

First Reading: _____
Second Reading: _____

2014-097
MAP Engineers, LLC/
MPL Construction/
Gold Bond, Inc.
District No. 3
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 5485 OLD HIXSON PIKE AND 5519 HIXSON PIKE, MORE PARTICULARLY DESCRIBED HEREIN, FROM C-2 CONVENIENCE COMMERCIAL 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 properties located at 5485 Old Hixson Pike and 5519 Hixson Pike, more particularly described herein:

An unplatted tract of land and a portion of another tract located at 5485 Old Hixson Pike & 5519 Hixson Pike, more particularly described as beginning at the southeastern corner of Tax Map #100K-A-007 going southwest along the southern edge of the property approximately 73 feet, thence in a northwesterly direction approximately 86 feet, thence west approximately 15 feet, thence north approximately 174 feet, thence east approximately 154 feet, thence south approximately 175 feet, thence west approximately 13 feet, thence south approximately 44 feet to the point of beginning, being the properties described in Deed Book 10254, Page 348 and part of Deed Book 2322, Page 930, ROHC. Tax Map Nos. 100K-A-007 (Part) and 100K-A-004.

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

/mem

2014-097 City of Chattanooga
September 8, 2014

RESOLUTION

WHEREAS, MAP Engineers, LLC/MPL Construction/Gold Bond, Inc. 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 C-2 Convenience Commercial Zone to M-2 Light Industrial Zone, properties located at 5485 Old Hixson Pike & 5519 Hixson Pike.

An unplatted tract of land and a portion of another tract located at 5485 Old Hixson Pike & 5519 Hixson Pike, more particularly described as beginning at the southeastern corner of Tax Map #100K-A-007 going southwest along the southern edge of the property approximately 73 feet, thence in a northwesterly direction approximately 86 feet, thence west approximately 15 feet, thence north approximately 174 feet, thence east approximately 154 feet, thence south approximately 175 feet, thence west approximately 13 feet, thence south approximately 44 feet to the point of beginning, being the properties described in Deed Book 10254, Page 348 and part of Deed Book 2322, Page 930, ROHC. Tax Maps 100K-A-007 (Part) and 100K-A-004 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 8, 2014,

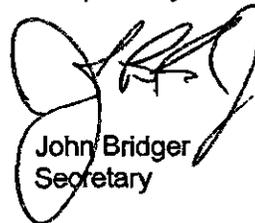
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 September 8, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger
Secretary

ZONING APPLICATION FORM

CASE NUMBER:	2014-097	Date Submitted: 8-6-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request		
Zoning	From: C-2	To: M-2
Total Acres in request area: 0.75		
2 Property Information		
Property Address:	5485 Old Hixson Pike & 5519 Hixson Pike	
Property Tax Map Number(s):	Part of 100K-A-007 & 100K-A-004	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Proposed Warehouse Expansion	
4 Site Characteristics		
Current Zoning:	C-2	
Current Use:	Manufacturing	
Adjacent Uses:	Manufacturing & Commercial	
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: MAP Engineers LLC / MPL Construction	Address: 7380 Applegate Lane	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner
City: Chattanooga	State: TN	Zip Code: 37421
Email: mapengr@epbfi.com		
Phone 1: 423-855-5554	Phone 2:	Phone 3:
Fax:		
6 Property Owner Information (if not applicant)		
Name: Gold Bond Inc.	Phone:	
Address: P.O. Box 967, Hixson, Tn. 37343		
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: 0.75 acres	<input checked="" type="checkbox"/> Deeds
		<input type="checkbox"/> Plats, if applicable
Deed Book(s): 10254-348 & 2322-930		
Plat Book/Page: N/R	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 2
<input checked="" type="checkbox"/> Filing Fee: \$635.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check
Check Number:		
Planning Commission meeting date: 9-8-2014	Application processed by: Trevor Slayton	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-097	PC Meeting Date: 09-08-14
Applicant Request:	Rezone from C-2 Convenience Commercial Zone to M-2 Light Industrial Zone	
Property Location:	5485 Old Hixson Pike and 5519 Hixson Pike	
Property Owner:	Gold Bond, Inc.	
Applicant:	MAP Engineers LLC/ MPL Construction	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing warehouse expansion to the adjacent existing manufacturing business.

