

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-097	PC Meeting Date: 09-08-14
Applicant Request:	Rezone from C-2 Convenience Commercial Zone to M-2 Light Industrial Zone	
Property Location:	5485 Old Hixson Pike and 5519 Hixson Pike	
Property Owner:	Gold Bond, Inc.	
Applicant:	MAP Engineers LLC/ MPL Construction	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing warehouse expansion to the adjacent existing manufacturing business.

Site Description

The 0.75 acre site consists of one parcel recently purchased by Gold Bond, Inc., along with a small area of the adjacent parcel at 5485 Old Hixson Pike currently zoned C-2 Convenience Commercial Zone. There is a modified single story structure used as offices on the parcel at 5519 Hixson Pike. The small portion of vacant property is part of the existing manufacturing business that is not currently zoned M-2 Light Industrial Zone. Surrounding property to the north and west is M-2 Light Industrial Zone and used by Gold Bond, Inc. Properties to the east are multi-family residential and retail commercial uses. Properties across Hixson Pike to the south are retail commercial uses.

Zoning History

In 1990, this piece of property was rezoned from R-2 Residential Zone to C-2 Convenience Commercial Zone with no conditions (Ordinance 9472). In 1984 and 994, the adjacent M-2 Light Manufacturing Zone (existing Gold Bond Facility) was rezoned from R-2 Residential Zone to M-2 Light Manufacturing Zone with no conditions.

Plans/Policies

This site is within the 2005 Hixson-North River Community Plan which recommends "Medium Business Mix" for this particular piece of property.

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

Staff recommends approval of the request. The request is a reasonable request and would be an

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extension of the adjacent M-2 Light Manufacturing Zone. The M-2 Light Manufacturing Zone and the uses permitted within the M-2 Light Manufacturing Zone appear to not have any negative impact on adjacent uses. A review of adjacent land use include to the north commercial and multi-family residential, to the south commercial, to the east across Hixson Pike commercial, and to the west the North Chickamauga Creek and vacant land. The vacant land is currently owned by the State of Tennessee.

The request is supported by the recommendations of the Hixson-North River Community Plan. The Hixson-North River Community Plan recommends a "Medium Business Mix" for this particular piece of property. The "Medium Business Mix" land use category is defined as (C-2) Convenience Commercial, Neighborhood Commercial (C-5), Office (O-1), Residential, or other similar uses. The adjacent property where the existing M-2 Light Manufacturing Zone and Gold Bond property is located is classified in the Hixson-North River Community Plan as a "Heavy Business Mix". The "Heavy-Business Mix" land use category is defined as being appropriate for Convenience Commercial, Neighborhood Commercial, Planned Commerce Center, Office, Residential, Light Industrial, Warehouse, or other similar uses.

The Hixson-North River Community Plan serves as a guide to property owners for thinking through development proposals, and for appointed and elected official when reviewing rezoning request. It would appear to be a reasonable expansion of the existing "Heavy Business Mix" land use category for this request and this particular piece of property.

The current requirements of the Chattanooga Zoning Ordinance address required screening/buffering, parking, outdoor lighting, and outdoor storage; therefore, there appear to be no additional conditions required to mitigate any nuisance issues on the adjoining properties. The current provisions of the Chattanooga Zoning Ordinance, more specifically the landscape provisions requires screening/buffering where the M-2 Light Manufacturing Zone abuts the C-2 Convenience Commercial Zone, which is a type "C" landscape buffer. The site plan submitted with the rezoning request indicates type "C" screening along the property line abutting the adjacent C-2 Convenience Commercial Zone. Section 38-323 (3) of the Chattanooga Zoning Ordinance requires exterior spot lighting or other illumination of structures be directed down and away from adjoining residential zones. Section 38-323 (4) of the Chattanooga Zoning Ordinance states that no storage shall be permitted in the front, side, or rear yards. Section 38-323 (5) of the Chattanooga Zoning Ordinance requires that any industrial use be screened on all side and rear lot lines adjoining a residential use or zone.