

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

CASE NUMBER: 2018-0016	PC MEETING DATE: 01/08/2018	APPLICANT: Cardon Smith
PROPERTY OWNER: Jay M and Annie M. Phillipose Trust	PROPERTY ADDRESS: 7415 and 7419 Ziegler Rd.; 1707 and 1711 Joiner Rd.	TAX MAP PARCEL ID: 159H-B-013, 014, 016 and 017
JURISDICTION: City of Chattanooga	REQUEST: Lift conditions number 1 and 4 from Ordinance Number 12259	EXISTING CONDITIONS: 1) Two 8,000 square foot buildings only; 2) All parking required to be located on the same lots being requested for rezoning; 3) Dumpster location to be located away from northern property line; and 4) Type A landscaping along northern property line.

SUMMARY OF REQUEST: The applicant is requesting to lift conditions number 1 and number 4 on site to incorporate additional parcels adjacent to the site for a proposed Medical Office. Approval of this request would result in the following two conditions remaining for the property:

- 1) All parking required to be located on the same lots being requested for rezoning; and
- 2) Dumpster location to be located away from northern property line.

SITE PHOTOGRAPHS



Public Notice Sign



Site Looking East



Eastbound Ziegler Rd.

PROPERTY DESCRIPTION

EXISTING LAND USE Vacant	SURROUNDING LAND USES North: Vacant East: Medical Offices South: Medical Offices West: Medical Offices		ACCESS Access from Ziegler Rd.
TRANSPORTATION The site has vehicular and pedestrian (sidewalk) access. The site is within walking distance of Mass Transit on Gunbarrel Road.	AVG. RESIDENTIAL DENSITY N/A	ADJACENT RESIDENTIAL DENSITY N/A	NATURAL RESOURCES The site is not located within the 100 Year Floodplain. There are no steep slopes on the site.

ZONING

ZONING HISTORY

This site has had multiple zoning requests.

In 2009, the Chattanooga City Council approved the rezoning of this site from R-1 Residential Zone to R-4 Special Zone with the following conditions:

- 1) Two 8,000 square foot buildings only;
- 2) All parking required to be located on the same lots being requested for rezoning;
- 3) Dumpster location to be located away from northern property line; and
- 4) Type A landscaping along northern property line

A previous request for this site was submitted in 2008 to rezone a larger portion of property along Ziegler and Joiner Road, which did include a portion of this property included in this lifting of conditions request. The request was to rezone from R-1 Residential Zone to R-4 Special Zone. The Chattanooga City Council denied the request. (2008-0218).

RPA staff recommended to deny the request; however, the Planning Commission recommended to approve the request subject to the following conditions:

- 1. A 25' landscape buffer along the northern property line planted to meet or exceed type B screening as described in the Chattanooga Landscape Regulations.
- 2. A 25' landscape buffer along Joiner Road consisting of an earthen berm and landscaping similar to the existing landscape buffer along Joiner Road to the south of this location across Ziegler Road and to the rear of a nearby office development. (Landscape buffer consists of a landscaped earthen berm constructed at a minimum height of 5 feet in height with maximum 2:1 slopes and minimum of 3 feet in width along the top of berm. Holly's (4 feet in height) to be planted on 7 foot centers along the top of the berm and minimum 2 inch caliper evergreen trees to be planted approximately 15 feet from the right-of-way of North Joiner Road on 12 foot centers.
- 3. Garbage collection areas shall be located to the west side or center of the property.

In 2007, the Chattanooga City Council approved the rezoning of 7425 Ziegler Road from R-1 Residential Zone to R-4 Special Zone subject to the following conditions:

- 1. The property 28' west of and parallel to North Joiner Road to remain R-1 and to contain a landscaped buffer consisting of a grass covered earthen berm being 6 feet in height with a 2:1 slope with a minimum of 3 feet in width planted with hollies 6 feet in height planted on 7 foot centers along the top of the berm to run the length of North Joiner Road as shown on the submitted site plan with additional trees as also shown on the submitted site plan.
- 2. No access onto Joiner Road.

OTHER DEPARTMENT COMMENTS

No comments received from other departments.

DISCUSSION OF STAFF RECOMMENDATION

Yes No N/A

COMPATIBILITY WITH ADOPTED PLANS

The Hamilton Place Community Plan recommends low to medium density residential uses at this location. It should be noted that the Hamilton Place Community Plan is more than 10 years old.

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATIBILITY WITH ADJACENT LAND USES</p> <p>The site abuts Medical Offices on three sides. The northern property is in the request to be rezoned to R-4 Special Zone as well.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATABILITY WITH DEVELOPMENT FORM</p> <p>The R-4 Special Zone could allow for much taller buildings which would be out of character to the area.</p>

STAFF RECOMMENDATION

Staff acknowledges the departure of this section of Ziegler Road from the Hamilton Place Community Plan towards medical offices. The conditions which were placed on the site continue to protect surrounding uses and prevent future larger scale developments from infringing on the residential developments east of Joiner Road. The applicant is requesting to lift these conditions to accommodate a proposed extension of R-4 Special Zone and to expand the office to include parcels with frontage on Joiner Road. While staff is supportive of R-4 for this immediate site, staff does not support extending the zoning or development northward. Since this request is linked to the R-4 extension, staff recommends to deny.

Deny