

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

CASE NUMBER: 2018-0018	PC MEETING DATE: 01/08/2018	APPLICANT: Lyashevskiy Sergey
PROPERTY OWNER: Lyashevskiy Sergey	PROPERTY ADDRESS: 1412 & 1420 Crawford St.	TAX MAP PARCEL ID: 158B-B-012, 158B-B-013
SIZE OF PROPERTY: 1.29 Acres	JURISDICTION: City of Chattanooga	REQUEST: Lift Condition

SUMMARY OF REQUEST: The applicant is requesting to lift condition number 2 from Ordinance No. 12268. The existing conditions include the following:

1. Working with the City Fire Chief on the turn-around;
2. Original site plan; and
3. A sight-obscuring fence at the end of the driveway.”

SITE PHOTOGRAPHS



Site: 1412 & 1420 Crawford St.



Across Street



Adjacent Property

PROPERTY DESCRIPTION

EXISTING LAND USE Vacant land currently under construction	SURROUNDING LAND USES <u>North:</u> Office & Residential <u>East:</u> Residential <u>South:</u> Residential <u>West:</u> Commercial/Storage	ACCESS Applicant created a public right-of-way, Ido Way, which accesses off of Crawford St.	NATURAL RESOURCES The site is not located in the 100 Year Floodplain. There are no steep slopes on the site.
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ZONING

ZONING HISTORY	<p>In 2004, Ordinance No. 11554, rezoned the front 140 feet of 1420 Crawford St. and the entire parcel of 1412 Crawford St. from R-1 Residential Zone to R-4 Special Zone with the following condition: Office use only.</p> <p>In 2009, Ordinance No. 12268, rezoned both subject properties from R-1 Residential Zone and R-4 Special Zone to R-4 Special Zone with conditions as follows:</p> <ol style="list-style-type: none"> 1. Working with the City Fire Chief on the turn-around; 2. Original site plan; and 3. A sight-obscuring fence at the end of the driveway.
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OTHER DEPARTMENT COMMENTS

No other department has provided comments for this application.

DISCUSSION OF STAFF RECOMMENDATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATIBILITY WITH ADOPTED PLANS</p> <p>There is no 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.</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>COMPATIBILITY WITH ADJACENT LAND USES</p> <p>The proposed lifting of condition does not affect the compatibility of the project with the adjacent land uses.</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>COMPATABILITY WITH DEVELOPMENT FORM</p> <p>The proposed lifting of condition does not affect the compatibility of the project with the adjacent development form.</p>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>CONCERNS WITH NUISANCES SUCH AS LOCATION, PARKING, & NOISE</p> <p>The proposed lifting of condition does place the parking of the proposed multi-family structures facing other R-4 Special Zone properties to the north of the subject properties.</p>

STAFF RECOMMENDATION

APPROVE