

ZONING APPLICATION FORM

CASE NUMBER:	2014-050	Date Submitted: 05-09-2014
(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-3
	Total Acres in request area: .41 acres	
2 Property Information		
Property Address:	5209 St. Elmo Avenue	
Property Tax Map Number(s):	167J-M-008	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Proposed to restore building into a multiple family dwelling for young professionals	
4 Site Characteristics		
Current Zoning:	R-1	
Current Use:	Single Family Residential	
Adjacent Uses:	Single Family Residential	
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: Patrick Johnson	Address: 5301 St. Elmo 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: 37409
Email: patrickmoffitjohnson@gmail.com		
Phone 1: 423-715-5889	Phone 2:	Phone 3:
Fax:		
6 Property Owner Information (if not applicant)		
Name: Same	Phone:	
Address:		
Office Use Only:		
Planning District: 8C	Neighborhood: Community Assn of Historic St Elmo	
Hamilton Co. Comm. District: 6	Chatt. Council District: 7	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: .41	<input checked="" type="checkbox"/> Deeds
		<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 9874-86		
Plat Book/Page: 6-67	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 2
<input checked="" type="checkbox"/> Filing Fee:	Cash	<input checked="" type="checkbox"/> Check
Check Number: 1224		
Planning Commission meeting date: 06-09-2014	Application processed by: Marcia Parker	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-050	PC Meeting Date: 06-09-14
Applicant Request:	Rezoning from R-1 Residential Zone to R-3 Residential Zone	
Property Location:	5209 St. Elmo Avenue	
Property Owner:	Patrick Johnson	
Applicant:	Same	
Staff Recommendation:	Approval with conditions of 1) existing structure only and 2) subject to the review of parking and access by the City Traffic Engineer	

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

The applicant is proposing to renovate an existing building for four or five apartments marketed to young professionals and/or students. The applicant states that the house was converted into a quadraplex in 1935 and was already being used as a multiple family dwelling, until he purchased it in 2014. At that time, the property was vacated. The applicant plans to shift parking from on-street to on-site with a gravel lot to be placed to the rear of the building.

Site Description

The 0.41 acre site currently contains a residential structure (built around 1910) that was previously classified in the Hamilton County tax records as a multi-family residence. Upon requesting a building permit to renovate the existing apartments, the applicant was informed by the City of Chattanooga Land Development Office that the property had lost its legal non-conforming status as a multi-family residence. The adjacent properties contain single-family residential uses. The existing 2½ story building is approximately 2,700 square feet on lots with a combined total of 17,396 square feet.

Zoning History

The site was rezoned from R-2 Residential Zone to R-1 Residential Zone in March 2005 by Ordinance No. 11675 as part of the 2005 St. Elmo Zoning Study.

Plans/Policies

This site is within the St. Elmo Historic District as well as the 2001 St. Elmo Community Plan.

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

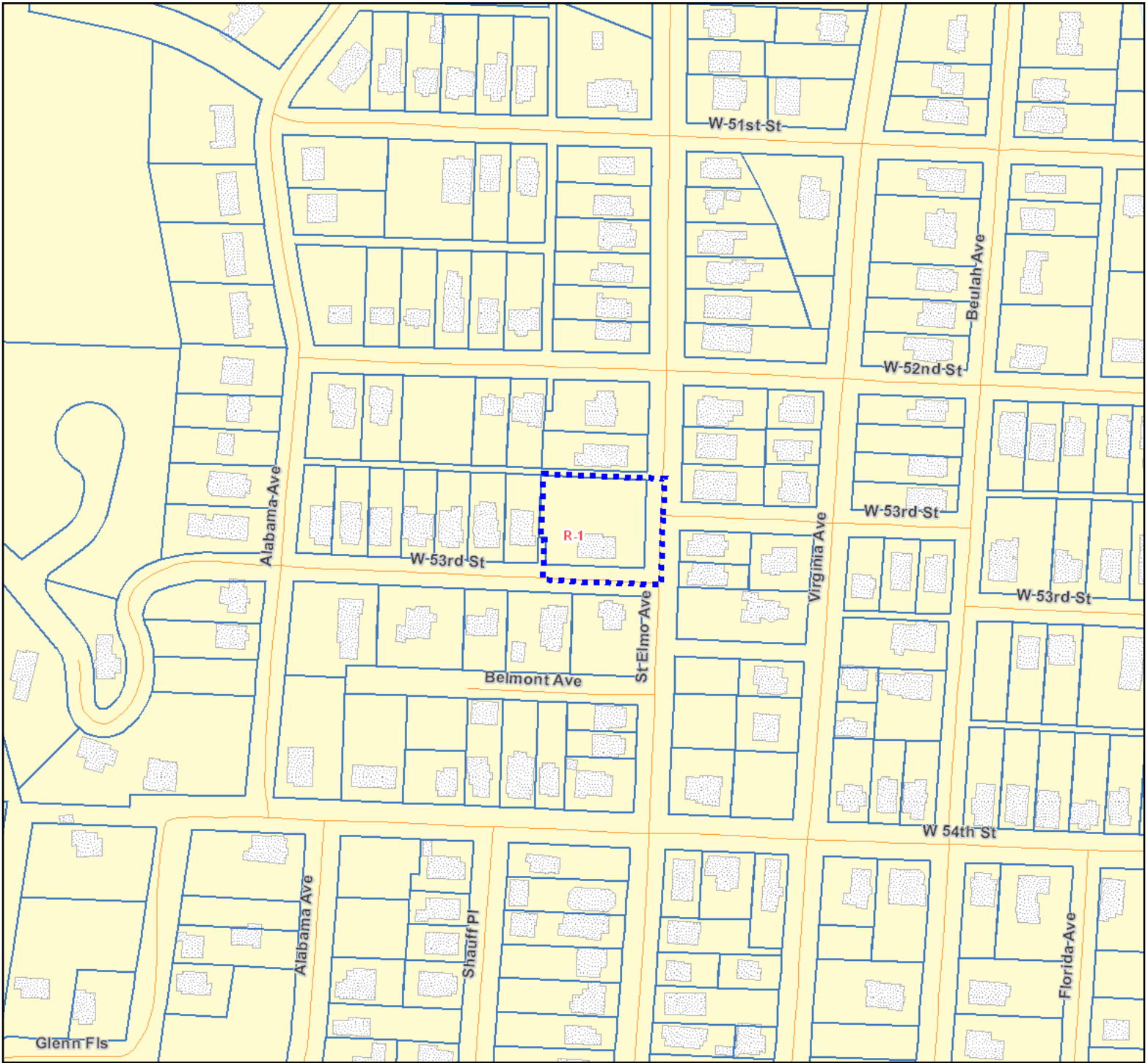
Approval is recommended for R-3 Residential zoning with the condition that the proposed use is tied to the existing structure only and is subject to the review of parking and access by the City Traffic Engineer. Based on the large size of the lot and corner location along St. Elmo Avenue, this project maybe considered in keeping with the character of the historic neighborhood. The apartment units proposed should provide opportunities for a more diverse, mixed-income neighborhood as desired for this urban setting. Per the St. Elmo Community Plan, "the goal for the St. Elmo community is to create and

