First Reading:_____
Second Reading:_____

2016-070
Southeast Medical Properties, II, LLC
District No. 4
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7127 IGOU GAP ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL 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 property located at 7127 Igou Gap Road, more particularly described herein:

> Lot 8, Frank Kelly Tract, Plat Book 14, Page 35, ROHC, Deed Book 8606, Page 440, ROHC. Tax Map No. 148M-H-007.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-4 Special Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be approved subject to the following:

1) Low impact lighting;

2) No access from Igou Gap;

3) Increase buffer from ten (10') feet to thirty (30') feet along Igou Gap Road and along the western property line; and

4) Widen Jarnigan Road.

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:_____

2016-070
Southeast Medical Properties, II, LLC
District No. 4
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7127 IGOU GAP ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-4 SPECIAL 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 7127 Igou Gap Road, more particularly described herein:

> Lot 8, Frank Kelly Tract, Plat Book 14, Page 35, ROHC, Deed Book 8606, Page 440, ROHC. Tax Map No. 148M-H-007.

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

2016-070 City of Chattanooga
May 9, 2016

RESOLUTION

WHEREAS, Southeast Medical Properties, II, 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-1 Residential Zone to R-4 Special Zone, property located at 7127 Igou Gap Road.

Lot 8, Frank Kelly Tract, Plat Book 14, Page 35, ROHC, Deed Book 8606,

Page 440, ROHC. Tax Map148M-H-007 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on May 9, 2016,

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

AND WHEREAS, there was opposition present 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 would be an extension of an existing zone.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on May 9, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to: 1) low impact lighting; 2) no access from Igou Gap; 3) increase buffer from 10' to 30' along Igou Gap Road and along the western property line; and 4) widen Jarnigan Road.

Respectfully submitted,

John Bridger
Secretary

Chattanooga-Hamilton County Regional Planning Agency

ZONING APPLICATION FORM

CASE NUMBER:	2016-070	**Date Submitted: 3-23-2016**
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request		
Zoning	**From: R-1**	**To: R-4**
	Total Acres in request area: 4.2 +/-	
2 Property Information		
Property Address:	7127 Igou Gap Road	
Property Tax Map Number(s):	148M-H-007	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Proposed Office Development	
4 Site Characteristics		
Current Zoning:	R-1	
Current Use:	Residential	
Adjacent Uses:	Office & Residential	

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: Southeast Medical Properties II, LLC		Address: 7268 Jarnigan Road	
Check one:	x I **am** the property owner		I am **not** the property owner
City: Chattanooga	State: TN	Zip Code: 37421	Email: dmann32261@aol.com
Phone 1: 423-508-7337	Phone 2:	Phone 3:	Fax:

6 Property Owner Information (if not applicant)

Name: Same	Phone:
Address:	

Office Use Only:

Planning District: 11		Neighborhood: CNAC, BEBC, FOEB
Hamilton Co. Comm. District: 8	Chatt. Council District: 4	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:

Checklist

x	Application Complete	x	Ownership Verification	x	Map of Proposed Zoning Area with dimensions
x	Site Plan, if required	x	Total Acres to be considered: 4.2	x	Deeds
x	Plats, if applicable				
Deed Book(s): 8606-440					
Plat Book/Page: 14-35		x	Notice Signs	Number of Notice Signs: 2	
x	Filing Fee: 635.00		Cash	x	Check
Check Number: 11112 & 11113					
Planning Commission meeting date: May 9th, 2016		Application processed by: Marcia Parker			

Chattanooga-Hamilton County Regional

PLANNING COMMISSION CASE REPORT

Case Number: 2016-070 **PC Meeting Date: 05-09-16**

Applicant Request

Rezone from R-1 Residential Zone to R-4 Special Zone

Property Location:	7127 Igou Gap Road
Property Owner:	Southeast Medical Properties II, LLC
Applicant:	Southeast Medical Properties II, LLC

Project Description

- Proposal: Develop a medical office building.
- Proposed Access: Entrance on Jarnigan Road and Igou Gap Road.
- Proposed Development Form: Two 24,000 square foot 3-Story office building surrounded by parking field, with connection to an existing 4-story office building on adjacent lot.

