

PLANNING COMMISSION CASE REPORT**Case Number: 2016-090****PC Meeting Date: 06-13-16****Applicant Request****Rezone from O-1 Office Zone to C-2 Convenience Commercial Center**

Property Location:	5461 Hixson Pike
Property Owner:	David Downer
Applicant:	John Floyd

Project Description

- Proposal: Expand an existing building on a 0.53-acre site for a kennel.
- Proposed Access: Entrance on Hixson Pike and Old Hixson Pike.
- Proposed Development Form: Expansion of existing 1-story buildings with an outdoor fenced-in space for animals.

Site Analysis**Site Description**

- Location: The site is located on between Old Hixson Pike and Hixson Pike approximately 300 feet southwest from the intersection of Longview Drive and Hixson Pike.
- Current Access: From Hixson Pike.
- Tennessee Department of Transportation Functional Classification: Categorized Hixson Pike as an Urban Principal Arterial and Old Hixson Pike as an Urban Collector.
- Current Development form: The site currently has a small dwelling on the lot. The area east, south, and west of the site is a mix of small dwellings and single story commercial strip centers with parking or gas pumps fronting Hixson Pike. To the north is a preserved area of the Chickamauga Creek.
- Current Land Uses: To the west is a large gas station. To the south and east are a mix of single-family residential, small offices, and small retail. North of the site is undisturbed natural land.
- The entire site is located within the FEMA 100 year flood plain.

Zoning History

- The site is currently zoned O-1 Office Zone.
- The site was rezoned from R-2 Residential Zone to O-1 Office Zone in 1985.
- The property to the north is zoned R-1 Residential Zone. The property to the east is zoned R-2 Residential Zone and C-2 Convenience Commercial Zone. The property to the south is zoned R-4 Special Zone. The property to the west is zoned C-2 Convenience Commercial Zone with conditions.
- The nearest C-2 Convenience Commercial Zone (same as the request) is abutting the site to the west and has conditions on the site.

Plans/Policies/Regulations

- The Hixson North River Community Plan (adopted by City Council in 2004) recommends two different use groups for the site. The plan recommends Medium Business Mix for the portion fronting on Hixson Pike. The plan recommends Medium Density Residential for the portion fronting on Old Hixson Pike.
- The O-1 Office Zone permits office uses as well as single-family homes.
- 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.
- The C-2 Convenience Commercial Zone requires a Special Exception from the Board of Zoning Appeals for the proposed use of a kennel. The Board of Zoning Appeals can provide additional conditions for this Special Exception.
- 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.

