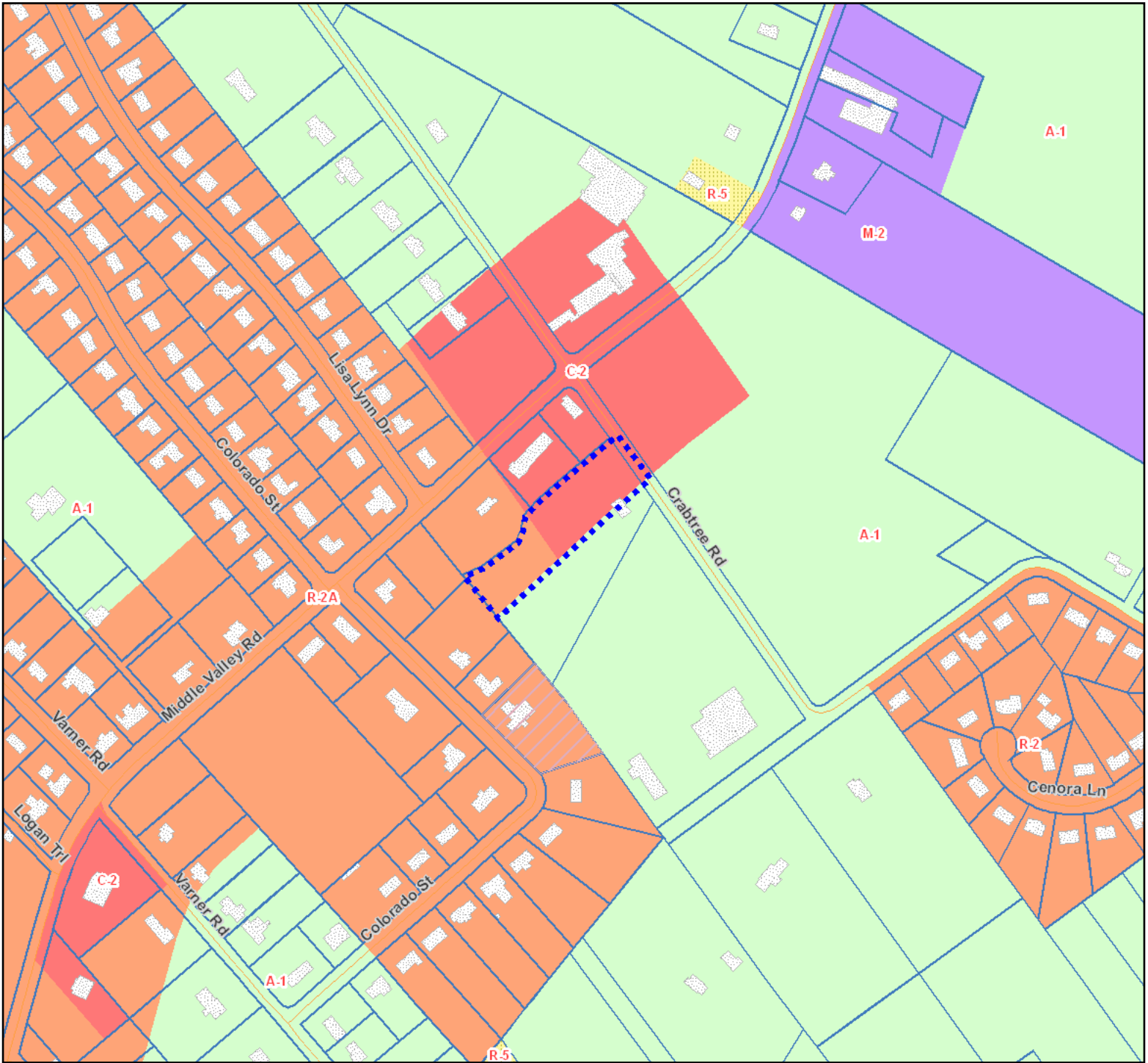


ZONING APPLICATION FORM

CASE NUMBER:	2014-081	Date Submitted: 07-10-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request		
Zoning	From: C-2 & R-2A	To: A-1
	Total Acres in request area: 1.7 Acres	
2 Property Information		
Property Address:	1708 Crabtree Road	
Property Tax Map Number(s):	083-075 (part)	
3 Proposed Development		
Reason for Request and/or Proposed Use:	To Build home or sell	
4 Site Characteristics		
Current Zoning:	C-2, R-2A, & A-1	
Current Use:	Vacant	
Adjacent Uses:	Residential, Agricultural, & Commercial	
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: Robert Chuba		Address: 8872 Faith Hills Lane
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner
City: Hixson	State: TN	Zip Code: 37343
Phone 1: 423-667-9727	Phone 2: 423-847-0880	Phone 3: _____
		Fax: _____
6 Property Owner Information (if not applicant)		
Name: Same	Phone: _____	
Address: _____		
Office Use Only:		
Planning District: 2		Neighborhood: N/A
Hamilton Co. Comm. District: 3	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 checked="" type="checkbox"/> Site Plan, if required	<input checked="" type="checkbox"/> Total Acres to be considered: 3.0	<input checked="" type="checkbox"/> Deeds <input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 9383-938		
Plat Book/Page: 94-118	<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: 08-11-2014		Application processed by: Marcia Parker



2014-081 Rezoning from R-2A and C-2 to A-1



366 ft

Chattanooga Hamilton County Regional Planning Agency



STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-081	PC Meeting Date: 08-11-14
Applicant Request:	Rezoning from R-2A Rural Residential District and C-2 Local Business Commercial District to A-1 Agricultural District	
Property Location:	1708 Crabtree Road	
Property Owner:	Robert Chuba	
Applicant:	Same	
Staff Recommendation:	APPROVE A-1 Agricultural District	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant proposes to either build a home or sell the property.

Site Description

The 1.7 acre site is a portion of a 3.4 acre tract of land referred to as Lot 1 of the Edgar Dobbins subdivision recorded in plat book 94, page 118. The property is currently undeveloped and vacant. Properties on the north are owned by the Middle Valley Baptist Church and the property directly across Crabtree Road, to the east, is vacant. Property on the southeast is used as a substation for AT&T and properties to the southwest contain residential uses. Along this portion of Crabtree Road, there are no existing single family residences.

Zoning History

There has been no recent zone change on the site. The existing three zones on the entire tract were established with the adoption of district zoning regulations in 1937.

Plans/Policies

This site is not within an adopted land use plan boundary. Under the Comprehensive Plan 2030, the lot is located within the "Outer Suburban Growth" 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.

Additional requirements, if needed, are indicated by department below either as comments or as conditions recommended to be attached to the final resolution.

RPA Summary

Staff recommends to approve the A-1 Agricultural District, given the large size of the lot (3.4 acres) and the existing development pattern surrounding this parcel. The bordering AT&T sub-station is unlikely to be impacted by the uses allowed in A-1 Agricultural District. Rezoning to A-1 Agricultural District at this site is also consistent with the zoning pattern at the other three corners of the Crabtree Road – Middle Valley Road intersection.