

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-101	PC Meeting Date: 10-13-14
Applicant Request:	Rezone from R-1 Residential Zone to R-3 Residential Zone	
Property Location:	7219 Igou Gap Road	
Property Owner:	Stuart Spak	
Applicant:	Same	
Staff Recommendation:	DENY	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to build three multi-family structures totaling 16 units.

Site Description

The 1.3 acre site currently is single-family residential use. Property to the east, south and west are single-family residences and property to the north is a medical office building. The site fronts Igou Gap Road which is currently a two-lane roadway with approximately 20 feet wide lanes with no future funded plans to widen.

Zoning History

This site has had no recent zoning changes. The current R-1 Residential Zone was established in 1972 when annexed into the City of Chattanooga.

Plans/Policies

This site is within the 2001 Hamilton Place Community Plan. The Plan calls for the site to be medium-density residential which is limited to a maximum density of eight dwelling units per acre. The intersection just east of the site at Igou Gap Road and Gunbarrel Road is denoted in the plan as a pressured site in the plan's balance of defending the neighborhoods and strengthening the commercial core.

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

Additional comments are indicated by department below.

Transportation Department

The existing roadway is only 19 to 20 feet wide with roadside ditches, a street section that is appropriate for the low-density single-family residential development that it serves, but not appropriate for higher-density multi-family. The street is already stressed due to the big-box commercial development adjacent to the neighborhood; an addition of apartments to this location would compound those problems.

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RPA Summary

The Hamilton Place Community Plan clearly shows that the recommended land use for the site is medium-density residential which is limited to a maximum density of eight dwelling units per acre. The proposed development at 12.3 dwelling units per acre is considered a high-density residential use. The R-3 Residential Zone and corresponding uses could be appropriate if the existing infrastructure was capable of absorbing the additional traffic loads, but the City of Chattanooga Department of Transportation has noted that this portion of Igou Gap Road is currently overburdened and there are currently no funded plans to enhance the capacity of this section of the road. Additionally, rezoning of this site could set a precedent for a new development pattern on this section of Igou Gap Road. Therefore the RPA recommends a denial for this zoning case as the higher-density residential zoning and land use is inappropriate until the necessary infrastructure is available.