

First Reading: _____
Second Reading: _____

2014-118
John A. Tucker/International Board
of Jewish Missions
District No. 3
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 5106 GENESIS LANE, MORE PARTICULARLY DESCRIBED HEREIN, FROM M-1 MANUFACTURING 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 5106 Genesis Lane, more particularly described herein:

Beginning at the southwest corner of Tax Map 110I-J-021.06 and going 278 feet northeast, thence 192 feet south, thence 58 feet southwest, thence 108 feet west to the point of beginning. Being that part of Lot 7 Northpark Retail Center in Plat Book 99, Page 188, ROHC, currently zoned M-1; and being part of the property described in Deed Book 5003, Page 396, ROHC. Part of Tax Map No. 110I-J-021.06.

and as shown on the maps attached hereto and made a part hereof by reference, from M-1 Manufacturing 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

2014-118 City of Chattanooga
November 10, 2014

RESOLUTION

WHEREAS, John A. Tucker/International Board of Jewish Missions 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-1 Manufacturing Zone to C-2 Convenience Commercial Zone, property located at 5106 Genesis Lane.

Beginning at the southwest corner of Tax Map 110I-J-021.06 and going 278 feet northeast, thence 192 feet south, thence 58 feet southwest, thence 108 feet west to the point of beginning. Being that part of Lot 7 Northpark Retail Center in Plat Book 99, Page 188, ROHC, currently zoned M-1; and being part of the property described in Deed Book 5003, Page 396, ROHC. Part of Tax Map 110I-J-021.06 as shown on the attached map.

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

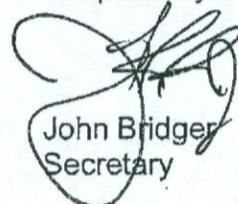
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 November 10, 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:	2014-118	Date Submitted:	9-04-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: M-1	To: C-2	
Total Acres in request area: 0.3723			
2 Property Information			
Property Address:	5106 Genesis Lane		
Property Tax Map Number(s):	110I-J-021.06 (part of)		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Establish Single Zone type for entire property. Office Space & Museum		
4 Site Characteristics			
Current Zoning:	M-1		
Current Use:	Office Space		
Adjacent Uses:	Manufacturing, Commercial, & Office		
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: John A. Tucker		Address: PO Box 1386	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner	
City: Hixson	State: TN	Zip Code: 37343	Email: jtucker@ibjm.org
Phone 1: 423-876-8150	Phone 2:	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name: International Board of Jewish Missions		Phone: 423-876-8150	
Address: PO Box 1386 Hixson, TN 37343			
Office Use Only:			
Planning District: 5		Neighborhood: Hixson Neighborhood	
Hamilton Co. Comm. District: 3		Chatt. Council District: 3	
Staff Rec:		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"/>	Deeds
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Plats, if applicable
<input checked="" type="checkbox"/>	Total Acres to be considered: 0.3723	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 5003-396			
Plat Book/Page: 99-188		<input checked="" type="checkbox"/>	Notice Signs
Number of Notice Signs: 2		<input checked="" type="checkbox"/>	Check
<input checked="" type="checkbox"/>	Filing Fee: 635.00	Cash	Check Number: 11069
Planning Commission meeting date: 11/10/2014		Application processed by: Marcia Parker	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-118	PC Meeting Date: 11-10-14
Applicant Request:	Rezone from M-1 Manufacturing Zone to C-2 Convenience Commercial Zone	
Property Location:	5106 Genesis Lane	
Property Owner:	International Board of Jewish Missions	
Applicant:	John Tucker	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The purpose of the request is to establish a single zoning classification for the entire property. Currently, the property has a split zoning designation. The applicant was advised during a pre-submittal meeting with the City of Chattanooga Land Development Office to rezone the remainder of the property to C-2 Convenience Commercial Zone.

The property is owned by the International Board of Jewish Missions. The applicant intends to move the existing office space and museum for the International Board of Jewish Missions into the existing building located on the property.

Site Description

The entire property is approximately 0.37 acres in size with an existing buildings located on the property. The property is located at the end of a cul-de-sac (Genesis Lane). Genesis Lane is public, city-maintained street.

The property is located just outside of the 100-year flood hazard area. There are no steep slopes associated with this property.

Land use to the north of the site include a church and professional offices, to the west a restaurant, car wash, and vacant land, to the south a hotel, and to the east professional offices.

Adjacent zones include the C-2 Convenience Commercial Zone to the north, south, east, and west. M-2 Manufacturing Zone is also located to the south of the site.

Zoning History

Currently, the site has a split zoning designation with the majority of the site being zoned C-2 Convenience Commercial Zone with the remainder of the site zoned M-1 Manufacturing Zone.

There are no previous zoning requests associated with this property.

Plans/Policies

The property is located within the study boundary of the 2005 Hixson-North River Community Plan. The Hixson-North River Community Plan recommends as a land use category "Medium Business Mix" for this location. The "Medium Business Mix" land use classification is defined as being appropriate for use as convenience and neighborhood commercial, office, residential or similar uses.

