9/11/12

2012-097
MAP Engineers
c/o Mike Price/Wilkins Partners
District No. 4
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1735 JOINER ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO O-1 OFFICE ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 1735 Joiner Road, more particularly described herein:

> Part of Tract 3, Resubdivision of Pinewood Acres, Plat Book 15, Page 70, ROHC, Deed Book 9485, Page 147, ROHC. Tax Map No. 159H-B-008.

and as shown on the map and drawing attached hereto and made a part hereof by reference, from R-1 Residential Zone to O-1 Office Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the following:

1) Gates access with only key card or code entrance on Joiner Road;

2) Second gated access between the two parking lots to be opened only when needed for overflow; and

3) Type C landscaping along Joiner Road and along southern property line.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading

_____, 2012.

_____
CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2012.

_____
MAYOR

/mms

9/11/12

2012-097
MAP Engineers
c/o Mike Price/Wilkins Partners
District No. 4
Staff Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1735 JOINER ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO O-1 OFFICE ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 1735 Joiner Road, more particularly described herein:

> Part of Tract 3, Resubdivision of Pinewood Acres, Plat Book 15, Page 70, ROHC, Deed Book 9485, Page 147, ROHC. Tax Map No. 159H-B-008.
>
> The western 200 feet of a property located at 1735 Joiner Road being part of Tract 3, Resubdivision of Pinewood Acres, Plat Book 15, Page 70, ROHC, Deed Book 9485, Page 147, ROHC. Tax Map No. 159H-B-008.

and as shown on the map and drawing attached hereto and made a part hereof by reference, from R-1 Residential Zone to O-1 Office Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the following:

1) Gated parking lot only;

2) No access to North Joiner Road; and

3) The property 28 feet 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 six feet (6') in height with a 2:1 slope with a minimum of three feet (3') in width planted with hollies six feet (6') in height planted on seven-foot (7') centers along the top of the berm to run the length of North Joiner Road.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading

_____, 2012.

_____
CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2012.

_____
MAYOR

/mms

9/11/12

2012-097
MAP Engineers
c/o Mike Price/Wilkins Partners
District No. 4
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1735 JOINER ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO O-1 OFFICE ZONE.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone property located at 1735 Joiner Road, more particularly described herein:

> Part of Tract 3, Resubdivision of Pinewood Acres, Plat Book 15, Page 70, ROHC, Deed Book 9485, Page 147, ROHC. Tax Map No. 159H-B-008.

and as shown on the map and drawing attached hereto and made a part hereof by reference, from R-1 Residential Zone to O-1 Office Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

PASSED on Second and Final Reading

_____, 2012.

_____
CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2012.

_____
MAYOR

/mms

2012-097 City of Chattanooga
August 13, 2012

RESOLUTION

WHEREAS, MAP Engineers, c/o Mike Price/Wilkins Partners petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from R-1 Residential Zone to O-1 Office Zone, property located at 1735 Joiner Road.

Part of Tract 3, Resubdivision of Pinewood Acres, Plat Book 15, Page 70, ROHC, Deed Book 9485, Page 147, ROHC. Tax Map 159H-B-008 as shown on the attached map.

Staff Recommendation: The western 200 feet of a property located at 1735 Joiner Road being part of Tract 3, Resubdivision of Pinewood Acres, Plat Book 15, Page 70, ROHC, Deed Book 9485, Page 147, ROHC. Tax Map 159H-B-008 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on August 13, 2012,

AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on August 13, 2012, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to the following conditions: 1) Gated access with only key card or code entrance on Joiner Road. 2) Second gated access between the two parking lots to be opened only when needed for overflow. 3) Type C landscaping along Joiner Road and along southern property line.

