

PLANNING COMMISSION CASE REPORT**Case Number: 2016-131****PC Meeting Date: 09-12-16****Applicant Request****Rezone R-4 Special Zone to R-T/Z Residential Townhouse Zero Lot Line Zone**

Property Location:	1801 & 1809 Bennett Avenue, 1801, 1805, 1807, 1809, 1811, 1813 Anderson Avenue, 1001 South Orchard Knob Avenue.
Property Owner:	Redemption to the Nations
Applicant:	Matt McDonald

Project Description

- Proposal: Develop a 3.65-acre site with 29 detached single-family dwellings.
- Proposed Access: Proposing to reopen Anderson Avenue and two unnamed alleys.
- Proposed Development Form: Detached medium-density small-lot single-family dwellings with rear-loaded garages off alleys.
- Proposed Density: Approximately 7.9 dwelling units per acre.

Site Analysis**Site Description**

- Location: The site is bounded by Hawthorne Street, South Orchard Knob Avenue, Bennett Avenue, and an unnamed alley 175' north of Anderson Avenue.
- Current Access: Access is available from Bennett Avenue, South Orchard Knob Avenue, and Hawthorne Street.
- Current Development form: The area surrounding the site has a mixture of detached single-family dwellings and remaining buildings from the now defunct Tennessee Temple University.
- Current Land Uses: To the southeast, southwest and south are medium-density residential uses. To the north and northwest are institutional uses.
- Current Density: Average residential density in the area is 6.25 dwelling units per acre.

Zoning History

- The site is currently zoned R-4 Special Zone.
- The site was rezoned to R-4 Special Zone with a Planned Unit Development in 2011. (Ordinance #26947).
- The properties to the north and northeast are zoned R-4 Special Zone with a Planned Unit Development. The properties to the east, south and northwest are zoned R-1 Residential Zone.
- The nearest R-T/Z Residential Townhouse Zero Lot Line Zone (same as the request) is approximately 300 feet to the north.

Plans/Policies/Regulations

- The Highland Park/ Tennessee Temple University Master Plan (adopted by City Council in 1999) recommends open space for this site. The plan does recommend residential for surrounding blocks.
- 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 5. Level 5 describes the development potential appropriate for high-intensity development based on the highest access to infrastructure. Developing low-intensity developments under-utilize existing infrastructure and create gaps in connectivity.
- The R-4 Special Zone permits residential uses, bed and breakfast establishments, dormitories, and low intensity commercial uses such as professional and medical offices, or banks.
- 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. In the Urban Overlay Zone, the R-T/Z Zone can have no more than 12 units per acre. For individual homes, lots can be no less than 25 feet wide.

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Key Findings

- The proposal could be supported by the adopted Land Use Plan as Tennessee Temple University no longer owns the property.
- The proposed use is consistent 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 not be an extension of an existing zone.
- The proposal would not set a precedent for future requests.
- Chattanooga Department of Transportation notes that to dedicate a road to the City it will need to meet city standards.

Staff Recommendation

Approve R-T/Z Residential Townhouse Zero Lot Line Zone subject to vehicular access shall be provided only through platted alleys.