



Hamilton County Board of Commissioners RESOLUTION

No. 416-31B

(P.C. NO. 2016-039)

A RESOLUTION TO REZONE FROM A-1 AGRICULTURAL DISTRICT TO C-2 LOCAL BUSINESS COMMERCIAL DISTRICT, PROPERTIES LOCATED AT 6113 & 6117 OOLTEWAH-GEORGETOWN ROAD

WHEREAS, Karl Sodergren & Kenneth Robison, etal petitioned the Chattanooga-Hamilton County Regional Planning Commission to rezone from A-1 Agricultural District to C-2 Local Business Commercial District, properties located at 6113 & 6117 Ooltewah-Georgetown Road, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, Karl Sodergren & Kenneth Robison, etal requested that the County Commission consider said petition and notice has been published in a newspaper in general circulation in Hamilton County that the County Commission will hold a public hearing on April 20, 2016, concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE, BE IT RESOLVED, BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED: That the zoning regulations of Hamilton County be amended, subject to the following conditions: 1) No liquor stores or outdoor amplification; 2) Hours of operation shall be between 7:00 am and 11:00 pm; 3) The dumpster shall be located away from single-family residential uses and serviced between 7:00 am and 9:00 pm; 4) Mechanical units shall be screened from the road and neighboring single-family uses; and 5) Lighting to be directed away from all residential areas, to rezone from A-1 Agricultural District to C-2 Local Business Commercial District, properties located at 6113 & 6117 Ooltewah-Georgetown Road Lots 37 thru 41, Block A, Scoggins Addition to Ooltewah as shown in Book R, Volume 17, Page 415, ROHC and being the property described as Tracts 1 thru 3, Deed Book 4930, Page 964, ROHC. Tax Map 132A-B-001 and 002 as shown on the attached map.

BE IT FURTHER RESOLVED, THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

Approved:

Rejected:

Approved:

Vetoed:

County Clerk

County Mayor

April 20, 2016

Date

2016-039 Hamilton County
March 14, 2016

RESOLUTION

WHEREAS, Karl Sodergren & Kenneth Robison, etal petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission rezoning from A-1 Agricultural District to C-2 Local Business Commercial District, properties located at 6113 & 6117 Ooltewah-Georgetown Road.

Lots 37 thru 41, Block A, Scoggins Addition to Ooltewah as shown in Book R, Volume 17, Page 415, ROHC and being the property described as Tracts 1 thru 3, Deed Book 4930, Page 964, ROHC. Tax Map 132A-B-001 and 002 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on March 14, 2016,

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

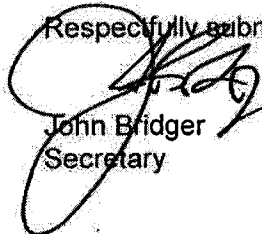
AND WHEREAS, no one was present in opposition to the petition,

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 is compatible with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on March 14, 2016, recommended to the County Mayor and Members of the County Commission that this petition be approved, subject to the following conditions: 1) No liquor stores or outdoor amplification; 2) Hours of operation shall be between 7:00 am and 11:00 pm; 3) The dumpster shall be located away from single-family residential uses and serviced between 7:00 am and 9:00 pm; 4) Mechanical units shall be screened from the road and neighboring single-family uses; and 5) Lighting to be directed away from all residential areas.

Respectfully submitted,



John Bridger
Secretary



2016-039 Rezoning from A-1 to C-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-039:
 Approve, subject to the conditions listed in the Planning Commission Resolution.



200 ft



Chattanooga Hamilton County Regional Planning Agency



PLANNING COMMISSION CASE REPORT

Case Number: 2016-039

PC Meeting Date: 03-14-16

Applicant Request**Rezone from A-1 Agricultural District to C-2 Local Business Commercial District**

Property Location:	6113 & 6117 Ooltewah Georgetown Road
Property Owner:	Kenneth Robison Etal
Applicant:	Karl Sodergren

Project Description

- Proposal: Develop 1.17-acre site with an approximately 10,000 square foot commercial center.
- Proposed Access: Main entrance on Ooltewah-Georgetown Road and secondary entrance on Lawford Way.
- Proposed Development Form: single 1-story multi-tenant development located towards the rear of the lot with parking fronting Ooltewah-Georgetown Road.

Site Analysis**Site Description**

- Location: The vacant site is located on the west side of Ooltewah-Georgetown Road approximately 500 feet south from the Amos Road and Ooltewah-Georgetown Road intersection.
- Current Access: Main entrance on Ooltewah-Georgetown Road and secondary entrance on Lawford Way.
- Tennessee Department of Transportation Functional Classification: Ooltewah-Georgetown Road is designated an Urban Minor Arterial.
- Current Development form: There is a three story garden style apartment complex to the west and single family houses within a 300 foot radius of this site to the north, east, and south.
- Current Land Uses: To the west are high density apartments, to the north, east, and south are single family detached dwellings.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The property to the north is zoned A-1 Agricultural District. The property to the east is zoned R-1 Single-Family Residential District with a Planned Unit Development (Resolution #115-26). Directly across from this property is the entrance to the Planned Unit Development. The properties to the south are zoned a mixture of A-1 Agricultural District, R-1 Single-Family Residential District, and O-1 Office District. The property to the west is zoned R-3 Multi-Family Residential District.
- The nearest C-2 Local Business Commercial District (same as the request) is approximately 1,000 feet to the south of the site along Ooltewah-Georgetown Road.

