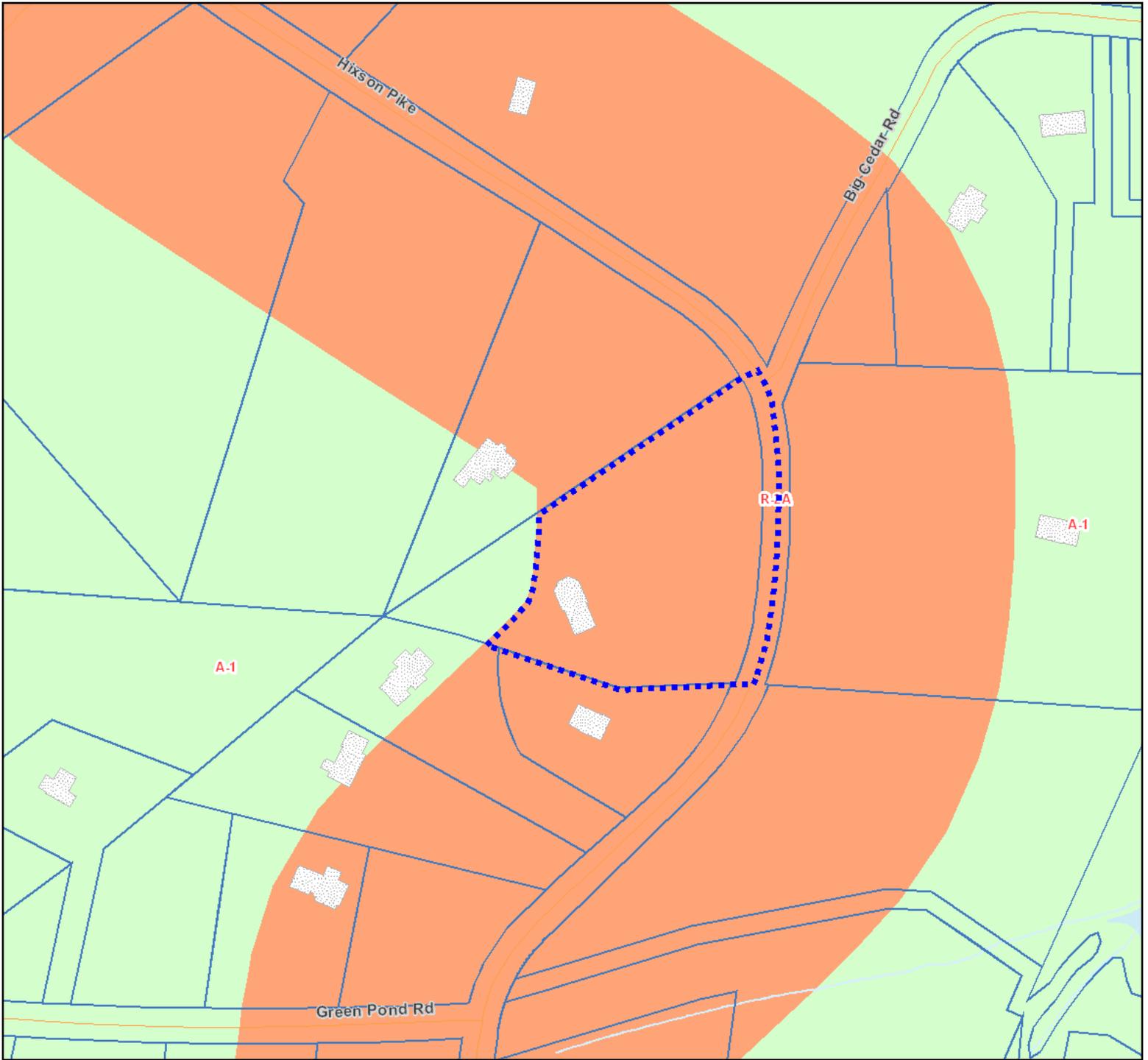


ZONING APPLICATION FORM

CASE NUMBER:	2014-073	Date Submitted:	7-2-14				
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
1 Applicant Request							
Zoning	From: R-2A	To: A-1					
	Total Acres in request area: 2.6						
2 Property Information							
Property Address:	10729 Hixson Pike						
Property Tax Map Number(s):	058M-A-003						
3 Proposed Development							
Reason for Request and/or Proposed Use:	To raise animals for family and community enjoyment						
4 Site Characteristics							
Current Zoning:	R-2A + A-1						
Current Use:	Residential						
Adjacent Uses:	Agricultural/Residential						
5 Applicant Information							
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: Alan McDonald		Address: 6729 Hixson Pike					
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner					
City: Soddy Daisy	State: Tn.	Zip Code: 37379	Email: abmacdonald@tva.gov				
Phone 1: 860-460-5917	Phone 2: 423-893-6994	Phone 3:	Fax:				
6 Property Owner Information (if not applicant)							
Name:		Phone:					
Address:							
Office Use Only:							
Planning District: 2		Neighborhood: None					
Hamilton Co. Comm. District: 1		Chatt. Council District:	Other Municipality:				
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:					
Checklist							
<input checked="" type="checkbox"/>	Application Complete	<input checked="" type="checkbox"/>	Ownership Verification	<input checked="" type="checkbox"/>	Map of Proposed Zoning Area with dimensions		
<input type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Total Acres to be considered: 2.6	<input checked="" type="checkbox"/>	Deeds	<input type="checkbox"/>	Plats, if applicable
Deed Book(s): 10065-659							
Plat Book/Page: N/A				<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 1	
<input checked="" type="checkbox"/>	Filing Fee: \$295.00	<input checked="" type="checkbox"/>	Cash	<input type="checkbox"/>	Check	Check Number:	
Planning Commission meeting date: August 11, 2014				Application processed by: Trevor Slayton			



2014-073 Rezoning from R-2A to A-1




North


200 ft

Chattanooga Hamilton County Regional Planning Agency


RPA

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-073	PC Meeting Date: 08-11-14
Applicant Request:	Rezone from R-2A Rural Residential District to A-1 Agricultural District	
Property Location:	10729 Hixson Pike	
Property Owner:	Alan McDonald	
Applicant:	Same	
Staff Recommendation:	DENY	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant has requested A-1 Agricultural District to raise animals for family and community enjoyment. The applicant has stated that the reason for creating the farm site and adding the animals is based on his family's desire for access to healthy food sources and to provide a farm experience for their children.

Site Description

The 2.6 acres requested for rezoning is part of a three (3) acre parcel with single-family residence located to the rear of the property. The western portion of the site is already zoned A-1 Agricultural District. Currently, there are a large number of animals including waterfowl, poultry, goats, and pack animals within a fenced area. Multiple outbuildings are also located in the front yard between the primary dwelling and Hixson Pike. The farm operation has been in place for nearly 10 months. The owner was cited after the County followed up on a complaint from a neighbor.

