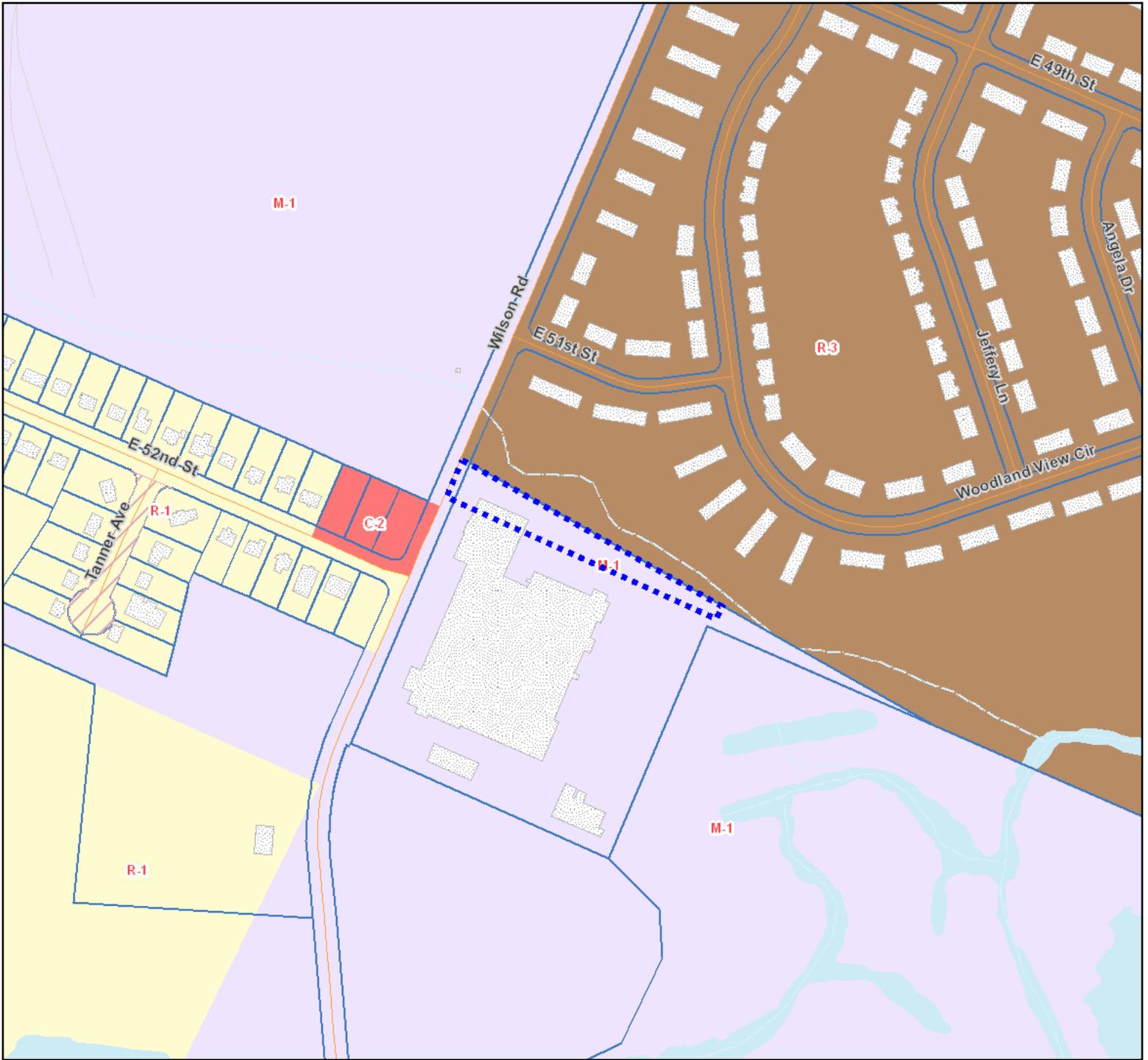


ZONING APPLICATION FORM

CASE NUMBER:	2014-086	Date Submitted: 07/10/2014					
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
1 Applicant Request							
Zoning	From: M-1	To: O-1					
	Total Acres in request area: 0.86						
2 Property Information							
Property Address:	5200 Wilson Rd						
Property Tax Map Number(s):	167M-A-001.01 (part)						
3 Proposed Development							
Reason for Request and/or Proposed Use:	Building Addition for new training rooms/office space						
4 Site Characteristics							
Current Zoning:	M-1						
Current Use:	Office						
Adjacent Uses:	Manufacturing, Residential. Undeveloped						
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: MAP Engineers, LLC		Address: 7380 Applegate Ln					
Check one:	<input type="checkbox"/>	I am the property owner	<input checked="" type="checkbox"/> I am not the property owner				
City: Chattanooga	State: TN	Zip Code: 37421	Email: mapengr@epbf.com				
Phone 1: 423-855-5554	Phone 2: 423-	Phone 3:	Fax: 423-485-8110				
6 Property Owner Information (if not applicant)							
Name: Heatec, Inc.		Phone: 423-821-5200					
Address: 5200 Wilson Rd, Chattanooga, TN 37410							
Office Use Only:							
Planning District: 8C		Neighborhood: South Chattanooga, South Broad, Alton Park					
Hamilton Co. Comm. District: 4		Chatt. Council District: 7	Other Municipality:				
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:					
Checklist							
<input checked="" type="checkbox"/>	Application Complete	<input checked="" type="checkbox"/>	Ownership Verification	<input checked="" type="checkbox"/>	Map of Proposed Zoning Area with dimensions		
