

PLANNING COMMISSION CASE REPORT

Case Number: 2015-147

PC Meeting Date: 12-14-15

Applicant Request

Rezone from R-1 Residential Zone to R-2 Residential Zone

Property Location:	2012, 2018 Jenkins Road
Property Owner:	Lorrie Cantrell
Applicant:	Lorrie Cantrell

Project Description

- Proposal: Rezone a 1.28-acre portion of two lots to convert an existing single-family home to a duplex and build a new duplex. The two lots have a combined total area of 3.4 acres. The proposal is to have one duplex on the front portion of each lot.
- Proposed Access: Jenkins Road
- Proposed Development Form: Convert an existing 1-story single-family home to a duplex and build a new duplex.
- Proposed Density: The proposed density is 1.47 dwelling units per acre (2 duplexes and a single family dwelling on total 3.4-acre lot area)

Site Analysis

Site Description

- Location: The site is located on the east side of Jenkins Road, approximately 2,000 feet north of Igou Gap Road in the East Brainerd area.
- Current Access: Jenkins Road
- Current Development form: There are mostly one-story homes and some 2-story homes on 1 to 1.5-acre lots along this section of Jenkins Road.
- Current Land Uses: A 10-acre lot with a single-family home is adjacent to the north of the site. A 1-acre lot with a single-family home is adjacent to the site on the south. The East Brainerd Youth Athletic Association recreation area with baseball and softball fields is located east and adjacent to the site. Single-family homes are located across the street to the west.

Zoning History

- The site is currently zoned R-1 Residential.
- All properties east, south, and west of the site are zoned R-1 Residential. All (or a portion of) properties north of the site on both sides of Jenkins Road all the way up to Shallowford Road are zoned R-2 Residential.
- The nearest R-2 Residential Zone (same as the request) is adjacent to the site on the north side. Based on a review of the Hamilton County tax parcel records, these properties are noted as single family residential and owner-occupied (mailing address and parcel address are the same).
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The East Brainerd Corridor Community Plan (adopted by City Council in 2003) recommends Low Density Residential (up to 5 dwelling units per acre). Townhomes or duplexes may be considered if the development meets the *appropriate* density. However, the plan specifically notes that R-2 zoning is only appropriate in areas designated for Medium Density Residential. The plan notes that "It is preferable to locate additional medium density two-family dwellings in or near the Neighborhood Commercial areas or major roadways." The Land Use Policy map designates parcels adjacent to the East Brainerd Road Corridor and the Shallowford Road-Jenkins Road intersections as locations for this type of use.
- The R-1 Residential Zone only permits single-family dwellings.
- The R-2 Residential Zone permits single-family dwellings and two-family dwellings (duplexes). The

