

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-171****PC Meeting Date: 11-14-16****Applicant Request****Rezone M-1 Manufacturing Zone to R-3 Residential Zone**

<b>Property Location:</b>	<b>300 West 41st Street</b>
<b>Property Owner:</b>	<b>Donavan McLeod</b>
<b>Applicant:</b>	<b>Donavan McLeod</b>

**Project Description**

- Proposal: Convert existing single-family detached dwelling into a supervised group home/assisted living facility.
- Proposed Access: Entrance on West 41<sup>st</sup> Street.
- Proposed Development Form: Existing one-story single-family detached dwelling.

**Site Analysis****Site Description**

- Location: The site is located on the southwest corner of the West 41<sup>st</sup> Street and Highland Avenue intersection.
- Current Access: The site currently has a curb cut on West 41<sup>st</sup> Street.
- Current Development form: The site has an existing one-story single-family detached dwelling. To the east are single-family detached dwellings and a religious institution. To the north is a parking lot associated with religious institution to the east. To the south is a vacant lot. To the west is a vacant lot.

**Zoning History**

- The site is currently zoned M-1 Manufacturing Zone.
- The properties to the north and east are zoned R-3 Residential Zone. The properties to the south are zoned R-1 Residential Zone and M-1 Manufacturing Zone. The property to the west is zoned M-1 Manufacturing Zone.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- The Alton Park Master Plan (adopted by City Council in 2000) recommends single-family residential for this site.
- The M-1 Manufacturing Zone permits most types of non-residential uses, but does not permit residential uses.
- The R-3 Residential Zone permits single-family dwellings, two-family dwellings (duplexes), and multi-family dwellings with three or more units. An Assisted Living Facility is only allowed in the R-3 Zone with a special permit approved by the Board of Zoning Appeals.

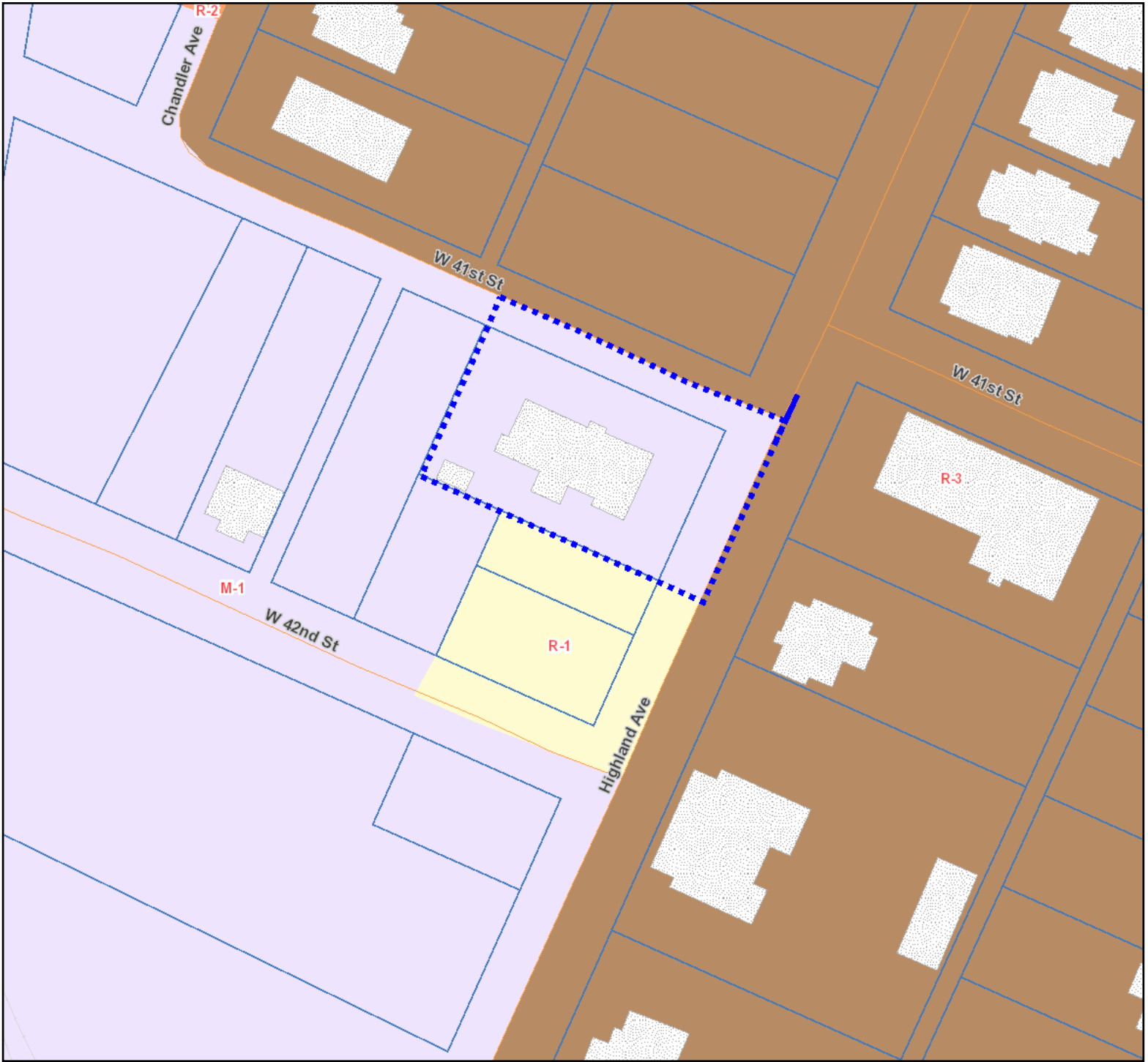
**Key Findings**

- This proposal would require a special permit granted by Board of Zoning Appeals to allow an assisted living facility in the R-3 Residential Zone.
- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area which recommends keeping the existing single-family residential use. However, the existing M-1 zoning conflicts with the plan policy and rezoning to R-3 for assisted living is more consistent with the plan recommendation.
- The proposed use is compatible with surrounding uses.
- The proposal of keeping the existing structure is consistent with the development form of the area.
- 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.

# PLANNING COMMISSION CASE REPORT

## Staff Recommendation

Approve



## 2016-171 Rezoning from M-1 to R-3



70 ft

Chattanooga Hamilton County Regional Planning Agency

