

2019-0180
Kristy Summers
District No. 1
Planning Version

RESOLUTION NO. 30193

A RESOLUTION APPROVING A SPECIAL PERMIT FOR AN A-1 URBAN AGRICULTURAL ZONE ON LESS THAN FIVE (5) ACRES FOR PROPERTIES LOCATED IN THE 6200 BLOCK OF DAYTON BOULEVARD.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Permit for an A-1 Urban Agricultural Zone on less than five (5) acres for properties located in the 6200 block of Dayton Boulevard.

The property is more particularly described below and in the attached maps:

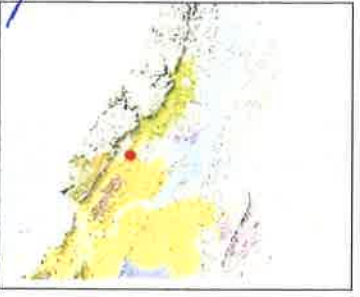
Parts of Lots 1 thru 4, Jack E. Miller Subdivision, Plat Book 43, Page 137, ROHC, beginning at the southeast most corner of Lot 4 thence some 487 feet to its intersection with the southeast corner of Lot 3, thence continuing northwest along the south line of Lot 3 some 200 feet to the southwest corner of said lot, thence northeast some 187 feet to the northwest corner of said lot, thence southeast some 387 feet along the east line of said lot to the northwest corner of Lot 2, thence southwest some 124 feet along the west line of Lot 2 to its southwest corner, thence southeast some 154 feet to a point in the west line of Lot 1, thence southeast some 246 feet to a point in the west line of the 6200 block of Dayton Boulevard, thence southwest 121 feet along said west line to the southeast corner of Lot 4, being the point of beginning and being part of the properties described in Deed Book 11490, Page 920, ROHC and Deed Book 11183, Page 646, ROHC. Parts of Tax Map Nos. 090-158 thru 158.03.

ADOPTED: January 14, 2020.

