First Reading: 1/14/14
Second Reading:_____

2013-153
The Broadway Group, LLC
John Haddock & Pamela Prince
District No. 6
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7345 LEE HIGHWAY, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 7345 Lee Highway, more particularly described herein:

> Lot 1, Haddock and Prince Subdivision, Plat Book 53, Page 252, ROHC, being a portion of the properties described in Deed Book 3492, Page 949, ROHC. Tax Map No. 139J-B-009.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to C-2 Convenience Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the following:

1) Retain the natural buffer between the site and the residential properties to the north; and

2) The deceleration lane on Lee Highway be extended along the length of the rezoned area.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading:_____

_____
CHAIRPERSON

APPROVED:____ DISAPPROVED:____

_____

_____
MAYOR

/mms

First Reading:_____
Second Reading:_____

2013-153
The Broadway Group, LLC
John Haddock & Pamela Prince
District No. 6
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 7345 LEE HIGHWAY, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO C-2 CONVENIENCE COMMERCIAL ZONE.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 7345 Lee Highway, more particularly described herein:

> Lot 1, Haddock and Prince Subdivision, Plat Book 53, Page 252, ROHC, being a portion of the properties described in Deed Book 3492, Page 949, ROHC. Tax Map No. 139J-B-009.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to C-2 Convenience Commercial Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading:_____

_____
CHAIRPERSON

APPROVED:____ DISAPPROVED:____

_____

_____
MAYOR

/mms

2013-153 City of Chattanooga
December 9, 2013

RESOLUTION

WHEREAS, The Broadway Group, LLC/John Haddock & Pamela Prince petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from R-4 Special Zone to C-2 Convenience Commercial Zone, property located at 7345 Lee Highway.

Lot 1, Haddock and Prince Subdivision, Plat Book 53, Page 252, ROHC, being a portion of the properties described in Deed Book 3492, Page 949, ROHC. Tax Map 139J-B-009.01 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on December 9, 2013,

AND WHEREAS, the Planning Commission heard and considered all statements favoring 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.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on December 9, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to: 1) Retain the natural buffer between the site and the residential properties to the north; and 2) The deceleration lane on Lee Highway be extended along the length of the rezoned area.

