

**A RESOLUTION TO ADOPT A REZONING POLICY FOR
AN AREA WITHIN THE CITY LIMITS OF EAST RIDGE,
GENERALLY BOUNDED BY SOUTH GERMANTOWN ROAD
TO THE EAST, NAVAJO DRIVE TO THE NORTH AND
INTERSTATE 24 TO THE SOUTH AS MORE
PARTICULARLY DESCRIBED BELOW**

WHEREAS, the preservation of cohesive residential neighborhoods is a key component of a community's continued growth and development while maintaining a superior quality of life; and

WHEREAS, acknowledging that careful integration of unlike zones and land uses is necessary in terms impact on nearby residences; and

WHEREAS, the Chattanooga-Hamilton County Comprehensive Plan 2030 encourages protection of residential areas from incompatible uses; and

WHEREAS, community members have met with city officials expressing concern over more intense zoning in the area and satisfaction with current uses along South Germantown Road; and,

WHEREAS, a prior request for uses other than professional offices within the study area was rejected by the East Ridge City Council; and

WHEREAS, the East Ridge City Council requested that Regional Planning Agency staff draft a rezoning policy for this area; and

WHEREAS, the Regional Planning Agency staff has prepared a rezoning policy as requested, and as such recommends the adoption of the following rezoning policy recommendations.

KEY FINDINGS

- Properties adjacent to South Germantown Road in the immediate proximity of the northeastern right-of-way of Interstate 24 generally support smaller-scale professional offices.
- Due to their minimal impact on existing residences, these smaller-scale professional uses have proven over time to be compatible with adjacent existing residences due to lower levels of traffic generation, hours of operation, appropriate scale of signage and lighting.
- Office uses are generally more compatible with residences than other uses since the use and hours of operation frequently coincide with daylight hours.
- O-1 is the most appropriate zoning district for these types of land uses.

RECOMMENDED ZONING POLICY

- To help assure that potential undue impacts on the nearby residential properties be kept to a minimum, the O-1 zone should extend no farther than 190 feet from the western right-of-way of South Germantown Road, except as already applied.
- The current residential zoning scheme on all other properties within the study boundary not adjacent to South Germantown Road should remain in the current state.
- Future rezoning requests will be reviewed on a case-by-case basis.

This zoning policy will guide future rezoning and development requests located within the subject area including the following parcels:

156E C 009	156E L 017	156E L 010
156E L 028.01	156E L 020	156E L 037
156E L 028.03	156E L 015	156E L 005
156E L 028.04	156E L 013	156E L 027
156E L 028.02	156E L 029	156E L 006
156E L 028	156E L 014	156E L 002
157H E 019	156E L 030	156E L 001
157H E 016	156E L 016	156E L 008
157H E 003	156E L 031	156E L 026
157H E 018	156E L 007.03	157H E 015
156E L 022	156E L 007.01	157H E 013
156E L 021	156E L 007	157H E 010
157H E 005	156E L 007.04	157H E 008
157H E 021	156E L 007.02	157H E 004
157H E 020	156E L 035	157H E 001
157H E 017	156E L 032	157H E 014
157H E 022	156E L 036	157H E 011
156E L 018	156E L 011	157H E 009.01
156E L 025	156E L 034	157H E 007
156E L 023	156E L 033	157H E 002
156E L 024	156E L 012	157H E 006
156E L 019	156E L 009	157H E 012
		157H E 012

all as shown on the map attached hereto and made a part hereof by reference.

NOW, THEREFORE BE IT RESOLVED, that on March 8, 2010, the Chattanooga-Hamilton County Regional Planning Commission does respectfully recommend the adoption of this policy.

Respectfully submitted,

Barry M. Bennett, Secretary

Date of Adoption: March 8, 2010

BMB:BS:PD:jd

