

PLANNING COMMISSION CASE REPORT**Case Number: 2016-108****PC Meeting Date: 08-08-16****Applicant Request****Rezone R-1 Residential Zone, R-2 Residential Zone, C-2 Convenience Commercial Zone, M-1 Manufacturing Zone, M-2 Light Industrial Zone to M-1 Manufacturing Zone**

Property Location:	5915, 5919, 5955, 5959 Brainerd Rd; 5900 blk Pinehurst Ave; 1001 Airport Rd; 5901 Portview Circle; 500 blk Pine Grove Trail; 5900 blk Hancock Rd and 100 blk Jubilee Dr
Property Owner:	Chattanooga Metropolitan Airport Attn: John Naylor
Applicant:	Chattanooga Metropolitan Airport Attn: John Naylor

Project Description

- Proposal: Rezone multiple parcels owned by the Chattanooga Metropolitan Airport to a single zoning type and bring several existing non-conformities into compliance for the eventual expansion of the Airport.
- Proposed Access: Access will be available from Airport Road, Pinehurst Avenue, Pine Grove Trail and Jubilee Drive.
- Proposed Development Form: No new development is being proposed except an expansion of an existing parking field.

Site Analysis**Site Description**

- Location: The 23 parcels are located at the periphery of the Chattanooga Airport. The parcels are located in four separate groupings. The first grouping is located along the northern side of Hancock Road. The second grouping is located along either side of Pinehurst Avenue west of the Pinehurst Avenue and Watts Avenue intersection. The third grouping fronts Brainerd Road between the South Chickamauga Creek and Jubilee Drive. The fourth grouping fronts Pine Grove Trail and Portview Circle.
- Current Access: Access will be available from Airport Road, Pinehurst Avenue, Pine Grove Trail and Jubilee Drive.
- Current Development form: East of the airport are a mixture of small lot residential subdivisions and small warehouse buildings. South of the airport along Brainerd Road are single story buildings with parking fields.
- Current Land Uses: East of the airport are a mixture of low density residential uses and industrial uses. South of the airport along Brainerd Road are commercial uses and vacant lots.

Zoning History

- The parcels being requested to rezone are currently a mixture of R-1 Residential Zone, R-2 Residential Zone, C-2 Commercial Convenience Zone, M-2 Light Manufacturing Zone, and M-1 Manufacturing Zone.
- The majority of the requested parcels have not had recent zoning activities. The airport was originally zoned to M-1 Manufacturing Zone by Ordinance 2962 in 1956 which established the zoning ordinance for the city of Chattanooga.
- Properties east of the site are a mixture of M-2 Light Industrial Zone and R-1 Residential Zone. Properties to the south and southeast are C-2 Convenience Commercial Zone. Properties west of the site are R-1 Residential Zone and R-3 Residential Zone.

Plans/Policies/Regulations

- Several of the parcels lay in the Brainerd A Vision for Today Plan adopted by City Council in 2011 (Resolution 26558).
- The R-1 Residential Zone permits single-family residential lots with a minimum lot size of 7,500

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square feet (on sewers) and a minimum frontage width of 60 feet (on sewers).