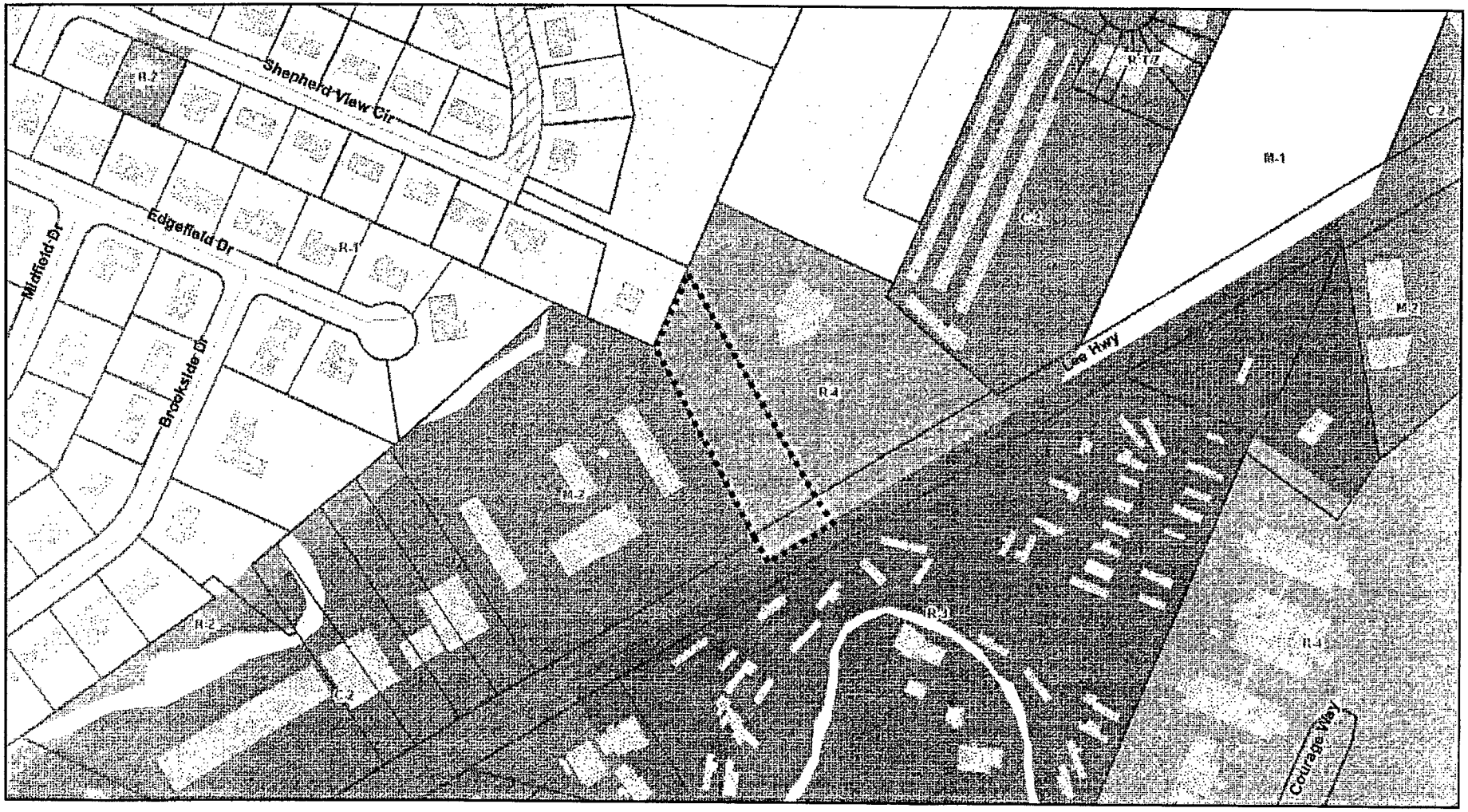
Respectfully submitted,

John Bridger
Secretary

Chattanooga-Hamilton County Regional

PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

Case Number:	2013-153 PC Meeting Date: 12-09-2013
PC RECOMMENDATION:	**APPROVE, subject to the following conditions:** **1. Retain the natural buffer between the site and the residential properties to the north.** **2. The deceleration lane on Lee Hwy to be extended along the length of the rezoned area.**
Reason(s) for Recommendation	❖ Request is consistent with the Comp Plan, the Lee Highway Area Plan, and the existing development pattern.
Applicant Present at PC Meeting?	Yes
Opposition Present at PC Meeting?	No
Support Present at PC Meeting?	No



2013-153 Rezoning from R-4 to C-2

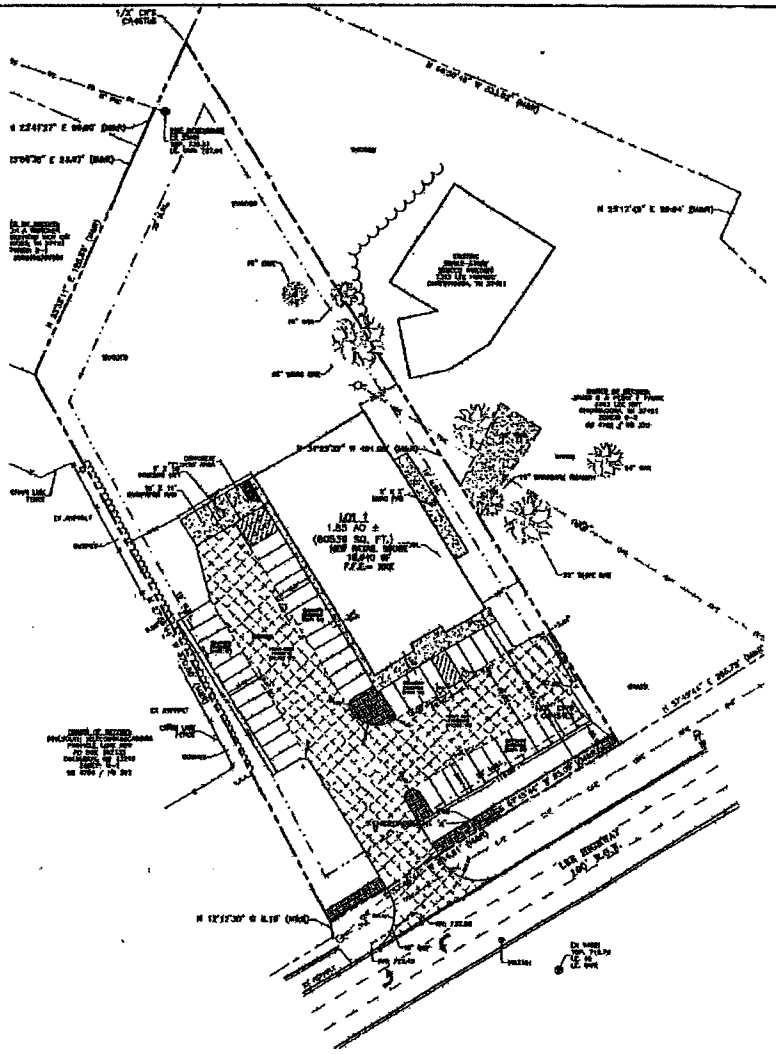
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-153: Approve, subject to: 1) Retain the natural buffer between the site and the residential properties to the north; and 2) The deceleration lane on Lee Highway to be extended along the length of the rezoned area.

