

ZONING APPLICATION FORM

CASE NUMBER:	2014-068	Date Submitted: 6-17-2014					
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
1 Applicant Request							
Zoning	From: R-1 & R-4	To: C-4					
	Total Acres in request area: 5.42 Acres						
2 Property Information							
Property Address:	7502 Shallowford Road						
Property Tax Map Number(s):	149J-A-002 (Part)						
3 Proposed Development							
Reason for Request and/or Proposed Use:	To facilitate compatible uses for project development						
4 Site Characteristics							
Current Zoning:	R-4 / R-1 / C-4						
Current Use:	Recreation Area						
Adjacent Uses:	R-4 / R-3 / C-4						
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: Neuhoff Taylor Architects		Address: 699 Dallas Road					
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner					
City: Chattanooga	State: Tenn.	Zip Code: 37405	Email: pat@neuhofftaylor.com				
Phone 1: 423-265-3272	Phone 2:	Phone 3:	Fax: 423-266-5502				
6 Property Owner Information (if not applicant)							
Name: YMCA Association of Metro Chattanooga		Phone: 423-265-8834					
Address: 301 West Sixth Street, Chattanooga, TN. 37402							
Office Use Only:							
Planning District: 10		Neighborhood: Friends of East Brainerd, Brainerd-East Brainerd Chamber					
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: 5.42	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 8198-118, 6142/556							
Plat Book/Page: 12-39				<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: 3031	
Planning Commission meeting date: 7-14-2014				Application processed by: Jennifer Ware			

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-068	PC Meeting Date: 07-14-14
Applicant Request:	Rezoning from R-1 Residential Zone and R-4 Special Zone to C-4 Planned Commerce Center Zone	
Property Location:	7502 Shallowford Road	
Property Owner:	YMCA Association of Metro Chattanooga	
Applicant:	Neuhoff Taylor Architects	
Staff Recommendation:	APPROVE, subject to conditions as specified in the summary below.	

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

The applicant is proposing 48,720 square feet of retail development with access from Shallowford Road and through the adjacent office development to the west to Ogletree Avenue.

Site Description

The 5.26 acre site is developed as a recreational area with tennis courts and outbuildings. Adjacent surrounding properties are multi-family residential, office and commercial uses.

Zoning History

A narrow portion of this site at the southern end was zoned to C-4 Planned Commerce Center Zone by Ordinance 11208 in 2001 (Case 2001-175). An area of the site to the west was rezoned to R-4 Special Zone with conditions by Ordinance 11571 in 2004 (Case 2004-092). The northern portion of the property has been zoned R-4 Special Zone since the 1970's. The applicant recently applied in May, then withdrew, (Case 2014-048) for the same rezoning as is requested on this application.

Plans/Policies

The land uses of this site are guided by the 2001 Hamilton Place Community Plan. The plan calls out this area as a "pressure site" which sits at the midpoint of the conflict between single-family residential neighborhoods and the expanding commercial areas. This "pressure site" is described as a transition to the residential uses, developed either as a civic use or with medium-density residential development.

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 has applied for the extension of C-4 Planned Commerce Center Zone replacing the existing R-1 Residential Zone and a portion of the existing R-4 Special Zone.

The plan states that underutilized and undeveloped land on Shallowford Road east of Gunbarrel Road creates pressure to expand commercial development eastward along Shallowford Road. The land use strategy for this area is to promote medium and high density residential development that acts as a transition between the commercial areas and the single-family residential neighborhoods to the east.

