

# PLANNING COMMISSION CASE REPORT

**Case Number: 2016-077**

**PC Meeting Date: 05-09-16**

## Applicant Request

**Rezone from R-1 Residential Zone and C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone.**

<b>Property Location:</b>	101 and 103 Glendale Drive, 1100 block of Signal Mountain Road
<b>Property Owner:</b>	Jr. Food Stores, Inc, by Attorney Kirby Yost
<b>Applicant:</b>	Signal Mtn. Cement Co., Barbara Hamrick, and Daniel King

## Project Description

- Proposal: Develop 2.7-acre site with a retail building with fuel stations.
- Proposed Access: Access from Glendale Drive
- Proposed Development Form: The applicant’s site plan shows a 1-story 10,500 square foot retail building with parking between the building and the road and fuel stations to the side.

## Site Analysis

### Site Description

- Location: The 2.7 acre site is located on the north side of the Glendale Drive and Signal Mountain Road “T” intersection.
- Current Access: Access from Glendale Drive
- Tennessee Department of Transportation Functional Classification: Signal Mountain Road is designated an Urban Minor Arterial.
- Current Development form: The site currently has a retail store with parking between the building and the road. The site increases in topography up the mountain at the rear. To the west of the site are vacant lots. To the east of the site is a small-lot subdivision. South of the site are Signal Mountain Road and a single story building with parking.
- Current Land Uses: West and north of the site are large vacant and wooded lots. To the east of the site are low-density residential uses. To the south is a commercial use and vacant lots.

### Zoning History

- The site is currently zoned R-1 Residential Zone and C-2 Convenience Commercial Zone.
- The properties to the north, west, and south are zoned R-1 Residential Zone. The properties to the southeast are zoned C-2 Convenience Commercial Zone, R-4 Special Zone, and R-5 Residential Zone. The property to the east is zoned R-5 Residential Zone.
- There has been no recent zoning activity on this site.

### Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- The Comprehensive Plan Update 2030 (adopted by Planning Commission March 14, 2016) places this site in both Level 1 and Level 4 intensity. Level 1 area are defined by areas that are culturally, environmentally, or aesthetically significant but are not managed or protected (100-year floodplains, pasture/hay areas or cultivated crops, areas having 25%-100% slopes, and priority conservation forest blocks). Because these areas contain sensitive environmental features, they have the least potential for development, or future public services and facilities. Level 4 areas are close to major road intersections, they have a moderate to high potential for infill and for building well-defined neighborhood centers, parks, and a more concentrated mix of residential and nonresidential uses, accompanied by new multimodal connections and transportation facilities. Resource protection opportunities should be incorporated into development site design or public parks/green spaces/ plazas.
- 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.

