

First Reading: _____
Second Reading: _____

2014-100
Travis L. Hulsey/William J. Hulsey
District No. 6
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 6115 MOUNTAIN VIEW ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-2 LIGHT INDUSTRIAL 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 6115 Mountain View Road, more particularly described herein:

Lot 2 of the William J. Hulsey Subdivision, Plat Book 93, Page 1, ROHC, being the property described in Deed Book 9984, Page 423, ROHC. Tax Map No. 132-003.01.

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

2014-100 City of Chattanooga
September 8, 2014

RESOLUTION

WHEREAS, Travis L. Hulsey/William J. Hulsey 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 M-2 Light Industrial Zone to C-2 Convenience Commercial Zone, property located at 6115 Mountain View Road.

Lot 2 of the William J. Hulsey Subdivision, Plat Book 93, Page 1, ROHC, being the property described in Deed Book 9984, Page 423, ROHC. Tax Map 132, Parcel 003.01 as shown on the attached map.

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

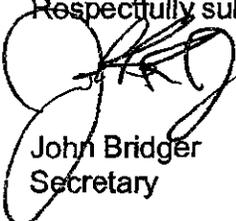
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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:	2014-100	Date Submitted:	8-8-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: M-2	To: C-2	
Total Acres in request area: 7.63			
2 Property Information			
Property Address:	6115 Mountain View Road, Chattanooga, Tn. 37363		
Property Tax Map Number(s):	132-003.01		
3 Proposed Development			
Reason for Request and/or Proposed Use:	For use of building for commercial purposes.		
4 Site Characteristics			
Current Zoning:	M-2		
Current Use:	Vacant building previously used for M-2 purposes.		
Adjacent Uses:	Commercial and Schooling		
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: Travis L. Hulsey		Address: 4168 Gann Store 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: 37343	Email: travishulsey@gmail.com
Phone 1: 423-504-7614	Phone 2:	Phone 3:	Fax: 423-827-4073
6 Property Owner Information (if not applicant)			
Name: William J. Hulsey		Phone: 423-396-9303	
Address: 5757 Tallant Road. Collegedale, Tn. 37315			
Office Use Only:			
Planning District: 6		Neighborhood:	
Hamilton Co. Comm. District: 9	Chatt. Council District: 6	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: 7.63	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 9984-423			
Plat Book/Page: 93-1		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1
<input checked="" type="checkbox"/> Filing Fee: 705.00	<input checked="" type="checkbox"/> Cash: \$70.00	<input checked="" type="checkbox"/> Check: \$635.00	Check Number: 3469
Planning Commission meeting date: 9-8-2014		Application processed by: Trevor Slayton	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-100	PC Meeting Date: 09-08-14
Applicant Request:	Rezone from M-2 Light Industrial Zone to C-2 Convenience Commercial Zone	
Property Location:	6115 Mountain View Road	
Property Owner:	William J. Hulsey	
Applicant:	Travis L. Hulsey	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to market the existing vacant building for commercial purposes.

Site Description

The 7.63 acre site is vacant and previously leased for warehousing. Ooltewah High School is located to the north, while land uses to the south and west are light industrial/manufacturing and retail commercial. The site fronts Mountain View Road which parallels I-75.

Zoning History

In 1972 when this site was in unincorporated Hamilton County, it was rezoned to M-2 Wholesale and Light Industry District. The site was annexed in 2003 by the City of Chattanooga with the new zoning classification as M-2 Light Industrial Zone.