/mem

2019-0168 / 2019-0180

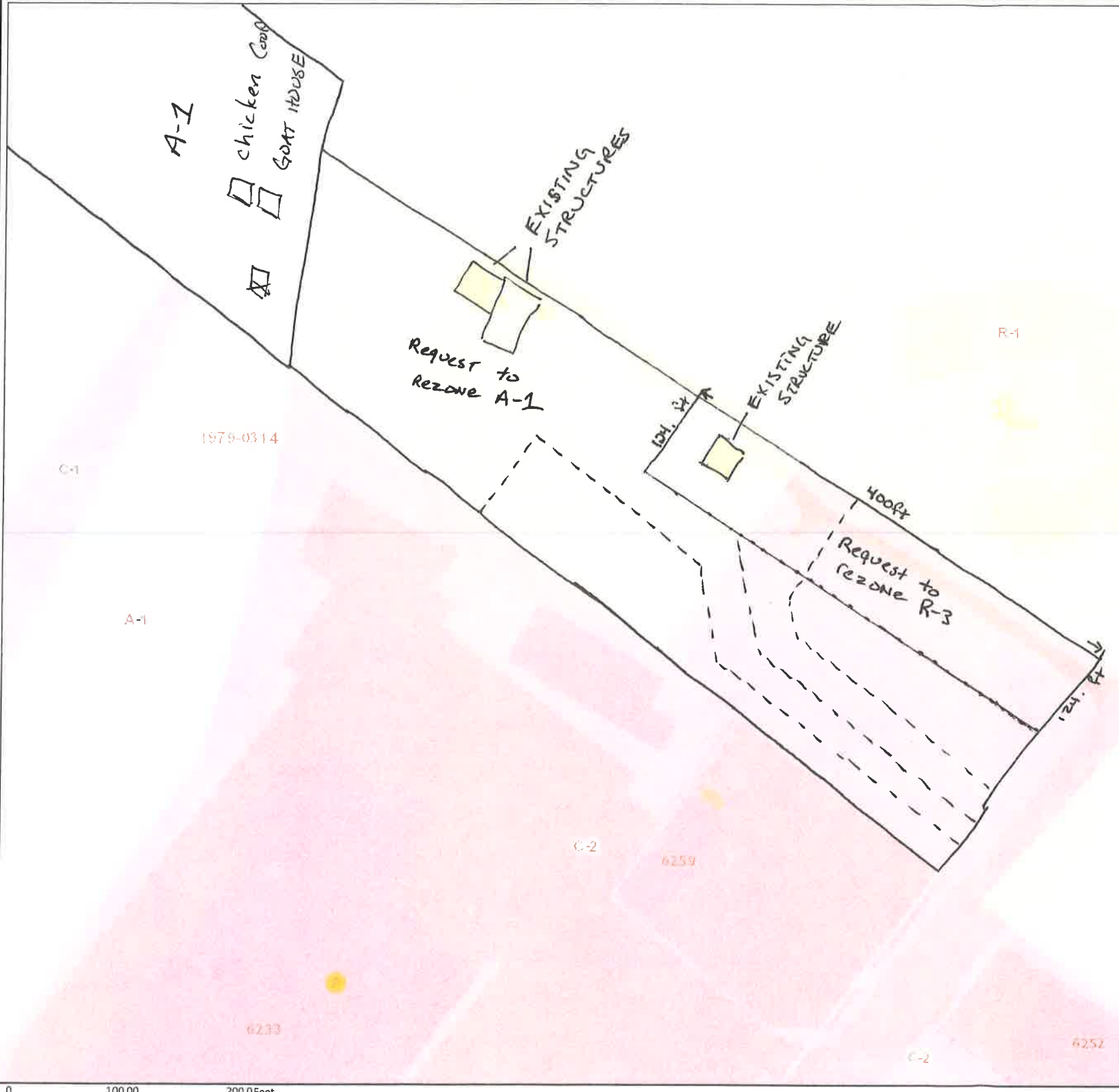
GISMO 5



SEP 25 2019

Dayton Blvd

Walnutwood Dr



- Legend**
- Parcels**
 - Zoning_Collegedale**
 - AG
 - C-1
 - C-2
 - C-3
 - I-1
 - MU-BC
 - MU-TC
 - PCD
 - PRD
 - R-1-H
 - R-1-L
 - R-2
 - R-3
 - U-1
 - Zoning_RevCond_RedBank**
 - Zoning_RedBank**
 - C-1
 - C-2
 - C-3
 - L-1
 - M-1
 - R-1
 - R-2
 - R-3
 - R-4
 - R-TZ
 - R-TZ
 - R1-A
 - RT-1
 - RZ-1
 - Zoning_Soddy Daisy**
 - A-1
 - C-2
 - C-3
 - M-1
 - M-2
 - O-1
 - MH
 - R-1
 - R-2
 - R-2A
 - R-3
 - R-3MD
 - R-5
 - R-TZ
 - TCM
 - Zoning_Signal Mtn**
 - CCD Community Commercial District
 - HCD Highway Commercial District
 - HDR High Density Residential District
 - LDR Low Density Residential District
 - MDR Moderate Density Residential District
 - OD Office District
 - PCCD Planned Commerce Center District
 - R-E Residential Estate District
 - RTD Residential Townhouse District
 - SCD Specialty Commercial District
 - WWD Warehouse and Wholesale District
 - FBC_Boundary**
 - Short-term Vacation Rentals Cases Before 2002 Labels Cases Before 2002**

