

PLANNING COMMISSION CASE REPORT

Case Number: 2016-176

PC Meeting Date: 11-14-16

Applicant Request**Rezone R-1 Residential Zone to C-2 Convenience Commercial Zone**

Property Location:	4975 Patsy Place & 8210 Apison Pike
Property Owner:	Bobby Joe Adamson
Applicant:	Craig Kronenberg

Project Description

- Proposal: Convert existing building to restaurant.
- Proposed Access: Entrance on Patsy Place.
- Proposed Development Form: Single-story existing building with parking between the building and Patsy Place.

Site Analysis**Site Description**

- Location: The site is located on the southwest corner of Apison Pike and Patsy Place.
- Current Access: Entrance on Patsy Place.
- Current Development form: The site currently has a single-family detached dwelling on the site along with a mobile food truck.
- Current Land Uses: To the north is a religious institution and vacant land. The surrounding lots to the east, south, and west are undeveloped.

Zoning History

- The site is currently zoned R-1 Residential Zone.
- The site was rezoned from R-1 Residential District to R-1 Residential Zone as part of annexation in 2011. (Ordinance #12491).
- The properties to the north are zoned C-2 Convenience Commercial Zone, R-2 Residential Zone, and R-5 Residential Zone. The properties to the east are zoned R-1 Residential Zone. The property to the south is zoned R-1 Residential Zone. The property to the west is zoned C-2 Convenience Commercial Zone.

Plans/Policies/Regulations

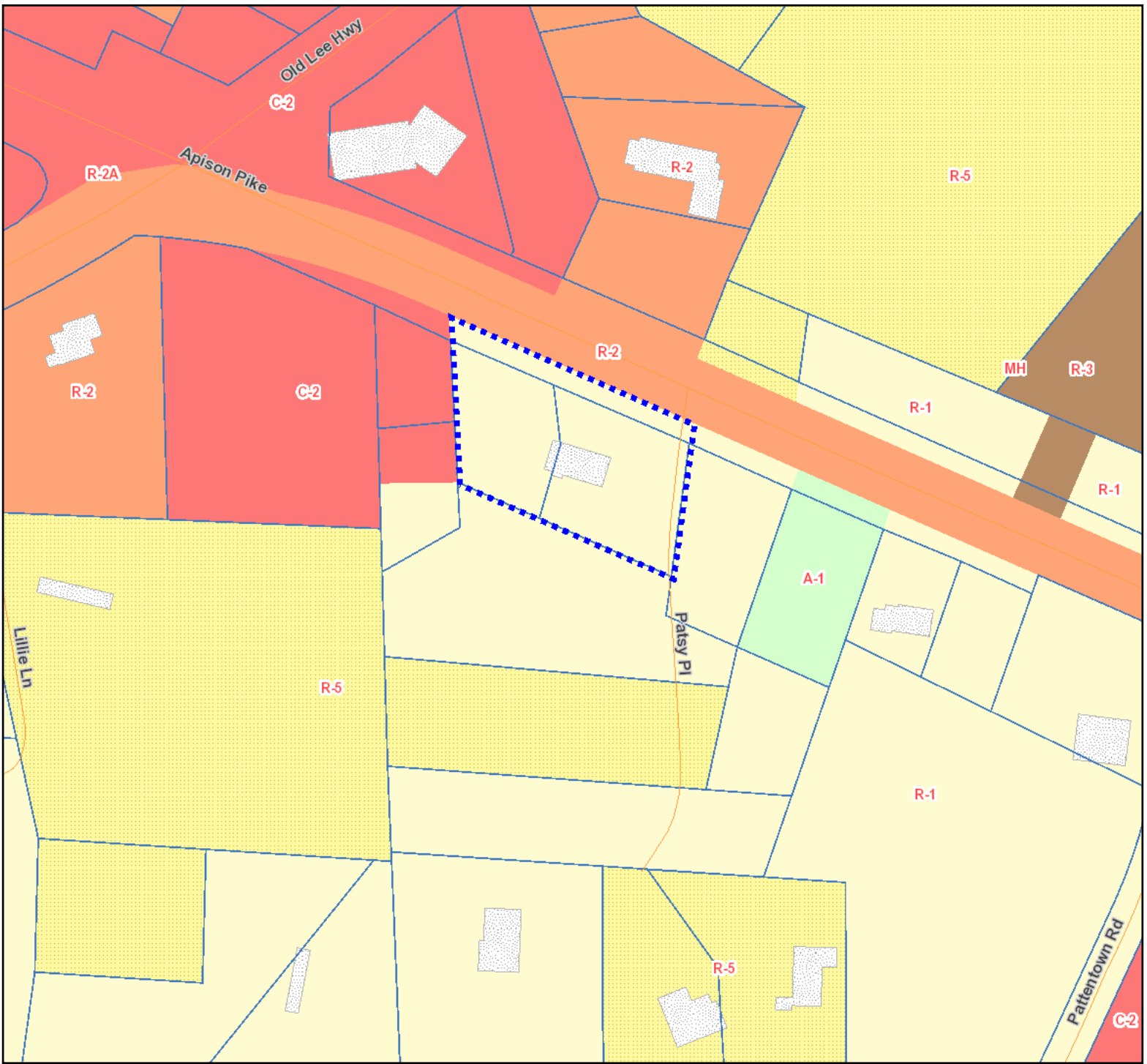
- The Summit Plan (adopted by City Council in 2013) recommends medium-scale commercial for this site.
- The R-1 Residential Zone only permits single-family homes with a minimum lot size of 7,500 square feet if on sewers. If septic tanks are to be used, the minimum lot size is determined by the Hamilton County Water Quality Program. Minimum lot frontage width is 60 feet if on sewers and 75 feet if on septic tanks. Based on building setback requirements, the typical density is approximately 3 to 4 dwelling units per acre.
- 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 supported by the recommendations of the Summit Plan which recommended commercial uses for this location.
- The proposed use is compatible with surrounding 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 be an extension of an existing zone.
- The proposal would not set a precedent for future requests.

