

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

2015-136  
James Hixson  
District No. 6  
Planning Version

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2700 AND 2708 WALKER ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO R-4 SPECIAL ZONE.

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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 2700 and 2708 Walker Road, more particularly described herein:

Two unplatted tracts of land located at 2700 and 2708 Walker Road being the properties described in Deed Book 6796, Pages 517 and 519, ROHC. Tax Map No. 139J-H-002 and 003.

and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to R-4 Special 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

2015-136 City of Chattanooga  
November 9, 2015

RESOLUTION

WHEREAS, James Hixson 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-2 Residential Zone to R-4 Special Zone, properties located at 2700 & 2708 Walker Road.

Two unplatted tracts of land located at 2700 and 2708 Walker Road being the properties described in Deed Book 6796, Pages 517 and 519, ROHC. Tax Map 139J-H-002 and 003 as shown on the attached map.

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

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

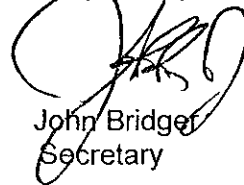
AND WHEREAS, no one was present in opposition to the petition,

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 an extension of an existing zone.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on November 9, 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

<b>CASE NUMBER:</b>	2015-136		<b>Date Submitted:</b> 9-21-2015				
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
<b>1 Applicant Request</b>							
<b>Zoning</b>	From: R-2		To: R-4				
	Total Acres in request area: 0.79						
<b>2 Property Information</b>							
<b>Property Address:</b>	2700 & 2708 Walker Road						
<b>Property Tax Map Number(s):</b>	139J-H-002 & 003						
<b>3 Proposed Development</b>							
<b>Reason for Request and/or Proposed Use:</b>	For a Professional Office						
<b>4 Site Characteristics</b>							
<b>Current Zoning:</b>	R-2						
<b>Current Use:</b>	Single Family Residence & Vacant						
<b>Adjacent Uses:</b>	R-4 & R-2						
<b>5 Applicant Information</b>							
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.							
<b>Name:</b> James Hixson		<b>Address:</b> 743 Banther Road					
<b>Check one:</b>	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner					
<b>City:</b> McDonald	<b>State:</b> TN	<b>Zip Code:</b> 37353	<b>Email:</b>				
<b>Phone 1:</b> 423-903-0873	<b>Phone 2:</b>	<b>Phone 3:</b>	<b>Fax:</b>				
<b>6 Property Owner Information (if not applicant)</b>							
<b>Name:</b> Same		<b>Phone:</b>					
<b>Address:</b>							
<b>Office Use Only:</b>							
<b>Planning District:</b> 6		<b>Neighborhood:</b> CNAC, BEBC, FOEB					
<b>Hamilton Co. Comm. District:</b> 7		<b>Chatt. Council District:</b> 6	<b>Other Municipality:</b>				
<b>Staff Rec:</b>	<b>PC Action/Date:</b>	<b>Legislative Action/Date/Ordinance:</b>					
<b>Checklist</b>							
<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: 0.79	<input checked="" type="checkbox"/>	Deeds	<input type="checkbox"/>	Plats, if applicable
<b>Deed Book(s):</b> 6796-517 & 6796-519							
<b>Plat Book/Page:</b> N/A		<input checked="" type="checkbox"/>	Notice Signs	<b>Number of Notice Signs:</b> 2			
<input checked="" type="checkbox"/>	Filing Fee: 635.00	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Check	<b>Check Number:</b> 5340	
<b>Planning Commission meeting date:</b> 11-9-2015			<b>Application processed by:</b> Marcia Parker & Pattie Dodd				

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-136

PC Meeting Date: 11-09-15

**Applicant Request**

Rezone from R-2 Residential Zone to R-4 Special Zone

Property Location:	2700 & 2708 Walker Road
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Property Owner:	James Hixson
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Applicant:	James Hixson
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**Project Description**

- Proposal: Develop a 0.79-acre site with office uses.
- Proposed Access: Walker Road.
- Proposed Development Form: Existing and new 1-story buildings

**Site Analysis****Site Description**

- Location: The 0.79-acre site is located on the west side of Walker Road at the Walker Road-Tyner Road intersection adjacent to Interstate 75.
- Current Access: Walker Road
- Current Development form: There are currently one-story structures within a 500 foot radius of this suburban site.
- Current Land Uses: Single-family homes are located across the street (west, south, and north) from the site on Walker Road. To the rear and west of the site is an office building. The site is also adjacent to Interstate 75 to the south.

