

PLANNING COMMISSION CASE REPORT

Case Number: 2016-175

PC Meeting Date: 11-14-16

Applicant Request

Rezone R-1 Residential Zone, R-2 Residential Zone, and R-4 Special Zone to entirely R-4 Special Zone

Property Location:	6401, 6421 Shallowford Road
Property Owner:	6401 Shallowford Rd Partners GP
Applicant:	ASA Engineering Attn: Allen Jones

Project Description

- Proposal: Develop 27-acre site with medical office complex.
- Proposed Access: Main entrance on Shallowford Road and secondary entrance at Standifer Gap Road.
- Proposed Development Form: Garden style office complex next to a single standalone large medical office with parking field to the rear.

Site Analysis

Site Description

- Location: The site is located on the north side of Shallowford Road approximately 400' southeast of the Standifer Gap and Shallowford Road intersection.
- Current Access: The site has frontage on both Shallowford Road and Standifer Gap. Current bus services stop short of reaching this site on Shallowford Road.
- Current Development form: The site is predominately undeveloped with the exception of two existing houses. Residential single-family detached subdivisions abut the property on the north and east sides. To the west are an office complex and the continuation of a residential single-family detached subdivision. To the south is a large multi-family two-story apartment complex

Zoning History

- The site is currently zoned a mixture of R-1 Residential Zone, R-2 Residential Zone, and R-4 Special Zone.
- A portion of the site, and neighboring lots, were rezoned to R-4 Special Zone in 1989 (Ordinance #9155) with conditions.
 - Dedication of rights-of-way on Shallowford Road and subject to no access to Standifer Gap Road.
 - The Area reserved for utility easements must be kept free and clear of all structures.
 - All other existing easements are retained.
- The properties to the north are zoned R-1 Residential Zone. The properties to the east are zoned R-1 Residential Zone. The properties to the south are zoned a mixture of R-3 Residential Zone, R-T/Z Residential Townhouse Zero Lot-Line Zone, and R-1 Residential Zone. The properties to the west are zoned a mixture of R-4 Special Zone and R-1 Residential Zone.
- The nearest R-4 Special Zone (same as the request) is abutting the site to the west.

Plans/Policies/Regulations

- The Shallowford Road Policy (adopted by City Council in 2009) is an update to the Shallowford Road – Lee Highway Plan. In the policy there is a specific recommendation for the site:

“This large parcel just west of Janeview Drive was recommended for High-density Residential development in the Shallowford Road-Lee Highway Area Plan. That recommendation reflected that multi-unit dwellings, townhouses, patio homes or elderly housing would provide a buffer between the commercial and manufacturing uses to the east and the single-unit residential to the west. This designation will also provide additional housing opportunities for the community. This policy recommends maintaining that plan recommendation.”

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- The R-1 Residential Zone only permits single-family homes with a minimum lot size of 7,500 square feet if on sewers.
- The R-2 Residential Zone only permits single-family dwellings and two-family dwellings (duplexes). The minimum lot size for a single-family dwellings is 7,500 square feet. The minimum lot size for a duplex is 9,500 square feet.
- The R-4 Special Zone permits residential uses, bed and breakfast establishments, dormitories, and low intensity commercial uses such as professional and medical offices, or banks.
- The O-1 Office Zone permits office uses as well as single-family homes.

