

PLANNING COMMISSION CASE REPORT

Case Number: 2015-111

PC Meeting Date: 09-14-15

Applicant Request

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

Property Location:	1400 Hamilton Avenue
Property Owner:	Allen Headrick
Applicant:	Miller McCoy, Inc

Project Description

- Proposal: Develop a 5.81-acre site with 46 small-scale residential units; 26 multi-family units and 20 single-family homes as part of an associated request for a Residential Planned Unit Development (Case 2015-112).
- Proposed Access: Hamilton Avenue.
- Proposed Development Form: Planned Unit Development (PUD) - sidewalks and landscaping proposed along interior street and Hamilton Avenue; the 2-story multi-family units (536 square feet each) are to be located along Hamilton Avenue and at the rear of the development; the 3-story single-family homes (704-758 square feet) are to be located along the north and south perimeter of the site; the 1-story single-family homes (512-640 square feet) are to be located interior to the site.
- Proposed Density: 7.9 dwelling units per acre.

Site Analysis

Site Description

- Location: The 5.81-acre vacant site is located on the east side of Hamilton Avenue at East Matlock Street approximately 2,100 feet north of Dallas Road.
- Current Access: Hamilton Avenue
- Current Development form: There are two-story residences adjacent to the site on the south and single-story residences across the street to the west on Matlock Street.
- Current Land Uses: The adjacent property to the north is wooded and vacant. There are two single-family homes and two duplexes across the street on Matlock Street. The adjacent property to the south contains 14 multi-family units.
- Current Density: Average residential density in the area is approximately 3.2 dwelling units per acre for the lots fronting on East Matlock Street and approximately 14 dwelling units per acre for the adjacent multi-family development to the south.

Zoning History

- The site is currently zoned R-1 Residential.
- The property to the north is zoned R-1 Residential. The properties to the east are zoned R-1 Residential. Properties (2.8 acres) to the south are zoned R-3 Residential. The property to the west is zoned R-1 Residential.
- The nearest R-3 Residential Zone (same as the request) is adjacent to the south.
- In 2004 this property was a part of the Hill City Zoning Study, which rezoned R-2, R-3, R-4 and C-2 properties to R-1. The rezoning was based on current land use conditions, surrounding zoning, past zoning studies, and the adopted Hill City/Northside Neighborhood Plan.

Plans/Policies/Regulations

- The Hill City/Northside Land Use Plan (adopted by City Council in 2003) recommends Urban Single Family. This classification is intended for detached single-family dwellings with lot sizes as small as 5,000 square feet.
- The R-1 Residential Zone only permits single-family homes.
- An R-1 Planned Unit Development (PUD) permits any residential type with a maximum allowable

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density of 5 dwelling units per acre.

- An R-3 Planned Unit Development (PUD) permits any residential type with a maximum allowable density of 24 dwelling units per acre.
- A Planned Unit Development (PUD) *is limited* to what is shown on the PUD Plan *as approved by* the City Council.

Key Findings

- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area. While there is an existing apartment complex to the south, the Plan specifically states that “High density residential should be limited to two existing developments: The Grandview and the Chattanooga Housing Authority’s development at Fairmont Street.”
- The proposed multi-family use while comparable to the apartment development to the south, is not consistent with surrounding single family uses across the street. It should also be noted that the Plan policy recommendation for Urban Single Family for this area was made when the apartments to the south of the site were already in place. This indicates a policy intent to not extend additional high density apartment uses in this area.
- The proposal would be an extension of an existing zone, however, the 2004 Zoning Study rezoned this property to R-1 Residential Zone, based on the recommendation of the 2003 Hill City/Northside Land Use Plan.
- The proposal, which is not supported by the 2003 Hill City/Northside Land Use Plan and 2004 Zoning Study, would set a precedent for future requests.

Staff Recommendation

Deny.