Respectfully submitted,

John Bridger
Secretary

Zoning Request Form

Print Form

Office Use Only

Case Number: 2012-097
Date Submitted: 07-09-2012
Planning District: 10
County District: 7
City District: 4
Jurisdiction: Chattanooga
Neighborhood: FOEB,Cannondale,BEBC, Magnolia Gardens
Staff Action:
PC Action/Date:
Legis. Action/Date:

Chattanooga-Hamilton County
RPA
Regional Planning Agency
1250 Market Street
Suite 2000
Development Resource Center
Chattanooga, Tennessee
37402
Phone: 423-668-2287
Fax: 423-668-2289
www.chcrpa.org

Zoning Request

From: R-1 Residential Zone	**To:** O-1 Office Zone
Proposed Development or Use: Office Parking Lot Expansion	

Property Location and Description

Address: (Street Number & Street Name) 1735 Joiner Road	Tax Map No: 159H-B-008 Plat Book/Page No. 15-70
Current Use: Undeveloped	Adjacent Uses: O1, C-2, R-1

Applicant Information

All communication by phone, fax, email, or mail will be with the Applicant. If you are not the property owner, you will need to submit a letter from the property owners(s) indicating that you are acting as their agent in filing this application (e.g. engineer, architect, consultant, broker, etc.).

○ Property Owner ○ Architect ◉ Engineer ○ Optionee ○ Purchaser of Property ○ Trustee
○ Other:

Name	Map Engineers C/O Mike Price
Address:	7380 Applegate Lane
City	Chattanooga State: TN
Zip Code:	37421
Daytime Phone:	423-855-5554
Cell Phone:	423-280-9170
Other Phone:	
Email:	mapengr@epbfi.com
Fax:	423-485-8110

Name:	Wilkins Partners
Address:	1730 Gunbarrel Road
Chattanooga, TN 37421	
Phone:	423-894-9478

CHECKLIST (OFFICE USE ONLY)

- [X] Application Complete
- [X] Ownership Verification (Tax Map Printout, Letter)
- [X] Map showing property to be rezoned
- [X] Site Plan, if applicable
- [X] Total acres to be considered 1.33
- [X] Filing Fee: 635.00 [ ] Cash Check No. 29304
- [X] Deeds for property to be rezoned
- Deed Book: 9485-147
- [X] Copy of Plats, if applicable
- Plat Book/Page: 15-70
- [X] Notice Signs How Many? 1

Accepted by: Marcia Parker Date: 07-09-2012

Case Number:	**2012-097**
Applicant Request:	**O-1 Office Zone**
STAFF RECOMMENDATION:	**Approve O-1, subject to the following conditions:** **1) Gated parking lot only.** **2) No access to North Joiner Road.** **3) The property 28 feet 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 six feet (6') in height with a 2:1 slope with a minimum of three feet (3') in width planted with hollies six feet (6') in height planted on seven-foot (7') centers along the top of the berm to run the length of North Joiner Road**
Applicant:	MAP Engineers/Wilkins Partners
Property Address:	1735 Joiner Road
Jurisdiction:	City of Chattanooga District 4/Hamilton County District 7
Neighborhood:	Friends of East Brainerd, Cannondale, Magnolia Gardens
Development Sector:	Outer Suburban Growth
Proposed Development	
Site Plan Submitted:	Yes
Proposed Use:	Non-residential development
Purpose:	Parking lot
Site Characteristics	
Current Zoning:	R-1 Residential Zone
Current Use:	Vacant land
Adjacent Uses:	Residential, Office, Commercial
Analysis	
Extension of Existing Zoning?	Yes
Community Land Use Plan:	Hamilton Place Community Plan (2001)
Proposed Use Supported by Community Land Use Plan?	No
Proposed Use Supported by Comprehensive Plan?	No

Planning Commission Recommendation:
Approve with change (see resolution)

Comments

Planning Staff:

Request Overview

The applicant seeks to extend the parking lot of an existing office development to allow more parking for that building along with an additional proposed office.

Plan Recommendation and Zoning History

The Hamilton Place Community Plan recommends a low-density residential use at this location. Staff acknowledges that existing residences in this area, particularly near the Gunbarrel Road corridor and the large Kohls/Target site, are impacted by the traffic, noise, and other issues resulting from the high intensity development of the neighboring commercial area and that development pressure is exerted on nearby residents. Along the western side of this section of Joiner Road alone, from the dead-end at the Kohls/Target site to Ziegler Road, three properties are owned by Wilkins Partners LP (the owners of the

Wilkins Research property) and four by a prior applicant who requested a rezoning to an R-4 Special Zone (see attached map).

