

# STAFF CASE REPORT TO PLANNING COMMISSION

Case Number: 2015-001

PC Meeting Date: 01-12-15

## Applicant Request

Rezone from R-3 Residential Zone to RZ1 Zero Lot Line Residential Zone

Property Location:	500 Whitehall Road
Property Owner:	Hard Luck Land & Cattle Company
Applicant:	Frank Goodwin

## Project Description

- Subdivide the 0.87-acre site into five lots and construct a single family home on each lot.
- Four of the lots are proposed to be 40 feet wide and the fifth lot is proposed to have 120 feet of road frontage.

## Site Analysis

### Site Description

- The site is currently vacant and overlooks Highway 27 and the Tennessee River.
- This section of Whitehall Road contains a mixture of residential types (apart.
- The River Point Condominiums, with approximately 12 to 15 units, are adjacent to the north.
- A single-family home is adjacent to the south and appears to have an access easement for a driveway through the property requesting the rezoning.
- A single-family home is located across the street. The home sits on two 100-foot wide parcels. There are four 50-foot wide lots of record within those parcels plus two more 50-foot wide lots adjacent on the south.
- Whitehall Road has a limited site distance along this section of road.

### Zoning History

- This property has been zoned R3 residential since the 1970's.
- In 2002, a request was made to rezone the property to the RT1 Residential Townhouse Zone, but was withdrawn by the applicant.
- There has been no recent zoning activity.

### Plans/Policies

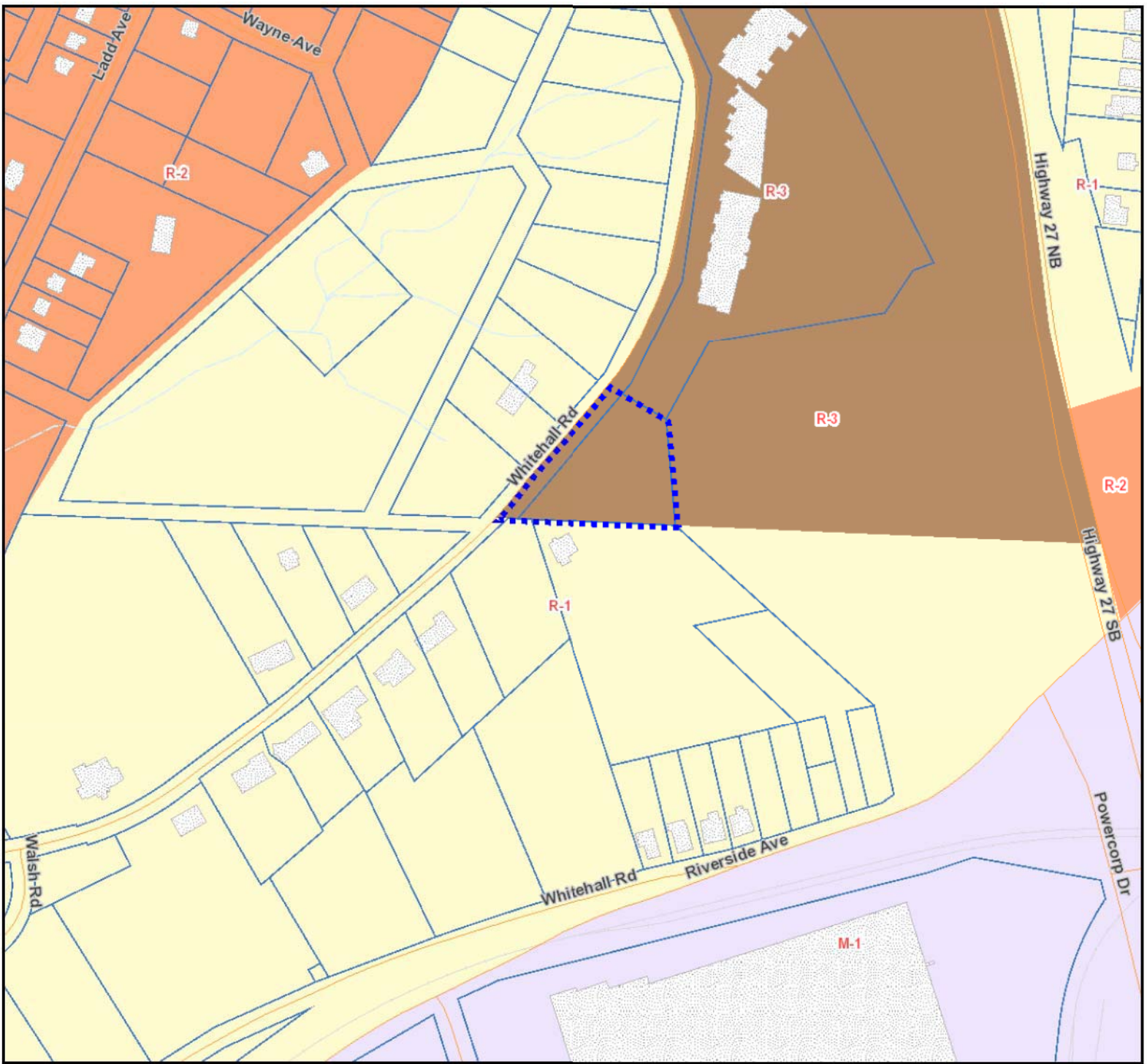
- There are currently no adopted land use plans for this area.

## Key Findings

- The proposal falls within the range of development densities and uses of the area (more intense than some of the large tract single family homes, but less intense than the adjacent Riverpoint Condominiums).
- The proposal would not be an extension of an existing zone. However, the request is for a more restrictive zone (less density).
- The transportation infrastructure is capable to absorb additional traffic capacity. However, there is concern for the proposed multiple (4) curb cuts along this section of road.