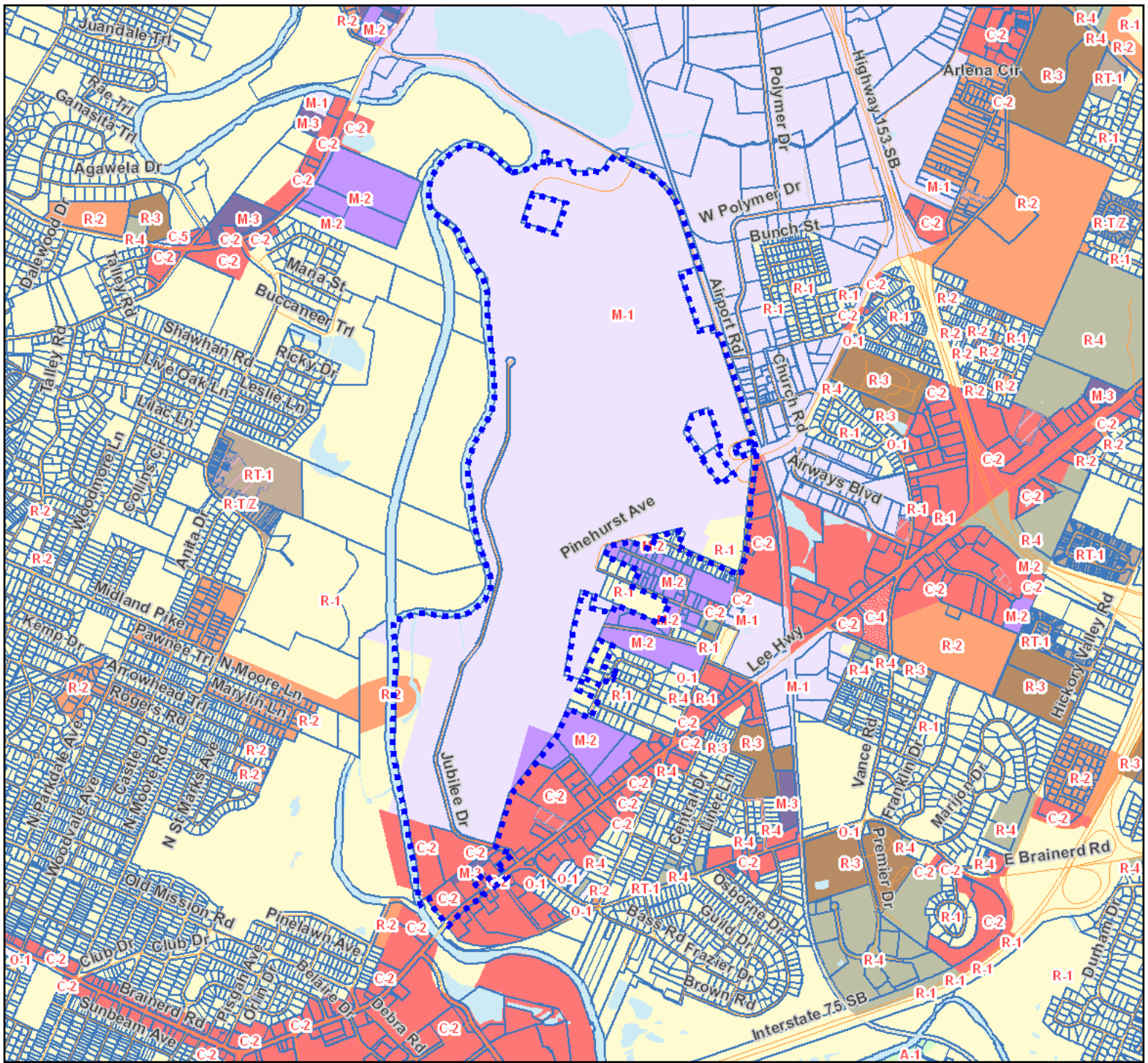
- The R-2 Residential Zone only permits single-family dwellings and two-family dwellings (duplexes). The minimum lot size for a single-family dwellings is 7,500 square feet. The minimum lot size for a duplex is 9,500 square feet.
- The C-2 Convenience Commercial Zone permits most commercial uses and would require a 20-foot wide landscape buffer where adjacent to a residential zone.
- The M-2 Light Industrial Zone permits a variety of light industrial uses and warehouses, but does not permit heavy industrial uses.
- The M-1 Manufacturing Zone permits most types of non-residential uses, but does not permit residential uses.

Key Findings

- Since the proposed rezoning does not specify the proposed land use around the site, the proposed rezoning to M-1 may conflict with the adopted Land Use Plan for the southern portion of the site which recommends agricultural uses (orchard, gardens, park) along Brainerd Road. The proposal may also conflict with adjacent single-family residential areas.
- Best planning practice encouragement of high intensity industrial zones into, or abutting, residential uses.
- The proposed uses are unknown as the site plan does not adequately illustrate the future uses of the sites.
- The proposal may or may not be consistent with the development form of the area as the site plan does not adequately illustrate the future development on the sites.
- The proposed structure(s) may raise concerns regarding location, lighting, or height as the site plan does not adequately illustrate the future development on the sites.
- The proposal would be an extension of an existing zone.
- The proposal would continue an inappropriate precedent by allowing the by-right encouragement of industrial uses into a single family residential area.

Staff Recommendation

Defer until the September Planning Commission meeting so the applicant can provide additional details on proposed uses within the expanded M-1 request areas.



2016-108 Rezoning from R-1, R-2, C-2, M-1 and M-3 to M-1

2,100 ft

Chattanooga Hamilton County Regional Planning Agency

RPA