Site Description

The 0.75 acre site consists of one parcel recently purchased by Gold Bond, Inc., along with a small area of the adjacent parcel at 5485 Old Hixson Pike currently zoned C-2 Convenience Commercial Zone. There is a modified single story structure used as offices on the parcel at 5519 Hixson Pike. The small portion of vacant property is part of the existing manufacturing business that is not currently zoned M-2 Light Industrial Zone. Surrounding property to the north and west is M-2 Light Industrial Zone and used by Gold Bond, Inc. Properties to the east are multi-family residential and retail commercial uses. Properties across Hixson Pike to the south are retail commercial uses.

Zoning History

In 1990, this piece of property was rezoned from R-2 Residential Zone to C-2 Convenience Commercial Zone with no conditions (Ordinance 9472). In 1984 and 994, the adjacent M-2 Light Manufacturing Zone (existing Gold Bond Facility) was rezoned from R-2 Residential Zone to M-2 Light Manufacturing Zone with no conditions.

Plans/Policies

This site is within the 2005 Hixson-North River Community Plan which recommends "Medium Business Mix" for this particular piece of property.

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department 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.

RPA Summary

Staff recommends approval of the request. The request is a reasonable request and would be an

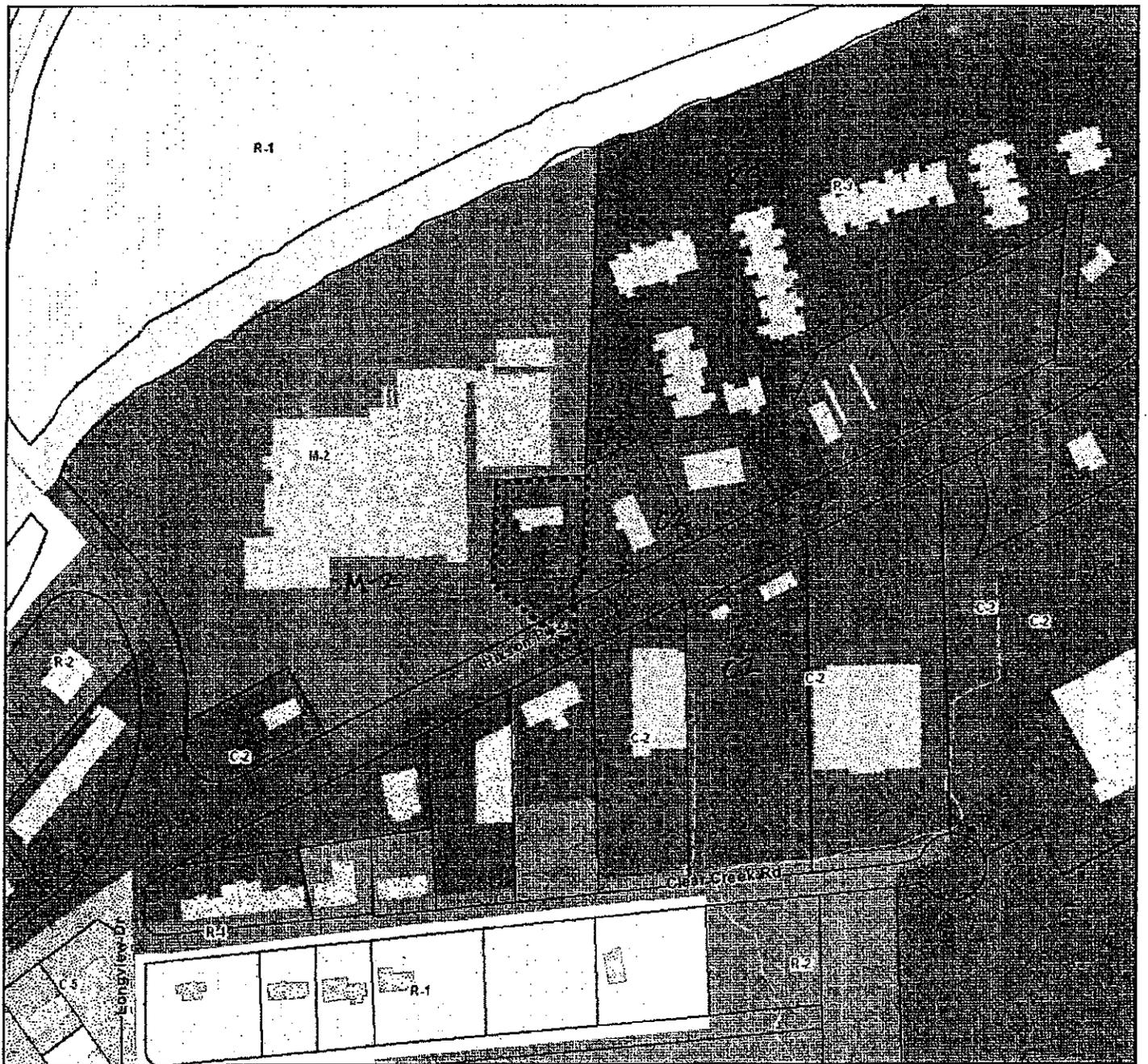
STAFF CASE REPORT TO PLANNING COMMISSION