Site Analysis

Site Description

- Location: The 4.2 acre site is located between Jarnigan Road and Igou Gap Road approximately 120 feet from Bella Vista Drive.
- Current Access: Entrance on Jarnigan Road and Igou Gap Road.
- Current Development form: This site sits as a buffer between the 1 and 2-story detached dwellings west and south of the site and the parking fields and multi-story building east of the site. North of the site the topography slopes down to a commercial strip center which has no access on Jarnigan Road.
- Current Land Uses: To the west and south are single-family residential uses. North of the site are commercial uses. East of site are office and single-family residential uses. **Zoning History**
- The site is currently zoned R-1 Residential Zone.
- A previous case for rezoning the site to R-4 Special Zone was withdrawn at Planning Commission in 2008 (Case 2008-188).
- The properties to the north are zoned R-4 Special Zone and C-4 Planned Commerce Center Zone. The properties to the east are zoned R-4 Special Zone and R-1 Residential Zone. The properties to the south and west are zoned R-1 Residential Zone.

Plans/Policies/Regulations

- The Hamilton Place Community Plan (adopted by City Council in 2001) recommends Medium Density Residential for this zone and as a transition between office uses and low-density residential uses.
- The requested R-4 Special Zone permits residential uses, professional and a variety of professional and medical offices.

