

ZONING APPLICATION FORM

CASE NUMBER:	2014-061	Date Submitted: 6-4-2014
(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: 0.34+ or -	
2 Property Information		
Property Address:	2506 Ocoee Street	
Property Tax Map Number(s):	136M-Q-018	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Construct a Duplex	
4 Site Characteristics		
Current Zoning:	R-1 Residential Zone	
Current Use:	Vacant	
Adjacent Uses:	Residential & Commercial	
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: TC Development, LLC/Trey Stanley	Address: 633 Chestnut Street Suite 630	
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: 37450
Email: trey@re3h.com		
Phone 1:423-243-8404	Phone 2:	Phone 3:
		Fax:
6 Property Owner Information (if not applicant)		
Name: Same	Phone:	
Address:		
Office Use Only:		
Planning District: 8B	Neighborhood: Avondale Neighborhood	
Hamilton Co. Comm. District: 5	Chatt. Council District: 9	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: 0.34	<input checked="" type="checkbox"/> Deeds
		<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 9943-661		
Plat Book/Page: 2-43	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 2
<input checked="" type="checkbox"/> Filing Fee: \$150.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check
		Check Number: 3030
Planning Commission meeting date: July 14, 2014	Application processed by: Marcia Parker	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-061	PC Meeting Date: 07-14-14
Applicant Request:	Rezone from R-1 Residential Zone to R-2 Residential Zone	
Property Location:	2506 Ocoee Street	
Property Owner:	TC Development, LLC/Trey Stanley	
Applicant:	Same	
Staff Recommendation:	DENY	

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

The applicant is proposing to construct a two-family dwelling (duplex).

Site Description

The 0.34 acre site is currently vacant. Uses on the adjacent properties to the north and east are residential and commercial on the south and west. Directly across from the site, on Ocoee Street, is a duplex, a vacant home, and a single-family residence. Directly adjacent to the site on the east is a single-family residence and on the south side across Hiawasse Street is vacant property.

Zoning History

In 2004, as part of the Avondale Neighborhood zoning study (Case number 2004-172, Ordinance 11622), multiple properties were rezoned from R-2 Residential Zone and R-3 Residential Zone to R-1 Residential Zone. The requested site was rezoned from R-2 Residential Zone to R-1 Residential Zone at that time.

Plans/Policies

This site is within the 2004 Avondale Neighborhood Plan. The 2004 Avondale Neighborhood Plan recommends single-family residential for this parcel. This land use is defined by the Neighborhood Plan as only detached single-family dwellings.

