

PLANNING COMMISSION CASE REPORT**Case Number: 2016-025****PC Meeting Date: 02-08-16****Applicant Request****Rezone from R-1 Residential Zone and C-2 Convenience Commercial Zone**

| | |
|---------------------------|------------------|
| Property Location: | 6708 Hixson Pike |
| Property Owner: | Kaihan Strain |
| Applicant: | Roger Radpour |

Project Description

- Proposal: Develop 4.5-acre site with mini warehouses.
- Proposed Access: Main entrance on Hixson.
- Proposed Development Form: The site plan illustrates five one-story mini warehouse buildings and three outdoor storage areas.

Site Analysis**Site Description**

- Location: The 4.5 acre vacant site is located on the southeast side of Hixson Pike approximately 100 feet from the intersection Hixson Pike and East Boy Scout Road.
- Current Access: Access from Hixson Pike.
- Tennessee Department of Transportation Functional Classification: Hixson Pike is classified as an Urban Principal Arterial.
- Current Development form: The site contain topography with a gentle slope for approximately 350' away from the Hixson Pike entrance. The slope increases upwards at the rear of the property.
- Current Land Uses: The current site is vacant. North of the site fronting Hixson Pike are several 1 story commercial centers. North, east, and south of the site are large heavily vegetated lots. The northern large lot has a single-family dwelling on the site.
- Current Natural Features: The site has steep slopes with the lowest point being at the entrance on Hixson Pike.

Zoning History

- The site is currently zoned R-1 Residential Zone.
- The property to the north is zoned C-2 Convenience Commercial Zone and R-1 Residential Zone. The property to the east is zoned A-1 Urban Agricultural Zone. The property to the south is zoned R-1 Residential Zone. The property to the west is zoned C-2 Convenience Commercial Zone and R-1 Residential Zone.
- The nearest C-2 Convenience Commercial (same as the request) is adjacent to the site to the north.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Hixson-North River Community Plan (adopted by City Council and Hamilton County Commission in 2003 revised in 2005) recommends Medium Business Mix fronting Hixson Pike and continuing Low-Density Residential immediately behind the fronting commercial.
- The C-2 Convenience Commercial Zone permits most commercial uses and would require a 20-foot wide landscape buffer where adjacent to a residential zone.

Key Findings

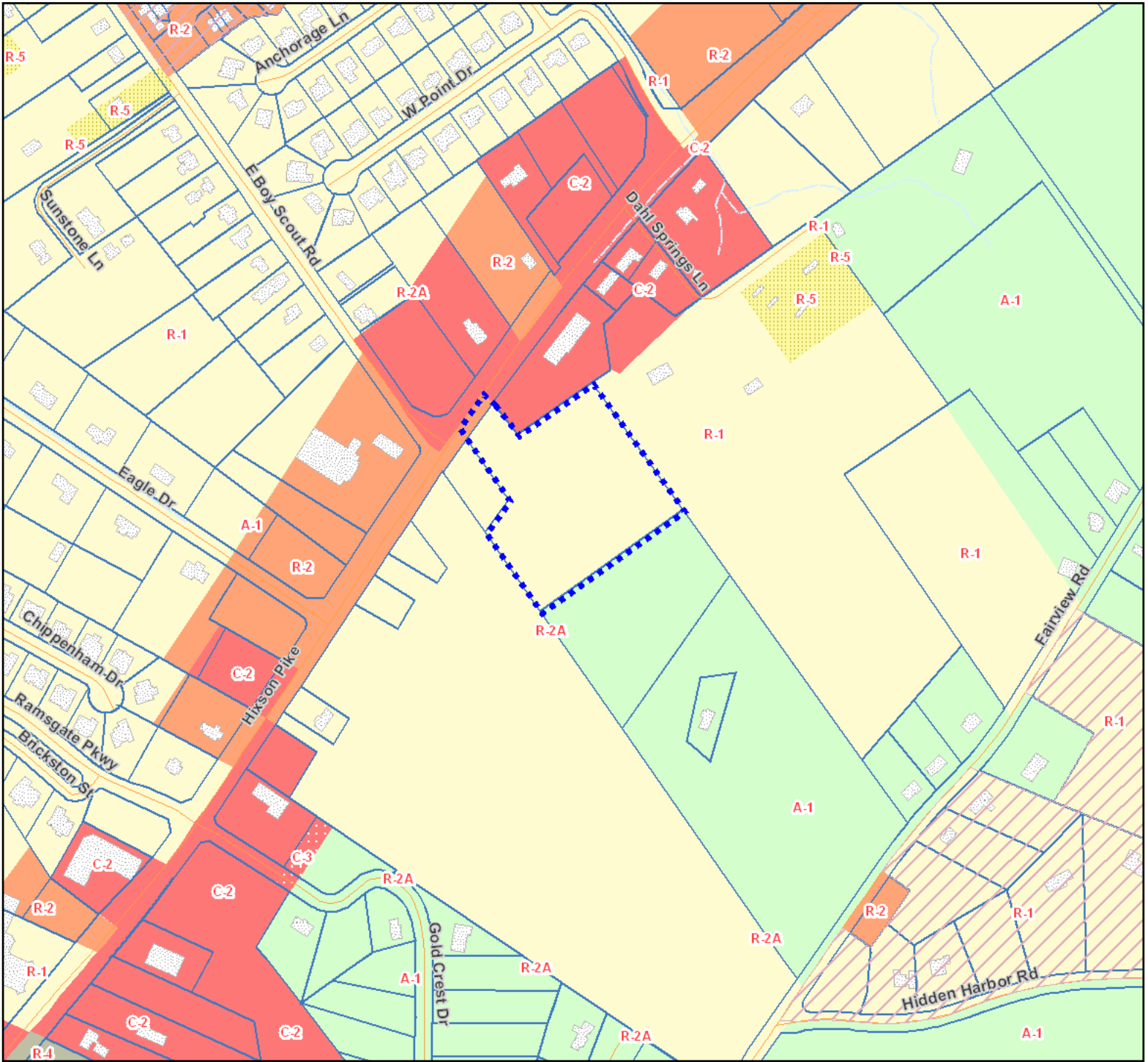
- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area due to the depth of the proposed commercial zone into the residential zone.
- The proposal is not supported by the recommendations of the adopted Land Use Plan which recommends protection of hillsides as a principle.
- The proposed use is compatible with surrounding uses.

