



Hamilton County Board of Commissioners RESOLUTION

No. 117-21B

(P.C. NO. 2016-180)

A RESOLUTION TO REZONE FROM R-2 RESIDENTIAL DISTRICT TO O-1 OFFICE DISTRICT, PROPERTY LOCATED AT 5631 WATKINS STREET

WHEREAS, Anne Binette for Asian Aide, USA & Steven Wolfe petitioned the Chattanooga-Hamilton County Regional Planning Commission to rezone from R-2 Residential District to O-1 Office District, property located at 5631 Watkins Street, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, Anne Binette for Asian Aide, USA & Steven Wolfe 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 January 18, 2017, 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 to rezone, subject to the following conditions: 1) Use of existing building only; 2) Parking not to be located between the building and the street; and 3) One sign shall be permitted, sign shall be set back at least 10 feet from any property line. The sign shall be a monument sign only and shall not exceed 48 square feet in area. If illuminated, the sign shall be directly lit in such a way that the light source cannot be seen from any public way or adjoining properties, from R-2 Residential District to O-1 Office District, property located at 5631 Watkins Street. An unplatted tract of land located at 5631 Watkins Street being the property described in Deed Book 2699, Page 709, ROHC. Tax Map 132I-A-019 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

January 18, 2017

Date

2016-180 Hamilton County
December 12, 2016

RESOLUTION

WHEREAS, Anne Binette for Asian Aide, USA & Steven Wolfe petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission the rezoning from R-2 Residential District to O-1 Office District, property located at 5631 Watkins Street.

An unplatted tract of land located at 5631 Watkins Street being the property described in Deed Book 2699, Page 709, ROHC. Tax Map 132I-A-019 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on December 12, 2016,

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

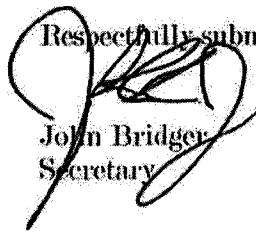
AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

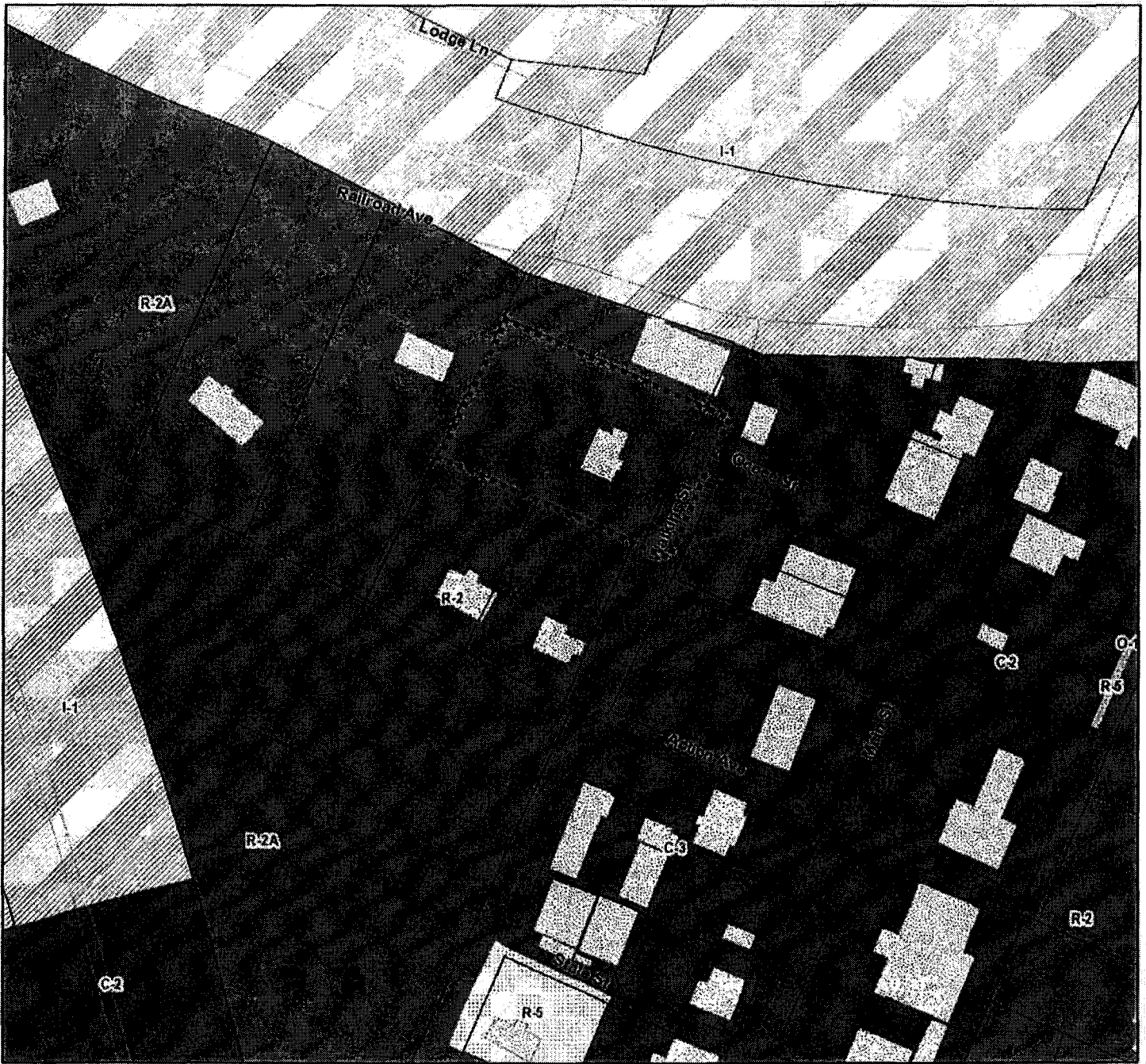
AND WHEREAS, the Planning Commission has determined that the proposal is supported by the recommendations in the adopted Land Use Plan for the area.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on December 12, 2016, recommended to the County Mayor and Members of the County Commission that this petition be approved, subject to the following conditions: 1) Use of existing building only; 2) Parking not to be located between the building and the street; and 3) One sign shall be permitted, sign shall be set back at least 10 feet from any property line. The sign shall be a monument sign only and shall not exceed 48 square feet in area. If illuminated, the sign shall be directly lit in such a way that the light source cannot be seen from any public way or adjoining properties.

