

PLANNING COMMISSION CASE REPORT**Case Number: 2015-098****PC Meeting Date: 09-14-15****Applicant Request****Rezone M-2 Wholesale and Light Industry District to R-3 Multi-Family Residential District**

Property Location:	6849 Mountain View Road
Property Owner:	Wendy Roberts
Applicant:	Wendy Roberts

Project Description

- Proposal: Develop a 2.7-acre site with an Assisted Living facility. The 2.7-acre site is a portion of a larger 7.5-acre parcel.
- Proposed Access: Mountain View Road via private drive.
- Proposed Development Form: 1-story 24,000 square foot building.
- Proposed Density: 30 beds.

Site Analysis**Site Description**

- Location: The 2.7-acre vacant site is located on the west side of Mountain View Road approximately ¼-mile south of the intersection with Ooltewah-Georgetown Road.
- Current Access: Mountain View Road.
- Tennessee Department of Transportation Functional Classification: Urban Minor Arterial.
- Current Land Uses: Undeveloped farmland is located to the west adjacent to the site. Other surrounding uses include industrial, medical, recreation, and offices.

Zoning History

- The site is currently zoned M-2 Wholesale and Light Industry District.
- The site was rezoned from A-1 Agricultural District to M-2 Wholesale and Light Industry District in 1985 (Resolution #286-19).
- The property to the north, east, and south is zoned M-2 Wholesale and Light Industry District. The property to the west is zoned R-1 Single-Family Residential District.
- The nearest R-3 Multi-Family Residential District that features an assisted living facility is approximately 2 miles to the south.
- There has been no recent zoning activity on this specific site.

Plans/Policies/Regulations

- The Wolftever Creek Area Plan (adopted by City Council in 2007) recommends industrial uses for this area.
- The R-3 Multi-Family Residential District being requested permits single-family dwellings, two-family dwellings, multi-family dwellings, townhouses, lodging and boarding houses, farming, bed and breakfast establishments.
- The current M-2 Wholesale and Light Industry District permits many wholesale, light manufacturing, commercial, single-family homes, hospitals, and similar uses.

Key Findings

- While the plan specifically calls for industrial uses at this location, the proposal is compatible with the surrounding land uses, which include industrial, medical, recreation, and offices. Assisted living is a long term care option that combines housing, support services and health care. This proposal will be located behind two medical offices, creating a quasi-medical campus.
- The proposal is consistent with the emerging development form of the area.
- The proposal would not be an extension of an existing zone. Currently R-3 Multi-Family Residential District is the only district that allows assisted living facilities in Hamilton County. However, because of the wide range of uses allowed within that district that would not be appropriate for a primarily

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commercial area, staff is recommending that a condition restricting the use to assisted living facility only be applied since this is mixed office, commercial and manufacturing area.

- Per the Hamilton County Administrator and County Engineer there are no Hamilton County issues relative to access for the rezoning request from M-2 to R-3 (Case No. 2015-98). If the property owner subdivides property into a 2.73 acre lot as shown, the lot will be required to be properly recorded as a plat with 50' legal access to a public road or 50' legal access to a private road built to Hamilton County standards. The plat will be required before a building permit will be issued for the parcel.

Staff Recommendation

Approve, subject to use as an assisted living facility only.