

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>2014-139</b>	<b>PC Meeting Date:</b> 12/02/2014
<b>Applicant Request:</b>	<b>Rezone from R-1 Residential Zone to C-2 Convenience Commercial Zone</b>	
<b>Property Location:</b>	<b>6514 and 6518 Shallowford Road</b>	
<b>Property Owner:</b>	<b>Joseph E. Proctor</b>	
<b>Applicant:</b>	<b>The Broadway Group, LLC</b>	
<b>Staff Recommendation:</b>	<b>DENY</b>	

## PROJECT ANALYSIS

### RPA Land Use & Transportation Comments

#### Project Description

The applicant is proposing to construct a commercial retail store on Shallowford Road.

#### Site Description

The 1.45 acre site consists of two parcels of property, one vacant and the other a small single family residence. The property is currently zoned R-1 Residential Zone and is surrounded on all sides by single-family residences. The area has a mix of residential uses and church facilities. The property is approximately a half mile from the Hickory Valley and Lee Highway commercial node.

#### Zoning History

In 2012 Planning Commission recommended approval (Case 2012-001) of a rezoning for this property to R-4 Special Zone with the following conditions:

- 1) A 50' undisturbed natural buffer along the southern property line with supplemental planting as required by the Land Development Office
- 2) The front building setback shall be consistent with the front building setback of the existing nearest residences to the east and west; + or – 5 feet.
- 3) The building height shall not exceed 25 feet.
- 4) The building shall maintain a residential appearance as indicated in the front elevation drawing submitted by the applicant.

However, that application was withdrawn before being heard by City Council.

#### Plans/Policies

Development in the subject area is guided by the Shallowford Road: Standifer Gap Road to Hickory Valley Road Corridor Policy (2009) and the Hamilton County Comprehensive Plan 2030. The Hamilton County Comprehensive Plan 2030 identifies this area as part of the Outer Suburban Development Sector, which is defined by the distinct separation of residential and non-residential uses.

In 2008, due to the widening of the roadway, the Chattanooga-Hamilton County Regional Planning Commission asked the Regional Planning Agency to review this area for potential uses other than those recommended by Shallowford Road- Lee Highway Area Plan (2004) which had recommended low density residential for this area. In 2009, Chattanooga City Council adopted the Shallowford Road Corridor Policy, amending the land use policy recommendations for properties fronting on Shallowford Road.

The Standifer Gap Road to Hickory Valley Road Corridor Policy (2009) recommends for the south side of

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Shallowford Road moving westward from Beeler Drive, that these properties are more appropriate for a moderate-density residential use or non-residential development with uses similar to those found in the O-1 Office Zone or R-4 Special Zone. These more intense uses can be accommodated in this area because the majority of these lots front on Shallowford Road have curb cuts onto the roadway, and they have the depth to accommodate more intense development while still mitigating the impact of such on adjoining property.

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### **City Departmental Infrastructure & Operational Comments**

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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.

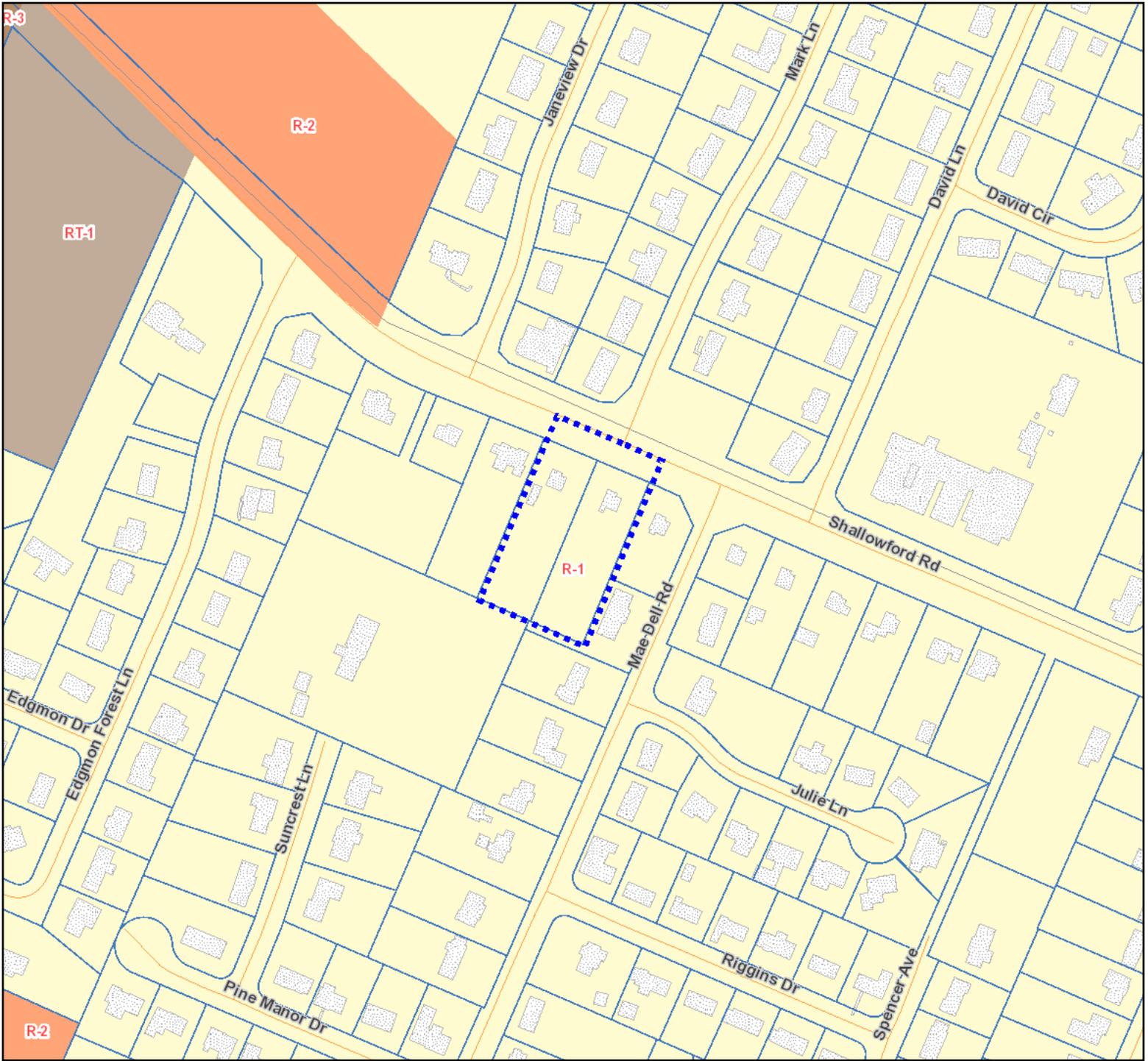
Additional comments are indicated by department below.

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### **RPA Summary**

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The applicant's proposed use and requested zone are not supported by the Shallowford Road Corridor Policy. The intent of the adopted policy is to allow for redevelopment of properties bordering Shallowford Road while minimizing potential impacts from more intense commercial development. For this reason, the policy recommends O-1/R-4 Special Zone as a buffer between the residential property and higher intensity uses. A commercial use at this location could also cause conflicts with surrounding residential land uses due to the operating hours and noise from dumpster activity/deliveries. If approved, it also would set a precedent for more commercial zoning along this section Shallowford Road. Therefore, the Regional Planning Agency recommends denial of this rezoning request.



## 2014-139 Rezoning from R-1 to C-2



250 ft

Chattanooga Hamilton County Regional Planning Agency