City Departmental Infrastructure & Operational Comments

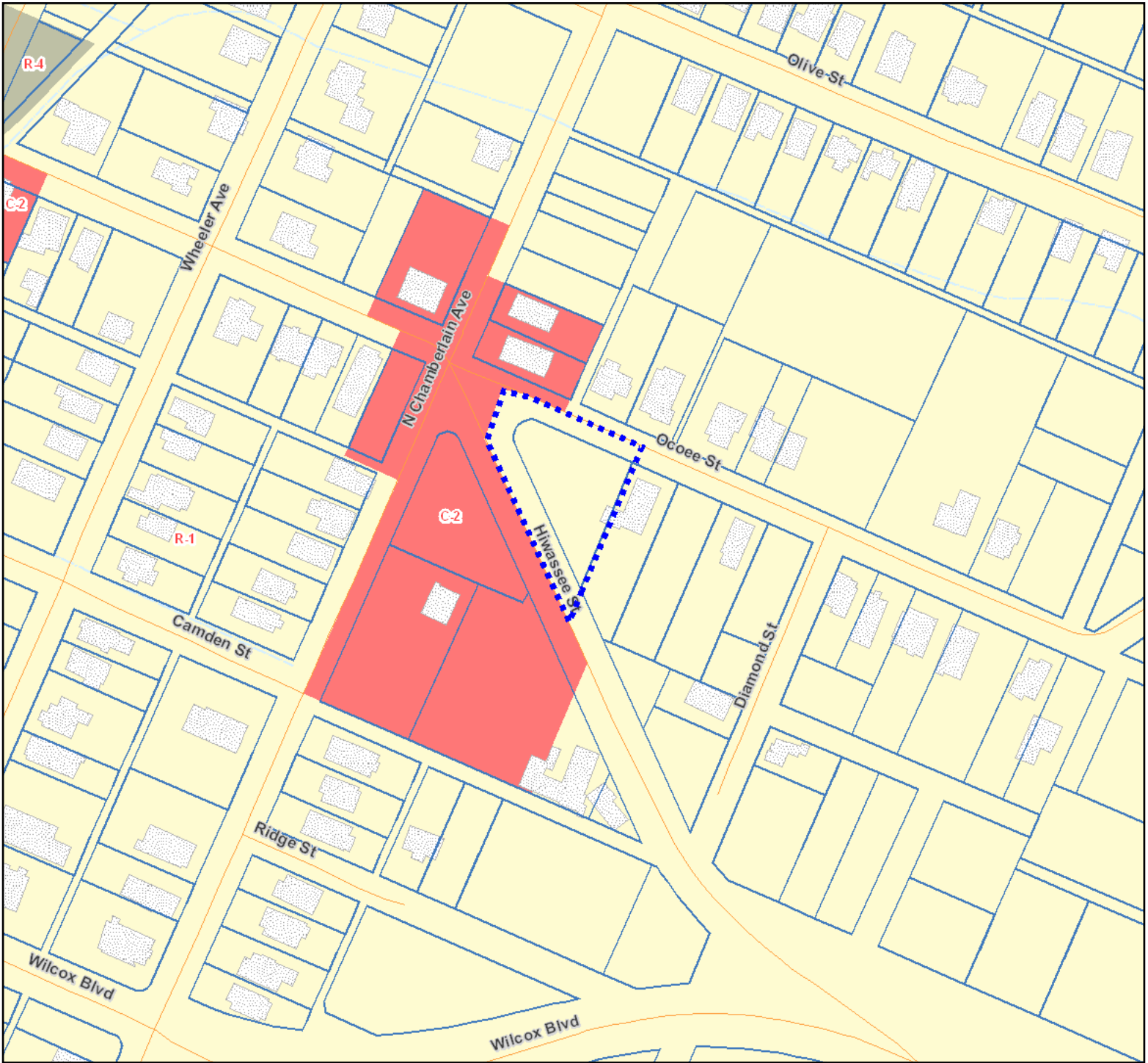
All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City 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 2506 Ocoee Street from R-1 Residential Zone to R-2 Residential Zone for a duplex. During the public planning process for the zoning study that rezoned this property to R-1 Residential, local stakeholders consistently voiced concern over the balance of duplex housing and single-family residences in the community. That study emphasized that the Avondale Neighborhood Plan seeks to preserve existing single-family housing while maintaining a balance of housing types and that future duplexes may be recommended in selected areas of the neighborhood. Although the plan does have a recommended land use, that includes duplexes, for certain portions of Avondale, this location is not one of those areas. The adopted 2004 Avondale Neighborhood Plan recommends this lot remain single-family residential. That category is "typified by detached single-family dwellings". This recommendation is intended to maintain the integrity of the

STAFF CASE REPORT TO PLANNING COMMISSION

residential neighborhood.



