

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-100	PC Meeting Date: 09-08-14
Applicant Request:	Rezone from M-2 Light Industrial Zone to C-2 Convenience Commercial Zone	
Property Location:	6115 Mountain View Road	
Property Owner:	William J. Hulsey	
Applicant:	Travis L. Hulsey	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to market the existing vacant building for commercial purposes.

Site Description

The 7.63 acre site is vacant and previously leased for warehousing. Ooltewah High School is located to the north, while land uses to the south and west are light industrial/manufacturing and retail commercial. The site fronts Mountain View Road which parallels I-75.

Zoning History

In 1972 when this site was in unincorporated Hamilton County, it was rezoned to M-2 Wholesale and Light Industry District. The site was annexed in 2003 by the City of Chattanooga with the new zoning classification as M-2 Light Industrial Zone.

Plans/Policies

The 2007 Wolftever Creek Area Plan, created with substantial public involvement, provides more specific planning policies and land use recommendations for the area of this proposed rezoning. The plan considers commercial uses appropriate for this site. This site falls within the Hunter Road – Lee Highway– Snow Hill Road Intersection focus area which recommends:

- Higher intensity development should extend north along Mountain View Road past the Ooltewah High School campus and the Christway Community Church across Amos Road to the location of the proposed Memorial Health Site.

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

The Regional Planning Agency recommends approval of this rezoning request as the applicant’s proposal is supported by the area plan and is compatible with adjacent and surrounding land uses.