

PLANNING COMMISSION CASE REPORT

Case Number: 2016-156

PC Meeting Date: 11-14-16

Applicant Request

Rezone R-1 Residential Zone and C-5 Neighborhood Commercial Zone to C-2 Convenience Commercial Zone

Property Location:	3630 Ridgeside Road
Property Owner:	Sean S. Daniels
Applicant:	Sean S. Daniels

Project Description

- Proposal: Allow alcohol sales in addition to existing commercial sales.
- Proposed Access: Entrance on Ridgeside Road.
- Proposed Development Form: Use of existing 1-story building with parking between the building and Ridgeside Road.

Site Analysis

Site Description

- Location: The 3,050 square foot site is located on the southwest corner of the intersection of Ridgeside Road and Gillespie Road.
- Current Access: The site currently has a curb-cut on Ridgeside Road.
- Current Development form: The surrounding lots are single-story dwellings.
- Current Land Uses: The surrounding uses are single-family detached residential.

Zoning History

- The site is currently zoned R-1 Residential Zone and C-5 Neighborhood Commercial Zone.
- The site was rezoned from R-1 Residential Zone to C-5 Neighborhood Commercial Zone with conditions in 2009. (Ordinance #12321). The seven conditions included are:
 1. The C-5 permitted uses with the exception that restaurants and cleaning and laundry establishments shall not be permitted;
 2. Rezone only the first 75' of the property as measured from the northern property line and/or the southern right-of-way line of Ridgeside Road;
 3. Any and all lighting shall be directed away from all residential properties;
 4. Dumpster location shall be shown on a revised site plan and shall be serviced from 8:00 a.m. to 6:00 p.m.;
 5. The dumpster shall be located away from any adjacent residential property as much as feasible;
 6. Hours of operation shall be limited from 9:00 a.m. to 9:00 p.m.; and
 7. The applicant is encouraged to schedule a pre-submittal meeting with the Land Development Office to address buffering/screening requirements and parking lot design so that the vehicles are not backing out onto Ridgeside and Gillespie Roads.
- The properties which surround the site are R-1 Residential Zone.
- The nearest C-2 Convenience Commercial Zone (same as the request) is approximately half a mile to the south along Brainerd Road.

Plans/Policies/Regulations

- The North Brainerd Community Plan (adopted by City Council in 2004) recommends single-family residential for this site.
- 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.

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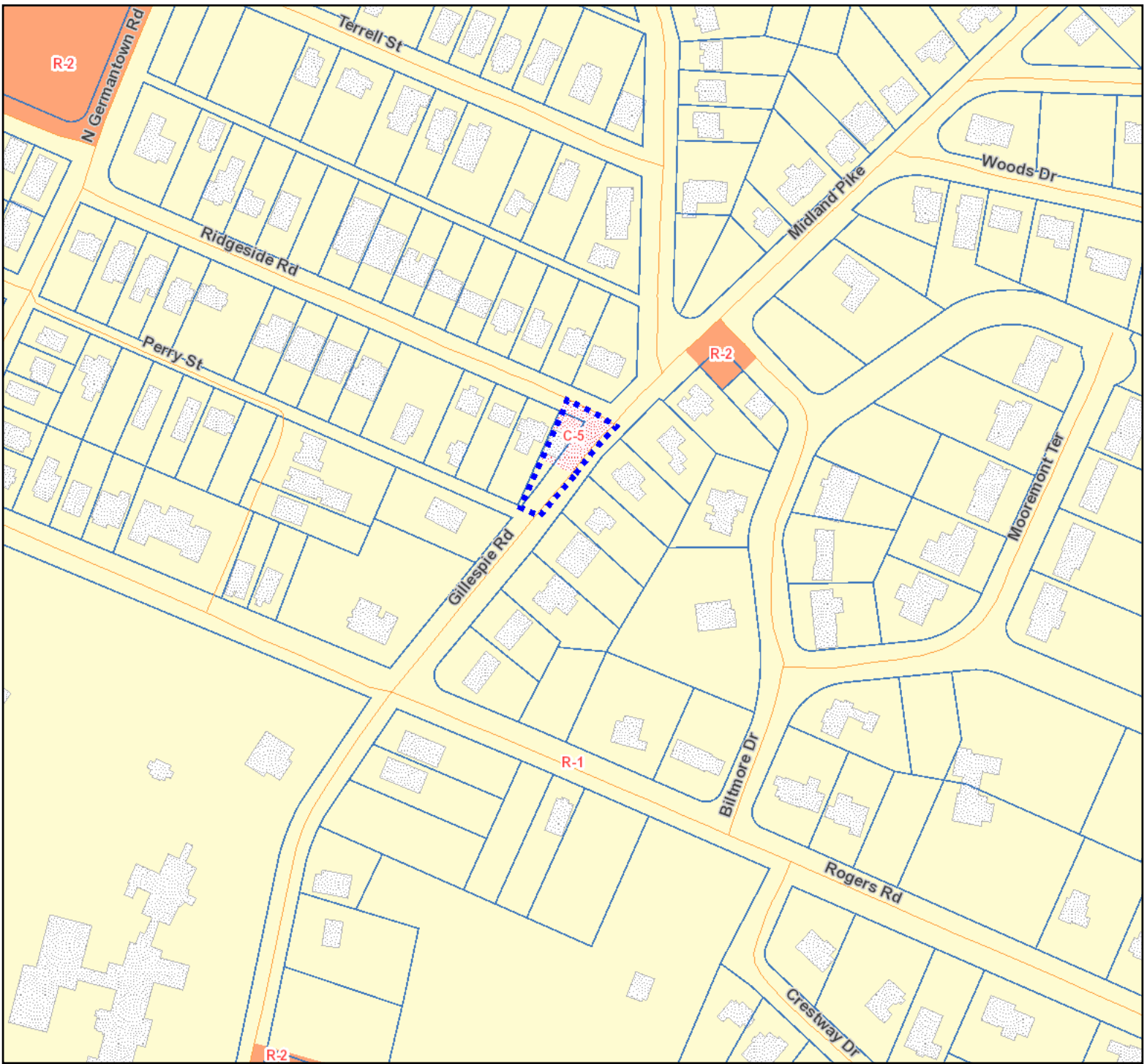
- The C-2 Convenience Commercial Zone permits most commercial uses and would require a 20-foot wide landscape buffer where adjacent to a residential zone.

Key Findings




- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area which recommends single-family residential.
- In the previous case, 2009-111, the applicant requested C-2 Convenience Commercial Zone. Staff recommended C-5 Neighborhood Commercial Zone as an alternative.
- The proposed use of beer sales is not compatible with surrounding residential uses.
- 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 not be an extension of an existing zone.
- The proposal would set a precedent for future requests.
- Transportation Department: Existing curb cut onto Gillespie Road should be closed, maintaining all parking and access along Ridgeside Road.

Staff Recommendation


Deny



2016-156 Rezoning from R-1 and C-5 to C-2



Chattanooga Hamilton County Regional Planning Agency



Site Plan

Case # 2016-156

Total Acres being requested for rezoning or special permit:

.08

Total number of dwelling units (if applicable): 1

Identify all items on the site plan that are listed in the RPA Site Plan Policy



Date Received 9-8-16

Applicant Initial: SD