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Total Acres to be considered: 0.86	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 9408/239							
Plat Book/Page: 82/30			<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 1		
<input checked="" type="checkbox"/>	Filing Fee: 635.00	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Check	Check Number: 5801	
Planning Commission meeting date: 08/11/2014			Application processed by: Jennifer Ware				



2014-086 Rezoning from M-1 to O-1



300 ft

Chattanooga Hamilton County Regional Planning Agency



1ST READING

4-1-06

2ND READING

4-18-06

INDEX NO.

2006-061

Richard J. Dorris

ORDINANCE NO. 11820

AN ORDINANCE TO AMEND ORDINANCE NO. 6958, AS AMENDED, KNOWN AS THE ZONING ORDINANCE, SO AS TO REZONE A TRACT OF LAND LOCATED AT 5200 WILSON ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-3 RESIDENTIAL ZONE TO M-1 MANUFACTURING ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance No. 6958, as amended, known as the Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lot 1, Final Plan of Lot 1, Division of Emma Wheeler Homes Project, Plat Book 43, Page 199, ROHC, Deed Book 3780, Page 111, ROHC. Tax Map 167M-A-001.01(part).

from R-1 Residential Zone to M-1 Manufacturing Zone.

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

- ✓ 1. No vehicular access via parcel IF such access would impinge on the mandated thirty-foot (30') buffer; and
- ✓ 2. Office use only.

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

April 18, 2006.


CHAIRPERSON

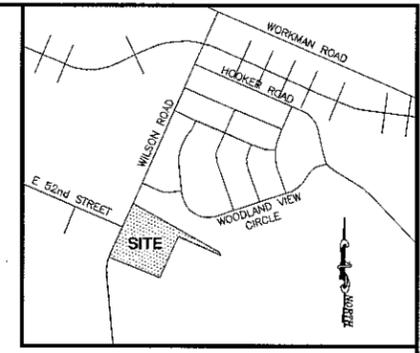
APPROVED: DISAPPROVED:

