

ZONING APPLICATION FORM

CASE NUMBER: 2013-144		Date Submitted: 10-10-2013					
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
1 Applicant Request							
Zoning	From: R-1, C-4	To: MXU					
	Total Acres in request area: ±9.8 acres						
2 Property Information							
Property Address:	2418, 2424, 2428, and 2440 Elam Lane; 2501, 2511, 2515, 2519, and 2527 Gunbarrel Road						
Property Tax Map Number(s):	149A-B-016, 149A-B-017, Parts of: 149A-B-007, 149A-B-007.01, 149A-B-008, 149A-B-017.01, 149A-B-017.02, 149A-B-018, and 149A-B-019.						
3 Proposed Development							
Reason for Request and/or Proposed Use:	Future Mixed Use Development						
4 Site Characteristics							
Current Zoning:	R-1 & C-4						
Current Use:	Vacant						
Adjacent Uses:	Vacant, Residential, and Commercial						
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: Napier Associates & Gunbarrel Partners		Address: 7201 Shallowford Road, Suite 200					
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner					
City: Chattanooga	State: TN	Zip Code: 37421	Email: ken@defoordevelopments.com				
Phone 1: 423-855-0784	Phone 2:	Phone 3:	Fax:				
6 Property Owner Information (if not applicant)							
Name:		Phone:					
Address:							
Office Use Only:							
Planning District: 10		Neighborhood: Brainerd-East Brainerd, Friends of East Brainerd					
Hamilton Co. Comm. District: 8	Chatt. Council District: 4	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: ±9.8 Acres	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 9410-83, 9103-294, 9103-302, and 9670-235							
Plat Book/Page: 35-65 and 10-49 and 69-83		<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 1			
<input checked="" type="checkbox"/>	Filing Fee: \$705.00	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Check	Check Number: 7521	
Planning Commission meeting date: 11-11-13			Application processed by: Trevor Slayton				

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2013-144	PC Meeting Date: 07-14-14
Applicant Request:	Rezone from R-1 Residential Zone and C-4 Planned Commerce Center Zone to MXU Mixed Use Zone	
Property Location:	2418,2424,2428,2440 Elam Lane; 2501,2511,2515,2519 Gunbarrel Road	
Property Owner:	Napier Associates and Gunbarrel Partners	
Applicant:	Same	
Staff Recommendation:	Defer 30 days	

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

The applicant is proposing to extend the existing MXU Mixed Use Zone for future mixed use development.

Site Description

The 9.8 acres site is currently vacant. Adjacent properties are commercial, single family residential and townhouse uses.

Zoning History

Part of this site was rezoned to C-4 Planned Commerce Center Zone in 2012 (case 2012-089) by Ordinance 12691. The remaining portion of the requested site is R-1 Residential Zone with no recent rezoning requests. Adjacent properties to the south have been rezoned to MXU Mixed Use Zone in 2005, 2006, 2007 and 2012.