In 2002, the office development south of Ziegler Road and west of Joiner Road had multiple conditions placed on it during the rezoning process and a 2007 rezoning to R-4 Special Zone occurred for the property at the northwest corner of Ziegler Road and Joiner Road. Staff has previoulsy noted that, as these zoning cases and developments occurred after the plan adoption, and since the 2002 zoning conditions provide a suitable framework for non-residential development in the area, non-residential development in this area could be an acceptable land use in the future.

In 2008, property fronting on Joiner Road, just south of this property proposed for rezoning to O-1 Office, was reviewed for rezoning to an R-4 Special Zone. The staff recommendation for that case stated that the intensity and scale of that development (46,000 square feet of office space and 234 parking spaces are proposed) was more similar to an office zone or even commercial zone and would have been a substantial change in land use intensity and impact from the existing low-density single-family residential uses. Staff recommended denial of those proposed medical offices and City Council did not support rezoning of those properties fronting Joiner Road.

However, much of the discussion on that prior rezoning case focused on the transportation aspect. The 2008 recommendation noted "If this area is to develop as a higher-intensity residential use, office use or similar non-residential uses, it is <u>crucial</u> that adequate traffic infrastructure be in place. Every effort should be made to manage the traffic at the East Brainerd Road and Joiner Road intersection and the intersection of Gunbarrel Road and Ziegler Road." Furthermore, the recommendation for denial of that case was "because Joiner and Ziegler Roads [were] constructed to handle low-density residential traffic and that their connections to Gunbarrel Road and East Brainerd Road cannot be adequately managed to counteract the impact of this development."

Since 2008, little has changed to the transportation infrastructure of Gunbarrel Road, Joiner Road and Ziegler Road in this area.

<u>Staff Recommendation</u>

Staff is recommending approval of the O-1 Office Zone for a gated parking lot only with no access to Joiner Road for the following reasons:

1) This property abuts a large commercial site to the north,

commercial property to the west, and approximately 200' of frontage to the south is zoned for and developed as an office. Development of this site for low-density residential uses seems unlikely.

2) The proposal is to have this proposed parking lot connect to the existing Wilkins Research property which has frontage and a curb-cut onto Gunbarrel Road. Although not preferred by the applicant, this enables the proposed parking lot property to be developed without accessing Joiner Road. Staff encourages that traffic generated from Gunbarrel Road development be directed away from existing residential neighborhoods. The applicant should continue to pursue access to the Kohls/Target site in order to reach Gunbarrel Road through the signalized intersections found there.

3) Precedent has been set through prior rezoning action for non-residential uses on Joiner Road both north and south of Ziegler Road. The property at the northwest corner of the Ziegler Road and Joiner Road intersection was rezoned with buffering and access conditions. Those conditions are also recommended to be placed on this rezoning. One condition places a substantial landscape buffer along the Joiner Road right-of-way to provide screening between the proposed parking lot and the existing residential properties across Joiner Road.

