

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-115****PC Meeting Date: 08-08-16****Applicant Request****Rezoning R-2A Rural Residential District to C-3 General Business Commercial District**

<b>Property Location:</b>	<b>8875 Highway 58</b>
<b>Property Owner:</b>	<b>David Yost</b>
<b>Applicant:</b>	<b>David Yost</b>

**Project Description**

- Proposal: Develop a 1.3-acre site for a tree removal service and commercial office.
- Proposed Access: Entrance on McDaniel Road.
- Proposed Development Form: A 1-story building is proposed with offices and storage of commercial tree removal equipment and vehicles.

**Site Analysis****Site Description**

- Location: The site is located at the northwest corner of the McDaniel Road and Highway 58 intersection.
- Current Access: The site is a corner lot, but topographic features limit the available access to the site from Highway 58. Primary access is from McDaniel Road.
- Current Land Use: West and south of the site, along McDaniel Road, are small lot dwellings. There are two existing single family dwellings across the street from this site. North of the site is convenient mart and gas station that front Hwy 58.

**Zoning History**

- The site is currently zoned R-2A Rural Residential District.
- The property to the northeast is zoned C-2 Local Business Commercial District. The properties to the east are zoned R-2A Rural Residential District. The property to the south is zoned R-2A Rural Residential District. The property to the west is zoned A-1 Agricultural District.
- The nearest C-3 General Business Commercial District (same as the request) is approximately 500 feet north of the site fronting and accessed from Highway 58.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- The site sits just outside the Wolftever Creek Area Plan (adopted by City Council in 2007) which recommends low density residential across Highway 58 from this site.
- There is no current adopted land use plan for this specific site.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 4 and 1. Level 1 has the least potential for development, or future public services and facilities. However, they have high potential for protecting large natural areas through parks, greenways, working farms and conservation easements. Level 4 describes the development potential appropriate for medium-to-high density development based on access to infrastructure.
- The R-2A Rural Residential District permits farming, stables for personal use, single-family dwellings, and two-family dwellings (duplexes) with a special permit from the Board of Zoning Appeals (BZA).
- The C-3 General Business Commercial District permits most large businesses, hospitals, and wholesale facilities. It prohibits most commercial uses which produce noise, odor, or chemical nuisances such as auto wrecking yards and mattress factories.

