

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-027

PC Meeting Date: 02-09-15

**Applicant Request****Rezone from R-2A Rural Residential District & R-3 Multi-Family Residential District to C-2 Local Business Commercial District**

<b>Property Location:</b>	<b>8603 &amp; 8699 North Hickory Valley Road</b>
<b>Property Owner:</b>	<b>Cornerstone Auto Brokers &amp; Ray Moss &amp; Barbara Moss Belville</b>
<b>Applicant:</b>	<b>John Parrish/Carlson Consulting Engineers</b>

**Project Description**

- The applicant is proposing to develop the 21.5-acre site with a Walmart Super Center approximately 155,000 square feet in size.
- Approximately 16 acres of the site is in the City of Chattanooga and 5.5 acres is in unincorporated Hamilton County.
- The request is for the 5.5-acre portion currently within unincorporated Hamilton County.
- The applicant has petitioned to have the unincorporated portion annexed into the City of Chattanooga.

**Site Analysis****Site Description**

- The 5.5-acre site is located at the intersection of Highway 58 and North Hickory Valley Road.
- Functional Classification: According to the Tennessee Department of Transportation's Functional Classification System, Highway 58 is classified as an Urban Principal Arterial and North Hickory Valley Road is classified as an Urban Collector.
- Access: Currently, access to the site is from Highway 58 and North Hickory Valley Road.
- Development Form: The site currently sits within a suburban location with no clearly-established development form.
- Land Uses: Land uses north of the site are single-family residential. The nearest home is approximately 180 feet from the site's northernmost corner. Approximately 32 acres of vacant wooded land lies between the site and the residential areas. Adjacent southwest to the site is a 2-story 24-unit apartment complex. Across North Hickory Valley Road to the east and fronting Highway 58 is a convenience store/12-pump fuel center. Just east of that approximately 650 feet is a 9-story multiple-unit senior living facility.

**Zoning History**

- The site, including both the unincorporated and City of Chattanooga portions, is currently zoned R-3 Residential (approximately 19.5 acres), R-2 Residential (approximately one-third acre), and C-2 Convenience Commercial (approximately 1.8 acres).
- There has been recent zoning and annexation activity on this site.
- 2013- In March 2013, a portion of the site fronting Highway 58 was annexed into the City of Chattanooga, maintaining the C-2 Commercial that existed. (Ordinance #12700).
- 2013- In July 2013, approximately 4 acres of the site which was within the City of Chattanooga was rezoned from C-2 Convenience Commercial to R-3 Residential. (Ordinance #12742).
- 2013- In July 2013, approximately 11 acres of the site which was within the unincorporated portion of Hamilton County was rezoned from the R2-A Rural Residential and C-3 General Business Commercial Districts to R-3 Multi-Family Residential. (Resolution #713-17).
- 2013- In August 2013, an additional 3.7 acres of the site within the unincorporated portion of Hamilton County was rezoned from the R2-A Rural Residential District to R-3 Multi-Family Residential with certain conditions. (Resolution #913-2B).
- 2014- In February 2014, the unincorporated 11 acres mentioned above for Resolution #713-17 were

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annexed into the City (by request of the property owners). In May 2014, these properties were rezoned from R-3 Multi-Family Residential District (Hamilton County classification) to the R-3 Residential Zone (City of Chattanooga classification).

### Plans/Policies

- There is no current adopted land use plan for this area.
- The site is located within the Outer Suburban Growth sector of the Comprehensive Plan. For business uses, this sector recommends they be located at the intersection of significant thoroughfares.

### Key Findings

- There is not an established development form for the area, this proposal has the ability to help shape this emerging pattern.
- The proposal would be an extension of an existing zone.
- The proposal is consistent with the recommendations of the Outer Suburban Growth sector since it is located at the intersection of a collector and a major thoroughfare.
- Special consideration should be given to how development transitions between the higher-density residential southwest of the site and to the low-density residential further to the north.
- The N. Hickory Valley Road and Highway 58 intersection provides adequate capacity for the expected trip generation. This intersection provides access to a major employment center and I-75.

### Staff Recommendation

Approve, subject to submittal of a traffic study to the Hamilton County Engineer.