

First Reading: _____
Second Reading: _____

2015-026
John Parrish/Carlson Consulting Engineers/
Suntrust Bank/Alvin Cannon/
William Voiles/Cornerstone Auto Broker
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 8607, 8613, AND 8619 NORTH HICKORY VALLEY ROAD AND 5317, 5321, 5323, 5325, 5327, 5329, AND 5331 HIGHWAY 58, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE AND C-2 CONVENIENCE COMMERCIAL ZONE TO C-2 CONVENIENCE COMMERCIAL 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 properties located at 8607, 8613, and 8619 North Hickory Valley Road and 5317, 5321, 5323, 5325, 5327, 5329, and 5331 Highway 58, more particularly described herein:

Lots 1, 2, (part of) 3, and 4, Rex Richey Tract, Plat Book 14, Page 82, ROHC and five unplatted tracts of land located at 8619 N. Hickory Valley Road, 5321, 5323, 5325, and 5327 Highway 58, being the properties described in Deed Book 10045, Page 165, ROHC and described as Tract Two in Deed Book 7554, Page 1, ROHC, and Lot 2, Spanish Villa Subdivision, Plat Book 84, Page 72, ROHC, being the property described in Deed Book 9833, Page 902, ROHC. Tax Map Nos. 120E-A-002, 003, 004, 006, 006.01, 007, 008, 009, 010 and 011.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-3 Residential Zone and C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to submittal of a traffic study to the Chattanooga Department of Transportation.

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

/mem

First Reading: _____
Second Reading: _____

2015-026
John Parrish/Carlson Consulting Engineers/
Suntrust Bank/Alvin Cannon/
William Voiles/Cornerstone Auto Broker
District No. 3
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 8607, 8613, AND 8619 NORTH HICKORY VALLEY ROAD AND 5317, 5321, 5323, 5325, 5327, 5329, AND 5331 HIGHWAY 58, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE AND C-2 CONVENIENCE COMMERCIAL 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 properties located at 8607, 8613, and 8619 North Hickory Valley Road and 5317, 5321, 5323, 5325, 5327, 5329, and 5331 Highway 58, more particularly described herein:

Lots 1, 2, (part of) 3, and 4, Rex Richey Tract, Plat Book 14, Page 82, ROHC and five unplatted tracts of land located at 8619 N. Hickory Valley Road, 5321, 5323, 5325, and 5327 Highway 58, being the properties described in Deed Book 10045, Page 165, ROHC and described as Tract Two in Deed Book 7554, Page 1, ROHC, and Lot 2, Spanish Villa Subdivision, Plat Book 84, Page 72, ROHC, being the property described in Deed Book 9833, Page 902, ROHC. Tax Map Nos. 120E-A-002, 003, 004, 006, 006.01, 007, 008, 009, 010 and 011.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-3 Residential Zone and C-2 Convenience Commercial 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

2015-026 City of Chattanooga
February 9, 2015

RESOLUTION

WHEREAS, John Parrish/Carlson Consulting Engineers/Suntrust Bank, Alvin Cannon, William Voiles, Cornerstone Auto Broker, LLC 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-3 Residential Zone & C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone, properties located at 8607, 8613, and 8619 North Hickory Valley Road and 5317, 5321, 5323, 5325, 5327, 5329, and 5331 Highway 58.

Lots 1, 2, (part of) 3, and 4, Rex Richey Tract, Plat Book 14, Page 82, ROHC and five unplatted tracts of land located at 8619 N. Hickory Valley Road, 5321, 5323, 5325, and 5327 Highway 58, being the properties described in Deed Book 10045, Page 165, ROHC and described as Tract Two in Deed Book 7554, Page 1, ROHC, and Lot 2, Spanish Villa Subdivision, Plat Book 84, Page 72, ROHC, being the property described in Deed Book 9833, Page 902, ROHC. Tax Maps 120E-A-002, 003, 004, 006, 006.01, 007, 008, 009, 010 and 011.01 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on February 9, 2015,

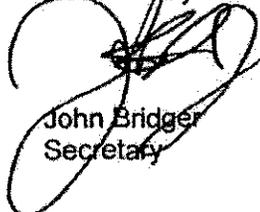
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 9, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to submittal of a traffic study to the Chattanooga Department of Transportation.