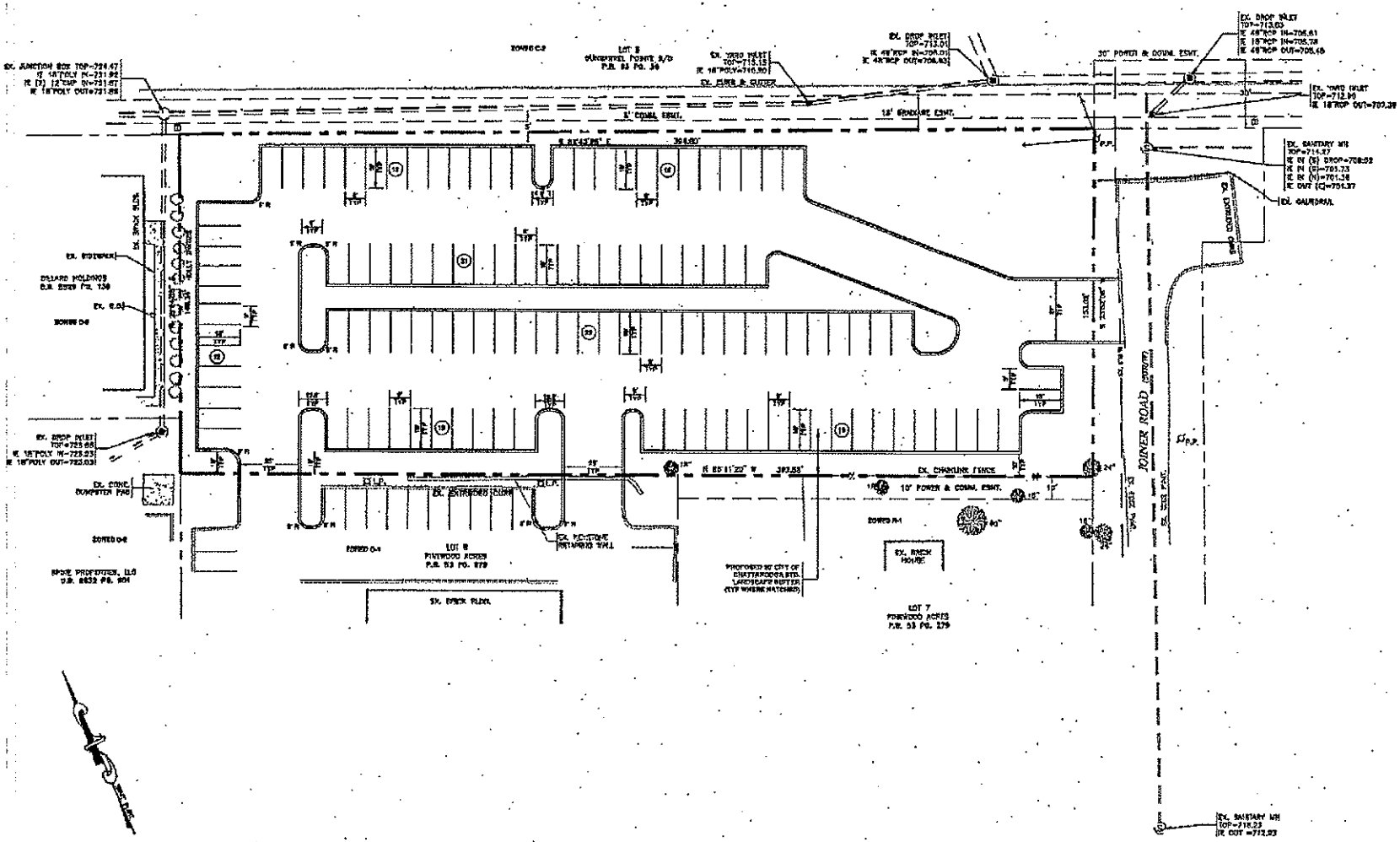
Because the potential for development along the west side of North Joiner Road exists due to almost all of the property under the ownership of two entities (with a greater potential for consolidation of properties), staff continues to recommend that deviation from the Hamilton Place Community Plan be handled with particular attention paid to the transportation system and the particulars of development proposal. Staff reinforces the policies set forth in the prior staff recommendation for this area:

> Important considerations in the potential redevelopment of this area include:
>
> - Substantial landscape buffers should be placed between existing residential properties and new office or attached residential uses.
> - Landscape buffers should be placed along the Joiner Road right-of-way to help screen against the residential areas southward.
> - Every effort should be made to manage the traffic at the East Brainerd Road and Joiner Road intersection and the