North

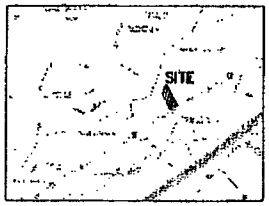
233 ft

Chattanooga Hamilton County Regional Planning Agency

Chattanooga-Hamilton County RPA Regional Planning Agency



SITE DETAILS
PARKING SPACES= 44
LOT COVERAGE= 39,366 SF
HEAVY DUTY PVM'T= 14,707 SF
STD PVM'T= 8,133 SF
LANDSCAPE ISLANDS= 625 SF



VICINITY MAP

ABBREVIATIONS

LEGEND

SITE DEVELOPMENT PLAN

SITE INCORPORATED

NEW RETAIL STORE
PREPARED FOR THE BROADWAY GROUP LLC
7345 LEE HIGHWAY, CHATTANOOGA, TENNESSEE
SECTION 15-TOWNSHIP 5-RANGE 2 WEST / HAMILTON COUNTY
LOT 1, BROADWAY - LEE HIGHWAY, PB ____ / PG ____

1 of 1

2013-153

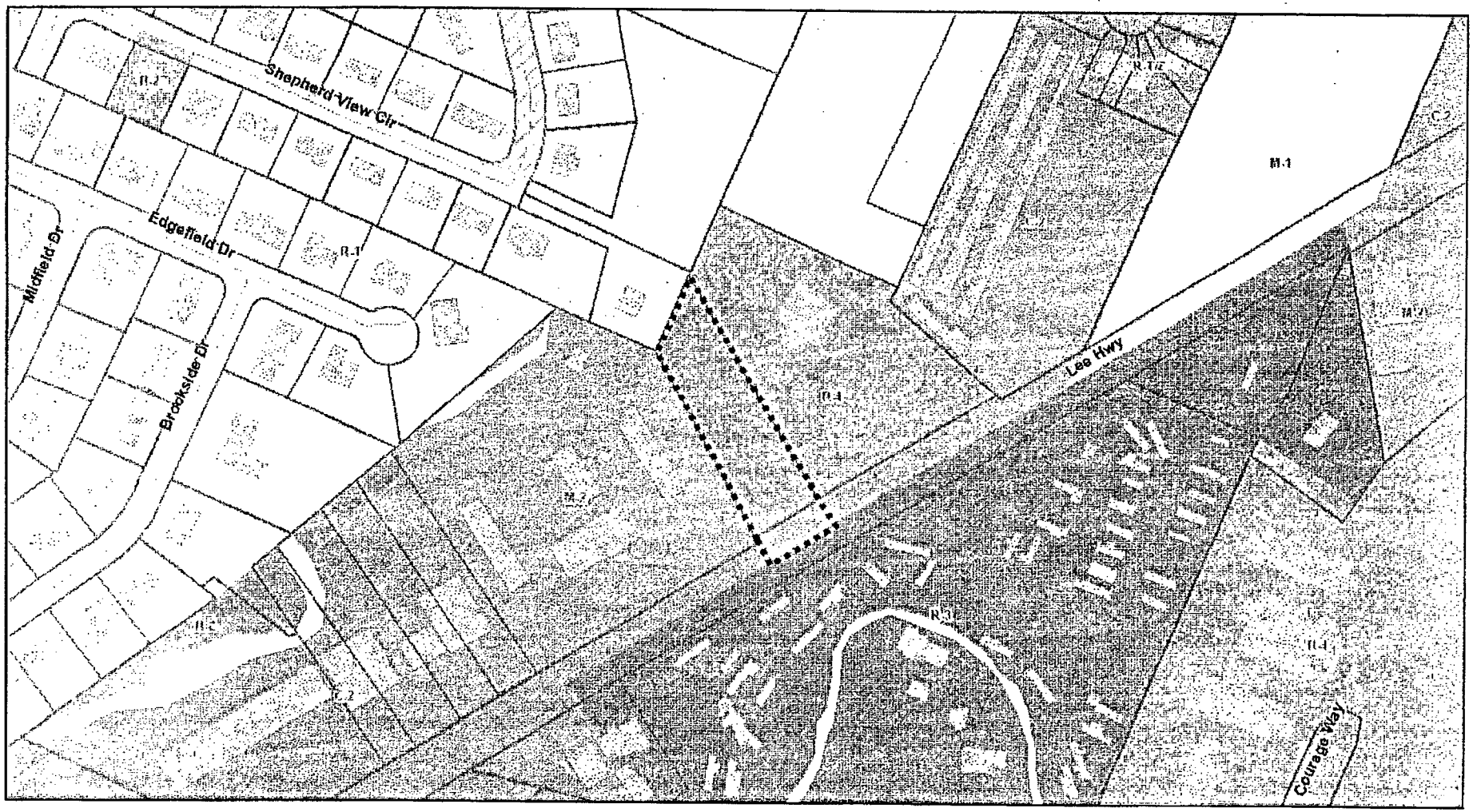
Chattanooga-Hamilton County Regional Planning Agency

