

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-121	PC Meeting Date: 11-10-14
Applicant Request:	Applicant is requesting a rezoning from R-1 Residential Zone to C-2 Convenience Commercial Zone	
Property Location:	7407 Igou Gap Road	
Property Owner:	University Investors LLC.	
Applicant:	Allen Jones	
Staff Recommendation:	APPROVAL with conditions	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to construct a 10,500 square foot commercial retail building on a lot facing Igou Gap Road. The applicant’s site plan depicts a one-story building centered on the lot with 57 parking spaces ringing the building. The site will have access from both Igou Gap Road and Denton Lane.

Site Description

The 1.20 acre site is currently vacant and heavily vegetated. Based on information provided by the applicant, there is an existing drainage easement on the property that will need to be addressed as the property is developed. Property to the north is zoned C-2 Convenience Commercial Zone with a hotel. To the west, immediately adjacent to the site, is a bank with an R-4 Special Zone classification. To the south, across Igou Gap Road, is the commercially-zoned shopping center anchored by Target and Kohl’s. To the east across Denton Lane are single-family homes zoned R-1 Residential Zone.

Zoning History

Two prior cases were both withdrawn for this site. Case 2004-143 was a rezoning request for C-2 Convenience Commercial Zone which was later changed to O-1 Office Zone. That case was deferred for lack of a site plan then was asked to be withdrawn by applicant. Opposition was present at Planning Commission. Case 2005-083 was a request to rezone to C-2 Convenience Commercial Zone and O-1 Office Zone. This rezoning request was withdrawn prior to the Regional Planning Agency completing a staff recommendation.

Plans/Policies

This site is within the 2001 Hamilton Place Community Plan which identifies the site as appropriate for commercial land use. The land use principles of that plan recommend that new development be configured so that it is compatible with existing adjoining uses. An example of this compatibility includes placing smaller scale, less intense buildings next to existing neighborhoods.

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.

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Additional comments are indicated by department below.

Land Development Office

The Land Development Office will require a 20' type "B" landscape buffer along Denton Rd. Identify and preserve all trees 8" Caliper DBH or greater within the 20' buffer. Add two rows of screening shrubs per type "B" screening standards in landscape ordinance.

Transportation Department

The Transportation Department for the City of Chattanooga will require a traffic analysis to determine if modifications will be needed to the lane configuration on Igou Gap Rd. Additionally, any curb-cut on Igou Gap Rd. will need to be 100' from any other curb-cut on Igou Gap Rd.

RPA Summary

The Hamilton Place Community Plan identifies this site as a location appropriate for commercial uses. The one-story building with 57 parking spaces is relatively small-scale and the proposed condition limiting auto-oriented uses will ensure the commercial uses are of intensity more appropriate near single-family residences. However, other uses allowed in the requested C-2 Convenience Commercial Zone may also cause unintended nuisance issues to the nearby single-family dwellings. Conditions are recommended to mitigate these negative effects:

1. Require a 20' type "B" landscape buffer along Denton Rd.
2. Applicant to identify and preserve all trees 8" Caliper DBH (diameter at breast height) or greater within the 20' buffer and add two rows of screening shrubs per type "B" screening standards in landscape ordinance.
3. Any curb-cut on Igou Gap Rd. must be at least 100' from adjacent curb-cuts onto Igou Gap Rd.
4. Require a traffic analysis for Igou Gap Rd.
5. No auto-oriented uses such as Gas Stations, Service Stations, Convenience Stores, Drive-throughs, Drive-in's, Auto Dealerships, Auto Repair/Detailing Shops, Car Washes.

Therefore, the RPA recommends approval of this zoning request with the above listed conditions.