

First Reading: _____
Second Reading: _____

2015-147
Lorrie Cantrell
District No. 4
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PARTS OF PROPERTIES LOCATED AT 2012 AND 2018 JENKINS ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-2 RESIDENTIAL ZONE.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone parts of properties located at 2012 and 2018 Jenkins Road, more particularly described herein:

Parts of Lots 1 and 2, Tate Subdivision, Plat Book 101, Page 24, ROHC, being part of the properties described in Deed Book 10255, Page 772, ROHC. Tax Map No. 149O-G-001 (part) and 001.01 (part).

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-2 Residential Zone.

2015-147 City of Chattanooga
December 14, 2015

RESOLUTION

WHEREAS, Lorrie Cantrell petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from R-1 Residential Zone to R-2 Residential Zone, parts of properties located at 2012 and 2018 Jenkins Road.

Parts of Lots 1 and 2, Tate Subdivision, Plat Book 101, Page 24, ROHC, being part of the properties described in Deed Book 10255, Page 772, ROHC. Tax Map149O-G-001 (part) and 001.01 (part) as shown on the attached map

AND WHEREAS, the Planning Commission held a public hearing on this petition on December 14, 2015,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

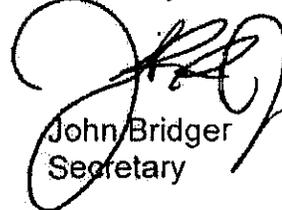
AND WHEREAS, there was opposition present to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the proposal is not consistent or compatible with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on December 14, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be denied.

Sincerely,



John Bridger
Secretary

PLANNING COMMISSION CASE REPORT

Case Number: 2015-147

PC Meeting Date: 12-14-15

Applicant Request**Rezone from R-1 Residential Zone to R-2 Residential Zone**

Property Location:	2012, 2018 Jenkins Road
Property Owner:	Lorrie Cantrell
Applicant:	Lorrie Cantrell

Project Description

- Proposal: Rezone a 1.28-acre portion of two lots to convert an existing single-family home to a duplex and build a new duplex. The two lots have a combined total area of 3.4 acres. The proposal is to have one duplex on the front portion of each lot.
- Proposed Access: Jenkins Road
- Proposed Development Form: Convert an existing 1-story single-family home to a duplex and build a new duplex.
- Proposed Density: The proposed density is 1.47 dwelling units per acre (2 duplexes and a single family dwelling on total 3.4-acre lot area)

Site Analysis**Site Description**

- Location: The site is located on the east side of Jenkins Road, approximately 2,000 feet north of Igou Gap Road in the East Brainerd area.
- Current Access: Jenkins Road
- Current Development form: There are mostly one-story homes and some 2-story homes on 1 to 1.5-acre lots along this section of Jenkins Road.
- Current Land Uses: A 10-acre lot with a single-family home is adjacent to the north of the site. A 1-acre lot with a single-family home is adjacent to the site on the south. The East Brainerd Youth Athletic Association recreation area with baseball and softball fields is located east and adjacent to the site. Single-family homes are located across the street to the west.

Zoning History

- The site is currently zoned R-1 Residential.
- All properties east, south, and west of the site are zoned R-1 Residential. All (or a portion of) properties north of the site on both sides of Jenkins Road all the way up to Shallowford Road are zoned R-2 Residential.
- The nearest R-2 Residential Zone (same as the request) is adjacent to the site on the north side. Based on a review of the Hamilton County tax parcel records, these properties are noted as single family residential and owner-occupied (mailing address and parcel address are the same).
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The East Brainerd Corridor Community Plan (adopted by City Council in 2003) recommends Low Density Residential (up to 5 dwelling units per acre). Townhomes or duplexes may be considered if the development meets the *appropriate* density. However, the plan specifically notes that R-2 zoning is only appropriate in areas designated for Medium Density Residential. The plan notes that "It is preferable to locate additional medium density two-family dwellings in or near the Neighborhood Commercial areas or major roadways." The Land Use Policy map designates parcels adjacent to the East Brainerd Road Corridor and the Shallowford Road-Jenkins Road intersections as locations for this type of use.
- The R-1 Residential Zone only permits single-family dwellings.
- The R-2 Residential Zone permits single-family dwellings and two-family dwellings (duplexes). The

PLANNING COMMISSION CASE REPORT

minimum lot size for a single-family dwellings is 7,500 square feet (on sewers). The minimum lot size for a duplex is 9,500 square feet (on sewers).

Key Findings

- The adopted Land Use Plan for the area does allow duplexes when the density stays below the recommended Low Density Residential level of 5 dwelling units per acre. However, the adopted Land Use Plan does also note that R-2 Residential Zone is inappropriate in Low Density Residential areas. (This plan was adopted before the Special Permit for duplexes in the R-1 Residential Zone was removed.)
- The proposal is not consistent with the development form of the area based on the adjacent lot sizes, adjacent lot widths, and distances between existing houses.
- The proposed residential density (1.47) is just slightly higher than density of adjacent lots (.6 to 1).
- The proposal would be an extension of an existing zone.
- The proposal would set a precedent for future requests in an area where the R-2 Residential Zone has not been expanded since annexation in the 1970's.