DATE: ~~4/26~~ 4/26, 2006


MAYOR

DML/add

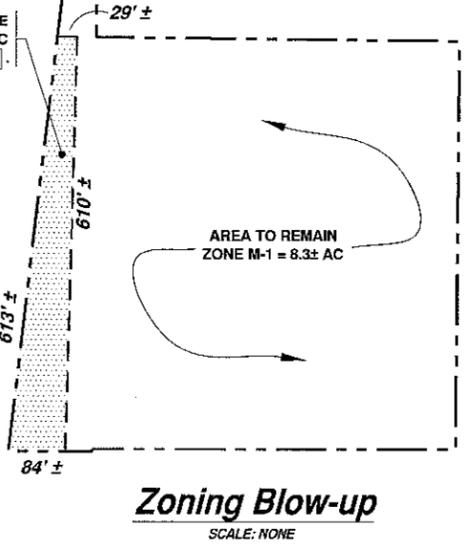
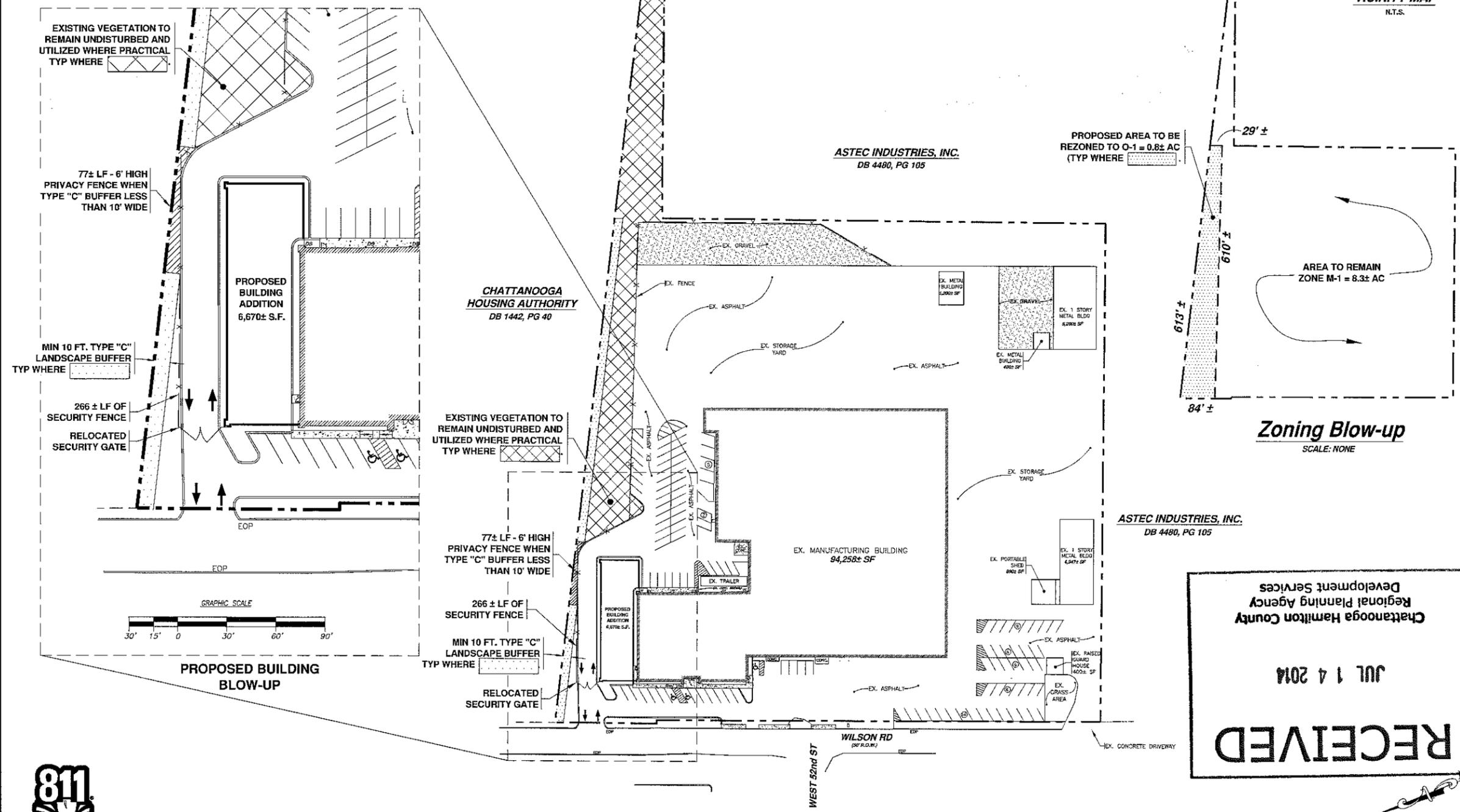
SITE ANALYSIS
 ADDRESS: 5200 WILSON ROAD
 TAX MAP ID: 167M A 001.01
 SITE ZONED: M-1
 ACREAGE: 9.07± ACRES
 PLAT BOOK/ PAGE NUMBER: 39/324



VICINITY MAP
N.T.S.



