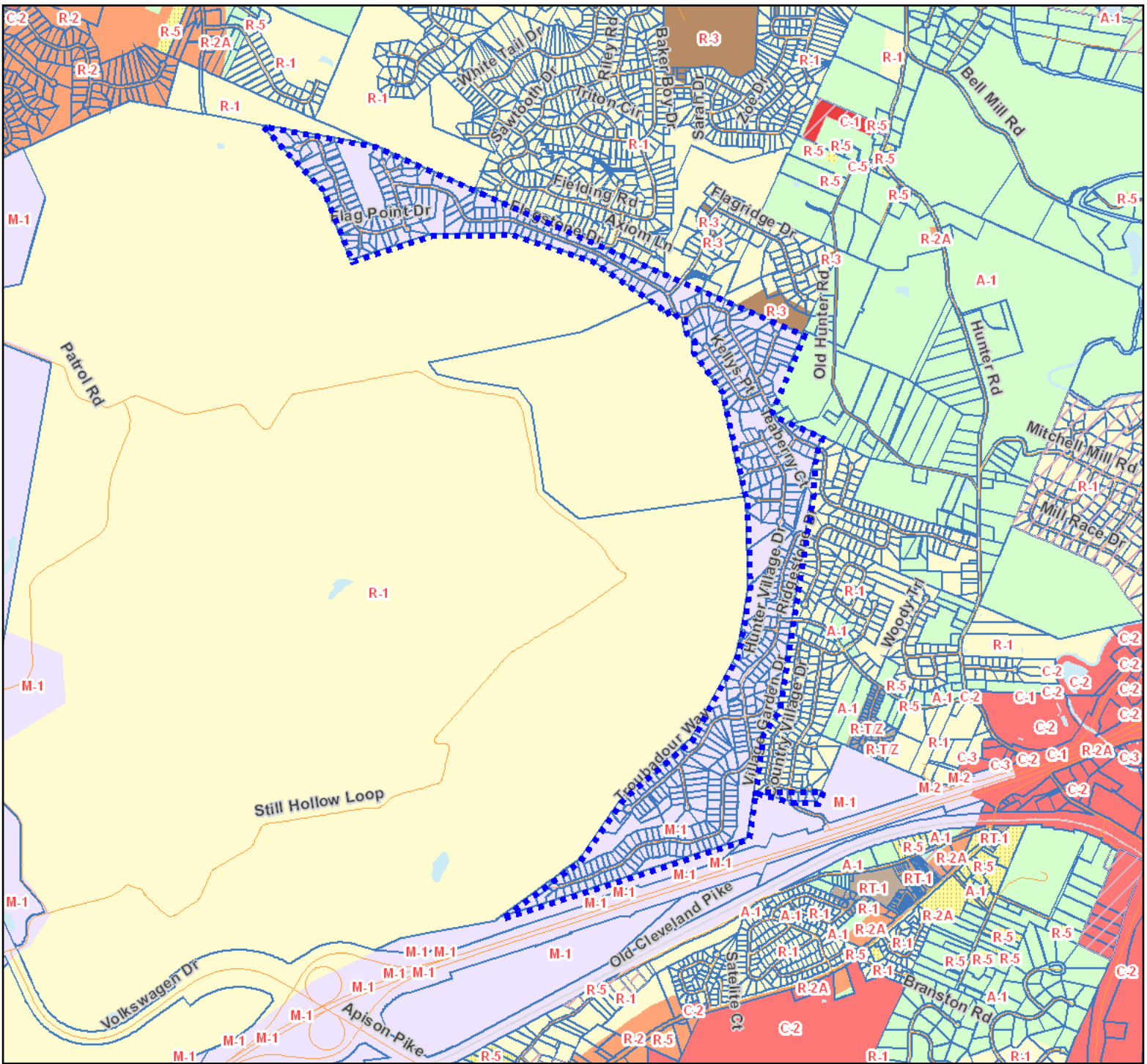


**ZONING APPLICATION FORM**

<b>CASE NUMBER:</b>	2014-071	<b>Date Submitted:</b> 06/18/2014					
(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: M-1</b>	<b>To: R-1</b>					
	Total Acres in request area:						
<b>2 Property Information</b>							
Property Address:	Properties located in the 4000 blk Banner Crest Dr; 6400 blk Brittany Ln; 5700 blk Burning Bush Ln; 8300 blk Crossbow Ct; 5200 blk Darrowby Dr; 6100 blk Flag Point Dr; 6200 & 6400 blks Flag Point Dr; 6500-7200 blks Flagstone Dr; 5500 blk Hidden Oaks Ln; 4900-5400 blks Hunter Village Dr; 5300 blk Kelly's Point; 5700 blk Knotty Pine Dr; 5600 blk Kristy Ln; 5400 blk Lodestone Dr; 3900 blk Mt Verd Ln; 5500 blk Old Hunter Rd; 7100-7200 blks Teaberry Ct; 8200-8400 blks Troubadour Way; and the 5200-5300 blks Village Garden Dr						
Property Tax Map Number(s):	122-002.01, 122-002.04, 122-015.04, 122-055.01, 122G-A-002 thru 010.01, 122G-A-013 thru 028, 122G-A 030 thru 039, 122H-A-001 thru 010.01, 122H-A-013 thru 034, 122H-B-001 thru 009.07, 122H-B-017 thru 038.06, 122H-B-046 thru 069, 122J-A-001 thru 038, 122J-B-001 thru 016.01, 122J-C- 001 thru 023, 122N-A-035 thru 041, 122N-D-003 thru 005, 122N-D-007 thru 009, 122O-A001 thru 040, 122O-B-001 thru 010, 131- 099.01, 131-099.03 thru 099.06, 131B-A-026 thru 030, 131B-B-002 thru 012, 131B-C-001 thru 033, 131B-D-001 thru 027, 131B-E 001 and 002, 131G-B-001 thru 004, 131G-C-001 thru 086, 131G-D-001 thru 032, 131G-E-002 thru 023						
<b>3 Proposed Development</b>							
Reason for Request and/or Proposed Use:	Zoning study by the request of county commissioners						
<b>4 Site Characteristics</b>							
Current Zoning:	M-1						
Current Use:	Residential						
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.							
Name: Regional Planning Agency		Address: 1250 Market St, Suite 2000					
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am <b>not</b> the property owner					
City: Chattanooga	State: TN	Zip Code: 37402	Email:				
Phone 1: 643-6902	Phone 2:	Phone 3:	Fax:				
<b>6 Property Owner Information (if not applicant)</b>							
Name: N/A		Phone:					
Address:							
<b>Office Use Only:</b>							
Planning District: 6		Neighborhood: Flagstone					
Hamilton Co. Comm. District: 5, 9		Chatt. Council District:	Other Municipality:				
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:	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s):							
Plat Book/Page:				<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs:	
<input checked="" type="checkbox"/>	Filing Fee: N/A	<input type="checkbox"/>	Cash	<input type="checkbox"/>	Check	Check Number:	
Planning Commission meeting date: 08/11/2014				Application processed by: Jennifer Ware			



