

**Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT**

CASE NUMBER: 2018-0001	PC MEETING DATE: 01/08/2018	APPLICANT: Robert L. Brown
PROPERTY OWNER: Robert L. Brown	PROPERTY ADDRESS: 308 W. 45 TH St.	TAX MAP PARCEL ID: 167C-H-003, 004, 005
SIZE OF PROPERTY: 0.34 acres (3 lots)	JURISDICTION: City of Chattanooga	REQUEST: Rezone M-1 & R-3 to R-T/Z

SUMMARY OF REQUEST: Develop the site into 4 single-family lots fronting W. 45th St. Lots are 40' in width. Parking to the rear of the site with access from Chandler Ave. and Highland Ave.

SITE PHOTOGRAPHS



Public Notice Sign



Site Looking West



Adjacent Single-Family Homes on Highland Ave.

PROPERTY DESCRIPTION

EXISTING LAND USE Vacant lots	SURROUNDING LAND USES <u>North:</u> Industrial <u>East:</u> Residential, Vacant & Office <u>South:</u> Residential <u>West:</u> Vacant		ACCESS Access from W. 45 th St.
TRANSPORTATION The site is surrounded by 3 local streets, Highland Ave., Chandler Ave. & W. 45 th St. There is a CARTA bus stop approximately 0.21 miles to the east of the side at the W. 45 th St. & Central Ave. intersection.	AVG. RESIDENTIAL DENSITY 11.4 Du/ac	ADJACENT RESIDENTIAL DENSITY 5.71 Du/ac Note-density is difficult to calculate based on number of vacant lots & industrial uses	NATURAL RESOURCES No floodplain or steep slopes on the site.

ZONING

ZONING HISTORY	<ul style="list-style-type: none"> • There has been no recent zoning history on this site. • The nearest R-T/Z zone is approximately 1 mile to the north of the site located at 1016 W. 37th St. This site was rezoned from R-3 to R-T/Z by City Council in 2005 (Ordinance 11754) with conditions. The conditions include single-family uses only and Board of Zoning approval of reduced (from 25' to 12') setbacks on Pirola St. and 37th St. and a resubdivision of property. 			
ZONE DISTRICT COMPATIBILITY	USE	CURRENT M-1 ZONE	CURRENT R-3 ZONE	PROPOSED R-T/Z ZONE
	Single-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Townhomes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Multi-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Office	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	DEVELOPMENT STANDARDS	CURRENT M-1 ZONE	CURRENT R-3 ZONE	PROPOSED R-T/Z ZONE
	Lot Size	N/A	7,500 sq. ft. for 1 st unit, 2000 sq. ft. for each additional unit	3,630 sq. ft.
	Setbacks	Front: 25' when adjacent to residential Side: 25' when adjacent to residential Rear: 25' when adjacent to residential	Front: 25' Side: 6' Rear: 25'	Front: Avg. mean setback of existing residential within 300' of lot Side: 5' Rear: 15'
	Building Height	35' except that a building may exceed these requirements provided that for every foot of additional height over 35' the building shall be set back 1' additionally from all property lines	35' except that a building may exceed these requirements provided that for every foot of additional height over 35' the building shall be set back 1' additionally from all property lines	35' or 2.5 stories
	Density	N/A	19 du/ac.	12 du/ac.

OTHER DEPARTMENT COMMENTS

Chattanooga Department of Transportation	Given that there is an alley and R-O-W system nearby, CDOT would encourage the development to have a shared alley to provide for rear vehicular access which would be compatible with the historic form of the neighborhood and keep new curb cuts off of 45th Street.
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DISCUSSION OF STAFF RECOMMENDATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH ADOPTED PLANS The Alton Park Master Plan: While much of the residential infill and new housing opportunities will be targeted at areas of existing residential uses, there are tremendous opportunities to develop vacant industrial tracts into new residential uses. Any future residential development must address environmental concerns such as flooding and topography as well as deal forthrightly with the environmental issues of soil and water contamination that have affected this community. The City's new focus to facilitate the reclamation of vacant properties for residential use will be an asset the Alton Park community. The Alton Park Master Plan recommends single family residential.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH ADJACENT LAND USES The proposal is compatible with single-family residential structures to the south; however, the residential uses are not compatible with the industrial uses to the north.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	COMPATABILITY WITH DEVELOPMENT FORM The residential lots in the area range in size from 37.5' to 64'. The proposed 40' lots are compatible with the development form. The proposed density (12.1 du/acre) is generally compatible with the surrounding densities (5.4-11.4

	du/acre). It is not clear from the site plan if the applicant will be accessing the lots from the front or the rear. Staff recommends rear access for these lots to minimize the number of curb cuts on 45th street.
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Yes No N/A

EXTENSION OF AN EXISTING ZONING
The proposal would not be an extension of an existing zone. The proposal would set a precedent for R-TZ in the area. However, the R-TZ zone is compatible with the existing R-3 zoning area

STAFF RECOMMENDATION

The proposed R-TZ Residential Townhouse Zero Lot Line Zone is consistent with the Alton Park plan recommendation of single family for this site and with surrounding land uses. However, parking should be placed and accessed from the rear, consistent with urban residential development.

- APPROVE;** subject to the following conditions:
1. Parking and access located to the rear.