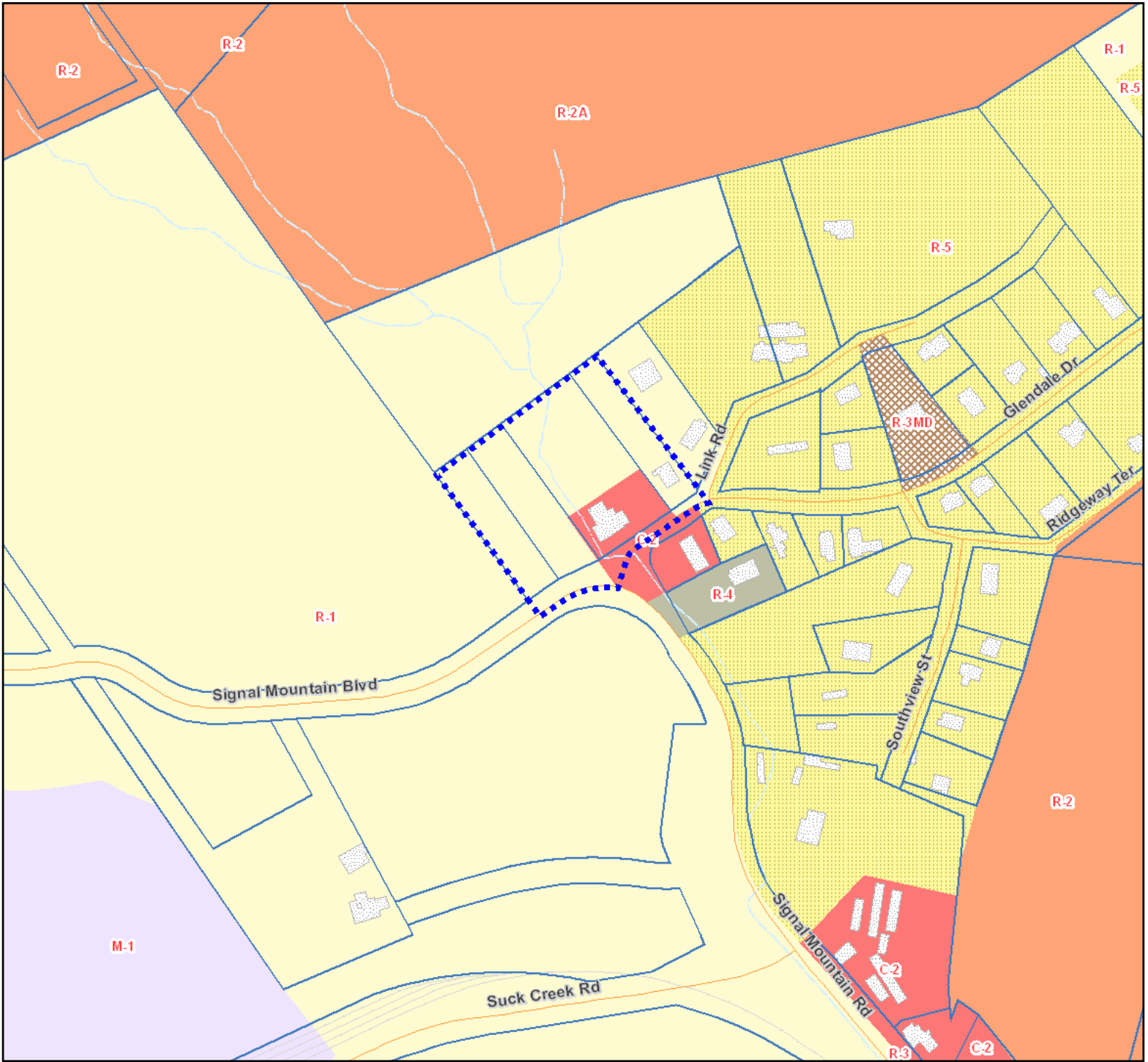
## PLANNING COMMISSION CASE REPORT

### Key Findings

- The proposed use is not compatible with surrounding residential uses.
- The proposal is not consistent with the development form of the area.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would be an extension of an existing zone.
- The proposal would continue a precedent for future requests by allowing expansion of more intense zones onto sensitive land.
- Expanding this commercial site would create the potential for additional turning conflicts and safety concerns at the Glendale Drive and Signal Mountain Boulevard intersection.
- The Chattanooga Department of Transportation would require a widening of Glendale Drive and limitations on curb-cuts to be able to handle an increase in commercial development at this location.

