

**STAFF CASE REPORT TO PLANNING COMMISSION**

<b>Case Number:</b>	<b>2014-099</b>	<b>PC Meeting Date: 09-08-14</b>
<b>Applicant Request:</b>	<b>Rezone from R-4 Special Zone to C-2 Convenience Commercial Zone</b>	
<b>Property Location:</b>	<b>3326 Jenkins Road</b>	
<b>Property Owner:</b>	<b>David Harris</b>	
<b>Applicant:</b>	<b>Same</b>	
<b>Staff Recommendation:</b>	<b>APPROVE with Conditions</b>	

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

The applicant is proposing construction of a pharmaceutical/retail building.

**Site Description**

The 0.98 acre site is vacant. Adjacent properties on the north, east and south are office/medical uses. Further east are single-family residential uses. The property across Jenkins Road to the west is zoned R-1 Residential. However, the single-family residences within the R-1 Residential Zone front Standifer Gap Road and not Jenkins Road.

**Zoning History**

This site was rezoned in 2005 (case 2005-181), Ordinance 11788, to R-4 Special Zone subject to four conditions: 1) one story buildings abutting the residential development to the east; 2) no parking to the rear along the R-2A development; 3) lighting must be direct away from the residential property to the east and north; and 4) dumpsters not to be located against the residential property to the east along Old Britain Circle. In 2011 (Case 2011-096), Ordinance No. 12544, lifted condition 1 and 2, leaving condition 3 and 4 intact. The requested site has been re-subdivided since the 2005 rezoning to R-4 Special Zone.

**Plans/Policies**

This site is not within an adopted plan area, but is just outside of the 2003 East Brainerd Corridor Community Plan.

**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 applicant is proposing to develop a drug store. This use is which is allowed in the property's current R-4 Special Zone, but only within a four-story building. The applicant is seeking the change of zone to enable development of the drug store without the construction of the four-story building.

The proposed drug store use by itself is appropriate at this site because there is adequate infrastructure

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serving the site, it is a low-intensity use as no drive-thru is proposed, and the site is buffered adequately from nearby residential uses by the surrounding R-4 Special Zone. The C-2 Convenience Commercial Zone is appropriate if several conditions limit permitted uses which are not appropriate for the site due to the R-1 Residential zoning and residential use across Jenkins Road from this site. Therefore staff recommends approval of C-2 Convenience Commercial Zone with the following conditions:

1. No drive-thru services.
2. Limit permitted uses to drug store, pharmaceutical space and retail, medical or professional office buildings.
3. Limit building height to two stories.