

**ZONING APPLICATION FORM**

|   |   |   |  |
|---|---|---|--|
| <b>CASE NUMBER:</b>   | <b>2019-0081</b>  | <b>Date Submitted: 04-22-2019</b>   |  |
| (Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)  |   |   |  |
| <b>1 Applicant Request</b>  |   |   |  |
| <b>Zoning</b>   | <b>From: R-1 , R-2, C-2 and O-2</b>   | <b>To: C-4</b>  |  |
|   | Total Acres in request area: 61.33  |   |  |
| <b>2 Property Information</b>   |   |   |  |
| Property Address:   | 6500 blk McCall Road  |   |  |
| Property Tax Map Number(s):   | 169E-D-008  |   |  |
| <b>3 Proposed Development</b>   |   |   |  |
| Reason for Request and/or Proposed Use:   | Requesting a zoning change from R-1 to C-4 to construct a multiuse development consisting of retail, residential and commercial spaces. |   |  |
| <b>4 Site Characteristics</b>   |   |   |  |
| Current Zoning:   | R-1   |   |  |
| Current Use:  | Vacant Land   |   |  |
| Adjacent Uses:  | Residential   |   |  |
| <b>5 Applicant Information</b>  |   |   |  |
| All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf. |   |   |  |
| Check one:  | <input checked="" type="checkbox"/> I am the property owner   | <input type="checkbox"/> I am not the property owner                            |  |
| Name: Chip Scott  | Street Address: 411 Broad Street  |   |  |
| City: Chattanooga   | State: TN   | Zip Code: 37402   | Email: chipscott56@gmail.com                           |
| Phone 1: (208) 422-7027   | Cell Phone:   | Fax:  |  |
| <b>6 Property Co-Owner Information (if not applicant)</b>   |   |   |  |
| Name: Henry Luken   | Phone: 423-756-1200   |   |  |
| Address: 310 W. 17 <sup>th</sup> Street, Chattanooga TN 37408   |   |   |  |
| <b>Office Use Only:</b>   |   |   |  |
| Planning District: 6  | Neighborhood: None  |   |  |
| Hamilton Co. Comm. District: 8  | Chatta. Council District: 0   | Other Municipality: East Ridge  |  |
| Staff Rec:  | PC Action/Date:   | Legislative Action/Date/Ordinance:  |  |
| <b>Checklist</b>  |   |   |  |
| <input checked="" type="checkbox"/> Application Complete  | <input checked="" type="checkbox"/> Ownership Verification  | <input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions |  |
| <input checked="" type="checkbox"/> Site Plan, if required  | <input checked="" type="checkbox"/> Total Acres to be considered: 61.33   | <input checked="" type="checkbox"/> Deeds                                       | <input type="checkbox"/> Plats, if applicable          |
| Deed Book(s): 11333-0185  |   |   |  |
| Plat Book/Page: N/A   | <input checked="" type="checkbox"/> Notice Signs  | Number of Notice Signs: 1   |  |
| <input checked="" type="checkbox"/> Filing Fee: \$770.00  | <input type="checkbox"/> Cash   | <input type="checkbox"/> Credit Card  | <input checked="" type="checkbox"/> Check Number: 1352 |
| Planning Commission meeting date: June 10, 2019   | Application processed by : Bryan Shults   |   |  |

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

|   |   |                                       |
|---|---|---------------------------------------|
| <b>CASE NUMBER:</b><br>2019-0081                    | <b>APPLICANT:</b><br>Chip Scott                           | <b>PROPERTY OWNER:</b><br>Henry Luken |
| <b>PROPERTY ADDRESS:</b><br>6500 Block of McCall Rd | <b>TAX MAP PARCEL ID:</b><br>169E-D-008                   | <b>JURISDICTION:</b><br>East Ridge    |
| <b>SIZE OF PROPERTY:</b><br>61.33 acres             | <b>REQUEST:</b><br>Rezone from R-1, R-2, C-2 & O-2 to C-4 |                                       |

**SUMMARY OF REQUEST:** Request to Rezone from R-1, R-2, C-2, and O-2 zones to C-4 zone to construct a multiuse development consisting of retail, residential and commercial spaces.

