

PLANNING COMMISSION CASE REPORT**Case Number: 2016-101****PC Meeting Date: 07-11-16****Applicant Request****Rezone R-1 Residential Zone to R-3 Residential Zone**

Property Location:	5221 Old Hixson Pike
Property Owner:	George H. Ellis, Jr
Applicant:	Callio Properties

Project Description

- Proposal: Develop 1.7-acre site with 31 apartment units.
- Proposed Access: Proposed entrance on Old Hixson Pike.
- Proposed Development Form: 2/3 split-story buildings are proposed across the site facing an internal drive and parking area.
- Proposed Density: Approximately 17.9 dwelling units per acre.

Site Analysis**Site Description**

- Location: The parcel fronts Old Hixson Pike approximately 350 feet north east of the Old Hixson Pike and Austin Road intersection.
- Current Access: Access is available from Old Hixson Pike.
- Current Development form: The site has an existing single dwelling unit. Properties to the southwest, west, north, and east are 2 story multi-unit developments. To the southeast and east are a mixture of small single story buildings and outdoor storage facilities.
- Current Land Uses: The site is surrounded by 2-story multi-family dwellings and duplexes on the southwest, west, north, and east. To the southeast and south are commercial uses.
- Current Density: Average residential density in the area, based on the immediately surrounding 6 developed lots, is 15.8 dwelling units per acre (72 units on 4.55 acres).

Zoning History

- The site is currently zoned R-1 Residential Zone.
- The properties to the north and north east are zoned R-3 Residential Zone. The property to the east is zoned R-4 Special Zone. The properties to the south and west are zoned R-2 Residential Zone.
- The nearest R-3 Residential Zone (same as the request) is abutting the site to the north.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Hixson-North River Plan (adopted by City Council in 2005) recommends medium density residential for this site. In the Plan, Medium Density Residential is defined as single-family dwellings, townhouses, patio homes, two, three and four family dwellings if density is compatible.
- The R-1 Residential Zone permits single-family residential lots with a minimum lot size of 7,500 square feet (on sewers) and a minimum frontage width of 60 feet (on sewers).
- The R-3 Residential Zone permits single-family dwellings, two-family dwellings (duplexes), and multi-family dwellings with three or more units. The minimum lot size is calculated by using 7,500 square feet for the first unit plus 2,000 square feet for each additional unit. For example, the minimum lot size for a single-family dwelling is 7,500 square feet. The minimum lot size for a duplex is 9,500 square feet. The minimum lot size for a triplex is 11,500 square feet. The minimum lot size for a quadplex is 13,500 square feet.

Key Findings

- The proposed density is higher than what is recommended by the adopted Land Use Plan for the area which recommends medium density residential. The proposed density of 17.9 dwelling units per acre places the proposal as a high density development.

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- The proposed use is consistent with surrounding multi-family uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding high densities.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would be an extension of an existing zone.
- The proposal would not set a precedent for future requests.
- Connection to Hickory Nut Lane is limited based on the small amount of right-of-way available at the property line.
- The Chattanooga Department of Transportation notes that the driveway as shown appears too narrow along the second building.

Staff Recommendation

Approve.