

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-073

PC Meeting Date: 06-08-15

**Applicant Request****Rezone from R-1 Residential Zone to R-4 Special Zone**

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|---------------------------|--|
| <b>Property Location:</b> | <b>507 Ashland Terrace</b>                         |
| <b>Property Owner:</b>    | <b>Robert (Mike) Petross</b>                       |
| <b>Applicant:</b>         | <b>Joshua Goode (Land Titans Investments, LLC)</b> |

**Project Description**

- Proposal: Use existing house for office use.
- Proposed Access: Ashland Terrace.
- Proposed Development Form: Use existing 1 ½-story home.

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

- Location: The 1.4-acre site is located on the north side of Ashland Terrace between Crestview Drive and Ely Road.
- Current Access: Ashland Terrace
- Tennessee Department of Transportation Functional Classification: Urban Collector
- Current Development Form: The general pattern for the area is suburban (front vehicular access, buildings set back from the street).
- Current Land Uses: Single-family home adjacent to the site on the west; Vacant land to the north; Vacant land adjacent to the site on the east; Four single-family homes front Ashland Terrace approximately to the east; Vacant land across Ashland Terrace to the south.

**Zoning History**

- The site is currently zoned R-1 Residential.
- The property to the north is zoned R-1 Residential. The two adjacent properties to the east are zoned R-3 Residential (1969). The property to the south is zoned R-1 Residential. The adjacent property to the west is zoned R1-A Residential and is within the Red Bank city limits.
- The nearest business zones are approximately 250 feet to the east at the Ely Road and Ashland Terrace intersection (C-5 Neighborhood Commercial Zone and C-2 Convenience Commercial Zone).
- There has been no recent zoning activity on this particular site.

**Plans/Policies/Regulations**

- The Hixson-North River Community Plan (adopted by City Council 2003) recommends Medium Density Residential for the front portion of this property, which is approximately 221'. The remaining portion of the property is recommended for Low Density Residential. The Medium Density Residential classification supports single-family homes, townhouses, patio homes, as well as two, three, and four-family dwellings. The Low Density Residential classification supports single-family homes, with some exceptions made for townhouses, patio homes, and two-family dwellings if the density is compatible.
- The R-4 Special Zone (requested for this site) permits single-family homes, duplexes, multi-unit dwellings, bed and breakfasts, offices, banks, and short-term vacation rentals.

**Key Findings**

- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area. However, the Hixson-North River Community Plan was adopted before the widening of Ashland Terrace occurred. The use of the property as a small office in an existing single-family dwelling would appear to be a less intrusive use along this corridor than introducing medium density residential. The plan recommends Medium Density Residential for the front portion of this property, which is approximately 221' as measured from the frontage of Ashland Terrace to the

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interior of the lot. The remaining portion of the property is recommended for Low Density Residential. Staff would recommend that the rezoning follow the recommendations of the Hixson North River Community Plan and not rezone the entire property. The portion that should be rezoned only is 221' as measured from Ashland Terrace toward the interior of the property. The remainder of the property should remain R-1 Residential.

- The proposed use is compatible with surrounding uses. The site is approximately 385' from the intersection of Ashland Terrace and Ely Road, which is a commercial intersection. Land uses at this intersection include a convenience store, funeral home, and other neighborhood scale commercial uses. The site is approximately 235' from an existing C-5 Neighborhood Commercial Zone and 385' from an existing R-4 Special Zone.
- The proposal is consistent with the development form of the area, since the request proposes to maintain the existing residential structure. Placing conditions on the site such as of existing structure only would ensure that the development of the site is consistent with the development form found in the area.
- The proposed structure does not raise concerns regarding location, lighting, or height. There are no plans to construct a new structure on the site. The existing structure will be used for office use.
- The proposal would not be an extension of an existing zone. However, the R-4 Special Zone or the O-1 Office Zone would serve as a transition/buffer between the existing R-3 Residential Zone and the R-1 Residential Zone and the R-1A Residential Zone classification for the City of Red Bank. The R-4 Special Zone permits some land uses that may not be compatible with the adjacent properties. A more restrictive zone, such as the O-1 Office Zone would be more appropriate at this location.
- The proposal would set a precedent for future requests.
- The transportation infrastructure is adequate to absorb additional capacity; however, the Chattanooga Department of Transportation recommends only one curb cut be provided to the site.

### Staff Recommendation

Deny R-4 Special Zone, approve O-1 Office Zone only for 221' as measured from the property line of Ashland Terrace toward the interior of the property subject to the following conditions:

1. Use of existing structure only.
2. Limited to one curb cut for ingress/egress onto Ashland Terrace.
3. Off-street parking limited to a maximum of 8 spaces.
4. No dumpsters permitted.
5. All exterior lighting shall be residential type and style. No commercial fixtures shall be allowed. If residential style fixtures are mounted on single posts, then the posts shall be no more than six (6) feet in height.
6. Type "C" landscape buffer to be provided along the property line where the O-1 Office Zone abuts the property line of the R-1A Residential Zone (City of Red Bank).
7. Except for the existing driveway, no surface parking shall be permitted between the structure and the primary street. Paving of the area between the structure and the primary street shall be limited only to approved access drive.
8. Signs incident to the permitted uses, except that only one (1) monument type sign shall be permitted, which sign shall be set back ten (10) feet from any property line. The sign shall not exceed forty-eight (48) square feet in area and shall not be more than four (4) feet in height. If illuminated the sign shall be indirectly lit in such a way that the light source cannot be seen from any public way or adjoining property. The lighting intensity shall not exceed twenty-five (25) foot-candles at the face of the sign. No flashing or intermittent lights will be permitted, and no internally illuminated signs shall be permitted.