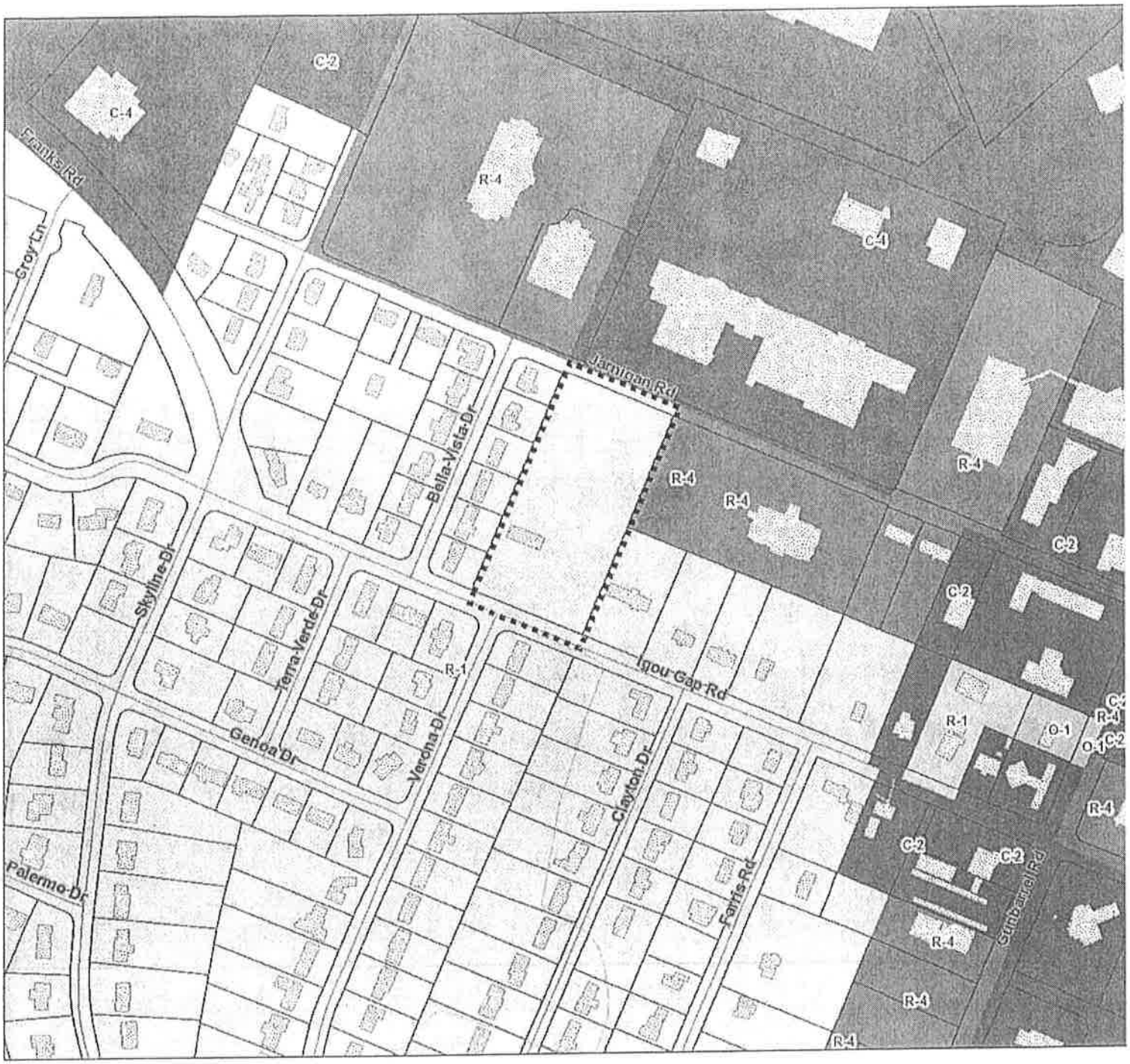
Key Findings

- The proposal is not supported by the adopted Land Use Plan for the area which recommends medium-density residential as a buffer between the existing office and the existing single-family development.
- The proposed use is not compatible with surrounding residential uses based on its scale and intensity.
- The proposal is not consistent with the development form of the area.
- The proposed structure does raise concerns regarding location, lighting, and height for abutting residential dwellings.
- The proposal would be an extension of an existing zone.
- The proposal would continue a precedent of development where current road infrastructure lacks the capacity to service the site.

- The Chattanooga Fire Department notes that the current roadway along Jarnigan Road and Igou Gap Road would create safety issues for emergency vehicles to access the site and recommends widening Jarnigan Road to intersection.
- The Chattanooga Department of Transportation notes Igou Gap Road access should be used for secondary access due to its narrowness and Jarnigan Road should be widened to accommodate traffic and emergency access.

Staff Recommendation

Deny



2016-070 Rezoning from R-1 to R-4

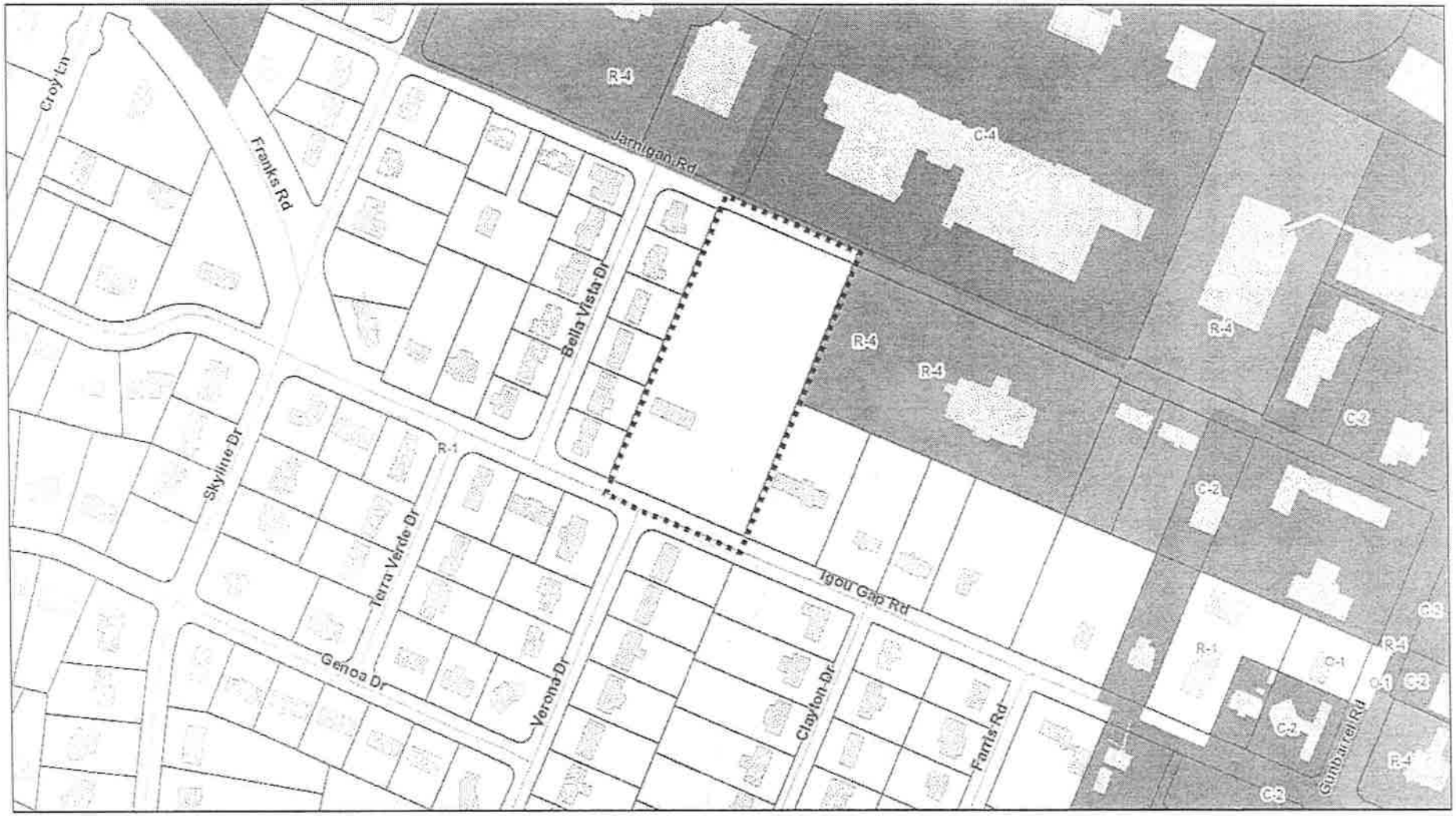
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-070:
Approve, subject to: 1) low impact lighting; 2) no access from Igou Gap; 3) increase buffer from 10' to 30'; and 4) widen Jarnigan Road.

