

PLANNING COMMISSION CASE REPORT**Case Number: 2016-173****PC Meeting Date: 11-14-16****Applicant Request****Rezone R-1 Residential Zone to R-T/Z Residential Townhouse Zero Lot-Line Zone**

Property Location:	1400 and 1420 Hamilton Avenue
Property Owner:	Headrick Construction Attn Allen Headrick; Scott Edens
Applicant:	Frank Goodwin

Project Description

- Proposal: Develop 1.64-acre site with 8 single-family detached dwellings.
- Proposed Access: Entrance on Hamilton Avenue.
- Proposed Development Form: 7 single-family detached dwellings fronting on Hamilton Avenue.
- Proposed Density: Approximately 5.2 dwelling units per acre.

Site Analysis**Site Description**

- Location: The site is located on the east side of Hamilton Avenue at the Matlock Street and Hamilton Avenue intersection.
- Current Access: Entrance on Hamilton Avenue.
- Current Development form: The site is undeveloped and heavy vegetated. To the north and east are undeveloped and heavily vegetated lots. To the south is a multi-family development. To the west are several single-family detached dwellings.
- Current Density: The mixture of vacant lots, single-family detached dwellings and multi-family in the immediate area makes it difficult to accurately depict an average density for the area. The average density of the R-1 Residential Zone neighborhood across Hamilton Avenue is 6 dwelling units per acre.

Zoning History

- The site is currently zoned R-1 Residential Zone.
- The site was rezoned from R-2 Residential Zone to R-1 Residential Zone in 2003 (Resolution #2003-10) as part of a downzoning of the area.
- The property to the north is zoned R-1 Residential Zone. The property to the east is zoned R-1 Residential Zone. The property to the south is zoned R-3 Residential Zone. The properties to the west are zoned a mixture of R-2 Residential Zone and R-1 Residential Zone.
- There is no other R-T/Z Residential Townhouse Zero Lot-Line Zone within the area.

Plans/Policies/Regulations

- The Hill City – Northside Neighborhood Plan (adopted by City Council in 2003) recommends Urban Single-Family for this location.
- The R-1 Residential Zone only permits single-family homes with a minimum lot size of 7,500 square feet if on sewers. If septic tanks are to be used, the minimum lot size is determined by the Hamilton County Water Quality Program. Minimum lot frontage width is 60 feet if on sewers and 75 feet if on septic tanks. Based on building setback requirements, the typical density is approximately 3 to 4 dwelling units per acre.
- 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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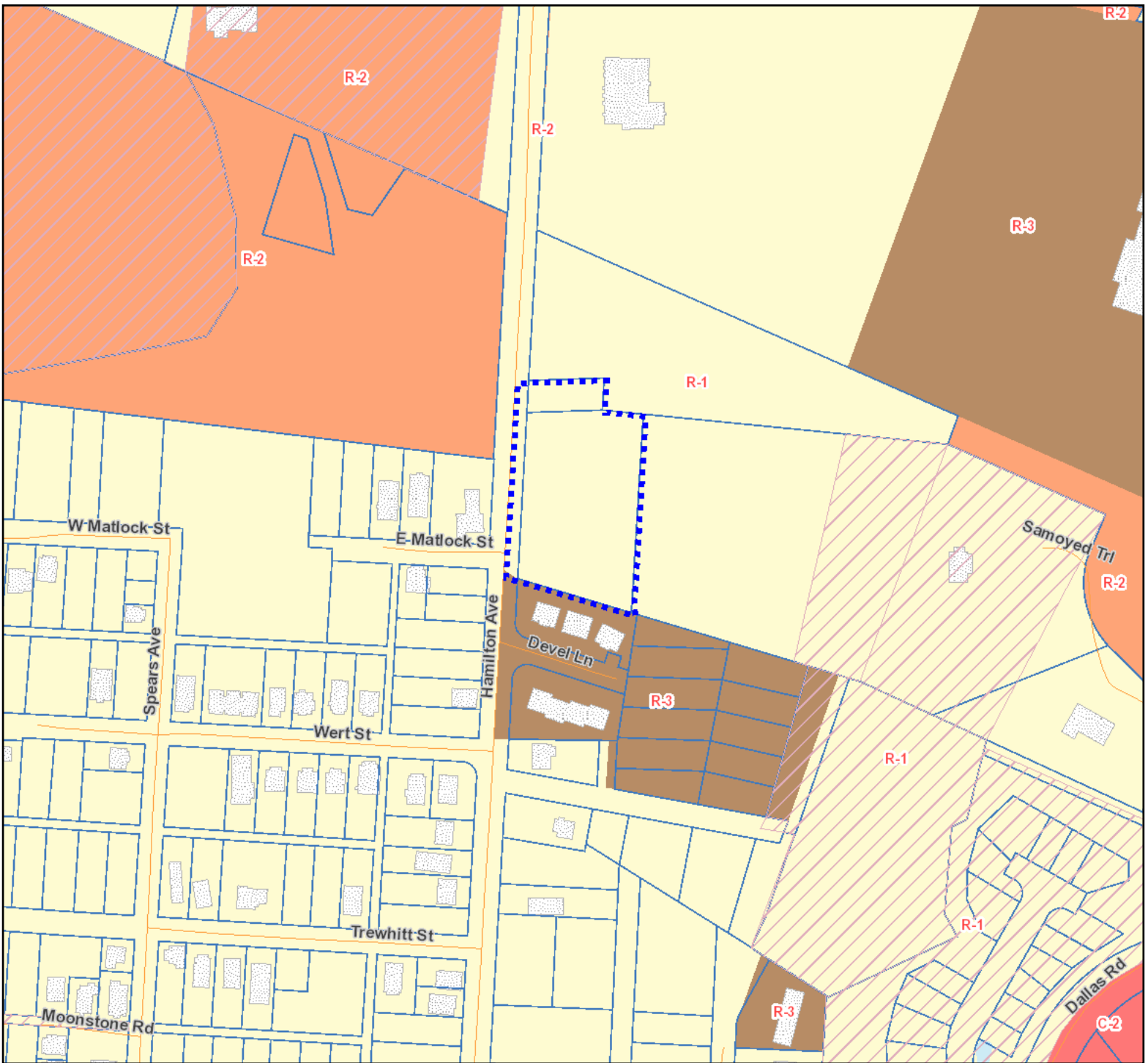
Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area based on the single-family residential uses.
- 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 raise concerns regarding vehicular access to the site.
- The proposal would not be an extension of an existing zone.
- The proposal would set a precedent for the R-T/Z Residential Townhouse Zero Lot Line Zone in this area.
- Chattanooga Department of Transportation notes the proposed zone allows for lots as narrow as 25' which can create issues with so many driveway curb-cuts in such a short stretch of roadway frontage.