STAFF RECOMMENDATION TO PLANNING COMMISSION

Case Number:	2013-153 PC Meeting Date: 12-09-2013
STAFF RECOMMENDATION:	**APPROVE, subject to the following conditions:** **1. Retain the natural buffer between the site and the residential properties to the north.** **2. The deceleration lane on Lee Hwy be extended along the length of the rezoned area.** **3. For pedestrian connectivity between existing and proposed buildings, sidewalks serving the storefront must extend from property line to property line.**
Land Use & Transportation Comments	
Planning Staff:	**Applicant Request Overview** The applicant has submitted a request to rezone 1.85 +/- acres of land, currently zoned R-4 Special Zone to C-2 Convenience Commercial Zone for the purpose of developing a 10,640 square foot dry goods retail store. **Site Description** The site is vacant. A review of adjacent land uses include single-family detached residential uses to the north, warehousing to the east, industrial and commercial uses to the west, with manufactured housing across the street to the south of the property. The topography is flat and the north portion of the site is heavily wooded. There is convenient ingress and egress onto Lee Highway, which is a principal arterial according to the Functional Classification of Streets System. **Zoning History** This property was rezoned from R-1 Residential Zone to R-4 Special Zone in 1977 by Ordinance 1282 (Case No. 77-206). **Plans/Policies** Development in the subject area is guided by both the Hamilton County Comprehensive Plan 2030 and the Shallowford Road - Lee Highway Area Plan. While the Comprehensive Plan does not make a specific recommendation for the site, it does give general guidance on appropriate development patterns. The subject property falls within the Outer Suburban Urban Growth Sector, as identified in the Hamilton County Comprehensive Plan 2030. The Outer Suburban area is typified by the distinct separation of residential and non-residential uses. Commercial uses in the outer suburban areas are generally dispersed along major thoroughfares, Lee Highway being a prime example. The adopted plan for the area, the Shallowford Road – Lee Highway Area Plan, recommends the classification Medium Business Mix at this location. This classification supports Convenience Commercial which allows for most retail uses. In summation, the proposed development fits into the existing development pattern and is supported by the land use plan.

STAFF RECOMMENDATION TO PLANNING COMMISSION

	Staff Recommendation The Regional Planning Agency recommends approval of this rezoning request with the following conditions: 1) Retain the natural buffer between the site and the residential properties to the north. 2) The deceleration lane on Lee Hwy be extended along the length of the rezoned area. 3) For pedestrian connectivity between existing and proposed buildings, sidewalks serving the storefront must extend from property line to property line.
Infrastructure & Operational Comments	
	All land development projects are reviewed by City Engineering & Water Quality staff, Traffic Engineering & Operations staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance. Additional requirements, if needed, are indicated by department below either as comments or as conditions recommended to be attached to the final ordinance.
Transportation Department Staff:	As a recommendation, we would like to see the parking access drives connect to the parking access drives at adjacent businesses. The following are recommended as conditions: ▪ The deceleration lane on Lee Hwy be extended along the length of the rezoned area. ▪ For pedestrian connectivity between existing and proposed buildings, sidewalks serving the storefront must extend from property line to property line.
Land Development Office Staff:	Requires Type B landscaping buffer along R-4 Special Zone edge.
Public Works Staff:	



