

First Reading: _____
Second Reading: _____

2014-080
RSN Group, LLC/Vanessa Knight
District No. 4
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1809 GUNBARREL ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM O-1 OFFICE 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 property located at 1809 Gunbarrel Road, more particularly described herein:

Lot 1 of the Stophel on Gunbarrel Subdivision, Plat Book 56, Page 144, ROHC, being the property described in Deed Book 5200, Page 909, ROHC. Tax Map No. 148D-F-016.

and as shown on the maps attached hereto and made a part hereof by reference, from O-1 Office 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: _____

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

MAYOR

/mem

2014-080 City of Chattanooga
August 11, 2014 (Deferred)
September 8, 2014 (Action Taken)

RESOLUTION

WHEREAS, RSN Group, LLC/Vanessa Knight 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 O-1 Office Zone to C-2 Convenience Commercial Zone, property located at 1809 Gunbarrel Road.

Lot 1 of the Stophel on Gunbarrel Subdivision, Plat Book 56, Page 144, ROHC, being the property described in Deed Book 5200, Page 909, ROHC. Tax Map 148D-F-016 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on August 11, 2014, at which time hearing was deferred to September 8, 2014,

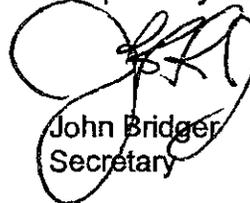
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 denied.

Respectfully submitted,


John Bridger
Secretary

ZONING APPLICATION FORM

CASE NUMBER:	2014-080	Date Submitted:	7-10-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: O-1	To: C-2	
Total Acres in request area: 1.7			
2 Property Information			
Property Address:	1809 Gunbarrel Road		
Property Tax Map Number(s):	158D-F-016		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Current and future use is a medical building. However, with current zoning we are limited to a 48 square foot sign which limits visibility due to other signage.		
4 Site Characteristics			
Current Zoning:	O-1		
Current Use:	Medical Offices		
Adjacent Uses:	Medical Offices, restaurants, bank and retail		
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: RSN Group, LLC / Vanessa Knight		Address: 1809 Gunbarrel Road	
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: vknight@cbjonline.com
Phone 1: 423.893.9020	Phone 2: 423.903.7119	Phone 3:	Fax: 423.893.9040
6 Property Owner Information (if not applicant)			
Name: RSN Group LLC		Phone: 423.893.9020	
Address: 1809 Gunbarrel Road			
Office Use Only:			
Planning District: 10		Neighborhood: Friends of Eat Brainerd; Brainerd-East Brainerd Chamber	
Hamilton Co. Comm. District: 8	Chatt. Council District: 4	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: 1.7	<input checked="" type="checkbox"/>	Deeds
<input checked="" type="checkbox"/>	Plats, if applicable	<input checked="" type="checkbox"/>	Notice Signs
Deed Book(s): 5220-909		Number of Notice Signs: 1	
Plat Book/Page: 56-144		<input checked="" type="checkbox"/>	Cash
<input checked="" type="checkbox"/>	Filing Fee: \$295.00	<input checked="" type="checkbox"/>	Check Number: 30290
Planning Commission meeting date: 8-11-2014		Application processed by: Trevor Slayton	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-080	PC Meeting Date: 09-08-14
Applicant Request:	Rezone from O-1 Office Zone to C-2 Convenience Commercial Zone	
Property Location:	1809 Gunbarrel Road	
Property Owner:	RSN Group, LLC	
Applicant:	RSN Group, LLC/Vanessa Knight	
Staff Recommendation:	DENY	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is requesting a change in zoning in order to install a larger sign than allowed in the existing O-1 Office Zone. The O-1 Office Zone limits signs to 48 square feet.

Site Description

The 1.7 acre site currently is used as a medical building with medical offices. The surrounding properties are offices, restaurants, bank, residential and retail uses.

Zoning History

This site was zoned in 1997 to O-1 Office Zone with conditions in Ordinance 10651 by case 1997-264. The request at that time was for the C-2 Convenience Commercial Zone but was denied and the O-1 Office Zone was alternatively approved. Across Gunbarrel Road from this site is a large commercial center zoned as C-2 Convenience Commercial Zone which was approved prior to the adoption of the Hamilton Place Community Plan.

