

PLANNING COMMISSION CASE REPORT

Case Number: 2015-074

PC Meeting Date: 06-08-15

Applicant Request

Rezone R-2A Rural Residential District & A-1 Agricultural to M-2 Wholesale and Light Industry District

Property Location:	1221 Birmingham Highway (unincorporated Hamilton County)
Property Owner:	Wendell Robinson
Applicant:	Wendell Robinson

Project Description

- Proposal: Continue using the site for a material storage yard for wire, pipes, dumpsters, and other construction materials as it has been for 35 years. The site is surrounded by a 6-foot high chain link fence
- The request is the result of a zoning enforcement response to a complaint about junk being displayed for sale on the property. As a result of the enforcement response, Hamilton County Building Inspection office notified the property owner that the property was not properly zoned.
- Proposed Access: Birmingham Highway.

Site Analysis

Site Description

- Location: The 1.15-acre site is located on the west side of Birmingham Highway approximately 130 feet south of the intersection with Wauhatchie Pike.
- Current Access: Birmingham Highway
- Current Land Uses: The property is bordered by four single family homes to the southwest, northwest and northeast. The applicant owns two of the four single family homes.

Zoning History

- The site is currently zoned R2A Rural Residential District (1 acre) and A1 Agricultural District at the rear (0.15 acre).
- The property to the north is zoned R2A Rural Residential and A1 Agricultural Districts. The property to the east across the street is zoned M2 Wholesale and Light Industry District. The property to the south is zoned R2A Rural Residential and A1 Agricultural Districts. The property to the west is zoned A1 Agricultural District.
- The nearest M2 Wholesale and Light Industry District (same as the request) is approximately 160 feet to the east across the highway from the site.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The 2003 Lookout Valley Land Use Plan recommends Business and Technology uses for this area. The Plan further states, "Expansion of industrial land uses into this area is recommended; however, this expansion should not be done on a parcel by parcel basis. Expansion should occur on all parcels in a coordinated fashion in order to avoid a mixture of incompatible industrial and residential uses."
- The requested M2 Wholesale and Light Industry District permits a long list of about 60 manufacturing, processing, wholesale and commercial activities as well as *contractors storage yards* and *lumber yards*.

Key Findings

- While the proposed use has existed for many years, the property is surrounded on three sides by single family dwellings which does create concern for long-term compatibility of this site. The complaint which led to this request is an indication of the compatibility challenges for an M-2 zone immediately abutting single family dwellings.
- The adopted Land Use Plan does consider the expansion of industrial land uses into this area, but only as a consolidated proposal: "Expansion should occur on all parcels in a coordinated fashion in

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order to avoid a mixture of incompatible industrial and residential uses.” The plan specifically discourages parcel by parcel rezoning.

