

PLANNING COMMISSION CASE REPORT

Case Number: 2015-151

PC Meeting Date: 12-14-15

Applicant Request

Rezone from C-2 Local Business Commercial District to R-3 Multi-Family Residential District

Property Location:	2139 Cummings Hwy
Property Owner:	Frank May
Applicant:	Alan Haniszewski

Project Description

- Proposal: Build three cabins, connected by a breezeway, on 1.74-acre site for short-term vacation rentals. Owner will live on site in an existing single-family home and manage the short-term vacation rentals.
- Proposed Access: Cummings Highway.
- Proposed Development Form: 1-story existing buildings.
- Proposed Density: Approximately 2.29 dwelling units per acre (4 units on 1.74 acres).

Site Analysis

Site Description

- Location: The 1.74-acre site is located on the north side of Cummings Highway at the northwest foot of Lookout Mountain and west of Lookout Creek at the Tennessee River.
- Current Access: Cummings Highway
- Tennessee Department of Transportation Functional Classification: Urban Minor Arterial
- Current Development form: Neighboring properties contains single-story residential structures and rural undeveloped wooded lands.
- Current Land Uses: A mobile home park, owned by the applicant's family, is adjacent to the site on the west side. To the north is located a rail line, Lookout Creek, and the Tennessee River. The Interstate 24 right-of-way is adjacent to the east. South, across Cummings Highway, is a vacant motel and wooded acreage of the National Park Service.
- Current Density: The approximate residential density in the area is calculated from the adjacent mobile home park at approximately 2.5 dwelling units per acre (33 addresses on 13 acres).

Zoning History

- The site is currently zoned C-2 Local Business Commercial District without conditions.
- All adjacent properties are zoned R-2 Urban Residential District.
- The nearest R-3 District (same as the request) is approximately ½-mile to the southwest at Maplewood Lane and Alford Hill Drive.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Lookout Valley Area Plan (adopted by City Council in 2003) recommends Medium Density Residential for this property location. This land use category is intended for single-family dwellings, townhomes, **and patio homes with** a density of five to eight units per acre. Townhome and patio home developments should be designed in a manner that is compatible with and enhances the surrounding neighborhood. Neighborhood-scale assisted living facilities would also be included in this classification. This classification is not intended to encourage the creation or expansion of mobile home parks or apartment buildings.
- The Lookout Valley Plan recommends locating medium density residential development closer to Cummings Highway and Interstate 24. This would maximize the use of existing infrastructure and protect the single-family nature of several of the area's older neighborhoods.
- The C-2 Local Business Commercial District permits retail, consumer service, financial, restaurant, and office uses, but not short-term vacation rentals.

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- The R-3 Multi-family Residential District permits all types of residential uses, including short-term vacation rentals.

Key Findings

- The proposal is supported by the adopted Land Use Plan for the area as it recommends a medium-density residential development along Cummings Highway.
- The proposed use is compatible with the adjacent mobile home park and wooded/creek lands.
- The proposed one-story cabins are consistent with the single-story residential development form of the area and do not raise concerns regarding location, lighting, or height.
- The proposed residential density of 2.29 units per acre is compatible with the surrounding residential density of 2.5 units per acre, and the adopted Land Use Plan which recommended 5 to 8 units per acre.
- The R-3 Multi-family Residential Zoning District proposal would not be an extension of an existing zone. The adjacent properties are zoned R-2 Urban Residential District.
- The proposal would set a precedent for future requests along Cummings Highway. This classification is described in the adopted Land Use Plan as intended for developments similar to the proposal, including single-family dwellings, townhomes, and patio homes. This classification is not intended to encourage the creation or expansion of mobile home parks or apartment buildings.

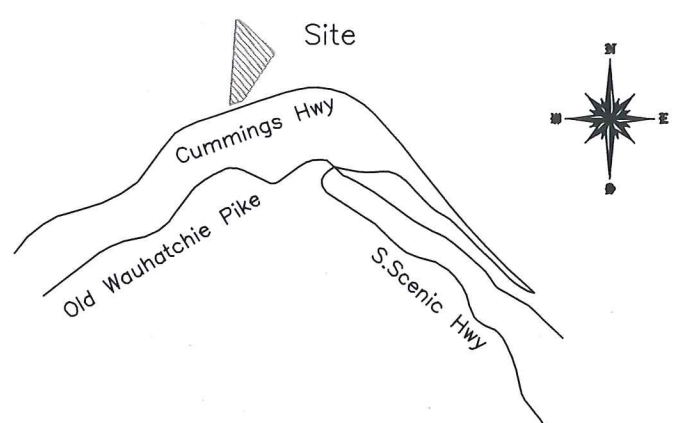
Staff Recommendation

Approve, subject to the following conditions:

1. Residential density is not to exceed eight units per acre.
2. Height is not to exceed two and one-half (2 ½) stories or thirty-five (35) feet.



