

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-047

PC Meeting Date: 04-13-15

**Applicant Request****Rezone from R-4 Special Zone to R-T/Z Residential Townhouse Zero Lot Line Zone**

<b>Property Location:</b>	<b>1704, 1706 and 1714 Kirby Avenue</b>
<b>Property Owner:</b>	<b>Highland Park LLC (Chattanooga Neighborhood Enterprise (CNE))</b>
<b>Applicant:</b>	<b>Highland Park LLC ( Chattanooga Neighborhood Enterprise (CNE))</b>

**Project Description**

- Demolish the vacant 4-story building, formerly used as a 76-unit Tennessee Temple University dormitory, and replace with 9 single-family homes on a 1.1-acre site.
- Seven of the proposed nine lots are to be 31-feet wide, one is to be 40 feet wide, and one 45 feet wide.
- The proposed residential density of the 1.1-acre site is 8.1 dwelling units per acre. This would increase the overall potential density of this block from 6 to 7.2 units per acre (based on current and proposed number of lots).

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

- The 1-acre site includes three parcels located on the southwest corner of Hawthorne Street and Kirby Avenue in the Highland Park Neighborhood and within the Urban Overlay Zone.
- The vacant 4-story building on the site was previously used as a Tennessee Temple University dormitory.
- Access: Currently, access to the site is from Kirby Avenue and from a rear alley which is accessed from Hawthorne Street.
- Development form: Most of the adjacent and nearby properties are one-story homes with a few two-story homes. On average, lot widths in this area are about 50 feet wide and 130-135 feet deep.
- Land Uses: North, south, and west- single-family residential; East- mostly vacant buildings formerly used for institutional, school and university uses.
- Density: The average residential density in the area is 6 dwelling units per acre. This is based on each block being approximately 2 ½-acres in size with 15-16 lots on each block. Currently, the 1-acre site area of this request has 6 lots of record and could be developed with 6 homes.

**Zoning History**

- 1970's- The site has been part of the Tennessee Temple University Institutional Planned Unit Development (PUD) since the 1970's.
- 2009- The site was zoned R-4 Special Zone with certain conditions. One of the conditions of the R-4 Zone is that the property be "used as dormitories by Tennessee Temple University, Tennessee Temple Academy or Highland Park Baptist Church only" (Ordinance No. 12257).
- 2011- The Tennessee Temple University Institutional Planned Unit Development (PUD) boundary was updated to reflect changes in property uses and ownership (Resolution No. 26947).
- The site is no longer owned or managed by Tennessee Temple University, Tennessee Temple Academy, or Highland Park Baptist Church as mentioned above.
- Except for the Tennessee Temple University property to the east, all of the surrounding zoning is currently R-1 Residential. One lot in the next block to the west is zoned R-2 Residential.
- There are currently no other zones within the Highland Park neighborhood that allow lot sizes as small as what is being proposed.

**Plans/Policies/Regulations**

- The R-T/Z Residential Townhouse Zero Lot Line Zone permits single-family homes *and* townhouses.
- In the Urban Overlay Zone, the R-T/Z Zone can have no more than 12 units per acre. For individual

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homes, lots can be no less than 25 feet wide.

- The 2000 Highland Park Plan recommends single-family residential infill for this area.