2013-153 Rezoning from R-4 to C-2

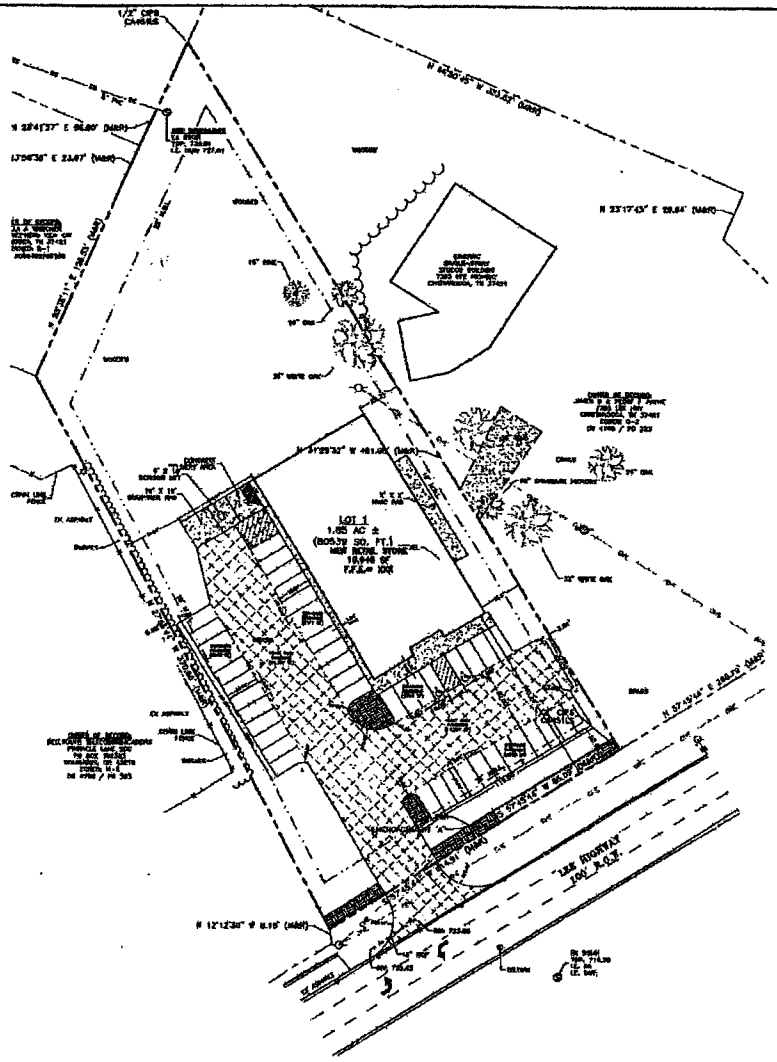
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-153: Approve, subject to: 1) Retain the natural buffer between the site and the residential properties to the north; and 2) The deceleration lane on Lee Highway to be extended along the length of the rezoned area.

North

233 ft

Chattanooga Hamilton County Regional Planning Agency

Chattanooga-Hamilton County RPA Regional Planning Agency



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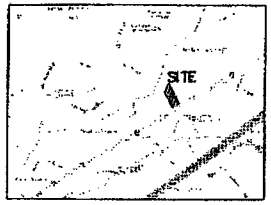

VICINITY MAP
(NOT TO SCALE)

ABBREVIATIONS

BLDG.	BUILDING
BRG.	BEARING
CIP	CAPPED IRON PIN FOUND
CIS	CAPPED IRON PIN SET
CMP	CORRUGATED METAL PIPE
CO	CLEAN-OUT
CONC.	CONCRETE
CURB	CURB/CURB
DIP	DROP OF PAVEMENT
DIST	DISTANCE
EX.	EXISTING
F.F.E.	FINISHED FLOOR ELEVATION
F.S.L.	FIRST SEDIMENT BARR.
F.F.	FIRST FLOOR/FIRE
GR.	GRADE
GR	GRAVEL
H.P.L.	HYDRAULIC BUILDING LINE
INV	INVERT
MON.	MONUMENT
PVC	POLYVINYL CHLORIDE PIPE
P.E.B.	PLANE AT BEGINNING
RCP	REINFORCED CONCRETE PIPE
R.B.L.	REAR SETBACK LINE
R.O.W.	RIGHT-OF-WAY
S.S.	SANITARY SEWER
TYP.	TYPICAL
U & D	UTILITY & DRAINAGE

