

ZONING APPLICATION FORM

CASE NUMBER:	2014-047	Date Submitted: 5-9-2014					
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
1 Applicant Request							
Zoning	From: R-1	To: M-1					
	Total Acres in request area: 17.4 Acres						
2 Property Information							
Property Address:	430, 500, 504, & 512 Runyan Drive						
Property Tax Map Number(s):	126B-B-005, 006, 007, & 008						
3 Proposed Development							
Reason for Request and/or Proposed Use:	Employee Parking lot for Komatsu Plant						
4 Site Characteristics							
Current Zoning:	R-1						
Current Use:	Vacant						
Adjacent Uses:	Residential						
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: Rusty Russell (Phaltless Inc)		Address: 2611 Riverside Drive					
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: 37406	Email: rusty@phaltless.com				
Phone 1: 423-827-8944	Phone 2:	Phone 3:	Fax: 423-622-9823				
6 Property Owner Information (if not applicant)							
Name: Komatsu America Corporation		Phone: 423-267-1026					
Address: 409 Signal Mountain Road Chattanooga, TN 37405							
Office Use Only:							
Planning District: 5		Neighborhood: Friends of Mountain Creek					
Hamilton Co. Comm. District: 2		Chatt. Council District: 1	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: 17.4	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 8000-476, 10173-0001, & 10173-0004							
Plat Book/Page: 1037-127				<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: 5118	
Planning Commission meeting date: 6-09-2014				Application processed by: Marcia Parker			

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-047	PC Meeting Date: 06-09-14
Applicant Request:	Rezoning from R-1 Residential Zone to M-1 Manufacturing Zone	
Property Location:	430, 500, 504 and 512 Runyan Drive	
Property Owner:	Komatsu America Corporation	
Applicant:	Rusty Russell (Phaltless, Inc.)	
Staff Recommendation:	DENY applicant's request. Recommend to APPROVE R-4 Special Zone for a 2-acre portion of the property, subject to employee parking only.	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to utilize the area for additional employee parking for the Komatsu Manufacturing company located across Runyan Drive.

Site Description

The 17.4 acre site is currently vacant. Adjacent surrounding properties are single-family residential uses.

Zoning History

This site has had no recent zoning activity.

Plans/Policies

There is no current adopted land use plan for this 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

RPA recommends denying the applicant's request to rezone the entire area from R-1 Residential Zone to M-1 Manufacturing Zone. However, RPA does recommend rezoning only that portion of the property to be used for employee parking to R-4 Special Zone. The remainder of the property should maintain its R-1 Residential Zone.

