

PLANNING COMMISSION CASE REPORT

Case Number: 2015-130

PC Meeting Date: 10-12-15

Applicant Request**Rezone from R-1 Residential Zone to RT-1 Residential Townhouse Zone**

Property Location:	7712 & 7716 Shallowford Road
Property Owner:	Sergey Lyashevskiy
Applicant:	Joseph Ingram

Project Description

- Proposal: Develop 0.73-acre site with two 4-unit townhomes.
- Proposed Access: Shallowford Road.
- Proposed Development Form: Two 2-story buildings are proposed to be located at rear of lot with parking in the front.
- Proposed Density: 10 dwelling units per acre.

Site Analysis**Site Description**

- Location: The 0.73-acre vacant site is located on the south side of Shallowford Road approximately 00 feet west of Jenkins Road.
- Current Access: Shallowford Road.
- Tennessee Department of Transportation Functional Classification: Urban Minor Arterial
- Current Development form: No clear development form established.
- Current Land Uses: Condominiums, an assisted living facility, and a church are located to the north across the street from the site. A single-family home is located adjacent to the site on the east side. Two vacant lots are adjacent to the site on the south and west sides.
- Current Density: The average residential density in the area is approximately 5 dwelling units per acre in the Village of Ashwood Condominiums across the street from the site. The density of Drake Forest (of which the site is a part of) is approximately 1.8 dwelling units per acre (196 lots on 109 acres).

Zoning History

- The site is currently zoned R-1 Residential.
- The Village of Ashwood Planned Unit Development (PUD) across the street from the site to the north was approved in 2002 (Resolution #23660).
- The site across the street to the north was rezoned from R-1 Residential Zone to R-4 Special Zone with conditions in 2013. (Ordinance #12741).
- Adjacent properties to the east, south, and west are zoned R-1 Residential.
- The nearest RT-1 Residential Townhouse Zone (same as the request) is approximately 2,000 feet (straight line distance) to the northwest on Min Tom Drive.
- A request was made to rezone this site from R-1 Residential to RT-1 Residential Townhouse Zone in 2013 but was denied by City Council on February 11, 2014.

Plans/Policies/Regulations

- The Hamilton Place Community Plan (adopted by City Council in 2001) recommends Low to Medium Density Residential.
- The R-1 Residential Zone permits single family homes on minimum lot sizes of 7,500 square feet.
- The RT-1 Residential Townhouse Zone permits townhouse units on minimum lot sizes of 1,350 square feet or single-family homes on 2,625 square foot minimum lot sizes.

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Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area as there is need to step down the intensity of uses on Shallowford Road heading east.
- The proposed use is compatible with surrounding uses as it is placing a more intense residential use as a buffer between low-density residential development and an arterial road.
- The proposed residential density is not compatible with the surrounding densities. The plan recommends Low or Medium Density Residential which is capped at 8 dwelling units per acre.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone.
- The transportation infrastructure is adequate to absorb additional capacity. Limiting the site to a single curb cut reduces the number of conflict points between the users of the new development and the pedestrians and vehicles utilizing the street.

Staff Recommendation

Approval with conditions:

1. Parking shall be located behind development.
2. No more than 7 units total will be allowed across the rezoned property.
3. No more than 4 townhouses may be in a single massed building.
4. Applicant may use existing curb cuts or remove existing curb cuts and be allowed a single curb-cut for the rezoned parcels.