

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-064	PC Meeting Date: 09-08-14
Applicant Request:	Rezone from R-4 Special Zone to M-3 Warehouse and Wholesale Zone	
Property Location:	7518 Standifer Gap Road	
Property Owner:	Valor	
Applicant:	MAP Engineers c/o Mike Price	
Staff Recommendation:	DENY	

PROJECT ANALYSIS**RPA Land Use & Transportation Comments****Project Description**

The applicant is proposing a combined office and warehouse development.

Site Description

The 3.8 acre site is currently vacant. Single-family residences are located to the south. An office and warehouse business is located across Standifer Gap Road to the north. The CCA Silverdale Detention Facility is also located across the street to the north.

Zoning History

This 3.8 acre site was zoned R-4 Special Zone in 2010 (Case 2010-050), Ordinance 12399. Prior zoning was R-1 Residential Zone with a request to rezone to RT-1 Residential Townhouse Zone (Case 2003-232) in 2004, which was denied at City Council.

Plans/Policies

This site is in the 2001 Hamilton Place Community Land Use Plan. The Plan recommends low to medium density residential at this location. However, this area has transitioned away from low to medium density residential with the approval rezoning requests for the development of multi-family complexes and wholesale warehouse facilities in the area. It should be noted that M-3 Warehouse and Wholesale Zone zoning is currently limited to north of Standifer Gap Road in the immediate area.

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 parcels fronting Standifer Gap Road to the south act as a buffer between the existing low-density residences (such as the Twin Brook subdivision) and the manufacturing, warehousing and county workhouse uses that front Standifer Gap to the north. Standifer Gap Road should continue to be the boundary line for manufacturing and higher-intensity uses to the north and residential development to the south. The existing R-4 Special Zone does allow for warehousing as an accessory use but has set significant conditions to ensure that the use is limited. Allowing the requested M-3 Warehouse and

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Wholesale Zone would set a precedence for warehouse zoning south of Standifer Gap Road. Therefore staff recommends denial of the rezoning request.