

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-057

PC Meeting Date: 04-13-15

**Applicant Request****Rezone from R-1 Residential Zone to R-4 Special Zone**

<b>Property Location:</b>	<b>2211 and 2217 Hickory Valley Road</b>
<b>Property Owner:</b>	<b>Diantha Swift</b>
<b>Applicant:</b>	<b>Becky Lockwood</b>

**Project Description**

- Use existing two residential structures on a combined 4.6-acre site for office and/or residential uses.
- Site plan shows a separate ingress/egress drive for each building.

**Site Analysis****Site Description**

- The 4.6-acre site is located on the west side of Hickory Valley Road approximately 1,200 feet north of the intersection with Lee Highway.
- Tennessee Department of Transportation Functional Classification: Urban Minor Arterial.
- Access: Currently, access to the site is from Hickory Valley Road.
- Development form: The site contains two large lots. Parcel 148D-D-023 has 190 feet of road frontage and is 645 feet deep. Parcel 148D-D-024 has 110 feet of road frontage and is 640 feet deep. Adjacent lots to the north and south have similar dimensions.
- Land Uses: North- adjacent property on the north side is a 2.3-acre vacant site; East- Two large commercial buildings with loading areas and dumpster facing Hickory Valley Road; South- church and school; West- Single-family homes fronting on Beeler Avenue abut at the rear.
- Density: Average residential density on Beeler Avenue is 2.1 dwelling units per acre.

**Zoning History**

- The site is currently zoned R-1 Residential.
- The zoning of the adjacent properties are as follows: North- RT-1 Residential Townhouse Zone; East- (across Hickory Valley Road) C-2 Convenience Commercial; South and West- R-1 Residential.
- The nearest R-4 Special Zone is approximately 170 feet to the north.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

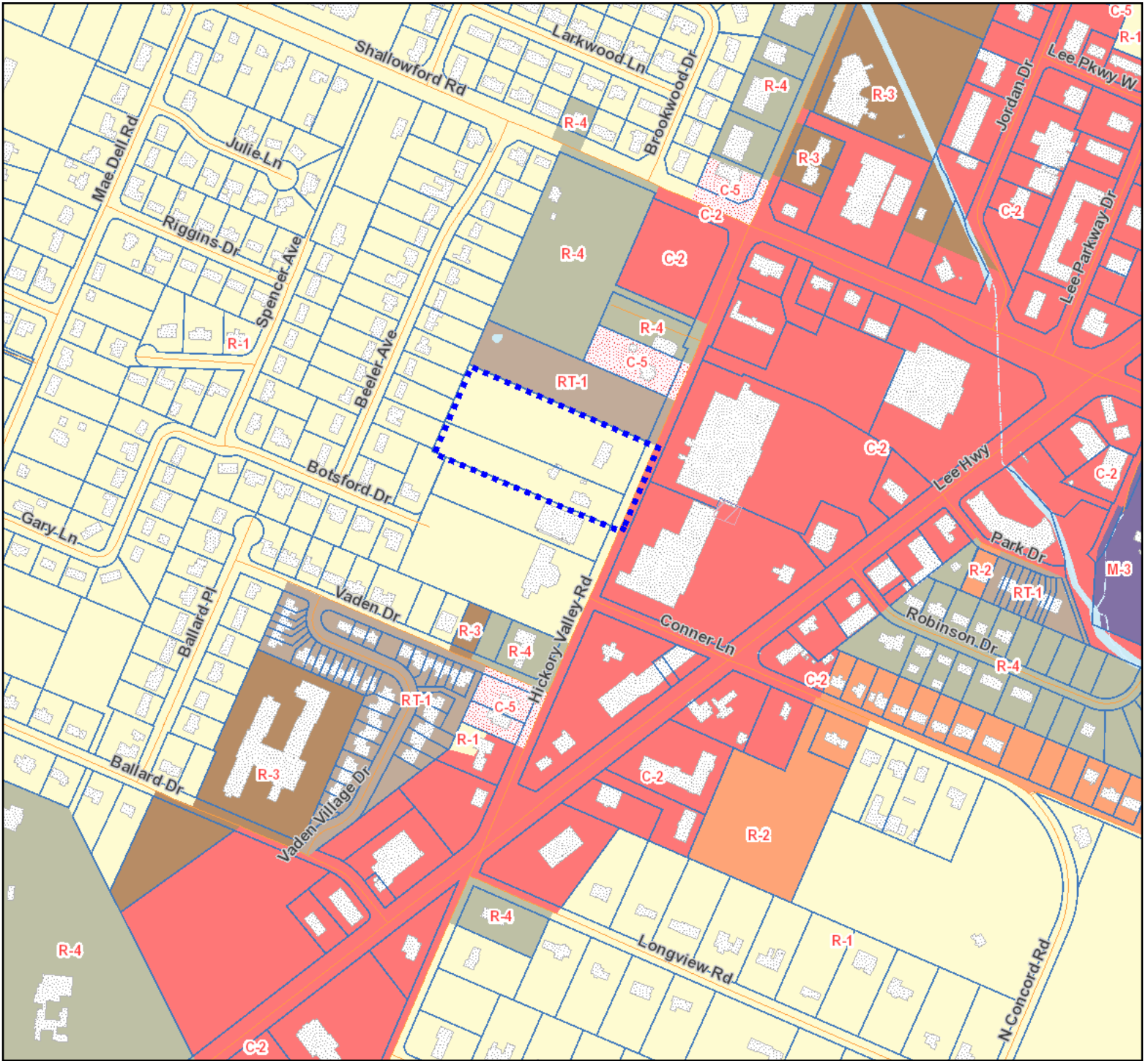
- The requested R-4 Special Zone allows single-family homes, duplexes, multi-family residential (apartments), lodging house, bed and breakfast uses, offices, banks, and other similar uses.
- The Shallowford Road-Lee Highway Area Plan (adopted by City Council in 2005) recommends office and residential uses compatible to the surrounding neighborhood.

**Key Findings**

- The proposal is supported by the adopted Land Use Plan for the area.
- The proposal to use the existing buildings is consistent with the development form of the area.
- The proposal would not be an extension of an existing zone, however, there is R-4 zoning to the north and south of the site along Hickory Valley Road.
- It is not clear why the R-4 Special Zone is being requested when the O-1 Office Zone would permit office and single-family residential uses only.
- The applicant is encouraged to meet with the Land Development Office before increasing the amount of impervious surface on the site.

**Staff Recommendation**

Approval, subject to use of existing buildings only.



## 2015-057 Rezoning from R-1 to R-4



467 ft

Chattanooga Hamilton County Regional Planning Agency

