

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

CASE NUMBER: 2018-0004	PC MEETING DATE: 01/08/17	APPLICANT: ALC Holdings LLC
PROPERTY OWNER: ALC Holdings LLC	PROPERTY ADDRESS: 700-800 Blocks Franklin Street	TAX MAP PARCEL ID: 135D-G-001 to 003, and 006,007,008 135D-G-010 to 015
SIZE OF PROPERTY: 2.79 acres	JURISDICTION: City of Chattanooga	REQUEST: Rezone from R-1 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone

SUMMARY OF REQUEST: The applicant is requesting to rezone from R-1 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line Zone to develop 31 townhouses with a density of approximately 11 du/ac to be located along one street. The lots proposed are approximately 140' deep and 18' wide. The design features long rows of attached units ranging from 15 to 16 units each. The site is located within the Urban Overlay Zone as part of North Chattanooga and the Hillside-Northside Neighborhood.

SITE PHOTOGRAPHS



Proposed Site at Franklin St. view NE



View South on Franklin St.



Surrounding context of SFRES

PROPERTY DESCRIPTION

EXISTING LAND USE Vacant land	SURROUNDING LAND USES <u>North:</u> Single Family Detached Residential <u>East:</u> Single Family Detached Residential <u>South:</u> Single Family Detached Residential <u>West:</u> Single Family Detached Residential		ACCESS Primary access is shown off Franklin St. with units fronting a new street/private drive created as a dead end street named "Ann Street". Access for individual units is not indicated as front or rear loaded (unknown). An unopened alley right-of-way is shown from Colville St. to Keith St. and is not utilized by proposed development per the site plan submitted.
TRANSPORTATION The site is part of a neighborhood street network that is tied to Hamilton Ave. (via Ruth St.) off of N. Market St. where bus transit exists. Franklin St. and other neighborhood roads feature two lanes and are narrow.	AVG. RESIDENTIAL DENSITY 4-5 Du/ac Development as proposed indicates 11.1 du/ac	ADJACENT RESIDENTIAL DENSITY 4 Du/ac	NATURAL RESOURCES The site is currently vacant and features steep slopes of 25% or greater for a portion of the property and is heavily forested.

ZONING

ZONING HISTORY

- Case 2003-0107 rezoned this property from R-2 Residential Zone to R-1 Residential Zone per the recommendation of the adopted plan and as part of a Northside/Hill City Zoning Study (Ord. #11517).
- The closest R-T/Z Residential Zero Lot Line Zone is approximately 0.5 mi. to the south located at 308 Oliver St. The Chattanooga City Council rezoned this property from R-1 Residential Zone to R-T/Z Residential Townhouse Zero Lot Line in 2017 (Ord #.13209) with the following conditions:
 1. Townhouse developments to have rear-loading garages accessed from a shared driveway with single curb-cut onto Oliver St.
 2. No head in parking between the building and street.
 3. Additional guest parking may be provided in an on-street parallel configuration with approval from CDOT. Parking if provided must not conflict with existing travel lanes along Oliver St.
 4. No more than 4 townhouse units may be allowed in a single massed building.

ZONE DISTRICT COMPATIBILITY

USE	CURRENT R-1 ZONE	PROPOSED R-T/Z ZONE
Single-Family Residential	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Townhomes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Multi-Family Residential	<input type="checkbox"/>	<input type="checkbox"/>
DEVELOPMENT STANDARDS	CURRENT R-1 ZONE	PROPOSED R-T/Z ZONE
Lot Size	7,500 sq. ft. Minimum	25' lot width for zero lot line units/16' for townhouses
Setbacks	Front: 25' Side: 10' 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' or 2.5 stories
Density	± 5.73 du/ac	12 du/ac

OTHER DEPARTMENT COMMENTS

Chattanooga Dept. of Transportation

- Right-of-way frontages (currently unopen and undeveloped) will need to be improved to provide vehicular access and City services per City standards. City's secondary access policy may also trigger the need for these townhomes to be rear-loaded based upon the context.
- "Truck turnaround" should be located at end of proposed street segment.

DISCUSSION OF STAFF RECOMMENDATION

Yes No N/A

COMPATIBILITY WITH ADOPTED PLANS

The Hill City-Northside Plan (adopted 2003) recommends single-family residential and R-1 Residential Zone for this site. The plan further states that in the case of sensitive natural resources such as steep slopes that R-T/Z zoning or higher densities may be appropriate if at least 50% of the development is set aside in conservation and homes are clustered on smaller lot sizes.

	Overall, the plan recommends lots that are at least 5,000 sq. ft. in order to maintain compatibility with existing housing.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH ADJACENT LAND USES Surrounding houses are a mix of old and new construction with detached single-family housing as the predominant pattern. Serving as a park and bird sanctuary, the nearby Sylvan Park is an example of a conservation area for the wooded, steeply sloped land that is typical to the area. Medium density and higher density housing, both attached and detached or as apartments, does exist along N. Market St. as a main travel corridor into Downtown.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH DEVELOPMENT FORM The development form and lot sizes required under R-1 Residential Zone are in keeping with existing neighborhood housing as identified by the Hill City-Northside Plan and with current patterns of development. Existing single family detached housing is found at approximately 4 to 5 du/ac. The proposed R-TZ zone would allow densities that significantly exceed the surrounding density, and allow for attached units which is not consistent with the predominant development form of the area (single family detached).
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH INFRASTRUCTURE & NATURAL RESOURCE SYSTEMS A portion of the site features slopes of 25% or greater and is heavily forested. The Comprehensive Plan Update identifies the southeastern portion of the site as Level 1. Due to this sensitivity, it is recommended that areas are set aside for conservation or with landscape buffers to maintain tree canopy and to avoid future erosion, especially when higher densities are requested and land disturbance is intensified.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH THE ZONING ORDINANCE The proposal meets the requirements of the R-T/Z Residential Townhouse Zero Lot Line Zone in terms of density, setbacks and lot size.

STAFF RECOMMENDATION

Proposal is not supported by the adopted land use plan. The proposal of 31 townhouses is not compatible with adjacent uses and form, which are single-family detached dwellings, adjacent density, as well as the sensitive features created by the terrain and environment.

DENY