

PLANNING COMMISSION CASE REPORT**Case Number: 2015-136****PC Meeting Date: 11-09-15****Applicant Request****Rezone from R-2 Residential Zone to R-4 Special Zone**

Property Location:	2700 & 2708 Walker Road
Property Owner:	James Hixson
Applicant:	James Hixson

Project Description

- Proposal: Develop a 0.79-acre site with office uses.
- Proposed Access: Walker Road.
- Proposed Development Form: Existing and new 1-story buildings

Site Analysis**Site Description**

- Location: The 0.79-acre site is located on the west side of Walker Road at the Walker Road-Tyner Road intersection adjacent to Interstate 75.
- Current Access: Walker Road
- Current Development form: There are currently one-story structures within a 500 foot radius of this suburban site.
- Current Land Uses: Single-family homes are located across the street (west, south, and north) from the site on Walker Road. To the rear and west of the site is an office building. The site is also adjacent to Interstate 75 to the south.

Zoning History

- The site is currently zoned R-2 Residential.
- The portion of the adjacent property to the north that fronts Walker Road is zoned R-2 Residential. The portion of the same adjacent property that fronts Hamilton Park Drive on the east side was rezoned to R-4 Special Zone in October, 2013 (Ordinance #12777). The property at the southwest corner of Walker Road and Tyner Road is zoned C-2 Convenience Commercial. The properties to the west across Walker Road are zoned R-2 Residential.
- The nearest R-4 Special Zone (same as the request) is approximately 830 feet to the north on Lee Highway.

Plans/Policies/Regulations

- The Shallowford Road-Lee Highway Area Plan (adopted by City Council in 2005) recommends Heavy Business Mix. This plan land use category includes retail, office, high-density residential, light industry and warehouse/wholesale use.
- The existing R-2 Residential Zone permits single-family homes and duplexes.
- The requested R-4 Special Zone permits office uses and high-density residential.
- The O-1 Office Zone permits office uses, as requested, as well as single-family homes.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area.
- The proposed use is compatible with surrounding uses.
- The proposal would be an extension of an existing zone.
- The proposal would set a precedent for future requests.

Staff Recommendation

Approve.

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Note: Although access and landscape elements are depicted on the site plan, any proposed development at this site will require review and approval of City departments, including the Chattanooga Department of Transportation and the Land Development Office's Landscaping office. Final access and landscaping will need to meet code requirements and may not reflect what is depicted on the site plan.