

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-111	PC Meeting Date: 10-13-14
Applicant Request:	Rezone from R-1 Residential Zone to C-2 Convenience Commercial Zone	
Property Location:	1505 North Moore Road	
Property Owner:	Polestar Development, LLC	
Applicant:	First Cumberland Presbyterian	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing a grocery store with 42,311 square feet and parking for 178 spaces, along with a separate bay area for fuel sales. The site will be accessed from Shallowford Road and North Moore Road.

Site Description

Currently the 6.14 acre site is vacant and fairly flat, sloping to the west. At the western edge of the site is the greatest slope change. This area is also the most heavily forested part of the site. The Brainerd Levee parking area is across North Moore Road on the east, along with an existing gas station and residential uses. Dalewood Middle School and First Cumberland Presbyterian Church are adjacent to the south. There are commercial uses to the west and north. Warehouse/wholesale uses are also to the north.

Zoning History

This site has had no recent zone changes. The surrounding C-2 Convenience Commercial Zones along Wilcox Boulevard were established in 1961, 1963 and 2001. The M-3 Warehouse and Wholesale Zone across Wilcox Boulevard was approved in 2012.

Plans/Policies

The North Brainerd Area Plan calls for residential land use at the site and medium commercial uses on three of the four sides of the site. One of the land use goals is to “Contain commercial uses to existing nodes” and focus commercial development along Shallowford Road. More specifically the plan states, “The Medium Business Mix category does not allow Industrial uses and is more appropriate for the intersections of Shallowford, N. Moore and Wilcox Blvd. due to its close proximity to residential development.” According to the plan, medium business mix includes: “Convenience Commercial, Neighborhood Commercial, Office, Residential, or similar uses.”

The Comprehensive Plan 2035 states that business development within the Inner Suburban Development Sector should include “Neighborhood or Community Activity Centers that are encouraged to be mixed-use or multi-use and designed in accordance with the design principles of the Suburban Development models with modifications, Traditional Neighborhood Development model, or the Urban Infill Redevelopment model, as described within the Development Models section of the Development Plan.”

STAFF CASE REPORT TO PLANNING COMMISSION

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 primary objective of the North Brainerd Area Plan was to limit commercial development to Shallowford Road around existing commercial nodes and to discourage commercial development southward along Moore Road. While the North Brainerd Area Plan calls for residential uses for the site, it also states that the intersection of Shallowford Road and North Moore Road, where the site is located, is more appropriate for a Medium Business Mix due to its proximity to residential land uses as it does not allow for industrial development.

The proposed use of a grocery store and fueling station is consistent with the list of Medium Business Mix uses called for in the plan. Commercial development at this location will complete the existing commercial node between the Moore Road intersection and Shallowford Road, supporting the plan's vision for encouraging commercial development at existing commercial nodes. Since the property is located at the intersection of Moore and Shallowford Road, and has its primary access off of Shallowford Road, approval of this request continues to support the policy of discouraging commercial development along Moore Road. Finally, from a land use compatibility perspective, the proposed grocery store is bordered by institutional uses (Church and School) and does not immediately abut any residential uses. As a result, staff considers the proposal to meet the intent of the North Brainerd Area Plan.

The site should consider more direct pedestrian connections to the residential neighborhood to the East and school to the south to increase walking and bicycling access to the proposed grocery store.

Staff recommends approving the rezoning request.