

PLANNING COMMISSION CASE REPORT

Case Number: 2016-035

PC Meeting Date: 03-14-16

Applicant Request

Rezone R-1 Residential Zone to M-1 Manufacturing Zone

Property Location:	8534 Ooltewah Harrison Road, 5226 & 5242 Tracie Lane
Property Owner:	Same & Amon A C & Doris York
Applicant:	Miller Industries Towing Equipment INC.

Project Description

- Proposal: Expand existing manufacturing development with new 120,000 square foot building and additional parking.
- Proposed Access: Main entrance on Hilltop Drive.
- Proposed Development Form: 1-story storage building.

Site Analysis

Site Description

- Location: The vacant flag lot is located on the east property line of existing industrial site known as Miller Industries.
- Current Access: Access from Tracie Lane and Ooltewah-Harrison Road through flag portions of parcel.
- Current Development form: There is a mixture of development forms surrounding the site. To the southwest are 2-story industrial buildings. To the west are zero-lot line small lot single-family dwellings. To the north and east are large lots with single family dwellings.
- Current Land Uses: to the southwest are industrial uses. To the west are medium density residential. To the north and east are low density residential uses.

Zoning History

- The site is currently zoned R-1 Residential Zone.
- The site was rezoned to R-1 Residential Zone in 2013 as part of annexation into the City of Chattanooga. (Ordinance #12703).
- The properties to the north and east are zoned R-1 Residential Zone. The property to the south west is zoned M-1 Manufacturing Zone. The property to the west is zoned R-T/Z Townhouse and Zero-lot line Zone and A-1 Agricultural Zone.

Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- The M-1 Manufacturing Zone permits most types of industrial uses, but does not permit residential uses.
- The M-2 Light Industrial Zone permits most types of industrial uses, but prohibits the most noxious industrial uses.

Key Findings

- The proposal is supported by the recommendations of the Comprehensive Plan based on support for expansion of existing manufacturing.
- The proposed use is consistent with surrounding manufacturing uses.
- The proposed use may not be compatible with surrounding residential uses.
- The proposed structure does 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.
- The M-2 Light Industrial Zone is a less intense manufacturing zone which allows the proposed use and provides additional protections to residential uses within proximity to the site.

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Staff Recommendation

Deny M-1 Manufacturing Zone and Approve M-2 Light Industrial Zone.