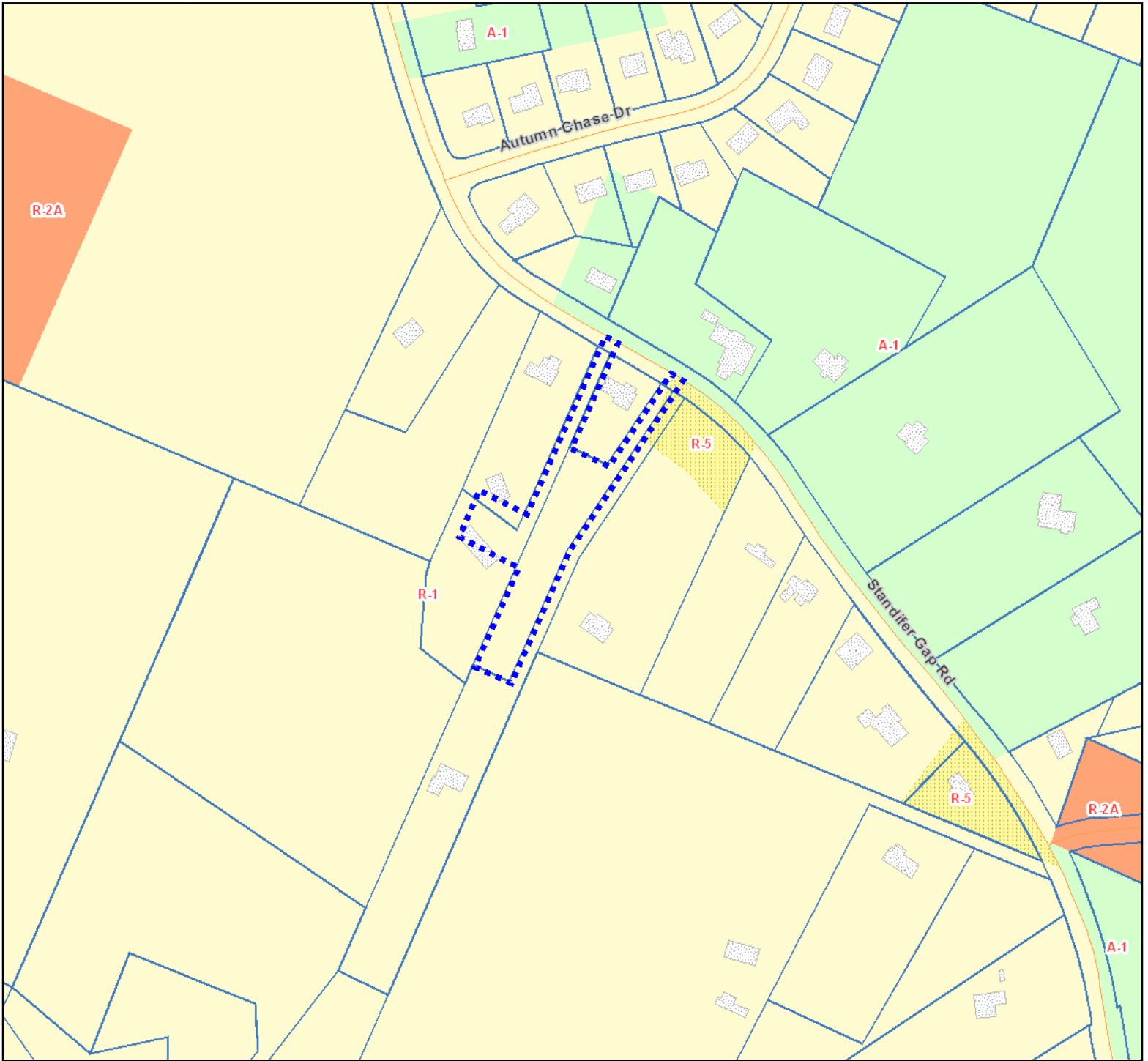


ZONING APPLICATION FORM

CASE NUMBER:	2014-075	Date Submitted: 07-08-2014				
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)						
1 Applicant Request						
Zoning	From: R-1 & R-5	To: A-1				
	Total Acres in request area: 2.0					
2 Property Information						
Property Address:	8150 & 8154 Standifer Gap Road					
Property Tax Map Number(s):	149-023.04 & 022.03					
3 Proposed Development						
Reason for Request and/or Proposed Use:	To Build a Garage to house Vehicles					
4 Site Characteristics						
Current Zoning:	R-1					
Current Use:	Residential & Vacant					
Adjacent Uses:	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: Jimmy L. Hydas		Address: 8150 Standifer Gap Road				
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner				
City: Chattanooga	State: TN	Zip Code: 37421	Email: jhydas@icloud.com			
Phone 1:423-304-1123	Phone 2:	Phone 3:	Fax:			
6 Property Owner Information (if not applicant)						
Name: Same		Phone:				
Address:						
Office Use Only:						
Planning District: 10		Neighborhood: F.O.E.B. & B.E.B.C.				
Hamilton Co. Comm. District: 7		Chatt. Council District: 0	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	Total Acres to be considered: 2.0	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 10046-420 & 9318-875						
Plat Book/Page: 62-108			<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 1	
<input checked="" type="checkbox"/>	Filing Fee: 295.00	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Check	Check Number: 1161
Planning Commission meeting date: 8-11-2014			Application processed by: Marcia Parker			



2014-075 Rezoning from R-1 and R-5 to A-1



250 ft

Chattanooga Hamilton County Regional Planning Agency



STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-075	PC Meeting Date: 08-11-14
Applicant Request:	Rezone from R-1 Single-Family Residential District and R-5 Single Wide Manufactured Home District to A-1 Agricultural District	
Property Location:	8150 & 8154 Standifer Gap Road	
Property Owner:	Jimmy L. Hydas	
Applicant:	Same	
Staff Recommendation:	DENY	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is seeking to rezone a parcel zoned R-1 Single-Family Residential District and R-5 Single Wide Manufactured Home District to A-1 Agricultural District to accommodate a garage for his vehicles on a separate lot from his existing home. Based on the Hamilton County Zoning Regulations, a garage cannot exist on a separate lot in an R-1 Single-Family Residential District and R-5 Single Wide Manufactured Home District as a primary use. The request is being sought by the applicant in order to comply with the Hamilton County Zoning Regulations.