**Zoning History**

- The site is currently zoned R-2 Residential.
- The portion of the adjacent property to the north that fronts Walker Road is zoned R-2 Residential. The portion of the same adjacent property that fronts Hamilton Park Drive on the east side was rezoned to R-4 Special Zone in October, 2013 (Ordinance #12777). The property at the southwest corner of Walker Road and Tyner Road is zoned C-2 Convenience Commercial. The properties to the west across Walker Road are zoned R-2 Residential.
- The nearest R-4 Special Zone (same as the request) is approximately 830 feet to the north on Lee Highway.

**Plans/Policies/Regulations**

- The Shallowford Road-Lee Highway Area Plan (adopted by City Council in 2005) recommends Heavy Business Mix. This plan land use category includes retail, office, high-density residential, light industry and warehouse/wholesale use.
- The existing R-2 Residential Zone permits single-family homes and duplexes.
- The requested R-4 Special Zone permits office uses and high-density residential.
- The O-1 Office Zone permits office uses, as requested, as well as single-family homes.

**Key Findings**

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area.
- The proposed use is compatible with surrounding uses.
- The proposal would be an extension of an existing zone.
- The proposal would set a precedent for future requests.

**Staff Recommendation**

Approve.

## **PLANNING COMMISSION CASE REPORT**

Note: Although access and landscape elements are depicted on the site plan, any proposed development at this site will require review and approval of City departments, including the Chattanooga Department of Transportation and the Land Development Office's Landscaping office. Final access and landscaping will need to meet code requirements and may not reflect what is depicted on the site plan.