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- The proposal is not consistent with the development form of the area based on the expansion of development up the hillside.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would set a precedent for future requests by expanding the depth of C-2 convenience commercial zone along Hixson Pike.

Staff Recommendation

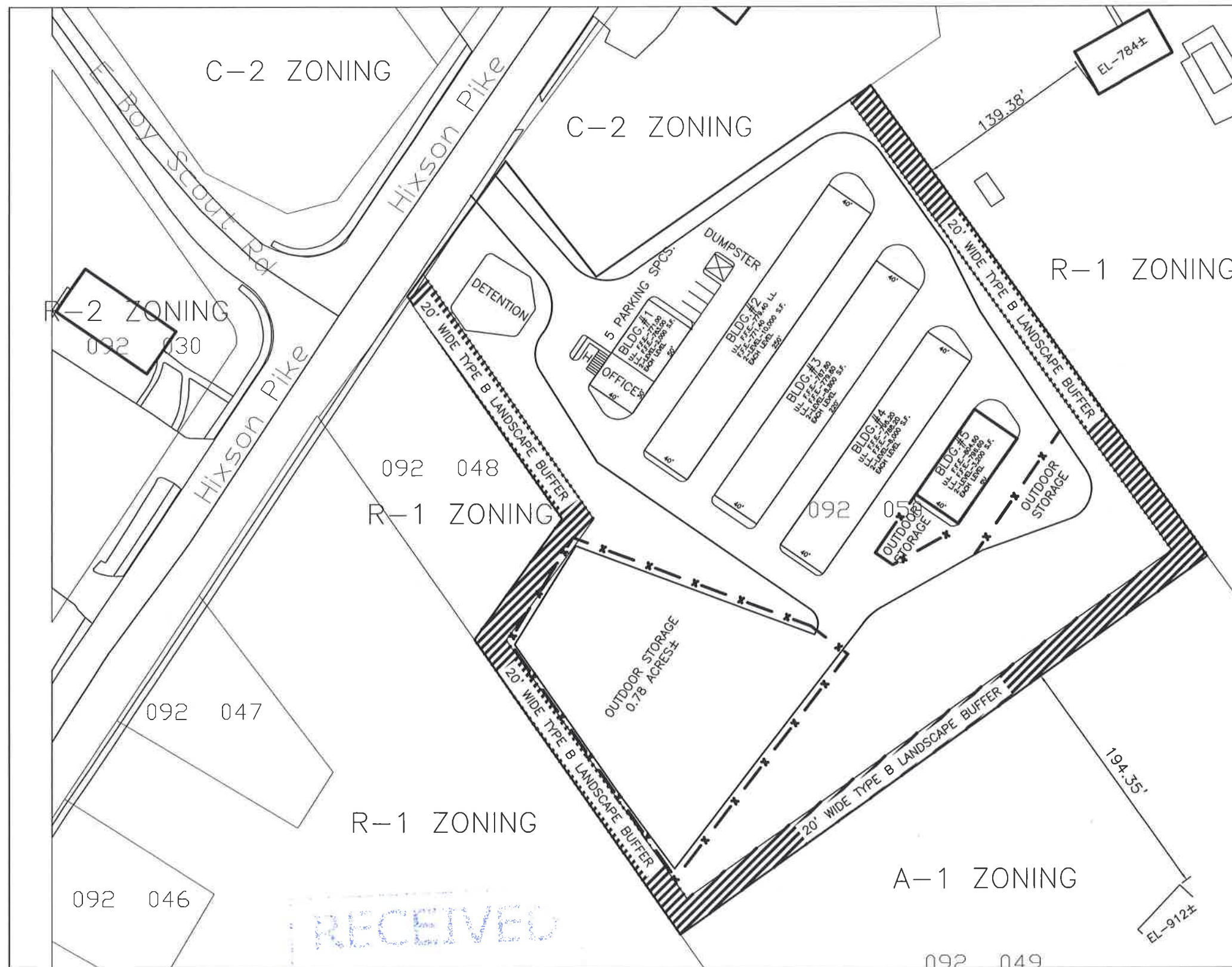
Deny



2016-025 Rezoning from R-1 to C-2

404 ft

Chattanooga Hamilton County Regional Planning Agency



- Parking and Paving Notes
1. All signs, pavement markings, and other traffic control devices shall conform to the FHWA manual on uniform traffic control devices, and handicapped signing shall meet Tennessee disabled parking regulations.
 2. All pavement markings shall be four (4) inches wide solid white unless indicated otherwise on the drawings.
 3. A minimum clearance of two feet shall be maintained between the face of curb and any part of a traffic sign or light pole.
 4. Contractor shall furnish and install all pavement markings as shown on the plans.
 5. Contractor shall coordinate installation of all signs, pavement markings, and other traffic control devices with other contractors on site.
 6. Contractor shall saw-cut to provide smooth transitions at tie-ins to existing edges of pavement.
 7. Joints or score marks are to be sharp and clean without showing edges of jointing tool.
 8. All concrete for curbs, sidewalks & pavement shall be class a 4000 p.s.i. Items on City/County row shall be 4000 p.s.i. unless otherwise noted.
 9. Contractor shall saw-cut tie-ins at existing curbs as necessary to ensure smooth transitions. Contractor shall saw-cut and transition to meet existing pavement as necessary and as directed by inspector to insure positive drainage. (typical @ all intersections)
 10. Contractor shall comply with all pertinent provisions of the "Manual of Accident Prevention in Construction" issued by AGC of America, Inc., and the Safety and Health Regulations for Construction issued by the U.S. Department of labor.