Respectfully submitted,



John Bridger
Secretary

PLANNING COMMISSION CASE REPORT

Case Number: 2015-026

PC Meeting Date: 02-09-15

Applicant Request**Rezone from R-3 Residential & C-2 Convenience Commercial to C-2 Convenience Commercial Zone**

Property Location:	8607, 8613, & 8619 North Hickory Valley Road & 5317, 5321, 5323, 5325, 5327, 5329, & 5331 Hwy 58
Property Owner:	SunTrust Bank, Alvin Cannon, William Voiles, & Cornerstone Auto Brokers
Applicant:	John Parrish/Carlson Consulting Engineers

Project Description

- The applicant is proposing to develop the 21.5-acre site with a Walmart Super Center approximately 155,000 square feet in size.
- Approximately 16 acres of the site is in the City of Chattanooga and 5.5 acres is in unincorporated Hamilton County.
- The request is for the 21.5-acre portion currently within the City of Chattanooga.
- The applicant has petitioned to have the unincorporated portion annexed into the City of Chattanooga.

Site Analysis**Site Description**

- The 21.5-acre site is located at the intersection of Highway 58 and North Hickory Valley Road.
- Functional Classification: According to the Tennessee Department of Transportation's Functional Classification System, Highway 58 is classified as an Urban Principal Arterial and North Hickory Valley Road is classified as an Urban Collector.
- Access: Currently, access to the site is from Highway 58 and North Hickory Valley Road.
- Development Form: The site currently sits within a suburban location with no clearly-established development form.
- Land Uses: Land uses north of the site are single-family residential. The nearest home is approximately 180 feet from the site's northernmost corner. Approximately 32 acres of vacant wooded land lies between the site and the residential areas. Adjacent southwest to the site is a 2-story 24-unit apartment complex. Across North Hickory Valley Road to the east and fronting Highway 58 is a convenience store/12-pump fuel center. Just east of that approximately 650 feet is a 9-story multiple-unit senior living facility.

Zoning History

- The site, including both the unincorporated and City of Chattanooga portions, is currently zoned R-3 Residential (approximately 19.5 acres), R-2 Residential (approximately one-third acre), and C-2 Convenience Commercial (approximately 1.8 acres).
- There has been recent zoning and annexation activity on this site.
- 2013- In March 2013, a portion of the site fronting Highway 58 was annexed into the City of Chattanooga, maintaining the C-2 Commercial that existed. (Ordinance #12700).
- 2013- In July 2013, approximately 4 acres of the site which was within the City of Chattanooga was rezoned from C-2 Convenience Commercial to R-3 Residential. (Ordinance #12742).
- 2013- In July 2013, approximately 11 acres of the site which was within the unincorporated portion of Hamilton County was rezoned from the R2-A Rural Residential and C-3 General Business Commercial Districts to R-3 Multi-Family Residential. (Resolution #713-17).
- 2013- In August 2013, an additional 3.7 acres of the site within the unincorporated portion of Hamilton County was rezoned from the R2-A Rural Residential District to R-3 Multi-Family Residential with certain conditions. (Resolution #913-2B).

PLANNING COMMISSION CASE REPORT

- 2014- In February 2014, the unincorporated 11 acres mentioned above for Resolution #713-17 were annexed into the City (by request of the property owners). In May 2014, these properties were rezoned from R-3 Multi-Family Residential District (Hamilton County classification) to the R-3 Residential Zone (City of Chattanooga classification).

Plans/Policies

- There is no current adopted land use plan for this area.
- The site is located within the Outer Suburban Growth sector of the Comprehensive Plan. For business uses, this sector recommends they be located at the intersection of significant thoroughfares.

Key Findings

- There is not an established development form for the area, this proposal has the ability to help shape this emerging pattern.
- The proposal would be an extension of an existing zone.
- The proposal is consistent with the recommendations of the Outer Suburban Growth sector since it is located at the intersection of a collector and a major thoroughfare.
- Special consideration should be given to how development transitions between the higher-density residential southwest of the site and to the low-density residential further to the north.
- The N. Hickory Valley Road and Highway 58 intersection provides adequate capacity for the expected trip generation. This intersection provides access to a major employment center and I-75.

