

First Reading: \_\_\_\_\_  
Second Reading: \_\_\_\_\_

2014-064  
MAP Engineers  
c/o Mike Price/Valor  
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 7518 STANDIFER GAP ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-4 SPECIAL ZONE TO M-3 WAREHOUSE AND WHOLESALE ZONE.

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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 7518 Standifer Gap Road, more particularly described herein:

An unplatted tract of land located at 7518 Standifer Gap Road, being more fully described in Deed Book 8781, Page 755, ROHC. Tax Map No. 139O-B-006.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-4 Special Zone to M-3 Warehouse and Wholesale Zone.

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: \_\_\_\_\_

\_\_\_\_\_  
CHAIRPERSON

APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

/mem

2014-064 City of Chattanooga  
August 11, 2014 (Deferred)  
September 8, 2014 (Action Taken)

## RESOLUTION

WHEREAS, MAP Engineers c/o Mike Price/Valor 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-4 Special Zone to M-3 Warehouse and Wholesale Zone, property located at 7518 Standifer Gap Road.

An unplatted tract of land located at 7518 Standifer Gap Road, being more fully described in Deed Book 8781, Page 755, ROHC. Tax Map 139O-B-006.01 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on August 11, 2014, at which time hearing was deferred to September 8, 2014,

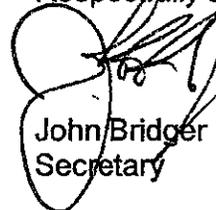
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 September 8, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger  
Secretary

# ZONING APPLICATION FORM

<b>CASE NUMBER:</b>	2014-064	<b>Date Submitted:</b>	06-06-2014
(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-4</b>	<b>To: M-3</b>	
Total Acres in request area: 3.8			
<b>2 Property Information</b>			
<b>Property Address:</b>	7518 Standifer Gap Road		
<b>Property Tax Map Number(s):</b>	1390-B-006.01		
<b>3 Proposed Development</b>			
<b>Reason for Request and/or Proposed Use:</b>	Proposed combined Office and Warehouse Development		
<b>4 Site Characteristics</b>			
<b>Current Zoning:</b>	R-4		
<b>Current Use:</b>	Undeveloped		
<b>Adjacent Uses:</b>	Undeveloped & 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.			
<b>Name:</b> Map Engineers c/o Mike Price		<b>Address:</b> 7380 Applegate Lane	
<b>Check one:</b>	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner	
<b>City:</b> Chattanooga	<b>State:</b> TN	<b>Zip Code:</b> 37421	<b>Email:</b> mapengr@epfi.com
<b>Phone 1:</b> 423-855-5554	<b>Phone 2:</b>	<b>Phone 3:</b>	<b>Fax:</b>
<b>6 Property Owner Information (if not applicant)</b>			
<b>Name:</b> Valor		<b>Phone:</b> 423-855-0784	
<b>Address:</b> 6110 Shallowford Road Chattanooga, TN 37421			
<b>Office Use Only:</b>			
<input type="checkbox"/> Hamilton District	<input type="checkbox"/> Chattanooga District	<input type="checkbox"/> Neighborhood POI (a, b, c)	<input type="checkbox"/> Other Municipality
<input type="checkbox"/> Staff Referral	<input type="checkbox"/> Executive Action	<input type="checkbox"/> Legislative Action/Rate Ordinance	
<input type="checkbox"/> The Ordinance			
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Owner Site Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions	
<input checked="" type="checkbox"/> Site plan required	<input checked="" type="checkbox"/> Total Acres to be considered: 3.8	<input type="checkbox"/> Soil Designation	<input type="checkbox"/> Date, if applicable
<input type="checkbox"/> Land Bank (a, b, c, d, e)			
<input type="checkbox"/> Handbook/Plan No.	<input type="checkbox"/> Notes	<input type="checkbox"/> Sign	<input type="checkbox"/> Number of Note Signs
<input checked="" type="checkbox"/> Group Fee: \$500	<input type="checkbox"/> Cash	<input type="checkbox"/> Check	<input type="checkbox"/> Check Number: 4019
<input type="checkbox"/> Planning Commission Meeting Date: 6-6-2014	<input type="checkbox"/> Application processed by: Marcia Parker		

## STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	2014-064	<b>PC Meeting Date:</b> 09-08-14
<b>Applicant Request:</b>	Rezone from R-4 Special Zone to M-3 Warehouse and Wholesale Zone	
<b>Property Location:</b>	7518 Standifer Gap Road	
<b>Property Owner:</b>	Valor	
<b>Applicant:</b>	MAP Engineers c/o Mike Price	
<b>Staff Recommendation:</b>	DENY	

### PROJECT ANALYSIS

#### RPA Land Use & Transportation Comments

##### Project Description

The applicant is proposing a combined office and warehouse development.