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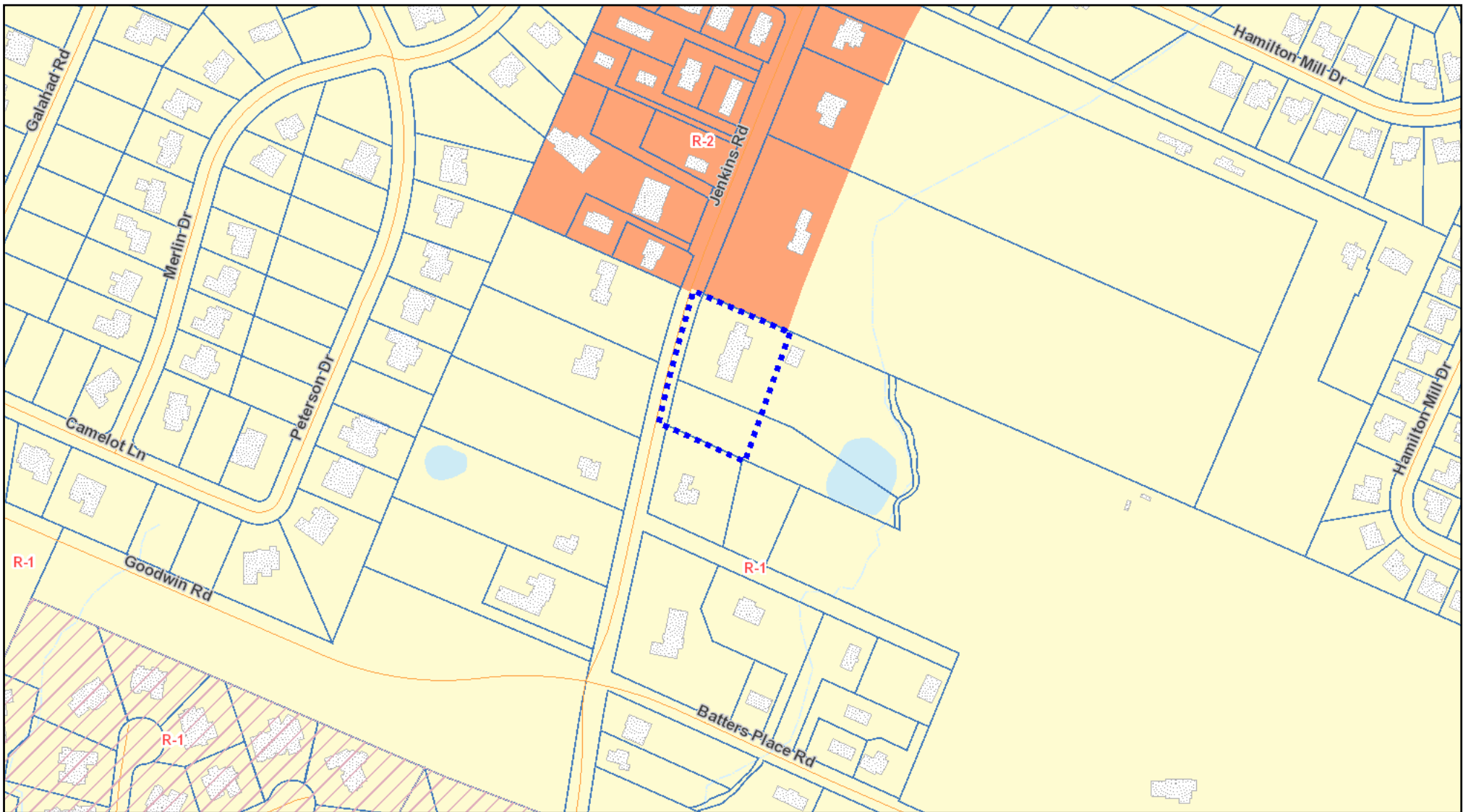
minimum lot size for a single-family dwellings is 7,500 square feet (on sewers). The minimum lot size for a duplex is 9,500 square feet (on sewers).

Key Findings

- The adopted Land Use Plan for the area does allow duplexes when the density stays below the recommended Low Density Residential level of 5 dwelling units per acre. However, the adopted Land Use Plan does also note that R-2 Residential Zone is inappropriate in Low Density Residential areas. (This plan was adopted before the Special Permit for duplexes in the R-1 Residential Zone was removed.)
- The proposal is not consistent with the development form of the area based on the adjacent lot sizes, adjacent lot widths, and distances between existing houses.
- The proposed residential density (1.47) is just slightly higher than density of adjacent lots (.6 to 1).
- The proposal would be an extension of an existing zone.
- The proposal would set a precedent for future requests in an area where the R-2 Residential Zone has not been expanded since annexation in the 1970's.

Staff Recommendation

Deny



2015-147 Rezoning from R-1 to R-2



300 ft

Chattanooga Hamilton County Regional Planning Agency



Site Plan

Case # 2015-147

Total Acres being requested for rezoning or Special Permit:

less than 1 acre

Total number of dwelling units (if applicable): 1



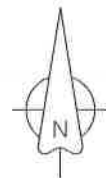
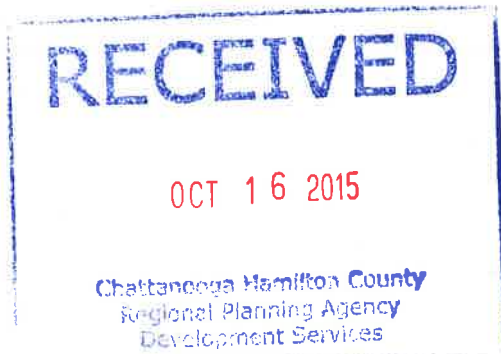
Date Received 10/16/15

