

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number: 2015-010

PC Meeting Date: 01-12-15

Applicant Request

Rezone from R1 Residential Zone to C2 Convenience Commercial Zone

Property Location:	211 & 301 Chickamauga Road
Property Owner:	Capitol Toyota
Applicant:	Phil Whitfield

Project Description

- Capitol Toyota wants to rezone an additional 16,000 square feet of commercial zoning to add a car wash for their use only directly behind the existing parts department. The car wash will be operated during the normal operating hours of Capital Toyota. The 16,000 square feet is only a portion of their property. The remainder of the property fronting Chickamauga Road is proposed to remain R1 Residential.

Site Analysis

Site Description

- The site includes a portion of two parcels fronting Chickamauga Road near the Brainerd Hills area of Chattanooga.
- The two parcels are owned by Capitol Toyota and are located to the rear of their current office and parts department and are used for their vehicle parking.
- The site is surrounded by a wooden privacy screen, a landscape yard approximately 10 feet deep along the Chickamauga Road right-of-way with no site access to or from Chickamauga Road.
- The adjacent lot to the north is also owned by Capitol Toyota and used for vehicle parking.
- The adjacent two lots to the south are used for single-family homes.
- All of the properties across Chickamauga Road to the east are single-family homes.

Zoning History

- Adjacent properties to the north and south and all properties across the street on Chickamauga Road are zoned R1 Residential.
- The adjacent property to the west, fronting Lee Highway is currently zoned C2 Convenience Commercial.
- A special permit for parking in the R1 Zone was issued by the Board of Zoning Appeals to Capitol Toyota for these parcels in 1995.
- There has been no recent zoning activity involving this property.

Plans/Policies

- The East Brainerd Area Study (adopted in 1990) recommends commercial use for Lee Highway but makes no specific land use recommendation for this site.
- There is no recently adopted land use plan for this area.

Key Findings

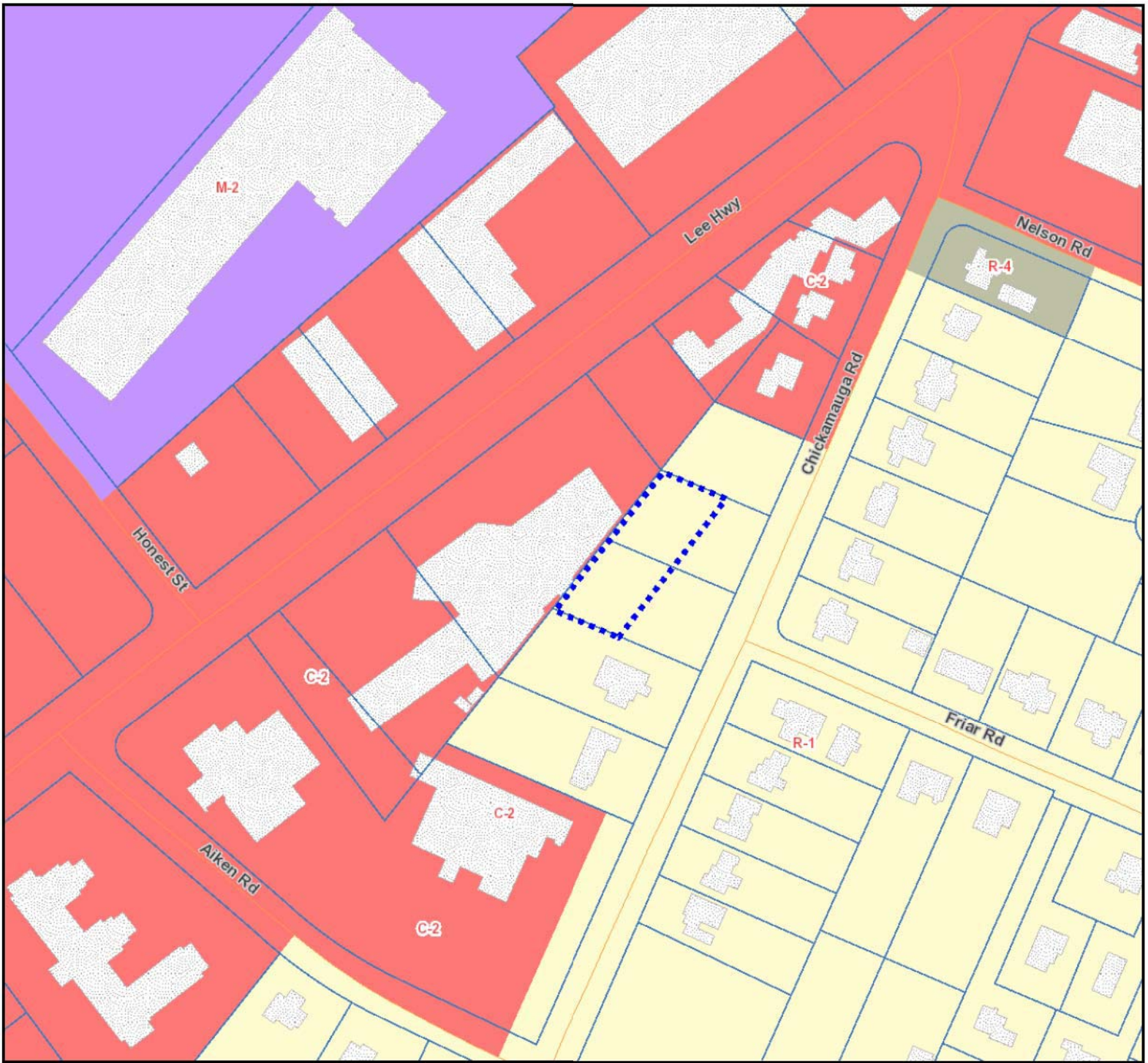
- The proposed project scale is consistent with the development form of the area.
- The proposed use is consistent/compatible with surrounding uses.
- The proposed structure does not raise concerns regarding location, lighting, height.
- The proposal would be an extension of an existing zone.
- The proposal would set a precedent for future requests so as to maintain the R1 zoning fronting Chickamauga Road.

