

RESOLUTION NO. 25886

A RESOLUTION ADOPTING THE "SHALLOWFORD ROAD:
STANDIFER GAP ROAD TO HICKORY VALLEY ROAD
POLICY", ATTACHED HERETO AND MADE A PART
HEREOF BY REFERENCE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA,
TENNESSEE, That the "Shallowford Road: Standifer Gap Road to Hickory Valley Road
Policy", attached hereto and made a part hereof by reference, be and is hereby adopted.

ADOPTED: April 14, 2009

/add

POLICY



Shallowford Road: Standifer Gap Road to Hickory Valley Road

*Chattanooga-Hamilton County
Regional Planning Agency
Development Resource Center
1250 Market Street
Chattanooga, TN 37402*

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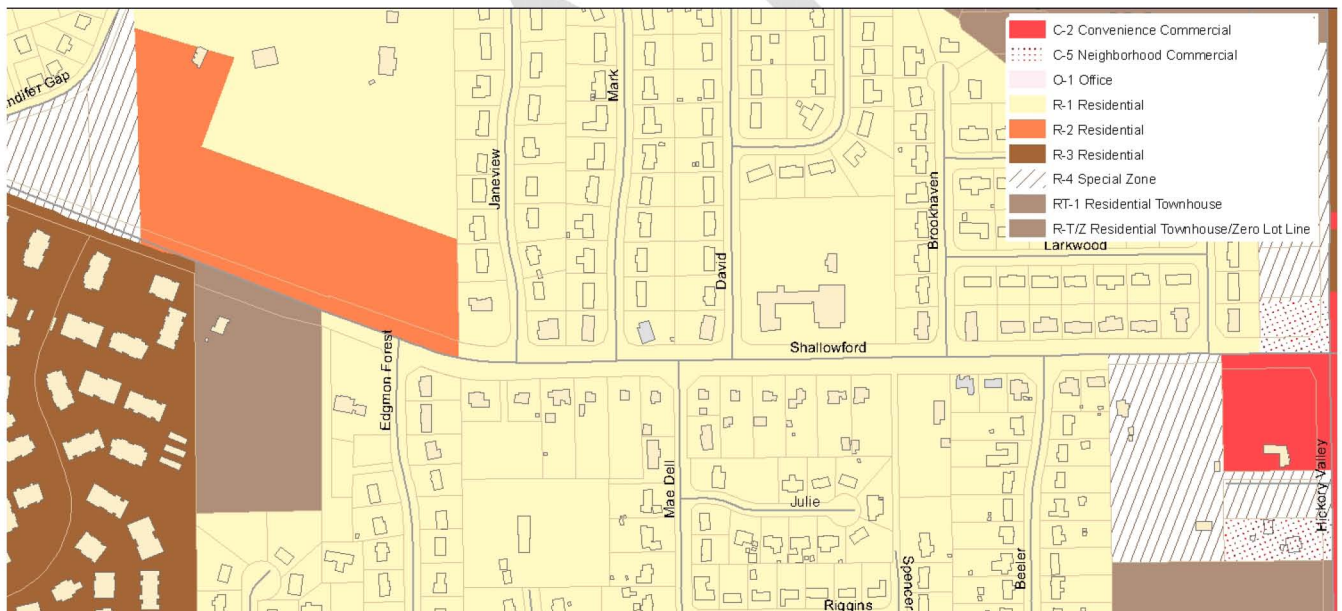
SHALLOWFORD ROAD (HICKORY VALLEY ROAD TO STANDIFER GAP ROAD) CORRIDOR POLICY

In August 2004, Chattanooga City Council asked that the Regional Planning Agency (RPA) develop a land use plan for the Shallowford Road—Lee Highway area. The plan included the Shallowford Road corridor from Hickory Valley Road to Standifer Gap Road.

The plan recommended this corridor remain single-family residential. Detached single-unit dwellings are the predominant existing use (except for Hickory Valley Christian Church) and the plan recommended no change to this land use pattern. This recommendation was made previous to the widening of Shallowford Road from two-lanes to the five-lane roadway that is under construction.