Staff Recommendation

Approve, subject to submittal of a traffic study to the Chattanooga Department of Transportation.

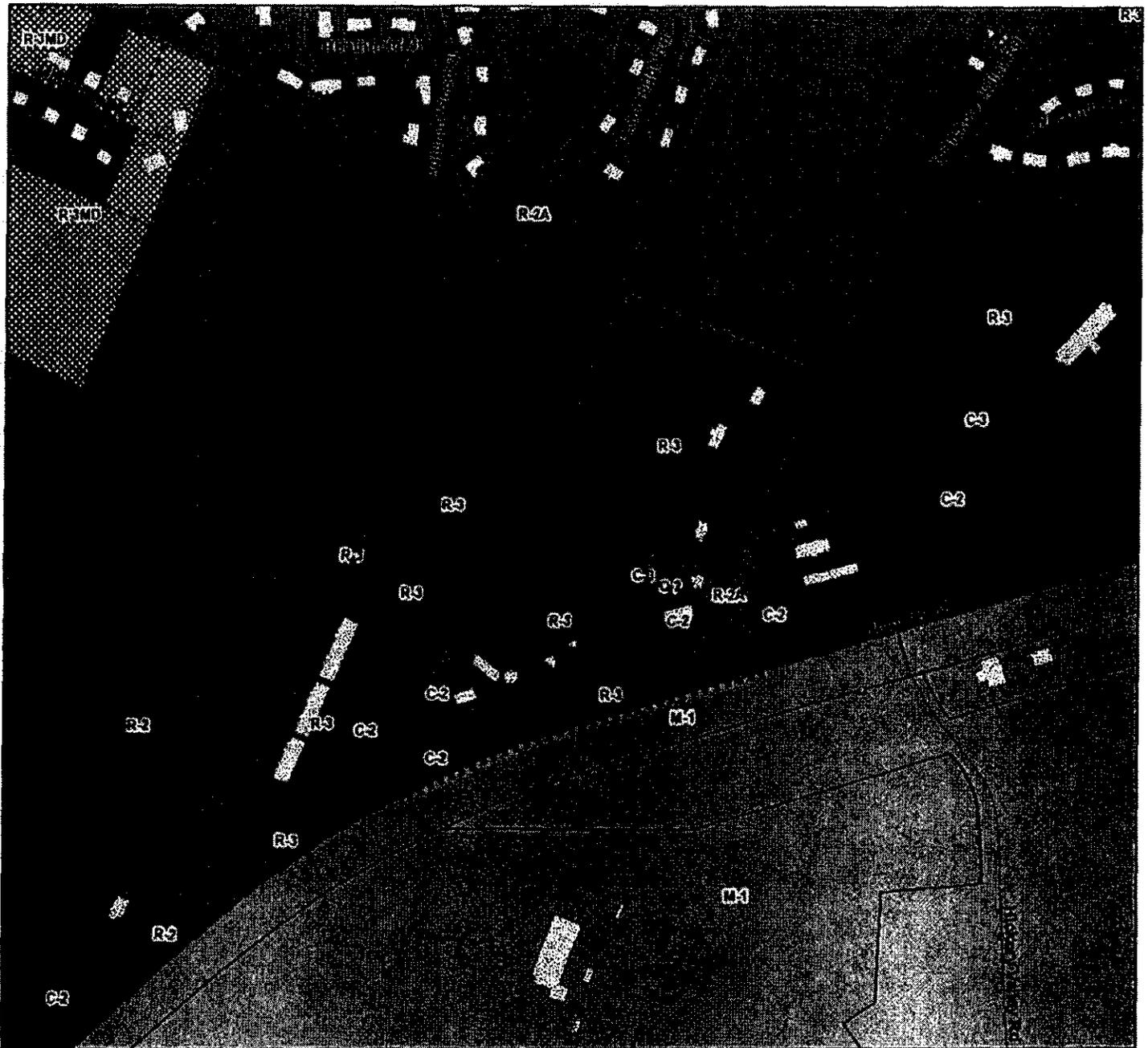
Planning Commission Recommendation

Approve, subject to submittal of a traffic study to the Chattanooga Department of Transportation.

