

ZONING APPLICATION FORM

CASE NUMBER:	2014-054	Date Submitted: 05-12-2014					
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
1 Applicant Request							
Zoning	From: C-2	To: R-4					
	Total Acres in request area: Approximately 9.5 acres						
2 Property Information							
Property Address:	6308, 6338, 6348, 6352 Grubb Road & 5851 Hwy 153						
Property Tax Map Number(s):	091P-A-003, 005.01, 005.02, 005.03, 006						
3 Proposed Development							
Reason for Request and/or Proposed Use:	Assisted Living Facility						
4 Site Characteristics							
Current Zoning:	C-2						
Current Use:	Vacant						
Adjacent Uses:	C-2						
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. (CONSULTANT: DONNA SHEPHERD, 266-3501, DONNA@ADENGINEERING.US)							
Name: Hixson Investors, LLC		Address: 6711 Mountain View Road, Suite 205					
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner					
City: Ooltewah	State: TN	Zip Code: 37363	Email: dthowe@aol.com				
Phone 1:	Phone 2:	Phone 3:	Fax:				
6 Property Owner Information (if not applicant)							
Name: Well Fargo & Raymond L. Hassler		Phone: 404-877-6708 & 423-285-3017					
Address: See Attachment							
Office Use Only:							
Planning District: 5		Neighborhood: Hixson Neighborhood					
Hamilton Co. Comm. District: 1		Chatt. Council District: 3	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: 9.5	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 9603-602, 6347-440, 10115-167							
Plat Book/Page: 57-86, 31-312, DB 806-302			<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 2		
<input checked="" type="checkbox"/>	Filing Fee: \$705.00	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Check	Check Number: 3910	
Planning Commission meeting date: 06-09-2014			Application processed by: Marcia Parker				

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-054	PC Meeting Date: 06-09-14
Applicant Request:	Rezoning from C-2 Convenience Commercial Zone to R-4 Special Zone	
Property Location:	6308, 6338, 6348, 6352 Grubb Road and 5851 Highway 153	
Property Owner:	Wells Fargo Bank / Raymond Hassler	
Applicant:	Hixson Investors, LLC	
Staff Recommendation:	APPROVE, subject to the following condition: 1. Maintain a 50-foot wide existing vegetation buffer/screen along Grubb Road.	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing an assisted living facility in the 5800 block of Highway 153.

Site Description

The 9.5 acre site is currently vacant and undeveloped. Parcels directly adjacent to the north are predominately vacant. Abutting the site to the north is the current location for Academy Sports and Kohl’s department stores. Parcels across Grubb Road to the west are single-family residential uses.

Zoning History

Portions of this site were rezoned to C-2 Convenience Commercial Zone with nine (9) detailed conditions by Ordinance #11827 on May 16, 2006 (Case 2006-028). The remaining portions of this site were rezoned to C-2 Convenience Commercial Zone with six (6) detailed conditions by Ordinance #11946 on March 20, 2007 (Case 2007-022). Adjacent properties to the north are zoned C-2 Convenience Commercial.

Plans/Policies

This site is within the 2005 Hixson North River Community Plan. The Hixson-North River Community Plan recommends as a future land use category for this site “High Density Residential”. The High Density Residential land use classification in the plan is defined as single-family dwellings, townhouses, patio homes, two, three, four, and multi-family dwellings. A proposed assisted living facility would be of a similar character and use as a multi-family apartment complex. The existing C-2 Convenience Commercial Zone at this location is not compliance with the Hixson-North River Community Plan.

Goal # 7 of the Hixson-North River Community Plan is to “Create younger home owner and senior housing opportunities. The plan recognizes and recommends the need for more sites to be zoned for smaller housing units such as townhouses and retirement facilities. Approving this rezoning would be another step in the fulfillment of the goals and policies as identified in the Hixson-North River Community 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.

STAFF CASE REPORT TO PLANNING COMMISSION

Additional comments are indicated by department below.

Transportation Department

The Transportation Department will require that a revised Traffic Study be completed for the site. The existing Traffic Study examined the site as if it were to be fully developed as a commercial shopping center. The proposed use of the site has now shifted from a commercial shopping center to assisted living facility.