Staff Recommendation

Approve



2016-176 Rezoning from R-1 to C-2

139 ft

Chattanooga Hamilton County Regional Planning Agency

2016-176

Site Plan

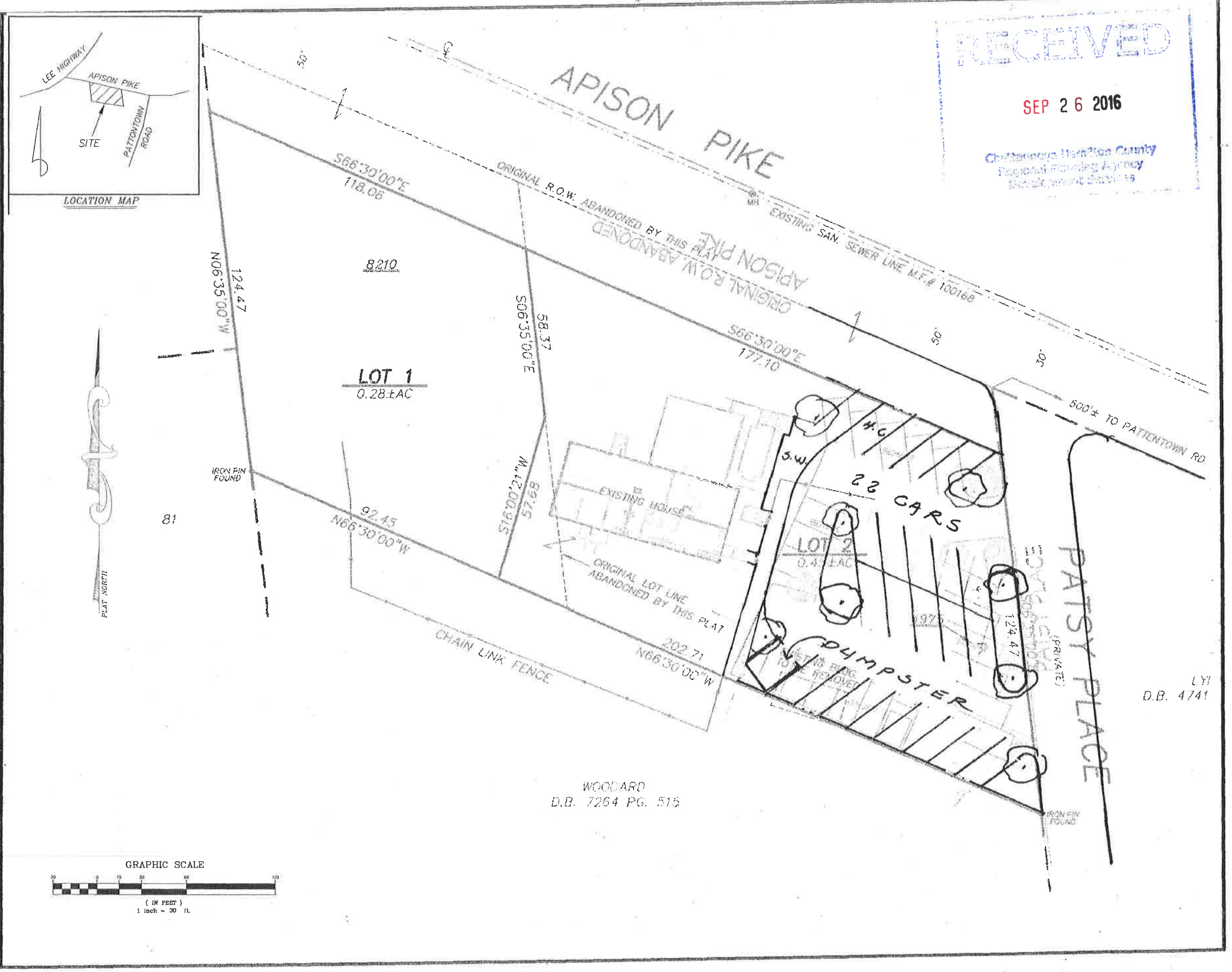
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Total Acres being requested for rezoning or special permit: 0.76

Total number of dwelling units (if applicable): 0

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

RECEIVED
SEP 26 2016
Cherokee-Hartley County
Regional Planning Agency
Special Permit Division



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Date Received 9/26/2016

Applicant Initial _____

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