Site Description

The two-acre site is two (2) parcels of property, parcels 022.03 and 023.04, owned by the applicant. One parcel is vacant and the other is a single-family residential dwelling. Properties to the north, across Standifer Gap Road, are residential uses within the A-1 Agricultural District. Properties to the east are residential uses within the R-1 Single-Family Residential District and R-5 Single-Wide Manufactured Home District. Properties to the south and west are residential uses within the R-1 Single-Family Residential District.

Zoning History

A small portion of parcel 022.03 was rezoned to R-5 Single-Wide Manufactured Home District (case number 1984-141) in 1984. The area of rezoning in 1984 consisted of a half acre of property to the east of the requested site. Later divisions of property created a small area of R-5 Single-Wide Manufactured Home District to become incorporated into existing parcel 022.03 of this request. The remaining portion of the requested site has been zoned R-1 Single-Family Residential District since the adoption of zoning districts in 1937.

Plans/Policies

This site is within the 2003 East Brainerd Corridor Community Plan. The Plan reinforces the site as a low-density residential area.

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

The area around this site has seen more single-family subdivision growth and fewer rezoning requests to agricultural uses. Based on the broader scope of commercial agricultural uses in the A-1 Agricultural District, this zone is more appropriate for sections of the county that can accommodate commercial farming operations.

Staff does consider a garage for personal use to be a compatible use in this area. However, a rezoning change to enable the construction of the garage is not recommended by staff to resolve this compliance issue. Instead, staff would recommend using the subdivision process to change the lot lines so that the proposed garage becomes an accessory use, rather than rezone this tract to A-1 Agricultural District. The size of the lot and its positioning between R-1 Single-Family Residential Zone sites could present a challenge in mitigating agricultural nuisances. It is recommended to DENY the zoning change request.