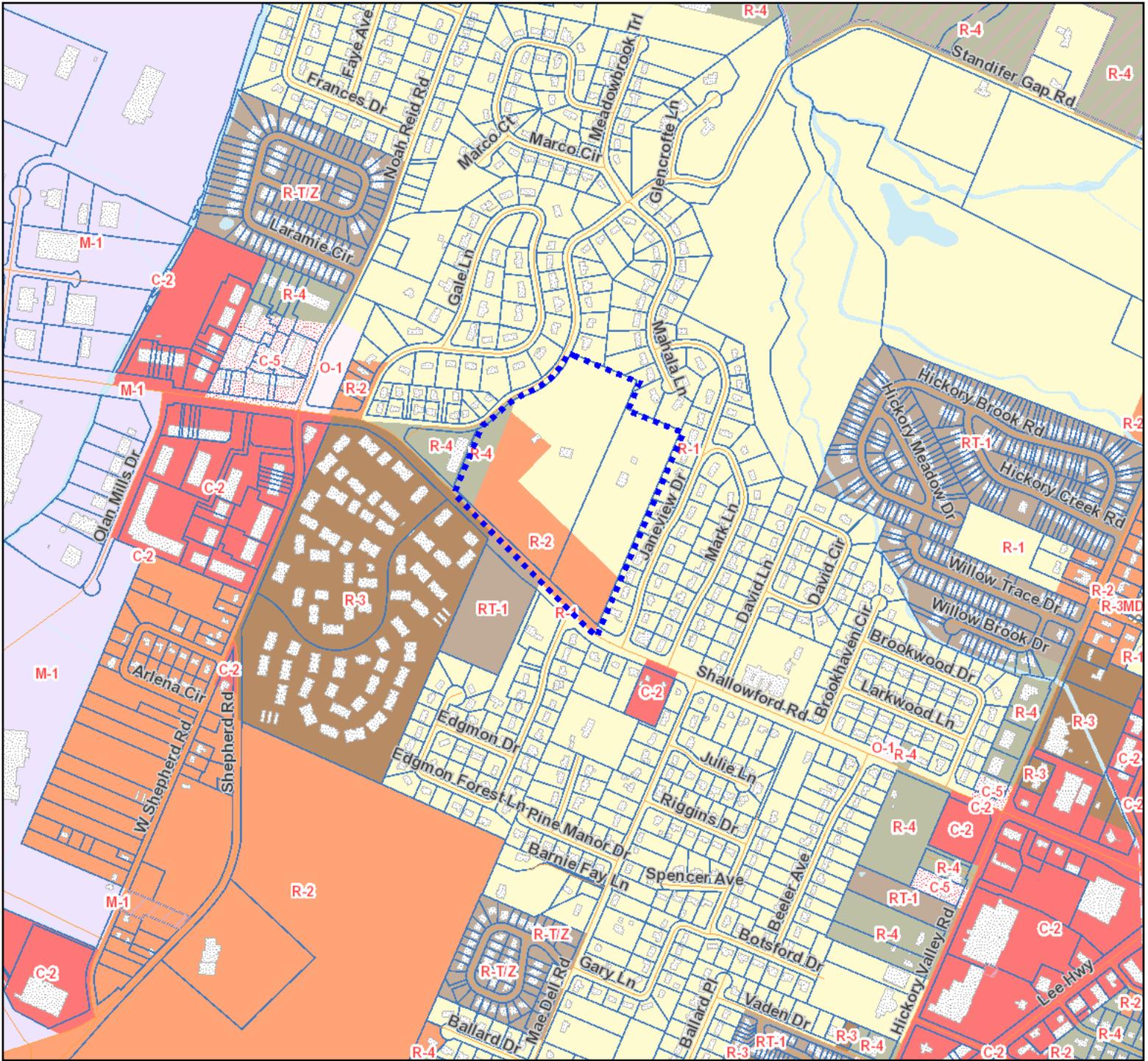
Key Findings

- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area based on the large office component rather than providing a residential buffer from commercial uses.
- The proposed medical office use is compatible with surrounding uses.
- The proposal is not consistent with the development form of the area.
- The proposed structures do raise concerns regarding location, lighting, or height due to the topography and proximity to single-family dwellings on the eastern edge of the property.
- The proposal would be an extension of an existing zone.
- The proposal would not set a precedent for future requests.

Staff Recommendation

Approve, with the following conditions:

1. The project shall complete a Traffic Impact Study approved by CDOT, and comply with all aspects related to transportation access and circulation for the development.
2. Development shall provide driveway interconnectivity across the site in order to reduce the overall quantity of curb cuts and the resulting trips on both abutting streets. Any intersection or signalization upgrades shall have shared access for the entirety of the development.



2016-175 Rezoning from R-1, R-2 and R-4 to R-4

842 ft

Chattanooga Hamilton County Regional Planning Agency

Legend

-  Electrical Easements
-  Stormwater Easements
-  Sanitary Easements



Property Information

Street Address 6401 Shallowford Rd
 Tax Map 138N A 021
 Lot Size 27 acres
 Current Zoning R-4/R-2/R-1
 Proposed Zoning R-4

Project Information

Proposed Use Medical Office Complex
 Building Height 1 and 2 story
 Total SF 200,000 - Medical Office

Medical Office Complex

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SEP 26 2016

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 Development Services



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