

PLANNING COMMISSION CASE REPORT

Case Number: 2016-070

PC Meeting Date: 05-09-16

Applicant Request

Rezone from R-1 Residential Zone to R-4 Special Zone

Property Location:	7127 Igou Gap Road
Property Owner:	Southeast Medical Properties II, LLC
Applicant:	Southeast Medical Properties II, LLC

Project Description

- Proposal: Develop a medical office building.
- Proposed Access: Entrance on Jarnigan Road and Igou Gap Road.
- Proposed Development Form: Two 24,000 square foot 3-Story office building surrounded by parking field, with connection to an existing 4-story office building on adjacent lot.

Site Analysis

Site Description

- Location: The 4.2 acre site is located between Jarnigan Road and Igou Gap Road approximately 120 feet from Bella Vista Drive.
- Current Access: Entrance on Jarnigan Road and Igou Gap Road.
- Current Development form: This site sits as a buffer between the 1 and 2-story detached dwellings west and south of the site and the parking fields and multi-story building east of the site. North of the site the topography slopes down to a commercial strip center which has no access on Jarnigan Road.
- Current Land Uses: To the west and south are single-family residential uses. North of the site are commercial uses. East of site are office and single-family residential uses. **Zoning History**
- The site is currently zoned R-1 Residential Zone.