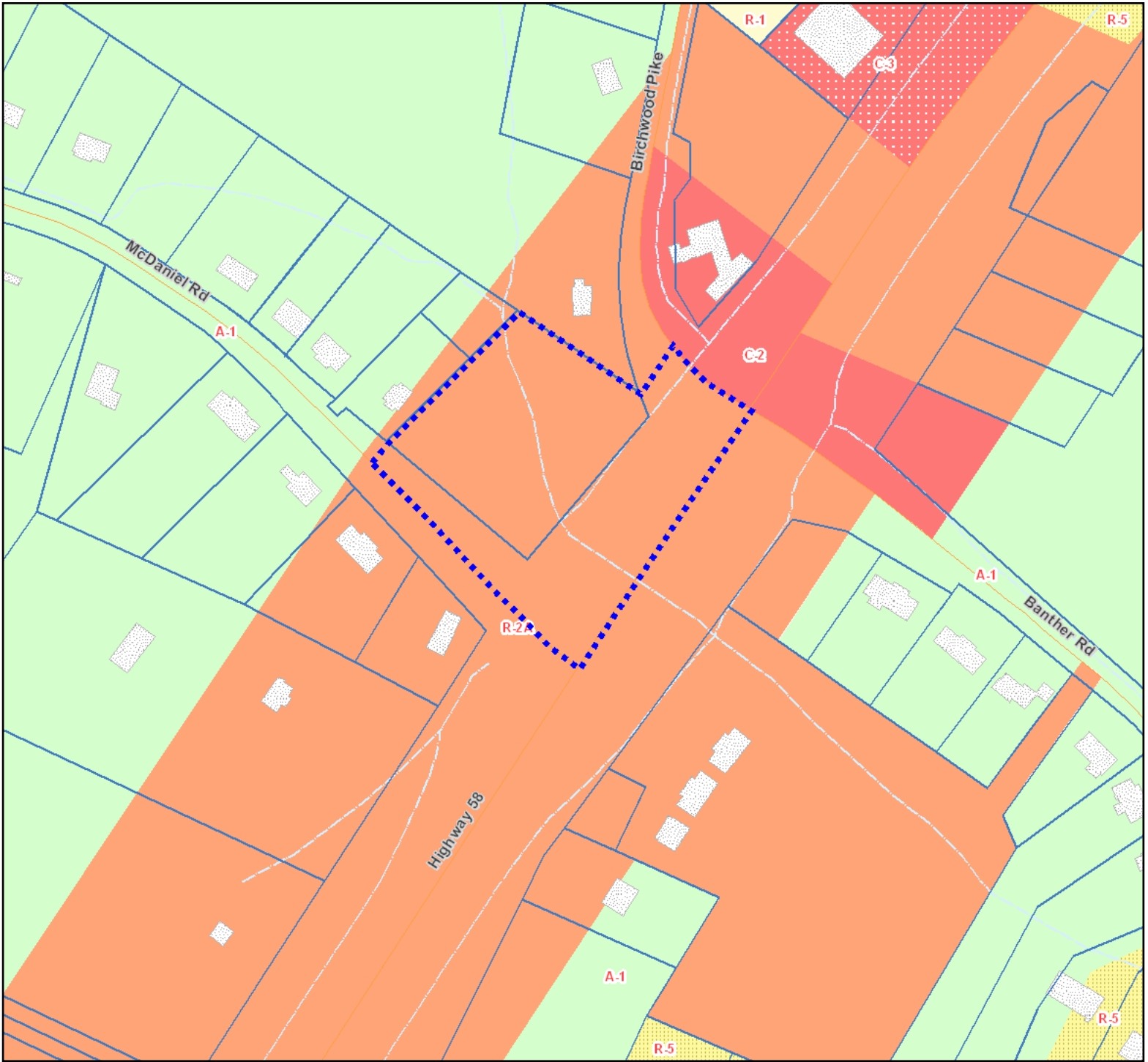
## PLANNING COMMISSION CASE REPORT

### Key Findings

- The Comprehensive Plan 2030 update Development Policy recommends the use could be acceptable (level 4) should the development footprint be limited to mitigate damage to sensitive environment on the site (level 1).
- While the proposed zone is consistent with a nearby C2 District to the north, the proposed *use and zone* is not consistent with surrounding uses on McDaniel Road.
- The proposal is not consistent with the development form of the area as the development is not accessing off of Highway 58 but instead accessing off a residential road (McDaniel Road).
- The proposal is not consistent with the development form of the area as the development is sited, due to topographic issues, near residential uses. Other commercial uses along Highway 58 are located closer to Highway 58 and accessed from Highway 58.
- The proposed structure does raise concerns regarding location, lighting, or height in regards to abutting residential uses.
- The proposal would not be an extension of an existing zone.
- The proposal would set a precedent for future requests by allowing commercial uses on Highway 58 to access off residential roads.