Staff Recommendation

Approve, subject to the following conditions:

1. Condition to single-family detached dwellings only
2. Condition to 8 buildable lots.
3. Condition to one (1) curb-cut for the site to serve as a shared driveway for lots to have access for rear-loading vehicular access.

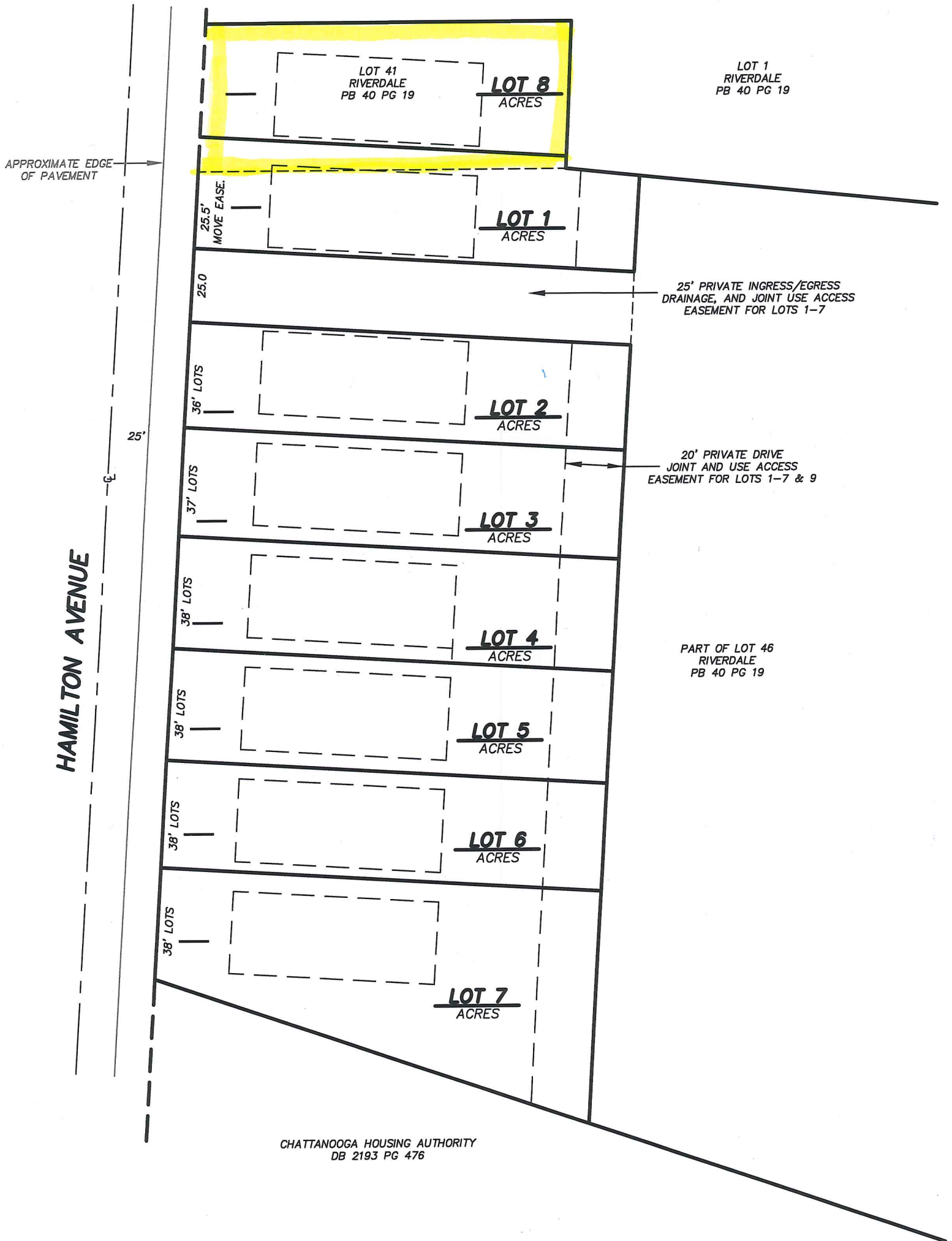


2016-173 Rezoning from R-1 to R-T/Z

234 ft

Chattanooga Hamilton County Regional Planning Agency

2016-173



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