extension of the adjacent M-2 Light Manufacturing Zone. The M-2 Light Manufacturing Zone and the uses permitted within the M-2 Light Manufacturing Zone appear to not have any negative impact on adjacent uses. A review of adjacent land use include to the north commercial and multi-family residential, to the south commercial, to the east across Hixson Pike commercial, and to the west the North Chickamauga Creek and vacant land. The vacant land is currently owned by the State of Tennessee.

The request is supported by the recommendations of the Hixson-North River Community Plan. The Hixson-North River Community Plan recommends a "Medium Business Mix" for this particular piece of property. The "Medium Business Mix" land use category is defined as (C-2) Convenience Commercial, Neighborhood Commercial (C-5), Office (O-1), Residential, or other similar uses. The adjacent property where the existing M-2 Light Manufacturing Zone and Gold Bond property is located is classified in the Hixson-North River Community Plan as a "Heavy Business Mix". The "Heavy-Business Mix" land use category is defined as being appropriate for Convenience Commercial, Neighborhood Commercial, Planned Commerce Center, Office, Residential, Light Industrial, Warehouse, or other similar uses.

The Hixson-North River Community Plan serves as a guide to property owners for thinking through development proposals, and for appointed and elected official when reviewing rezoning request. It would appear to be a reasonable expansion of the existing "Heavy Business Mix" land use category for this request and this particular piece of property.

The current requirements of the Chattanooga Zoning Ordinance address required screening/buffering, parking, outdoor lighting, and outdoor storage; therefore, there appear to be no additional conditions required to mitigate any nuisance issues on the adjoining properties. The current provisions of the Chattanooga Zoning Ordinance, more specifically the landscape provisions requires screening/buffering where the M-2 Light Manufacturing Zone abuts the C-2 Convenience Commercial Zone, which is a type "C" landscape buffer. The site plan submitted with the rezoning request indicates type "C" screening along the property line abutting the adjacent C-2 Convenience Commercial Zone. Section 38-323 (3) of the Chattanooga Zoning Ordinance requires exterior spot lighting or other illumination of structures be directed down and away from adjoining residential zones. Section 38-323 (4) of the Chattanooga Zoning Ordinance states that no storage shall be permitted in the front, side, or rear yards. Section 38-323 (5) of the Chattanooga Zoning Ordinance requires that any industrial use be screened on all side and rear lot lines adjoining a residential use or zone.