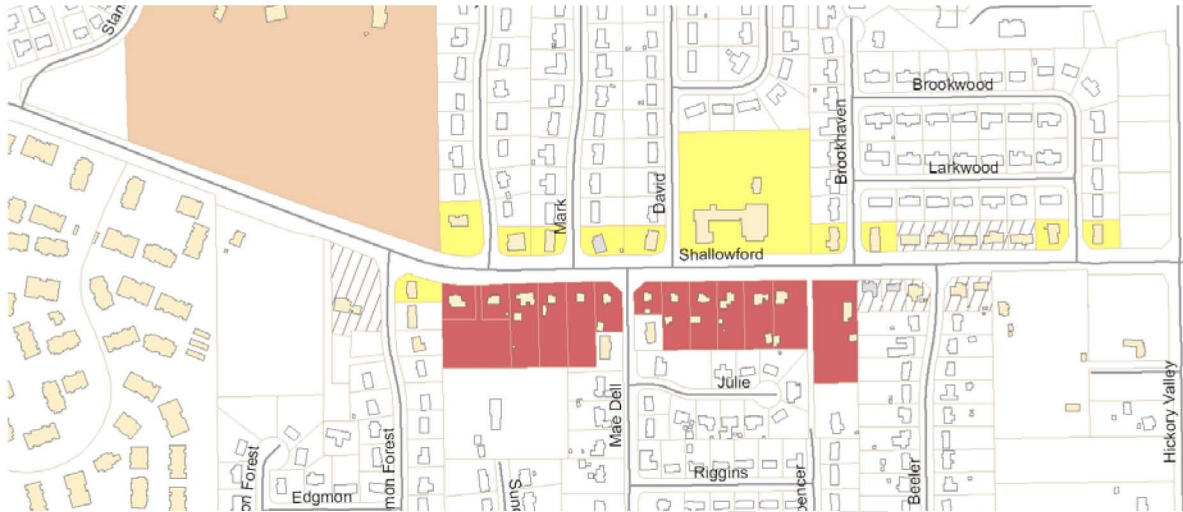
A request for rezoning to R-4 Special Zone in this area prompted the Chattanooga-Hamilton County Regional Planning Commission to request the RPA to review this area for potential uses other than single-family residential based on the impact of the substantially wider roadway.

The following policy provides separate, but similar, recommendations for the properties that front on the north side of Shallowford Road and the south side of Shallowford Road. The policy may be adopted in its entirety or in part. The recommendations in this policy supplant the former recommendation in the land use plan.



North Side of Shallowford Road

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Policy Recommendation

- Process as a zoning case
- R-4 with conditions
- Moderate-density residential and R-4/O-1 uses
- Remain R-1

North side of Shallowford Road

See map above

27-acre tract

This large parcel just west of Janevier Drive was recommended for High-density Residential development in the Shallowford Road-Lee Highway Area Plan. That recommendation reflected that multi-unit dwellings, townhouses, patio homes or elderly housing would provide a buffer between the commercial and manufacturing uses to the east and the single-unit residential to the west. This designation will also provide additional housing opportunities for the community. This policy recommends maintaining that plan recommendation.

Janevier Drive/Mark Lane/David Lane

The properties fronting on Shallowford Road from the Janevier Drive subdivision to the east and including Hickory Valley Christian Church are recommended to remain single-family residential and retain the R-1 Residential zoning. This recommendation is based on several factors:

- 1) Several of these properties have severe grade changes from the street level of Shallowford Road. In some cases the grade change essentially prohibits access onto Shallowford Road
- 2) The existing residences front on the neighborhood streets although several of these properties do have curb cuts onto Shallowford Road in addition to curbcuts off the neighborhood streets.

Brookhaven Circle/Brookwood Drive:

As in the case above, corner residences face onto the neighborhood streets of Brookhaven Circle and Brookwood drive and they do not have curb-cuts onto Shallowford Road. Unless these properties are included as part of a larger cohesive development, they should remain as single-family residences.

Between Brookhaven and Brookwood Drive are five properties that front on Shallowford Road and have curbcuts onto Shallowford Road. These homes sit about 20-30 feet from the right-of-way and are substantially impacted by the road widening. These properties may be rezoned, if appropriate, on a case-by-case basis. The most appropriate uses for this location are those that are permitted in the R-4 Special Zone and O-1 Office Zone. Due to the topography of these lots, pervious pavement is preferred although final approval is from the city's water quality department. Parking to the rear is also preferred, although some parking or a turning area may need to be accommodated to the front of the structure.

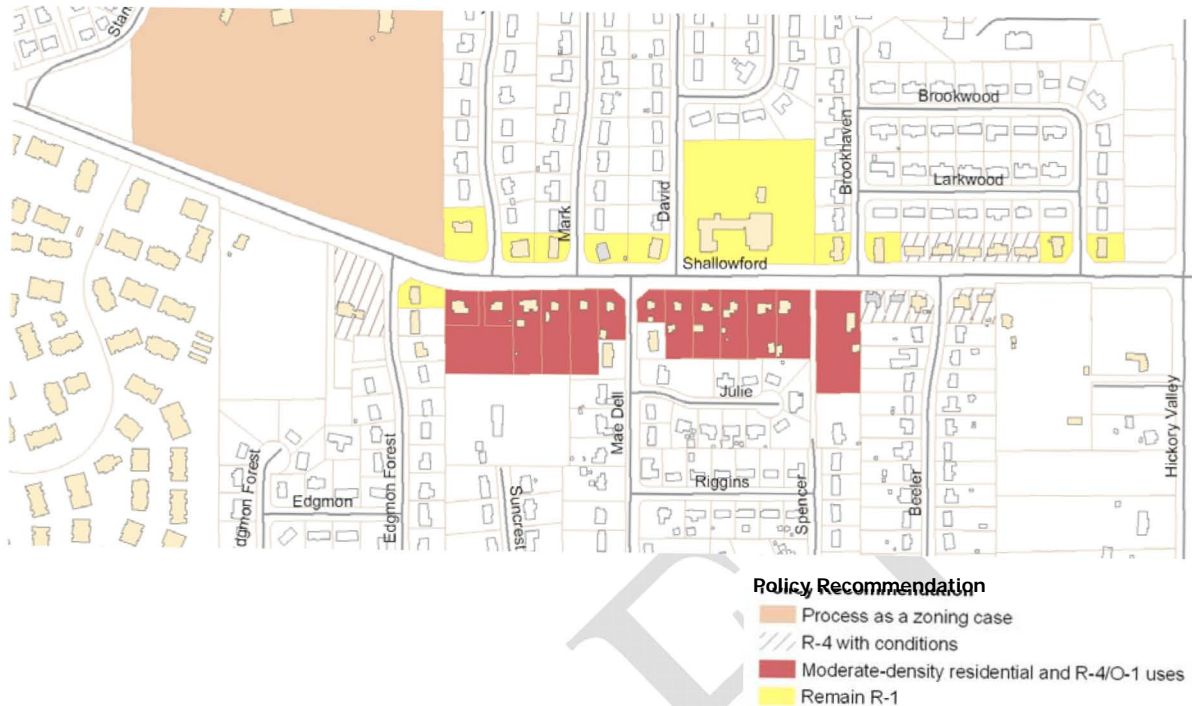
In order to best maintain the vitality of the residences abutting to the rear while allowing some relief to the residents with property fronting on the widened roadway, the following conditions are recommended for any zoning change:

- 1) Although allowed only be Special Permit, no day care facilities are allowed due to the closeness of the structures to the street and the limited amount of lot area for the required playground and for parking and child drop-off.
- 2) Use of existing structure only, unless multiple properties are compiled for a larger development.
- 3) A wall constructed of brick, stucco, or stone on both sides with a height of six feet above grade along the length of the rear property line. As this requirement is more stringent than the requirement of the landscape ordinance, this condition takes the place of the Type C landscaping yard.
- 4) A 10' screening buffer as required by the landscaping ordinance for the right and left side yard. If acceptable to the Landscaping Coordinator, a wood, sight-obscuring fence may be used to replace the required landscaping.
- 5) Applicant is required to schedule and attend a City of Chattanooga Presubmittal Meeting.

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South Side of Shallowford Road

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South Side of Shallowford Road
See map on previous page
Beeler Avenue

On the south side of Shallowford Road across from the properties between Brookwood and Brookhaven are several lots that front on Shallowford Road and have curbcuts onto Shallowford Road. Again, these homes sit about 20-30 feet from the right-of-way and are substantially impacted by the road widening. These properties may be rezoned, if appropriate, on a case-by-case basis. The most appropriate uses for this location are those that are permitted in the R-4 Special Zone and O-1 Office Zone. Parking to the rear is preferred, although some parking or a turning area may need to be accommodated to the front of the structure.

In order to best maintain the vitality of the residences abutting to the rear while allowing some relief to the residents with property fronting on the widened roadway, the following conditions recommended for any zoning change:

- 1) Although allowed only be Special Permit, no day care facilities are allowed due to the closeness of the structures to the street and the limited amount of lot area for the required playground and for parking and child drop-off.
- 2) Use of existing structure only, if applicable, unless multiple properties are compiled for a larger development. Where there is no structure on the lot, Planning Commission and staff may recommend appropriate height be maintained.
- 3) A wall constructed of brick, stucco, or stone on both sides with a height of six feet above grade along the length of the rear property line. As this requirement is more stringent than the requirement of the landscaping ordinance, this condition takes the place of the Type C landscaping yard.
- 4) A 10' screening buffer as required by the landscaping ordinance for the right and left side yard. If acceptable to the Landscaping Coordinator, a wood, sight-obscuring fence may be used to replace the required landscaping.
- 5) Applicant is required to schedule and attend a City of Chattanooga Presubmittal Meeting.

Beeler Avenue /Mae Dell Road

Moving westward from Beeler Drive, lots fronting on Shallowford Road become much deeper (approximately 300' deep) than those across the street to the north. These properties are more appropriate for a moderate-density residential use or non-residential development with uses similar to those found in the O-1

Office Zone or R-4 Special Zone. These more intense uses can be accommodated in this area because the majority of these lots front on Shallword Road, have curbcuts onto the roadway, and they have the depth to accommodate more intense development while still mitigating the impact of such on adjoining property.

Again, these properties may be rezoned either individually or jointly as part of an overall development.

Edgmon Forest Lane

The eastern corner lot at Shallowford Road and Edgmon Forest Lane is situated to be part of that neighborhood, fronts on the neighborhood street, and is not recommended for a use other than single-family residential in order to maintain the residential character of that neighborhood.

The western corner lot on Edgmon Forest Lane is near a large parcel zoned, but not developed, for townhomes. The structure on the lot fronts on Shallowford Road and has no access onto Edgmon Forest Lane. Expanded uses such as offices may be appropriate for this site if the existing structure is used as this will help ensure compatibility with the Edgmon Forest neighborhood.

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