

PLANNING COMMISSION CASE REPORT**Case Number: 2016-103****PC Meeting Date: 07-11-16****Applicant Request****Rezone R-1 Residential Zone to R-3 Residential Zone**

Property Location:	1105 Mountain Creek Road
Property Owner:	Asa Engineering c/o Allen Jones
Applicant:	Russell Bean C-O Executor

Project Description

- Proposal: Develop 14.6-acre site with 250 apartment units and clubhouse.
- Proposed Access: Entrance on Mountain Creek Road.
- Proposed Development Form: Three and four-story buildings are proposed to be located on the property with a club house and leasing office fronting Mountain Creek Road.
- Proposed Density: Approximately 17.1 dwelling units per acre.

Site Analysis**Site Description**

- Location: The site is located on the northwest side of Mountain Creek Road and North Runyan Drive intersection.
- Current Access: The site only has access from Mountain Creek Road.
- Current Development form: The site is positioned on one of a series of knolls at the base of Walden's Ridge and Signal Mountain. Due to topographical differences, including the existence of steep slopes, the development form on the west side of Mountain Creek Road is very different from that of the east side. Structures along the west side of Mountain Creek Road generally follow the topographical contours and are located around the base or the tops of these knolls. Structures on the east side of Mountain Creek Road are more spread out across their individual sites because the terrain is more generally flat. The site is surrounded by densely forested lots with the exception of Red Bank Elementary School located across the street. The school is a large single story building set more than 300 feet back from Mountain Creel Road.
- Current Land Uses: To the north and east are large lots with no development or small residential uses. To the south are several multi-family developments. To the south east is an educational institution.
- Current Density: The densities for multi-family residential vary on the west side of Mountain Creek Road. The adjacent assisted living facility has a density of 9.4 dwelling units per acre. The apartment developments north of the site have densities as follows: Mountain Brook- 6.5 units/acre; Fontaine Woods- 4.6 units/acre; Trails of Signal Mountain- 8.6 units/acre. The apartment densities east of Mountain Creek Road range from 2.8 units/acre to 12.3 units/acre.

Zoning History

- The site is currently zoned R-1 Residential Zone.
- The properties to the north are zoned A-1 Agricultural Zone and R-1 Residential Zone. The properties to the east and south east are zoned R-1 Residential Zone. The properties to the south west are zoned R-4 Special Zone. The properties to the west are zoned R-1 Residential Zone, A-1 Agricultural Zone, and R-2 Residential Zone.
- The nearest R-3 Residential Zone (same as the request) is approximately 1,800 feet south along Mountain Creek Road.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- There is no current adopted land use plan for this area. However, the Comprehensive Plan Update 2030 was reviewed for some guidance (see comments under the Key Findings section below).The R-

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1 Residential Zone permits single-family residential lots with a minimum lot size of 7,500 square feet (on sewers) and a minimum frontage width of 60 feet (on sewers).

- The R-3 Residential Zone permits single-family dwellings, two-family dwellings (duplexes), and multi-family dwellings with three or more units. The minimum lot size is calculated by using 7,500 square feet for the first unit plus 2,000 square feet for each additional unit. For example, the minimum lot size for a single-family dwelling is 7,500 square feet. The minimum lot size for a duplex is 9,500 square feet. The minimum lot size for a triplex is 11,500 square feet. The minimum lot size for a quadplex is 13,500 square feet.

Key Findings

- The proposed use of multi-family dwellings is consistent and compatible with surrounding uses along Mountain Creek Road.
- The proposed development configuration on the site is not consistent with the development form of the area. There is precedence on the west side of Mountain Creek Road for the development form to respect the topographic contours by arranging structures along the base or on top of knolls. The applicant's site plan proposes a development form that is more in keeping with the development form on the east side of Mountain Creek Road where such geographic features do not exist.
- Although not a primary tool for reviewing specific zoning requests, the Development Policy of the Comprehensive Plan Update 2030 does provide general guidance and a framework for making thoughtful recommendations. In the Plan, Intensity Levels describe potential for development. This site is located in an area mapped with Intensity Levels 1 and 3. Because Level 1 areas contain sensitive environmental features (slopes in this case) they have the least potential for development. Level 3 areas are most appropriate for low to moderate intensity development because they are near minor road intersections. Approximately $\frac{3}{4}$ of the proposed development occurs in the Level 1 area.
- The proposed residential density is not compatible with the surrounding densities being nearly twice the density of most multi-family developments on Mountain Creek Road.
- The proposed structures do raise concerns regarding location and height.
- The proposed zoning is comparable to the zoning of adjacent properties; there is R-4 zoning adjacent to the site on the south side and R-3 zoning is present across the street to the south.
- The proposal would set a precedent for significantly higher density along this section of Mountain Creek Road.
- The Chattanooga Department of Transportation (CDOT) will need an updated signal warrant analysis to determine necessary improvements for existing intersection. CDOT does recommend pedestrian accommodations should be included to facilitate access to Red Bank Elementary School.
- Chattanooga Land Development Office notes concerns in regard to grading and drainage. There are significant areas which exceed 25% grade and two valleys coming off the mountain to the north where water off-site funnel onto this site. *Rainwater Management Guide* recommends keeping such disturbed areas to an absolute minimum.

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Staff Recommendation

Approve, subject to the following conditions:

1. No grading above the 750-foot topo line as identified on the Hamilton County GIS map.
2. Maximum building height shall be four stories.
3. Maximum density shall be 10 dwelling units per acre.
4. The southernmost driveway shall be located a minimum of 150-feet from North Runyan Drive, and shall have restricted access to right-in right-out turns only.
5. An updated signal warrant analysis shall be conducted for the intersection of Mountain Creek Road at North Runyan Drive, with morning peak traffic conditions reviewed by the consultant.
6. Subject to the results, including Chattanooga Department of Transportation's review and approval, of an updated signal warrant analysis (as referenced in condition 5), the developer may be required to make necessary improvements to the existing intersection of Mountain Creek Road and North Runyan Drive.
7. Development shall include a sidewalk along Mountain Creek Road, with a crosswalk and pedestrian flasher at North Runyan Drive to accommodate safe pedestrian travel between the school and apartments.