2014-097 Rezoning from C-2 to M-2

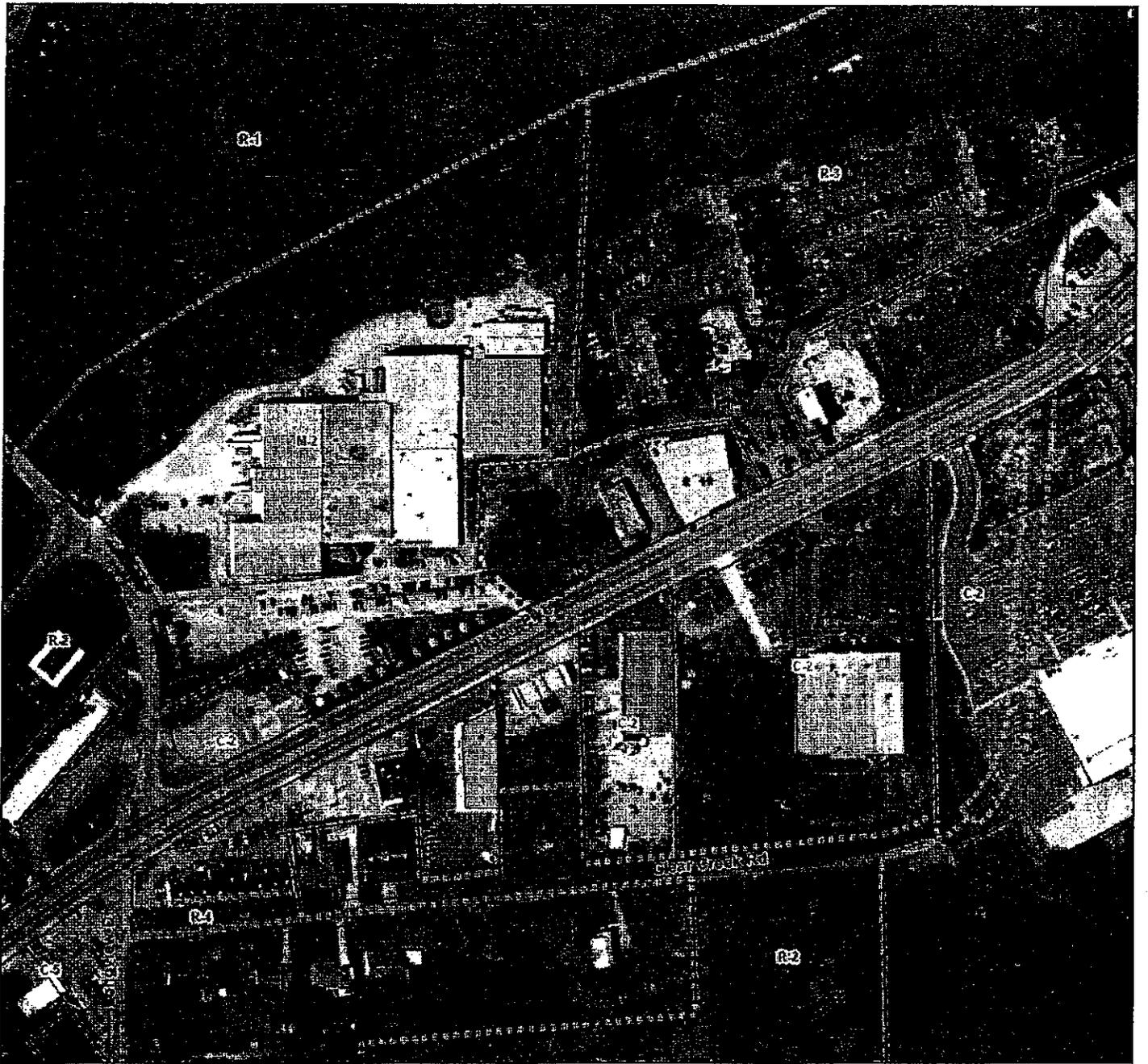


241 ft

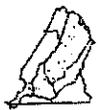


Chattanooga Hamilton County Regional Planning Agency





2014-097 Rezoning from C-2 to M-2

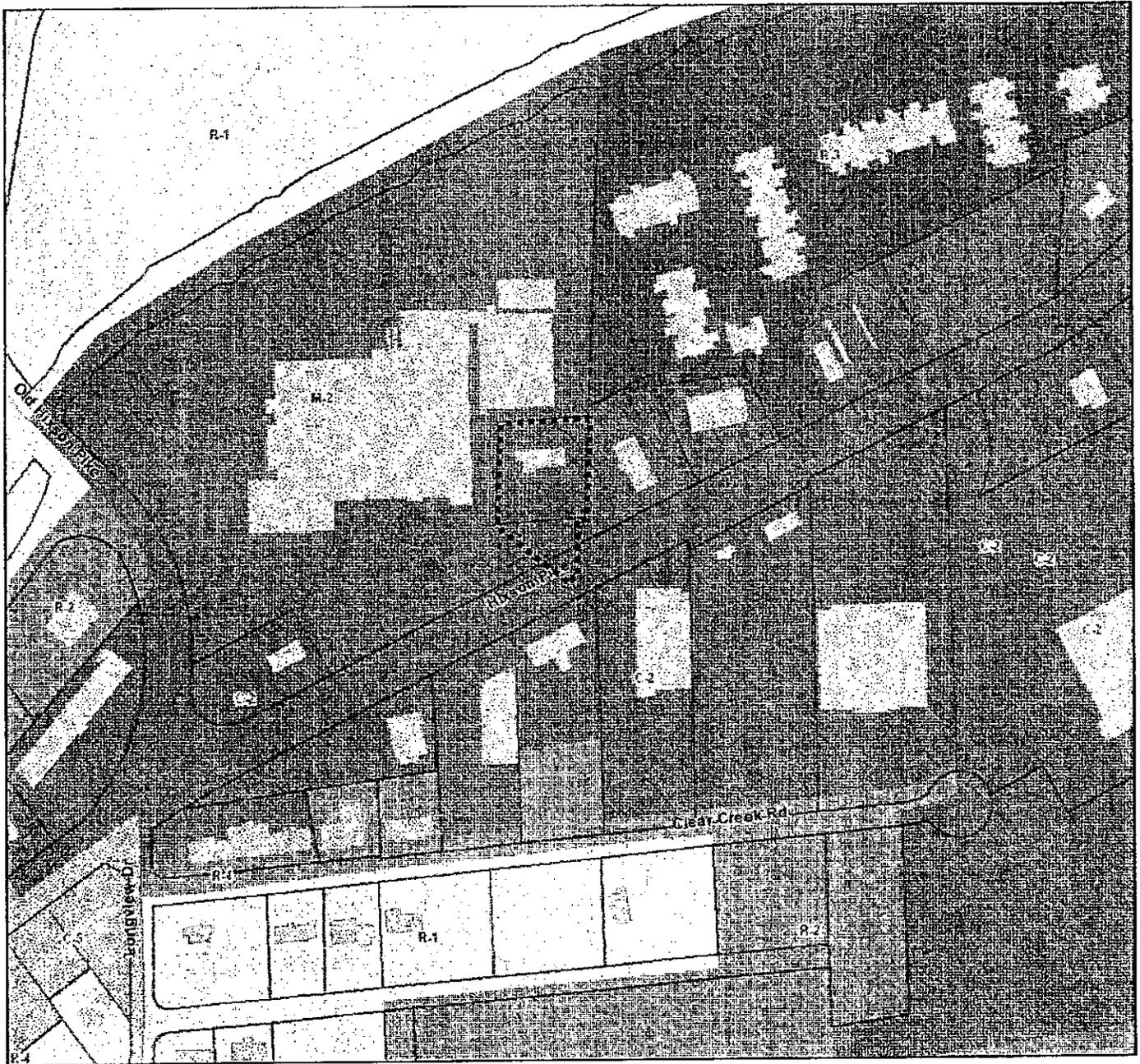


Chattanooga Hamilton County Regional Planning Agency



241 ft





2014-097 Rezoning from C-2 to M-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-097:

Approve



240 ft



Chattanooga Hamilton County Regional Planning Agency



NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has 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:

2014-064 MAP Engineers c/o Mike Price/Valor. 7518 Standifer Gap Road, from R-4 Special Zone to M-3 Warehouse and Wholesale Zone.

2014-066 Chris Senn/IMI Merchandising Holding, Inc. 950 Riverside Drive, from M-1 Manufacturing Zone to R-4 Special Zone, subject to certain conditions.

2014-085 Frank Goodwin. 1400 block of Adams Street, from R-3 Residential Zone to C-3 Central Business Zone, subject to certain conditions.

