

PLANNING COMMISSION CASE REPORT**Case Number: 2016-126****PC Meeting Date: 09-12-16****Applicant Request****Rezone R-1 Residential Zone to R-3 Residential Zone**

Property Location:	1412 Vance Road
Property Owner:	Anand Global, LLC
Applicant:	Anand Global, LLC by Attorney Alexander McVeagh

Project Description

- Proposal: Request to rezone lot for the development of a 6 unit multi-family 2-story building behind existing single-family dwelling.
- Proposed Access: Vance Road.
- Proposed Development Form: 2-story building with attached surface parking located to the rear of an existing one story dwelling.
- Proposed Density: Approximately 7 dwelling units per acre.

Site Analysis**Site Description**

- Location: The site is a narrow and deep lot located on the east side of Vance Road halfway between Lee Highway to the north (1/2 mile) and East Brainerd Road to the south (1/2 mile).
- Current Access: Vance Road is the only available immediate access.
- Current Development form: There is a mixture of small lot dwellings, and multi-story large block dwellings within the area around the site.
- Current Land Uses: Immediately surrounding the site are low-density residential uses. To the north approximately 230 feet are several medium-density and high-density residential uses.
- Current Density: Average residential density of surrounding lots (12 lots on 4.6 acres) is 2.6 dwelling units per acre. To the north (200') is a multi-family development with a density of 17.7 dwelling units per acre.

Zoning History

- The site is currently zoned R-1 Residential Zone.
- The properties to the north are zoned R-1 Residential Zone, R-4 Special Zone, and R-3 Residential Zone. The properties to the east, south, and west are zoned R-1 Residential Zone.
- The nearest R-3 Residential Zone (same as the request) is approximately 300 feet to the north along Vance Road.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 4. Level 4 describes the development potential appropriate for medium-to-high intensity development based on access to infrastructure.
- 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 on septic tanks. Based on building setback requirements, the typical density is approximately 3 to 4 dwelling units per acre.
- 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

PLANNING COMMISSION CASE REPORT

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 intensity is consistent with the Development Policy from the Comprehensive Plan 2030 update which recommends medium-to-high intensity development.
- A rezoning for R-4 Special Zone north of the site (case 2000-046) recommends that case as, "...the stopping point for further high intensity zoning along Vance Road to the South."
- The proposed use is not compatible with surrounding low-density residential uses. There are several comparable developments along Vance Road.
- The proposal is not consistent with the development form of the immediate area.
- The proposed residential density is not compatible with the surrounding densities.
- The proposed structure does raise concerns regarding location, lighting, and privacy of neighboring single-family uses.
- The proposal would not be an extension of an existing zone.
- While there is some existing apartment zoning to the north, approving this request would set a new precedent for higher intensity zoning further south in the middle of an R-1 zoned area.
- The plan as shown known may not meet subdivision or Chattanooga Department of Transportation requirements.

Staff Recommendation

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