

PLANNING COMMISSION CASE REPORT

Case Number: 2015-028

PC Meeting Date: 02-09-15

Applicant Request**Rezone from R1 Residential Zone to R-3 Residential Zone**

Property Location:	3525 Garner Road
Property Owner:	W.C. Hunter
Applicant:	Fred Ervin

Project Description

- Per the pre-application meeting notes, the applicant is proposing to develop the 8.7-acre site with a total of 86 apartment units. The site plan submitted by the applicant indicates that there will be 16 individual 2-story buildings. Each building will contain 4 to 8 units.
- The entrance is proposed to be on Garner Road.
- Based on 86 units, the proposed density is approximately 9.9 dwelling units per acre.

Site Analysis**Site Description**

- The 8.7-acre vacant site is located in Eastdale on Garner Road just east of the intersection with Tunnel Boulevard and approximately 7/10 of a mile north of the Tunnel Boulevard and Wilcox Boulevard intersection.
- Functional Classification: According to the Tennessee Department of Transportation's Functional Classification System, Tunnel Boulevard is classified as an Urban Principal Arterial.
- Access: Currently, access to the site is from Garner Road.
- Development Form: The site is located within a suburban area of Chattanooga. Generally, much of the area within a 1-mile radius of the site was developed with 1-story homes between the 1950's and 1970's.
- Land Uses: Except for approximately 10 duplexes on the south side of Green Forest Drive to the east of the site, most all of the properties within ¼-mile of the site are used for single-family homes.
- Density: The average single-family residential density in the immediate vicinity of the site is approximately 2 dwelling units per acre.

Zoning History

- The site is currently zoned R-1 Residential.
- Except for Green Forest Drive on the west side of Tunnel Boulevard, all of the properties within a ½-mile radius of the site are zoned R-1 Residential.
- The nearest R-3 Residential Zone is approximately one mile to the south on Wilcox Boulevard.
- There has been no recent zoning activity on this site.

Plans/Policies

- The Eastdale Plan (adopted by City Council in 1998) recommends single-family residential for this general area.

Key Findings

- The proposal is not supported by the recommendations of the adopted Land Use Plan (The Eastdale Plan) which recommends single-family residential, not multi-family residential for this location.
- The proposal is not consistent with the development form of the area.
- The proposed residential density is not compatible with the surrounding densities.
- The proposal would not be an extension of an existing zone.
- The proposal would set a precedent for future requests.

Staff Recommendation

Deny.