Site Plan

Case # 2015-136

Total Acres being requested for rezoning or special permit: .79

Total number of dwelling units (if applicable): \_\_\_\_\_

Identify all items on the site plan that are listed in the RPA Site Plan Policy

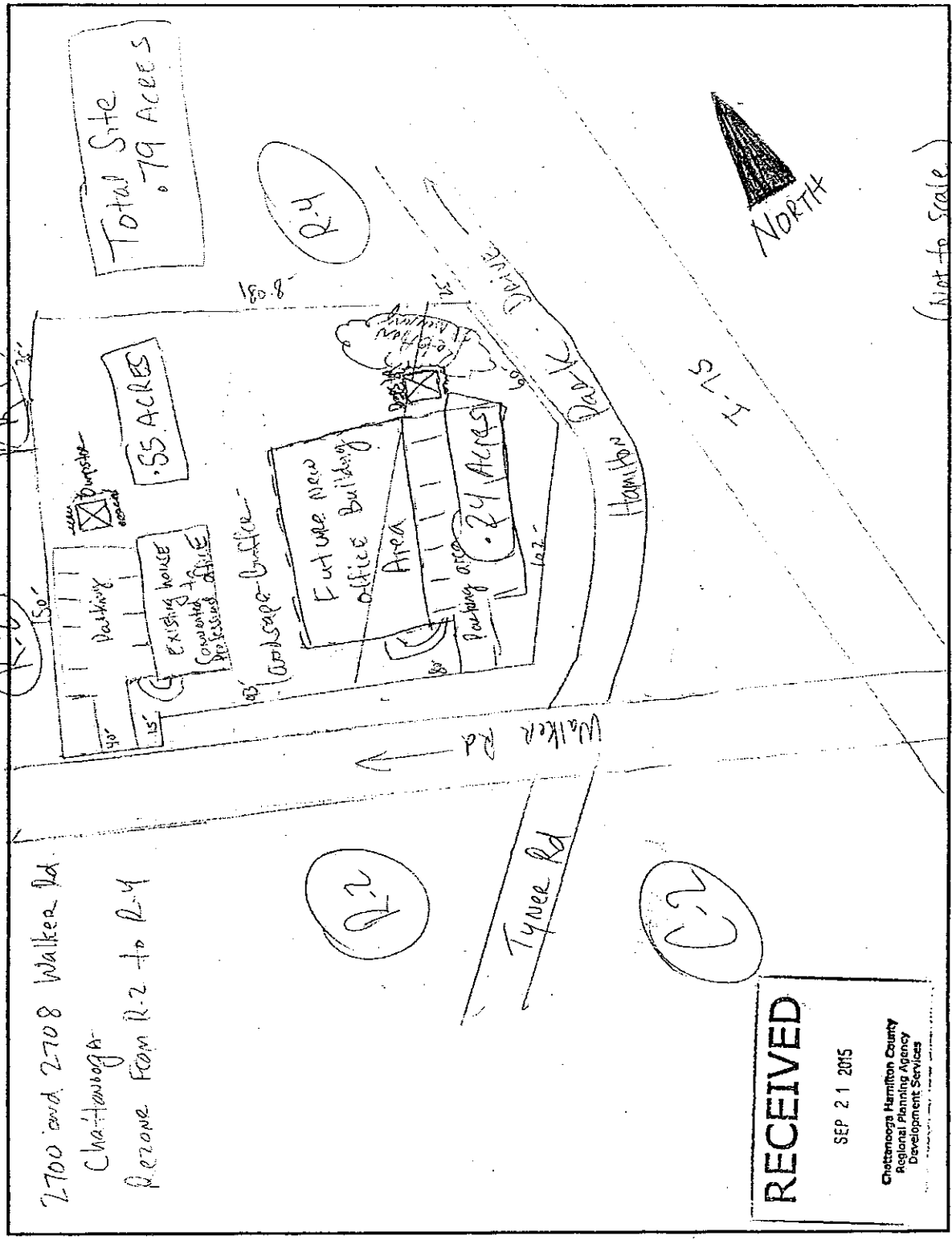