726 ft

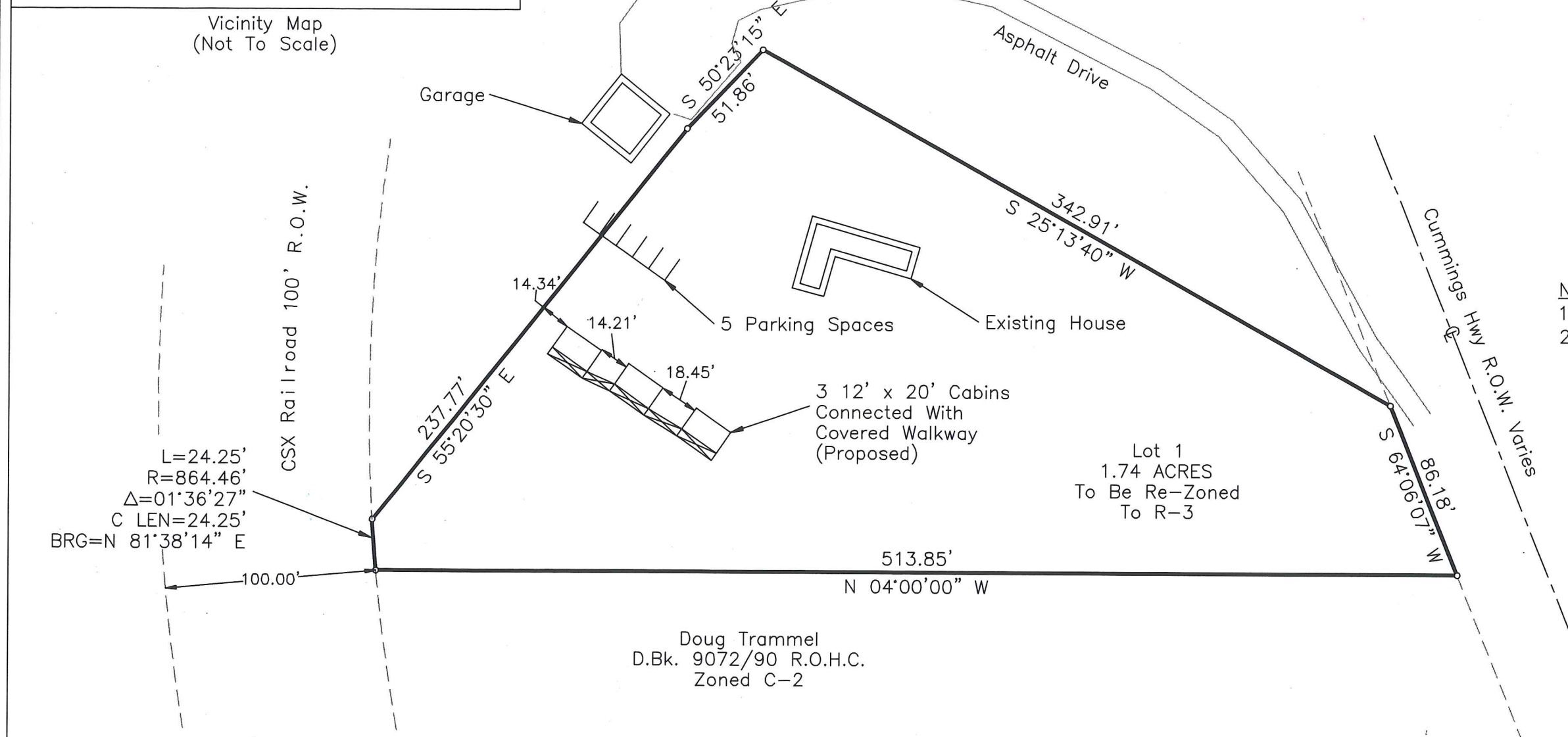


Site Plan
 Being Lot 1 Of Trammel On Cummings Hwy
 Recorded In Plat Book 95, Page 43 R.O.H.C.
 Hamilton County, Tennessee

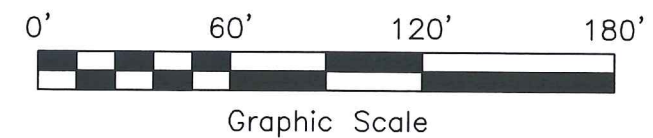
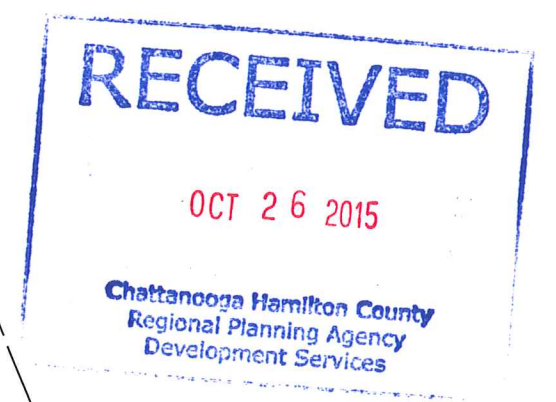
Scale: 1" = 60'

October 26, 2015

Lot 2
 Trammel On Cummings Hwy
 P.Bk. 95/43 R.O.H.C.
 Frank And Nicole May
 D.Bk. 9947/133 R.O.H.C.
 Zoned C-2



- Notes:
- 1.) Current Zone: C-2
 - 2.) Total Area To Be Re-Zoned; 1.74 ac



This is not a boundary line survey and is not to be used as such. The boundary shown is taken from a plat recorded in Plat Book 95, Page 43 in the Register's Office Of Hamilton County, Tennessee.

File Name Trammel On Cummings Hwy
 Drawing No. 15-143-1

Alan Haniszewski
 Tennessee PLS #2398
 3073 Baggett Trail
 Signal Mountain, TN 37377
 423-364-6032