##### Site Description

The 3.8 acre site is currently vacant. Single-family residences are located to the south. An office and warehouse business is located across Standifer Gap Road to the north. The CCA Silverdale Detention Facility is also located across the street to the north.

##### Zoning History

This 3.8 acre site was zoned R-4 Special Zone in 2010 (Case 2010-050), Ordinance 12399. Prior zoning was R-1 Residential Zone with a request to rezone to RT-1 Residential Townhouse Zone (Case 2003-232) in 2004, which was denied at City Council.

##### Plans/Policies

This site is in the 2001 Hamilton Place Community Land Use Plan. The Plan recommends low to medium density residential at this location. However, this area has transitioned away from low to medium density residential with the approval rezoning requests for the development of multi-family complexes and wholesale warehouse facilities in the area. It should be noted that M-3 Warehouse and Wholesale Zone zoning is currently limited to north of Standifer Gap Road in the immediate area.

#### City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

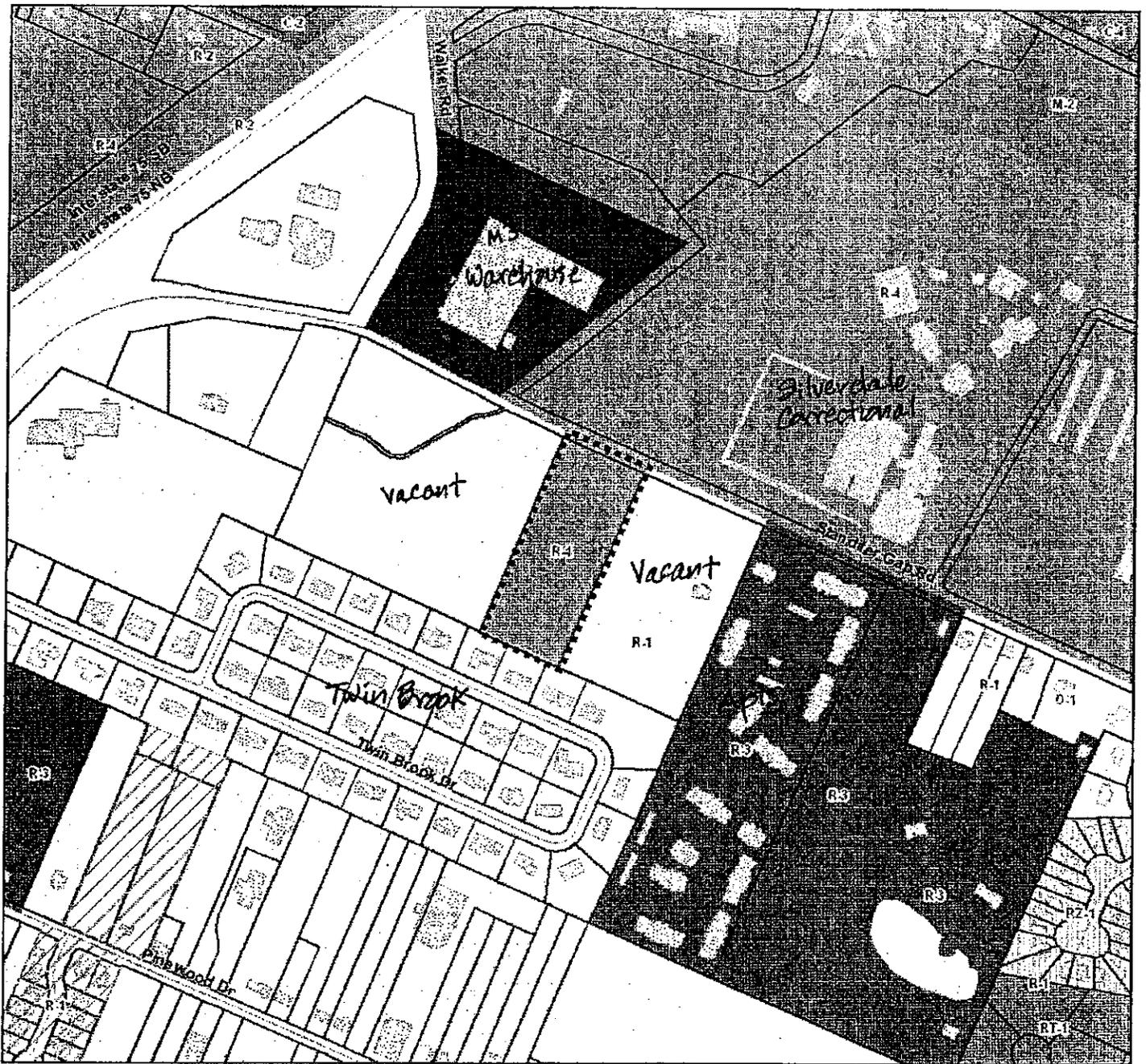
#### RPA Summary

The parcels fronting Standifer Gap Road to the south act as a buffer between the existing low-density residences (such as the Twin Brook subdivision) and the manufacturing, warehousing and county workhouse uses that front Standifer Gap to the north. Standifer Gap Road should continue to be the boundary line for manufacturing and higher-intensity uses to the north and residential development to the south. The existing R-4 Special Zone does allow for warehousing as an accessory use but has set significant conditions to ensure that the use is limited. Allowing the requested M-3 Warehouse and

Chattanooga-Hamilton County Regional Planning Agency

## **STAFF CASE REPORT TO PLANNING COMMISSION**

Wholesale Zone would set a precedence for warehouse zoning south of Standifer Gap Road. Therefore staff recommends denial of the rezoning request.