NORTH

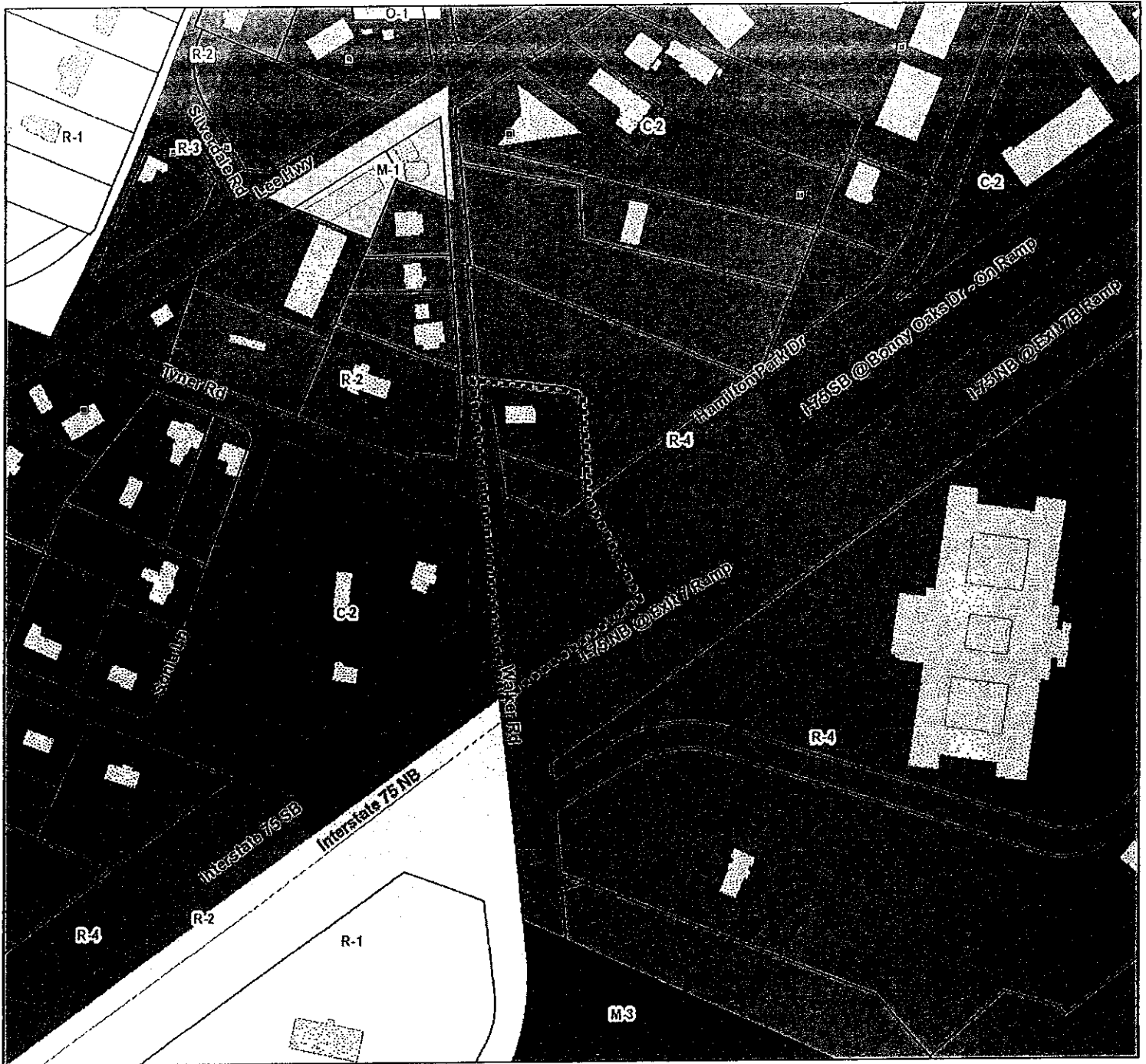


Date Received 9-21-15

Applicant Initial SK



2015-136



## 2015-136 Rezoning from R-2 to R-4



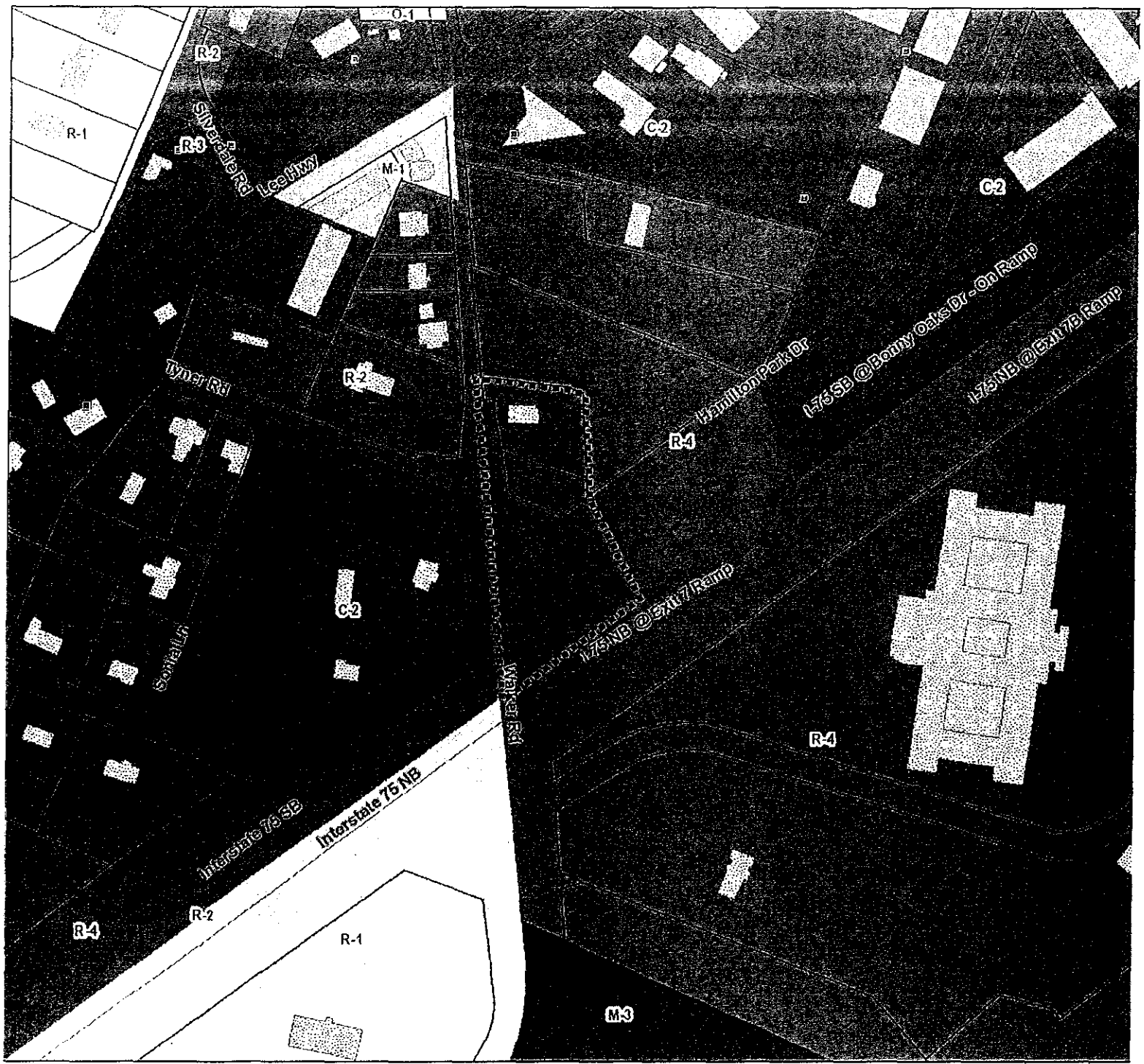
Chattanooga Hamilton County Regional Planning Agency



