHAN WOOD  
115 CEDAR LANE CHATTANOOGA, TN 37421  
423-891-7737  
ewood@mplconstruction.com



2014-014

## 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:

2014-005 Arbour Valley Development/Michael & Edward Manz, IV. 2848 Anderson Terrace, from R-1 Residential Zone to R-3 Residential Zone, subject to certain conditions.

2014-014 Ethan Wood/Matt Wood. 5906 Hancock Road, from R-1 Residential Zone to M-2 Light Industrial Zone, subject to certain conditions.

2014-015 NAI Charter Real Estate Corporation/David Graham. 2125 and 2129 West Shepherd Road, from R-2 Residential Zone to M-1 Manufacturing Zone, subject to certain conditions.

2014-017 Thomas Palmer. 329 Market Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied:

2013-158 Justin Cox/BA Duong. 2537 and 2541 Tunnel Boulevard, from R-1 Residential Zone to RT-1 Residential Townhouse Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following conditions to be lifted be denied:

2014-013 Andre Shved. 306 and 308 Oliver Street, to lift conditions 1, 2, 3, and 4 from Ordinance No. 11657 of previous Case Number 2004-243 to allow Single Family Homes Only.

4. 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) Adding distilleries as an allowable use under Special Exceptions Permit requirements in the C-2 Convenience Commercial Zone, UGC Urban General Commercial Zone, C-3 Central Business Zone, and M-1 Manufacturing Zone;
- (b) Amending Definitions for Section 38-2 for Alcohol Distillery;
- (c) Amending Section 38-185 by adding a new subsection (1)(c) Alcohol Distillery, Small to the C-2 Convenience Commercial Zone;
- (d) Amending Section 38-205 by adding a new subsection (3) Alcohol Distillery, Small to the UGC Urban General Commercial Zone;
- (e) Amending Section 38-224 by adding a new subsection (1)(c) Alcohol Distillery, Small to the C-3 Central Business Zone; and
- (f) Amending Section 38-303 by adding a new subsection (2) Alcohol Distillery, Small and Alcohol Distillery, Large to the M-1 Manufacturing Zone and renumber the remaining uses.

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 11, 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 \_\_\_\_\_, 2014.

---

Sandra Freeman  
Clerk to the City Council