Properties to the west contain residential uses within the A-1 Agricultural District. Properties to the north, east and south contain residential uses within the R-2A Rural Residential District and A-1 Agricultural District. The general area from Hixson Pike north of Lakesite and to the west to Green Pond Road features single-family residences on large lots, with some smaller lot subdivisions found throughout, and an occasional church or small business. The area includes very few working farms among the properties zoned A-1 Agricultural District.

Zoning History

This site has had no recent rezoning changes. The current R-2A Rural Residential District is a designated 350 foot long strip on both sides of Hixson Pike that was established with the adoption of the district zoning regulations in 1937.

Plans/Policies

This site is not within an adopted Land Use Plan boundary. Under the Comprehensive Plan 2030, the site is located within the "Transitional Growth" development sector.

County Departmental Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County Public Works/Engineering & Water Quality staff. In addition to the requirements of the Hamilton County Zoning Regulations, all land development is further required to comply with current Hamilton County traffic regulations, building and development codes, storm water/water quality regulations, and the landscape regulations.

STAFF CASE REPORT TO PLANNING COMMISSION

RPA Summary

Denial is recommended based on the small size of the property. The limited amount of acreage may not be adequate to sustain a large number of animals, (Based on stocking rates and USDA standards, 1.5 to 2 acres per horse/cow (1,000lb. Animal Unit or AU) is recommended for regular grazing with rotation of pastures or paddocks. Smaller animals may be stocked at a higher rate per acre depending on weight and forage, but not to exceed amounts that can damage forage growth rates and may result in bare soil. *Source: University Of Massachusetts Amherst.*)

A farming operation, or other intense uses, allowed under A-1 Agricultural District zoning could be seen as a detractor to the suburban qualities of this residential area. Agricultural zoning is more appropriate in rural areas or for large acreage where intensive farming or livestock is desired. Additionally, the A-1 Agricultural District prohibits accessory buildings from being located on the front of the lot when abutting a street as per Article IV, Section 102, Item E(2) with the intent being that stables and other operational buildings should be located to the side or rear of the property. The wide range of uses permitted in the A-1 Agricultural District would not be appropriate for this residential area. Additionally, the entrance to the site is located on a hill and curve. A use such as a "petting zoo" that attracts visiting public could create a hazardous traffic condition. The applicant noted that he does get visitors who pull over to see the animals and that a daycare class often visits.

It is recommended that the parcel remain R2-A Rural Residential Zone District. R-2A Rural Residential District zoning does allow limited animal activities if kept to a minimum and on a non-commercial basis such as animals kept for personal enjoyment as pets, with small scale barns or stables as outbuildings. Since the applicant has already established a small farm in his front yard, he may seek compliance with the R2-A Rural Residential District by minimizing the number of animals and relocating the outbuildings.