North

352 ft

Chattanooga Hamilton County Regional Planning Agency

RPA



2016-070 Rezoning from R-1 to R-4

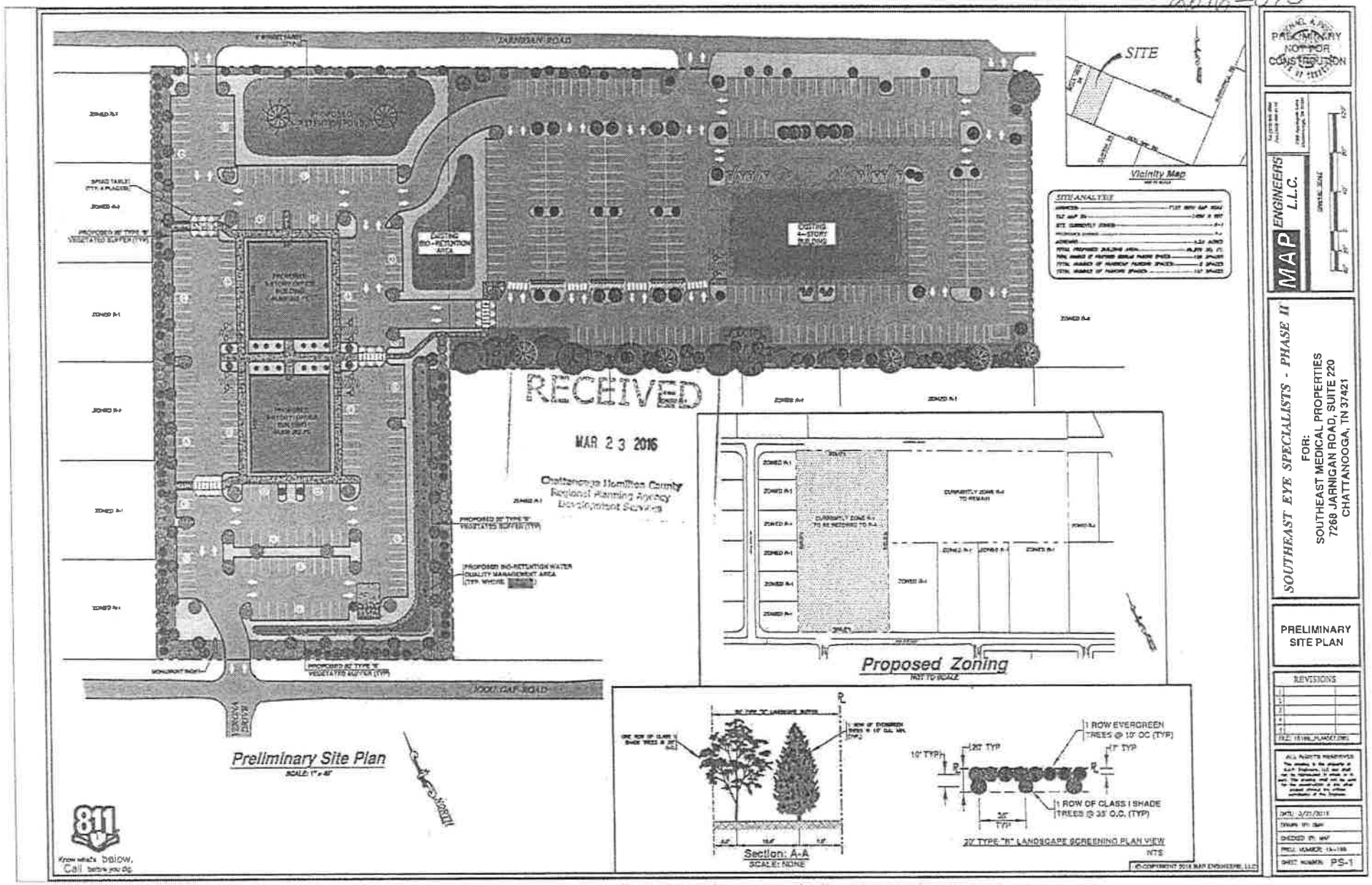
North

283 ft

Chattanooga Hamilton County Regional Planning Agency

RPA

2016-070



RECEIVED
MAR 23 2016
Chattanooga Hamilton County
Regional Planning Agency
Development Services