## 2014-064 Rezoning from R-4 to M-3

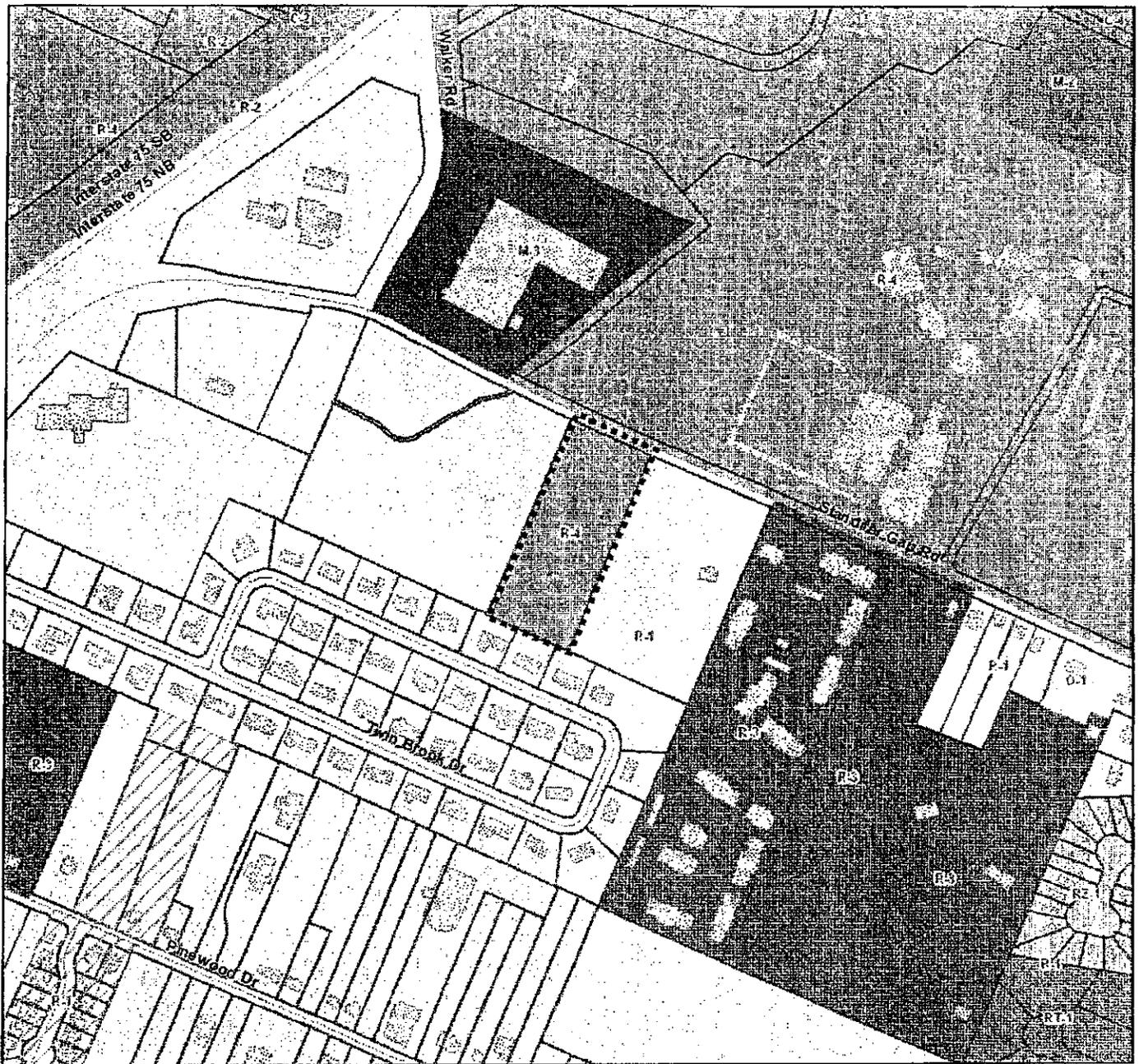


Chattanooga Hamilton County Regional Planning Agency



420 ft





## 2014-064 Rezoning from R-4 to M-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-064:

Approve



420 ft



Chattanooga Hamilton County Regional Planning Agency



