First Reading:_____
Second Reading:_____

2014-014
Ethan Wood/Matt Wood
District No. 5
Alternate 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 the following conditions:

1) No vehicular access from Hancock Road;

2) Property shall be used for warehouse on-site storage of equipment and materials only;

3) No storage of hazardous materials; and

4) Truck access shall be limited to the hours of 7:00 a.m. through 7:00 p.m.

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
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.

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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.

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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

Chattanooga-Hamilton County Regional Planning Agency

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:	**Applicant Request Overview** 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. **Site Description** 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. **Zoning History** The property is currently zoned R-1 Residential. There appears to be no zoning history associated with this property. **Plans/Policies** 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. 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."
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.

STAFF CASE REPORT TO PLANNING COMMISSION

Summary	
	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. 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.

Chattanooga-Hamilton County Regional Planning Agency

ZONING APPLICATION FORM

CASE NUMBER: 2014-014		Date Submitted: 01-09-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request		
Zoning	From: R-1	To: M-2
	Total Acres in request area: 0.42	
2 Property Information		
Property Address:	5906 Hancock Road	
Property Tax Map Number(s):	148P-A-006	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Storage for 115 Cedar Lane	
4 Site Characteristics		
Current Zoning:	R-1	
Current Use:	Vacant	
Adjacent Uses:	Vacant, Residential, Manufacturing	
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: Ethan Wood / Matt Wood	Address: 115 Cedar Lane	
Check one:	X I am the property owner	I am **not** the property owner
City: Chattanooga	State: TN.	Zip Code: 37421	Email: ewood@mplconstruction.com
Phone 1: 423-899-7737	Phone 2: 423-718-7059	Phone 3:	Fax:
6 Property Owner Information (If not applicant)		
Name:	Phone:	
Address:		

Office Use Only:

Planning District: 9	Neighborhood: Brainerd Unity Group & North Brainerd Community Council	
Hamilton Co. Comm. District: 5	Chatt. Council District: 5	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:

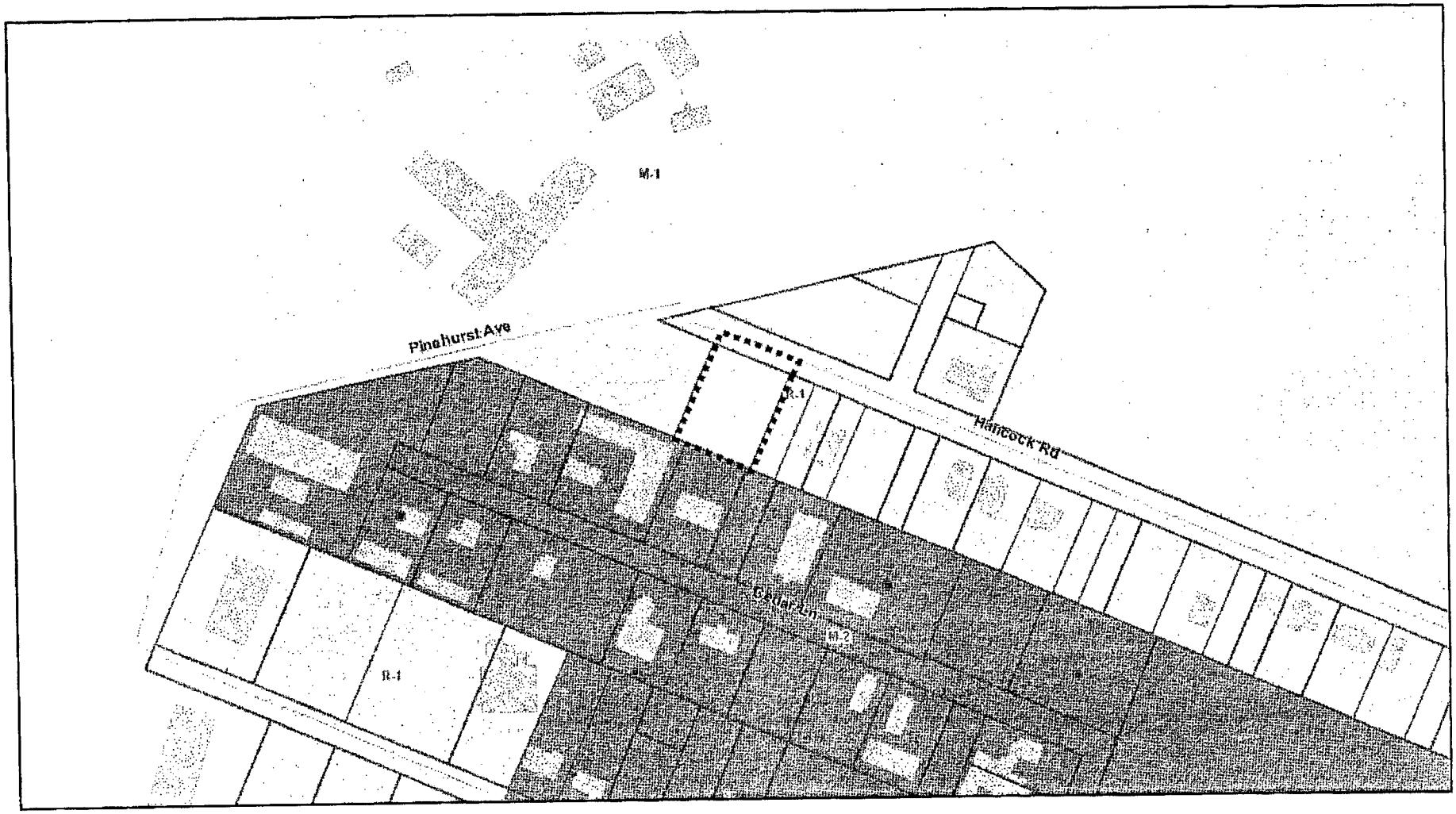
Checklist

X	Application Complete	X	Ownership Verification	X	Map of Proposed Zoning Area with dimensions		
X	Site Plan, if required	X	Total Acres to be considered: .42	X	Deeds	X	Plats, if applicable
Deed Book(s): 10132-23							
Plat Book/Page: 12-22				X	Notice Signs	Number of Notice Signs: 1	
X	Filing Fee: $635.00		Cash	X	Check	Check Number: 019152	
Planning Commission meeting date: 2-10-2014			Application processed by: Trevor Slayton				

Chattanooga-Hamilton County Regional

PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

Case Number:	2014-014 PC Meeting Date: 2-10-2014
PC RECOMMENDATION:	**APPROVE, subject to no vehicular access from Hancock Road.**
Reason(s) for Recommendation	• This would be an extension of existing M2 zoning. • The site is located in close proximity to heavy airport activity and is adjacent to existing industrial and warehouse uses to the rear. • The site is also located at the dead end of a residential street. • 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.
Applicant Present at PC Meeting?	Yes
Opposition Present at PC Meeting?	No



