

PLANNING COMMISSION CASE REPORT

Case Number: 2015-064

PC Meeting Date: 07-13-15

Applicant Request**A-1 Urban Agricultural Zone to C-2 Convenience Commercial Zone**

Property Location:	4155 Randolph Circle
Property Owner:	Peggy Holder
Applicant:	John & Karen Hawkins

Project Description

- Proposal: Develop entire 6.8-acre site for a recreational vehicle travel park and storage facility. Proposed 1 residential unit for full-time resort manager and security. Manager building, office, baths, showers, and 8 storage buildings are shown on the site plan to be located at the main entrance on South Access Road.
- Proposed Access: Main entrance to be from North Access Road and a secondary entrance at Randolph Circle.

Site Analysis**Site Description**

- The 6.8-acre vacant site is located between South Access Road on the east side, Harrison Pike on the west, Randolph Circle on the north, and Benton Drive on the south side.
- Access: Currently, access to the site is from Randolph Circle.
- Land Uses: The site is currently used for riding horses. Across Randolph Circle to the north are two residences. Across Access Road to the east is a church. Across Benton Drive to the south is a church, two homes, and a pediatric counseling center which uses the site across the street for therapeutic riding programs. Nine townhomes are located across Harrison Pike to the west.

Zoning History

- The site is currently zoned A-1 Urban Agricultural.
- The site was rezoned from R-1 and R-2 Residential to A-1 Urban Agricultural *with certain conditions* in 2011 to offer therapeutic riding programs. (Ordinance #12498).
- Three parcels across Randolph Circle to the north are zoned R-1 Residential, one is zoned R-2 Residential. The church across Access Road to the east is zoned R-2 Residential. Properties across Benton Drive to the south are zoned R-2 Residential, C-2 Convenience Commercial, R-1 Residential, and R-4 Special Zone. The townhomes to the west across Harrison Pike are zoned R-3 Residential.

Plans/Policies/Regulations

- The A-1 Urban Agricultural Zone permits agricultural uses and livestock.
- A travel trailer camp or other camping facility as proposed is only permitted in the C-2 Convenience Commercial Zone with a special permit approved by the Board of Zoning Appeals. Rezoning to C-2 is the first step. Receiving the special permit is the second step.
- The Special Permit regulations for a "Travel Trailer Camp" allows "no more than 10 trailer or tent stands per acre (Section 38-568(15) Chattanooga Zoning Ordinance).
- The Highway 58 Community Plan (adopted by City Council in 2002) recommends "Business and Technology" for this area. The "Business and Technology" designation accommodates park or campus-like environments for corporate headquarters, research and development facilities, and offices. Permitted uses include incubator-research facilities, offices, testing, repairing, re-packaging, light manufacturing, assembly, warehousing, and wholesaling.

Key Findings

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- The specific proposed use is not supported by the recommendations of the adopted Land Use Plan for the area; however the land use plan would support a higher intensity use than those allowed in A-1 Agricultural Zone.
- There is a mix of non-residential uses in the area including are several industrial businesses with outdoor storage located along S. Access Road.
- The proposal is partially consistent with the development form of the area, since some of the industrial sites include warehousing.
- The proposal does raise concerns regarding location of commercial zoning adjacent to Harrison Pike where there are several existing residential developments.
- The proposal would be an extension of an existing zone.
- The proposal may set a precedent for future requests.
- The Transportation Department recommends limiting access to Randolph Circle and not on Access Road.

Staff Recommendation

Approve C-2 Convenience Commercial Zone, not including the area within 160 feet of the Harrison Pike right-of-way, subject to the following conditions:

1. Recreational Vehicles and associated buildings for bathrooms, office, manager's residence, and storage facilities only.
2. Provide Type C screening (as defined in Sec. 38-595 of the Zoning Ordinance) along the Benton Drive and Randolph Circle frontages of the property.
3. Dumpster and pump station must be at least 100 feet from all exterior property lines.