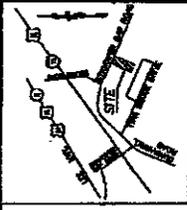


**MAP ENGINEERS, LLC**  
 OFFICE OF ARCHITECTURE  
 12212 CHATTANOOGA, TN 37421  
 615-261-0700

**STANDLER GAP ROAD  
 OFFICE/WAREHOUSE DEVELOPMENT  
 KEN DEBOOR DEVELOPMENT**

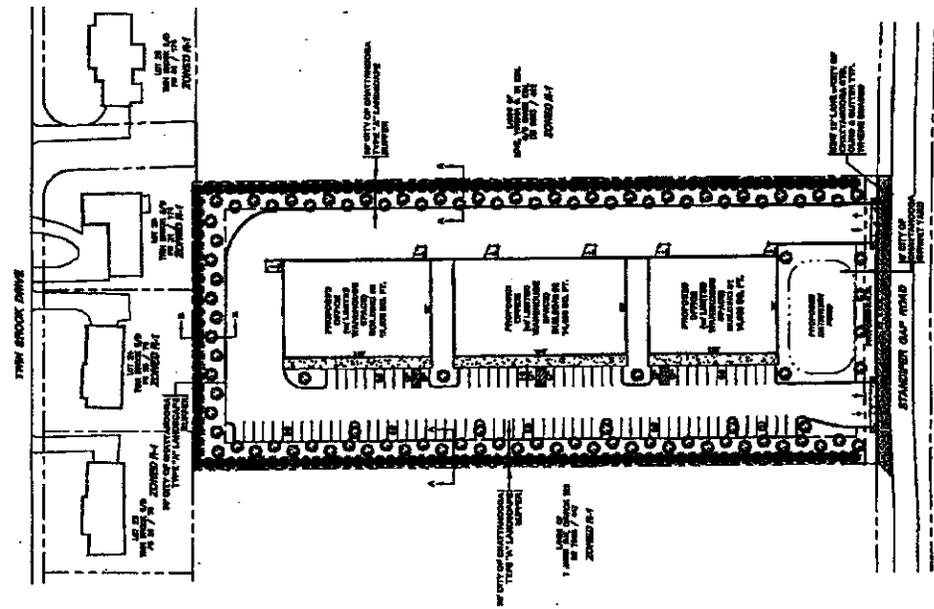
**PRELIMINARY  
 SITE  
 PLAN**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		