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

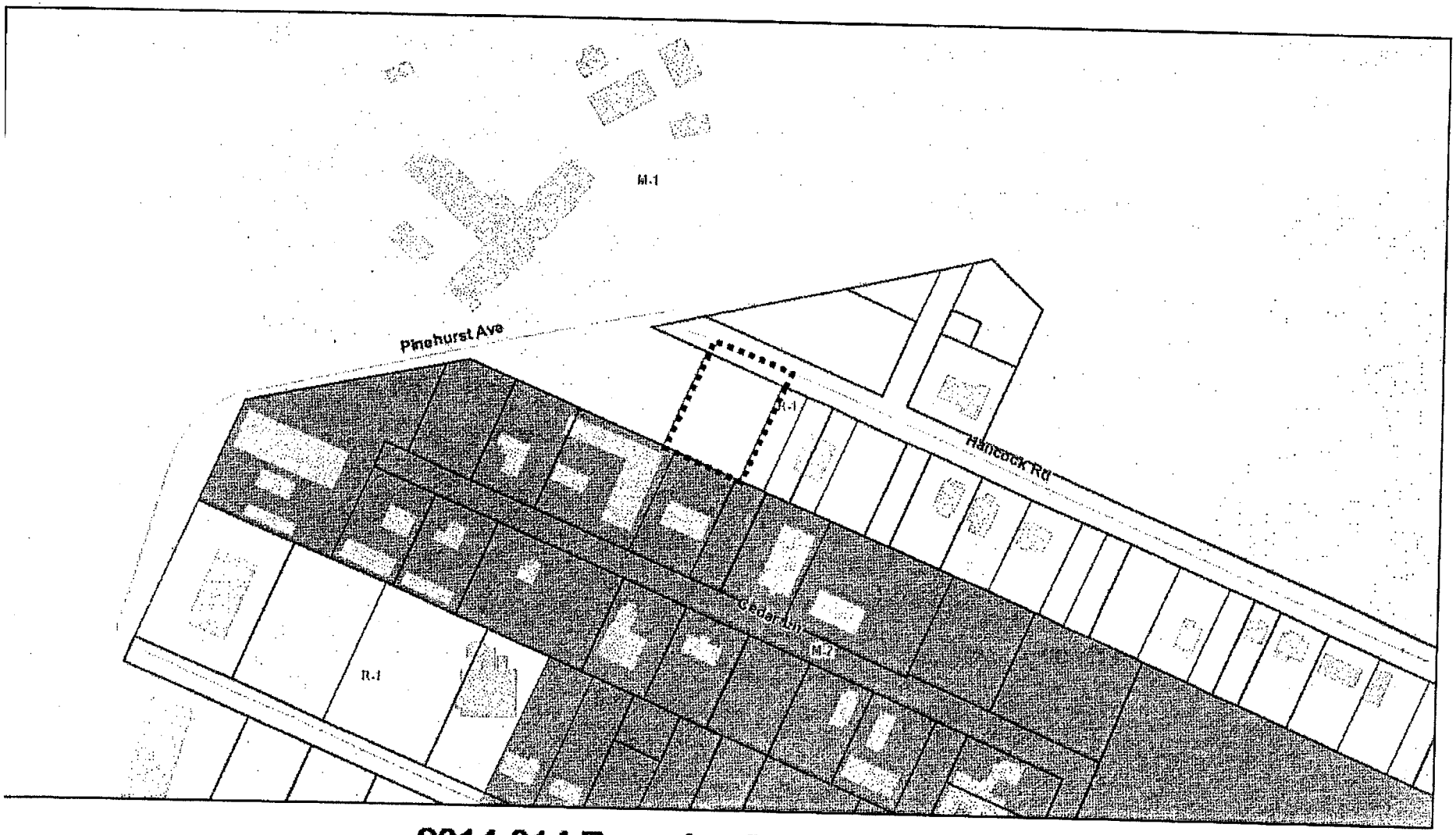
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-014: Approve, subject to no vehicular access from Hancock Road.

North

200 ft

Chattanooga Hamilton County Regional Planning Agency

Chattanooga-Hamilton County RPA Regional Planning Agency



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

North

200 ft

Chattanooga Hamilton County Regional Planning Agency

Chattanooga-Hamilton County RPA Regional Planning Agency

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

(1) Site Plan
1" = 60'-0"

PROJECT INFORMATION:

5906 HANCOCK CHATTANOOGA, TN 37421
TAX MAP#: 148P A 006

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
423-899-7737
ewood@mplconstruction.com

MPL
CONSTRUCTION & ARCHITECTURE

1 OF 1	REZONING REQUEST	5906 HANCOCK ROAD CHATTANOOGA, TN 37421	Date 01/03/14

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