

PLANNING COMMISSION CASE REPORT**Case Number: 2015-077****PC Meeting Date: 06-08-15****Applicant Request****Rezone from R-1 Residential Zone to M-1 Manufacturing Zone**

Property Location:	2202 N. Chamberlain Avenue
Property Owner:	Tennessee Valley Railroad Museum/Tim Andrews
Applicant:	Jan Pass / Passpointe Engineering

Project Description

- Proposal: Extend the uses of the Tennessee Valley Railroad Museum by adding more rail lines and parking in the adjacent 6.28 acres. The applicant noted that the eastern narrow strip and southern portions of the request are intended to remain as buffers.
- Proposed Access: Emma Street via North Chamberlain Avenue

Site Analysis**Site Description**

- Location: The 6.28-acre vacant site is located on the northeast and southern side of the Tennessee Valley Railroad Museum on the east side of North Chamberlain Avenue.
- Current Access: Emma Street via North Chamberlain Avenue
- Current Land Uses: North- rail line; East- vacant wooded slope; South- single-family homes; West- Tennessee Valley Railroad Museum

Zoning History

- The site is currently zoned R-1 Residential.
- The property to the north is zoned R-1 Residential. The property to the east is zoned R-1 Residential. The property to the south is zoned R-1 Residential. The property to the west is zoned M-1 Manufacturing.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The East Chattanooga Area Plan (adopted by City Council in 2004) recommends low density residential uses for this area.
- The M-1 Manufacturing Zone is the most intensive zone, permitting a wide range of industrial/commercial uses with the exception of residential.

Key Findings

- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area which recommends Low-Density Residential for this area. The Plan does not specifically address recommendations for the expansion of these facilities.
- The proposed use is consistent and compatible with surrounding uses. Because of the existing Tennessee Valley Railroad Museum and Service Facility, this is an expansion of its existing facilities and the necessary landscape buffering to the adjacent residential properties.
- The proposal is consistent with the development form of the area.
- The proposal would be an extension of an existing zone.
- The proposal would not set a precedent for future requests. The existing Railroad facility is limited on its expansion capabilities by the topography, adjacent park lands and residential neighborhood.

Staff Recommendation

Approve with the following conditions:

- a. Uses limited to railroad storage, tracks, and other activities related to the operation of the Tennessee Railroad Museum. No heavy industrial uses permitted.
- b. Tax Map # 137I-A011 to remain as an undisturbed buffer (no buildings, structures or storage).

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c. The portion of Tax Map #137H-D009, beginning at the southern most property line and proceeding 825 feet to the north along the easternmost property line, to be maintained as an undisturbed buffer (no buildings, structures, or storage).

