

**ZONING APPLICATION FORM**

<b>CASE NUMBER:</b>	2014-049	<b>Date Submitted:</b> 5-9-2014					
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
<b>1 Applicant Request</b>							
<b>Zoning</b>	<b>From: A-1</b>	<b>To: C-2 / R-3</b>					
Total Acres in request area: 41.2 Acres							
<b>2 Property Information</b>							
Property Address:	9700 Block of E. Brainerd Road						
Property Tax Map Number(s):	172-056						
<b>3 Proposed Development</b>							
Reason for Request and/or Proposed Use:	The C-2 Portion will be retail Shops; The R-3 Portion will be Speculative						
<b>4 Site Characteristics</b>							
Current Zoning:	A-1						
Current Use:	Vacant						
Adjacent Uses:	C-2 / R-1 / R-2						
<b>5 Applicant Information</b>							
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 <b>not</b> the property owner					
City: Chattanooga	State: TN	Zip Code: 37405	Email: pat@neuhofftaylor.com				
Phone 1: 423-265-3272	Phone 2:	Phone 3:	Fax: 423-266-5502				
<b>6 Property Owner Information (if not applicant)</b>							
Name: Barbara Moss BeVile		Phone:					
Address: 3001 W. 10th Street. Unit 301, Panama City, FL. 32401							
<b>Office Use Only:</b>							
Planning District: 10		Neighborhood: Friends of East Brainerd, Brainerd-East Brainerd Chamber					
Hamilton Co. Comm. District: 7		Chatt. Council District: N/A	Other Municipality:				
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:					
<b>Checklist</b>							
<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: 41.2	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 7292-572							
Plat Book/Page: N/A				<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 2	
<input checked="" type="checkbox"/>	Filing Fee: \$770.00	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Check	Check Number: 3016	
Planning Commission meeting date: 6-9-2014				Application processed by: Trevor Slayton			

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>2014-049</b>	<b>PC Meeting Date:</b> 06-09-14
<b>Applicant Request:</b>	<b>Rezoning from A-1 Agricultural District and C-2 Local Business Commercial District to R-3 Apartment-Townhouse District and C-2 Local Business District</b>	
<b>Property Location:</b>	<b>9700 block East Brainerd Road</b>	
<b>Property Owner:</b>	<b>Barbara M. BeVille</b>	
<b>Applicant:</b>	<b>Neuhoff Taylor Architects</b>	
<b>Staff Recommendation:</b>	<b>DENY</b>	

## PROJECT ANALYSIS

### RPA Land Use & Transportation Comments

#### Project Description

The applicant is proposing a commercial shopping center in the C-2 Local Business District portion and an unspecified use within the R-3 Apartment-Townhouse District portion. For the commercial portion, the applicant is requesting to rezone approximately 16.6 acres for C-2 Local Business District, in addition to the existing 12.6 acres already zoned commercial, resulting in a total commercial zone of approximately 29.2 acres for the site. Based on the site plan provided for the commercial portion, the applicant is indicating approximately 121,500 square feet of retail and seven outparcels with unspecified square footages. The commercial site plan indicates access to the residential portion of the site, but no site plan was provided for the residential area. For the residential portion, the applicant is requesting 24.6 acres for an R-3 Apartment-Townhouse District.

#### Site Description

The 53.9 acre site is currently vacant and undeveloped. Adjacent surrounding properties are single-family residential to the north and east. To the west, across Ooltewah-Ringgold Road from the site are commercial uses including drive-through restaurant and a Super Bi-Lo commercial development, and a R-1 PUD residential development. Adjoining the site at the northwest corner of the site is an existing small scale commercial use. Both Ooltewah-Ringgold and East Brainerd Road are two lane roads that service this site.

#### Zoning History

Approximately 12.6 acres in the northwest corner of the proposed development has been zoned C-2 Local Business District since 1972 and is not part of the rezoning request. Several properties across East Brainerd Road to the north were rezoned to C-2 Local Business District in 2007 and 2010. The C-2 Local Business District across Ooltewah-Ringgold Road to the west (Bi-Lo shopping area) was rezoned in 1998 (totaling approximately 14.6 acres). The area of the rezoning request had been zoned A-1 Agricultural District in the 1960's.

#### Plans/Policies

The East Brainerd Corridor Community Plan includes the intersection of Ooltewah-Ringgold and East Brainerd Road. It recommends improvements be made to both roads. The plan highlights this intersection as a gateway and is intended for a concentration of medium to high intensity mixed-uses to be planned and constructed as a unit.

