

First Reading: 9/8/15
Second Reading: _____

2015-099
City of Chattanooga/
Regional Planning Agency
Annexation – Cornerstone Auto Brokers
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 8603 AND 8699 NORTH HICKORY VALLEY ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM TEMPORARY C-2 CONVENIENCE COMMERCIAL ZONE TO PERMANENT C-2 CONVENIENCE COMMERCIAL ZONE FOR ANNEXED AREA BY ORDINANCE NO. 12959.

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 8603 and 8699 North Hickory Valley Road, more particularly described herein:

Part of Lot 3, Part of Rex Ritchie Tract Subdivision, Plat Book 14, Page 82, ROHC, being described as part of Deed Book 7554, Page 1, ROHC; and part of an unplatted tract of land beginning at the northeast corner of 120E-A-010 thence northwest 408.71 feet to a point, thence northeast some 185.68 feet to a point, thence northeast 791.42 feet to a point, thence southwest 865.44 feet to the point of beginning being part of the property described in Deed Book 8809, Page 69, ROHC. Tax Map Nos. 120E-A-001 (part) and 120E-A-005.

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

2015-099 City of Chattanooga
August 10, 2015

RESOLUTION

WHEREAS, City of Chattanooga/Regional Planning Agency 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 Temporary C-2 Convenience Commercial Zone to Permanent C-2 Convenience Commercial Zone for Annexed Area by Ordinance #12959, properties located at 8603 and 8699 North Hickory Valley Road.

Part of Lot 3, Part of Rex Ritchie Tract Subdivision, Plat Book 14, Page 82, ROHC, being described as part of Deed Book 7554, Page 1, ROHC; and part of an unplatted tract of land beginning at the northeast corner of 120E-A-010 thence northwest 408.71 feet to a point, thence northeast some 185.68 feet to a point, thence northeast 791.42 feet to a point, thence southwest 865.44 feet to the point of beginning being part of the property described in Deed Book 8809, Page 69, ROHC. Tax Map 120E-A-001 (part) and 120E-A-005 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on August 10, 2015,

AND WHEREAS, the Planning Commission heard and considered all statements regarding 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,

AND WHEREAS, the Planning Commission has determined that the proposal is consistent and compatible with surrounding uses and is consistent with the development of the area.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on August 10, 2015, 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:	2015-099	Date Submitted:	07/08/2015				
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
1 Applicant Request							
Zoning	From: C-2 (Temporary)	To: C-2					
Total Acres in request area: 5.44 +/-							
2 Property Information							
Property Address:	8603 and 8699 North Hickory Valley Rd						
Property Tax Map Number(s):	120E-A-001 (part) and 120E-A-005						
3 Proposed Development							
Reason for Request and/or Proposed Use:	Per City Code Article XII, Section 38-653 (Planning Commission Zoning Plan) to establish permanent zones for area annexed by Ordinance #12959						
4 Site Characteristics							
Current Zoning:	C-2						
Current Use:	Vacant						
Adjacent Uses:	Commercial, Apartments						
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: City of Chattanooga/RPA	Address: 1250 Market St, Suite 2000						
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: 37402	Email:				
Phone 1: 423-643-5902	Phone 2:	Phone 3:	Fax:				
6 Property Owner Information (if not applicant)							
Name: N/A	Phone:						
Address:							
Office Use Only:							
Planning District: 6	Neighborhood:						
Hamilton Co. Comm. District:	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 5.4 +/-	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 8809/69; 7554/1							
Plat Book/Page:				<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 0	
<input checked="" type="checkbox"/>	Filing Fee: N/A	<input type="checkbox"/>	Cash	<input type="checkbox"/>	Check	Check Number:	
Planning Commission meeting date: August 10, 2015				Application processed by: Pattie Dodd			

PLANNING COMMISSION CASE REPORT**Case Number: 2015-099****PC Meeting Date: 8-10-15****Applicant Request****Temporary C-2 Convenience Commercial to a Permanent Zoning Classification**

Property Location:	8603 and 8699 North Hickory Valley Road
Property Owner:	Cornerstone Auto Brokers & Ray Moss & Barbara Moss Belville
Applicant:	No Applicant/ Required by Chattanooga City Code

Project Description

- The purpose of this rezoning case is to establish permanent zones for two areas annexed into the City of Chattanooga by the City Council (Ordinance 12897) per Chattanooga City Code, Article XII, Section 38-653, Planning Commission Zoning Plan.

Site Analysis**Site Description**

- The sites are located to the northwest of Highway 58 and North Hickory Valley Road intersection.

