

ZONING APPLICATION FORM

CASE NUMBER:	2014-048	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 & R-4	To: C-4					
	Total Acres in request area: 5.26 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							
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: 8838	
Planning Commission meeting date: 6-9-2014				Application processed by: Trevor Slayton			

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-048	PC Meeting Date: 06-09-14
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:	DENY	

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

The applicant is proposing to 42,440 square feet of retail development with access from Shallowford Road and Ogletree Avenue.

Site Description

The 5.26 acre site is developed as a recreational area with tennis courts and out buildings. 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.

Plans/Policies

This site is within the 2000 Hamilton Place Community Plan. The plan calls out this particular parcel 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's site plan depicts a development that includes the 42,440 square feet of retail as two connected units (one 36,000 sq. ft and the other as 6,440 sq. ft) and two proposed 6,480 sq. ft. offices. This property is split by several zoning designations. The offices shown on the site plan are proposed for the part of the property already zoned R-4 Special Zone. The applicant is not requesting rezoning for the portion of the property with the proposed offices but is requesting a change for a portion of the R-4 Special Zone to C-4 Planned Commerce Center Zone. The remainder of the property is primarily zoned R-1 Residential with a small portion zoned C-4 Planned Commerce Center Zone running along a portion of the shared property line along the south side of the site.

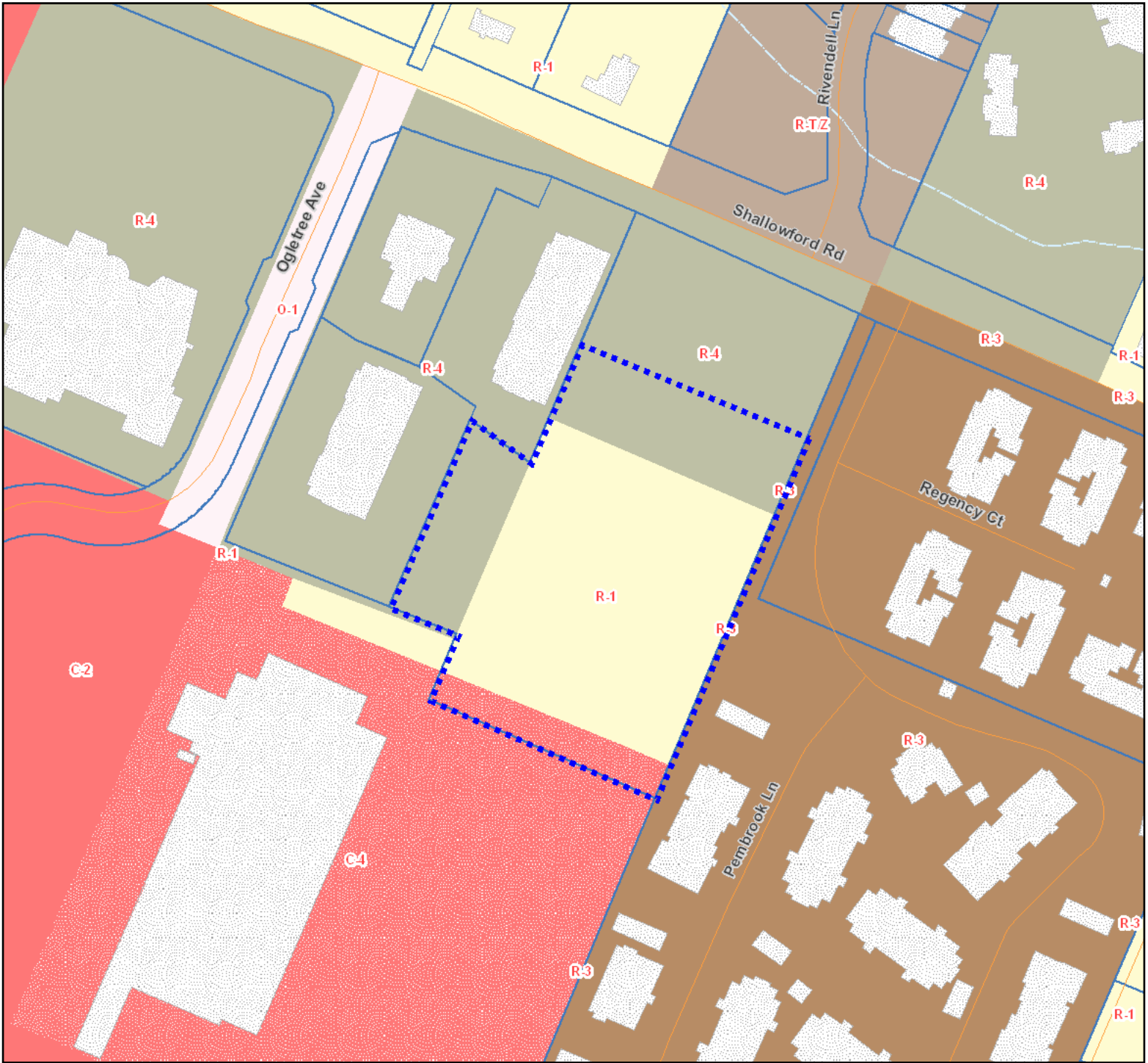
STAFF CASE REPORT TO PLANNING COMMISSION

The applicant has applied for a continuation of C-4 Planned Commerce Center Zone replacing the existing R-1 Residential 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. 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. However, the access to Ogletree Avenue is through several hundred feet of private property and at least 100' of the length is currently not developed as a driveway or roadway. As no additional information was provided to confirm that this connection could be made, staff is uncertain as to the viability of this connection to Ogletree Avenue.

Less intense and smaller scale commercial and office development could be 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 would be inappropriate due to its only confirmed ingress/egress point along Shallowford Road and inconsistency with the intentions of the Hamilton Place Community Plan. For these two reasons the RPA recommends denial.



2014-048 Rezoning from R-1 and R-4 to C-4

188 ft

Chattanooga Hamilton County Regional Planning Agency