STAFF CASE REPORT TO PLANNING COMMISSION

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.

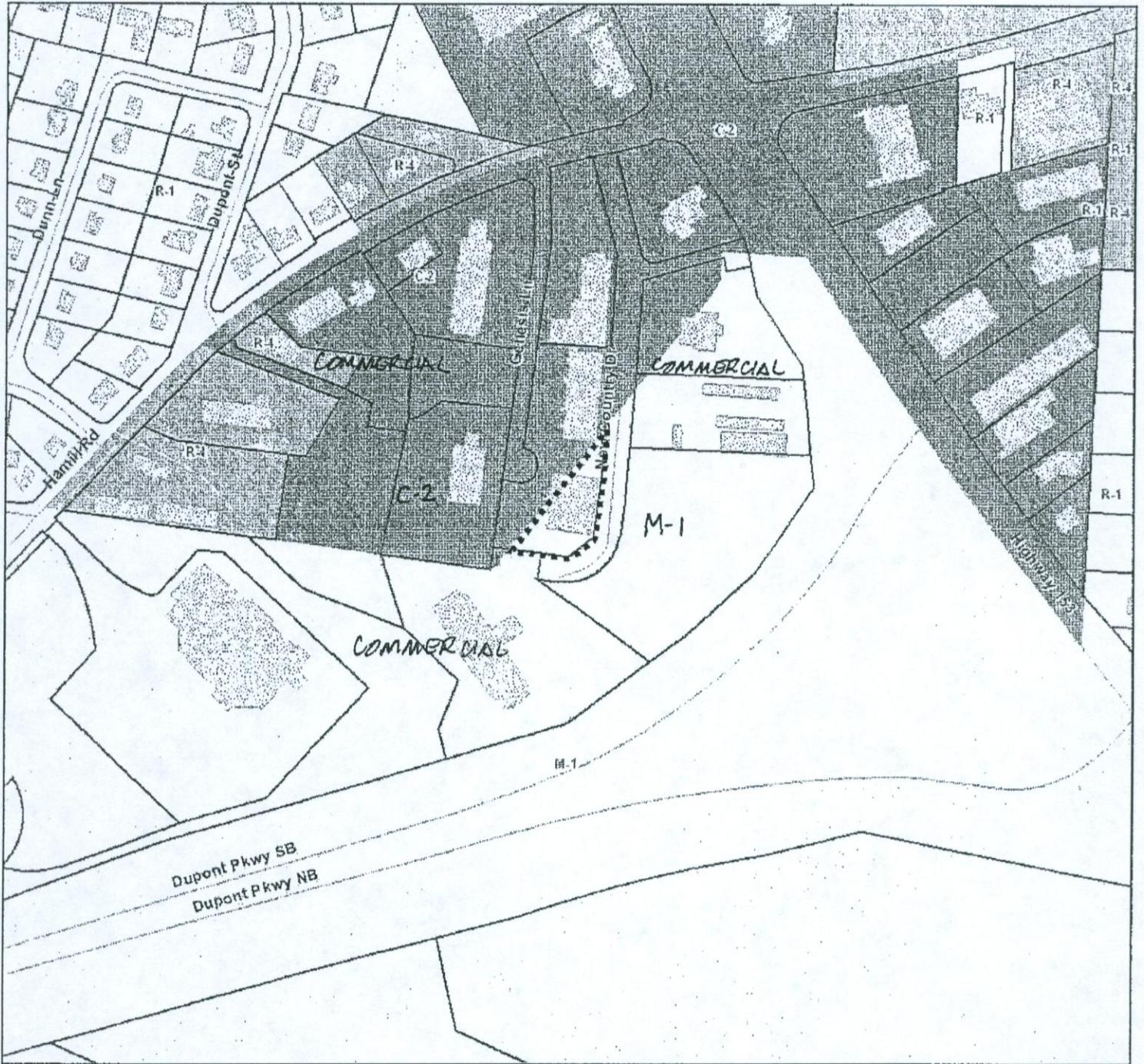
RPA Summary

RPA recommends approval of the applicant's request to rezone from M-1 Manufacturing Zone to C-2 Convenience Commercial Zone.

The request is an extension of an adjacent C-2 Convenience Commercial Zone.

The request is supported by the Hixson-North River Community Land Use Plan.

Based on a review of the site plan submitted with the application and a review of adjacent land uses and zoning classifications there appear to be no zoning conflicts or the need to recommend conditions in an effort to mitigate any nuisance issues associated with the proposed development on the property.



