

PLANNING COMMISSION CASE REPORT**Case Number: 2016-083****PC Meeting Date: 05-09-16****Applicant Request****Rezone from A-1 Urban Agricultural Zone to M-1 Manufacturing Zone**

Property Location:	4155 Randolph Circle
Property Owner:	Peggy J. Holder
Applicant:	Chris Maughon

Project Description

- Proposal: Develop 6.8-acre site with light manufacturing, warehouse, and sales uses.
- Proposed Access: South Access Road.
- Proposed Development Form: The applicant's site plan shows a 1-story 43,750 square foot building with a parking lot and a trailer sales lot. The site plan also shows the intent to keep the existing tree line along Benton Drive.
- Proposed Density: No applicable. No residential use is proposed nor is residential use permitted in the requested M-1 Manufacturing Zone.

Site Analysis**Site Description**

- Location: The 6.8-acre site is located on the west side of South Access Road approximately 1,000 feet north of Bonny Oaks Drive. A portion of the site is located within the 100-Year Flood Area as identified by the FEMA layer on the Hamilton County GIS online map
- Current Access: The entire site has access to South Access Road, Randolph Circle, Benton Drive, and Harrison Pike.
- Current Development form: No definite form established. There is a mixture of residential and non-residential building heights and sizes.
- Current Land Uses: North: Single-family homes, retail, truck/equipment display and repair. East: Church. South: Single-family homes, office, retail, event facility, truck/equipment display and repair. West: Townhomes.
- Current Density: Randolph Circle- 0.8 dwelling units per acre (2 homes). Benton Drive- 1.3 dwelling units per acre (2 homes). Maple Terrace Lane- 12 dwelling units per acre (9 townhomes).

Zoning History

- The site is currently zoned A-1 Urban Agriculture.
- The site was rezoned from R-1 and R-2 Residential Zone to A-1 Urban Agriculture Zine in 2011 (Ordinance 12498).
- Properties to the north are zoned R-1 Residential. Properties to the east are zoned R-2 Residential and M-1 Manufacturing. Properties to the south are zoned R-1 Residential, C-2 Convenience Commercial, and R-4 Special Zone. Properties to the west are zoned RTZ Residential Townhouse Zero Lot Line Zone.
- The nearest M-1 Manufacturing Zone (same as the request) is across the street at 4060 South Access Road .

Plans/Policies/Regulations

- The Highway 58 Community Land Use Plan (adopted by City Council in 2002) recommends Business and Technology uses for this area. The Plan states "This 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."
- The M-1 Manufacturing Zone permits most types of non-residential uses, but does not permit residential uses.

PLANNING COMMISSION CASE REPORT

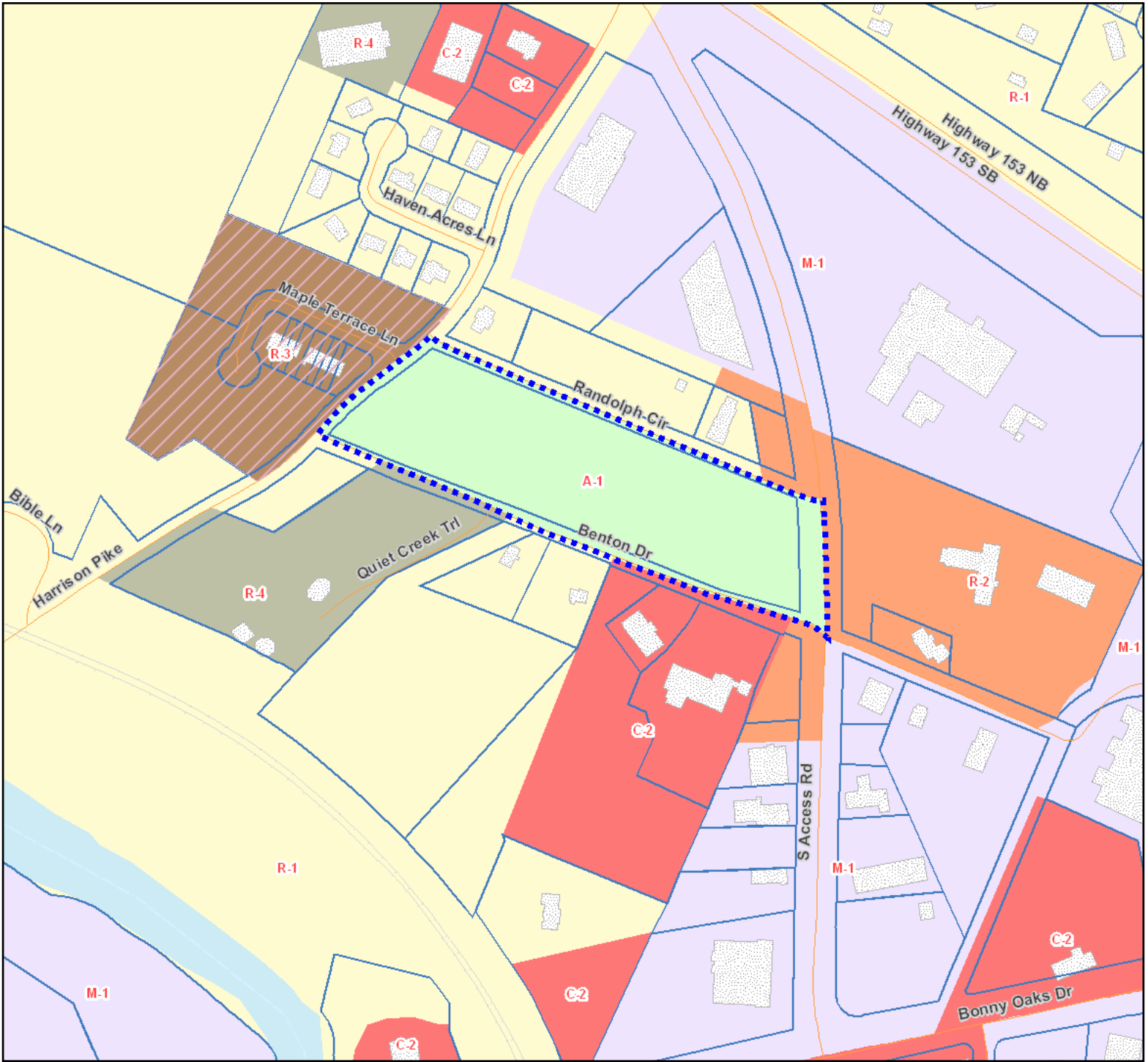
- The M-2 Manufacturing Zone permits most types of non-residential uses, but does limit out the most noxious industrial uses.
- Development in the 100-Year Flood Area is regulated by Article V, Division 23 Floodway Zone and Division 24 Flood Hazard Zone within the City of Chattanooga Zoning Ordinance. Contact the City of Chattanooga Land Development Office at 423-643-5880 with questions.

