

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-131	PC Meeting Date: 12-8-14
Applicant Request:	Rezone from A-1 Agricultural Zone to LM-1 Light Manufacturing Zone	
Property Location:	2212 Taft Highway	
Property Owner:	John O. Lines, Jr.	
Applicant:	Jim Morrison	
Staff Recommendation:	APPROVE, subject to conditions as stated below	

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

The applicant plans to construct climate-controlled storage buildings on this site. Each of the two proposed buildings would be 60 feet wide by 235 feet long (14,100 sq. ft.) and will be located on the east side of the lot, leaving the existing vegetation on the west side of the lot, facing Taft Highway, undisturbed as indicated by the submitted site plan. Vehicular access is proposed from Taft Highway at the south end of the lot. The applicant does not propose to provide sidewalks, parking, or dumpsters.

Site Description

This 3.87-acre site located along Taft Highway, just south of the Fairmount Pike intersection, is currently wooded and undeveloped. Immediately adjacent to the northern boundary of the property is a gas line easement.

Nearby uses include the Fairmount Orchard to the north, retail (The Bread Basket) to the south, and single-family residential across Taft Highway to the west. Wooded, and currently undeveloped, land lies to the immediate east of the property.

The land slopes approximately 50 feet down from the northwest corner of the property to the southeast.

The property is located along a curve in Taft Highway, and a guardrail extends along almost the entire length of the Taft Highway frontage. A survey would be needed to determine the exact location of the guardrail in relation to the property boundary. These conditions, along with the grade of the road and the proximity to the Fairmount Pike intersection may warrant additional consideration of the access to the property.

Zoning History

Adjacent zones include the A-1 Agriculture Zone to the north and east, LM-1 Light Manufacturing Zone to the south and R-1 Residential Zone to the west across Taft Highway.

The abutting property to the south was rezoned from A-1 Agriculture Zone to M-2 Wholesale and Light Industry District, with conditions, in 1992. The same property was subsequently rezoned to the new LM-1 Light Manufacturing Zone in 2002. Currently, that property is developed with The Bread Basket (bakeries is one of three principal uses allowed in that zone).

Four (4) parking spaces are required for every 1000 square feet of net leasable floor area for the proposed use "or such lesser number of spaces as shall provide reasonable parking for the use of the

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building per approval of the Board of Mayor and Aldermen." The applicant does not propose to provide any parking on-site and will therefore need approval from the Board of Mayor and Alderman.