Zoning History

- These properties were recently annexed into the City of Chattanooga at the request of the property owner.
- Within 90 days of the effective date of the annexation (January 20, 2015), Section 38-653 of the Zoning Ordinance requires that the Planning Commission recommend a permanent zoning classification to the City Council.
- The site is temporarily zoned C-2 Convenience Commercial as required by the Chattanooga Zoning Ordinance, Section 38-651.
- The two properties were rezoned from R-2A Rural Residential District & R-3 Multi-Family Residential District to C-2 Local Business Commercial District in March of this year (Hamilton County Resolution #315-25B).

Plans/Policies

- There is no current adopted plan for this area.

Key Findings

- The proposed C-2 Convenience Commercial Zone is consistent with surrounding uses and zones.
- The C-2 Convenience Commercial Zone would be an extension of an existing zone.

Staff Recommendation

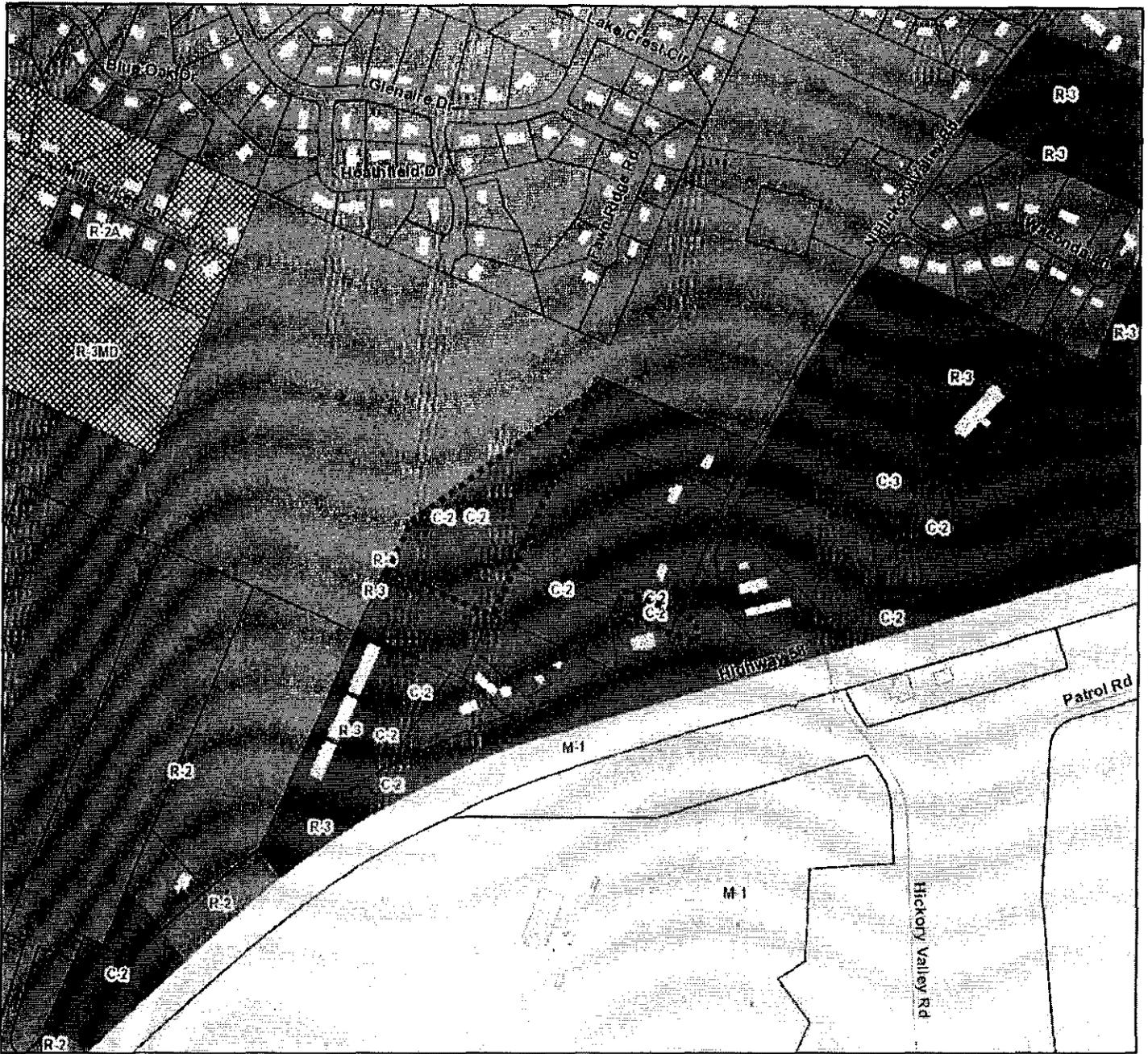
Permanent C-2 Convenience Commercial Zone

Planning Commission Recommendation

Permanent C-2 Convenience Commercial Zone

Reason: The proposal is consistent and compatible with surrounding uses and is consistent with the development for of the area.