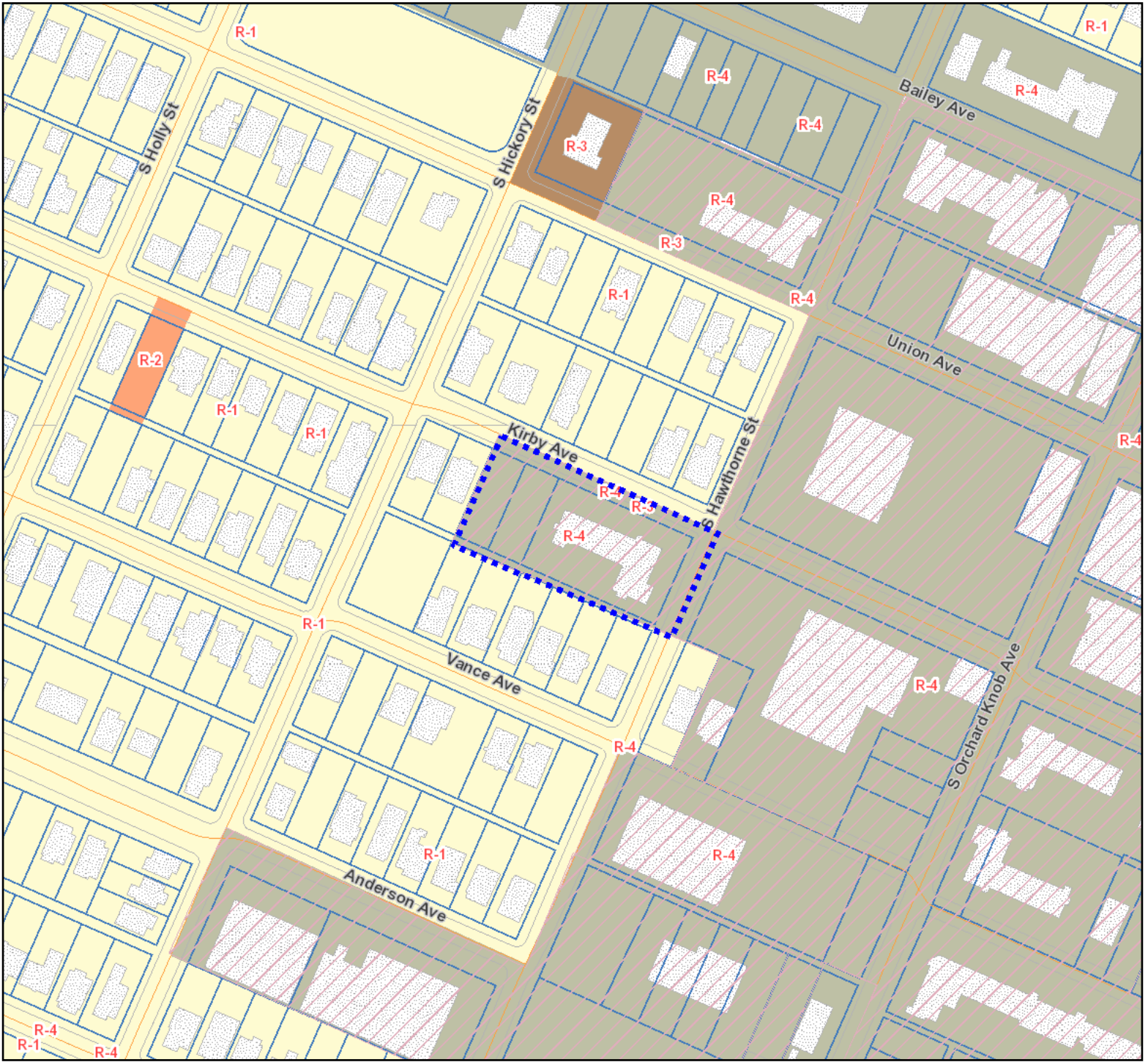
### Key Findings

- The proposed development is supported by the recommendations of the adopted Land Use Plan for this area.
- The proposed residential use is consistent with surrounding uses.
- The proposed development is consistent with the development form of the area, except for the narrower lot frontages.
- The proposed residential density is slightly higher than the surrounding densities.
- The proposed development does not raise concerns regarding location, lighting, or height.
- The proposed development would not be an extension of an existing zone.
- The proposed development would set a precedent for future requests regarding smaller lot sizes.
- The 1-acre site area of this request has 6 lots of record and could be developed with 6 homes. The rezoning request is to allow 9 homes.

### Staff Recommendation

Approve, subject to the following conditions:

- 1) Driveway access shall be from the alley unless approved by the City Department of Transportation based on vehicular and pedestrian safety concerns.
- 2) Shall be developed with single-family detached residences only.



## 2015-047 Rezoning from R-4 to R-T/Z



194 ft

Chattanooga Hamilton County Regional Planning Agency

