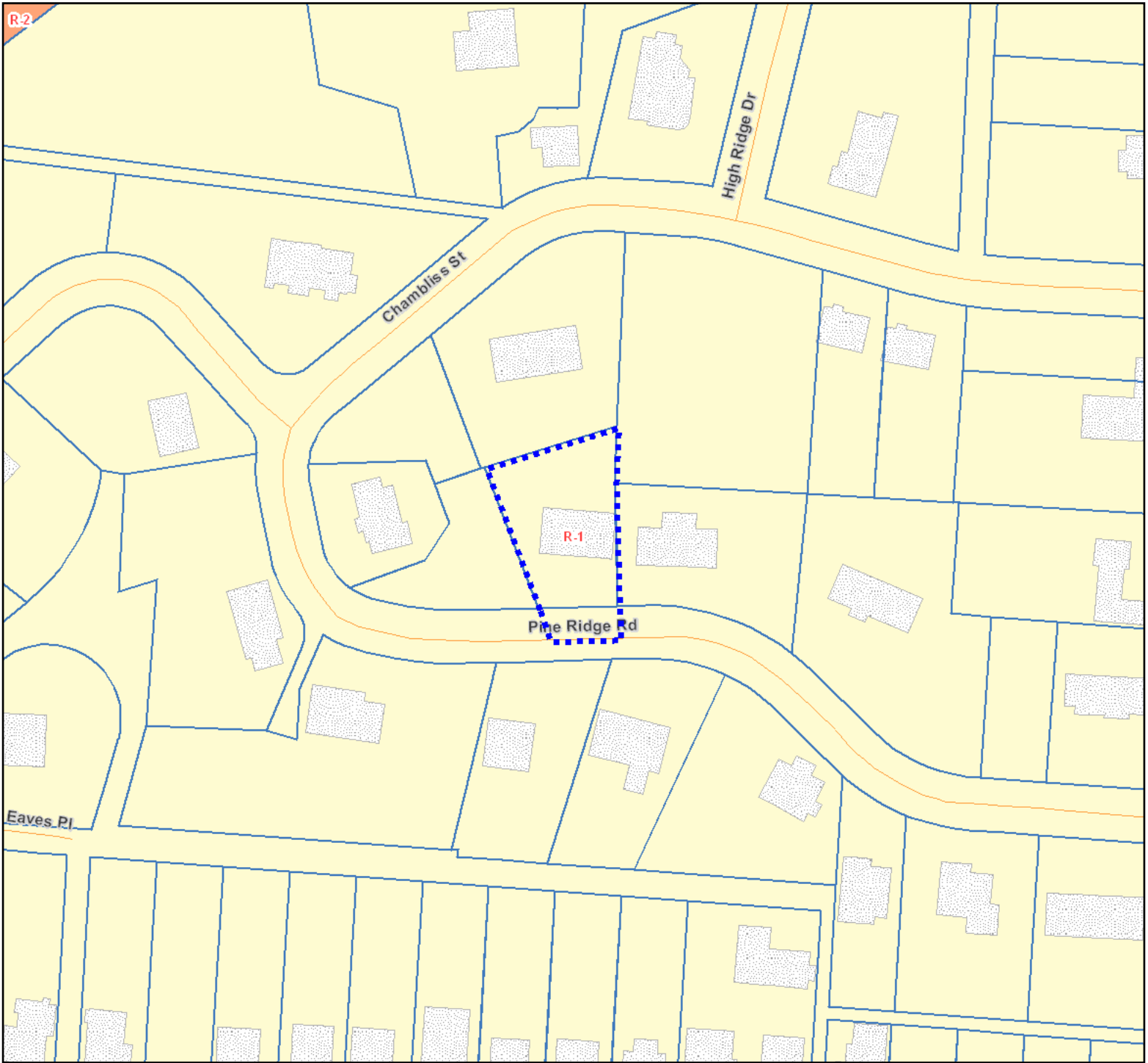


ZONING APPLICATION FORM

CASE NUMBER:	2014-083	Date Submitted: 07-10-2014					
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
1 Applicant Request							
Zoning	From: R-1	To: R-2					
	Total Acres in request area: 0.19						
2 Property Information							
Property Address:	319 Pine Ridge Road						
Property Tax Map Number(s):	135C-E-013						
3 Proposed Development							
Reason for Request and/or Proposed Use:	Building built as duplex and owners want to maintain original footprint & character						
4 Site Characteristics							
Current Zoning:	R-1						
Current Use:	Duplex						
Adjacent Uses:	Single Family, Apartments, Duplex nearby						
5 Applicant Information							
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.							
Name: Carl Buch		Address: 2112 Duncan Avenue					
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner					
City: Chattanooga	State: TN	Zip Code: 37404	Email: carlbuch0600@gmail.com				
Phone 1: 423-215-5198	Phone 2:	Phone 3:	Fax: 615-268-6001				
6 Property Owner Information (if not applicant)							
Name: Les Lazarus		Phone: 615-268-6001					
Address: 915 Lewisburg Pike Franklin, TN 37064							
Office Use Only:							
Planning District: 8B		Neighborhood: Hill City & North Shore					
Hamilton Co. Comm. District: 6		Chatt. Council District: 1	Other Municipality:				
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:					
Checklist							
<input checked="" type="checkbox"/>	Application Complete	<input checked="" type="checkbox"/>	Ownership Verification	<input checked="" type="checkbox"/>	Map of Proposed Zoning Area with dimensions		
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Total Acres to be considered: 0.19	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 10230-597							
Plat Book/Page: 12-24			<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 2		
<input checked="" type="checkbox"/>	Filing Fee:	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Check	Check Number: 1058	
Planning Commission meeting date: 8-11-2014			Application processed by: Marcia Parker				