Plans/Policies

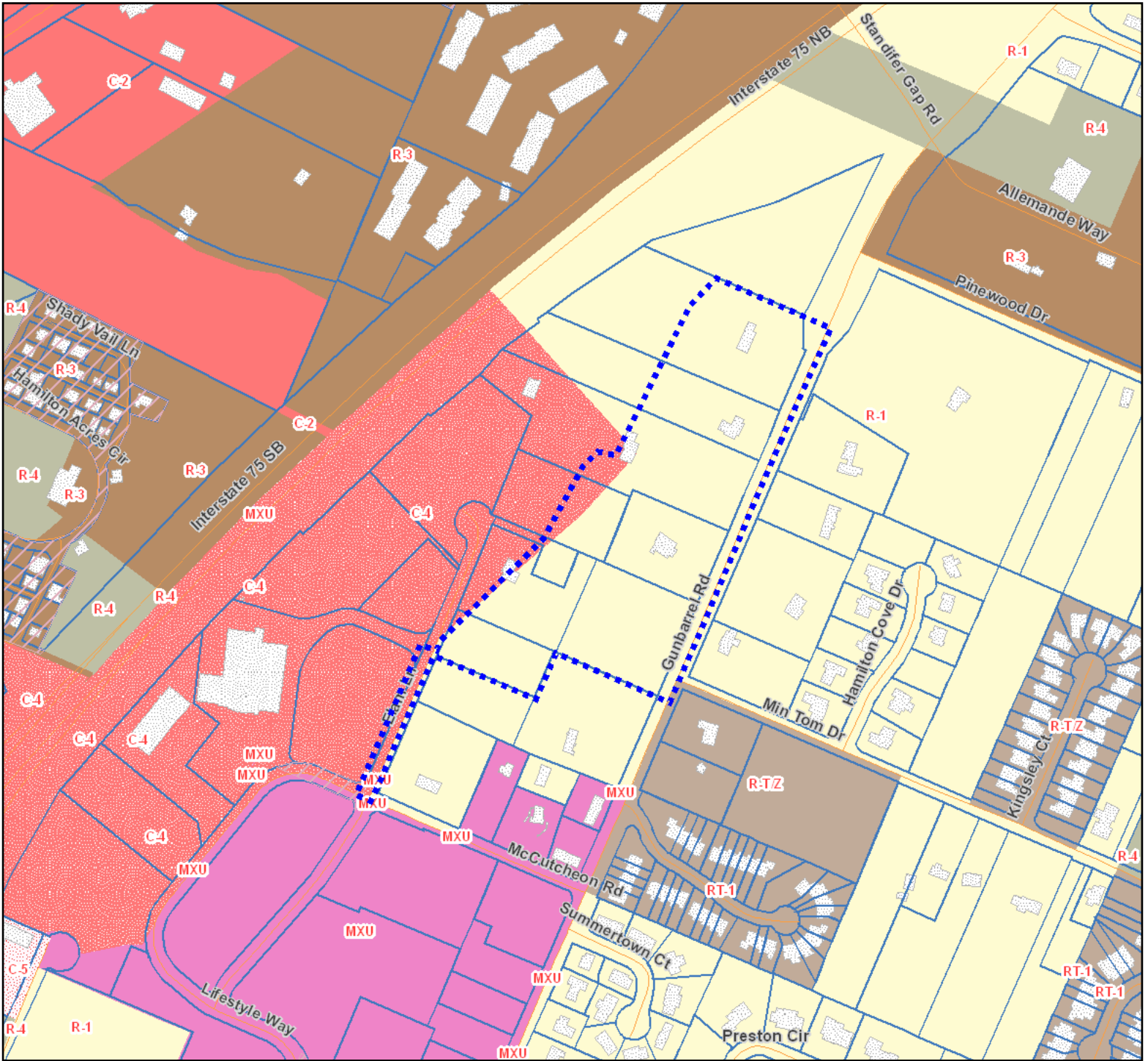
The uses of this site are guided by the 2001 Hamilton Place Community Land Use Plan.

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 Chattanooga-Hamilton County Regional Planning Agency and the Transportation Department for the City of Chattanooga recommend deferring action on this request for 30 days to allow time for the staff to meet with the applicant and address modifications to the site plan as submitted. The site currently has a number of transportation-related zoning conditions that may need to be modified as part of this request. These conditions are directly related to the final site plan submittal. In addition, RPA staff will need to consider potential policy change implications for properties fronting the east side of Gunbarrel Road. This deferral would allow time for staff to address these items.



