

APPLICATION NO: 2007-142

JURISDICTION: Chattanooga Dist. #6
Hamilton County Dist. #5

APPLICANT: GVH Shallowford Associates

DATE OF PLANNING COMMISSION MEETING: August 13, 2007

LOCATION: 2245 Hickory Valley Road

PRESENT ZONING: R-4 Special Zone

REQUEST FOR: C-2 Convenience Commercial Zone

PROPOSED DEVELOPMENT: Proposed Retail Drug Store

SIZE OF TRACT: 1.822 Acres

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Vacant

SURROUNDING DEVELOPMENT: Vacant, Residential & Commercial

EXTENSION OF EXISTING ZONE: Nearby

NAME OF COMMUNITY LAND USE PLAN: Shallowford Road-Lee Highway Plan

CONSISTENT WITH COMMUNITY LAND USE PLAN: Partially

CONSISTENT WITH COMPREHENSIVE PLAN 2030: Partially

ADEQUATE SITE PLAN SUBMITTED: Yes

**Planning Commission Recommendation:
Approve Staff Recommendation**

STAFF RECOMMENDATION: Approve, subject to change in building orientation and specified use only.

REASONS FOR RECOMMENDATION:

The Shallowford Road-Lee Highway Area Plan states "The southwest corner of Hickory Valley Road is appropriate for a Light Business Mix use similar to the use across Shallowford Road. The plan recommends that the use not extend past the residential use east of Brookwood Drive. The surrounding area, designated Office/Residential, will provide a good buffer for this use."

The proposed use - a drug store - is a medium-scale commercial use that is somewhat comparable to the use north of Shallowford Road. With sufficient buffering and landscaping and some additional building placement changes, the proposed use can be compatible in this area.

Recommend approval subject to the proposed use only as the intent of the plan is not to encourage some of the very intensive commercial uses allowed in the C-2 zone. Additionally, approval is conditioned to the longer side of the building parallel to Hickory Valley Road so that the building is oriented away from the residential development that fronts on Brookwood Drive.

LOOKWOOD DR.

2007-142

SHALLOWFORD ROAD

HICKORY VALLEY ROAD

