

# PLANNING COMMISSION CASE REPORT

Case Number: 2015-148

PC Meeting Date: 12-14-15

## Applicant Request

### Rezoning A-1 Agricultural District to O-1 Office District

Property Location:	6143 Ooltewah Georgetown Road
Property Owner:	Keith Plott
Applicant:	Jooma Development LLC

### Project Description

- Proposal: Develop 1.15-acre site with office uses. The existing home may be used for an office and/or a new office building may be constructed.
- Proposed Access: Ooltewah-Georgetown Road.
- Proposed Development Form: 1-story building(s)

## Site Analysis

### Site Description

- Location: The site is located on the west side of Ooltewah-Georgetown Road at the Amos Road intersection.
- Current Access: Ooltewah-Georgetown Road
- Tennessee Department of Transportation Functional Classification: Urban Minor Arterial
- Current Development form: There are mostly 1-story structures located within a 500-foot radius of the site.
- Current Land Uses: Single-family homes are located to the north, south, east, and west of the site. A 312-unit apartment complex is approximately 300 feet south of the site.

### Zoning History

- The site is currently zoned A-1 Agricultural District.
- The properties to the south, west, and north are zoned A-1 Agricultural District. The properties across **the street to** the east are zoned R-1 Single-Family Residential District as part of a Residential PUD that was approved in 2014 (Resolution #115-27).
- 2015- The nearest O-1 Office District (same as the request) is approximately 600 feet to the south. This property was rezoned from A-1 Agricultural District to O-1 Office District in May 2015 (Resolution #515-33).
- 2012- Approximately 20 acre south of the site was rezoned to R-3 Multi-Family Residential District for a 312-unit apartment complex (Resolution #1212-11B).
- There has been no recent zoning activity on this particular site.

### Plans/Policies/Regulations

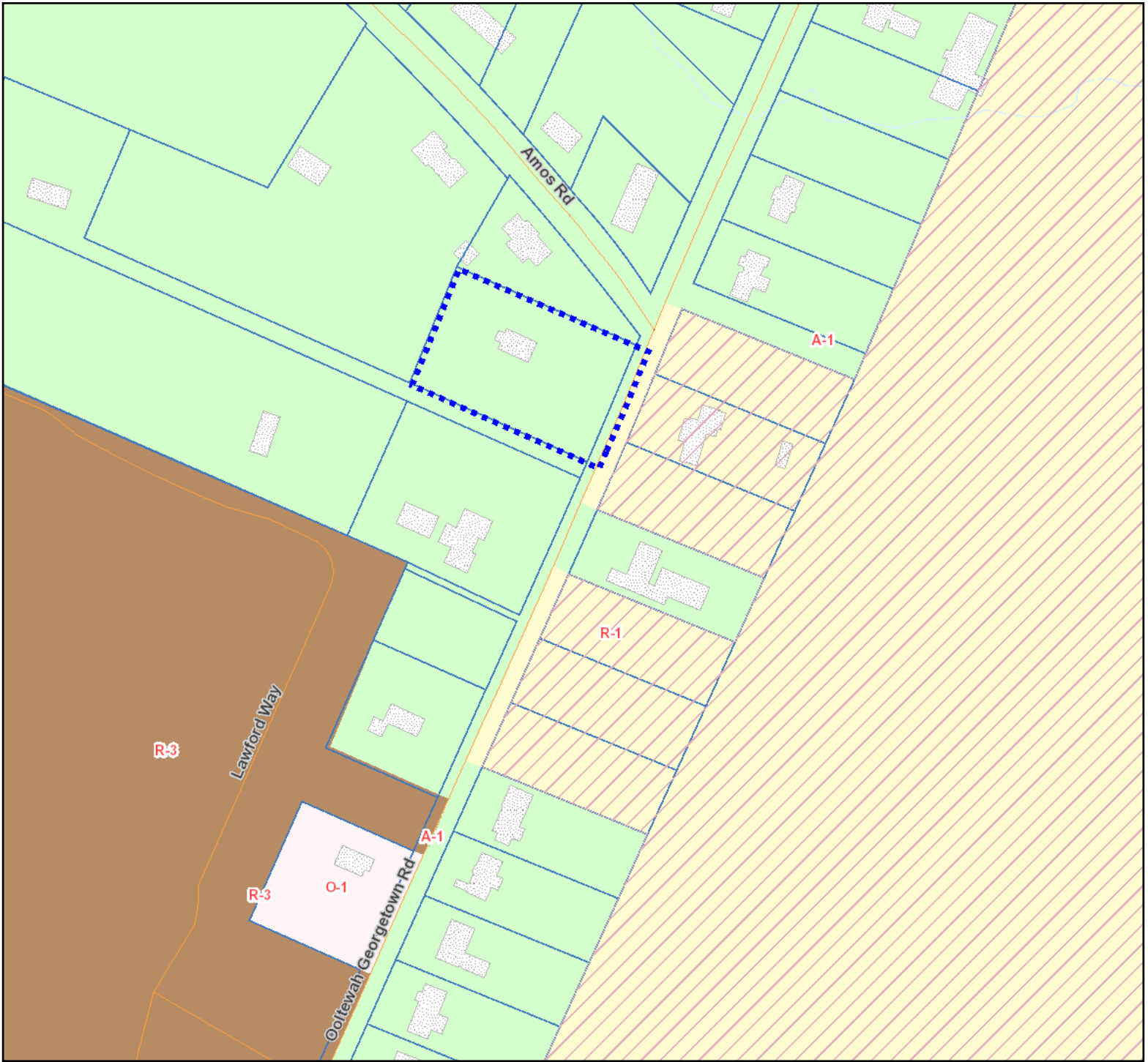
- The Wolftever Creek Area Plan (adopted by County Commission in 2007) recommends Office/Institutional for this area.
- The O-1 Office District permits single-family homes, duplexes, offices, and barber and beauty shops.

## Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area, which in anticipation of the widening of Ooltewah-Georgetown Rd supports higher-intensity uses and recommends office development from Scroggins Circle to Amos Rd.
- The proposed use is consistent with surrounding uses, the dentist office located 600 feet to the south.
- While the proposal would set a precedent for future requests, the Wolftever Creek Area Plan seeks to define desirable parameters of continued growth and development.

## Staff Recommendation

Approve



## 2015-148 Rezoning A-1 to O-1



200 ft

# Site Plan

Case # \_\_\_\_\_

Total Acres being requested for rezoning or special permit: \_\_\_\_\_

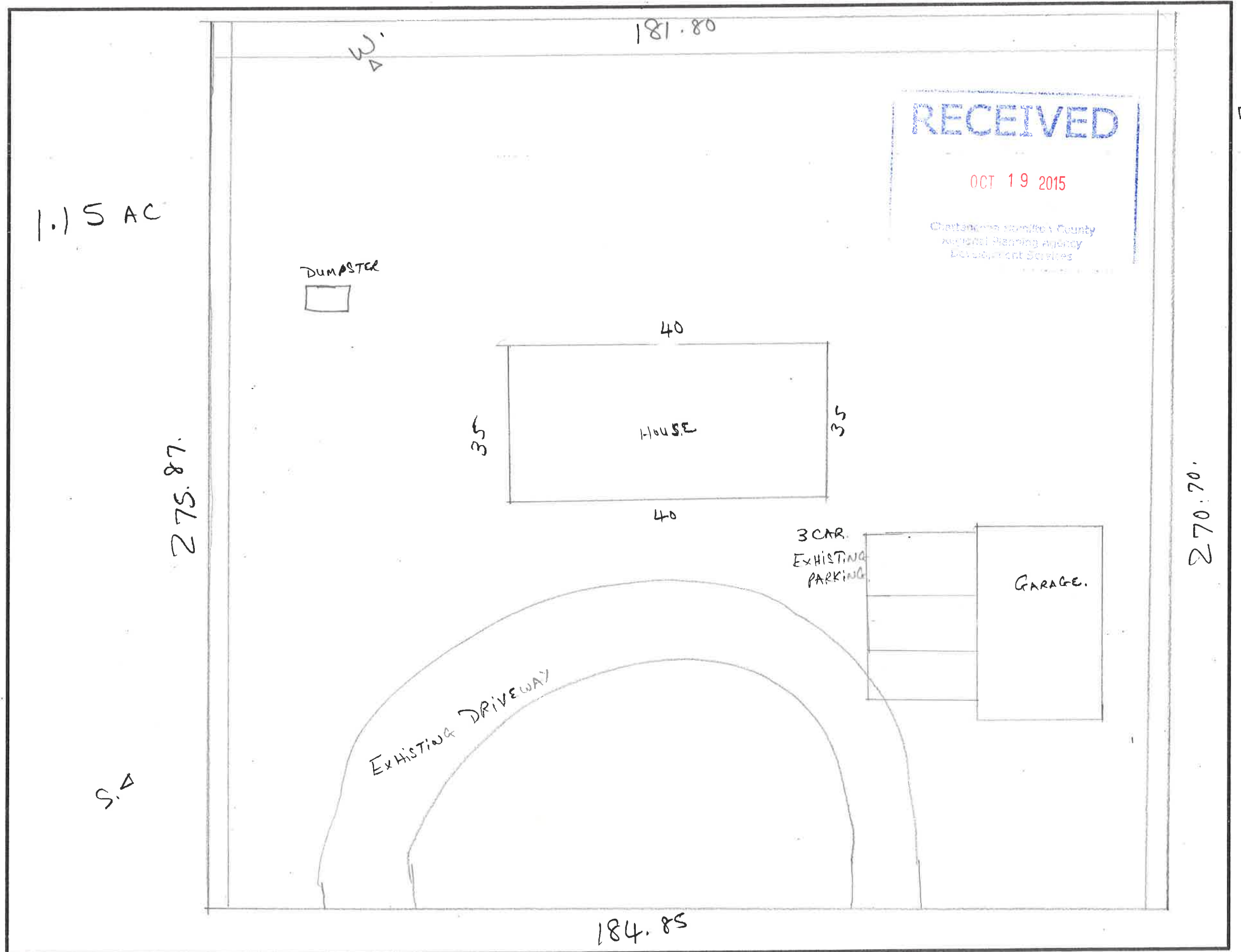
Total number of dwelling units (if applicable): \_\_\_\_\_

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



Date Received \_\_\_\_\_

Applicant Initial \_\_\_\_\_



OOLTEWAH, GEORGETOWN RD., OOLTEWAH, TN E.  
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