## Recommendation

- Approve, subject to:
  1. One curb cut/access point only.
  2. Parking shall be located to the side or rear of each dwelling.



## 2015-001 Rezoning from R-3 to RZ-1



CONTACT INFORMATION

FRANK GOODWIN  
 3719 MT PISGAH ROAD  
 RINGGOLD, GA 30736  
 PHONE: (423) 313-4886

PROPERTY DESCRIPTION

LOT 1 RIVER POINT SD PB 78 PG 152  
 TAX MAP NUMBER 135C-A-1.01  
 CURRENT ZONING: R-3  
 REQUESTED ZONING: R2-1



SITE PLAN

PROPERTY DESCRIBED IN DEED BOOK  
 BOUNDARY SURVEY

CHATTANOOGA HAMILTON COUNTY, TENNESSEE

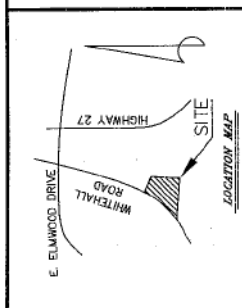
Date: 10-16-2014 Drawn: R. Middleton  
 Scale: 1" = 40' Checked: DJM Job#:

DAVID MATHEWS SURVEYING

1820 HAMILL ROAD  
 CHATTANOOGA, TENN. 37343 423-870-4208

FOLDER

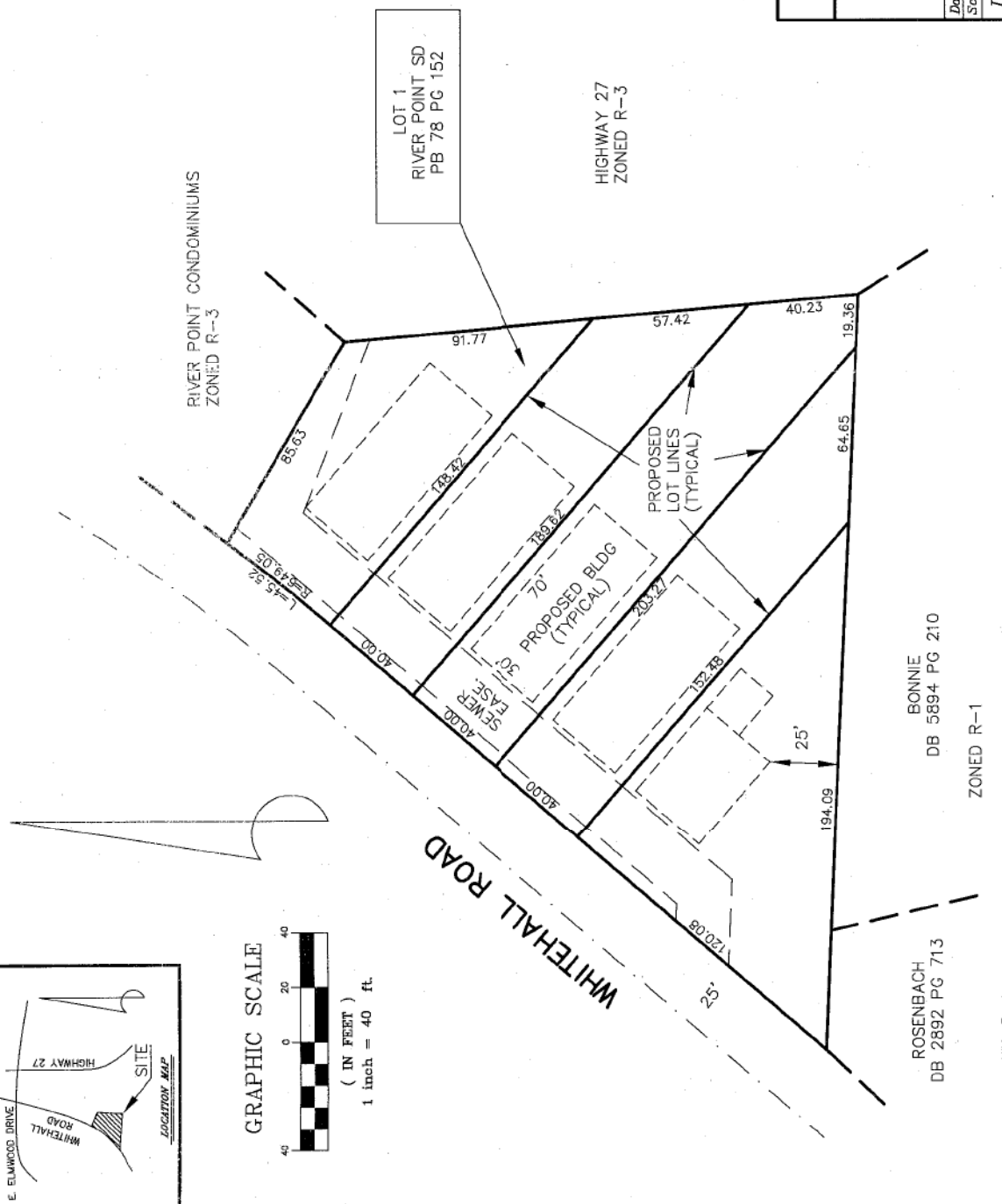
2014-141



GRAPHIC SCALE



( IN FEET )  
 1 inch = 40 ft.



LOT 1  
 RIVER POINT SD  
 PB 78 PG 152

HIGHWAY 27  
 ZONED R-3

RIVER POINT CONDOMINIUMS  
 ZONED R-3

BONNIE  
 DB 5894 PG 210

ZONED R-1

ROSENBACH  
 DB 2892 PG 713

ZONED R-1

WHITEHALL ROAD