Key Findings

- The M-1 zone request is not supported by the adopted Land Use Plan for the area which recommends business and technology uses. M-2 zoning is more consistent with the plan policy description since M-2 does not allow heavy industrial activities, but allows warehousing and light manufacturing.
- The proposed use is compatible with surrounding uses on the eastern edge of the property due to the surrounding uses at this point.
- The proposed use is not compatible with surrounding uses on the western edge of the property due to the surrounding uses at this location.
- The proposal is consistent with the development form of South Access Road, but less consistent with the development form of Randolph Circle and the western section of Benton Drive.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone, though there is M-1 Manufacturing Zone nearby in the area.
- The applicant's site plan shows only the eastern half of the site being needed for the proposed uses. This area of proposed use appears to be located just within the edge of the 100-year flood area and within 630 feet from the South Access Road right-of-way (as measured along Benton Drive).

Staff Recommendation

- Deny M-1 Manufacturing Zone and approve M-2 Manufacturing Zone on only that portion of parcel 128E-A-005 that is within 630 feet from the South Access Road right-of-way as measured along Benton Drive.



2016-083 Rezoning from R-1 to M-1

334 ft

Chattanooga Hamilton County Regional Planning Agency



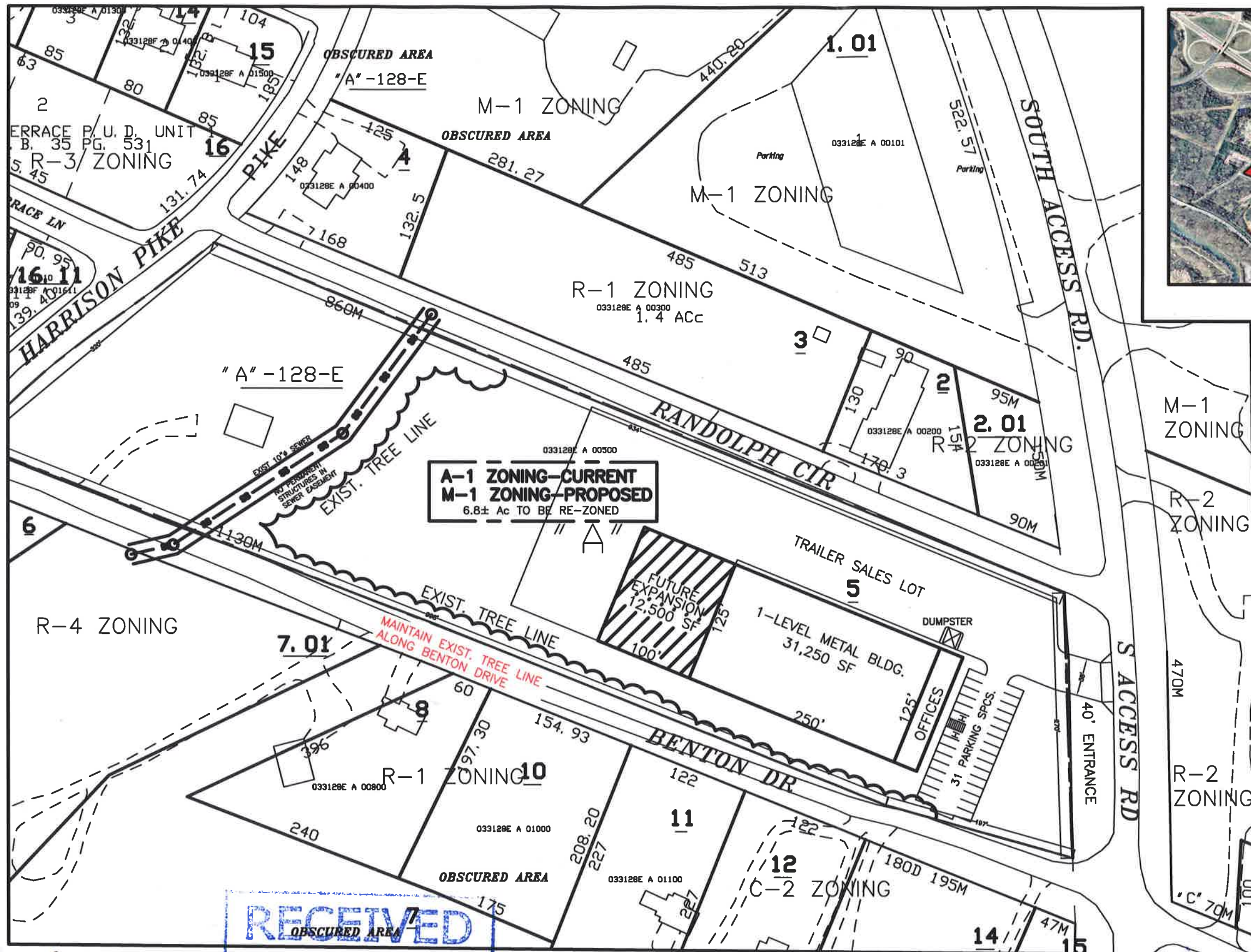
2016-083 Rezoning from R-1 to M-1



334 ft

Chattanooga Hamilton County Regional Planning Agency





LOCATION MAP

Parking and Paving Notes

- 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.
- All pavement markings shall be four (4) inches wide solid white unless indicated otherwise on the drawings.
- A minimum clearance of two feet shall be maintained between the face of curb and any part of a traffic sign or light pole.
- Contractor shall furnish and install all pavement markings as shown on the plans.