### Staff Recommendation

Deny



## 2016-115 Rezoning from R-2A to C-3

214 ft

**Chattanooga Hamilton County Regional Planning Agency**

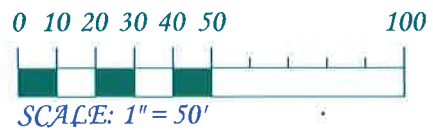
Site Plan

Case # 2016-115

Total Acres being requested for rezoning or special permit: 1.29

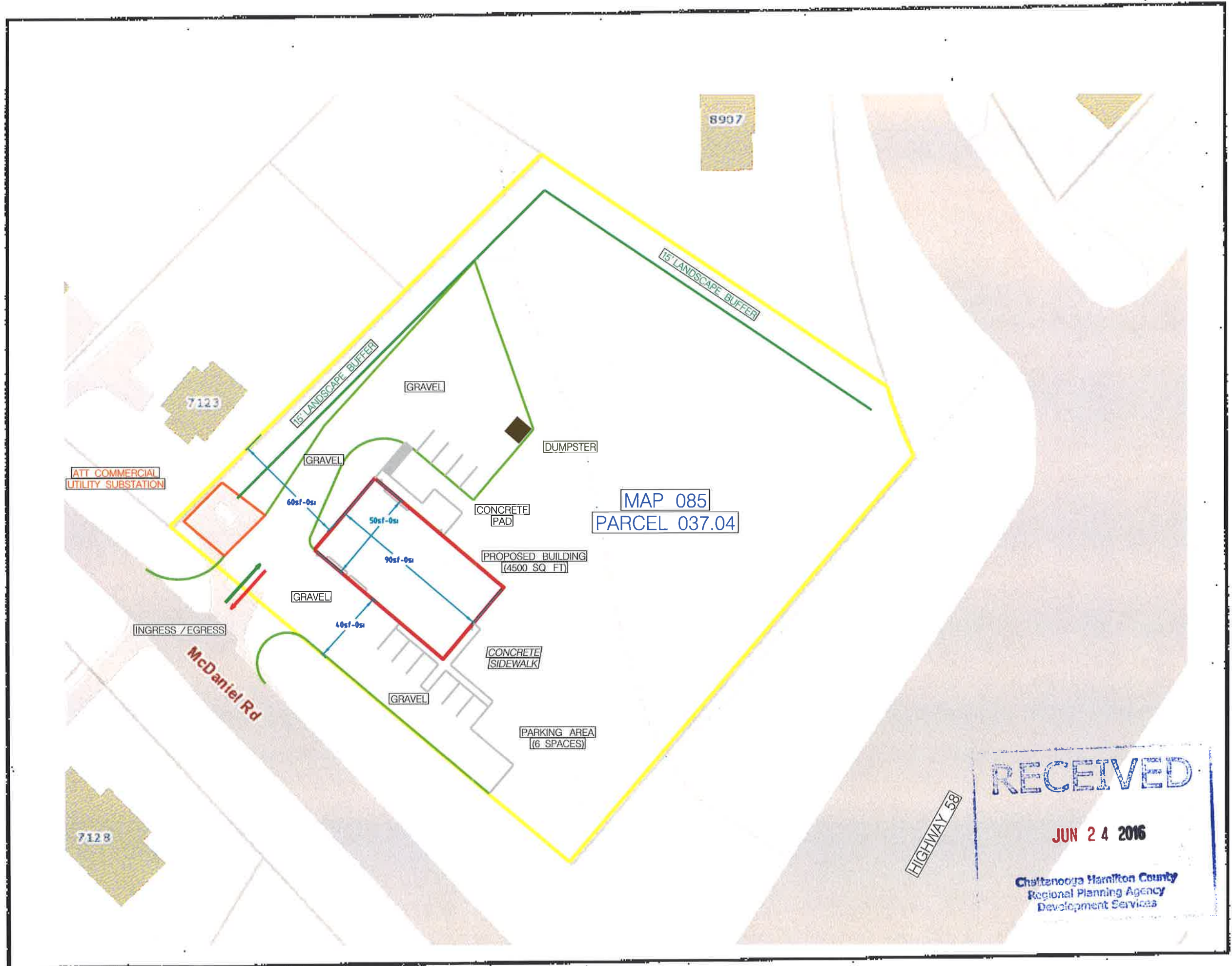
Total number of dwelling units (if applicable): 0

Identify all items on the site plan that are listed in the RPA Site Plan Policy



Date Received 6/24/2016

Applicant Initial \_\_\_\_\_



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JUN 24 2016  
Chattanooga Hamilton County  
Regional Planning Agency  
Development Services