**PROPERTY DESCRIPTION**

|  |  |  |  |
|--|--|--|--|
| <b>EXISTING LAND USE</b><br>Vacant   | <b>SURROUNDING LAND USES</b><br><u>North:</u> Interstate 75/24 Interchange<br><u>East:</u> Interstate 75<br><u>South:</u> Single-Family Detached Residential, Two-Family Residential<br><u>West:</u> Single-Family Detached Residential, Multi-Unit Residential, Institutional |  | <b>ACCESS</b><br>Access available from McCall Rd, Hurst St, Sherwood Dr, Nottingham Dr, and Mack Smith Rd,         |
| <b>TRANSPORTATION</b><br>There is no public transit access to the subject property | <b>PROPOSED RESIDENTIAL DENSITY</b><br>Approx. 6.5 du/ac   | <b>ADJACENT RESIDENTIAL DENSITY</b><br>Approx. 3 du/ac | <b>NATURAL RESOURCES</b><br>The subject property is covered by 100 year floodplain and the protected floodway zone |

**ZONING COMPATIBILITY**

| USES                     | EXISTING R-1 ZONE                    | EXISTING R-2 ZONE                    | EXISTING O-2 ZONE   | EXISTING C-2 ZONE  | PROPOSED C-4 ZONE  |
|--------------------------|--------------------------------------|--------------------------------------|---|--|--|
| SINGLE-FAMILY DETACHED   | <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/>   | <input type="checkbox"/>   |
| TWO-FAMILY DWELLINGS     | <input type="checkbox"/>             | <input checked="" type="checkbox"/>  | <input type="checkbox"/>  | <input type="checkbox"/>   | <input type="checkbox"/>   |
| MULTI-FAMILY RESIDENTIAL | <input type="checkbox"/>             | <input type="checkbox"/>             | <input type="checkbox"/>  | <input type="checkbox"/>   | <input checked="" type="checkbox"/>  |
| OFFICE                   | <input type="checkbox"/>             | <input type="checkbox"/>             | <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/>  |
| COMMERCIAL               | <input type="checkbox"/>             | <input type="checkbox"/>             | <input type="checkbox"/>  | <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/>  |
| LODGING                  | <input type="checkbox"/>             | <input type="checkbox"/>             | <input type="checkbox"/>  | <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/>  |
| INSTITUTIONAL            | <input type="checkbox"/>             | <input type="checkbox"/>             | <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/>  |
| WAREHOUSING              | <input type="checkbox"/>             | <input type="checkbox"/>             | <input type="checkbox"/>  | <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/>  |
| DEVELOPMENT REGULATIONS  | EXISTING R-1 ZONE                    | EXISTING R-2 ZONE                    | EXISTING O-2 ZONE   | EXISTING C-2 ZONE  | PROPOSED C-4 ZONE  |
| LOT SIZE                 | 10,000 sf                            | 10,000 SF                            | N/A   | N/A  |  |
| SETBACKS                 | Front: 25'<br>Side: 10'<br>Back: 25' | Front: 25'<br>Side: 10'<br>Back: 25' | Front: 25'<br>Side: 20' abutting residential zone-<br>15' abutting all other zones<br>Back: 30' | Front: 25'<br>Side: 10' abutting residential zone<br>Back: 25' abutting residential zone | Front: 25'<br>Side: 10' abutting residential zone<br>Back: 25' abutting residential zone |

|                 |                    |                    |                  |     |  |
|-----------------|--------------------|--------------------|------------------|-----|--|
| BUILDING HEIGHT | 2 ½ stories or 35' | 2 ½ stories or 35' | 4 stories or 45' | 72' | No portion of any structure shall project through imaginary planes leaning inward from lot lines at an angle of 45 degrees, nor necessitate an increase in established glide angles or raise elevations of established turning circles in relation to any airport, contingent upon FAA approval. |
|-----------------|--------------------|--------------------|------------------|-----|--|

**DISCUSSION OF STAFF RECOMMENDATION**

|   |   |
|---|---|
| <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> See Comments | <p><b>COMPATIBILITY WITH ADJACENT LAND USES</b></p> <p>The surrounding land uses are a mix of residential, office, and commercial uses. The uses allowed in the C-4 District range from multi-family residential to large scale commercial uses. Some uses allowed in the C-4 zone may have the potential to produce nuisances on adjacent residences.</p>  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See Comments | <p><b>COMPATIBILITY WITH DEVELOPMENT FORM</b></p> <p>The surrounding development form is a mix of suburban residential development, with single-family dwellings constructed within a subdivision, and a sporadic mix of apartments, offices, and schools along Spring Creek Rd. North of the property is undeveloped land which falls within the protected floodway, and east of the property across I-75 is open space and a multi-use recreational facility. A large scale, mixed use development would not be consistent with the surrounding development form.</p> |
| <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Comments            | <p><b>CONCERNS WITH NATURAL RESOURCES AND INFRASTRUCTURE</b></p> <p>The subject property falls completely within the 100 year floodplain, with the northern portion of the property containing protected floodway. A commercial development at the scale of the request may have impacts on the floodway and surrounding stormwater management systems.</p>   |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Comments | <p><b>CONCERNS REGARDING LOCATION, LIGHTING, OR HEIGHT</b></p> <p>Building height has the potential to conflict with FAA regulations, and nuisances such as light and noise produced by the large-scale commercial uses may negatively affect the surrounding residences.</p>   |