# 2014-071 Flagstone Zoning Study

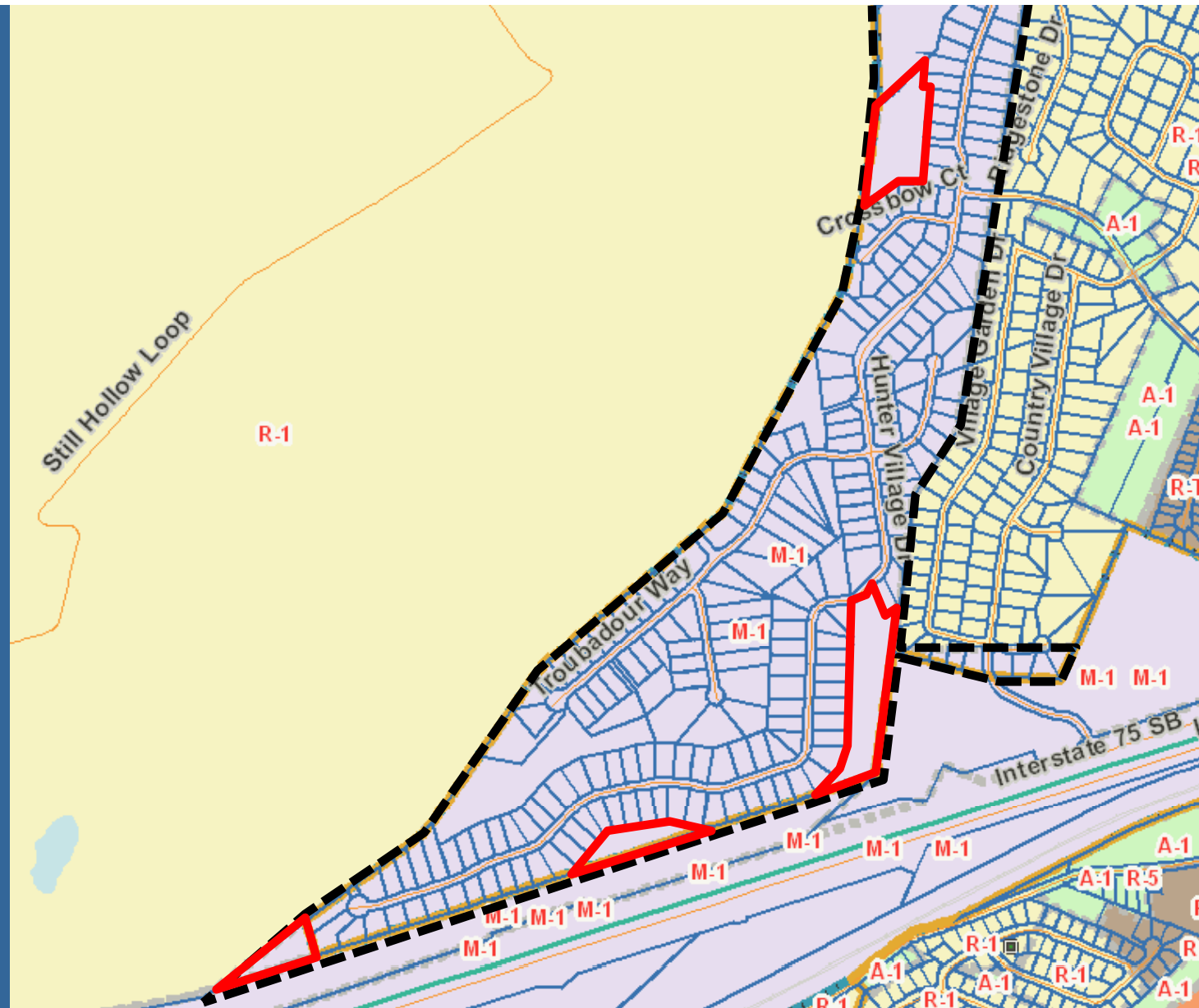
2,100 ft

**Chattanooga Hamilton County Regional Planning Agency**

Case: 2014-071

# Flagstone Zoning Study:

## M<sub>1</sub> to R<sub>1</sub>



Property owners requesting to be excluded from rezoning

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>2014-071</b>	<b>PC Meeting Date:</b> 08-11-14
<b>Applicant Request:</b>	<b>Rezone from M-1 Industrial District to R-1 Single-Family Residential District</b>	
<b>Property Location:</b>	<b>Properties located on eighteen (18) streets within the Flagstone Subdivision that are currently in the M-1 Industrial District</b>	
<b>Property Owner:</b>	<b>Various property owners on 499 parcels of land</b>	
<b>Applicant:</b>	<b>Regional Planning Agency – Zoning Study</b>	
<b>Staff Recommendation:</b>	<b>APPROVE</b>	

