

PLANNING COMMISSION CASE REPORT**Case Number: 2016-146****PC Meeting Date: 10-10-16****Applicant Request****Rezone R-1 Residential Zone to R-T/Z Townhouse Zero-Lot Line Zone**

Property Location:	7408, 7414, 7420 & 7424 Pinewood Drive
Property Owner:	Fredrick Wood, William Brown, Dorothy Lawson
Applicant:	Chattanooga Construction Company

Project Description

- Proposal: Develop a 69 unit townhouse subdivision.
- Proposed Access: Proposed access on Gunbarrel Road only.
- Proposed Development Form: Multi-story townhouse subdivision with lot frontage on an internal street.
- Proposed Density: The applicant is showing a density of 4.9 dwelling units per acre. R-T/Z Townhouse Zero-Lot Line Zone allows for 8 dwelling units per acre.

Site Analysis**Site Description**

- Location: The site is located at the southeast corner of the Pinewood Drive and Gunbarrel Road intersection.
- Current Access: There is access available from Pinewood Drive and Gunbarrel Road.
- Current Development form: To the north of the site are garden style two and three-story apartments. To the east is a mixture of individual large-lot single-family detached dwellings fronting on main roads and several small-lot single-family detached dwelling subdivisions. To the south is a mixture of individual large-lot single-family detached dwellings, several small-lot single-family detached and single-family attached dwelling in a subdivision. To the west is a large lot institution and large lot single-family detached dwellings.
- Current Land Uses: To the north is a multi-family high-density residential use. To the east and south are a mixture of low-density and several medium-density residential uses.
- Current Density: Average residential density in the area varies due to the variable densities of subdivisions and large lots. The apartment north of the site has a density of 16.7 dwelling units per acre. The average density for those residential lots within 200' of the site is approximately 1.9 dwellings per acre.

Zoning History

- The site is currently zoned R-1 Residential Zone.
- The property to the north is zoned R-3 Residential Zone. The properties to the east are zoned R-1 Residential Zone with several Planned Unit Developments. The properties to the south are zoned a mixture of R-1 Residential Zone and R-T/Z Townhouse Zero-Lot Line Zone. The properties to the west are zoned a mixture of R-1 Residential Zone and MXU Mixed Use Zone.
- The nearest R-T/Z Townhouse Zero-Lot Line Zone (same as the request) is approximately 150 feet to the southeast.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Hamilton Place Community Plan (adopted by City Council in 2001) recommends low-density residential uses for this location.
- The R-1 Residential Zone only permits single-family homes with a minimum lot size of 7,500 square feet if on sewers. If septic tanks are to be used, the minimum lot size is determined by the Hamilton County Water Quality Program. Minimum lot frontage width is 60 feet if on sewers and 75 feet if

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on septic tanks. Based on building setback requirements, the typical density is approximately 3 to 4 dwelling units per acre.

- The R-T/Z Residential Townhouse Zero Lot Line Zone permits single-family homes, zero-lot line homes, and townhouses. A zero lot line house is one where one wall sits on a common property line. There is a maximum density of 8 dwelling units per acre for this zone.

Key Findings

- The proposed zoning is not supported by the adopted Land Use Plan for the area which recommends low-density, typically defined as 5 dwelling units per acre or less. The proposal shows, but is not limited to, a density of 4.9 dwelling units per acre.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities.
- The proposed structures do not raise concerns regarding location, lighting, or height.
- The proposal would be an extension of an existing zone within the area.
- The proposal would continue a precedent for future requests.
- The current expansion of Gunbarrel Road will not extend to this location.

Staff Recommendation

Approve, subject to the follow conditions:

1. Vehicular access to be provided on Gunbarrel Road and Pinewood Drive.
2. No individual curb-cuts for individual dwellings on Gunbarrel Road.