

**STAFF CASE REPORT TO PLANNING COMMISSION**

<b>Case Number:</b>	<b>2014-124</b>	<b>PC Meeting Date: 11-10-14</b>
<b>Applicant Request:</b>	<b>Applicant is requesting a rezoning from R-1 Residential Zone and R-2 Residential Zone to R-3 Residential Zone</b>	
<b>Property Location:</b>	<b>8062 &amp; 8074 Old Lee Highway</b>	
<b>Property Owner:</b>	<b>Mt. Summit of Peace Church</b>	
<b>Applicant:</b>	<b>Charles Adamson</b>	
<b>Staff Recommendation:</b>	<b>DENY</b>	

**PROJECT ANALYSIS****RPA Land Use & Transportation Comments****Project Description**

The applicant is requesting rezoning of a portion of several parcels to R-3 Residential Zone for an apartment complex. This case is in tandem with case 2014-125 which accounts for the rezoning for parcels in unincorporated Hamilton County. The most recent site plan identifies the complex as having approximately 300 units or a density of 13.62 dwelling units per acre. The plan identifies two ingress-egress points, one on Old Lee Highway and one on Pattentown Road.

**Site Description**

The 20.51 acre site is currently vacant and heavy vegetated. There is an easement the runs east-west on the site for utilities. The site has an approximate 80' rise in topography from the northwest edge of the site to the center where the height peaks and then slopes down again to the southeast edge of the property. Property to the northeast and east are zoned R-1 Residential Zone with single-family housing. To the southeast is A-1 Agricultural District in the County which is developed with a church. To the south is an R-1 Residential Zone single-family subdivision which has a through street easement on Bobby Jeffery Dr. To the west is A-1 Agricultural District with single-family housing.

**Zoning History**

In 2011, permanent zoning was approved for land annexed by the City of Chattanooga in the Summit area. City Council approval of Case 2011-026 set the current R-1 Residential Zone on the site.

**Plans/Policies**

This site is within the 2013 Summit Plan which shows this large site being partially in the Light Retail land use and partially in the Transitional land use. The majority of the site falls into the Transitional land use which is noted for office and townhomes. The plan describes the following for this use category: "The land use plan map depicts two different types of transitional uses- one with apartments and one without. The recommended Transitional land use is intended to provide the community additional services and a variety of housing while also serving as a transition or step down from higher-intensity activity such as from commercial uses found in the Heavy and Medium-scale Commercial categories.

Uses in this land use classification include professional or medial offices, townhomes or other small lot residential housing such as patio homes. The Transitional classification that recommends multi-family housing or apartments is to the far east of the study area. The site design of Transitional areas should focus on elements such as placement of parking, access points, dumpsters, truck delivery, and buildings so that the higher-intensity activity is positioned towards existing non-residential and not towards existing residences. Additional attention should also be given to buffering and landscape elements to help mitigate the noise and activity associated with a business or higher-intensity residential use."

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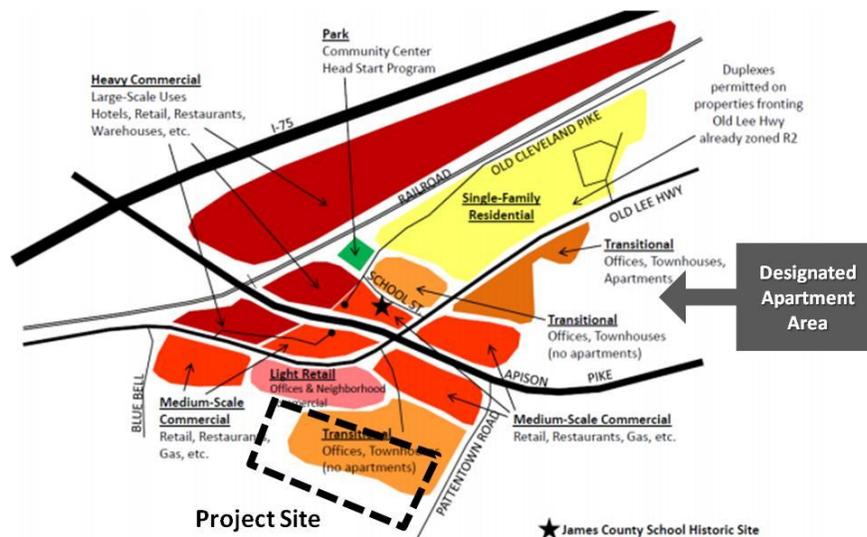
There is a specific note that while there are other Transitional land use areas on the plan appropriate for apartments, this site is deemed inappropriate for apartments.

## 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.

## RPA Summary

In 2009, a property approximately 650' west of the site was rezoned to allow apartment development. The proposal at that time was for 216 units with 466 parking spaces. As part of the annexation permanent zoning process, an approximately nine acre site to the northeast of the current proposed site was zoned R-3 Residential Zone. Neither of these sites has developed with the proposed use although it appears that site preparation work is occurring on the site to the west. Additionally, there are 248 apartment units approved and under construction in Collegedale across Pattentown Road (near the Summit Ballfields). The existence of these sites was a factor in the feedback of Summit stakeholders that the majority preferred that growth in the area not include the development of additional apartment complexes. Several options were explored during the community planning process for applicant's site, including an option for apartments. Based on the feedback received during the public process, the plan recommendation was to limit apartments to the existing zoned area on the northeast. As noted in the land use plan map below, the transitional area specifically notes that apartments are not included in the list of recommended uses.



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However, staff does acknowledge that apartments should be considered as a potential option for this general area, as noted in the 2013 Summit Plan, given the proximity to the Enterprise South Industrial Park, a major regional employment site and the proximity to the Apison Pike-Lee Highway intersection and the Enterprise Drive exit. This is why staff presented several options for considering apartments in the transitional areas during the community planning process.

However, given the recently adopted policy and the very specific plan recommendation to not include apartments, staff recommends denial of this request to be consistent with this policy.

Staff would also like to note that the site design includes several elements that promote good planning principles including a grid street network, two points of access, pedestrian trails/sidewalks, a 60-ft buffer around the perimeter of the property where it abuts adjacent single family, and amenities such as a pool and clubhouse. Staff would encourage that the development at least provide a pedestrian connection to Bobby Jeffery Drive to the south.