## PROJECT ANALYSIS

### RPA Land Use & Transportation Comments

#### Project Description

At the request of Hamilton County Commissioners and the Flagstone Community Association, the Regional Planning Agency staff was requested to conduct a zoning study of the area in question. The purpose of the study was to review rezoning all properties currently zoned M-1 Industrial District to R-1 Single Family Residential District in order to match the proper zoning classification to the residential nature of the neighborhood and eliminate the potential for any of the properties to be used for anything other than single-family dwellings. **All of the properties within the study boundary are currently zoned M-1 Industrial District.** (see attached Current Zoning map)

#### Site Description

The site, totaling approximately 350 acres, includes all individual properties that are currently in the M-1 Industrial District within the Flagstone subdivision. There are 499 parcels of land within the study area. The properties are surrounded by single-family residences on the north and east. The southern part of Flagstone is bordered by I-75. Property to the west is zoned R-1 Single-Family Residential District (rezoned as part of the annexation into the City of Chattanooga in 2004, case 2004-016) and used for the Hamilton County-Enterprise South Nature Park. Further west is the Volkswagen automobile production plant.

#### Zoning History

This site was part of the property previously owned by the United States Government, Volunteer Army Ammunition Plant (VAAP) and has been zoned M-1 Industrial District since the adoption of zoning in 1937. In the Hamilton County Zoning Regulations, the M-1 Industrial District permits single-family dwellings. For this reason rezoning was not requested when the property was sold to private entities in 1986. Building permits were issued in the 1990's for single family development and the residential neighborhoods began to grow.

#### Plans/Policies

This site is within the Wolftever Creek Basin Area Study (1989) which recommends low density residential for this area.

#### Permitted & Prohibited Uses Within Zoning Districts

In the Hamilton County Zoning Regulations, each zoning district category lists what uses are permitted or prohibited within that district. It also list uses that are permitted with a special permit. The following summarizes those uses for the M-1 Industrial and the R-1 Single-Family Residential Districts.

## STAFF CASE REPORT TO PLANNING COMMISSION

The M-1 Industrial District permits single-family and two-family dwellings. In addition to these residential uses, the M-1 Industrial District permits a wide variety of industrial activities such as *Commercial Hazardous Waste Management Facilities, Commercial Medical Waste Management Facilities, manufacture of a wide variety of materials including asphalt, metal, chemicals, and animal processing*. The M-1 Industrial District does *not* permit multi-family housing.

The **R-1 Single-Family Residential District** permits single-family dwellings, schools, parks, playgrounds, community buildings, churches, golf courses, fire halls and other public buildings, kindergartens operated by religious or governmental agencies, and day care homes.

Buildings, structures, and uses customarily incidental to any of the above uses are permitted as accessory uses, when located on the same lot or tract, and not involving the conduct of a business are also permitted in the R-1 Single-Family Residential District, subject to the regulations and requirements of Articles V and VI of the Hamilton County Zoning Regulations.

Home occupations, offices, and studios are also permitted as accessory uses when situated within the building used by the person engaged in the occupation as his or her private dwelling, provided no advertising sign, merchandise, products, or equipment is displayed for advertising purposes.

Generally, any use not specifically listed under *Principal Uses Permitted* of the R-1 Single-Family Residential District is prohibited.

The following uses are only allowed with a Special Permit approved by the Board of Appeals: day care centers, kindergartens not operated by government or religious organizations, single-wide manufactured homes, planned unit developments (PUDs), communication towers, and tent-only campgrounds.

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### RPA Summary

The Regional Planning Agency recommends rezoning the subject parcels to R-1 Single-Family Residential District. In terms of land use, the R-1 Single-Family Residential District is a more restrictive zone than the M-1 Industrial District. The R-1 Single-Family Residential District is a zoning district that is more consistent with and better matches the existing land use of the neighborhood. Rezoning to R-1 Single-Family Residential District would exclude the noxious uses found in the M-1 Industrial District that conflict with the single-family residential character of the subdivision. Any zoning changes made as a result of this zoning study establishes, in effect, a policy to maintain a single-family residential character for the study area. It must be noted, however, that a property owner has the right to request rezoning of his or her property at any time.