The Comprehensive Plan 2030 highlights this intersection as an "Opportunity Area" within the Outer

## STAFF CASE REPORT TO PLANNING COMMISSION

---

Suburban Growth development sector. The plan defers to the East Brainerd Corridor Community Plan intended use again as a medium to high intensity mixed-uses zone to be planned and constructed as a unit.

The Chattanooga-Hamilton County/North Georgia Transportation Planning Organization's (TPO) 2040 Regional Transportation Plan does not include any proposed improvements for Ooltewah-Ringgold Road, but improvement to the intersection of Ooltewah-Ringgold Road and East Brainerd Road are expected to be constructed in 2014 as documented in the TPO's 2014-2017 Transportation Improvement Program (TIP).

---

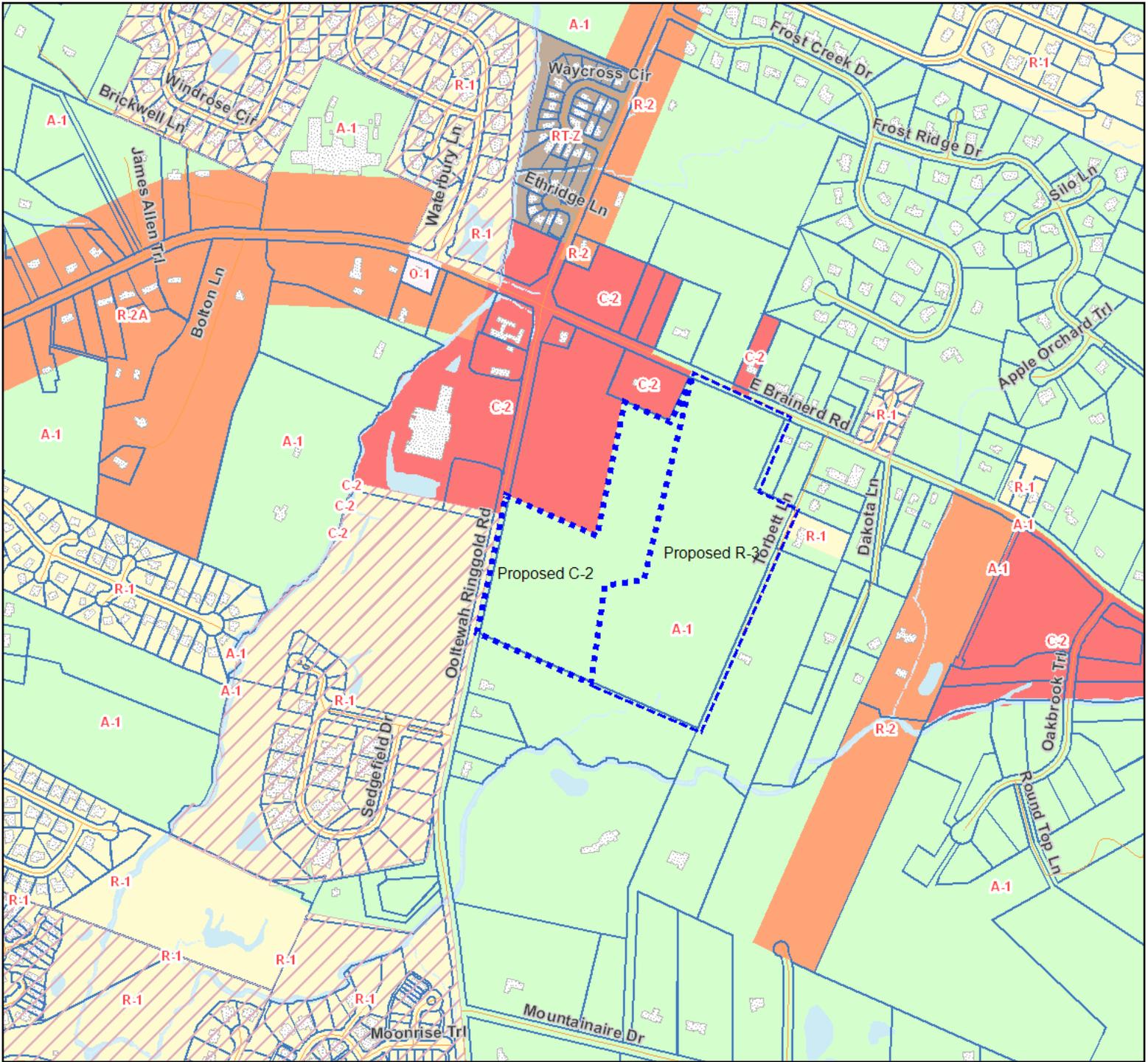
### Departmental Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County Water Quality staff. In addition, all land development in Hamilton County is further required to comply with current building codes, zoning regulations, water quality and landscape regulations.