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- The proposal does provide adequate buffers from the commercial uses to the residential uses to the east and south by maintaining a R-1 zone for the remaining portions of the two parcels being rezoned.

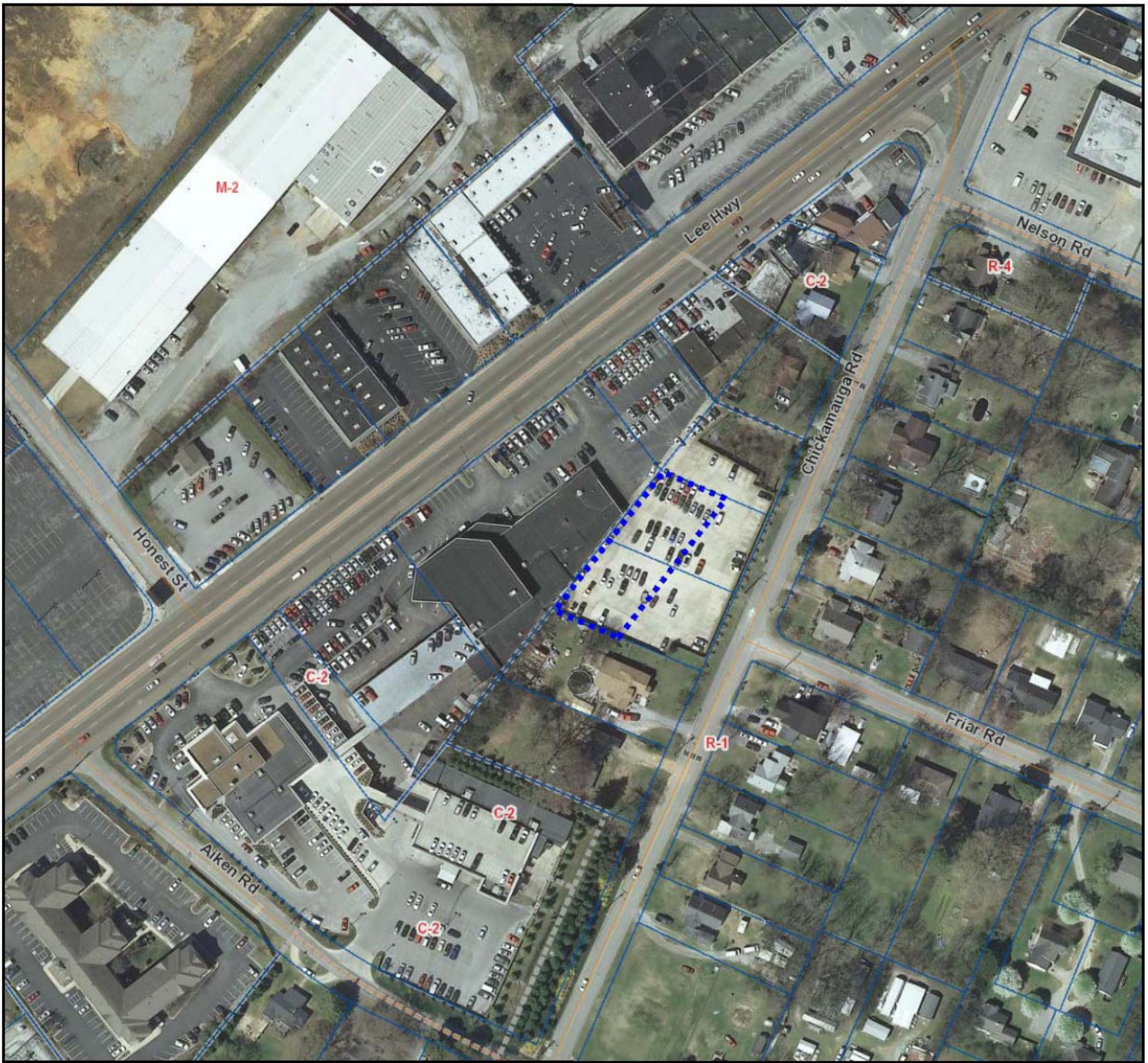
Recommendation

- Approve



2015-010 Rezoning from R-1 to C-2





2015-010 Rezoning from R-1 to C-2



166 ft

DATE	DESCRIPTION

drawing issue

RENOVATION TO
CAPITAL TOYOTA
LEE HIGHWAY - CHATTANOOGA, TENNESSEE

TWH architects
611 E. 4TH ST. STE 500 CHATTANOOGA, TN 37403 T: 423-756-5046 F: 423-756-6021

SHEET: C-2
SITE PLAN (REVISED)



RECEIVED

NOV 24 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services

2015-010