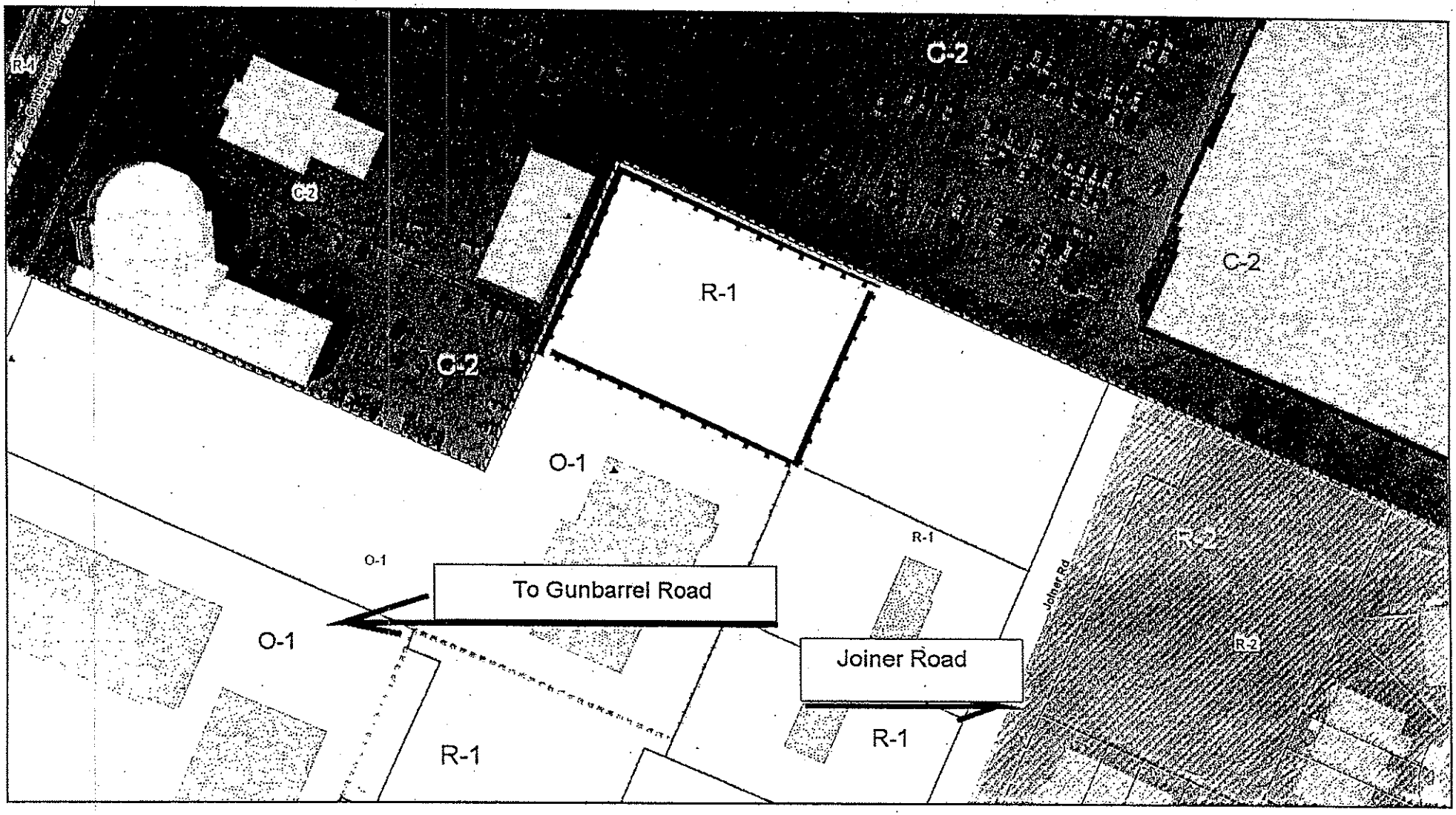
intersection of Gunbarrel Road and Ziegler Road.

- Traffic management devices such as deceleration and acceleration lanes or traffic signalization may need to be considered to address the roadway capacity, safety, and connectivity issues.
- Traffic generated from development in this area should be directed away from existing residential neighborhoods.
- Future rezoning of properties within this area should be approved with conditions that support the above intentions and recommendations.

