

PLANNING COMMISSION CASE REPORT

Case Number: 2015-140

PC Meeting Date: 11-09-15

Applicant Request

Rezone from M-1 Manufacturing Zone to R-3 Residential Zone

Property Location:	3120 Dodson Avenue
Property Owner:	Owen Trepanier & Richard Puente
Applicant:	Owen Trepanier & Richard Puente

Project Description

- Proposal: Restore the two-family residential use of the existing vacant home (recently lost its legal non-conforming use status) and also a short-term vacation rental use.
- Proposed Access: Elmendorf Street.
- Proposed Development Form: Use existing 2-story home.
- Proposed Density: 4.5 dwelling units per acre (2 units on 0.44 acre)

Site Analysis

Site Description

- Location: The 0.44-acre site is located on the southeast corner of the Dodson Avenue and Elmendorf Street intersection.
- Current Access: Elmendorf Street (driveway access)
- Current Development form: There is a mixture of one and two-story structures within a 500 foot radius of this site.
- Current Land Uses: Two single-family homes and two “grandfathered” duplexes are located across Elmendorf Street to the north. Single-family homes are also located east and south of the site. Across Dodson Avenue and on the site to the west is a vacant lot (zoned for manufacturing) and a Dollar General Store.
- Current Density: The average residential density of the residential lots fronting Elmendorf Street on the opposite side of the street from the request site is approximately 5.8 dwelling units per acre (includes 3 single-family home lots and 2 grandfathered duplexes on approximately 1.2 acres).

Zoning History

- The site is currently zoned M-1 Manufacturing.
- The properties to the north and east are zoned R-1 Residential. The properties to the south and west are zoned M-1 Manufacturing.
- The nearest R-3 Residential Zone (same as the request) is located approximately 1,700 feet (straight line distance) to the east on Campbell Street.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The 2004 East Chattanooga Area Plan (adopted by City Council 9/14/2004) recommends Medium Business Mix for this site, and the Land Use Plan defines this category as “Convenience Commercial, Neighborhood Commercial, Office, Residential, or similar uses.”
- The Area Plan identifies this area as “Focus Area 1, Dodson Ave”. This focus area is described by its zoning and potential land uses as follows:

Focus Area 1, Dodson Ave: Currently, a portion of Dodson Ave. south of Elmendorf and north of Bachman is zoned for high-intensity manufacturing uses (M-1 Manufacturing). There are three manufacturing operations in this area with the rest of the parcels containing homes or a variety of commercial uses. This corridor is recommended for expansion to allow for commercial development on three parcels west of Dodson Ave. between Cushman St. and Bachman St. Additionally, this land use plan recommends that the Dodson Ave. area is more appropriate for

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commercial development and any additional rezonings in this area should conform to the plan's intent. (2004 East Chattanooga Area Plan (adopted by City Council 9/14/2004))

- The M-1 Manufacturing Zone does not permit residential uses.
- The R-3 Residential Zone permits single-family homes, duplexes, multi-unit residences, and short-term vacation rentals.

Key Findings

- The adopted Land Use Plan supports commercial, office, residential, or similar uses. The proposed development is for a two unit structure containing a permanent residence and a short-term vacation rental unit. The Area Plan does not identify the land use of short-term vacation rentals as commercial or residential.
- The proposed use is compatible with surrounding uses. The property is located on the corner of a local road, Elmendorf Street, and a collector road, Dodson Avenue. The existing driveway and garage are accessed from the local road.
- The proposal is to use the existing structure, which is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities. The existing structure is located on a parcel containing two lots, at 100 feet by 190 feet, equaling approximately 1,900 square feet. The majority of the residences surrounding this parcel are built on parcels equal to this size or smaller.
- The proposal would not be an extension of an existing zone, but the proposal is located on a corridor recommended for commercial and bordering residential activities.
- The proposal may set a precedent for future requests. The Area Plan identifies the subject property as appropriate for commercial, office, residential or a mixed-use development.

Staff Recommendation

Approve