### Staff Recommendation

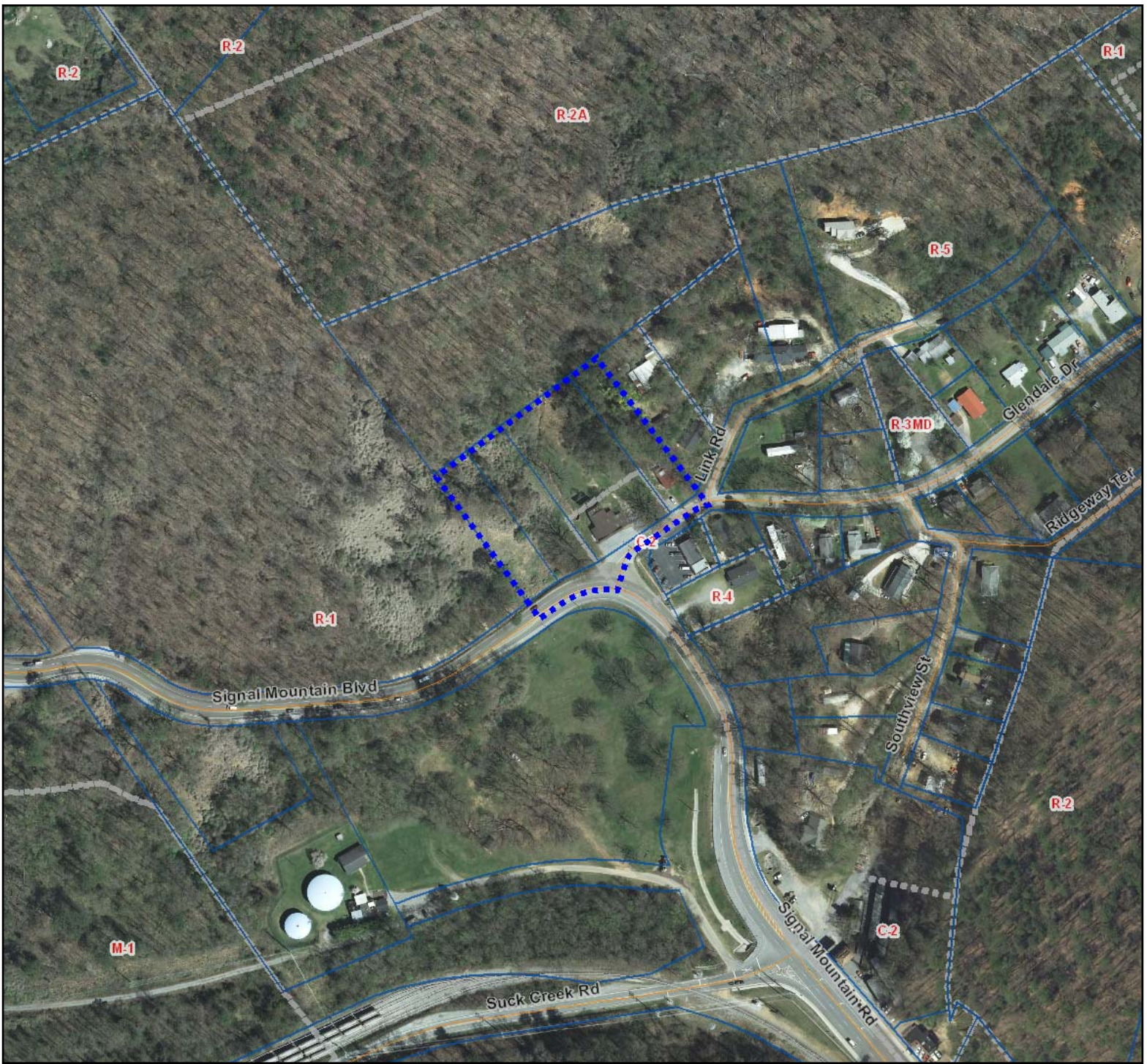
Deny



# 2016-077 Rezoning from R-1 and C-2 to C-2

268 ft

**Chattanooga Hamilton County Regional Planning Agency**



## 2016-077 Rezoning from R-1 and C-2 to C-2



268 ft

Chattanooga Hamilton County Regional Planning Agency



2016-027



DEVELOPMENT SUMMARY		
STATISTIC	EXISTING	PROPOSED
CURRENT ZONING	C-2 AND R-1	C-2
USE	VACANT/CLOSED RETAIL	NEIGHBORHOOD MARKET WITH FUEL SALES
TOTAL SITE AREA	2.724 +/- AC 118,845 +/- SF	2.724 +/- AC 118,845 +/- SF
AREA OF EX. C-2	0.389 +/- AC 16,962 +/- SF	
AREA OF EX. R-1 PROPOSED TO BE REZONED TO C-2	2.334 +/- AC 101,883 +/- SF	
BUILDING SETBACKS	FRONT 25' (SOUTH-EAST) SIDE 10' (NORTH-EAST) SIDE 10' (SOUTH-WEST) REAR 25' (NORTH-WEST)	FRONT 11.2' (SOUTH-EAST) SIDE 156.7' (NORTH-EAST) (CANOPY 83.2) SIDE 85.9' (SOUTH-WEST) REAR 128.3' (NORTH-WEST)
PARKING	RETAIL 41 SPACES 10,500 / 1,500 (STOCK ROOM) 9,000 SF 9,000 / 1,000 = 9 X 4 = 36 SPACES REQ.	50 SPACES PROPOSED 48 STANDARD SPACES 2 ADA SPACES
SITE ACCESS	PER CITY OF CITY OF CHATTANOOGA	SINGLE ACCESS TO GLENDALE DRIVE