- A previous case for rezoning the site to R-4 Special Zone was withdrawn at Planning Commission in 2008 (Case 2008-188).
- The properties to the north are zoned R-4 Special Zone and C-4 Planned Commerce Center Zone. The properties to the east are zoned R-4 Special Zone and R-1 Residential Zone. The properties to the south and west are zoned R-1 Residential Zone.

Plans/Policies/Regulations

- The Hamilton Place Community Plan (adopted by City Council in 2001) recommends Medium Density Residential for this zone and as a transition between office uses and low-density residential uses.
- The requested R-4 Special Zone permits residential uses, professional and a variety of professional and medical offices.

Key Findings

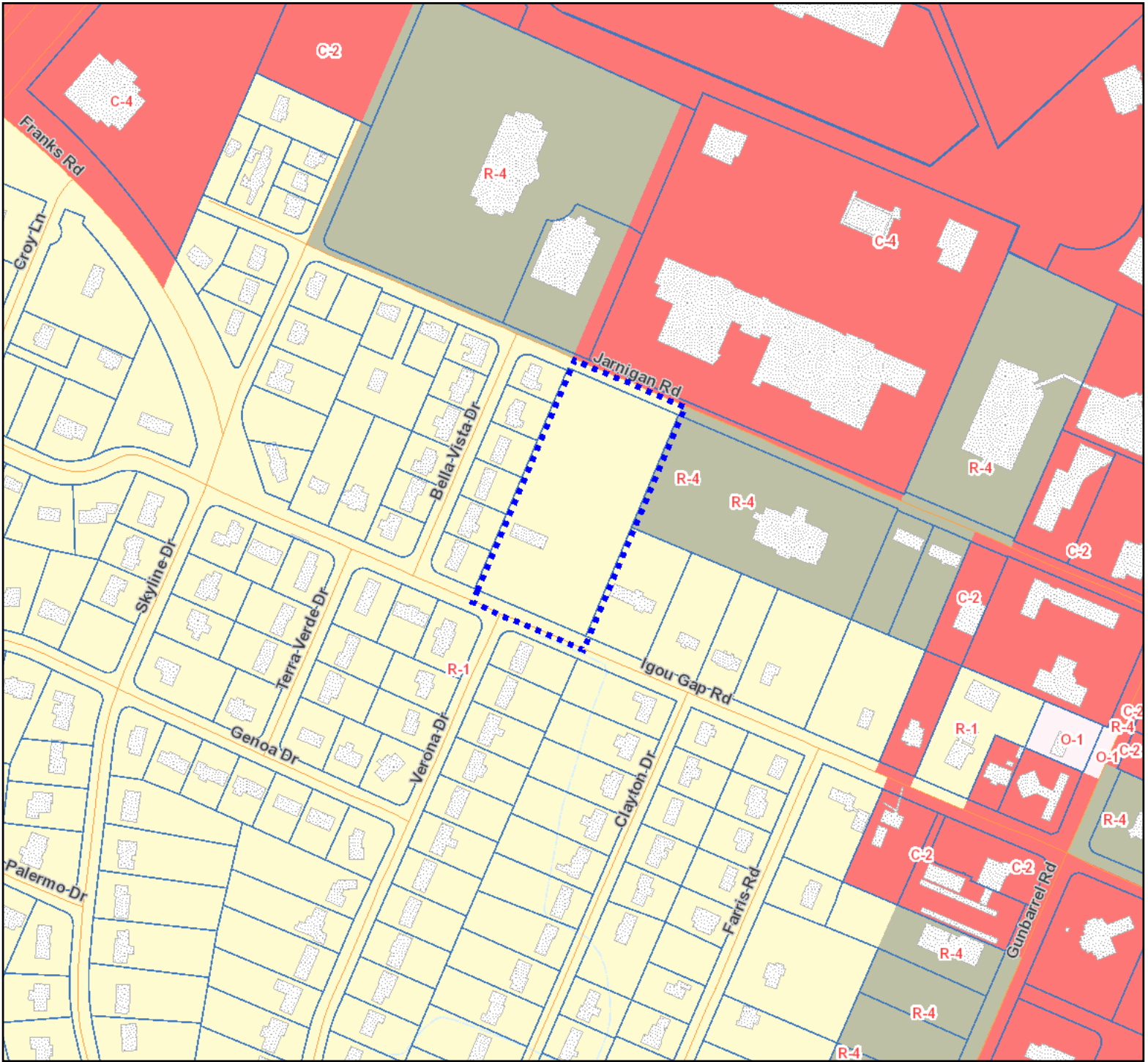
- The proposal is not supported by the adopted Land Use Plan for the area which recommends medium-density residential as a buffer between the existing office and the existing single-family development.
- The proposed use is not compatible with surrounding residential uses based on its scale and intensity.
- The proposal is not consistent with the development form of the area.
- The proposed structure does raise concerns regarding location, lighting, and height for abutting residential dwellings.
- The proposal would be an extension of an existing zone.
- The proposal would continue a precedent of development where current road infrastructure lacks the capacity to service the site.