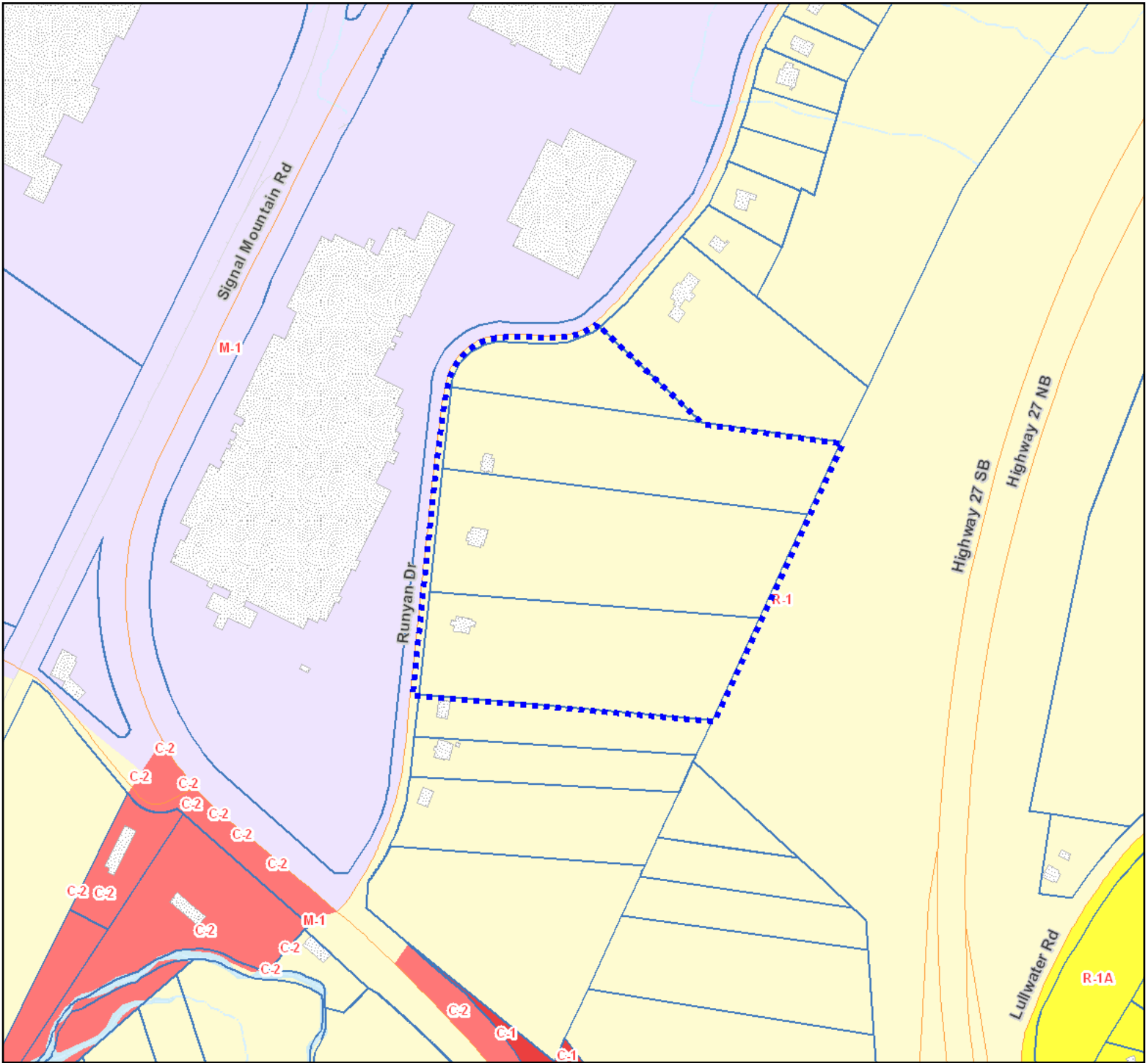
Absent a land use plan to provide guidance, RPA staff reviewed the rezoning request for appropriateness based on a review of adjacent land use and zoning classifications. Approving an M-1 Manufacturing Zone at this location would introduce a zoning classification that is less restrictive than the existing R-1 Residential Zone along Runyan Drive. Existing land use along this side of Runyan Drive are primarily single-family detached dwellings and vacant land.

This side of Runyan Drive is R-1 Residential Zone. Approving an M-1 Manufacturing Zone for approximately 17.4 acres of land without a site plan for the overall development of site with no restrictions or limitations on future use of the property could potentially create nuisance issues for the adjoining single-family detached residential dwellings.

STAFF CASE REPORT TO PLANNING COMMISSION

In an attempt to reduce potential future nuisance issues associated with manufacturing uses and off-street parking lots with adjacent single-family detached dwellings, RPA staff recommends that only the 2-acre portion identified for off-street or employee parking on the applicant's site plan be rezoned to R-4 Special Zone. The remainder of the property will remain as zoned, which is R-1 Residential. Leaving the R-1 Residential Zone in place would provide a transition/buffer area between the proposed employee parking lot and the adjacent single-family detached residential dwellings. Also, if in the future there is the need for future expansion needs for the remainder of this site, RPA staff and the public would be provided with an opportunity to review any future expansion plans during the public input process for the rezoning.

During the pre-application meeting, RPA staff advised the applicant that the City of Chattanooga Board of Zoning Appeals could grant a Special Exceptions Permit for off-street parking lots in the R-1 Residential Zone when such lots are adjacent to office, commercial, and manufacturing zones provided the plans for off-street parking are approved by City Engineer and Transportation Department. The Special Exceptions Permit could allow the proposed use without the rezoning of this site.