BUILDING SUMMARY		
STATISTIC	PERMITTED / REQUIREMENT	PROVIDED
FOOT PRINT	N/A	10,500 +/- SF
BUILDING HEIGHT	35'	SINGLE STORY 28'-4"

**PROPERTY OWNERSHIP**

**LOT 19**  
SIGNAL MOUNTAIN CEMENT COMPANY  
1201 SUCK CREEK ROAD  
CHATTANOOGA, TN 37405  
TAX MAP # 117G A 032  
ADDRESS: 0 SIGNAL MOUNTAIN BLVD

**LOT 20**  
SIGNAL MOUNTAIN CEMENT COMPANY  
1201 SUCK CREEK ROAD  
CHATTANOOGA, TN 37405  
TAX MAP # 117G A 031  
ADDRESS: 0 SIGNAL MOUNTAIN BLVD

**LOT 21**  
BARBARA D. HAMRICK  
7727 MIDDLE VALLEY ROAD  
HIXSON, TN 37343  
TAX MAP # 117G A 030  
ADDRESS: 101 GLENDALE DRIVE

**LOT 22**  
DANIEL BRETT KING  
66 BOHR DRIVE  
CHATTANOOGA, TN 37415  
TAX MAP # 117G A 029  
ADDRESS: 103 GLENDALE DRIVE

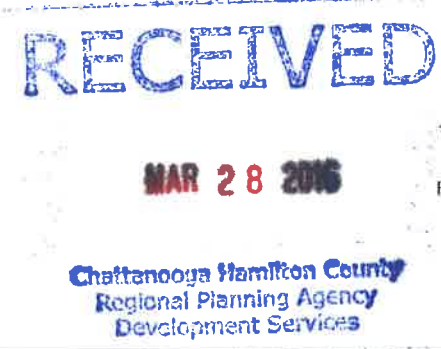
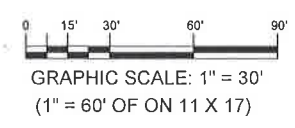
**REZONING CONTACT**  
KIRBY W. YOST  
CHAMBLISS, BAHNER & STOPHEL, P.C.  
LIBERTY TOWER  
605 CHESTNUT STREET, SUITE 1700  
CHATTANOOGA, TN 37450  
1-423-757-0254  
KYOST@CHAMBLISSLAW.COM

TIM RICH  
(CONTRACT VENDEE)  
HOUCHENS INDUSTRIES  
700 CHURCH STREET  
BOWLING GREEN, KY 42101  
1-270-780-2973  
TRICH@HOUCHENSINDUSTRIES.COM

FIELD SURVEY PERFORMED BY:  
**C & M**  
LAND SURVEYING, LLC  
431 ARTIFAN WAY  
CHATTANOOGA, TN 37415  
PH: (423) 877-4778 FAX: (423) 877-9440

**BENCHMARK DATA**

BM #	DESCR.	ELEV.
#1	TOP OF NAIL W/PLATE	760.47
#2	NAIL AND FLAG SET IN GRASS	762.19
#3	NAIL AND FLAG NOT IN GRASS	780.90
#4	NAIL AND FLAG SET IN GRASS	823.28
#5	NAIL AND FLAG SET IN GRASS	766.60

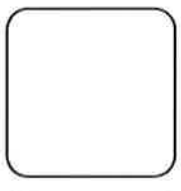


REVISIONS


**REZONING EXHIBIT**



JOB NUMBER:  
DATE: 3-28-2016  
SCALE: 1" = 30'  
DRAWN: B. SHIRLEY  
CHECKED:  
FILE PATH:



**C-1**  
SHEET