

APPLICATION NO: 2010-035

JURISDICTION: Hamilton County Dist. #9

APPLICANT: Barbara Rogers

DATE OF PLANNING COMMISSION MEETING: March 8, 2010

LOCATION: 10930 London Lane

PRESENT ZONING: A-1 Agricultural District

REQUEST FOR: C-2 Local Business Commercial District

PROPOSED DEVELOPMENT: Car Lot & Storage – “To bring existing use into conformance.”

SIZE OF TRACT: .39 Acres ±

ACCESS TO TRACT: Good

SITE CHARACTERISTICS: Commercial/Office Building

SURROUNDING DEVELOPMENT: Single-Family Residences, Farms, Small Office/Commercial Building

EXTENSION OF EXISTING ZONE: No

NAME OF COMMUNITY LAND USE PLAN: No Plan

CONSISTENT WITH COMMUNITY LAND USE PLAN: N/A

CONSISTENT WITH COMPREHENSIVE PLAN 2030: No

ADEQUATE SITE PLAN SUBMITTED: No site plan provided, existing structure.

STAFF RECOMMENDATION: Approve, subject to:
1) No drive-through restaurants; and
2) No automobile service stations.

REASONS FOR RECOMMENDATION:

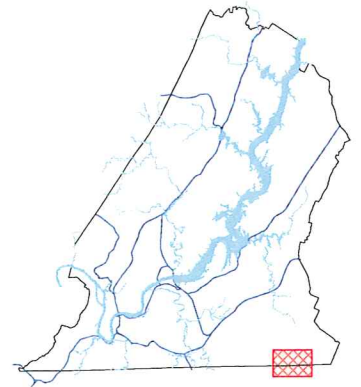
According to tax records, this commercial structure has been on the property since 1954.

In general, zoning should reflect the existing and/or desired land use for a property. Although this may not be an appropriate location to establish new commercial uses, it is acceptable at this location to establish a zone for an existing commercial building and land use. Additional reasons for establishing a zone that reflects the land use at this location include the fact that this is the intersection of two roads and limiting the size of the new zoning district to just the building and surrounding area will limit the potential impact of this use.

However, in order to ensure this use remains compatible with the surrounding very low density and low-density development, the rezoning is recommended to prohibit the ability to have a drive-through restaurant and automobile service station. Although unlikely to be established at this site, these uses would have a negative impact on the surrounding area due to their higher-intensity nature.

Approval of commercial zoning at this site for a well-established existing use should not be viewed as setting a precedent for new retail uses in this area.

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



HAMILTON COUNTY

CASE NO: 2010-0035

PC MEETING DATE: 3/8/2010

FROM: A-1

TO: C-2



1 in. = 180.0 feet

