

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-071****PC Meeting Date: 05-09-16****Applicant Request****Rezone from R-2A Rural Residential District to R-3 Multi-Family Residential District**

<b>Property Location:</b>	5400, 5406 & 5412 Champion Road
<b>Property Owner:</b>	Champion View Investments, LLC
<b>Applicant:</b>	Champion View Investments, LLC

**Project Description**

- Proposal: Develop 21.8-acre site with 396 unit garden-style apartments.
- Proposed Access: Main entrance and an emergency exit on Champion Road.
- Proposed Development Form: 3 and 4-story buildings located along sloping terrain.
- Proposed Density: 18 dwelling units per acre.

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

- Location: The 21.8 acre wooded site is located on the east side of Champion Road approximately 1,000 feet northwest from the Champion Road and Highway 58 intersection.
- Current Access: There is access to the site from Champion Road and approximately 20 feet of frontage on Old Champion Road.
- Tennessee Department of Transportation Functional Classification: Champion Road is designated as an Urban Collector.
- