

ZONING STUDY



Fort Wood

DATE:
November, 2007

Regional Planning Agency

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Fort Wood Zoning Study Rezoning Request

Case # 2007-182

Planning Commission Hearing: November 12, 2007

Fort Wood Zoning Recommendation & Rezoning Request

November, 2007

Background

As a result of neighborhood concerns in the Fort Wood area, the Chattanooga City Council voted, in March of 2007, to request the Chattanooga-Hamilton County Regional Planning Agency to conduct a study of the Fort Wood area. The Regional Planning Agency examined the existing zoning and land use, explored neighborhood concerns of non single-family uses within the study boundary, examined trends in the issuance of special use permits, and is providing in this policy recommendations to the Chattanooga-Hamilton County Regional Planning Commission and City Council.

Intent Statement

This policy is to serve as a guide for the Fort Wood neighborhood and direct decision making in an appropriate manner so as to protect its character and retain land use diversity.

Recommendation

The Chattanooga-Hamilton County Regional Planning Agency recommends limiting residential density in the Fort Wood neighborhood by permitting only four dwellings in both the existing R-3 and R-4 zones. This will be accomplished by approval of the accompanying request to:

- Rezone the R-3 properties to R-3MD, a moderate density residential zone which allows single-, two-, three-, and four-family dwellings, but does not allow boarding and lodging houses or bed and breakfasts
- Rezone the R-4 Special Zone properties which allows all types of residential housing as well as office type uses to R-4 with the following conditions:
 - 1.) Multiple-family housing shall not exceed four-family dwellings, except condominiums that were already purchased or under contract for purchase at the time rezoning is enacted by the Chattanooga City Council.
 - 2.) Boarding and Lodging Houses and Bed and Breakfasts are prohibited.
 - 3.) There shall be no more than four fraternal organization residential housing structures at any given time within the Fort Wood Study Boundary attached hereinto as part of the ordinance rezoning said properties.
- Allow property owners to choose to have their own properties considered for down zoning to R-1. There are four properties in which owners mentioned their interest to voluntarily have their properties considered for rezoning to R-1. Owners of these properties have been informed that they will need to provide to Planning Commission signed letters indicating their desire for rezoning. If letters are not received on or before the public hearing at Planning Commission, their properties will be recommended to be rezoned just as the other R-3 and R-4 properties within the study boundary.

Parcels Proposed for Rezoning in Fort Wood

- Rezone Existing R-3 shown to R-3MD, Moderate Density Zone
- Rezone Existing R-4 shown to R-4 with Conditions to Limit Residential Density



Note: Three properties were excluded as their uses are not similar to the rest of the neighborhood and they do not pose a threat to the neighborhood's stability. Therefore, these properties should not be burdened unfairly by the rezoning process. The properties include one commercially zoned parcel and two apartment complexes.