

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

CASE NUMBER: 2018-0009	PC MEETING DATE: 01/08/2018	APPLICANT: MB Real Estate Services, Inc. by Todd Plain
PROPERTY OWNER: Chattanooga 1710 Medical Properties, LLC	PROPERTY ADDRESS: 1710 Gunbarrel Road	TAX MAP PARCEL ID: 159H-B-022
SIZE OF PROPERTY: 1.36 acres	JURISDICTION: City of Chattanooga	REQUEST: Rezone from O-1 Office Zone to C-2 Convenience Commercial Zone

SUMMARY OF REQUEST: Request to rezone from O-1 Office Zone to C-2 Convenience Commercial Zone to allow for the placement of an off-premise sign on the site. The sign proposed exceeds the limits of the O-1 Office Zone.

SITE PHOTOGRAPHS



Public Notice Sign



Existing Sign



Existing Building

PROPERTY DESCRIPTION

EXISTING LAND USE Medical Office	SURROUNDING LAND USES <u>North:</u> Offices <u>East:</u> Single-Family Residential <u>South:</u> Offices <u>West:</u> Hospital and Offices	ACCESS Gunbarrel Rd.
TRANSPORTATION The site has sidewalks & fronts on a major corridor.	AVG. RESIDENTIAL DENSITY N/A	ADJACENT RESIDENTIAL DENSITY N/A
		NATURAL RESOURCES The property is not located within the 100 Year Floodplain. There are no steep slopes on the site.

ZONING

ZONING HISTORY	<ul style="list-style-type: none"> • There has been no recent zoning history on this site. • Property located at 1503 Gunbarrel Rd. approximately 0.22 mi. to the south of the site was rezoned from R-4 Special Zone to C-2 Convenience Commercial Zone in 2016 (Ord. 13145) with the following conditions: <ul style="list-style-type: none"> ○ Proposed use only. ○ Limited to tire sales and related services. ○ No curb cuts on Gunbarrel Rd. • Property located at 1809 Gunbarrel Rd. submitted an application to rezone from O-1 Office Zone to C-2 Convenience Commercial Zone for a larger on-premise sign (Case 2014-080). The application was denied by City Council. After this request, the sign
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restrictions for signage in the O-1 Office Zone were removed from Chapter 38 Zoning Regulations.

- The property located at 1821 Gunbarrel Road was rezoned from R-4 Special Zone to C-2 Convenience Commercial Zone by the Chattanooga City Council in April 2017 (Ordinance #13174) with the following conditions:
 - No drive thru restaurant.
 - No liquor store.,
 - No adult bookstore.,
 - Keep existing entrance.
 - No mini storage.

- The property located at 1815 Gunbarrel Road was recommended by the Planning Commission in November 2017 to be rezoned from R-4 Special Zone to C-2 Convenience Commercial Zone with the following conditions:
 - No drive thru restaurant.
 - No liquor store
 - No adult bookstore.
 - Keep existing entrance.
 - No mini storage.

ZONE DISTRICT COMPATIBILITY

USE	CURRENT O-1 ZONE	PROPOSED C-2 ZONE
Single-Family Residential	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Multi-Family Residential	<input 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"/>
Lodging	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Warehouse/Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DEVELOPMENT STANDARDS		
Lot Size	None	None
Setbacks	Front: 25' Side: 10' when adjacent to residential zone Rear: 25' when adjacent to residential zone	Front: 25' Side: 10' when adjacent to residential zone Rear: 25' when adjacent to residential zone
Building Height	35' in height 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' in height 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	None	None

OTHER DEPARTMENT COMMENTS

No other department has provided comments for this case.

DISCUSSION OF STAFF RECOMMENDATION

Yes No N/A

COMPATIBILITY WITH ADOPTED PLANS

The Hamilton Place Community Plan recommends this portion of Gunbarrel Road to remain office and does not support the introduction of commercial zones into this area. It should be noted that this plan is more than 10 years old.

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATIBILITY WITH ADJACENT LAND USES</p> <p>The C-2 Convenience Commercial Zone includes permitted uses (billboards) which may be incompatible to adjacent office uses.</p>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATABILITY WITH DEVELOPMENT FORM</p> <p>The general buildout form of buildings in the C-2 Convenience Commercial Zone are appropriate in the area, but the introduction of billboards (off-premise signs) and larger signage are inappropriate along this section of Gunbarrel Road.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATABILITY WITH INFRASTRUCTURE & NATURAL RESOURCE SYSTEMS</p> <p>The office use is more compatible with the intent of office zones rather than commercial zones.</p>

STAFF RECOMMENDATION

At the November 13th. Planning Commission meeting, staff was requested to develop conditions that would be appropriate for future C-2 requests along this portion of Gunbarrel Road. This request is specifically for an off-premise sign, which staff has specifically noted as a use that would not be recommended as appropriate for future C-2 rezoning requests. Since the only reason for the C-2 is to allow an off-premise sign, staff recommends to deny this request.

DENY