Applicant Initial

L.C



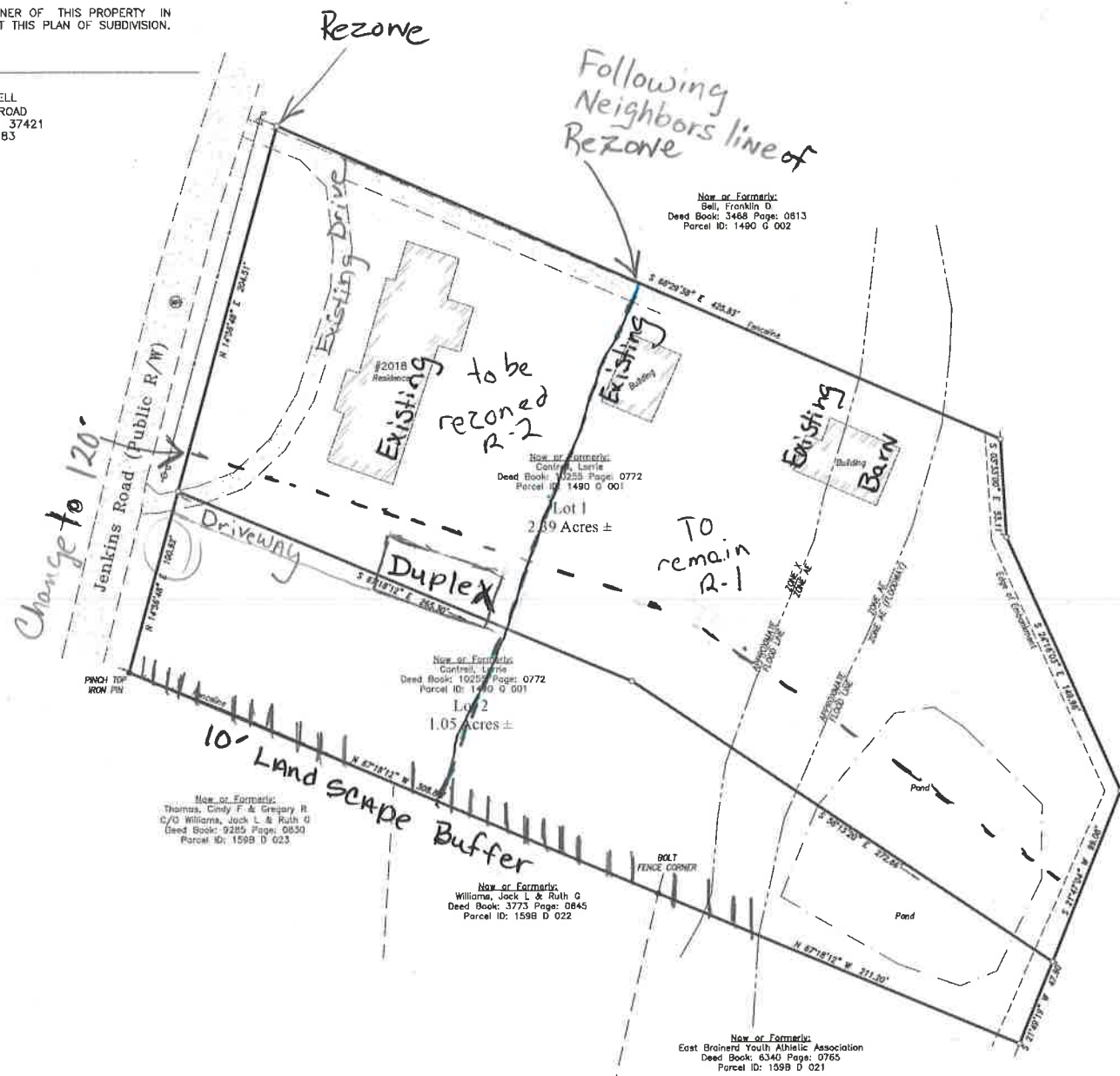
VICINITY MAP - NOT TO SCALE



- NOTES:
1. NORTH ARROW IDENTIFICATION: DEED BOOK 10255 PAGE 772 REGISTER'S OFFICE HAMILTON COUNTY, TENNESSEE (ROHC).
 2. REFERENCE PRIOR DEED OF RECORD, DEED BOOK 10255 PAGE 772 ROHC EXAM.
 3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE EXAM.
 4. THE BASIS INFORMATION FOR THIS SURVEY IS RECORDED DEEDS AND PLATS IN THE REGISTER'S OFFICE, HAMILTON COUNTY, TENNESSEE.
 5. PURPOSE OF THIS PLAT: TO DIVIDE EXISTING LOT ONE INTO TWO LOTS AS SHOWN HEREON.
 6. PRESENT ZONING: R-1
 7. NUMBER OF ACRES 5/D: 3.44±.
 8. THIS PLAT RESUBDIVIDES DEED(S):10255-0772, R.O.H.C.
 9. PLAT CLOSURE ERROR RATIO FOR LOTS SHOWN ON THIS PLAT EXCEEDS 1:10,000.
 10. #2018 DENOTES TYPICAL STREET ADDRESS.
 11. PROPERTY IS SUBJECT TO A 100 YEAR FLOOD HAZARD ZONE ACCORDING TO F.E.M.A. F.I.R.M. MAP #4706500369; DATED NOV. 07, 2002.
 12. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE CITY OF CHATTANOOGA.
 13. SANITARY SEWERS ARE AVAILABLE (BY GRAVITY) AT THIS SITE AS SHOWN HEREON.
 14. CITY OF CHATTANOOGA ORDINANCE NO. 9942 ENTITLED "STORM WATER RUNOFF AND EROSION CONTROL" SHALL APPLY TO ANY DISCHARGE OF SAME FROM THIS SUBDIVISION OF PROPERTY.
 15. NO FILL MATERIAL CAN BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPEDE STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
 16. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS BEYOND THE PUBLIC RIGHT-OF-WAY OF GENESIS LANE.
 17. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OF UTILITY CONNECTIONS ARE AVAILABLE.
 18. COMPOSITE PLAT CAVEAT: THIS PLAT IS A COMPOSITE PLAT OF THE SURVEY PLATS AND DEEDS REFERENCED. ANY LINES NOT REFERENCED AND NOT MONUMENTED AT EACH TERMINUS OF THE LINE ARE TAKEN FROM THE REFERENCED RECORDED PLAT OR ANY REFERENCED UNRECORDED PLAT FOR THE PROPERTY REPRESENTED OR SHOWN HEREON. ALL OTHER MONUMENTED LINES ARE EITHER AS EVIDENCED, AND/OR INDICATED AS REQUIRED BY THE TENNESSEE BOARD OF EXAMINERS, AND/OR PER LOCAL STANDARD OF CARE.

