

PLANNING COMMISSION CASE REPORT**Case Number: 2016-053****PC Meeting Date: 04-11-16****Applicant Request****Rezone from R-2 Residential Zone to R-3 Residential Zone**

Property Location:	8062 & 8074 Old Lee Highway
Property Owner:	Adamson Developers LLC/Bobby Joe Adamson
Applicant:	Adamson Developers LLC/Bobby Joe Adamson

Project Description

- Proposal: Develop 2.5-acre site with 84 apartment units with a clubhouse as part of the larger 24 acre apartment complex proposed on adjacent parcels.
- Proposed Access: Entrance on Old Lee Highway Road.
- Proposed Development Form: multi-story apartment buildings with club house set back from Old Lee Highway.
- Proposed Density: Approximately 34 dwelling units per acre within the 2.5-acre portion of the project being rezoned. The overall density for the entire 24 acres is proposed to be 17.6 dwelling units per acre.

Site Analysis**Site Description**

- Location: The site is located on the south side of Old Lee Highway Street approximately 250 feet west from the Lillie Lane and Old Lee Highway intersection.
- Current Access: Entrance on Old Lee Highway Road.
- Tennessee Department of Transportation Functional Classification: Old Lee Highway is designated an Urban Minor Arterial.
- Current Development form: There is a mixture of small lot single-family subdivision, large lot heavily vegetated single-family dwellings, and vacant lots.
- Current Land Uses: The properties to the north are vacant. The properties to the east and west are vacant or have single-family dwellings. The properties to the south are owned by the developer and part of the planned apartment complex being proposed in this case.
- Current Density: The area does not have a consistent density based on lots within 250' of the site ranging in sizes. Residential parcels range from 6.25 acres (0.16 dwelling units per acre) to 0.4 acres (2.5 dwelling units per acre).

Zoning History

- The site is currently zoned R-2 Residential Zone.
- The properties to the north are zoned R-2 Residential Zone and C-2 Convenience Commercial Zone. The properties to the east are zoned R-2 Residential Zone and R-3 Residential Zone. The properties to the south were rezoned R-3 Residential Zone in 2014 (Ordinance #12886). The property to the west is zoned R-2 Residential.
- The nearest R-3 Residential Zone (same as the request) is adjacent to the site on its southern property line and eastern property line.

Plans/Policies/Regulations

- The 2013 Plan (adopted by City Council Date) recommends Light Retail for this site. Light Retail is defined as offices or neighborhood retail.
- The R-3 Multi-family Residential District permits all types of residential uses.

Key Findings

- While the adopted Land Use Plan for the area recommends light retail for this site, the proposed multi-family residential development may be a compatible use at this site based on recently approved zoning changes abutting the site which fronts an Urban Minor Arterial.

PLANNING COMMISSION CASE REPORT

- The current proposal would be an extension of a proposed multi-family residential development which was approved in 2014 and would be consistent with the development form proposed for that project.
- While the proposed residential density is higher than the surrounding densities, it would be compatible with the adjacent multi-family residential density approved in 2014.
- The proposed structures raise concerns regarding location, lighting, or height to neighboring residential uses.
- The proposal would be an extension of an existing zone.

Staff Recommendation

Approve