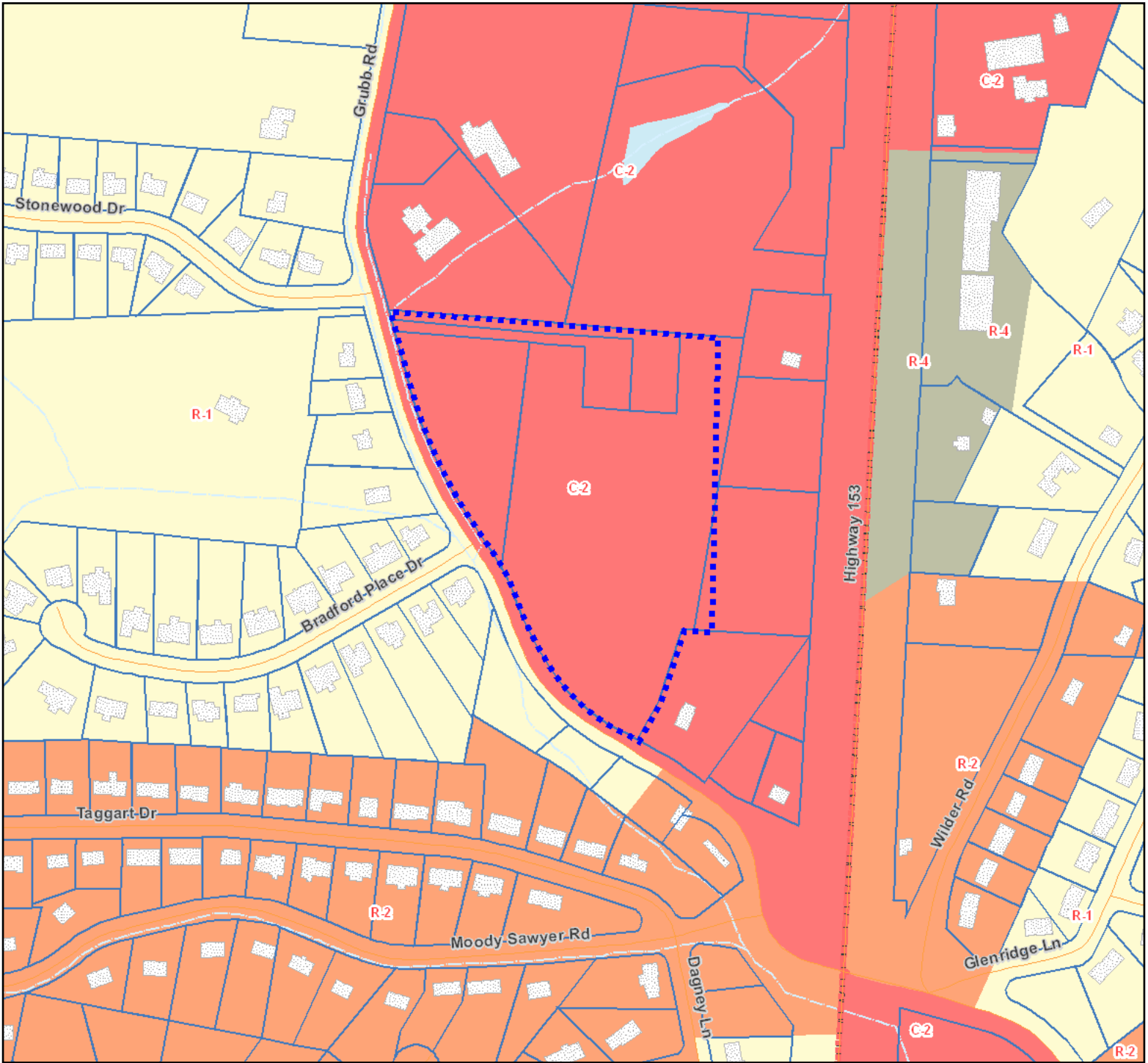
The Transportation Department will also encourage and prefers a secondary access point to the site from Grubb Road. Discussions will need to occur between the applicant and Transportation Department as to how this secondary access point to Grubb Road could be accomplished.

RPA Summary

RPA recommends approval of the applicant's request. Approval of the request is in compliance with the intent, goals, policies, and recommendations of the Hixson-North River Community Plan.

A request to rezone a less restrictive C-2 Convenience Commercial Zone to a more restrictive R-4 Special Zone at this location would be an appropriate request and would not have a negative impact on adjacent land uses, especially if some of the existing trees and vegetation are retained as a landscape buffer along this section of Grubb Road. Adjacent uses to the north of the site include vacant land and commercial uses, to the south and west across Grubb Road are single-family detached residential neighborhoods.