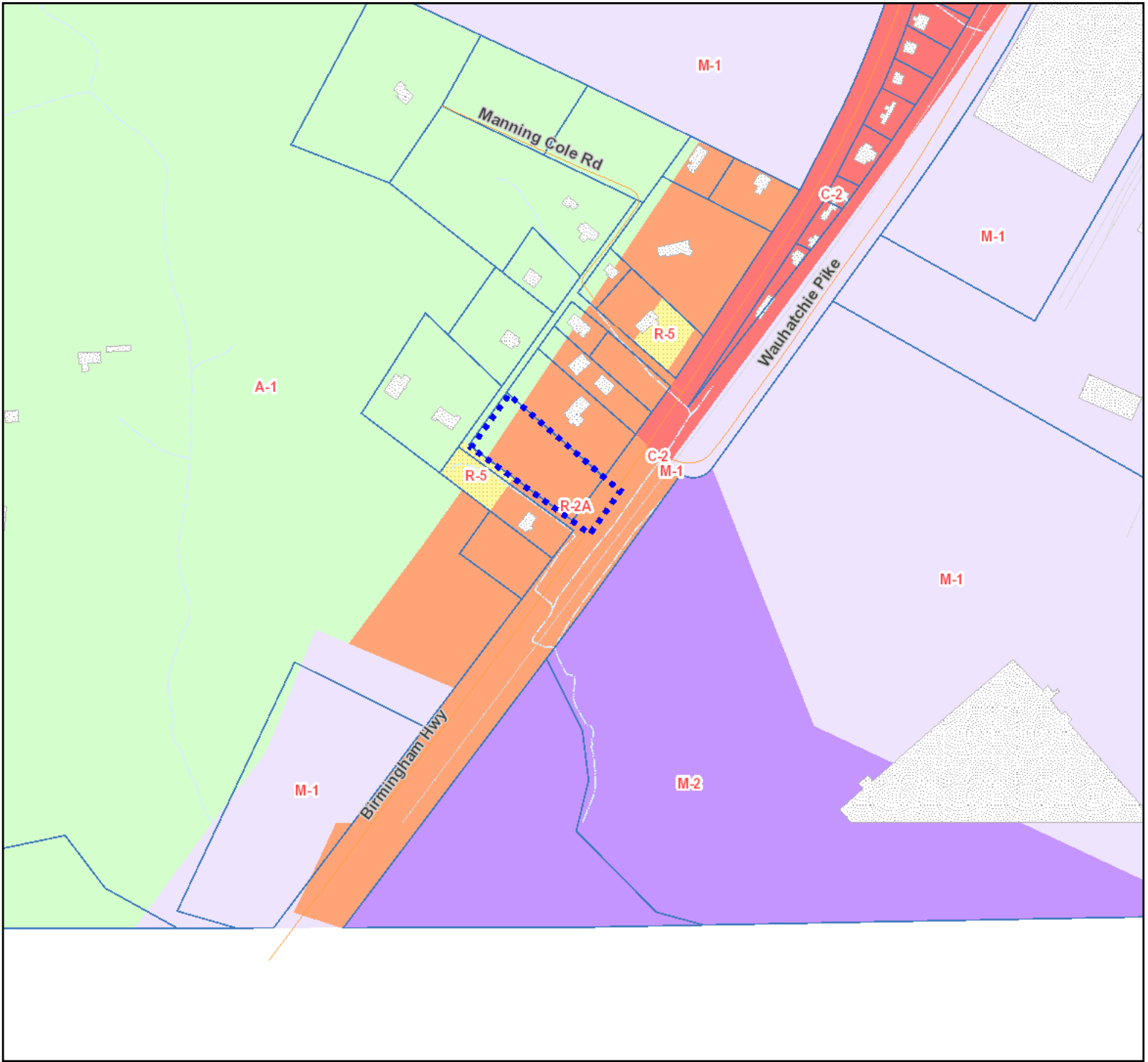
- The proposal would set a precedent for future requests on the west side of Highway 11, and this type of parcel by parcel industrial rezoning is not recommended. There are M-2 Wholesale and Light Industry District zones near this property, but the M-2 parcels within 1,000 feet of the subject parcel are approximately 36 acres in average size and range from 6.5 acres to 105 acres. This request is for 1.15 acres.
- If the request were to be approved, staff would recommend that the following conditions be considered: a) no outdoor storage of materials or equipment, and b) provide a Type B Screen (20 ft buffer planted with evergreen trees/shrubs and one row of shade trees spaced 35 feet on center) as defined by the Hamilton County zoning regulations along the northeastern property line.

Staff Recommendation

Deny.

If Planning Commission recommends approval, it should be subject to the following conditions:

1. No outdoor storage of materials or equipment; and
2. Provide a Type B Screen (20 ft buffer planted with evergreen trees/shrubs and one row of shade trees spaced 35 feet on center) as defined by the Hamilton County zoning regulations along the northeastern property lines where the property abuts tax parcels 116P-A007 and 116P-A016.



2015-074 Rezoning from A-1 and R-2A to M-2



380 ft

Chattanooga Hamilton County Regional Planning Agency



2015-074

R-5
1241
Applicant
owned

R-5
1229

R-5
Applicant
owned
1249
Rear
1249

Driveway
Graveled
open
Vacant
Rear of lot

Driveway
6' Fence

1221
Applicant
owned
Proposed
Property

Dump
SILC

USED
Materials

1215
R-2A

R-2A
Applicant
owned

Pipe
storage

Wire
storage

Pipe
storage

6' Fence

RECEIVED

APR 21 2015

Chattanooga Hamilton County
Regional Planning Agency
Development Services

← South

Birmingham Hwy.

North →

Rail Road Tracks

Wauhatchie
Pike