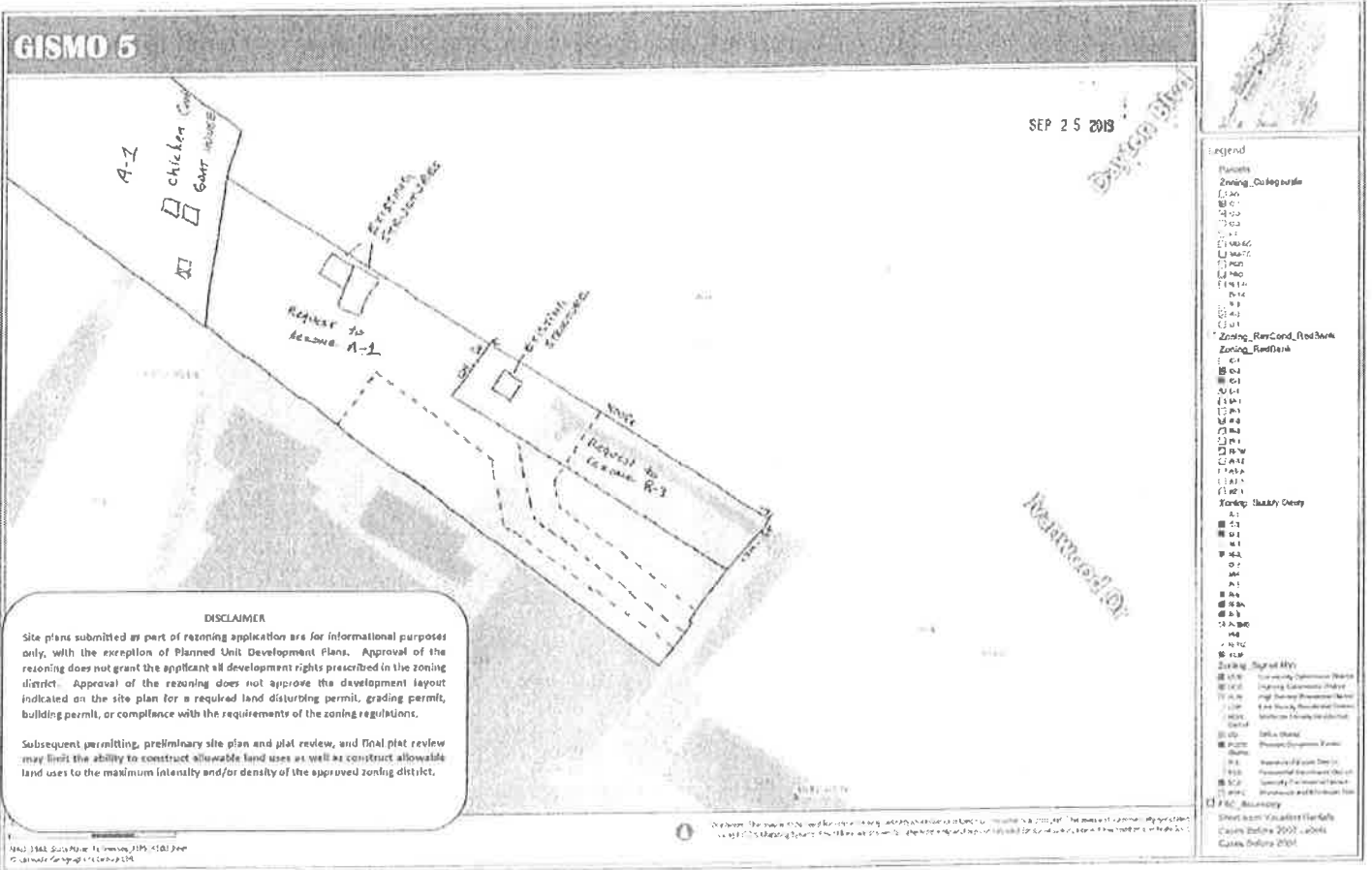
0 100.00 200.0Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a

2019-0108



2019-0180 City of Chattanooga
December 9, 2019

RESOLUTION

WHEREAS, Kristy Summers petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the granting a Special Permit for an A-1 Urban Agricultural Zone on less than five (5) acres for properties located in the 6200 block of Dayton Boulevard.

Parts of Lots 1 thru 4, Jack E. Miller Subdivision, Plat Book 43, Page 137, ROHC, beginning at the southeast most corner of Lot 4 thence some 487 feet to its intersection with the southeast corner of Lot 3, thence continuing northwest along the south line of Lot 3 some 200 feet to the southwest corner of said lot, thence northeast some 187 feet to the northwest corner of said lot, thence southeast some 387 feet along the east line of said lot to the northwest corner of Lot 2, thence southwest some 124 feet along the west line of Lot 2 to its southwest corner, thence southeast some 154 feet to a point in the west line of Lot 1, thence southeast some 246 feet to a point in the west line of the 6200 block of Dayton Boulevard, thence southwest 121 feet along said west line to the southeast corner of Lot 4, being the point of beginning and being part of the properties described in Deed Book 11490, Page 920, ROHC and Deed Book 11183, Page 646, ROHC. Parts of Tax Map 090-158 thru 158.03as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on December 9, 2019,

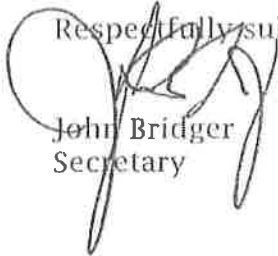
AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, there was no one present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the request meets all of the requirements for the Special Permit and the A-1 Agricultural Zone, would be an extension of an adjacent A-1 Agricultural Zone and the proposed use is compatible with adjacent land uses and development form.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on December 9, 2019, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,

John Bridger
Secretary



Property Rezoning Request

Kristy & Gregory Summers

6255 Dayton Blvd

Hixson, Tennessee 37343

R1 & C1 to A-1 and R3

Farming activities to include: Growing food and Flowers
Chickens (for eggs only)
Goats (will mainly be for weed control).

Equipment: Possibly a tractor with tiller and/or bush hog
Possible Hoop House for flowers and vegetables

Employees: None

Parking: No (not a need for additional parking)

Chemicals or Sprays: NONE "all farming will be ORGANIC"

Animal Housing: Back part of property (county)

Animal food storage: In Barn (see layout)

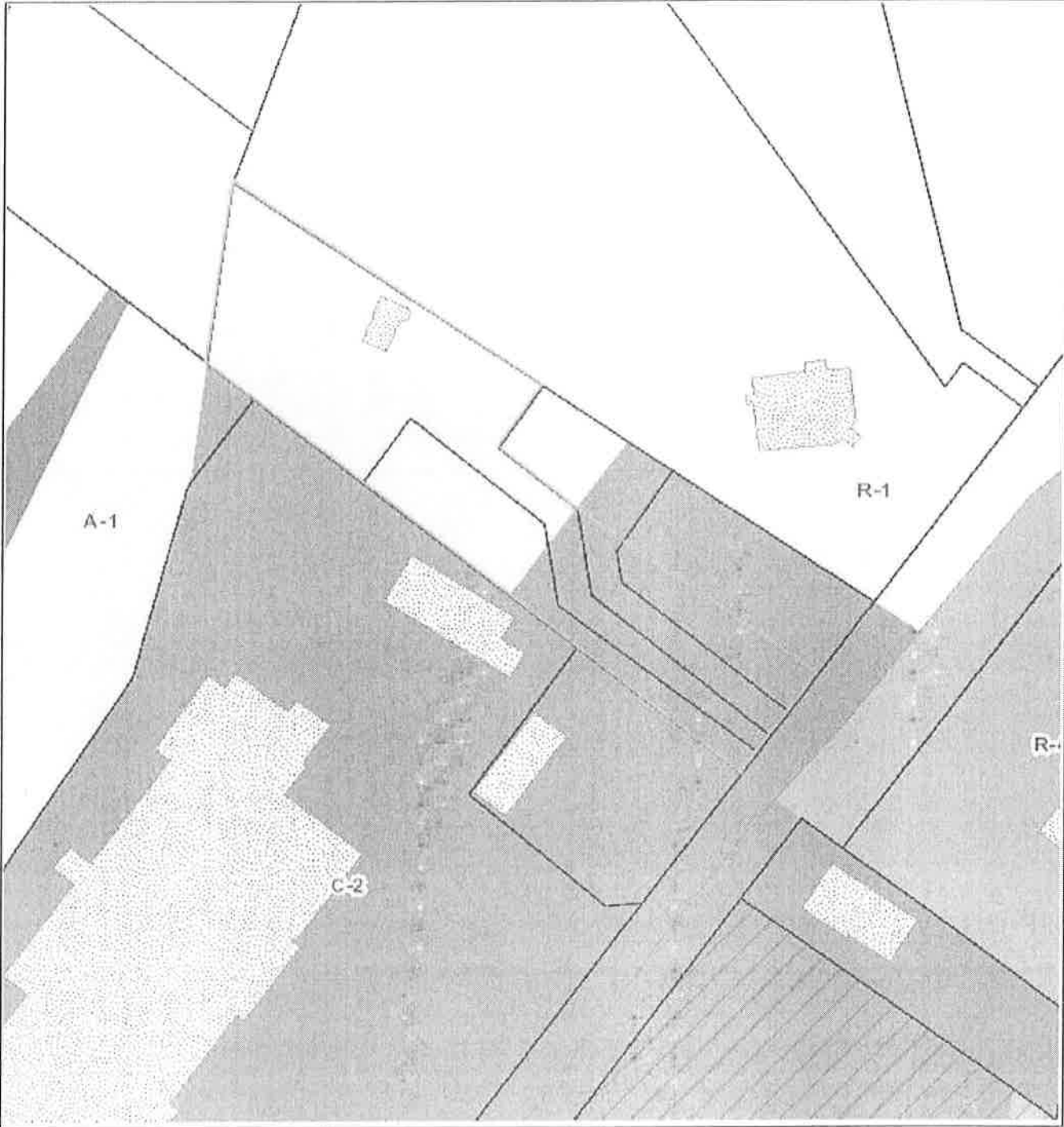
Composting: Yes (contained in a structures most likely made of lumber and wire mesh, size approximately 5'x5').