Wilkins LP
Wilkins LP
Wilkins LP
Phillippose
Phillippose
Phillippose
Phillippose
Phillippose
Gunbarrel Rd
Magnolia Leaf Ln
Jotner Rd
Ziegler Rd
Cannondale Loop



New Site Plan
7-16-2012
2012-097

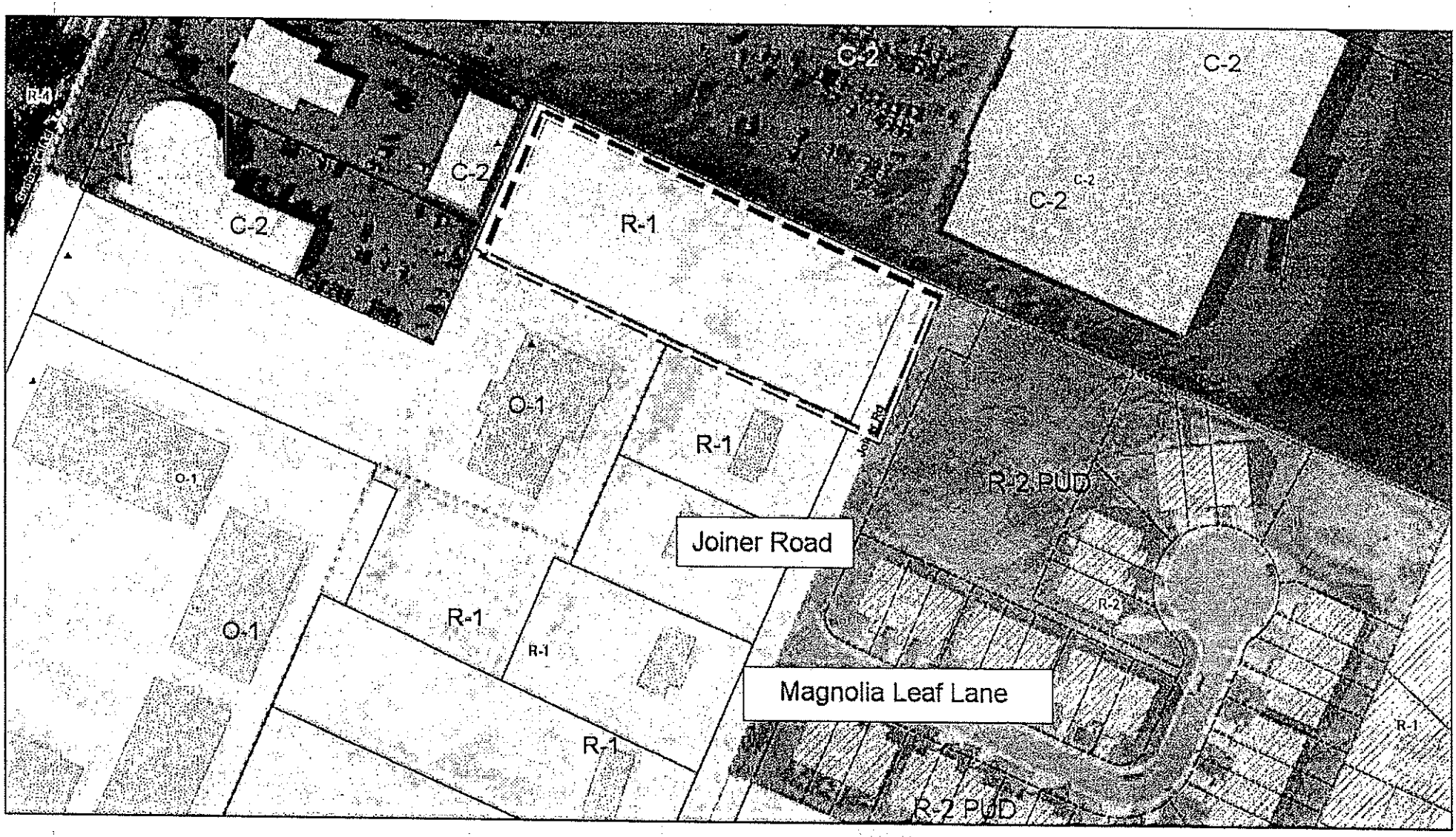


2012-0097 R-1 to O-1 Staff Recommendation

100 ft

Chattanooga Hamilton County Regional Planning Agency