STAFF CASE REPORT TO PLANNING COMMISSION

maintain a vibrant neighborhood in which residents of different ages as well as various racial, social, and economic backgrounds can live together in harmony, appreciating and enjoying each other's differences as well as commonalities." The Plan also states that "The Mixed-Use Residential District acknowledges that the primary use is low to moderate density residential (single-family and duplexes). However, corner stores, offices, churches and higher density residential uses may be appropriate in specific locations. The appropriateness of these uses should be based on the following factors: location on a corner, proximity to similar intensity uses and location on a major street such as St. Elmo Avenue, Alabama Avenue or Tennessee Avenue."

The proposed multi-family residential structure is located on a corner lot on St. Elmo Avenue. Based on a recent windshield survey of the St. Elmo neighborhood, several multi-unit buildings can be found scattered throughout the district, with the largest concentration found in the historic core (near 49th Street and above).

Although surrounded by R-1 Residential zoning, rezoning to R-3 Residential Zone would not be considered a spot zone because it is located in a mixed-use neighborhood, the use is substantiated by an adopted plan, and there are similar uses found in the area.



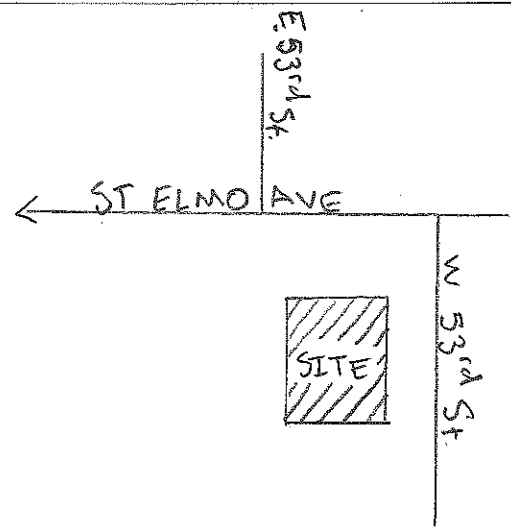
2014-050 Rezoning from R-1 to R-3



200 ft

Chattanooga Hamilton County Regional Planning Agency





ZONED R-1

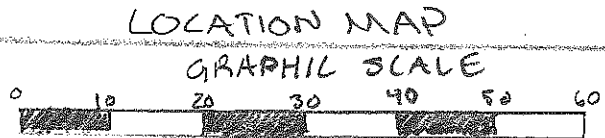
ZONED R-1

ZONED R-1

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ZONED R-1

ST ELMO AVENUE



NOTES:

- A. CURRET ZONE R-1
- B. 17,894^{sq} ft, .41 AC, .14^{sq} UNIT DWELLING
- C. USE EXISTING HOUSE
- D. EXISTING FENCE .XXXX.
- E. TRASH CANS PER UNIT TO BE TAKEN TO ST. (N/A DUMPSTER)
- F. 5 NEW PARKING SPACES