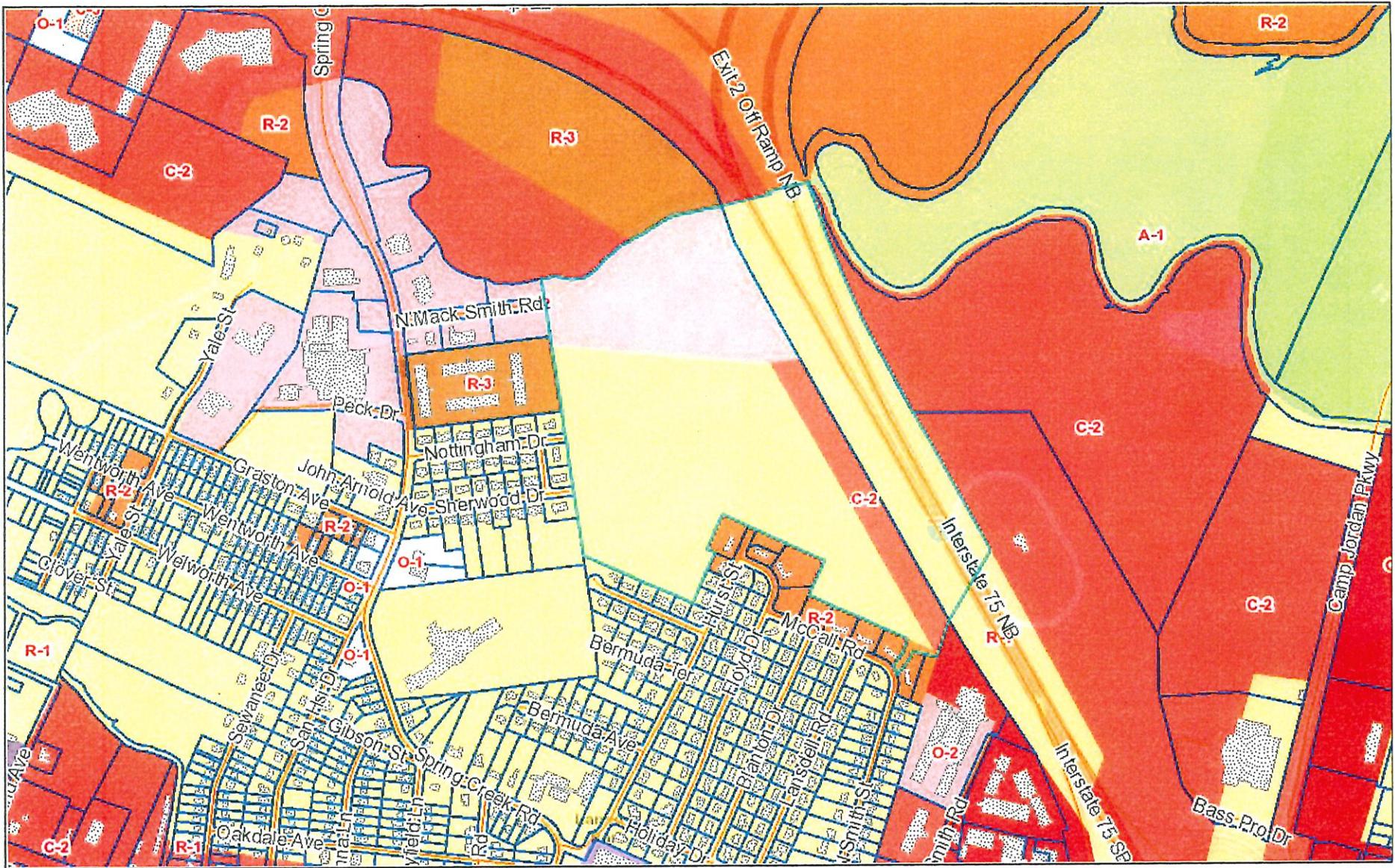
# 2019-0081 Rezoning from R-1, R-2, C-2 and O-2 to C-4



2019-0081 Rezoning from R-1, R-2, C-2 and O-2 to C-4



# 2019-0081 Rezoning from R-1, R-2, C-2 and O-2 to C-4



2019-0081 Rezoning from R-1, R-2, C-2 and O-2 to C-4