Note: There was no opposition present at the Planning Commission meeting.



2015-099 Rezoning from Temporary C-2 to C-2

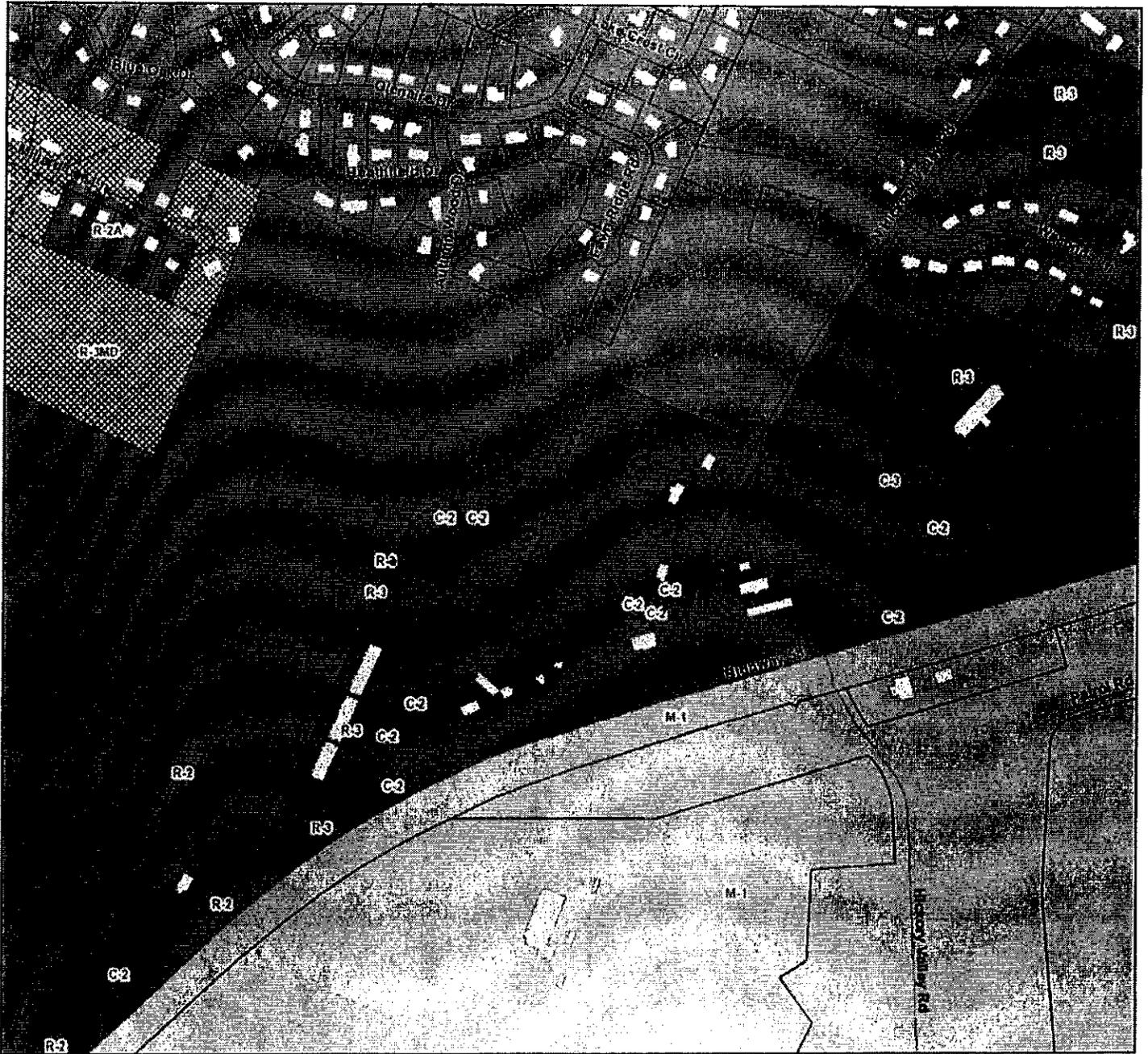
PLANNING COMMISSION RECOMMENDATION FOR CASE 2015-099: Approve C-2
 Convenience Commercial Zone



480 ft

Chattanooga Hamilton County Regional Planning Agency





2015-099 Rezoning from C-2 Temporary Zone to C-2



489 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:

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

2015-094 Tom Kale, Jr./Henry Franklin. 2100 Broad Street, 310 West 21st Street, and an unaddressed property in the 300 block of West 21st Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-099 City of Chattanooga/Regional Planning Agency. 8603 and 8699 North Hickory Valley Road, for Annexed Area by Ordinance No. 12959, from C-2 Convenience Commercial Zone to Permanent C-2 Convenience Commercial 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,

September 8, 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