

PLANNING COMMISSION CASE REPORT

Case Number: 2015-039

PC Meeting Date: 03-09-15

Applicant Request**Temporary C-2 Convenience Commercial to a Permanent Zoning Classification**

Property Location:	9337 & 9339 Bradmore Lane
Property Owner:	Johnston Southern Company
Applicant:	No Applicant/ Required by Chattanooga City Code

Project Description

- This property is already a part of the Cambridge Square mixed-use development.
- The purpose of this rezoning case is to establish permanent zones for an area annexed into the City of Chattanooga by the City Council (Ordinance 12897) per Chattanooga City Code, Article XII, Section 38-653, Planning Commission Zoning Plan.

Site Analysis**Site Description**

- The 0.39-acre site is located at the west entrance of the Cambridge Square mixed-use development complex on the east side of Ooltewah-Georgetown Road approximately 460 feet north of the Lee Highway intersection.

Zoning History

- This property was recently annexed into the City of Chattanooga at the request of the property owner.
- Within 90 days of the effective date of the annexation (January 20, 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 adjacent zoning to the south is UGC Urban General Commercial Zone and is part of the Cambridge Square development.
- The zone across Ooltewah-Georgetown Road to the west is C-2 Convenience Commercial and an A-1 Agricultural District is to the north.

Plans/Policies

- The Wolftever Creek Area Plan (adopted by City Council in 2007) supports commercial uses at this location.

Key Findings

- Mixed-use development is supported by the recommendations of the adopted Land Use Plan for the area.
- The proposed mixed-use is consistent with surrounding uses.
- The UGC Urban General Commercial Zone would allow the development form of these two parcels to be consistent with the development form of the rest of the Cambridge Square project.
- The UGC Urban General Commercial Zone would be an extension of an existing zone.
- The UGC Urban General Commercial Zone would set a precedent for future requests.

Staff Recommendation

UGC Urban General Commercial Zone