

PLANNING COMMISSION CASE REPORT

Case Number: 2015-051

PC Meeting Date: 04-13-15

Applicant Request**A-1 Agricultural District to O-1 Office District**

Property Location:	6107 Ooltewah Georgetown Road
Property Owner:	Freida Almond & Danny Allen
Applicant:	MAP Engineers

Project Description

- Build an approximately 2,600 square feet 1-story dentist office on a 0.66-acre site with the main entrance to be on Ooltewah-Georgetown Road.

Site Analysis**Site Description**

- The 0.66-acre site currently contains a single-family residential structure and is located on the west side of Ooltewah-Georgetown Road approximately 1,600 feet north of the intersection with Lee Highway.
- Functional Classification: Ooltewah-Georgetown Road is classified as an Urban Minor Arterial by the Tennessee Department of Transportation.
- Access: Currently, access to the site is from Ooltewah-Georgetown Road.
- Land Uses: North and south- entrance drives to apartment complex; East- single-family homes; West- 300-unit apartment complex.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The adjacent site to the west was rezoned from A-1 Agricultural District to R-3 Residential District in 2012. (Hamilton County Resolution 1212-11B).
- Across the street from the site are five properties zoned A-1 Agricultural District.
- The nearest non-residential zone, M-2 Wholesale and Light Industry District, is approximately 400 feet to the south across the street.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

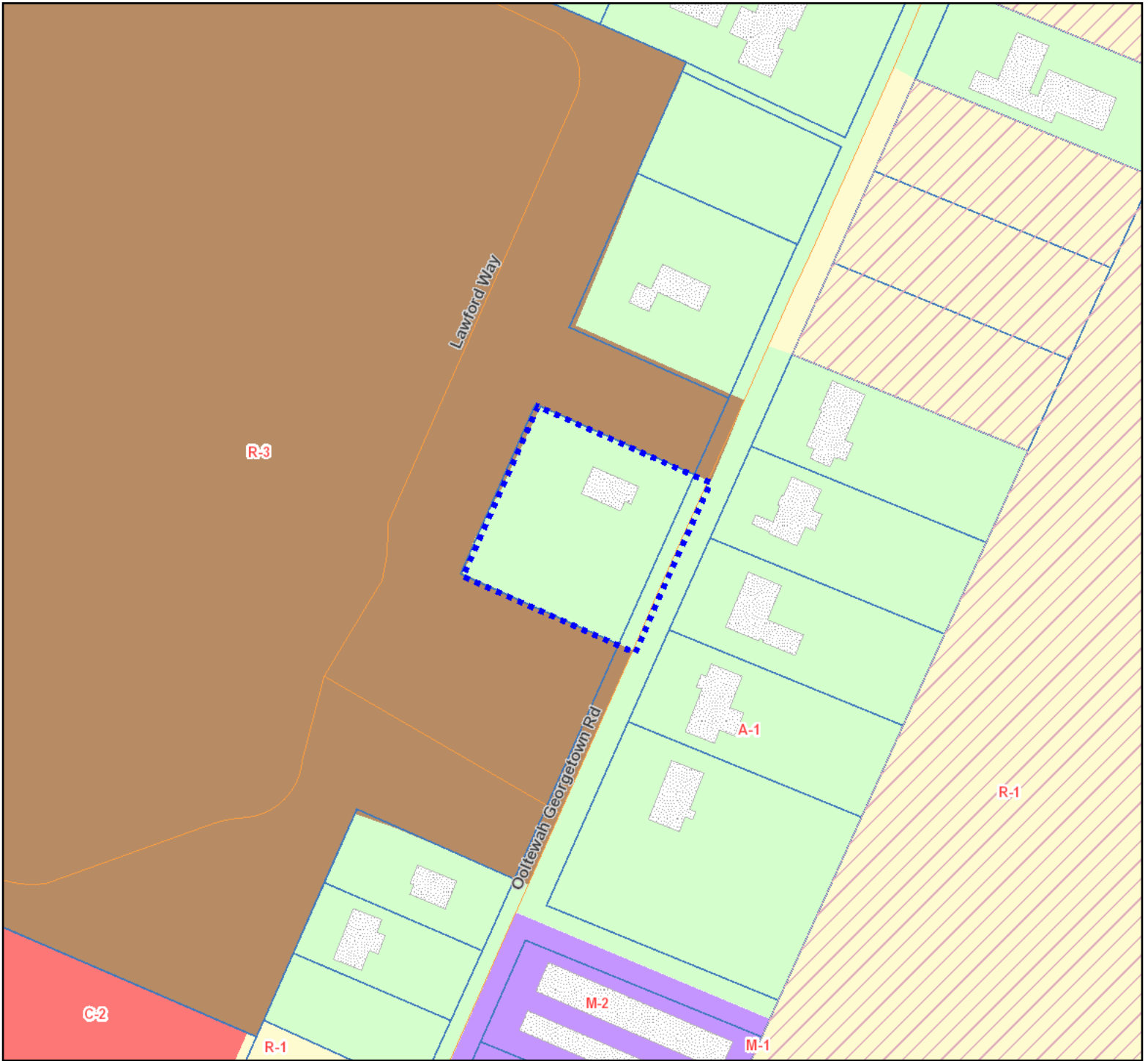
- The Wolftever Creek Area Plan (adopted by the Hamilton County Commission in 2007) recommends commercial uses for this area.

Key Findings

- The proposal is partially supported by the recommendations of the adopted Land Use Plan for the area, which recommends Commercial, indicating a higher intensity use is appropriate for the site.
- While the Land Use Plan advises against piecemeal commercial rezoning of the area and recommends that properties should only transition to commercial zoning and uses as a part of a cohesive development, changes that have occurred since the plan was adopted have made this recommendation unrealistic.
- This site is somewhat isolated, located between the two entrances of the Legends at White Oak Apartments; an Office use makes sense for this transitional location.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area, which is currently in transition.
- The proposal would not be an extension of an existing zone.
- The proposal would set a positive precedent for future requests.

Staff Recommendation

Approve.



2015-051 Rezoning from A-1 to O-1



140 ft

Chattanooga Hamilton County Regional Planning Agency