2014-094 Global Southern Realty Holdings, LLC/Roy & Vivian Thomas c/o Lorrie Dorsey. 7408 and 7414 Bonny Oaks Drive, from R-1 Residential Zone and R-3 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2014-097 MAP Engineers, LLC/MPL Construction/Gold Bond, Inc. 5485 Old Hixson Pike and 5519 Hixson Pike, from C-2 Convenience Commercial Zone to M-2 Light Industrial Zone.

2014-099 David Harris. 3326 Jenkins Road, from R-4 Special Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2014-100 Travis L. Hulsey/William J. Hulsey. 6115 Mountain View Road, from M-2 Light Industrial Zone to C-2 Convenience Commercial Zone.

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

2014-078 Ivan Mousaw/James Cunningham. 4501 Jersey Pike, from R-2 Residential Zone to R-3 Residential Zone.

2014-080 RSN Group, LLC/Vanessa Knight. 1809 Gunbarrel Road, from O-1 Office Zone to C-2 Convenience Commercial Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied and recommends approval of a Special Exceptions Permit:

2014-093 Carol Page Wnuk, 304 Gillespie Road, from R-1 Residential Zone to R-2 Residential Zone, petition to be denied and recommends approval of a Special Exceptions Permit for a duplex in the R-1 Residential 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,

October 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 _____, 2014.

Sandra Freeman
Clerk to the City Council