Staff Recommendation

Deny



2015-147 Rezoning from R-1 to R-2

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-147: Deny



300 ft



2015-147 Rezoning from R-1 to R-2




300 ft



Hamilton County Regional Planning Agency

Site Plan

Case # 2015-147

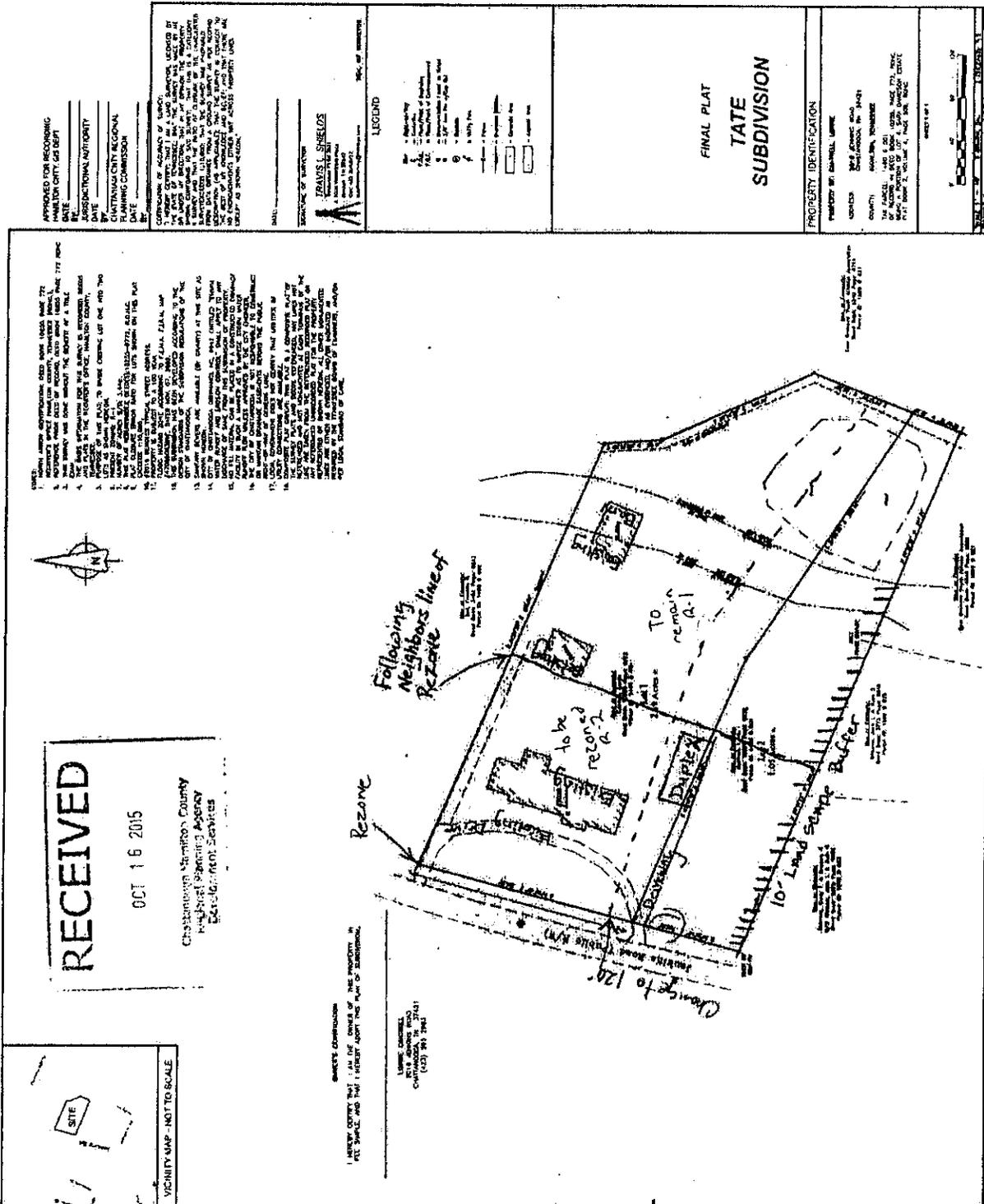
Total Acres being requested for rezoning or Special Permit: less than 1 acre

Total number of dwelling units (if applicable): 1



Date received 10/16/15

Tooling Initials L.C.



See page # 2

NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2015-143 Steven Ryan/Community Funeral and Brainerd Church of Christ, 4203 Brainerd Road, from R-1 Residential Zone to R-4 Special Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be denied:

2015-109 Tennessee Riverplace and James P. Little, MD. 1335 O'Grady Drive, from R-1 Residential Zone to R-3 Residential Zone.

2015-130 Joseph Ingram/Sergey Lyashevskiy. 7712 and 7716 Shallowford Road, from R-1 Residential Zone to RT-1 Residential Townhouse Zone.

2015-147 Lorrie Cantrell. Parts of 2012 and 2018 Jenkins Road, from R-1 Residential Zone to R-2 Residential Zone.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

January 12, 2016

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2015.

Nicole Gwyn
Clerk to the City Council