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:

> 2016-066 David Hudson for McCallie Commons/Tatiana Zadora, S.S. Moharreri, A.M. Moharreri, and Mack Wiggins for WW Group. 1006, 1008, 1010 Oak Street and 657 O'Neal Street, from R-3 Residential Zone to C-3 Central Business Zone, subject to certain conditions.
>
> 2016-070 Southeast Medical Properties, II, LLC. 7127 Igou Gap Road, from R-1 Residential Zone to R-4 Special Zone, subject to certain conditions.

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

> 2016-077 Jr. Food Stores, Inc. 101 and 103 Glendale Drive and two unaddressed properties in the 1100 block of Signal Mountain Road, from R-1 Residential Zone and C-2 Convenience Commercial 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 for the M-1 Manufacturing Zone and approval is requested of the M-2 Light Industrial Zone:

> 2016-077 Chris Maughon/Peggy J. Holder. 4155 Randolph Circle, from A-1 Urban Agricultural Zone to M-1 Manufacturing Zone, only that portion of 128E-A-005 that is within six hundred (650') feet from the South Access Road right-of-way as measured along Benton Drive.

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

> 2016-069 Pratt & Associates. 5706 and 5650 Cassandra Smith Road and Phases 1 through 3 of Amberbrook Gardens, for a Residential Planned Unit Development.
>
> 2016-078 Pratt & Associates/Robert D. & Sandra S. Purcell. 660 Julian Road, for a Residential Planned Unit Development.

2016-079 The Baylor School. 100 block of Baylor School Road, for an Institutional Planned Unit Development.

5. 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 V, Division 18, C-7 North Shore Commercial/Mixed Use Zone in its entirety.

(b) **Adding** a new Article XVI, Downtown Form-Based per the digital copy on the website online at www.chcrpa.org.

(c) **Adding** a new Item (24) of Article III, Section 38-568, Powers, etc., of board; hearings.

(d) **Adding** Section 38-530 of Article VI, Division 2, Other Special Exceptions.

6. The Chattanooga-Hamilton County Regional Planning Commission has recommended that a petition to rezone be approved for specific properties within the Downtown Chattanooga Form-Based Code Area Boundary, more particularly described in the Downtown Zoning Study attached to the proposed ordinance and made a part by reference from M-1 Manufacturing Zone, C-3 Central Business Zone, C-7 North Shore Commercial/Mixed Use Zone, R-3 Residential Zone, C-2 Convenience Commercial Zone, R-4 Special Zone, R-1 Residential Zone, R-T/Z Residential Townhouse/Zero Lot Line Zone, RT-1 Residential Townhouse Zone, UGC Urban General Commercial Zone, O-1 Office Zone, and M-2 Light Industrial Zone to the following zones within the Downtown Chattanooga Form-Based Code: D-RM Residential Multi-Unit Zone, D-CX Commercial Mixed Use Zone, D-SH Shopfront Mixed Use Zone, D-CIV Civic Zone, D-PK Parks and Open Space Zone, R-RF Riverfront Zone, R-RV River View Zone, R-CIV Civic Zone, R-PK Parks and Open Space Zone, U-RD Residential Detached Zone, U-RA Residential Attached Zone, U-RM Residential Multi-Unit Zone, U-CX Commercial Mixed Use Zone, U-SH Shopfront Mixed Use Zone, U-IX Industrial Mixed Use Zone, U-CC Commercial Corridor, U-IN Industrial Zone, U-CIV Civic Zone, U-PK Parks and Open Space Zone, E-RD Residential Detached Zone, E-RA Residential Attached Zone, E-RM Residential Multi-Unit Zone, E-CX Commercial Mixed Use, E-SH Shopfront Mixed Use Zone, E-IX Industrial Mixed Use Zone, E-IN Industrial Zone, E-CIV Civic Zone, and E-PK Parks and Open Space 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,

June 14, 2016

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 _____, 2016.

_____
Nicole Gwyn
Clerk to the City Council