PROPERTY PLAN

SCALE: 1" = 20' MAY 9th 2014
TAX MAP NO. 167J-M-008

CHATTANOOGA, TN

FOR: PATRICK M JOHNSON
5301 ST ELMO AVE
CHATTANOOGA, TN 37409
PHONE: 423-715-5889

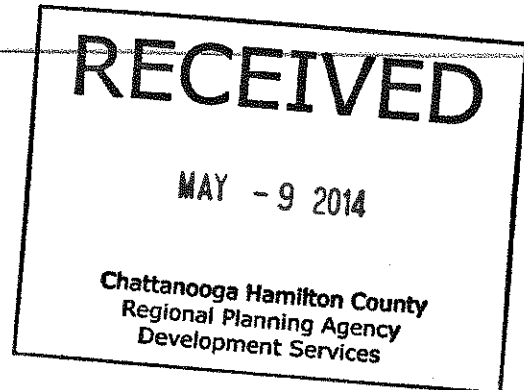
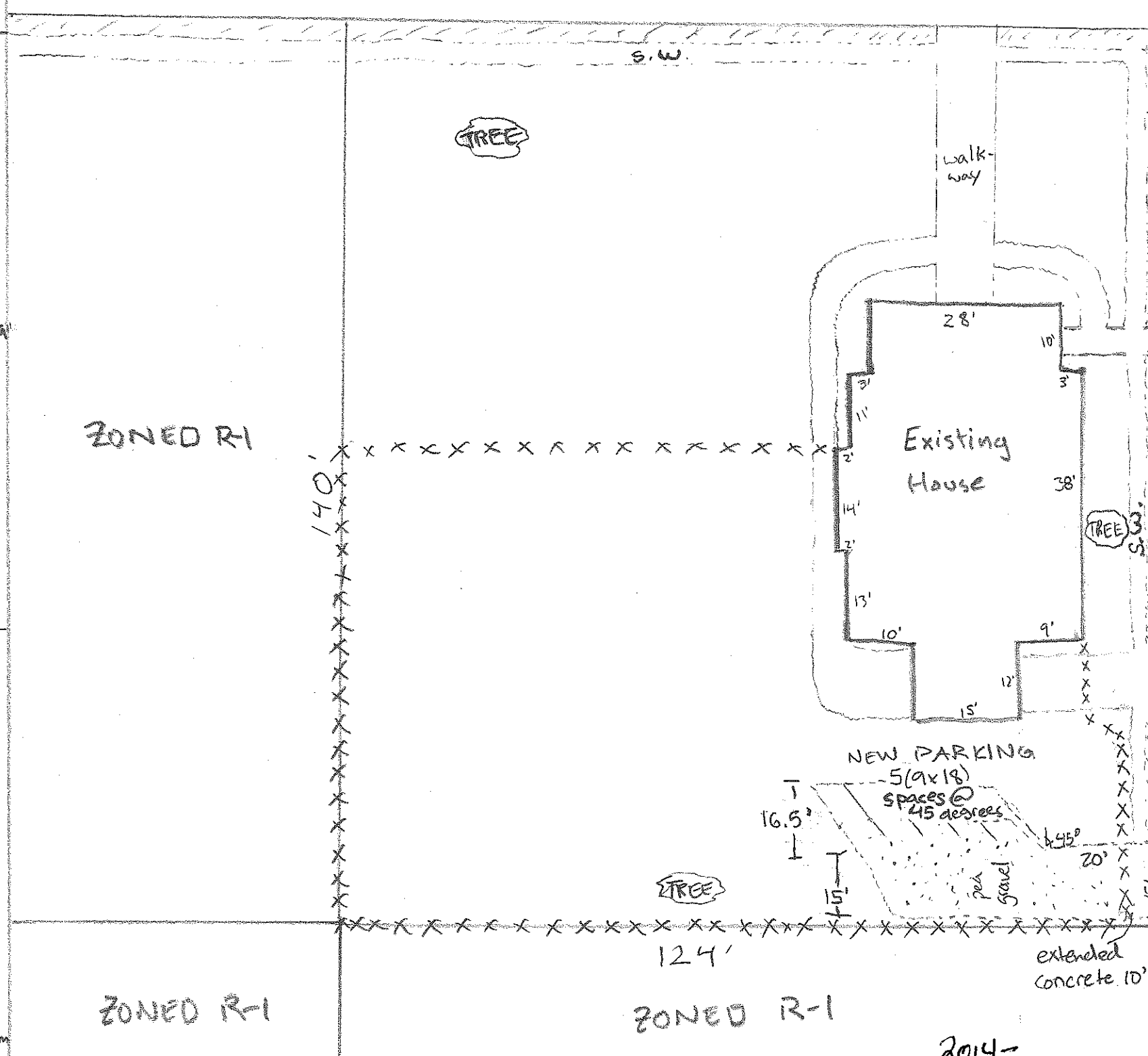
EMAIL: patrickmoffittjohnson@gmail.com

ZONED R-1

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2014-



ZONED R-1

W. 53rd St.

ZONED R-1

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