

# PLANNING COMMISSION CASE REPORT

Case Number: 2016-023

PC Meeting Date: 02-08-16

## Applicant Request

### Rezone from R-1 Residential Zone to C-5 Neighborhood Commercial Zone

|                           |                       |
|---------------------------|-----------------------|
| <b>Property Location:</b> | 6420 Shallowford Road |
| <b>Property Owner:</b>    | Wanda Threat          |
| <b>Applicant:</b>         | Wanda Threat          |

### Project Description

- Proposal: Develop the approximately 1.2-acre site with doctors office and pharmacy.
- Proposed Access: Only entrance on Shallowford Road and closing access to Edgemon Forest Lane.
- Proposed Development Form: To use the existing building with modification for phase 1. Eventually to build a 1 story 5,000 square foot building.

## Site Analysis

### Site Description

- Location: The 1.2 acres residential site is located on the south west corner of Shallowford Road and Edgemon Forest Lane intersection.
- Current Access: Main access from Edgemon Forest Lane with secondary access through shared easement and drive off Shallowford Road.
- Tennessee Department of Transportation Functional Classification: Shallowford Road is defined as an Urban Minor Arterial.
- Current Development form: The predominate development form in the area is single-family dwellings on small lots. There are examples of sparse small commercial developments mixed into residential developments along Shallowford Road.
- Current Land Uses: The site currently contains a single-family dwelling. To the east, north east, and south are single-family dwellings. North of the site is a single 27-acre lot with several 1 and 2 story homes set significantly far back from the road. To the west is a 1.2-acre undeveloped.

### Zoning History

- The site is currently zoned R-1 Residential Zone.
- The property to the north is zoned R-2 Residential Zone. The properties to the east and south are zoned R-1 Residential Zone. The property to the west is zoned R-1 Residential Zone and RT-1 Residential Townhouse Zone. The RT-1 Residential Townhome Zone was rezoned in 1986 and includes a condition that limits the maximum number of units build to 45 for the site.
- The nearest C-5 Neighborhood Commercial Zone (same as the request) is approximately 1/3 of a mile to the northwest on Shallowford Road. A C-2 Convenience Commercial Zone is located approximately 585 feet to the east.
- There has been no recent zoning activity on this site.

### Plans/Policies/Regulations

- The Shallowford Road Plan (adopted by City Council in 2009) recommends R-4 Special Zone with conditions. The plan then provides additional specific recommendations for the site stating; *"Expanded uses such as offices may be appropriate for this site if the existing structure is used as this will help ensure compatibility with the Edgemon Forest neighborhood."*
- The C-5 Neighborhood Commercial Zone permits small commercial uses and serves enterprises such as grocery stores, barber shops, offices, and banks which are more compatible relative to C-2 uses in neighborhoods.