Spreading of Manure: No. (Chicken or goat manure will be composted).

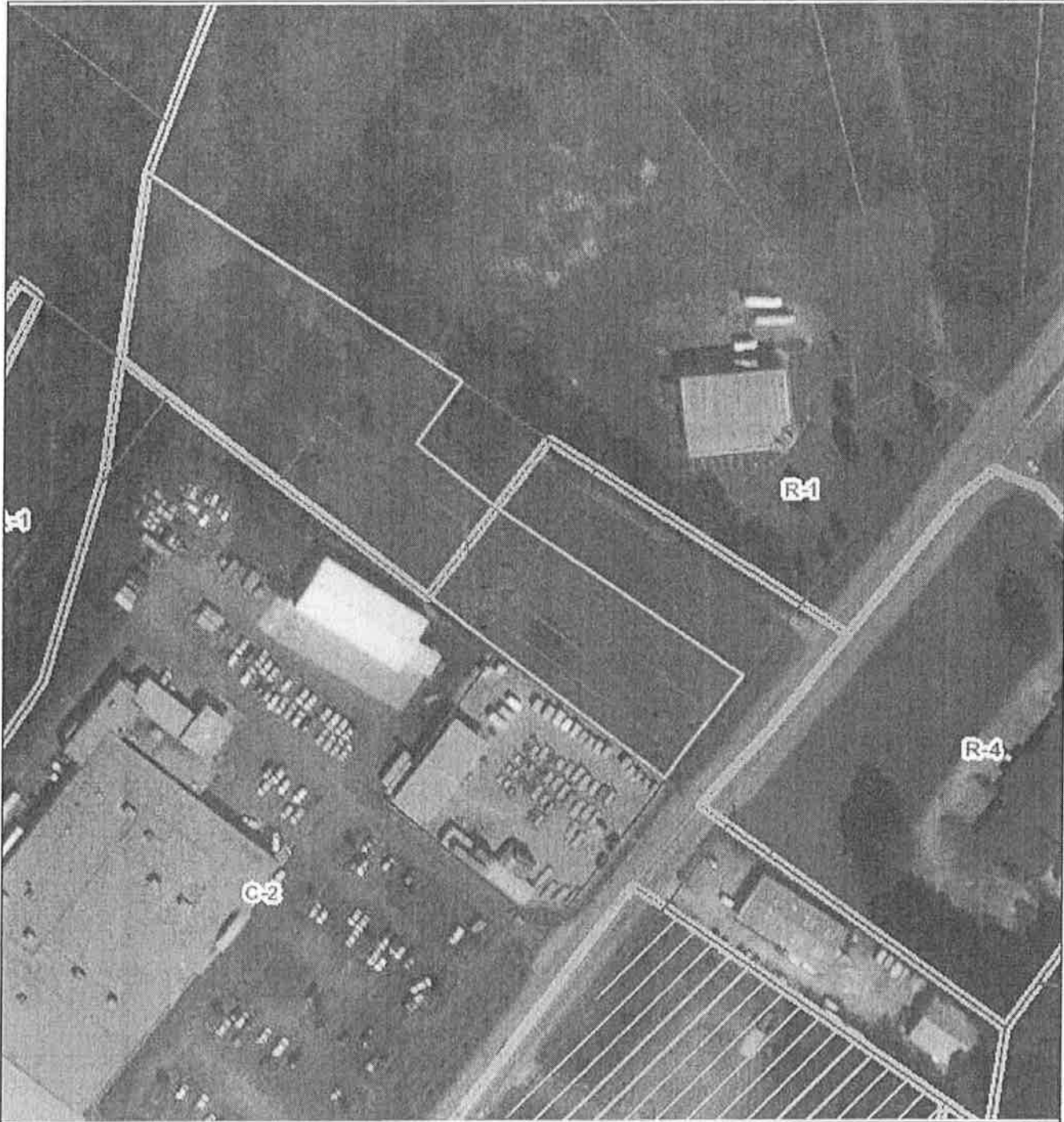
Thank You

Kristy and Gregory Summers

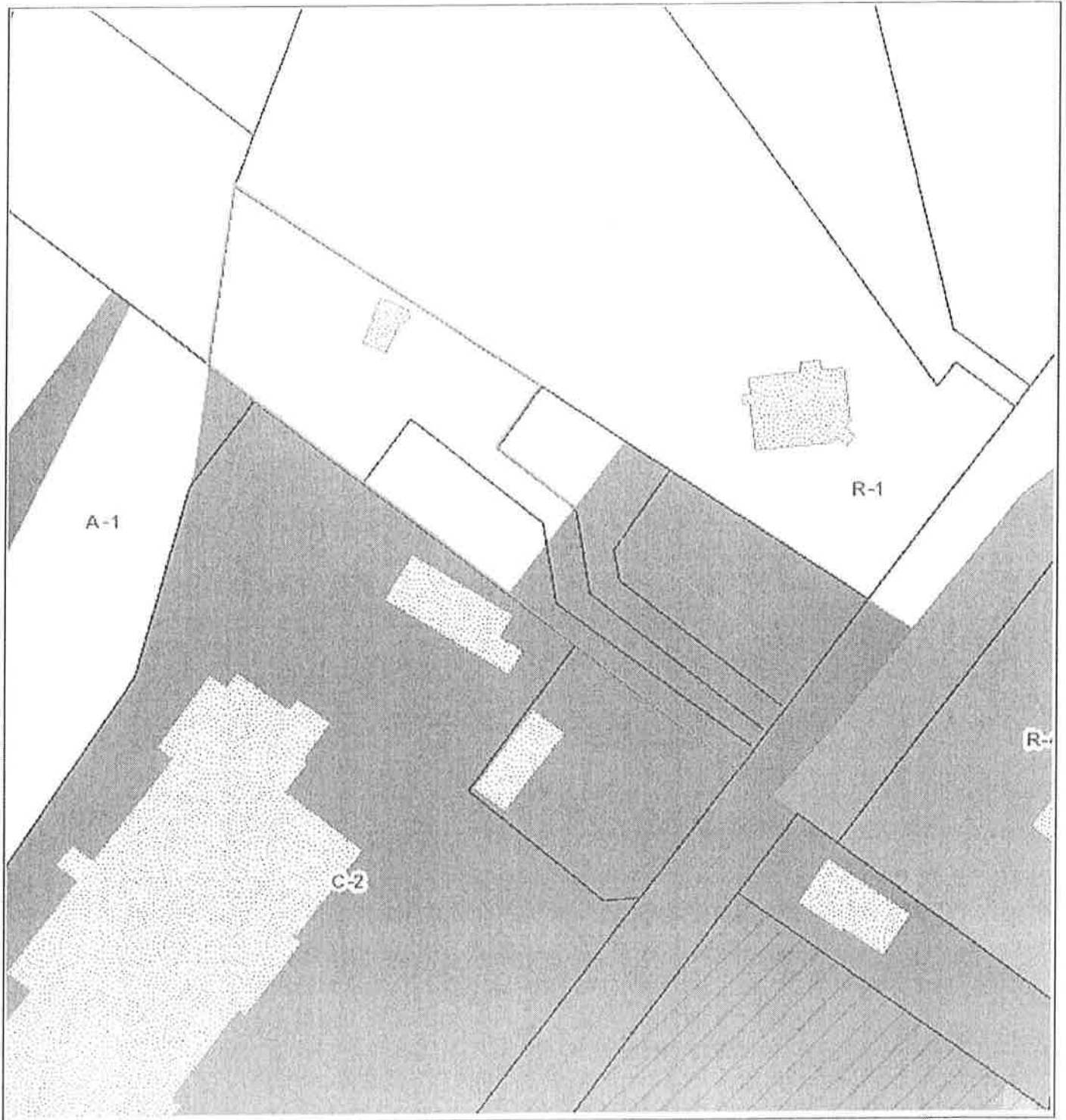
2019-0180 Special Permit for A-1 Uses on Lots less than 5 Acres



2019-0180 Special Permit for A-1 Uses on Lots less than 5 Acres



2019-0180 Special Permit for A-1 Uses on Lots less than 5 Acres



PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2019-0180: Approve.