2014-047 Rezoning from R-1 to M-1



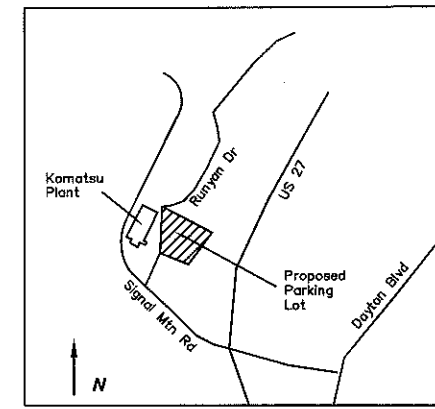
350 ft

Chattanooga Hamilton County Regional Planning Agency



APPLICANT: RUSTY RUSSELL
 PHALTLESS, INC.
 2611 RIVERSIDE DRIVE
 (423) 827-8944

AREA: Approx. 17.4 ac



SITE LOCATION

CURRENT ZONING: R-1

APPROXIMATE LOCATION OF EXISTING POWER EASEMENT

30' TYPE A SCREENING BUFFER
 EXISTING VEGETATION TO REMAIN

PROPOSED M-1 ZONING

TM:126B-B-008

PROPOSED M-1 ZONING

TM:126B-B-007

PROPOSED M-1 ZONING

TM:126B-B-006

PROPOSED M-1 ZONING

TM:126B-B-005

CURRENT ZONING: R-1

25' BUILDING SETBACK

RECEIVED
 MAY - 9 2014
 Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

ENGINEERING SERVICES, INC.

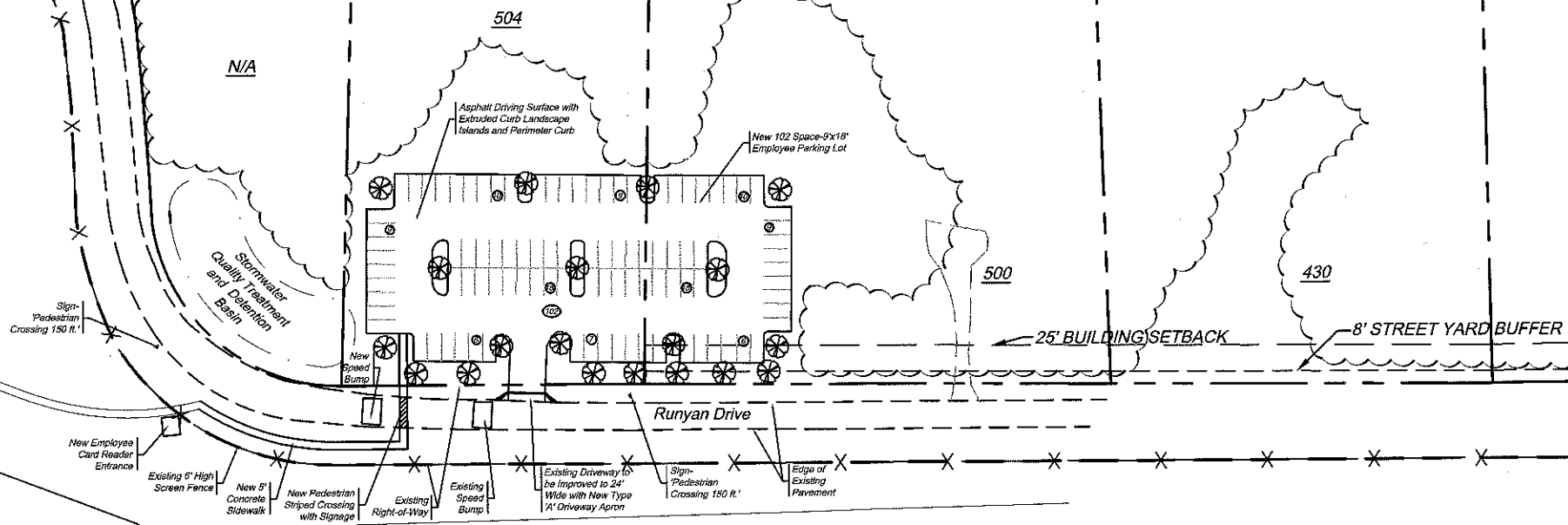


651 E. 4th Street, Suite 407
 Chattanooga, TN 37403
 PH: (423) 266-3501 FAX: (423) 266-3286

PRELIMINARY NOT FOR CONSTRUCTION

DATE 04/21/2014
 DRAWN BY TJP
 CHECKED BY ASD
 SCALE 1"=50'
 JOB NUMBER 13146

PRELIMINARY EMPLOYEE PARKING FACILITY SITE PLAN
 DRAWING NUMBER C2.0



2014-047