STAFF CASE REPORT TO PLANNING COMMISSION

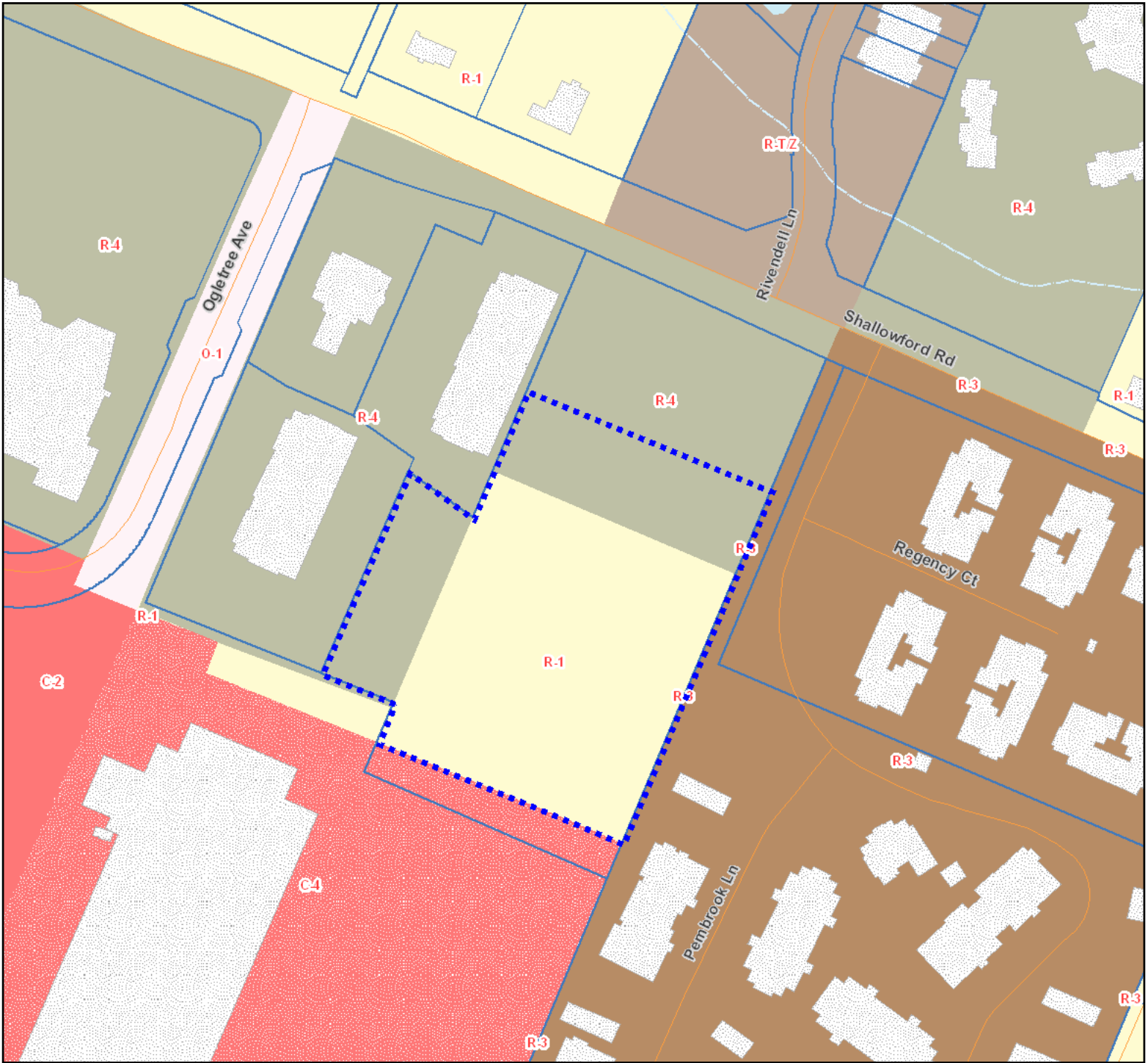
Therefore, the Hamilton Place Community Plan recommends a medium-density residential or civic use (reflective of its current land use) for this site.

The applicant shows access from both Shallowford Road and Ogletree Avenue. The applicant has provided an easement agreement with neighboring property to allow for the Ogletree Avenue connection. Within the site, a set of internal streets have been shown which will increase internal circulation. This connectivity could be further increased with a vehicular connection to the adjacent C-4 Planned Commerce Center zoned property south of the site.

Less intense and smaller-scale commercial and office development are appropriate for the site as found in the existing R-4 Special Zone currently on site and as depicted as offices on the applicant's site plan. The scale and intensity of development allowed in C-4 Planned Commerce Center Zone can be appropriate if compatibility issues are addressed and mitigated with conditions. The RPA recommends approval with the following conditions:

1. Provide vehicular access to Ogletree Avenue.
2. Developer to construct internal driveway which includes 5' landscaped buffer and 5' sidewalks in the general locations as illustrated on accompanying site plan, for the review and approval of the City Transportation Department.
3. Landscaping to be approved by City Landscape Architect.

Although not noted as a condition, staff further recommends that the applicant orient the proposed office buildings on the front portion of the site so that they directly front the primary access drive coming off of Shallowford Road. This would help break up the parking areas and add further interest to the entrance coming off of Shallowford Road.



2014-068 Rezoning from R-1 and R-4 to C-4



175 ft