

PLANNING COMMISSION CASE REPORT**Case Number: 2015-082****PC Meeting Date: 06-08-15****Applicant Request****Rezone from R-1 Residential to M-1 Manufacturing**

Property Location:	6001 Lee Highway
Property Owner:	Frank Kinser/ East Brainerd Land Company
Applicant:	Frank Kinser/ East Brainerd Land Company

Project Description

- Proposal: To rezone a remaining 2.78-acre portion of a 17-acre site to accommodate parking, detention areas, and future expansion of a proposed warehouse and distribution center.
- Proposed Access: Provence Street

Site Analysis**Site Description**

- Location: The site is located between Lee Highway and Airport Road on the north side of Provence Street.
- Current Access: Provence Street
- Current Land Uses: The overall site is the location of the former East Brainerd Lumber Company. The area requested for rezoning is interior to the former lumber yard. The property to the north is a mobile home park. The site is bordered on the east and south by the former lumber yard and structures. The adjacent properties to the west are used for offices.

Zoning History

- The site is currently zoned R-1 Residential.
- The original lumber yard site was rezoned to M-1 Manufacturing in 1962. A larger portion was rezoned to M-1 in 1985 (Ordinance #8561). Additional properties zoned R-1 Residential were acquired after 1985 and absorbed into the lumber yard site but were never rezoned. This is the area of the current M-1 request.
- The property to the north is zoned C-2 Convenience Commercial. The area to the east is zoned M-1 Manufacturing. The area to the south is zoned M-1 Manufacturing. The properties to the west are zoned M-1 Manufacturing and C-2 Convenience Commercial.

Plans/Policies/Regulations

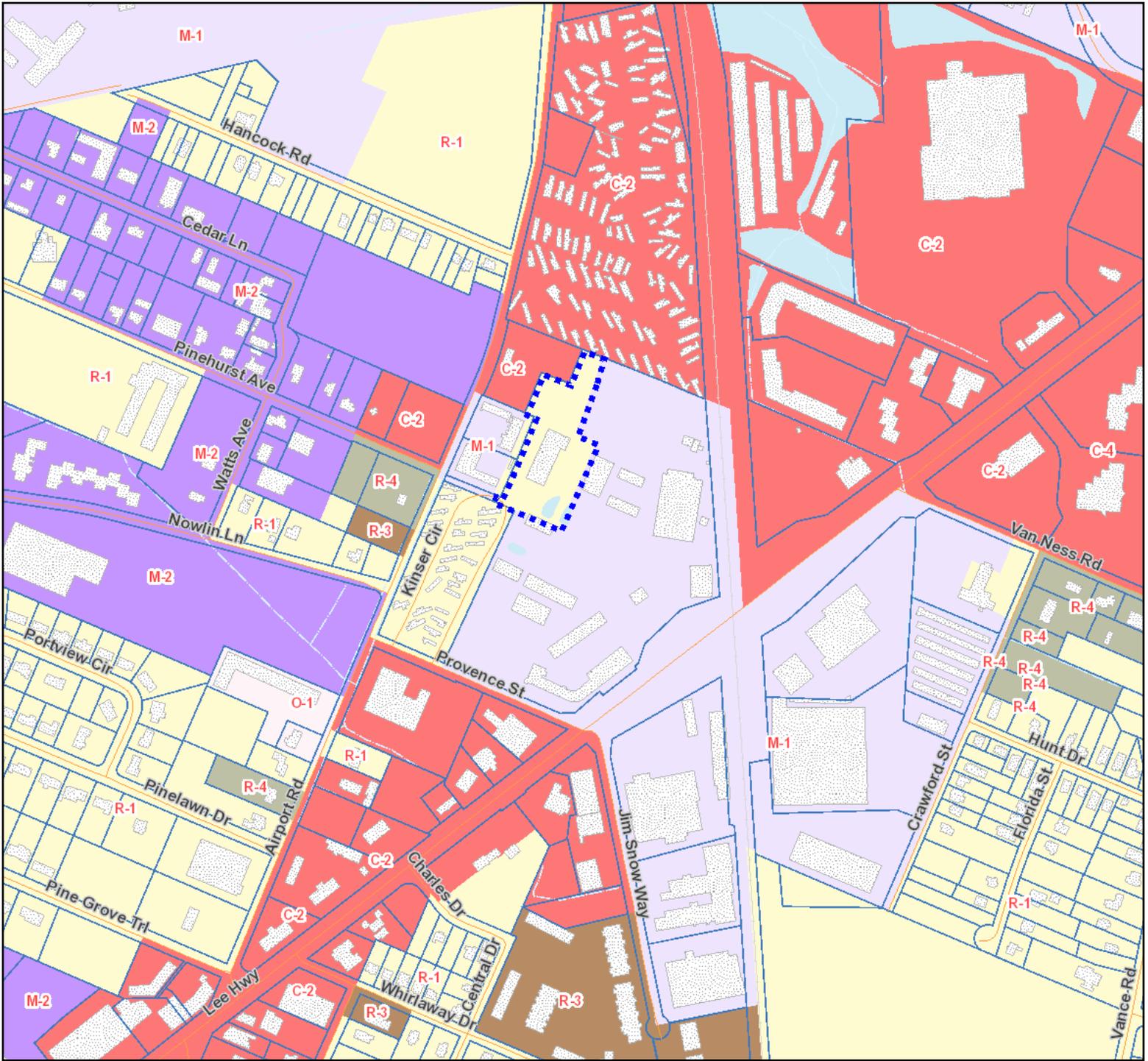
- There is no current adopted land use plan for this area.
- The M-1 Manufacturing Zone permits more non-residential uses than any other zone.

