

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 12959) 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 (June 16, 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

C-2 Convenience Commercial Zone