

**Chattanooga-Hamilton County Regional Planning Agency  
PLANNING COMMISSION STAFF REPORT**

<b>CASE NUMBER:</b> 2018-007	<b>PC MEETING DATE:</b> 01/08/2018	<b>APPLICANT:</b> J&B Development
<b>PROPERTY OWNER:</b> Pamela Prince & John Haddock	<b>PROPERTY ADDRESS:</b> 7353 Lee Highway	<b>TAX MAP PARCEL ID:</b> 139J-B-009
<b>SIZE OF PROPERTY:</b> 2.2 acres	<b>JURISDICTION:</b> City of Chattanooga	<b>REQUEST:</b> Rezone from R-4 Special Zone to C-2 Convenience Commercial Zone

**SUMMARY OF REQUEST:** Applicant is requesting to rezone a parcel from R-4 Special Zone to C-2 Convenience Commercial Zone for the expansion of an existing mini warehousing development.

**SITE PHOTOGRAPHS**



Public Notice Sign



Site Looking East



Commercial Development West of Site

**PROPERTY DESCRIPTION**

<b>EXISTING LAND USE</b> Vacant, Undeveloped	<b>SURROUNDING LAND USES</b> <u>North:</u> Mini-warehouses <u>East:</u> Multi-Family Residential and Commercial <u>South:</u> Commercial <u>West:</u> Single-Family Detached Residential	<b>ACCESS</b> Lee Highway
<b>TRANSPORTATION</b> Lee Highway is a 3-lane road and considered an Urban Principal Arterial.	<b>AVG. RESIDENTIAL DENSITY</b> N/A	<b>ADJACENT RESIDENTIAL DENSITY</b> N/A
	<b>NATURAL RESOURCES</b> The site is not located within the 100 Year Floodplain. There are no steep slopes on the site.	

**ZONING**

**ZONING HISTORY**

- There has been no recent zoning requests for the site.
- The property to the south, located at 7345 Lee Highway was rezoned from R-4 Special Zone to C-2 Convenience Commercial Zone in 2013 with the following conditions:
  1. Retain the natural buffer between the site and the residential properties to the north.
  2. The deceleration lane on Lee Highway be extended along the length of the rezoned area.

The previous case report indicated a portion of the site was left as R-4 Special Zone to serve as a buffer to adjacent residential use, but that was intended for the north portion of the site.

ZONE DISTRICT COMPATIBILITY	USE	CURRENT R-4 ZONE	PROPOSED C-2 ZONE
	Single-Family Residential	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Multi-Family Residential	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Office	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Institutional	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Warehouse/Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Lodging	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	DEVELOPMENT STANDARDS	CURRENT R-4 ZONE	PROPOSED C-2 ZONE
Lot Size	No lot size for office or lodging uses	No lot size for office or lodging uses	
Setbacks	Front: 25' from public ROW Side: 6' Rear: 25'	Front: 25' from public ROW; Side: 10' when adjacent to residential zone Rear: 25' when adjacent to residential zone	
Building Height	35' except that a building may exceed these requirements provided that for every foot of additional height over 35' the building shall be set back 1' additionally from all property lines	35' except that a building may exceed these requirements provided that for every foot of additional height over 35' the building shall be set back 1' additionally from all property lines	
Density	N/A	N/A	

**OTHER DEPARTMENT COMMENTS**

<b>Chattanooga Dept. of Transportation</b>	<ul style="list-style-type: none"> <li>• Right-of-way requirements (including street lane and sidewalk) will be emphasized at the time of Land Disturbing Permit.</li> <li>• A condition should be required that the development not increase the number of curb cuts that are existing.</li> </ul>
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**DISCUSSION OF STAFF RECOMMENDATION**

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><b>COMPATIBILITY WITH ADOPTED PLANS</b></p> <p>The Shallowford-Lee Highway Plan recommends Medium Business Mix for this site. Medium Business Mix includes convenience commercial, neighborhood commercial, office, high-density residential, or similar uses.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><b>COMPATIBILITY WITH ADJACENT LAND USES</b></p> <p>Adjacent land uses are commercial, low density residential, and high density residential. Low density residential is located to the west of the site. The C-2 Convenience Commercial Zone would require Type "B" screening where adjacent to low density residential.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><b>COMPATABILITY WITH DEVELOPMENT FORM</b></p> <p>This is an expansion of an existing mini-warehousing and fronting a 3-lane principal arterial road. The proposed use and zone would be compatible with the adjacent development form.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><b>COMPATABILITY WITH INFRASTRUCTURE &amp; NATURAL RESOURCE SYSTEMS</b></p> <p>This site is located along a principal arterial (3-lane street with public sanitary sewer access).</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><b>COMPATIBILITY WITH THE ZONING ORDINANCE</b></p> <p>The proposed use is a permitted use in the C-2 Convenience Commercial Zone, provided that no outdoor storage is permitted.</p>

<b>STAFF RECOMMENDATION</b>	
<p>The proposal is compatible with the recommendations of the adopted land use plan, surrounding uses, and development form. Approval of this request would be an extension of an existing use and zoning classification.</p> <p><b>Approve, subject to the following conditions:</b></p> <ol style="list-style-type: none"><li>1. No new curb cut onto Lee Highway. Utilize existing curb-cut from adjacent owned property at 7363 Lee Highway (Tax Map Number 139J B 005.01).</li><li>2. Combine lots into one lot for 7353 Lee Highway (Tax Map Number 139J B 009) and 7363 Lee Highway (Tax Map Number 139J B 005.01).</li></ol>	