---

### RPA Summary

Based on the adopted policies, it is clear that the Ooltewah-Ringgold Road and East Brainerd Road intersection is intended to be a medium to high-intensity, mixed use development location. A portion of the site is already zoned commercial to accommodate this policy, and a grocery store center is already located across the street. The request is to rezone additional acreage to commercial to accommodate a larger scale shopping center, and to rezone property for R-3 apartment/townhouse development. Since no site plan was provided for the R-3 Apartment-Townhouse District portion of the request, it is unclear how this portion of the proposal will be integrated into the overall development proposal to achieve the plan's vision for a mixed-use development at this location. The proposal to increase the commercially zoned acreage from 12.6 acres to 29.2 acres (similar in size to SuperTarget Center on Highway 153 or other large big-box centers) would not be appropriate for this location based on the established, predominant residential character of the area. When combined with the existing commercial zoning already in place for this location, this proposal would increase the total commercial zoning for this intersection to 43.8 acres which would shift this node from a neighborhood-serving to a more regional scale retail center. Based on the guidance of the Comprehensive Plan, such centers should not be located on two lane roads. In addition, extending the commercial zoning farther south along Ooltewah-Ringgold Road would not be compatible with an existing residential PUD community that would be across from this commercial development. Finally, the current transportation infrastructure consists of two-lane roads without sidewalks on both East Brainerd Road and Ooltewah-Ringgold Road. The Regional Transportation Plan (RTP) has identified an expansion of Ooltewah-Ringgold Road though commitment of funding has not been secured for the next 20 years. The RTP has also identified an expansion of East Brainerd Road to, but not past, Ooltewah-Ringgold Road though commitment of funding has not been secured for the next 20 years. Based on these considerations, staff recommends denial of the request.



## 2014-049 Rezoning from A-1 to R-3 and C-2

750 ft

**Chattanooga Hamilton County Regional Planning Agency**

RECEIVED

MAY 19 2014

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services

ZONED A-1

A1

A1

A1

A1

A1

R1

ZONED A-1

LOCATION MAP

C2

EXISTING ZONING=A-1  
PROPOSED ZONING=R-3  
24.6 ACRES

PROPERTY A  
51.05± ACRES  
EXISTING ZONING=A-1  
TAX MAP #172 056

ZONED A-1

ZONED A-1

ZONED A-1

ZONED A-1

ZONED C-2

C-2

C-2

ZONED C-2

PROPERTY C  
1.96± ACRES  
ZONING = C-2

17,500 SF

40,000 SF

14,000 SF

30,000 SF

20,000 SF

OUTPARCEL  
3 ACRE

EXISTING ZONING=C-2

OUTPARCEL  
.88 ACRE

OUTPARCEL  
.88 ACRE

OUTPARCEL  
.9 ACRE

OUTPARCEL  
.9 ACRE

OUTPARCEL  
.9 ACRE

OUTPARCEL  
.9 ACRE

EXISTING ZONING=A-1  
PROPOSED ZONING=C-2  
16.6 ACRES

PROPERTY B  
EXISTING C2  
0.39± ACRES

ZONED C-2

ZONED R-1

ZONED A-1

OOLTEWAH-RINGGOLD ROAD

EAST BRAINERD ROAD

PROPOSED BOULEVARD

PROPOSED ZONING BOUNDARY

PROPOSED ZONING BOUNDARY

EXISTING ZONING BOUNDARY

EXISTING ZONING BOUNDARY

PROPERTY OWNER:  
BARBARA MOSS BeVILLE  
3001 WEST 10TH STREET, UNIT 301  
PANAMA CITY, FLORIDA 32401

SITE PLAN

SCALE: 1" = 200'-0"

REVISIONS	BY
16 MAY 14	

NEUHOFF TAYLOR ARCHITECTS  
PROFESSIONAL CORPORATION

CHATTANOOGA, TN, 37405  
688 DALLAS ROAD  
(423) 265-3272

EAST BRAINERD DEVELOPMENT  
RETAIL SHOPS

OOLTEWAH RINGGOLD ROAD & EAST BRAINERD ROAD  
CHATTANOOGA, TN

PROJECT NO. 14-17	DATE 5-14-14
DRAWN BY [Signature]	CHECKED BY [Signature]
SHEET NO. SITE PLAN	

SP-1

2014-049