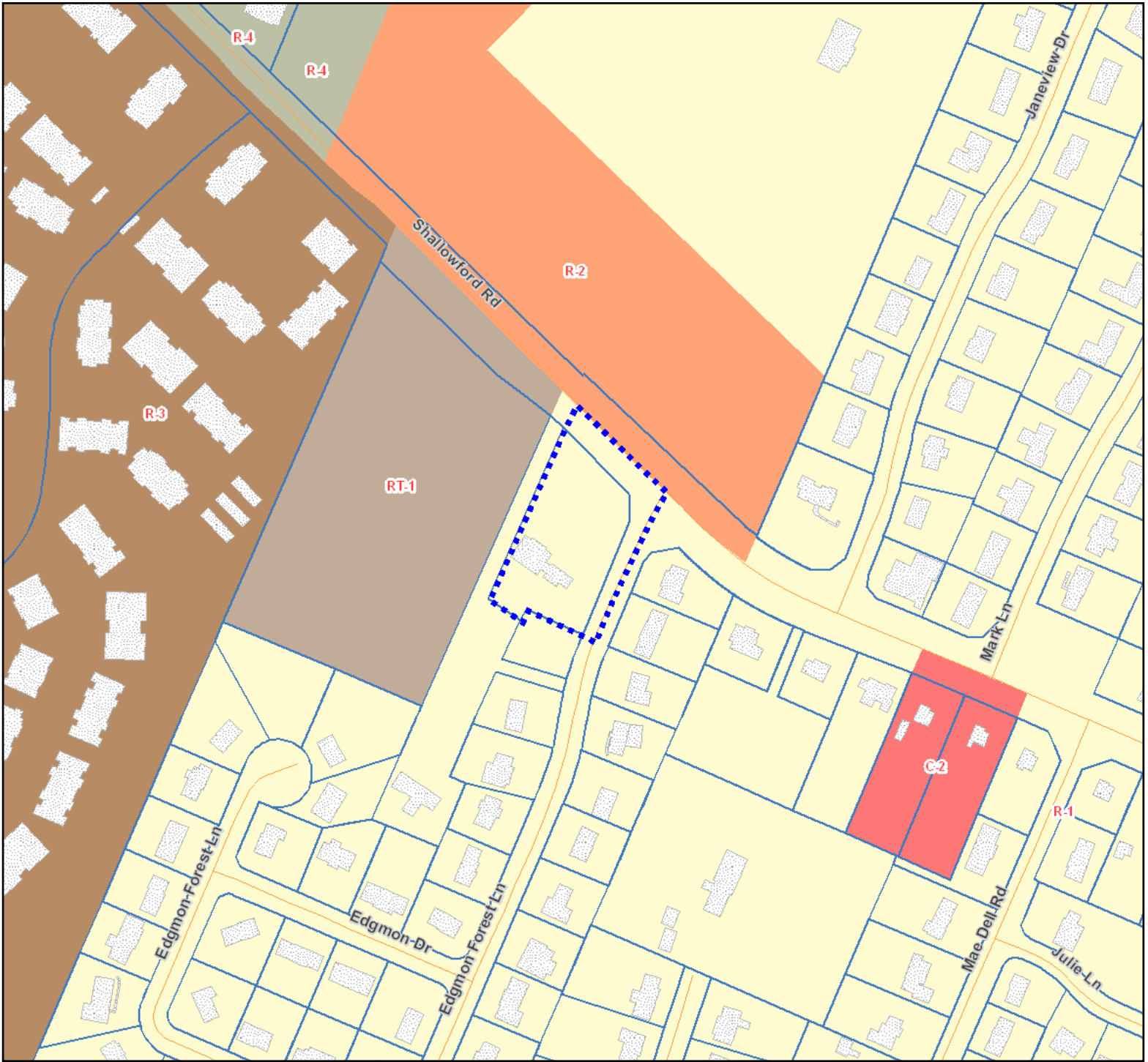
## PLANNING COMMISSION CASE REPORT

### Key Findings

- The proposal is not supported by the recommendations of the adopted Land Use Plan which does not recommend commercial uses or replacing existing buildings.
- The proposed office use could be compatible with surrounding uses, but retail and drive-thru uses are not compatible with surrounding uses.
- The proposal for future new development is not consistent with the development form of the adjacent properties.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone.
- The proposal would not set a precedent for future requests.