Chattanooga-Hamilton County RPA Regional Planning Agency

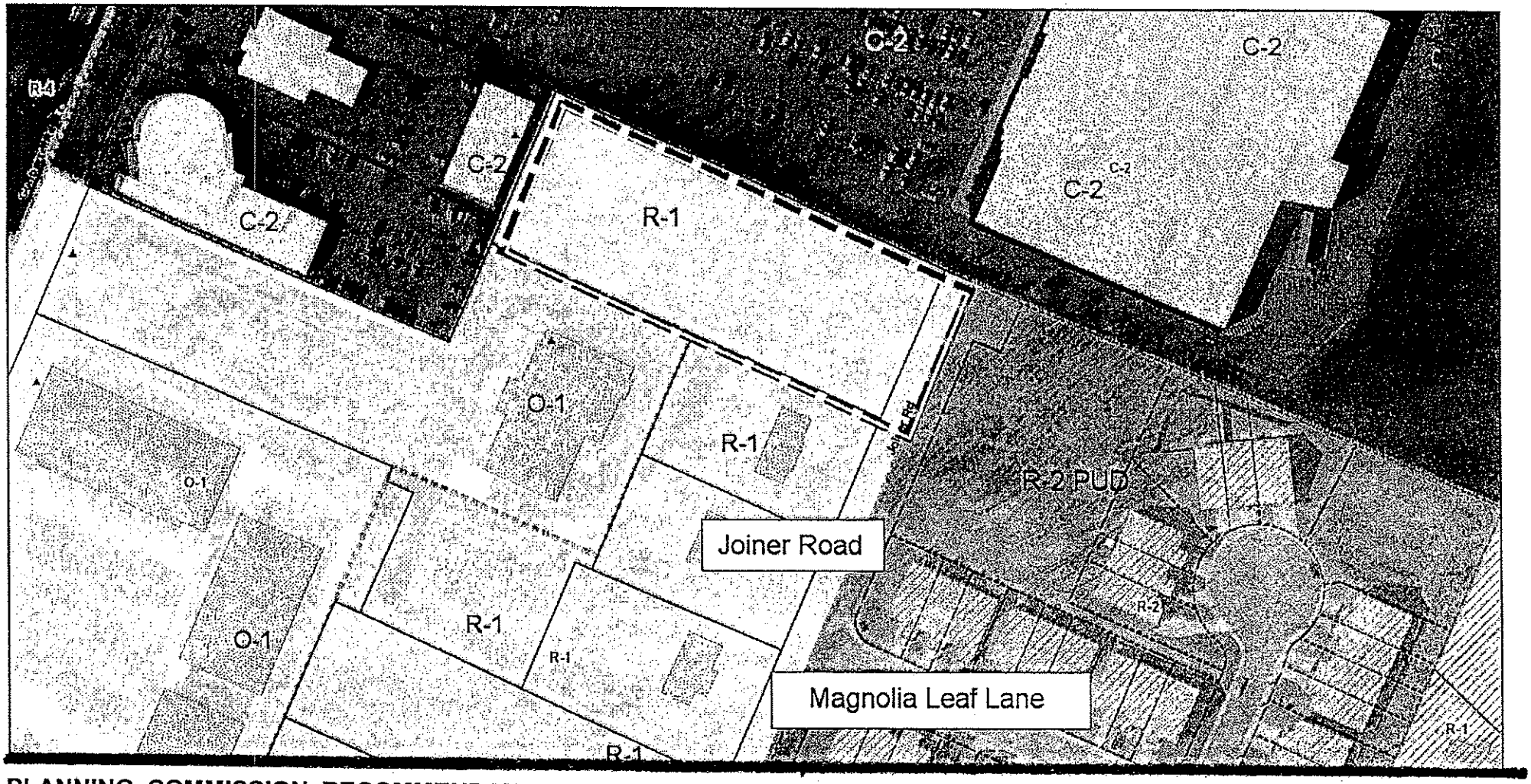


2012-0097 R-1 to O-1

130 ft

Chattanooga Hamilton County Regional Planning Agency

Chattanooga-Hamilton County
RPA
Regional Planning Agency



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2012-097: Approve, subject to conditions listed in the Planning Commission Resolution.

