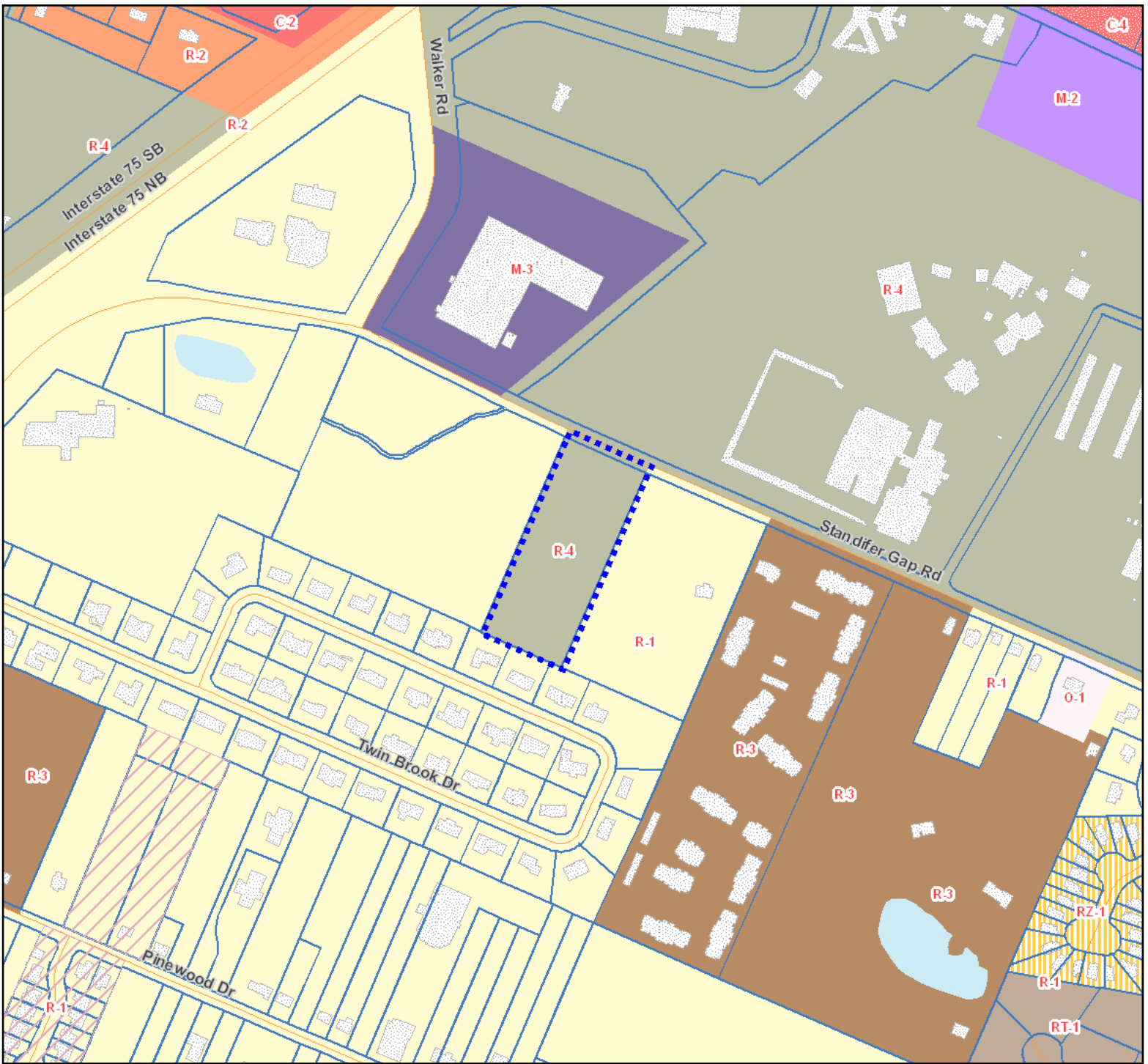


**ZONING APPLICATION FORM**

<b>CASE NUMBER:</b>	2014-064	<b>Date Submitted:</b> 06-06-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
<b>1 Applicant Request</b>		
<b>Zoning</b>	<b>From: R-4</b>	<b>To: M-3</b>
	Total Acres in request area: 3.8	
<b>2 Property Information</b>		
Property Address:	7518 Standifer Gap Road	
Property Tax Map Number(s):	1390-B-006.01	
<b>3 Proposed Development</b>		
Reason for Request and/or Proposed Use:	Proposed combined Office and Warehouse Development	
<b>4 Site Characteristics</b>		
Current Zoning:	R-4	
Current Use:	Undeveloped	
Adjacent Uses:	Undeveloped & Residential	
<b>5 Applicant Information</b>		
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: Map Engineers c/o Mike Price		Address: 7380 Applegate Lane
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am <b>not</b> the property owner
City: Chattanooga	State: TN	Zip Code: 37421
Phone 1: 423-855-5554	Phone 2:	Phone 3:
		Fax:
<b>6 Property Owner Information (if not applicant)</b>		
Name: Valor		Phone: 423-855-0784
Address: 6110 Shallowford Road Chattanooga, TN 37421		
<b>Office Use Only:</b>		
Planning District: 10		Neighborhood: F.O.E.B./B.E.B.C.
Hamilton Co. Comm. District: 8	Chatt. Council District: 4	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:
<b>Checklist</b>		
<input checked="" type="checkbox"/>	Application Complete	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Ownership Verification	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Map of Proposed Zoning Area with dimensions	
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Total Acres to be considered: 3.8	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Deeds	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Plats, if applicable	
Deed Book(s): 8781-755		
<input checked="" type="checkbox"/>	Plat Book/Page: N/A	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 1
<input checked="" type="checkbox"/>	Filing Fee: 635.00	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Cash	Check
<input checked="" type="checkbox"/>	Check Number: 10192	
Planning Commission meeting date: 6-6-2014		Application processed by: Marcia Parker