### Staff Recommendation

Deny



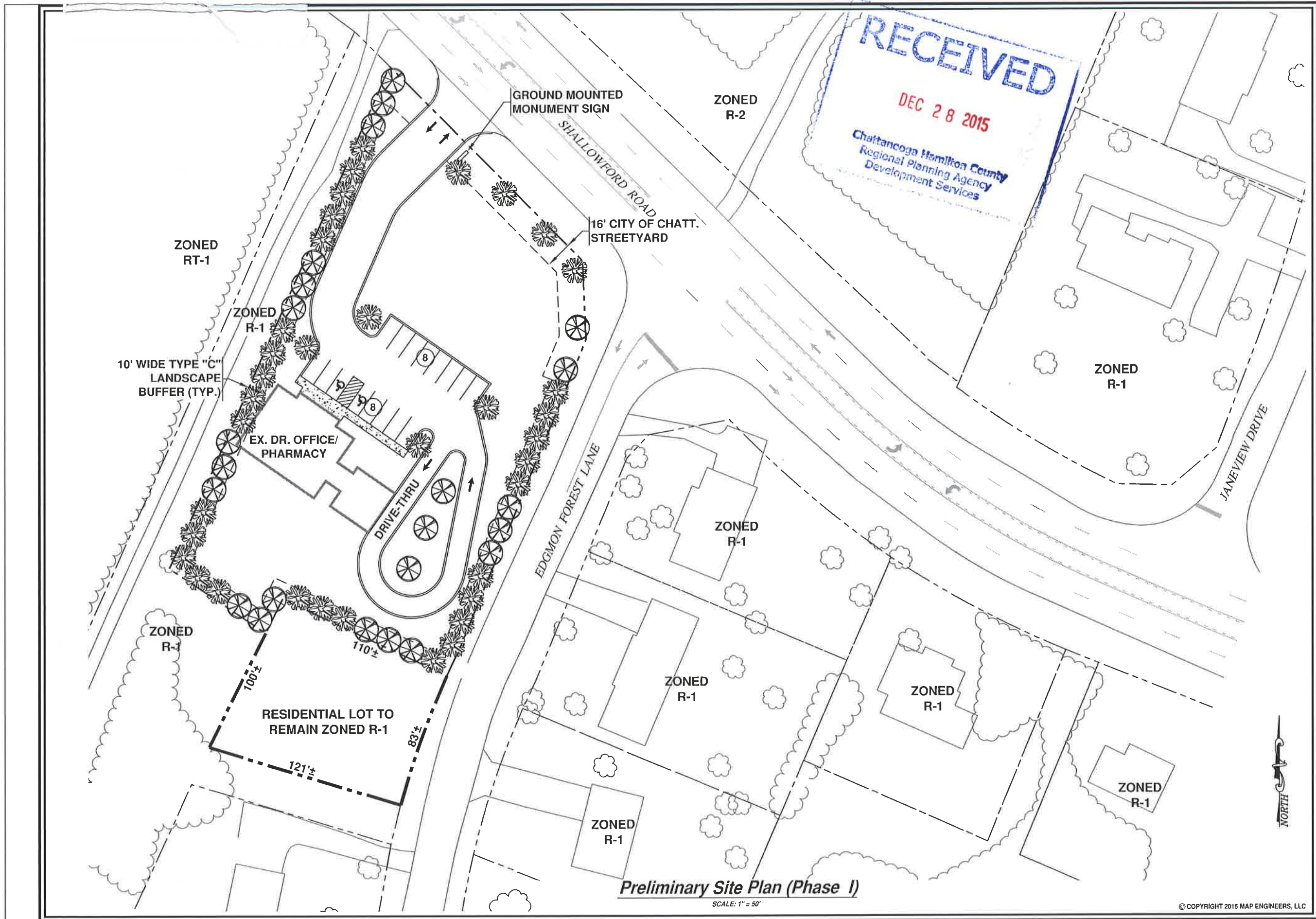
## 2016-023 Rezoning from R-1 to C-5



250 ft

Chattanooga Hamilton County Regional Planning Agency





**Preliminary Site Plan (Phase I)**

SCALE: 1" = 50'

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MICHAEL A. PRIOR  
**PRELIMINARY**  
 NOT FOR  
 CONSTRUCTION  
 OF TENNESSEE

TN (423) 855-5554  
 TN (423) 465-8790  
 7380 Appleton Lane  
 Chattanooga, TN 37421

**MAP ENGINEERS**  
**L.L.C.**



**SHALLOWFORD NEIGHBORHOOD**  
**COMMERCIAL DEVELOPMENT**  
 FOR  
 CHOO CHOO MGMT. CORP 9711  
 SHADOW VALLEY CIRCLE  
 CHATTANOOGA, TN 37421

**PRELIMINARY**  
**SITE**  
**PLAN**

REVISIONS

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DATE: 12/29/15  
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 PROJ. NUMBER: 15-201  
 SHEET NUMBER: **SP-1**

2016-023

MICHAEL A. PRIOR  
 PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 STATE OF TENNESSEE

Tel: (423) 855-5554  
 Fax: (423) 465-8110  
 7380 Ashleigh Lane  
 Chattanooga, TN 37421

MAP ENGINEERS  
 L.L.C.  
 GRAPHIC SCALE  
 30' 15' 0' 30' 60' 90'

SHALLOWFORD NEIGHBORHOOD  
 COMMERCIAL DEVELOPMENT  
 FOR  
 CHOO CHOO MGMT. CORP 9711  
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PRELIMINARY  
 SITE  
 PLAN