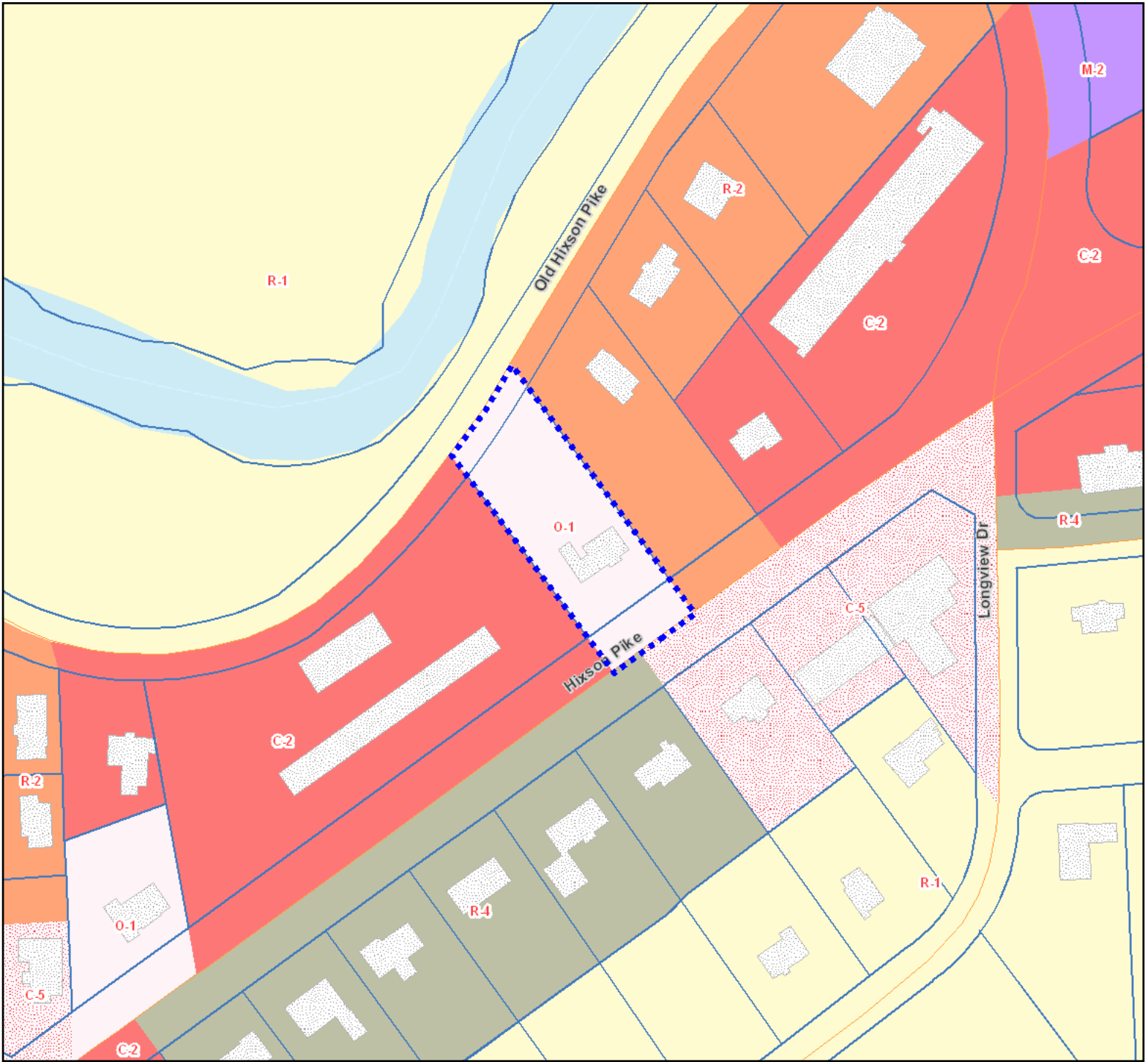
PLANNING COMMISSION CASE REPORT

Key Findings

- The proposal is supported by the adopted Land Use Plan for the area which recommends Medium Business Mix.
- The proposed use could be compatible with surrounding uses. The Board of Zoning Appeals is encouraged to consider the hours of use in its deliberation on a Special Exception for a kennel at this location.
- The proposal is consistent with the development form of the area.
- The proposed structure does not 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 expanding the C-2 Convenience Commercial Zone into the remaining residential area.
- The adjoining C-2 Convenience Commercial Zone was conditioned to keep commercial traffic off the residential Old Hixson Pike to the rear of the property.

Staff Recommendation

Approve, subject to no access to Old Hixson Pike.



2016-090 Rezoning from O-1 to C-2

135 ft

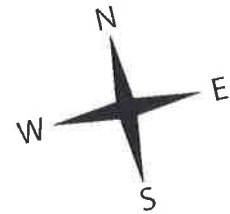
Chattanooga Hamilton County Regional Planning Agency

Site Plan

Case #: 2016-0910

Total Acres being requested for rezoning or special permit:

.53 Acres (100'x231')



0 ft 50 ft

RECEIVED

APR 20 2016

Chattanooga Hamilton County
Regional Planning Agency
Development Services

Date Received: 4-20-2016

Applicant Initial: [Signature]