2014-118 Rezoning from M-1 to C-2



Chattanooga Hamilton County Regional Planning Agency



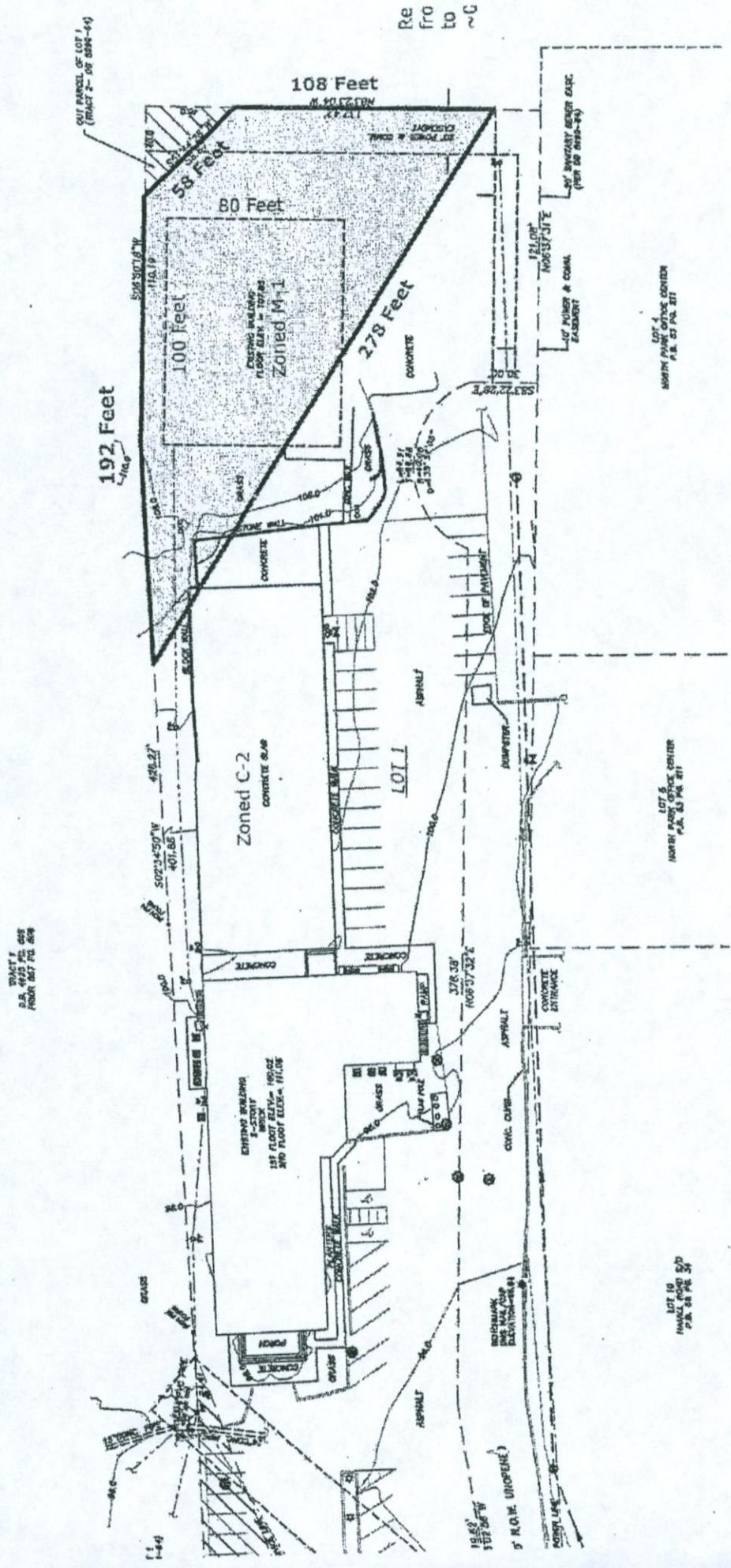
255 ft



POC: John Tucker, Phone 423.
PO Box 1386, Hixson, TN

Rezoning Acres: appx. 0.3723

Residential Density: None



LEGEND
 POWER POLE ○
 LIGHT POLE □
 WATER METER ⊕

APPLICANT'S SITE PLAN

Re
fro
to
~C

TRACT 1
D.S. 4125 P.C. 508
FROM 267 P.C. 508

LOT 4
MARK PARK OFFICE CENTER
P.L. 27 P.C. 211

LOT 5
MARK PARK OFFICE CENTER
P.L. 27 P.C. 211

LOT 10
MARK PARK OFFICE CENTER
P.L. 27 P.C. 211

195° 58' 33\"/>
 127.56' W
 5' R.O.M. UNOPENED



2014-118 Rezoning from M-1 to C-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-118:

Approve



250 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:

2014-118 John A. Tucker/International Board of Jewish Missions.
5106 Genesis Lane, from M-1 Manufacturing Zone to C-2 Convenience Commercial Zone.

2014-121 Allen Jones/University Investors, LLC. 7407 Igou Gap Road, from R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2014-124 Charles Adamson/Mount Summit of Peace Church.
8062 and 8074 Old Lee Highway, from R-1 Residential Zone and R-2 Residential Zone to R-3 Residential Zone.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following Special Exceptions Permit be approved:

2014-115 Carol Page Wnuk. 304 Gillespie Road, for a two-family dwelling in an R-1 Residential Zone.

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

2014-123 Chattanooga Engineering Group/Michael Oswald. 6803, 6807, and 6811 McCutcheon Road, to lift conditions from Ordinance No. 12667 of previous Case No. 2012-131.

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,

December 9, 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