

# PLANNING COMMISSION CASE REPORT

Case Number: 2016-125

PC Meeting Date: 09-12-16

## Applicant Request

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

Property Location:	5218 and 5226 Tracie Ln, 8534 Ooltewah Harrison Rd and 8600 block Hilltop Drive.
Property Owner:	Miller Industries
Applicant:	Miller Industries

### Project Description

- Proposal: Adjacent properties were recently rezoned for the development of a large industrial warehouse. To expand this building and the local uses the applicant has requested rezoning additionally acquired properties.
- Proposed Access: Access to Hilltop Drive.
- Proposed Development Form: Industrial warehousing with potential for industrial uses.

### Site Analysis

#### Site Description

- Location: The site is abutting Miller Industry to the east.
- Current Access: Hilltop Road and Tracie Lane.
- Current Development form: There is a mixture of development forms surrounding the site. To the north are large lots with single-family dwellings. To the west are recently acquired properties by Miller Industries which will be incorporated with the proposed development. To the east are large single story industrial buildings. To the South is Interstate 75.
- Current Land Uses: To the north are low density residential uses. To the west and east are commercial and industrial uses.

#### Zoning History

- The site is currently zoned R-1 Residential Zone.
- The properties to the north are zoned R-1 Residential Zone. The properties to the east are zoned a mixture of R-1 Residential Zone, C-2 Convenience Commercial Zone, and M-2 Light Industrial Zone. The property to the west was recently rezoned (Ordinance #13043) to M-1 Manufacturing Zone with conditions;
  1. Provide a Type "A" buffer where the property adjoins the Magnolia Acres subdivision. No one tree species shall constitute more than forty (40%) percent of the plantings in the buffer;
  2. The exterior color of the building shall be considered an earth tone; and
  3. The west side of the proposed building facing the Magnolia Acres subdivision shall have limited access in and out of the building, being generally that access required by building codes for fire safety compliance. This requirement shall extend along the north side of the proposed building a distance of one hundred fifty (150') feet from the corner of the west and north sections of the building.
- The nearest M-1 Manufacturing Zone (same as the request) is abutting the site to the west.

#### Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 4. Level 4 describes the development potential appropriate for medium-to-high intensity development based on access to infrastructure.
- The M-1 Manufacturing Zone permits most types of non-residential uses, but does not permit residential uses.

## PLANNING COMMISSION CASE REPORT

---

- The R-1 Residential Zone only permits single-family homes with a minimum lot size of 7,500 square feet if on sewers. If septic tanks are to be used, the minimum lot size is determined by the Hamilton County Water Quality Program. Minimum lot frontage width is 60 feet if on sewers and 75 feet if on septic tanks. Based on building setback requirements, the typical density is approximately 3 to 4 dwelling units per acre.

### Key Findings

- The proposal is supported by the Development Policy from the Comprehensive Plan 2030 update based on the proposed high-intensity development.
- The proposed use is consistent with the abutting M-1 Manufacturing Zone.
- 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.

### Staff Recommendation

Approve