LEGEND

CM	CONCRETE MONUMENT FOUND
IM	CONCRETE MONUMENT SET PER 2006
O	PROPERTY CORNER FOUND
•	PROPERTY CORNER SET PER 2006
▲	CALCULATED POINT
	PROPERTY LINE
	SETBACK LINE
	FENCE
OHT	OVERHEAD TELEPHONE LINE
OHE	OVERHEAD ELECTRIC LINE
UGE	UNDERGROUND ELECTRIC LINE
	CONCRETE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER LINE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING WATER LINE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING SIGNS ABOVE
	EXISTING GAS LINE
	EXISTING GAS VALVE
	EXISTING SIGN
	100' MAX
	EXISTING CONTOUR

SITE DEVELOPMENT PLAN

SCALE: 1" = 30'

SITE INCORPORATED

NEW RETAIL STORE
PREPARED FOR THE BROADWAY GROUP LLC
7345 LEE HIGHWAY, CHATTANOOGA, TENNESSEE
SECTION 15-TOWNSHIP 2-RANGE 1 WEST/HAMILTON COUNTY
LOT 1, BROADWAY - LEE HIGHWAY; PB ____/PG ____

DRAWN BY: BHB
REVISED BY:
DATE: 10/31/13
SERVICE DATE:
CHECKED BY:
FILE NAME: Chattanooga Base Map Base

JOB NO.: 10-145
SCALE: AS NOTED
SHT. NO. 1 of 1

2013-153

Chattanooga-Hamilton County Regional Planning Agency

ZONING APPLICATION FORM

CASE NUMBER: 2013-153			Date Submitted: 11-04-2013
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	**From: R-4**	**To: C-2**	
	Total Acres in request area: 1.85		
2 Property Information			
Property Address:	7345 Lee Highway		
Property Tax Map Number(s):	139J-B-009.01		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Construct Commercial Retail Store		
4 Site Characteristics			
Current Zoning:	R-4 Special Zone		
Current Use:	Vacant Land & Office Building		
Adjacent Uses:	M-2, C-2, R-3, & R-1		
5 Applicant Information			
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.			
Name: The Broadway Group, LLC		Address: 132 Holmes Ave, NW	
Check one:	I **am** the property owner	x	I am **not** the property owner
City: Huntsville	State: AL	Zip Code: 35801	Email: mellissa.ballard@broadwaygroup.net
Phone 1: 256-533-7287	Phone 2: 256-424-2567	Phone 3:	Fax: 256-533-7236
6 Property Owner Information (If not applicant)			
Name: John R. Haddock & Pamela S. Prince		Phone: 423-892-6851	
Address: 6724 East Brainerd Road Chattanooga, TN 37421			
Office Use Only:			
Planning District: 6		Neighborhood: F.O.E.B., B.E.B.C., & Midfield Acres	
Hamilton Co. Comm. District: 7	Chatt. Council District: 6	Other Municipality:	
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:	
Checklist			
x Application Complete	x Ownership Verification	x Map of Proposed Zoning Area with dimensions	
x Site Plan, if required	x Total Acres to be considered: 1.85	x Deeds	x Plats, if applicable
Deed Book(s): 3492-949			
Plat Book/Page: 53-252		x Notice Signs	Number of Notice Signs: 1
x Filing Fee: 635.00	Cash	x Check	Check Number: 14362
Planning Commission meeting date: 12-09-2013		Application processed by: Marcia Parker	

NOTICE

WHEREAS, petitions to amend Ordinance No. 6958, known as the Zoning Ordinance, have been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

> 2013-153 The Broadway Group, LLC/John Haddock & Pamela Prince. 7345 Lee Highway, from R-4 Special Zone to C-2 Convenience Commercial Zone, subject to certain conditions.
>
> 2013-155 Jack Killian/CD Properties, LLC. 2841 Northpoint Boulevard, from R-1 Residential Zone to R-4 Special Zone.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

January 14, 2014

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2013.

_____

Sandra Freeman
Clerk to the City Council