OWNER'S CERTIFICATION
I HEREBY CERTIFY THAT I AM THE OWNER OF THIS PROPERTY IN FEE SIMPLE, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION.

LORRIE CANTRELL
2018 JENKINS ROAD
CHATTANOOGA, TN 37421
(423) 595 2983



APPROVED FOR RECORDING
HAMILTON CNTY. GIS DEPT
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATT/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____

CERTIFICATION OF ACCURACY OF SURVEY:
I HEREBY CERTIFY; THAT I AM A LAND SURVEYOR, LICENSED BY THE STATE OF TENNESSEE; THAT THE SURVEY WAS MADE BY ME OR UNDER MY DIRECTION; THAT IN MY OPINION THE PROPERTY SHOWN CONFORMS TO SAID SURVEY; THAT THIS IS A CATEGORY II SURVEY AND THAT THE RATIO OF CLOSURE OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000; THAT THE SURVEY WAS PREPARED FROM DATA OBTAINED FROM A GROUND SURVEY AS PER RECORD DESCRIPTION (AS APPLICABLE); THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN HEREON.

DATE: _____

SIGNATURE OF SURVEYOR

TRAVIS L. SHIELDS
Tennessee PLS# 2921
1028 Waterfront Place,
Kimbark, TN 37347
Call: 423.304.6722
southernsurvey@hotmail.com

SEAL OF SURVEYOR

LEGEND

- ROW - Right-of-Way
- C - Centerline
- P.O.B - Place/Point of Beginning
- P.O.C - Place/Point of Commencement
- - Monumentation Found as Noted
- - 3/8" Iron Pin w/Cap Set
- ⊕ - Manhole
- ⊕ - Utility Pole
- X- - Fence
- - Overhead Utilities
- ▭ - Concrete Area
- ▭ - Asphalt Area

FINAL PLAT

TATE
SUBDIVISION

PROPERTY IDENTIFICATION

PROPERTY OF: CANTRELL, LORRIE
ADDRESS: 2018 JENKINS ROAD
CHATTANOOGA, TN 37421
COUNTY: HAMILTON, TENNESSEE
TAX PARCEL: 1490 G 001
OF RECORD IN DEED BOOK 10255, PAGE 772, ROHC,
BEING A PORTION OF LOT 4, SARA DAVIDSON ESTATE
PLAT BOOK 2, VOLUME 6, PAGE 509, ROHC

SHEET 1 OF 1



SCALE 1" = 40' DRAWN: DAL CHECKED: TLS
DRAWING No. PRELIM

See Page # 2