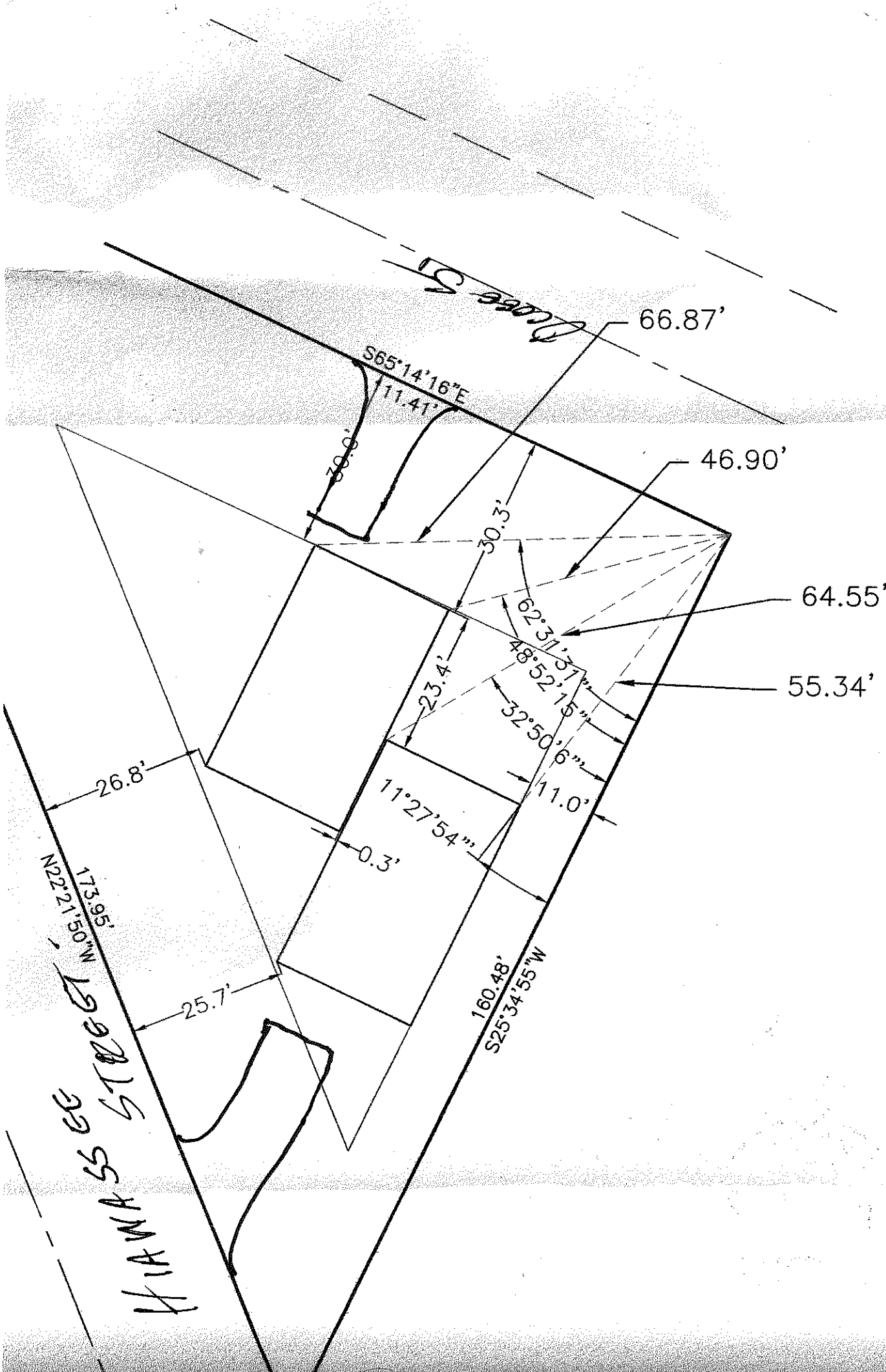
2014-061 Rezoning from R-1 to R-2



173 ft

Chattanooga Hamilton County Regional Planning Agency





HANASS STREET

ONE ST

N22°21'55\"/>

160.48'
S25°34'55\"/>

S65°14'16\"/>

66.87'

46.90'

64.55'

55.34'

26.8'

25.7'

39.0'

11.41'

30.3'

62°31'37\"/>

48°52'15\"/>

32°50'6\"/>

23.4'

11°27'54\"/>

11.0'

0.3'