Plans/Policies

The 2007 Wolftever Creek Area Plan, created with substantial public involvement, provides more specific planning policies and land use recommendations for the area of this proposed rezoning. The plan considers commercial uses appropriate for this site. This site falls within the Hunter Road – Lee Highway– Snow Hill Road Intersection focus area which recommends:

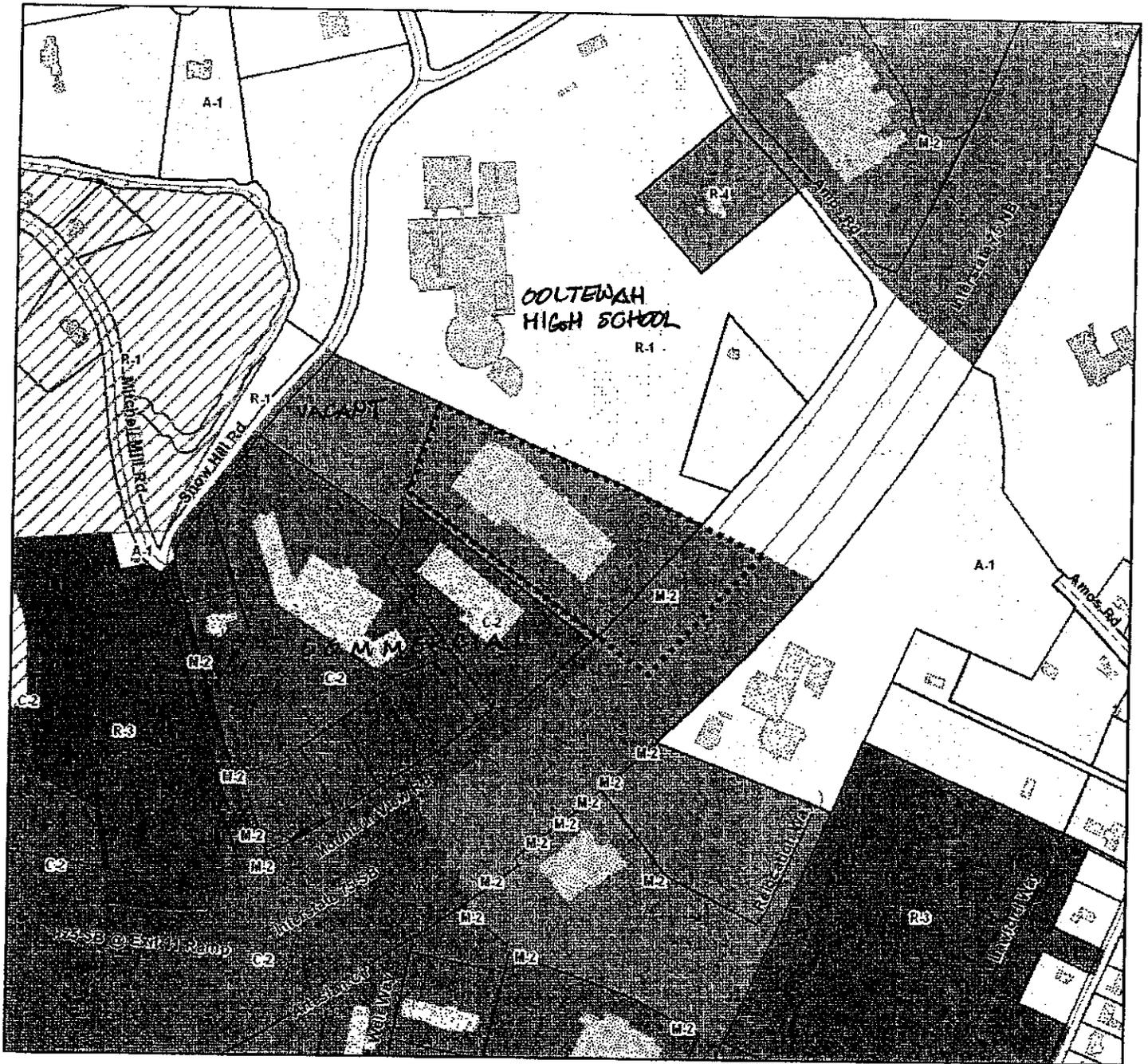
- Higher intensity development should extend north along Mountain View Road past the Ooltewah High School campus and the Christway Community Church across Amos Road to the location of the proposed Memorial Health Site.

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 Regional Planning Agency recommends approval of this rezoning request as the applicant's proposal is supported by the area plan and is compatible with adjacent and surrounding land uses.