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- The Chattanooga Fire Department notes that the current roadway along Jarnigan Road and Igou Gap Road would create safety issues for emergency vehicles to access the site and recommends widening Jarnigan Road to intersection.
- The Chattanooga Department of Transportation notes Igou Gap Road access should be used for secondary access due to its narrowness and Jarnigan Road should be widened to accommodate traffic and emergency access.

Staff Recommendation

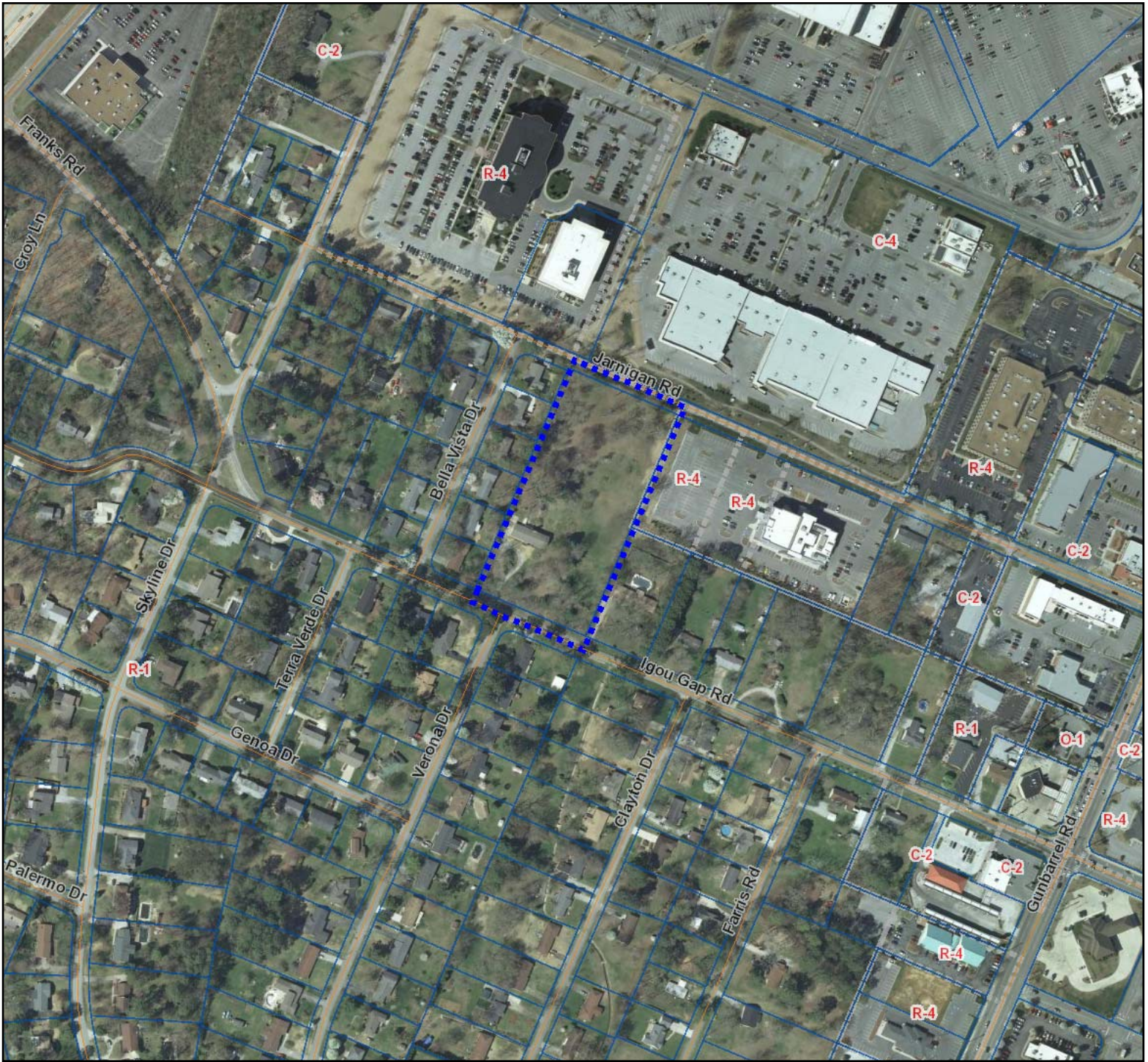
Deny



2016-070 Rezoning from R-1 to R-4

352 ft

Chattanooga Hamilton County Regional Planning Agency



2016-070 Rezoning from R-1 to R-4

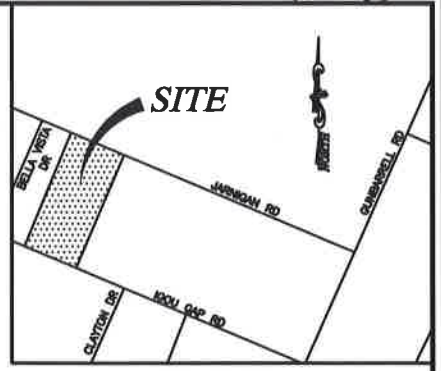


352 ft

Chattanooga Hamilton County Regional Planning Agency



2016-070



SITE ANALYSIS

ADDRESS: 7187 1000 GAP ROAD
 TAX MAP ID: 148H H 007
 SITE CURRENTLY ZONED: R-1
 PROPOSED ZONING: R-4
 ACREAGE: 4.22 ACRES
 TOTAL PROPOSED BUILDING AREA: 46,500 SQ. FT.
 TOTAL NUMBER OF PROPOSED REGULAR PARKING SPACES: 186 SPACES
 TOTAL NUMBER OF HANDICAP PARKING SPACES: 8 SPACES
 TOTAL NUMBER OF PARKING SPACES: 194 SPACES



MAP ENGINEERS L.L.C.
 7268 Applegate Lane
 Chattanooga, TN 37421
 Tel: (423) 855-5554
 Fax: (423) 462-9110

SOUTHEAST EYE SPECIALISTS - PHASE II
 FOR:
 SOUTHEAST MEDICAL PROPERTIES
 7268 JARNIGAN ROAD, SUITE 220
 CHATTANOOGA, TN 37421