## 2014-064 Rezoning from R-4 to M-3

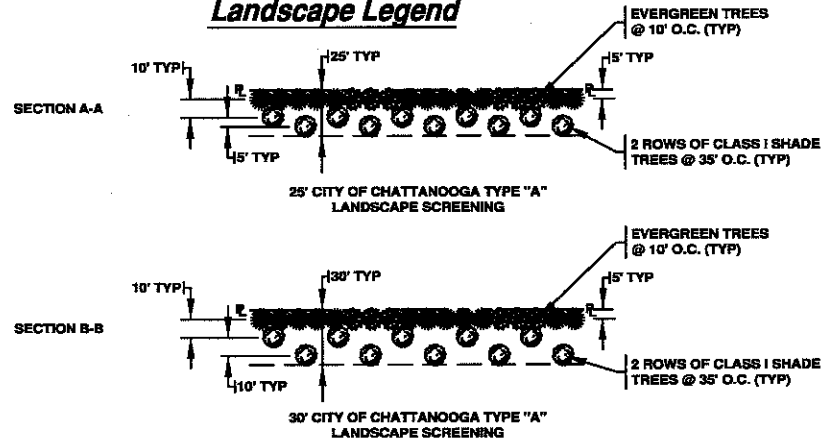
420 ft

**Chattanooga Hamilton County Regional Planning Agency**

**SITE ANALYSIS**

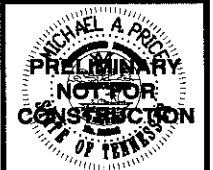
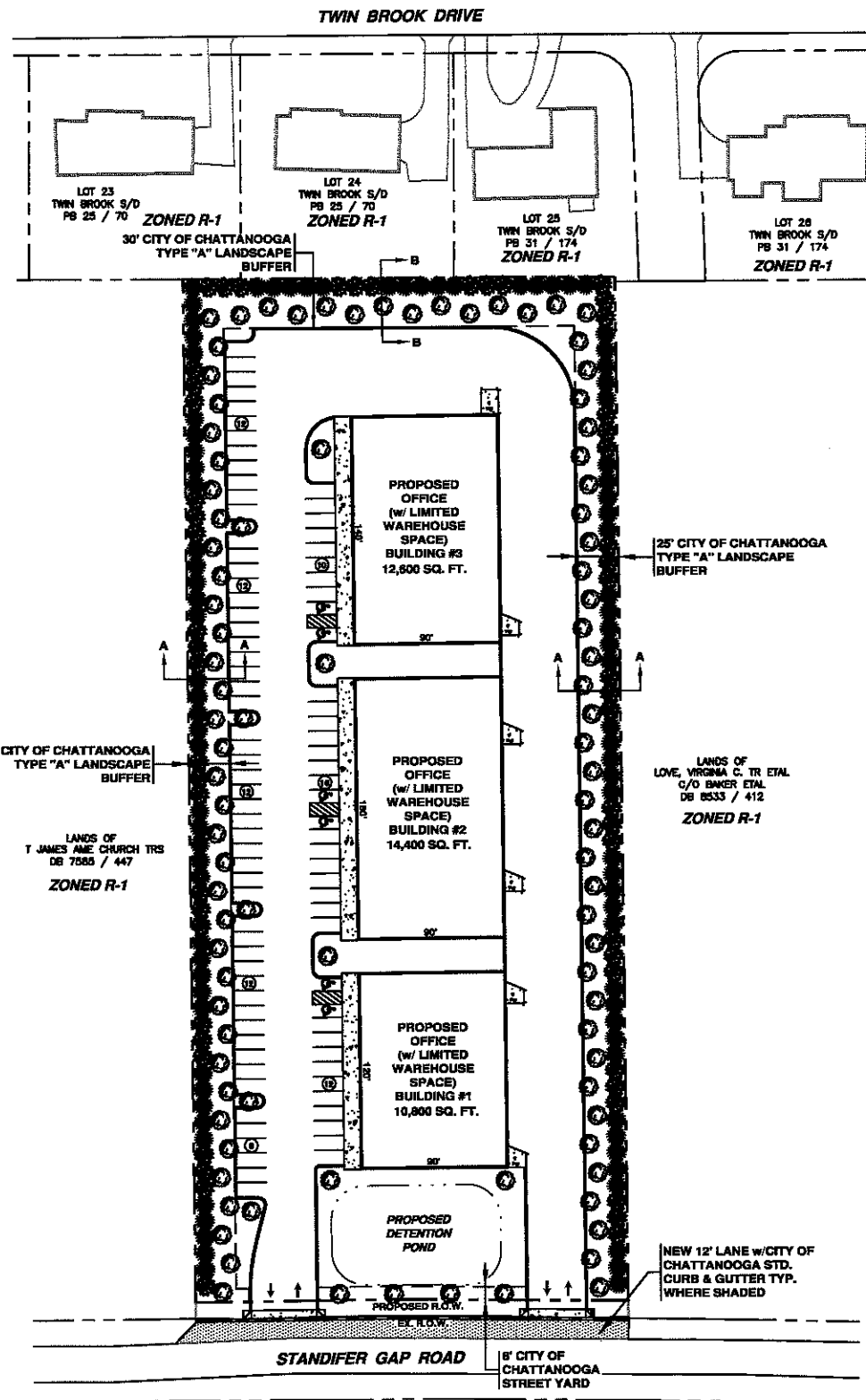
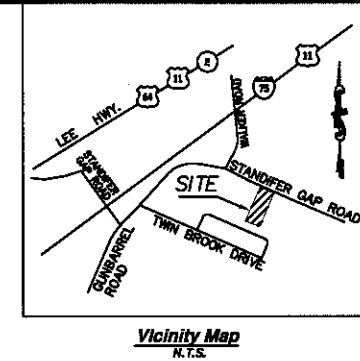
PROPERTY ADDRESS: 7318 STANDIFER GAP ROAD  
 TAX MAP ID: 1390 B 0.01  
 CURRENT SITE ZONING: R-4  
 PROPOSED SITE ZONING: M-5  
 TOTAL SITE ACREAGE: 3.8± ACRES  
 BUILDING SQUARE FEET: 37,800± sf  
 PROPOSED REGULAR PARKING: 88 SPACES  
 PROPOSED HANDICAP PARKING: 6 SPACES  
 TOTAL PROPOSED PARKING: 92 SPACES