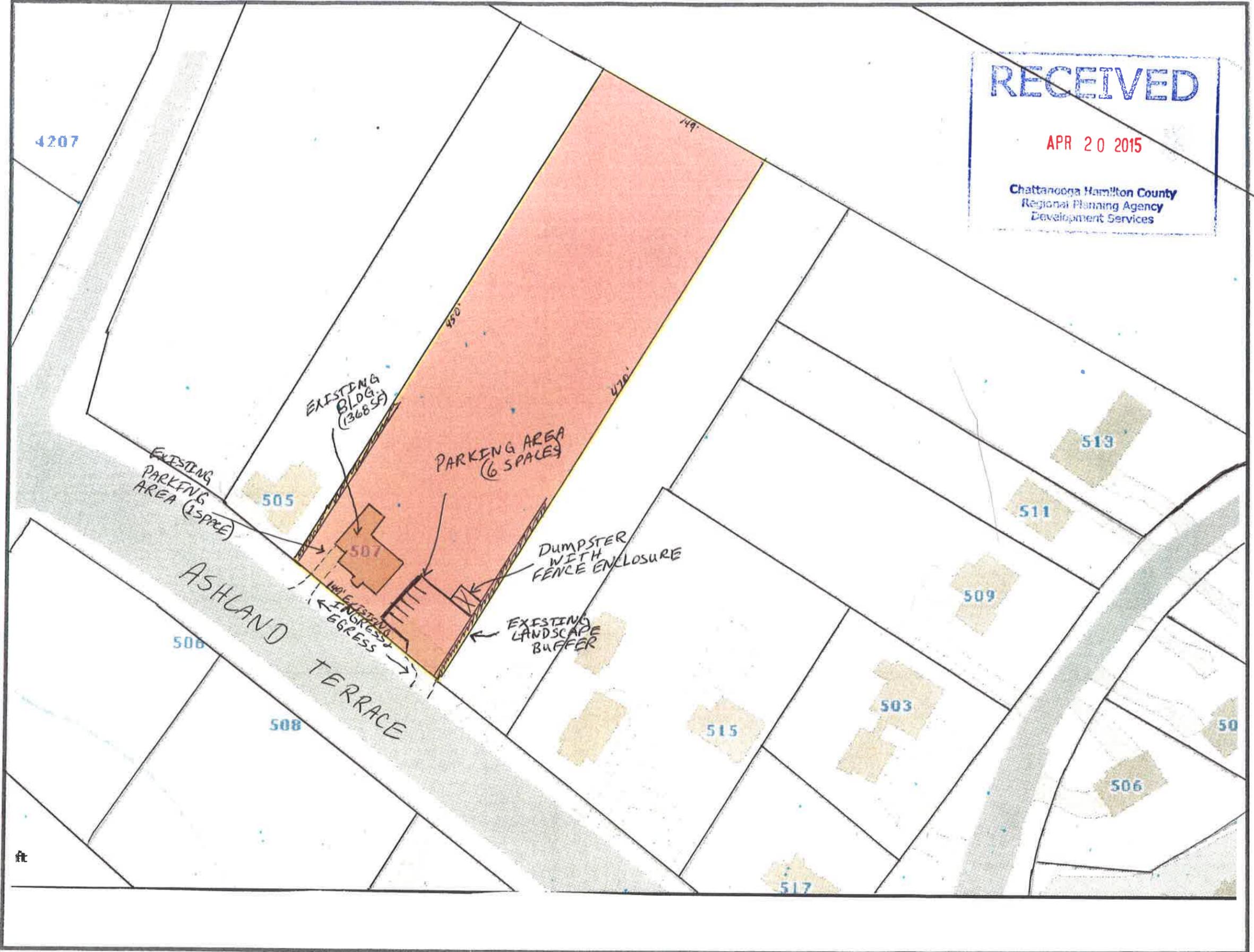
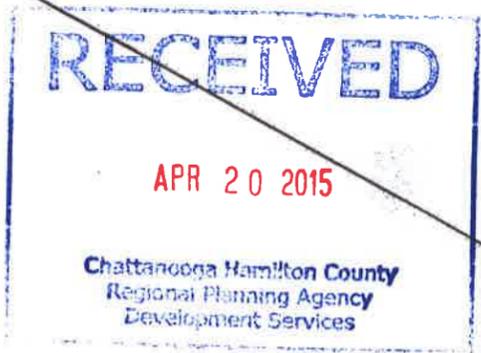
Site Plan

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Total Acres being requested for rezoning or special permit: 1.4

Total number of dwelling units (if applicable): 0

Identify all items on the site plan that are listed in the RPA Site Plan Policy



0 100  
ft

Date Received 4/20/2015

Applicant Initial \_\_\_\_\_