PRELIMINARY SITE PLAN

REVISIONS

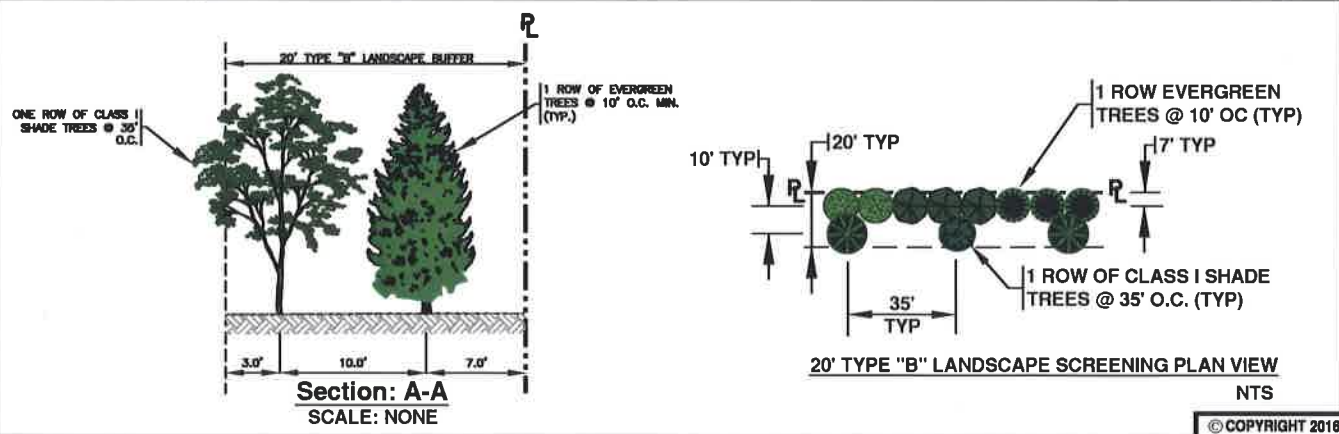
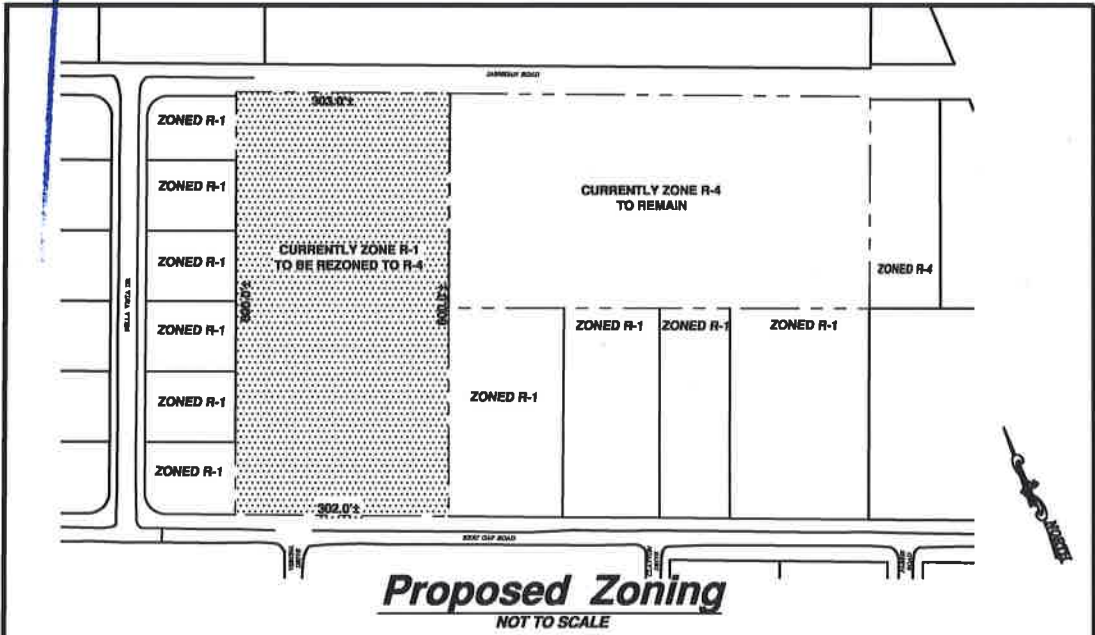
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FILE: 15199_PLANSET.DWG

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DATE: 3/21/2018
 DRAWN BY: GMH
 CHECKED BY: MAP
 PROJ. NUMBER: 15-109
 SHEET NUMBER: PS-1

RECEIVED
 MAR 23 2016
 Chattanooga Hamilton County
 Regional Planning Agency
 Development Services



Preliminary Site Plan
 SCALE: 1" = 40'