Respectfully submitted,



John Bridger
Secretary



2016-180 Rezoning from R-2 to O-1

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-180:
 Approve, subject to the list of conditions in the Planning Commission Resolution.



153 ft



Chattanooga Hamilton County Regional Planning Agency



PLANNING COMMISSION CASE REPORT

Case Number: 2016-180

PC Meeting Date: 12-12-16

Applicant Request**Rezone R-2 Urban Residential District to O-1 Office District**

Property Location:	5631 Watkins Street
Property Owner:	Steven Wolfe
Applicant:	Anne Binette

Project Description

- Proposal: Convert existing dwelling into an office.
- Proposed Access: Access to Watkins Street.
- Proposed Development Form: Convert existing two-story single-family dwelling into office with parking to the side of buildings.

Site Analysis**Site Description**

- Location: The approximately one acre site is located on the west side of Watkins Street at the Ocoee Street and Watkins Street intersection.
- Potential Access: Access available from Watkins Street.
- Current Land Uses: To the north is a vacant commercial building fronting on Railroad Avenue. To the northeast is a dwelling which has been converted to a commercial use fronting on Watkins Street. To the east is a commercial building fronting on Main Street. To the south and west are single-family detached dwellings.

Zoning History

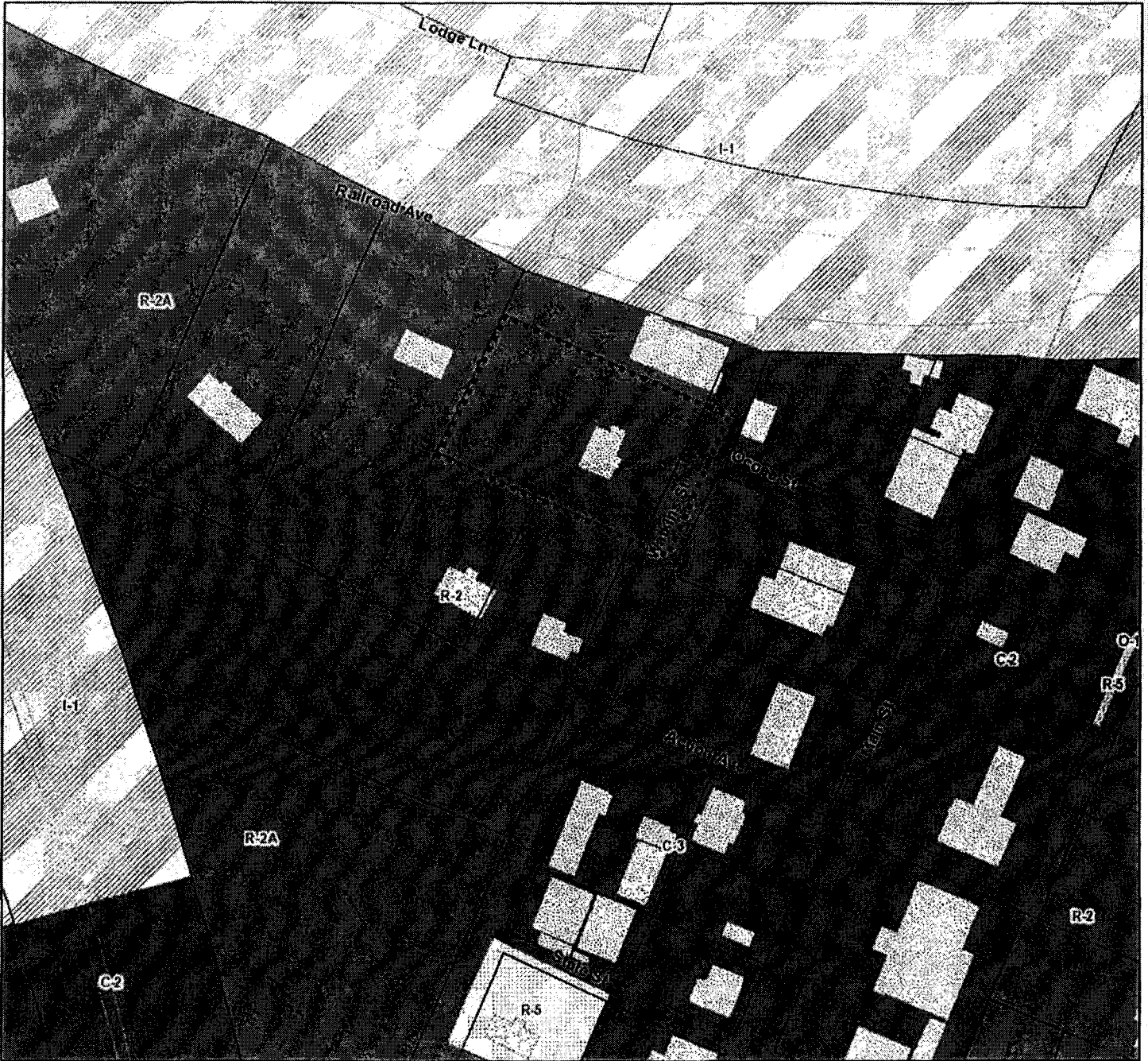
- The site is currently zoned R-2 Urban Residential District.
- The properties to the north, west, and south are zoned R-2 Urban Residential District. The properties to the east are zoned a mixture of R-2 Urban Residential District, C-2 Local Business Commercial District, and C-3 General Business Commercial District.
- The nearest O-1 Office District (same as the request) is approximately 1,400 feet to the southeast.

Plans/Policies/Regulations

- The site is just outside the Wolftever Creek Area Plan (adopted by City Council in 2007) which recommends Traditional Neighborhood Development for the lots across the street. Traditional Neighborhood Development (TND) emulates early 20th Century traditional town development forms.
- The Development Policy from the Comprehensive Plan 2030 update (Called Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 3. Level 3 describes the development potential appropriate for low-to-medium intensity development based on the limited infrastructure.
- The R-2 Urban Residential District permits single-family dwellings including double-wide manufactured homes. Single-wide manufactured homes require a special permit. The minimum lot size for a single-family dwelling is 25,000 square feet on septic or 7,500 square feet on sewer. The minimum lot size for a duplex is 9,500 square feet.
- The O-1 Office Zone permits office uses as well as single-family homes.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area based on the preservation of the existing structure and the low-intensity office use buffering the adjacent residential uses.
- The proposed office use is compatible with surrounding higher intensity commercial zones and acts as an appropriate buffer to neighboring low-intensity residential zones.



2016-180 Rezoning from R-2 to O-1



Chattanooga Hamilton County Regional Planning Agency



163 ft

