

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-123	PC Meeting Date: 11-10-14
Applicant Request:	Lift condition from Ordinance 12667	
Property Location:	6803, 6807, and 6811 McCutcheon Road	
Property Owner:	Michael Oswald / Donald Skiles	
Applicant:	Chattanooga Engineering Group	
Staff Recommendation:	DENY	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to lift the condition imposed by Ordinance 12667 which only allows the conversion of existing garages into two one-bedroom apartments. The proposal is to construct five multi-family buildings, comprised of four quadplexes and one triplex, with 37 parking spaces for total of 19 residential units.

Site Description

The 1.70 acre site consists of three parcels of land. There is a single-family residence and two garages at 6811 McCutcheon Road. The property abuts four R-2 Residential Zone properties, developed with two-family dwellings, along its western property line. The house to the east, currently zoned R-1 Residential Zone, is developed with a two-unit dwelling. North of the subject property is a City of Chattanooga Stormwater facility. Properties to the south are a mix of residential and office uses and zones.

Zoning History

The subject property was rezoned from R-1 Residential Zone to R-3MD Moderate Density Zone in 2012 (Case 2012-131), Ordinance 12667. Approval was subject to proposed use only.

Plans/Policies

Development in the subject area is guided by the Shallowford Road-Lee Highway Area Plan (2004) and the Hamilton County Comprehensive Plan 2030. The proposed rezoning site is located in the Outer Suburban Sector of the Comprehensive Plan 2030. The housing recommendation for that sector states:

Residential areas may continue to be kept separate from non-residential areas. Conventional residential subdivisions with some improvements are appropriate here. Single-family residential is separated from multi-family residential. However, Traditional Neighborhood Development is also encouraged. Medium and perhaps some high-density residential may be appropriate if incorporated in single-family residential development. Higher-density residential should be adjacent to a commercial center.

The more specific Shallowford Road-Lee Highway Area Plan recommends low-density residential development for this site. That land use is described as having “detached single-unit dwellings dominate; some exceptions made for townhouses, patio homes and two-unit dwellings if density is compatible.”

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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.

Additional requirements, if needed, are indicated by department below either as comments or as conditions recommended to be attached to the final ordinance.

Transportation

They would have to widen the street to 22' from the intersection with Hickory Valley Rd. to the eastern edge of their property.



RPA Summary

The Regional Planning Agency is recommending denial of the applicant's request because the proposed development is not supported by the approved land use plan. In addition to single-family homes, that plan supports townhouses, patio homes and two-unit dwellings "if density is compatible". In the previous rezoning case, the applicant's proposal of three dwelling units would have increased the density to 1.8 dwelling units per acre which was considered a compatible density for the area. However,

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the current proposal would increase the density to 12 units an acre.

In 2013 City Council approved an R-3 Residential Zone east of the subject property on McCutcheon Road for a 250 unit apartment complex on 16.5 acres, the proposed density was 15.2 dwelling units an acre. This rezoning was not supported by the land use plan, but the site's uniqueness (being the only 16 acre site in close proximity to the Lee Highway and Shallowford Road commercial node) in large part contributed to the approval. As part of that case, it was noted that development of multi-family residences at that location met the Comprehensive Plan recommendation to place higher-density residential adjacent to commercial centers. That proposed site acted as a transition from the Lee Highway commercial strip moving westward to lower-intensity residential uses.

This new proposal does not match these characteristics. The site is much smaller (1.7 acres vs. 16.5 acres), and is located further away from the Lee Highway commercial corridor and in closer proximity to established low-moderate density residential area. These factors make it more problematic to develop at the proposed density (12 du/acre) when the development pattern of the immediate area averages 4 to 8 dwellings/acre. The overall scale of the development is incompatible with the adjacent properties. Therefore, staff recommends denial of this request.

If Planning Commission is considering approval of this request then the Regional Planning Agency is requesting that conditions be added to ensure the continuing compatibility of R-3MD Moderate Density Zone at this location:

- 1) Approval of the City Traffic Engineer regarding any required transportation system improvements; and
- 2) Cap maximum density to an average for this segment of McCutcheon Road.