There was no opposition present at the Planning Commission meeting.

ZONING APPLICATION FORM

CASE NUMBER:	2015-026	Date Submitted:	12-22-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: R-3 & C-2	To: C-2	
Total Acres in request area: 16.38 + or -			
2 Property Information			
Property Address:	8607,8613, & 8619 North Hickory Valley Road 5317, 5321, 5323, 5325, 5327, 5329, & 5331 Hwy 58		
Property Tax Map Number(s):	120E-A-002, 003, 004, 006, 006.01, 007, 008, 009, 010, & 011.01		
3 Proposed Development			
Reason for Request and/or Proposed Use:	The construction of a 154, 722 SF commercial retail facility and associated appurtenances		
4 Site Characteristics			
Current Zoning:	R-3 & C-2		
Current Use:	Residential, vacant, boat sales, & automobile repairs		
Adjacent Uses:	Residential & vacant		
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 Parrish/Carlson Consulting Engineers		Address: 7068 Ledgestone Commons	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/>	I am not the property owner
City: Bartlett	State: TN	Zip Code: 38133	Email: johnparrish@carlsonconsulting.net
Phone 1: 901-384-0404	Phone 2:	Phone 3:	Fax: 901-384-0710
6 Property Owner Information (if not applicant)			
Name: See Attached		Phone:	
Address: See Attached			
Office Use Only:			
Planning District: 6		Neighborhood: N/A	
Hamilton Co. Comm. District: 9		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"/>	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: 16.38	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 10045-165, 8809-932, 7554-0001, 9833-902, 8168-528			
Plat Book/Page: 14-82, 84-72		<input checked="" type="checkbox"/>	Notice Signs
		Number of Notice Signs: 2	
<input checked="" type="checkbox"/>	Filing Fee: 705.00	<input checked="" type="checkbox"/>	Cash
<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	Check
		Check Number: 12363	
Planning Commission meeting date: 2-9-2015		Application processed by: Marcia Parker	



2015-026 Rezoning from R-3 and C-2 to C-2

PLANNING COMMISSION RECOMMENDATION FOR CASE 2015-026: Approve, subject to submittal of a traffic study to the Chattanooga Department of Transportation.



400 ft



Chattanooga Hamilton County Regional Planning Agency





2015-026 Rezoning from R-3 and C-2 to C-2



400 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:

2015-016 Wesley Johnson, Jr./Dawghouse Holdings, LLC. 2847 Calhoun Avenue, from R-2 Residential Zone to M-1 Manufacturing Zone.

2015-018 University Housing Group/Westview Drive, LP. 1428 Riverside Drive, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-019 Hometown Folks, LLC c/o MAP Engineers/Walter & Sharon Willis. 13 South Moore Road, from R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2015-020 Thomas Palmer/Dan Rose. 1472 and 1474 Market Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-022 Mike Doucoumes. 1428 Crawford Street, from R-1 Residential Zone to R-4 Special Zone.

2015-026 John Parrish/Carlson Consulting Engineers/Suntrust Bank, Alvin Cannon, William Voiles, Cornerstone Auto Broker, LLC. 8607, 8613, and 8619 North Hickory Valley Road and 5317, 5321, 5323, 5325, 5327, 5329, and 5331 Highway 58, from R-3 Residential Zone and C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following amendments be made to the Chattanooga City Code, Part II, Chapter 38, known as the Chattanooga Zoning Ordinance by:

- (a) Deleting Article IV, Section 38-23 in its entirety and substituting in lieu thereof.

- (b) Deleting Article VI, Sections 38-502 through 38-512 in their entirety and substituting in lieu thereof.
- (c) Replacing in Article VIII, Section 38-568(23), the “38-507” reference in the second paragraph with “38-502(8).”
- (d) Deleting Article IV, Section 38-32 in its entirety and substituting in lieu thereof.
- (e) Adding a new item (6) to Article V, Section 38-104.

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 10, 2015

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 _____, 2015.

Nicole Gwyn
Clerk to the City Council