253 ft







# 2015-136 Rezoning from R-2 to R-4

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-136:  
Approve



253 ft



## 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:

2015-119 Matthew W. Thacker and Jean M. Thacker. 1402 Cemetery Avenue, from R-3 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2015-136 James Hixson. 2700 and 2708 Walker Road, from R-2 Residential Zone to R-4 Special Zone.

2015-138 Peter C. Cory and Miles D. Raborn. 8407 and 8575 Petty Road, from R-5 Residential Zone to R-1 Residential Zone.

2015-140 Owen Trepanier and Richard Puente. 3120 Dodson Avenue, from M-1 Manufacturing Zone to R-3 Residential Zone, subject to certain conditions.

2015-141 Wise Properties, LLC. 1920 Chestnut Street, 1817 Broad Street, and 423 West 20<sup>th</sup> Street, from M-1 Manufacturing Zone to C-2 Central Business Zone, subject to certain conditions.

2015-144 Nick Adams and Christy Clark/Adams Masonry. Part of 2833 Calhoun Avenue and all of 2902 Morgan Avenue, from R-2 Residential Zone to M-1 Manufacturing Zone.

2015-145 Bristol Development Group and Scott Black. 401, 403, 407, 409, 411, and 413 Somerville Avenue, from M-1 Manufacturing Zone and C-2 Convenience Commercial Zone to C-7 Northshore Commercial Mixed Use Zone, subject to certain conditions.

2015-149 City of Chattanooga/RPA. 3000 Broad Street, from M-1 Manufacturing Zone to M-2 Light Industrial Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied:

2015-135 Jason McGlohon/SBI Engineers. 6501 Shallowford Road, from R-1 Residential Zone to R-4 Special Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following Special Exceptions Permits be approved as follows:

2015-123 Dreamtech Homes, LLC/Sherman Smith and First Bank/Jim McKenzie. 1091 Mackey Avenue, for a Residential Planned Unit Development, subject to certain conditions.

2015-139 Peter C. Cory and Miles D. Raborn. 1813 Morris Hill Road and 8407 and 8575 Petty Road, for a Residential Planned Unit Development, subject to certain conditions.

4. 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) Amending Section 38-563, Jurisdiction of the Board, by adding subsection (6).
- (b) Amending Section 38-2, Definitions, by deleting the definition "Alternative Financial Services" and adding in lieu thereof a new definition in alphabetical order.

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 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.

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Nicole Gwyn  
Clerk to the City Council