**Landscape Legend**



**PROPOSED CONDITIONS OF REZONING:**

1. OWNER TO PROVIDE A NEW TWELVE FOOT (12') LANE GENERALLY AS DEPICTED ON THE SITE PLAN AND AS APPROVED BY THE CITY TRAFFIC ENGINEER.
2. MAXIMUM HEIGHT OF BUILDINGS TO BE ONE STORY.
3. LIGHTING TO BE DIRECTED AWAY FROM ALL RESIDENTIALLY-ZONED PROPERTY.
4. LOADING DOCKS TO BE SCREENED FROM ANY RIGHT-OF-WAY.
5. INTERNAL TRAFFIC CIRCULATION TO BE APPROVED BY THE CITY TRAFFIC ENGINEER.
6. TYPE "A" LANDSCAPE BUFFER ALONG PROPERTY LINES ABUTTING SINGLE-FAMILY ZONED OR USED PROPERTY.
7. NO LARGE TRUCK DELIVERY OR TRASH SERVICE BETWEEN 8:00 P.M. AND 7:00 A.M.



MAP ENGINEERS L.L.C.  
 7308 Applegate Lane  
 Chattanooga, TN 37421  
 TEL: (423) 885-5554  
 FAX: (423) 885-6110  
 GRAPHIC SCALE: 0, 50', 100', 150'

STANDIFER GAP ROAD  
 OFFICE/WAREHOUSE DEVELOPMENT  
 FOR:  
 KEN DEFOOR DEVELOPMENT  
 6110 SHALLOWFORD RD.  
 CHATTANOOGA, TN 37421

**RECEIVED**  
 JUN 6 2014  
 Chattanooga Hamilton County  
 Regional Planning Agency  
 Development Services

PRELIMINARY  
 SITE  
 PLAN

REVISIONS

1	
2	
3	
4	
5	

FILE: 08156PS1.DWG

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DATE: 05/23/14  
 DRAWN BY: SBT  
 CHECKED BY: MAP  
 PROJ. NUMBER: 08-156  
 SHEET NUMBER: PS-1

**Preliminary Site Plan**  
 SCALE: 1" = 50'

2014-064  
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**STAFF CASE REPORT TO PLANNING COMMISSION**

<b>Case Number:</b>	<b>2014-064</b>	<b>PC Meeting Date: 08-11-14</b>
<b>Applicant Request:</b>	<b>Rezone from R-4 Special Zone to M-3 Warehouse and Wholesale Zone</b>	
<b>Property Location:</b>	<b>7518 Standifer Gap Road</b>	
<b>Property Owner:</b>	<b>Valor</b>	
<b>Applicant:</b>	<b>MAP Engineers c/o Mike Price</b>	
<b>Staff Recommendation:</b>	<b>DENY</b>	

**PROJECT ANALYSIS****RPA Land Use & Transportation Comments****Project Description**

The applicant is proposing a combined office and warehouse development.

**Site Description**

The 3.8 acre site is currently vacant. Single-family residences are located to the south. An office and warehouse business is located across Standifer Gap Road to the north. The CCA Silverdale Detention Facility is also located across the street to the north.

**Zoning History**

This 3.8 acre site was zoned R-4 Special Zone in 2010 (Case 2010-050), Ordinance 12399. Prior zoning was R-1 Residential Zone with a request to rezone to RT-1 Residential Townhouse Zone (Case 2003-232) in 2004, which was denied at City Council.

**Plans/Policies**

This site is in the 2001 Hamilton Place Community Land Use Plan. The Plan recommends low to medium density residential at this location. However, this area has transitioned away from low to medium density residential with the approval rezoning requests for the development of multi-family complexes and wholesale warehouse facilities in the area. It should be noted that M-3 **Warehouse and Wholesale Zone** zoning is currently limited to north of Standifer Gap Road in the immediate area.

**City Departmental Infrastructure & Operational Comments**

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department 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.

**RPA Summary**

The parcels fronting Standifer Gap Road to the south act as a buffer between the existing low-density residences (such as the Twin Brook subdivision) and the manufacturing, warehousing and county workhouse uses that front Standifer Gap to the north. Standifer Gap Road should continue to be the boundary line for manufacturing and higher-intensity uses to the north and residential development to the south. The existing R-4 Special Zone does allow for warehousing as an accessory use but has set significant conditions to ensure that the use is limited. Allowing the requested M-3 Warehouse and Wholesale Zone would set a precedence for warehouse zoning south of Standifer Gap Road. Therefore staff recommends denial of the rezoning request.