2014-083 Rezoning from R-1 to R-2



106 ft

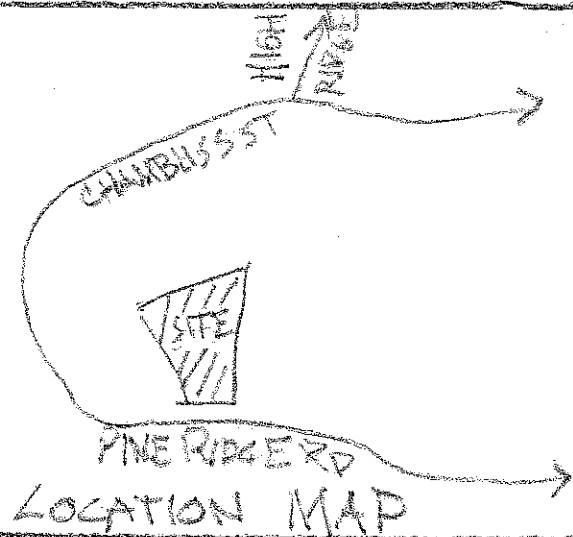
Chattanooga Hamilton County Regional Planning Agency



RECEIVED

JUL 10 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services



CHAMBLISS RD

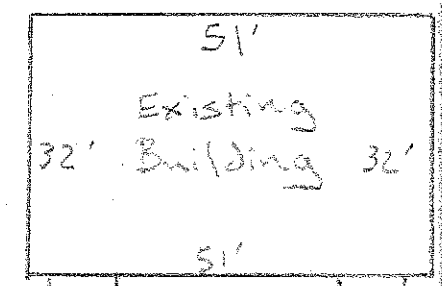
ZONED R-1

ZONED R-1

ZONED R-1

ZONED R-1

TREES



ZONED R-1

ZONED R-1

PINE RIDGE RD

ZONED R-1

ZONED R-1

ZONED R-1

NOTES:

- A. CURRENT ZONING R-1
- B. 8,8580^{sq} ft, 19 AC
- C. USE EXISTING BUILDING
- D. NO LANDSCAPE ORDINANCE
- E. N/A DUMPSTER



GRAPHIC SCALE

PROPERTY PLAN

SCALE: 1"=24' JULY 10, 2014
 FOR:
 LES LAZARUS
 319 PINE RIDGE RD
 CHATTANOOGA, TN 37405
 615.268.6001
 CONTACT:
 BROADVIEW PROPERTY SOLUTIONS
 CARL BUCH
 2112 DUNCAN AVE
 CHATTANOOGA TN 37404
 423.215.5198
 CARLBUCH0600@GMAIL.COM
 TAX MAP #: 135C E 013

2014-083

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-083	PC Meeting Date: 08-11-14
Applicant Request:	Rezone from R-1 Residential Zone to R-2 Residential Zone	
Property Location:	319 Pine Ridge Road	
Property Owner:	Les Lazarus	
Applicant:	Carl Buch	
Staff Recommendation:	DENY	

PROJECT ANALYSIS**RPA Land Use & Transportation Comments****Project Description**

The applicant is requesting an R-2 Residential Zone for an existing duplex that is currently zoned R-1 Residential Zone.

Site Description

The 0.19 acre site currently contains an existing unoccupied duplex. Surrounding properties are zoned R-1 Residential Zone with a new single-family residence under construction to the west of the site, a four-unit residence and vacant property to the rear, and a single-family house to the east.

Zoning History

This site was rezoned to R-1 Residential Zone in 1999 as part of the Hill City Zoning Study. The site had formerly been zoned R-2 Residential Zone.

Plans/Policies

This site is within the 2003 Hill City-Northside Neighborhood Plan. The Plan recommends Urban Single-Family Residential at this site. This land use is defined by the plan as a classification intended for detached single-family dwellings with lot sizes as small as 5, 000 square feet.

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

RPA Summary

RPA recommends denying the applicant's request to rezone this lot from R-1 Residential Zone to R-2 Residential Zone for a duplex. During the public meetings for the 2003 Hill City-Northside Neighborhood Plan, local stakeholders consistently voiced concern over the need to stabilize the single-family character of this vicinity of the neighborhood. The 1999 Hill City Zoning Study recommended R-1 Residential for this site. The adopted 2003 Hill City-Neighborhood Plan reinforced the actions of the 1999 Zoning Study's by recommending this lot remain single-family residential. The Neighborhood Plan's intent is to preserve the existing single-family housing while maintaining a balance of housing types through future duplex developments in only selected areas of the neighborhood. Although the plan does recommended duplexes, for certain portions of Hill City, this location is not one of those areas.

STAFF CASE REPORT TO PLANNING COMMISSION

This recommendation is intended to maintain the integrity of the residential neighborhood.