

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-110	PC Meeting Date: 10-13-14
Applicant Request:	Rezone from R-4 Special Zone to C-2 Convenience Commercial Zone	
Property Location:	7911 East Brainerd Road	
Property Owner:	Sarah H. Rutherford	
Applicant:	Polestar Development, LLC	
Staff Recommendation:	APPROVE with conditions	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to construct a 41,117 square foot grocery store with 165 parking spaces incorporating this site and the adjoining properties which front East Brainerd Road already zoned C-2 Convenience Commercial Zone.

Site Description

The 3.38 acre site is currently vacant. The case is for a portion of this flag lot which lies behind properties on the south that are zoned for retail commercial uses. Property to the north is single family residential. Storage/warehousing uses are to the east. Uses on the west are retail commercial.

Zoning History

This site was zoned to R-4 Special Zone in 1981 by Ordinance No. 8481.

Plans/Policies

This site is within the 2003 East Brainerd Corridor Community Plan. The Plan calls out the intersection of Graysville Road and East Brainerd Road as an opportunity for a planned commercial center. A Planned Commerce Center is intended for a concentration of medium to high intensity mixed-uses. These developments are planned and constructed as a unit and intended to serve the diverse needs of an entire community. They are mostly auto-dependent, providing a variety of goods and services in stores and offices. They are conveniently arranged with respect to one another and to off-street parking facilities provided with safe access to and from public streets. Appropriate existing zoning for this classification would be C-4 Planned Commerce Center Zone or C-2 Convenience Commercial Zone. The Plan identifies transportation opportunities for Graysville Road to be extended north to Jenkins Road with the addition of bicycle and pedestrian facilities.

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.

Additional comments are indicated by department below.

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Land Development Office

The Land Development Office will require a 20' Type B landscape buffer between the proposed C-2 Convenience Commercial Zone and the existing R-4 Special Zone and R-1 Residential Zone.

RPA Summary

The case site is a flag lot with a long entrance to East Brainerd Road. The portion of the site being rezoned sits off the intersection of Graysville Road and East Brainerd Road, separated from the road by several C-2 Convenience Commercial Zoned parcels. The intention of this rezoning is to allow the owner to incorporate those parcels in the creation of a small Planned Commercial Center. The intent and the zoning does align with the Plan for the area. The site's proximity to other businesses and residential uses does raise several concerns. Therefore the RPA recommends APPROVAL with several conditions:

1. All parking lot lighting shall be equipped with full cut-offs to direct light downward and to minimize glare, shadows, night sky pollution, and excessive light levels.
2. Light spill on neighboring property shall not be permitted.
3. Maximum mounting height of light fixtures in parking lots shall be 20 feet.
4. Exterior spot lighting or other illumination of non-residential uses or structures shall be directed away from any residential zones or uses.
5. There shall be no commercial deliveries between 7:00 p.m. and 8:00 a.m. to those portions of the site abutting residential uses.
6. Due to the close proximity of the neighboring single family home to the service area of the proposed grocery store, the RPA staff recommends a 30' feet Type A landscape buffer along the northern property line as the most protective measure to safeguard the residential property.