

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

<b>CASE NUMBER:</b> 2018-0017	<b>PC MEETING DATE:</b> 01/08/2018	<b>APPLICANT:</b> Cardon Smith
<b>PROPERTY OWNER:</b> Jay M and Annie M. Phillipose Trust	<b>PROPERTY ADDRESS:</b> 1707 (portion), 1711 (portion), 1715, 1719 Joiner Rd.	<b>TAX MAP PARCEL ID:</b> 1707, TM: 159H-B-014 (front portion); 1711, TM: 159H-B-013 (portion); 1715, TM: 159H-B-012; 1719, TM: 159H-B-011;
<b>SIZE OF PROPERTY:</b> 4.12 acres	<b>JURISDICTION:</b> City of Chattanooga	<b>REQUEST:</b> Rezone from R-1 Residential Zone to R-4 Special Zone

**SUMMARY OF REQUEST:** The applicant is requesting to rezone the site to incorporate adjacent parcels for a proposed Medical Office.

**SITE PHOTOGRAPHS**



Public Notice Sign



1719 Joiner Rd.



Southbound Joiner Rd.

**PROPERTY DESCRIPTION**

<b>EXISTING LAND USE</b> Vacant land and single-family detached residential dwellings.	<b>SURROUNDING LAND USES</b> North: Parking field East: Medical Offices & Single-Family Residential South: Medical Offices West: Medical Offices & Commercial		<b>ACCESS</b> Site has access to Joiner Rd.
<b>TRANSPORTATION</b> The site has vehicular and pedestrian (sidewalk) access. The site is within walking distance of mass transit on Gunbarrel Road.	<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**

<b>ZONING HISTORY</b>	<p>A previous request (Case 2008-0218) to rezone this site from R-1 Zone to R-4 Zone for medical offices was denied by City Council in 2008. RPA staff recommended to deny the request; however, the Planning Commission recommended to approve subject to the following conditions:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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</li> </ol>
-----------------------	--

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 2009, the Chattanooga City Council approved the rezoning of 7415 and 7418 Zeigler Road 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

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.

ZONE DISTRICT COMPATIBILITY	USE	CURRENT R-1 ZONE	PROPOSED R-4 ZONE
	Single-Family Residential		<input checked="" type="checkbox"/>
Multi-Family Residential		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Office		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Medical Office		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Institutional		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lodging		<input type="checkbox"/>	<input checked="" type="checkbox"/>
DEVELOPMENT STANDARDS	CURRENT R-1 ZONE	PROPOSED R-4 ZONE	
Lot Size	7,500 sq. ft.	7,500 sq. ft.	
Setbacks	Front: 25' Side: 10' Rear: 25'	Front: 25' Side: 6' Rear: 25'	
Building Height	35'	35'	
Density	Approximately 4 du/ac.	No Cap	

**OTHER DEPARTMENT COMMENTS**

**Chattanooga Dept. of Transportation**

At a minimum, it seems a planning-level a transportation impact study would be needed on this project (63,000 GLA proposed on narrow 2-lane street). Only one access point onto Ziegler Road.

**DISCUSSION OF STAFF RECOMMENDATION**

Yes     No     N/A

**COMPATIBILITY WITH ADOPTED PLANS**

The Hamilton Place Community Plan recommends a 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.

Yes     No     N/A

**COMPATIBILITY WITH ADJACENT LAND USES**

While the proposed use is compatible with abutting office uses, it can be incompatible with neighboring residential uses to the north and east of the site. The proposal does propose additional landscaping to mitigate this issue.

Yes     No     N/A

**COMPATABILITY WITH DEVELOPMENT FORM**

The R-4 Special Zone can allow for multi-story buildings with access onto Joiner Rd.

Yes     No     N/A

**COMPATIBILITY WITH THE ZONING ORDINANCE**

The proposal meets the minimum lot size for the R-4 Special Zone.

**STAFF RECOMMENDATION**

Staff acknowledges the departure of this section of Ziegler Road from the Hamilton Place Community Plan towards medical offices. However, both sides of Ziegler Road along this section of road remain residential. Staff has concerns about setting the precedent of office zoning on this section of road. Until an update to the plan is provided staff does not encourage additional commercial or office uses encroaching into the single-family residential neighborhood along Joiner Road.

Deny