

PLANNING COMMISSION CASE REPORT**Case Number: 2016-164****PC Meeting Date: 11-14-16****Applicant Request****Rezone R-1 Residential Zone to M-2 Light Industrial Zone**

Property Location:	4132 & 4136 Caine Lane
Property Owner:	Mayse Properties. LLC
Applicant:	Charles Penn

Project Description

- Proposal: Rezone to bring two lots into the same zone as adjacent properties.
- Proposed Access: Main entrance is proposed from Shallowford Road, but access could be obtained through Caine Lane.
- Proposed Development Form: Currently there is a house on 4132 Caine Lane and a vacant lot on 4136 Caine Lane. No new development is proposed on the site at this time.

Site Analysis**Site Description**

- Location: The two lots are located on the south side of Caine Lane approximately 200 feet west from Shallowford Road intersection.
- Current Access: Currently accessing from Caine Lane.
- Current Development form: Along Caine Lane are several single-family detached dwellings. To the east is a single-story religious institution. To the south are large lots with storage and warehousing which is part of the larger assemblage of lots these two lots belong to.
- Natural Resource: A significant amount of the site is within the 100 year floodplain.

Zoning History

- The lots are currently zoned R-1 Residential Zone.
- The properties to the north are zoned a mixture of R-1 Residential Zone, R-2 Residential Zone, and M-2 Light Industrial Zone. The property to the east is zoned R-1 Residential Zone. The properties to the south are zoned M-2 Light Industrial Zone. The property to the west is zoned M-2 Light Industrial Zone.
- The nearest M-2 Light Industrial Zone (same as the request) is abutting the site to the west and south.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

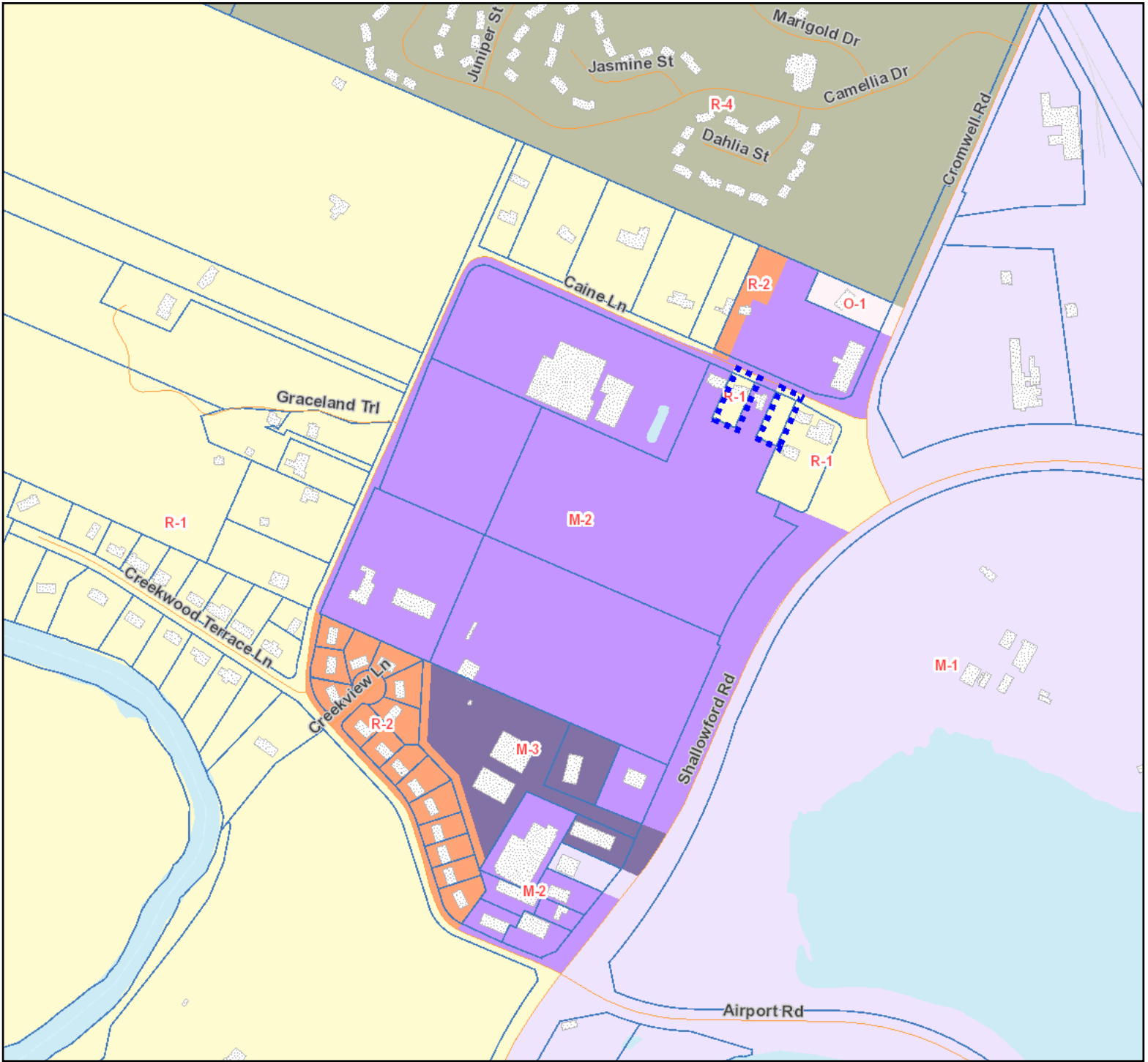
- There is no current adopted land use plan for this area.
- The R-1 Residential Zone only permits single-family homes with a minimum lot size of 7,500 square feet if on sewers.
- The M-2 Light Industrial Zone permits most types of non-residential uses, but does limit out the most noxious industrial uses.

Key Findings

- The proposal is consistent with surrounding uses.
- The proposal could be consistent with the development form of the area.
- The structure allowed in the M-2 Light Industrial Zone could 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

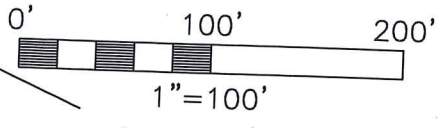
Approval



2016-164 Rezoning from R-1 to M-2

503 ft

Chattanooga Hamilton County Regional Planning Agency



SF Properties, LLC
4126 Caine Lane
Zoned M-2

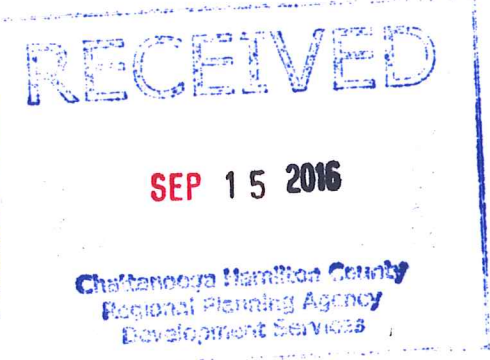
Billy & Deborah King
3945 Cromwell Road
Zoned M-2

Case #: 2016-164

Date Rec.: 9-15-16

Applicant Initial: _____

Mayse Properties, LLC
4040 Caine Lane
Zoned M-2



Mayse Properties, LLC
4132 Caine Lane
Zoned R-1
Rezoned to M-2
0.36 Acres

Mayse Properties, LLC
4136 Caine Lane
Zoned R-1
Rezoned to M-2
0.32 Acres

Hamilton Life Church
3935 Shallowford Road
Zoned R-1

Mayse Properties, LLC
4008 Caine Lane
Zoned M-2

Mayse Properties, LLC
4701 Shallowford Road
Zoned M-2

Hearon Woodrow ETAL
4659 Shallowford Road
Zoned M-2

Shallowford Road

Caine Lane

Site Plan
4132 & 4136 Caine Lane
Chattanooga, Tennessee
Current Zoning: R-1
Rezoned: M-2
Total Area to Rezone 0.38 Acres

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