Key Findings

- The proposed use is generally consistent and compatible with surrounding uses to the south, east and west. However, there is a residential mobile home park abutting the north end of the property. Based on the submitted site plan, the proposed rezoning request would be part of the redevelopment of the larger tract of land to the east and south. The landscape ordinance standards would require screening and buffering where the property adjoins some existing residential properties to the north and west. Therefore staff is not recommending any conditions for this request.
- The proposal does not raise concerns regarding location, lighting, or height.
- The proposal would be an extension of an existing zone.
- The proposal would not set a precedent for future requests.

Staff Recommendation

Approve.

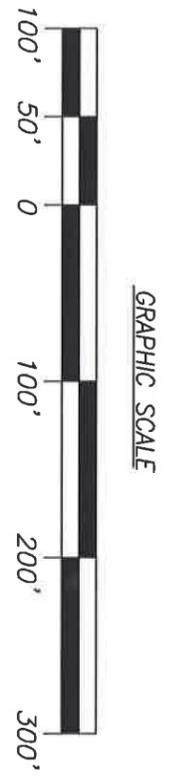
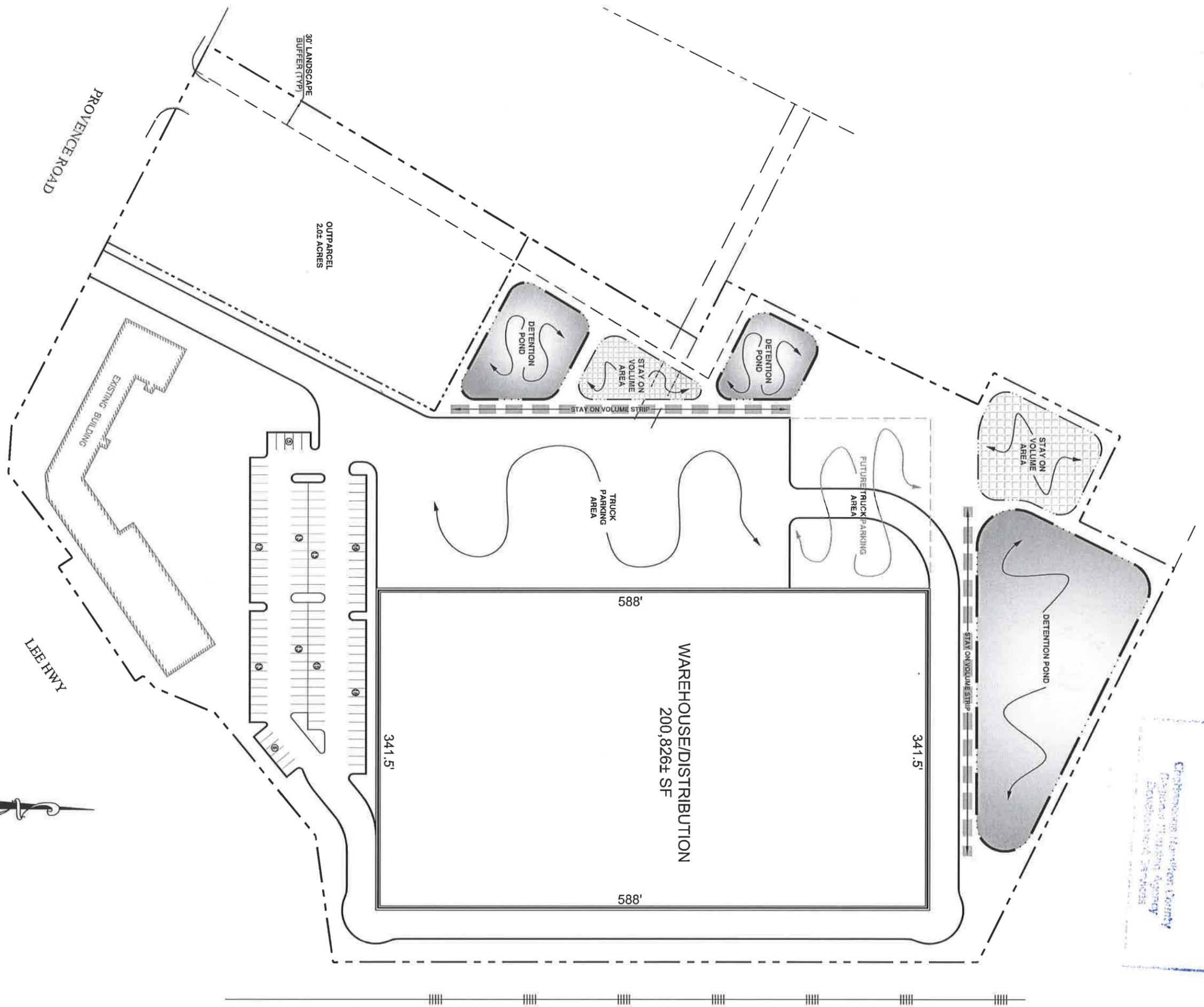


2015-082 Rezoning from R-1 to M-1

480 ft

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