2013-144 Rezoning from R-1 and C-4 to MXU

400 ft

Chattanooga Hamilton County Regional Planning Agency

RECEIVED

JUN 27 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services

MASTER SITE ZONING LEGEND INFORMATION

PROPOSED ZONING INFORMATION

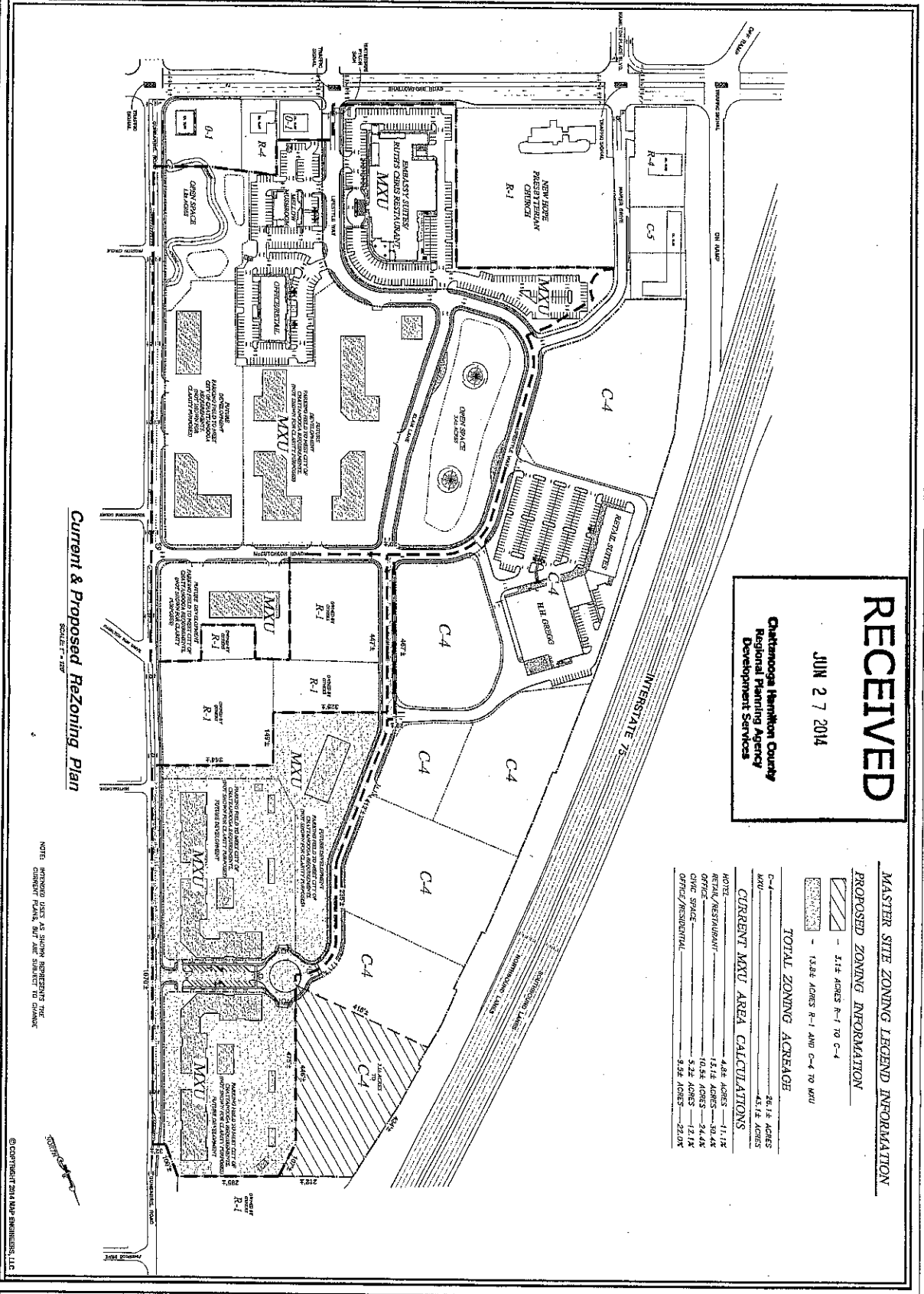
- 114 ACRES R-1 TO C-4
- 1382 ACRES R-1 AND C-4 TO MXU

TOTAL ZONING ACREAGE

C-4	30.14 ACRES
MXU	451.14 ACRES
TOTAL	481.28 ACRES

CURRENT MXU AREA CALCULATIONS

HOTEL	4.89 ACRES
RETAIL/RESTAURANT	11.17 ACRES
OFFICE	15.14 ACRES
CHIC SPACE	10.54 ACRES
OFFICE/RESIDENTIAL	5.22 ACRES
TOTAL	46.96 ACRES



Current & Proposed Rezoning Plan

SCALE: 1"=20'

NOTE: SHADDED AREAS AS SHOWN REPRESENTS THE CURRENT PLAN, BUT ARE SUBJECT TO CHANGE.

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RE: 2013-144
6/27/14



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Chattanooga, TN 37421
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GRAPHIC SCALE
0 60 120 240 360

WATERSIDE DEVELOPMENT
FOR:
DEFOOR BROTHERS
6074 SHALLOWFORD ROAD
CHATTANOOGA, TN 37421

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