

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-018****PC Meeting Date: 02-08-16****Applicant Request****Rezone from C-2 Convenience Commercial to R-4 Special Zone**

<b>Property Location:</b>	7504 Old Lee Highway
<b>Property Owner:</b>	James Rogers
<b>Applicant:</b>	Joseph Parks

**Project Description**

- Proposal: Develop 7.41-acre site with a 52 unit assisted living facility.
- Proposed Access: Main entrance on Old Lee Highway.
- Proposed Development Form: New construction of a 1 story building approximately 50,000 square feet.
- Proposed Density: Approximately 7 dwelling units per acre.

**Site Analysis****Site Description**

- Location: The 7.41 acre vacant site is located on the east side of Old Lee Highway approximately 1,000 feet from the Old Lee Highway and Jenkins Road intersection.
- Current Access: Main entrance on Old Lee Highway
- Tennessee Department of Transportation Functional Classification: Old Lee Highway is designated as an Urban Minor Arterial.
- Current Development form: The site faces Interstate 75 to the west. To the south are large lots with two story buildings. To the north is vacant land. To the east on higher topography are single family dwellings.
- Current Land Uses: The site is currently vacant. The lots west, north, and east of the site are vacant. South east of the site and farther to the east are single-family residential uses. To the south are religious and office uses.
- Current Density: The single-family development to the east has an average density of 1 dwelling unit per acre.

**Zoning History**

- The site is currently zoned C-2 Convenience Commercial.
- The site was rezoned in 2003 when annexed into the City of Chattanooga (Ordinance #11430).
- The property to the north is zoned R-2A Rural Residential. The property to the east is zoned A-1 Agricultural. The property to the south is zoned C-2 Convenience Commercial. The property to the west is zoned C-2 Convenience Commercial.
- The nearest R-4 Special Zone (same as the request) is approximately 1,500 feet to the south of the site.

**Plans/Policies/Regulations**

- There is no current adopted land use plan for this area.
- The requested R-4 Special Zone permits residential uses, bed and breakfast establishments, dormitories, professional and medical offices, banks, and short-term vacation rentals.
- R-4 Special Zone may allow Assisted Living through a Special Exceptions Permit that goes before the Board of Zoning Appeals.
- The C-2 Convenience Commercial Zone permits most commercial uses and would require a 20-foot wide landscape buffer where adjacent to a residential zone. The C-2 Convenience Commercial Zone does not permit assisted living facilities.

**Key Findings**

- The proposed use is compatible with surrounding uses.

## **PLANNING COMMISSION CASE REPORT**

- The proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities due to the distance and topography change between site and adjacent residential dwellings.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone.
- The proposal would set a precedent for future requests.

### **Staff Recommendation**

Approve