Plans/Policies/Regulations

- The Wolftever Creek Plan (adopted in 2007) recommends Commercial for this site.
- The C-2 Local Business Commercial District permits retail, consumer service, financial, restaurant, and office uses.

Key Findings

- The proposal for commercial use is supported by the recommendations of the adopted Land Use Plan for the area.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone.
- The proposal would set a precedent for future requests.

PLANNING COMMISSION CASE REPORT

Staff Recommendation

Approve, subject to the following conditions:

1. No liquor stores or outdoor amplification.
2. Hours of operation shall be between 7:00am and 11:00pm.
3. The dumpster shall be located away from single-family residential uses and serviced between 7:00am and 9:00pm.
4. Mechanical units shall be screened from the road and neighboring single-family uses.
5. Lighting to be directed away from all residential areas.



2016-039 Rezoning from A-1 to C-2



Chattanooga Hamilton County Regional Planning Agency



200 ft



2016-039

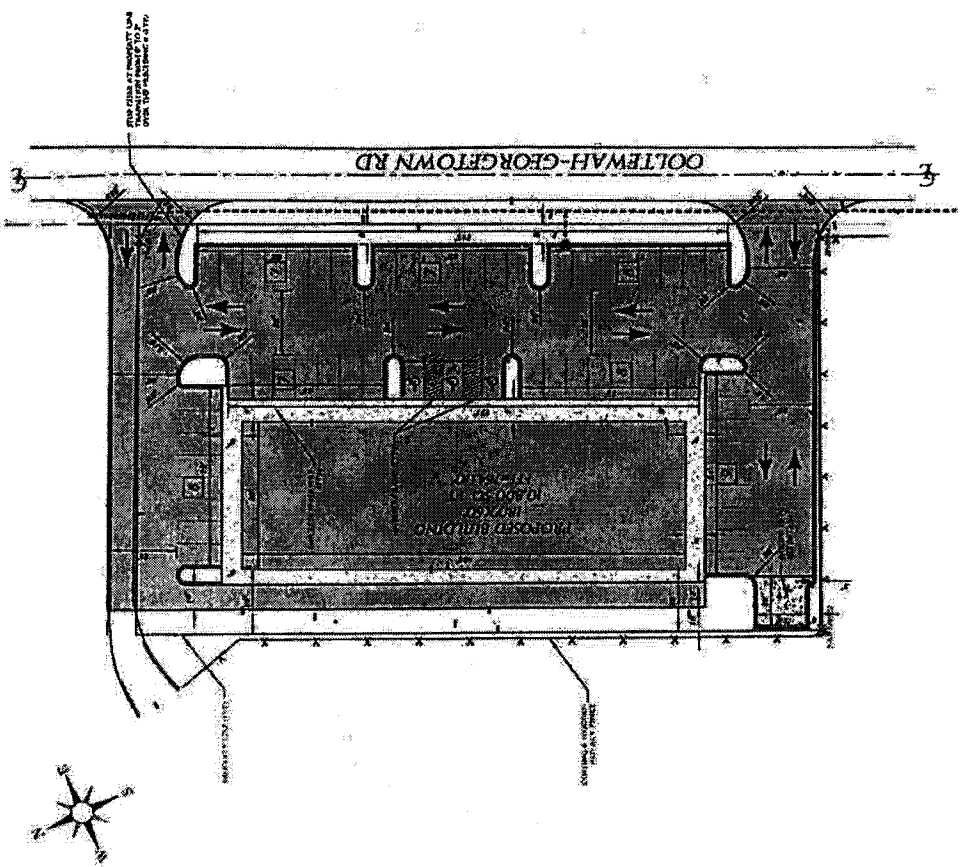
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1	ISSUED FOR PERMIT	1/2/2016	J. SMITH	
2	REVISION			
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SODERGREEN CENTER
6113 & 6117 COLTEWAH-GEORGETOWN ROAD
COLTEWAH, TN 37363
SITE PLAN

C3.0
 SITE PLAN

- NOTES:**
1. NOT ALL UTILITIES AND SERVICES ARE SHOWN IN EITHER ALL AREAS OR CONSTRUCTION AREAS. ALL UTILITIES AND SERVICES ARE TO BE LOCATED AND DEPTH TO BE DETERMINED BY THE CONTRACTOR.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC).
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL PLUMBING CODE (IMC).
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RECEIVED
 JAN 2 2016



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