

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.

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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.