Plans/Policies

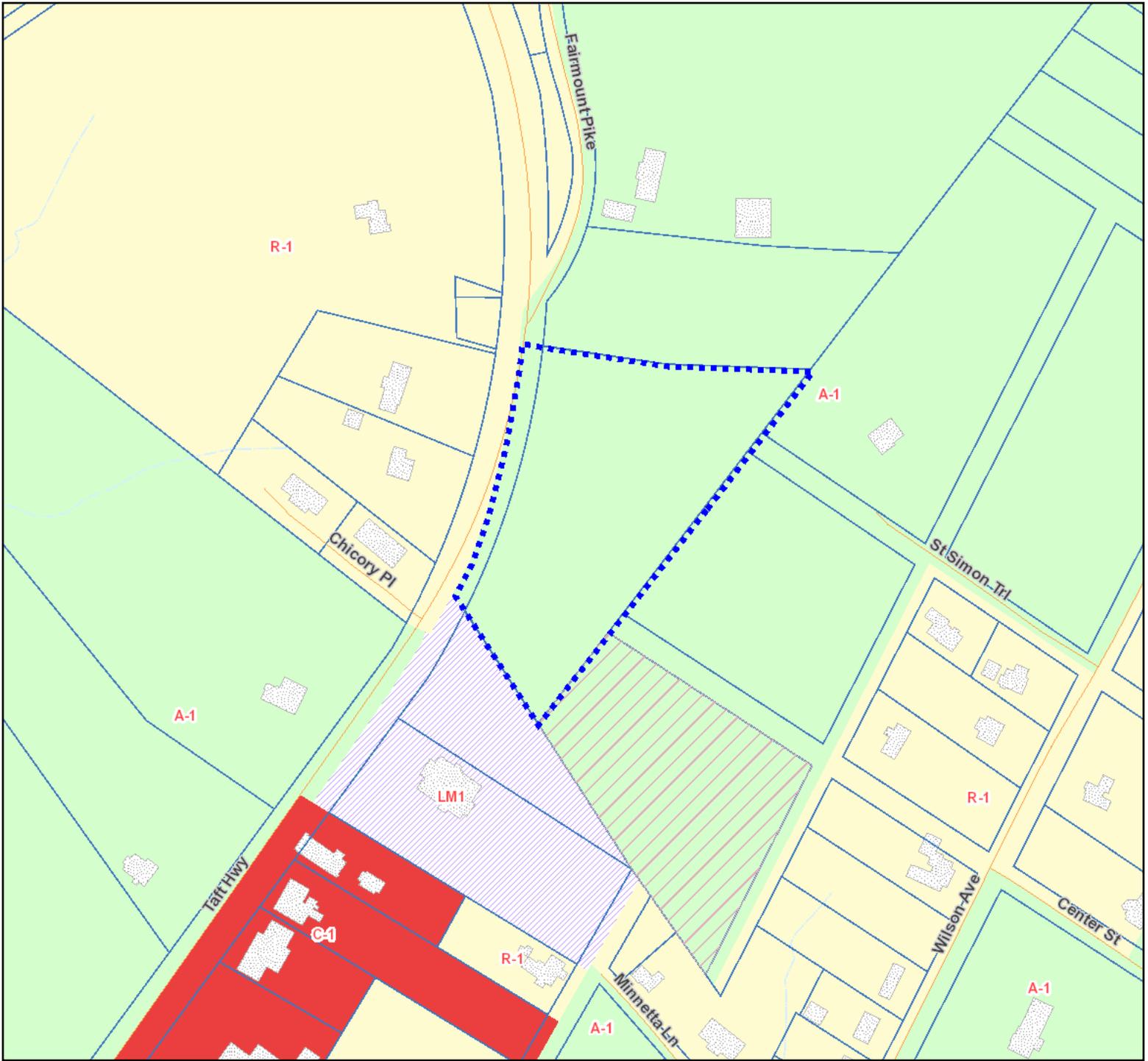
The property is located within the study boundary of the 1997 Walden's Ridge Plateau Area Plan. The plan recommends a commercial center just south of the Taft Highway and Fairmount Pike intersection. The Plan does however caution against "haphazard development, resulting in poorly designed conventional strip development. Strip development typically consists on an abundance of asphalt and parking, numerous curb cuts, little or no landscaping, generic box-like buildings, and a general lack of cohesion." As part of the Town Corridor Character Area discussion, the plan recommends important character elements that can include "small to moderate scale buildings, landscaping, architectural detailing, preservation of tree cover, and rural vistas, and compact site design with less emphasis on parking."

RPA Summary

The proposed zone is an extension of the adjacent zoning and the area is a recommended location of a commercial center as identified in the 1997 Walden's Ridge Plateau Area Plan. While the proposed use of climate controlled warehouses would not necessarily be consistent with the surrounding residential uses, the applicant is proposing to leave the western wooded portion of the site undisturbed, which would provide a visual buffer from Taft Highway and helps meet the plan recommendation to preserve tree cover. Additionally, if the applicant does not provide on-site parking, and if a variance is approved by the Board of Mayor and Alderman, the lack of a large surface parking lot helps maintain a smaller development footprint on this site.

The RPA recommends approval of the applicant's request to rezone from A-1 Agriculture Zone to LM-1 Light Manufacturing Zone, subject to the following conditions:

1. A minimum 100-foot buffer of undisturbed existing vegetation shall be maintained along Taft Highway except where an entrance drive is located and to maintain sight distance from the entrance drive.
 2. A property survey shall be used to identify the exact location of the existing guard rail in relation to the property boundary. Approval for the curb cut is required from the Tennessee Department of Transportation (TDOT) if the guard rail is impacted.
 3. A traffic study as required by the Town of Walden.
 4. No access from the Center St. or Simon St. rights-of-way.
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2014-131 Rezoning from A-1 to LM-1

242 ft

Chattanooga Hamilton County Regional Planning Agency