- Contractor shall coordinate installation of all signs, pavement markings, and other traffic control devices with other contractors on site.
- Contractor shall saw-cut to provide smooth transitions at tie-ins to existing edges of pavement.
- Joints or score marks are to be sharp and clean without showing edges of jointing tool.
- 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.
- 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)
- 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.
- Contractor shall be responsible for cost of pavement replacement where utility lines are extended from existing lines to the building.
- All ramps constructed are not to exceed a slope of 1:12.
- Concrete dumpster pads to be flush with pavement unless otherwise noted.
- All dimensions are to face of curb unless indicated otherwise.
- All work shall comply with all applicable codes, regulations, and/or local standards imposed by local utility, county, and state.
- 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.

BUILDING SUMMARY

OFFICE	-----3,000 SF
WAREHOUSE	-----14,125 SF
MANUFACT.	-----14,125 SF
TOTAL	-----31,250 SF

ASSUME 15 TOTAL WORKERS BASED ON INFORMATION FROM OWNER. PROVIDE 15 ADDITIONAL SPACES BASED ON 3000 SF OFC.

ZONING EXHIBIT

MILLER-MCCOY, INC.
 CONSULTING ENGINEERS
 918 CROOKS ROAD CHATTANOOGA, TENNESSEE 37405
 PHONE (423) 888-3881 FAX (423) 888-3884
 © Copyright 2010 Miller-McCoy, Inc.

CHRIS MAUGHON
 1802 WASHINGTON ST.
 CHATTANOOGA, TN 37406
 423-266-8858
 feltonslutch@yahoo.com

FELTON'S OFFICE-WAREHOUSE
 LIGHT MANUFACTURING
 & TRAILER SALES
 Tax Map #: 128E A 005
 4155 Randolph Circle
 Chattanooga, Tennessee

REVISIONS

1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NAME:
ZONING EXHIBIT
 DATE: 03-28-16
 DRAWN BY: RWM
 CHECKED BY: RWM
 PROJECT NO.: 16050
 SHEET NUMBER:
ZE-1



IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES IS WITHHELD.

RECEIVED

MAR 28 2016

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

ZONING EXHIBIT



NOTE: ALL LANDSCAPING/BUFFERS SHALL CONFORM TO CITY OF CHATTANOOGA LANDSCAPE ORDINANCE.

2016-083