Plans/Policies

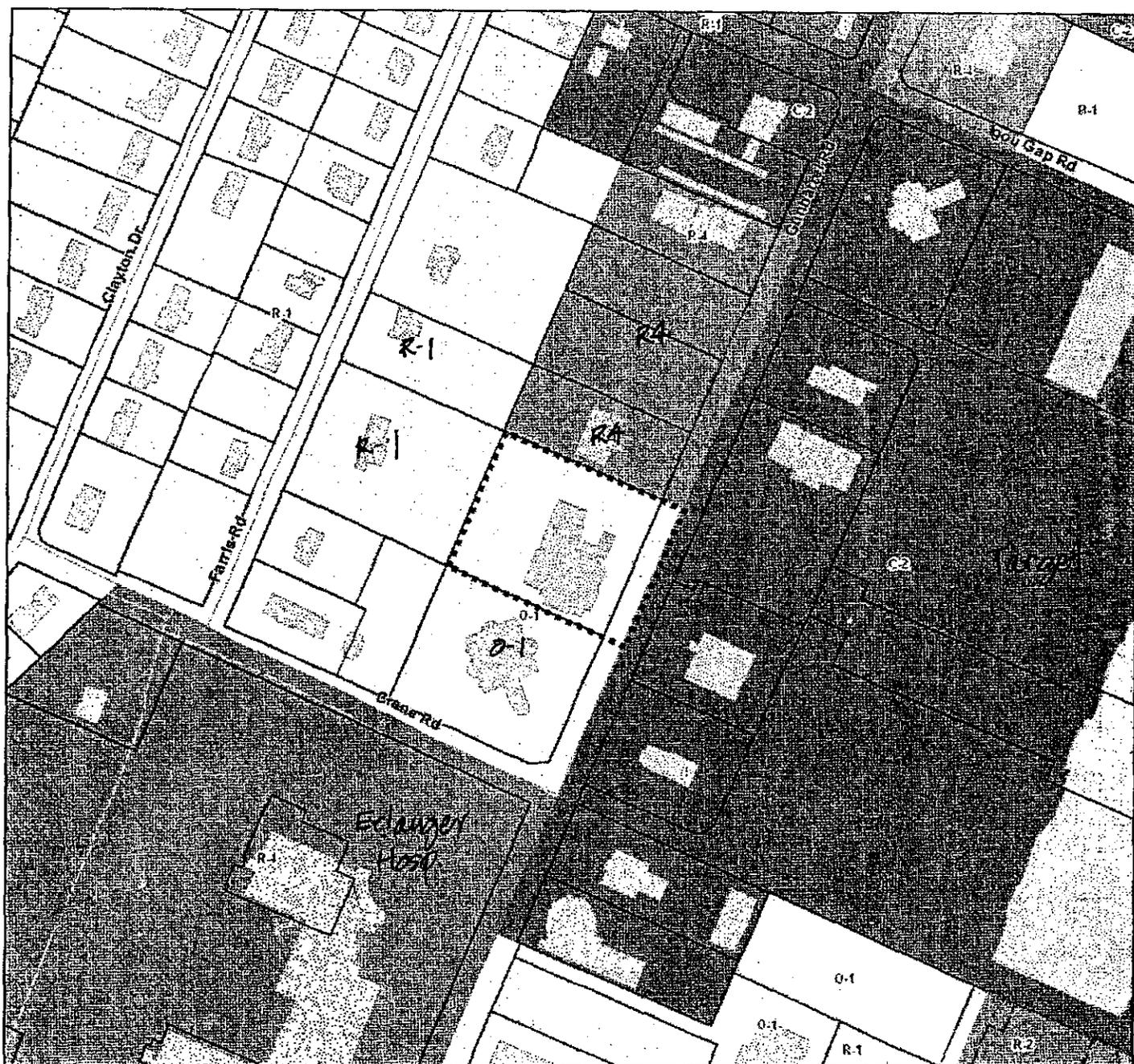
This site is within the 2001 Hamilton Place Community Plan. The plan does not support continuing C-2 Convenience Commercial Zones south of Igou Gap Road. It states that offices would remain the best use for the site.

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

The Hamilton Place Community Plan specifically highlights the area south of Igou Gap Road to be a transition away from commercial uses. Along the western frontage of Gunbarrel Road are R-4 Special Zone and O-1 Office Zone. O-1 Office Zone remains an acceptable use for the site. The applicant is seeking to change zoning not for use but for the ability to increase their signage. Approving C-2 for this location would set a precedent for other properties to be rezoned to commercial. Therefore staff recommends denial of the rezoning request.



2014-080 Rezoning from O-1 to C-2



Chattanooga Hamilton County Regional Planning Agency



240 ft

RPA



2014-080 Rezoning from O-1 to C-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-080: Deny



240 ft



Chattanooga Hamilton County Regional Planning Agency



CHATTANOOGA BONE AND JOINT CENTER

ORTHOPAEDICS & SPORTS MEDICINE

1809 Gunbarrel Road

Chattanooga Bone & Joint Surgeons

OrthoWest Orthotics and Prosthetics

CBJS Physical Therapy

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