

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

CASE NUMBER: 2018-0020	PC MEETING DATE: 01/08/2018	APPLICANT: Adamson Developers
PROPERTY OWNER: JW Holdings LLC	PROPERTY ADDRESS: 1002 E. 10 th St. & 1006 Fairview Ave.	TAX MAP PARCEL ID: 1461-C-024, 1461-C-023
SIZE OF PROPERTY: 0.20 Acres ±	JURISDICTION: City of Chattanooga	REQUEST: U-RD-2 to U-RA-3

SUMMARY OF REQUEST: The applicant is requesting to rezone two properties fronting Fairview Avenue and East 10th Street from Form-Based Code Zoning U-RD-2 (Urban Residential Detached 2 stories) to U-RA-3 (Urban Residential Attached 3 stories).

SITE PHOTOGRAPHS



1002 E. 10th St. & 1006 Fairview Ave.



Public Notice Sign



10th Street Neighboring Properties

PROPERTY DESCRIPTION

EXISTING LAND USE Vacant	SURROUNDING LAND USES North: Park East: Residential South: Residential West: Residential	ACCESS Rear alley access from Fairview Ave.
TRANSPORTATION E. 10 th St. is an urban major collector (2-lane) road. There is CARTA transit service approximately 500 ft. to the north along E. MLK Blvd.	AVG. RESIDENTIAL DENSITY 4.95 Du/ac	ADJACENT RESIDENTIAL DENSITY 11.11 Du/ac
		NATURAL RESOURCES 1002 E. 10 th Street slopes up to elevation 722 from elevation 714 at 1006 Fairview Ave. The site is not located within the 100 Year Floodplain.

ZONING

ZONING HISTORY	<ul style="list-style-type: none"> In 2002, Ordinance No. 11363, rezoned this and other properties of the M.L. King Neighborhood to a variety of zones through a zoning study. In 2016, Ordinance No. 13071, the Form-Based Code Zoning study rezoned these properties from R-1 Residential Zone to U-RD-2 Urban Residential Detached 2 stories. 		
ZONE DISTRICT COMPATIBILITY	USE	CURRENT U-RD-2 ZONE	PROPOSED U-RA-3 ZONE
	Single-Family Residential	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Duplex	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Townhome	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Multi-Family Residential (up to 4 units)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	DEVELOPMENT STANDARDS	CURRENT U-RD-2 ZONE	PROPOSED U-RA-3 ZONE
	Lot Size	3,000 sq. ft.	1,350 sq. ft. for single-unit

			attached
	Setbacks	Primary Street: 10' min or avg. front setback. Side Street: 10' min Side: common lot line: 3' min Side: alley 5' min Rear: common lot line/alley: 25' min	Primary Street: 10' min / 30' max Side Street: 10' min / 30' max Side: common lot line/alley: 5' min Side: common lot line (one side only): 0' min Side: single-unit attached, between abutting units: 0' min Side: protected zone: 15' min Rear: common lot line/alley: 5' min Rear: protected zone: 15' min
	Building Height	2 Stories / 35' max	3 Stories / 40' max Max height within 30 feet of a protected zone: 2 stories/24' max. This height applies to the any new development within the first 30 feet from the eastern most property line of these properties.
	Density	11.6 ± DU/AC	25.8 ± DU/AC

OTHER DEPARTMENT COMMENTS

No other department has provided comments for this application.

DISCUSSION OF STAFF RECOMMENDATION

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH ADOPTED PLANS The Downtown Plan (adopted by City Council in 2004) recommends residential development in this area. The ML King plan (adopted by City Council in 2009) recommends residential for this area and specifically "single-family homes on the smaller vacant lots."
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH ADJACENT LAND USES Residential land use is compatible with surrounding land uses.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	COMPATABILITY WITH DEVELOPMENT FORM Residential attached development form is not compatible with the adjacent detached single family development form for this section of the ML King neighborhood.

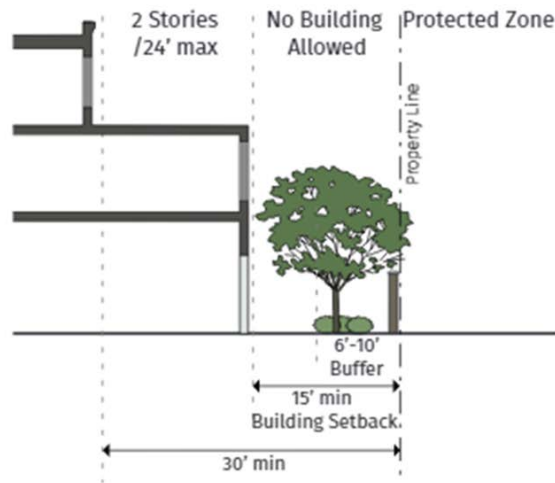
Yes No N/A

COMPATIBILITY WITH THE ZONING ORDINANCE

The proposed zoning would have to adhere to the height and buffer requirement required of a residential attached property as it abuts a Protected Zone, as follows:

B. Height Abutting a Protected Zone

The maximum height of any portion of a building or structure, except single-unit living detached, within 30 feet of a common lot line abutting a protected zone is 2 stories or 24 feet. Property separated by a street or alley is not considered abutting (see Sec. 38-748.(1)).



STAFF RECOMMENDATION

Based on introducing a new residential form, attached development, for this section of the ML King neighborhood staff recommends to deny the request.

DENY