**RECEIVED**  
 JUN 6 2014  
 Chattanooga Hamilton County  
 Regional Planning Agency  
 Development Services

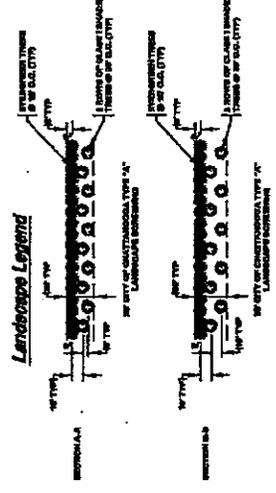
2014-064



**Preliminary Site Plan**  
 SCALE 1" = 40'

**SITE ANALYSIS**

PROPERTY ADDRESS	2014 HAMILTON RD SW
MAP NO.	1000 P 041
PROJECT NAME	STANDLER GAP
OWNER	KEN DEBOOR
DESIGNER	MAP ENGINEERS, LLC
DATE	05/27/14
PROJECT TYPE	OFFICE/WAREHOUSE
PROJECT PHASE	PRELIMINARY
PROJECT STATUS	IN PROCESS
PROJECT NUMBER	2014-064



- PROPOSED CONDITIONS OF REZONING**
- OWNER TO PROVIDE A NEW TRUNK POST (18") LARK GENERALLY AS SHOWN ON THE SITE PLAN AND AS APPROVED BY THE CITY THROUGH THE CITY ENGINEER'S OFFICE.
  - LANDSCAPING TO BE INSTALLED TO BE ONE STORY.
  - LANDSCAPING TO BE INSTALLED WITHIN ALL INDIVIDUALLY ZONED PARCELS.
  - LANDSCAPING TO BE INSTALLED TO BE APPROVED BY THE CITY ENGINEER'S OFFICE.
  - THE CITY ENGINEER'S OFFICE SHALL REVIEW LANDSCAPING AND APPROVE THE LANDSCAPING PLAN.
  - THE CITY ENGINEER'S OFFICE SHALL REVIEW THE LANDSCAPING PLAN AND APPROVE THE LANDSCAPING PLAN.

## NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has 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:

2014-064 MAP Engineers c/o Mike Price/Valor. 7518 Standifer Gap Road, from R-4 Special Zone to M-3 Warehouse and Wholesale Zone.

2014-066 Chris Senn/IMI Merchandising Holding, Inc. 950 Riverside Drive, from M-1 Manufacturing Zone to R-4 Special Zone, subject to certain conditions.

2014-085 Frank Goodwin. 1400 block of Adams Street, from R-3 Residential Zone to C-3 Central Business Zone, subject to certain conditions.

2014-094 Global Southern Realty Holdings, LLC/Roy & Vivian Thomas c/o Lorrie Dorsey. 7408 and 7414 Bonny Oaks Drive, from R-1 Residential Zone and R-3 Residential Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2014-097 MAP Engineers, LLC/MPL Construction/Gold Bond, Inc. 5485 Old Hixson Pike and 5519 Hixson Pike, from C-2 Convenience Commercial Zone to M-2 Light Industrial Zone.

2014-099 David Harris. 3326 Jenkins Road, from R-4 Special Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2014-100 Travis L. Hulsey/William J. Hulsey. 6115 Mountain View Road, from M-2 Light Industrial Zone to C-2 Convenience Commercial Zone.

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

2014-078 Ivan Mousaw/James Cunningham. 4501 Jersey Pike, from R-2 Residential Zone to R-3 Residential Zone.

2014-080 RSN Group, LLC/Vanessa Knight. 1809 Gunbarrel Road, from O-1 Office Zone to C-2 Convenience Commercial Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied and recommends approval of a Special Exceptions Permit:

2014-093 Carol Page Wnuk. 304 Gillespie Road, from R-1 Residential Zone to R-2 Residential Zone, petition to be denied and recommends approval of a Special Exceptions Permit for a duplex in the R-1 Residential Zone.

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,

**October 14, 2014**

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 \_\_\_\_\_, 2014.

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Sandra Freeman  
Clerk to the City Council