MAP ENGINEERS L.L.C.
 2000 Alphonse Lane
 Chattanooga, TN 37421
 Tel: (423) 855-8554
 Fax: (423) 855-8110



Zoning Blow-up
SCALE: NONE

RECEIVED
 JUL 14 2014
 Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

Zoning Plan
SCALE: 1" = 60'



ZONING PLAN

REVISIONS

1	
2	
3	
4	
5	

FILE: 14145201.DWG

ALL RIGHTS RESERVED
 This drawing is the property of MAP, Engineers, LLC and shall not be reproduced in whole or in part. This drawing shall not be used for the construction of any other project without the written permission of the Engineer.

DATE: 07/07/2014
 DRAWN BY: GMH
 CHECKED BY: MAP
 PROJ. NUMBER: 14-145
 SHEET NUMBER: Z-1

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-086	PC Meeting Date: 08-11-14
Applicant Request:	Rezone from M-1 Manufacturing Zone to O-1 Office Zone	
Property Location:	5200 Wilson Road	
Property Owner:	Heatec, Inc.	
Applicant:	Map Engineers, LLC	
Staff Recommendation:	DENY O-1 Office Zone, Recommend Lift Condition (1) from Ordinance 11820	

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

The applicant is proposing to build an addition to the existing structure for use as training rooms and office space.

Site Description

The 0.86 acre site is part of an eight (8) acre parcel that is currently used as corporate offices for Heatec, Inc. Surrounding property uses are manufacturing, residential and undeveloped. The adjacent property to the northeast features the Emma Wheeler multi-family housing complex. The site is located along a tributary of Chattanooga Creek and includes a forested riparian area that is part of the 100-year flood plain.

Zoning History

The portion of the lot under consideration was originally part of the Emma Wheeler Homes site as noted in the 2000 Alton Park Master Plan. It was rezoned in 2006 to M-1 Manufacturing Zone, subject to: 1) no vehicular access via parcel IF access would impinge on the mandated 30 foot buffer, and 2) Office use only, (case 2006-061) by Ordinance 11820.

Plans/Policies

This site is within the 2000 Alton Park Master Plan boundary. The Alton Park Master Plan calls for the expansion of jobs and employment opportunities, while also noting the importance of being sensitive to the environmental resources found in the 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 applicant is currently unable to construct a proposed office addition due to the need to relocate an entrance drive as there is a conflict with a zoning condition that states that "no vehicular access via parcel IF access would impinge on the mandated 30 foot buffer". The existing condition that prohibits vehicular use within the mandated 30 foot buffer will be affected by the proposed expansion since it

STAFF CASE REPORT TO PLANNING COMMISSION

entails the relocation of an existing drive for employee egress and ingress. The “mandated 30 foot buffer” referenced is the required landscape screening Type A between manufacturing uses and residential uses.

The applicant is proposing to rezone this section of the property to O-1 to accommodate the proposed use which, as a result, would trigger a reduced screening buffer: from 30' to 10'. While this is allowed under zoning code, staff does not feel that it is sound practice to rezone a portion of a property's perimeter with a resulting impact of allowing a reduced landscape buffer. Therefore, staff is recommending denial of the O-1 Office Zone.

However, the proposed development does seem appropriate at this site as the office/training use is an accessory use to the manufacturing use currently on site. The location of the office/training use along the northern property line would seem to have less impact to the neighboring property- Emma Wheeler Homes- than a traditional manufacturing use.

So, staff is recommending that instead of the O-1 Office Zone, that the following 2006 condition be lifted:

1. No vehicular access via parcel IF access would impinge on the mandated 30 foot buffer.

However, in order to allow the proposed design while mitigating the proximity of the proposed drive to the abutting residential property, staff is proposing the following condition be placed on the M-1 Manufacturing Zone:

1. Prohibit trucking traffic from use of the new “employee entrance” created by the expansion of the training facility (“trucking traffic” as defined per the Transportation Department)

As an alternative, and based on the Chattanooga Transportation Department's advice, the drive may potentially be narrowed if used only for car traffic, thus allowing for a more generous buffer.

In order to reduce the horizontal width of the 30 foot buffer, the applicant will still need to pursue a variance from the required landscape screening. However, the variance process was established to deal with cases such as this situation. The site's coverage of the 100-year floodplain, proximity to the creek and floodway, and the potential for the Board of Zoning Appeals to review an alternative screening proposal is a more acceptable route to address this development proposal.