

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-136	PC Meeting Date: 12-8-14
Applicant Request:	Rezone from C-7 North Shore Commercial/Mixed Use Zone and R-2 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone	
Property Location:	677 and 703 Hamilton Avenue	
Property Owner:	Jim Wilson and Hamilton Avenue Partners	
Applicant:	GreenSpaces NextGen LLC	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to re-subdivide the existing two lots into four lots and develop four "Net Zero" houses.

Site Description

The two existing lots total 0.44 acres and front both Hamilton Avenue on the east and North Market Street on the west. The lots are currently vacant.

There is a significant grade change across this property with Hamilton Avenue being approximately 50 feet higher than North Market Street. Due to the steepness of the slope, the applicant proposes to access parking with individual drives from Hamilton Avenue. Traffic on this portion of Hamilton Avenue is limited to one-way travel going south. No vehicular access is proposed from North Market Street.

Land uses to the north and east are single-family residential with attached townhomes to the immediate south. Commercial uses are located to the west, directly across North Market Street.

Adjacent zones include the R-1 Residential Zone to the north and east, RT-1 Residential Townhouse Zone and C-7 North Shore Commercial/Mixed Use Zone to the south and M-1 Manufacturing Zone to the west.

Zoning History

The northern lot is zoned R-2 Residential.

The southern lot was rezoned from R-2 Residential to RT-1 Residential Townhouse Zone in 2009, along with the property to the immediate south, which was subsequently developed with townhomes. In 2013, the same lot was again rezoned from RT-1 Residential Townhouse Zone to C-7 North Shore Commercial Mixed Use Zone, "subject to restricting building height to a maximum of 36 feet, including the parapet and other roof treatments, fronting North Market Street."

These lots are located within the Urban Overlay Zone, which allows a maximum density of 12 units per acre and minimum lot widths of 25 feet for Zero Lot Line units.

Plans/Policies

The property is located within the study boundary of the 2007 North Shore Plan. The North Shore Plan recommends "low-intensity mixed-use" development in this location, however that recommendation

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was based on the assumption that the development of these lots would front North Market Street. The North Shore Plan also recommends a greater mix of housing types with densities of 12 units per acre or greater to support transit and other urban services. The Plan states that such medium density residential uses should provide a transition between commercial uses and single-family residential uses and should be sympathetic to the scale of existing homes.

Regarding zoning, the North Shore Plan recommends the extension of C-7 North Shore Commercial/Mixed Use Zone zoning for all of North Market Street between Frazier Avenue and Peak Street (north of this site), but again that recommendation was based on the assumption that the development of these lots would front North Market Street. The Plan did recognize that development on properties which front both North Market Street and Hamilton Avenue could address either street.

Because of the view of this development from North Market Street, the applicant is encouraged to provide landscaping on the remaining un-built portion of the lots along North Market Street.

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.

Chattanooga Department of Transportation:

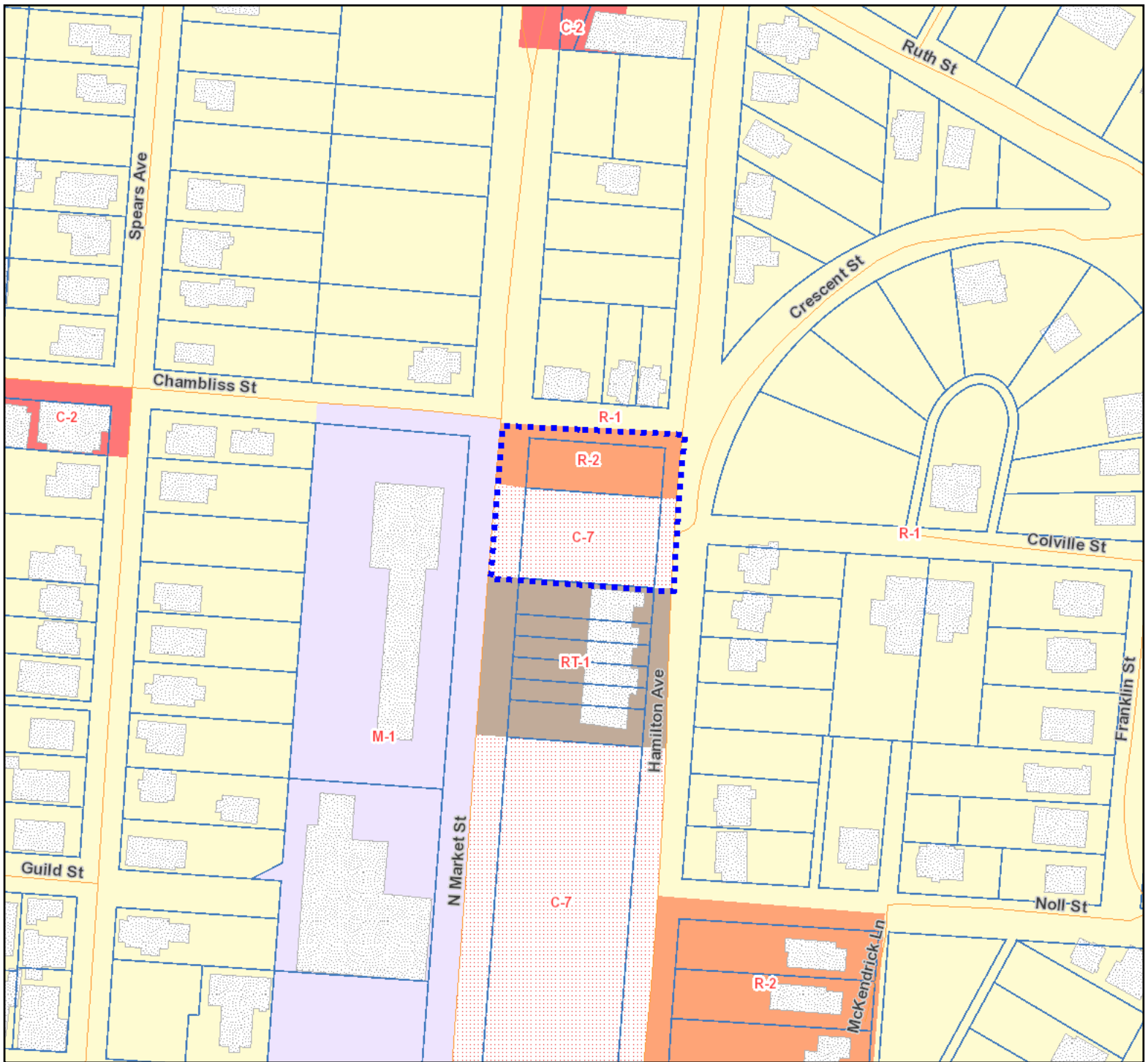
1. Driveways shall have a maximum slope of 15% and a minimum (10) ten-foot deep landing.
2. The slope at the access point of the road shall be a maximum of five percent (5%).
3. A minimum (5) five-foot sidewalk is required parallel to the roadway with a maximum (2%) two percent cross-slope allowed along the entire sidewalk width.

RPA Summary

The proposed development is in keeping with the intent of the R-T/Z Residential Zone to provide "standards which will foster compatibility between R-T/Z development and lower density, standard single-family uses."

The proposed residential use is also supported by the North Shore Plan.

The RPA recommends approval of the applicant's request to rezone from C-7 North Shore Commercial/Mixed Use Zone and R-2 Residential Zone to R-T/Z Residential Townhouse/Zero Lot Line Zone.



2014-136 Rezoning from R-2 and C-7 to R-T/Z

141 ft

Chattanooga Hamilton County Regional Planning Agency