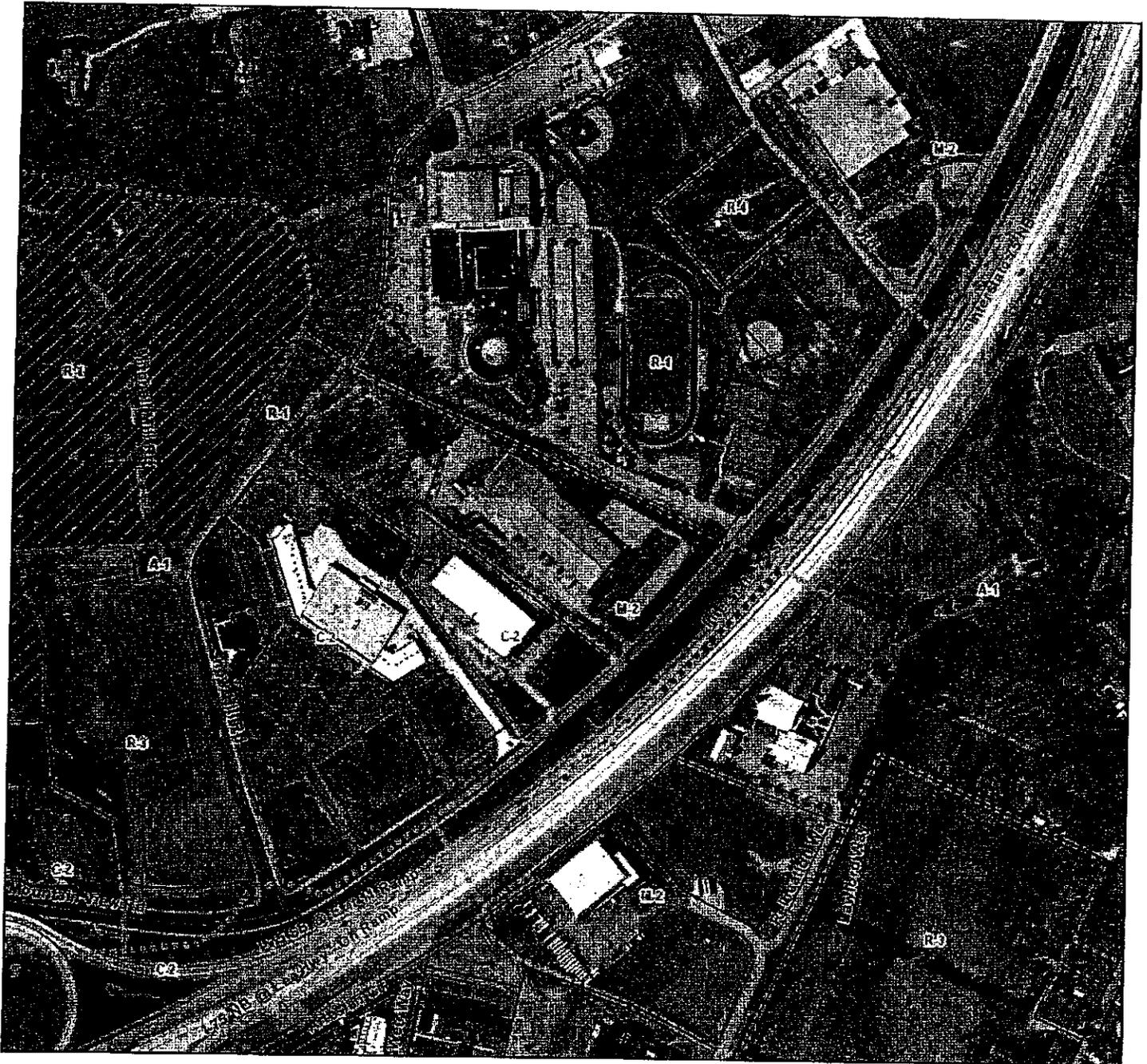
2014-100 Rezoning from M-2 to C-2



448 ft

Chattanooga Hamilton County Regional Planning Agency





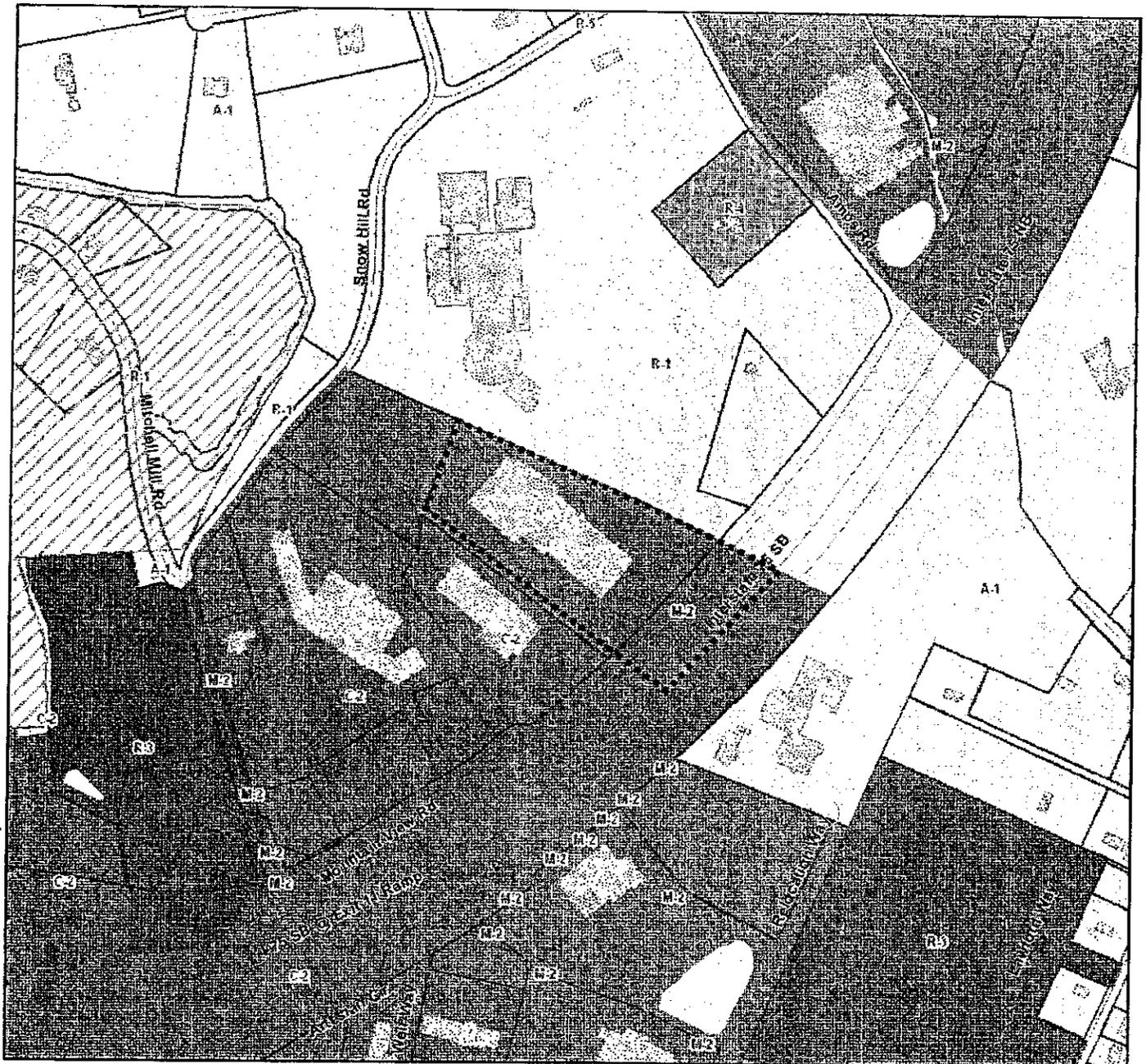
2014-100 Rezoning from M-2 to C-2



448 ft

Chattanooga Hamilton County Regional Planning Agency





2014-100 Rezoning from M-2 to C-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-100:

Approve



450 ft



Chattanooga Hamilton County Regional Planning Agency



Location Map

Notes

- A. Current Zoning M-2
- B. 7.63 AC.
- C. Use existing Buildings
- D. No Buffering Additions needed from M-2 to C-2
- E. Existing Fence
- F. Dumpster N/A

Property Plan

Scale 1" = 50'
Tax Map No. 132.003.01

Chattanooga, TN

FOR: Travis L. Hulsey
4168 Gunn Store Rd.
Chattanooga, TN 37343
PH: 423.504-7614
email: TravisLHulsey@gmail.com

RECEIVED

AUG 8 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services

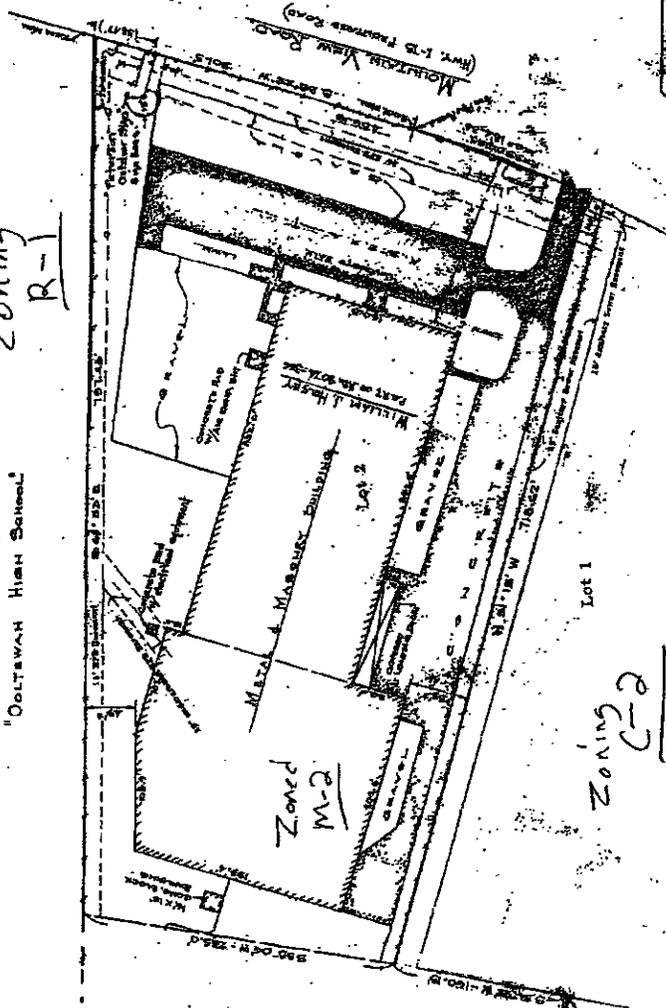
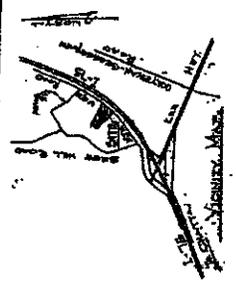
HAMILTON COUNTY DEPT. OF EDUCATION
DB, 6091 - 506
"Ooltawah High School"

ZONING
R-1

Zoning
M-2
Lot 3

ZONING
C-2

N.T.S.



SITR PLAN	
NO. 132.003.01	LOT 2
WILLIAM J. HULSEY SUBDIVISION	
HULSEY SUBDIVISION GROUP	
10000 Gun Store Rd., P.O. Box 4288 Chattanooga, TN 37343 (423) 247-3781 (Fax) (423) 247-0811 (Residence) Copyright - by Hulsey Subdiv. Group	
DATE: 11-1-10	DATE: 11-1-10
SCALE: 1" = 50'	SCALE: 1" = 50'
DRAWN BY: [Signature]	CHECKED BY: [Signature]
DESIGNED BY: [Signature]	APPROVED BY: [Signature]



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