2012-0097 R-1 to O-1

130 ft

Chattanooga Hamilton County Regional Planning Agency

Chattanooga-Hamilton County RPA Regional Planning Agency

RE: 2012-097

Wilkins Research Services LLC

1730 Gunbarrel Road • Chattanooga, Tennessee 37421
tel: 423.894.9478 fax: 423 894 0942 • e-mail info@wilkinsresearch.net
website: www.wilkinsresearch.net

August 1, 2012

Dear Regional Planning Agency:

Wilkins Research Services, LLC, located at 1730 Gunbarrel Road in Chattanooga, TN has been experiencing routine patterned growth over the last decade. We have increased our staff annually and we now employ more than 275 people. Our current facilities accommodate a 105 cubicle call center as well as two focus group suites with each suite's own viewing class for onsite clients to watch the focus group sessions. Our current parking lot accommodates a total of 101 spaces. Obviously, this is just barely equal to only our call center cubicles irrespective of administrative staff. Additionally, the actual number of parking spots needed is not reflected by the number of our employees – it is based on the number of people on site each day. We have numerous occasions where we host on site projects such as focus groups, taste tests, children's research projects, etc. where additional people are at WRS for extended period of times and they too need ample parking. This number can fluctuate, but at the current rate of growth – the number will only increase in the days to come. For example, WRS is hosting a taste test this month for the Krystal Corporation where an additional 30 people will be on site at one time period for a grand total of about 250 visitors at our location over four possible days. In the past, it has been a struggle to accommodate the research projects where additional parking is needed as we have to make our staff make special provisions for parking. We foresee not even making these projects possible if we do not increase our parking by a large number.

Additionally, we are in the process of designing and planning for a building we will be developing at the front of our Gunbarrel lot. This building will be 15,000 – 20,000 square feet and due to the construction, the existing parking at our office will lose about 10 parking spaces. This new lot will subsidize the parking spaces lost due to the new building and enable us to funnel more of our employee parking to the lot to better accommodate the new buildings' parking needs as well as the ebbs and flows of our business.

We consider Wilkins Research a rare business in a tough economy right now. Our sales are on the rise and we feel very fortunate to be hiring new people each week and gaining a larger client base as well. We plan to develop a very attractive parking area with extensive landscaping design to make it even more attractive. I urge the planning commission as well as the City Council to approve our request. We have been in business since 1971 and we were honored to be selected as the 2006 Chattanooga Small Business of the year recipient. We work hard to bring growth into the Chattanooga business community. If you have any questions, please do not hesitate to call or email. I look forward to working with you on this endeavor.

Best regards,

Lynn Wilkins, Partner

Lisa Wilkins, Partner

Wilkins Research Services, LLC

www.wilkinsresearch.net

NOTICE

WHEREAS, petitions to amend Ordinance No. 6958, known as the Zoning Ordinance, have been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

> 2012-096 Twin Brook Investments. 5414 Hixson Pike, from R-1 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.
>
> 2012-097 MAP Engineers c/o Mike Price/Wilkins Partners. 1735 Joiner Road, from R-1 Residential Zone to O-1 Office Zone, subject to certain conditions.
>
> 2012-102 ARS Venture, LLC. 400 blocks of both North Market Street and Hamilton Avenue and 17 East Manning Street, from R-1 Residential Zone, C-2 Convenience Commercial Zone, and M-1 Manufacturing Zone to C-7 Northshore Commercial Mixed Use Zone, subject to certain conditions.
>
> 2012-104 Flagship Group, Inc./Gordy Germany. Part of property located at 2910 East 49th Street, from M-2 Light Industrial Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

September 11, 2012

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2012.

_____

Carol K. O'Neal, CMC
Clerk to the City Council