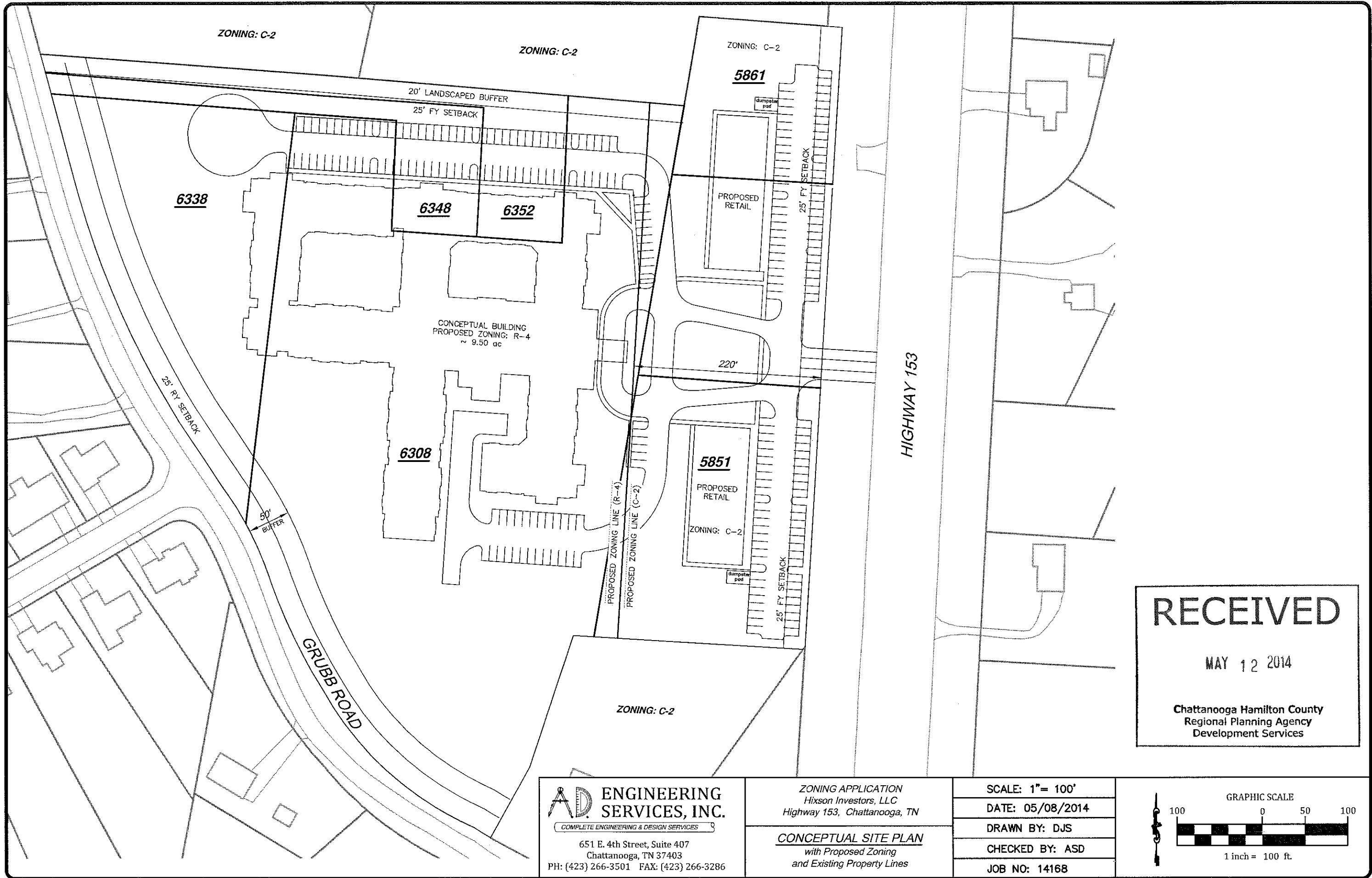
Just as a note, in 1986 (Case 1986-351) this property was rezoned from R-1 Residential Zone and R-5 Residential Zone to R-4 Special Zone subject to a nursing home use only.



2014-054 Rezoning from C-2 to R-4

300 ft

Chattanooga Hamilton County Regional Planning Agency



RECEIVED

MAY 12 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services

AD ENGINEERING SERVICES, INC.
COMPLETE ENGINEERING & DESIGN SERVICES
651 E. 4th Street, Suite 407
Chattanooga, TN 37403
PH: (423) 266-3501 FAX: (423) 266-3286

ZONING APPLICATION
Hixson Investors, LLC
Highway 153, Chattanooga, TN

CONCEPTUAL SITE PLAN
with Proposed Zoning
and Existing Property Lines

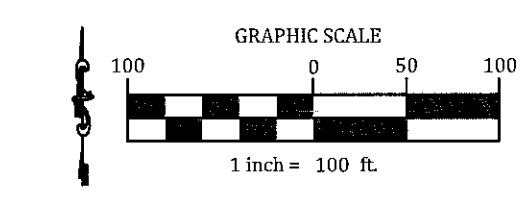
SCALE: 1" = 100'

DATE: 05/08/2014

DRAWN BY: DJS

CHECKED BY: ASD

JOB NO: 14168



2014-054