

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

CASE NUMBER: 2018-0010	PC MEETING DATE: 1/08/18	APPLICANT: Jeremiah Moore
PROPERTY OWNER: Jeremiah Moore	PROPERTY ADDRESS: 5601 Tennessee Ave.	TAX MAP PARCEL ID: 167O-K-009
SIZE OF PROPERTY: 0.23 Acres	JURISDICTION: City of Chattanooga	REQUEST: M-1 to R-T/Z

SUMMARY OF REQUEST: Build two single-family detached dwellings with access from W. 56th St and parking in the rear.

SITE PHOTOGRAPHS



Public Notice Sign



The Site Looking South



W. 56th St. & Tennessee Ave.

PROPERTY DESCRIPTION

EXISTING LAND USE: Vacant – There was a former single-family detached dwelling on the site but it has been demolished.	SURROUNDING LAND USES <u>North:</u> Institutional <u>East:</u> Residential <u>South:</u> Residential & Industrial <u>West:</u> Commercial & Mixed-Use	ACCESS Access is from W. 56 th St.
TRANSPORTATION The site is surrounded by two local streets, W. 56 th St. and Tennessee Ave. There is a CARTA bus stop approximately 325 ft. to the west of the site at the St. Elmo Ave. & W. 56 th St. intersection.	AVG. RESIDENTIAL DENSITY 0 Du/ac (vacant site)	ADJACENT RESIDENTIAL DENSITY 8.69 Du/ac
		NATURAL RESOURCES There are no steep slopes or floodplain on the site; however, the 100 Year Floodplain is located on lots across Tennessee Ave.

ZONING

ZONING HISTORY

- There has been no recent zoning on this site.
- The nearest R-T/Z Zone is approximately 205 ft. to the southeast located at 5530 Tennessee Ave. The site was rezoned from M-1 to R-T/Z in 2017 by City Council (Ordinance #13210) with the following conditions:
 1. All rights-of-way for the project improved to meet City standards for entire frontage connecting to Tennessee Ave.
 2. Alleys and shared driveways utilized for access and parking due to limited right-of-way within the development and to complement its proximity to the St. Elmo District.
 3. A type “A” landscape buffer required along the southern property line of the parcel at 525 McGrath St.
 4. Limit to single-family detached dwellings only.

ZONE DISTRICT COMPATIBILITY	USE	CURRENT M-1 ZONE	PROPOSED R-T/Z ZONE
	Single-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Townhomes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Multi-Family Residential	<input type="checkbox"/>	<input type="checkbox"/>
	Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Office	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Institutional	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Warehouse/Storage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	DEVELOPMENT STANDARDS	CURRENT M-1 ZONE	PROPOSED R-T/Z ZONE
Lot Size	N/A	3,630 sq. ft.	
Setbacks	Front: 25' when adjacent to residential Side: 25' when adjacent to residential Rear: 25' when adjacent to residential	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	N/A	12 Du/ac.	

OTHER DEPARTMENT COMMENTS

No other department has provided comments for this case.

DISCUSSION OF STAFF RECOMMENDATION

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATIBILITY WITH ADOPTED PLANS</p> <p>The St. Elmo Community Plan (adopted in 2001) recommends Light Industry for the site; however the plan is more than 10 years old. The proposed use is not consistent with the St. Elmo Plan policy recommendation. However, the existing land use pattern around the site is residential, and the recently approved RTZ zone request adjacent to the property indicates a shift to residential as a more appropriate use for this immediate area. Other plan goals include encouraging infill housing and redevelopment of vacant and underused sites such as this one.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATIBILITY WITH ADJACENT LAND USES</p> <p>There are a mix of uses in the area including single-family residential, institutional, and industrial.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATABILITY WITH DEVELOPMENT FORM</p> <p>The lot frontages for the single-family residential dwellings range in size from 50' to 100'. The lot frontage for the subject property is 110'. The proposed density (3.22 du/acre) is generally compatible with the surrounding densities (2.4-3.9 du/ac).</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATIBILITY WITH THE ZONING ORDINANCE</p> <p>If the lot is subdivided into 2 lots for 2 single-family detached dwellings, each lot will be approximately 5,001 sq. ft. The R-TZ Zone is intended "for the development of townhouses (also called rowhouses and attached homes), single-family zero lot line dwellings (also called patio homes), and/or mixed use moderate density residential development in a manner which is attractive, provides for efficient use of land, and is compatible with surrounding development. It is further intended that these regulations provide for standards</p>

which will foster compatibility between R-T/Z development and lower density, standard single-family uses". The proposal is consistent with the intent of the zone since the proposed density is comparable to the surrounding density of the immediate area. However, the R-TZ zone can allow much higher densities than is prevalent in this area.

STAFF RECOMMENDATION

The proposal meets the intent of the goals identified in the adopted land use plan, is compatible with surrounding uses, and compatible with the development form of the area.

APPROVE, subject to the following conditions:

1. Limit to single-family dwellings only;
2. No more than two lots; and
3. Parking and access located to the rear.