 11. Contractor shall be responsible for cost of pavement replacement where utility lines are extended from existing lines to the building.
 12. All ramps constructed are not to exceed a slope of 1:12.
 13. Concrete dumpster pads to be flush with pavement unless otherwise noted.
 14. All dimensions are to face of curb unless indicated otherwise.
 15. All work shall comply with all applicable codes, regulations, and/or local standards imposed by local utility, county, and state.
 16. Necessary barricades, sufficient lights, signs and other traffic control methods as may be necessary for the protection and safety of the public shall be provided and maintained throughout the construction of driveways connecting to all roadways.

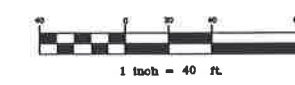
WAREHOUSE STORAGE SUMMARY

| | |
|-----------------|-----------|
| BUILDING #1 OFC | 2,400 SF |
| BUILDING #1 | 4,000 SF |
| BUILDING #2 | 20,000 SF |
| BUILDING #3 | 17,600 SF |
| BUILDING #4 | 16,000 SF |
| BUILDING #5 | 6,400 SF |

TOTAL ALL BLDGS. - 66,400 SF
TWO LEVELS

NOTE: OPAQUE FENCE WILL BE PLACED AROUND OUTDOOR STORAGE IF ALLOWED. IF NOT ALLOWED THESE AREAS WILL BE CONVERTED TO COVERED STORAGE.

SITE PLAN



ZONING EXHIBIT

CIVIL ENGINEER:
MILLER-MCCOY, INC.
CONSULTING ENGINEERS
815 CREEKSHORE ROAD CHATTANOOGA, TENNESSEE 37408
PHONE (423) 898-2881 FAX (423) 898-2884
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DEVELOPER:
ROGER RADPOUR
5010 AUSTIN ROAD
CHATTANOOGA, TENNESSEE

PROJECT:
PROPOSED STORAGE
Tax Map #: 192 050
HIXSON PIKE
Chattanooga, Tennessee

REVISIONS

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SHEET NAME:
SITE PLAN

DATE: 12-27-15
DRAWN BY: GAH
CHECKED BY: RWM
PROJECT NO: 15152
SHEET NUMBER:
C-1

RECEIVED

DEC 28 2015

Chattanooga Hamilton County
Regional Planning Agency
Development Services

2016-025