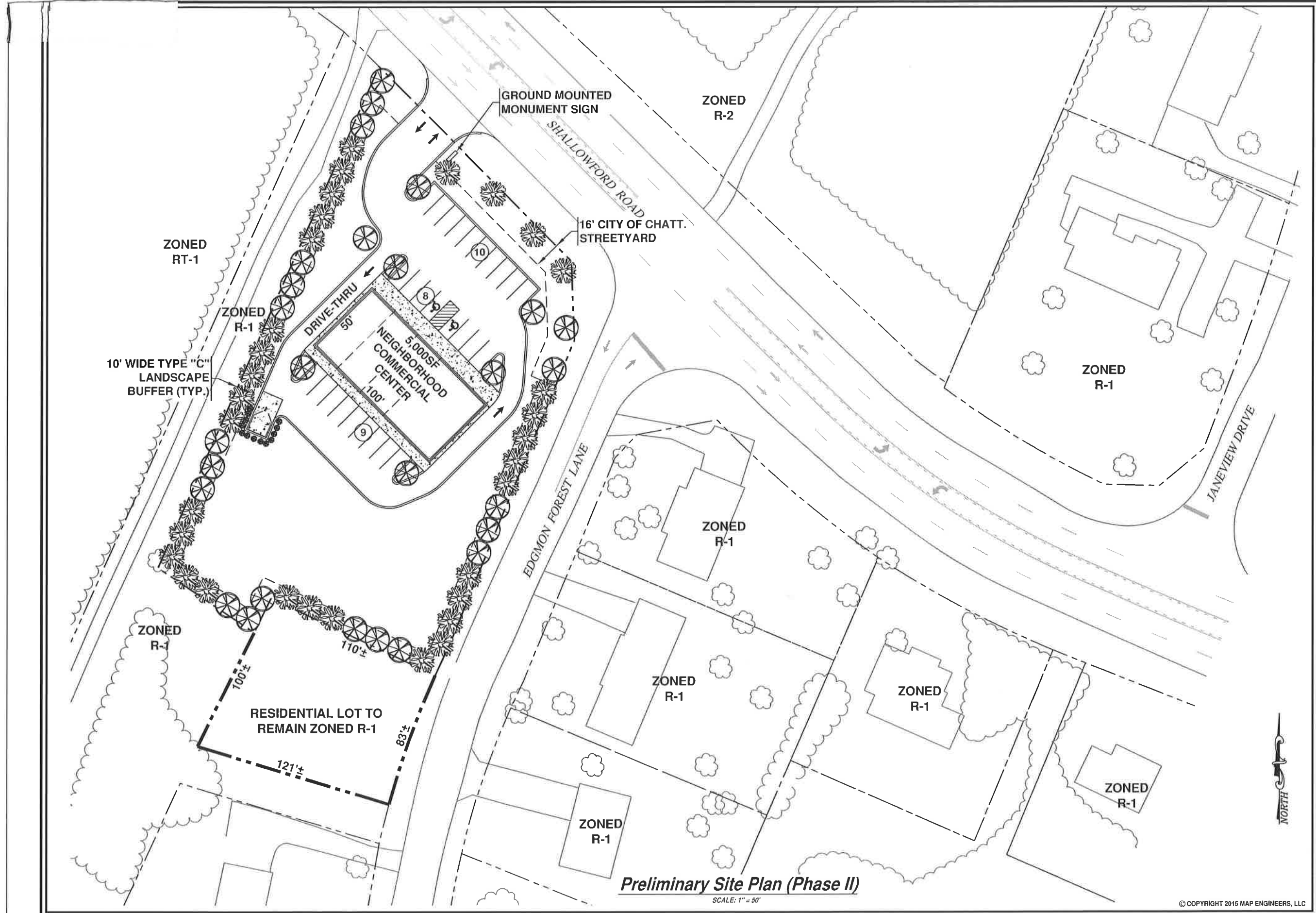
REVISIONS

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DATE: 12/29/15  
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 SHEET NUMBER: SP-2



Preliminary Site Plan (Phase II)

SCALE: 1" = 50'

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2016-023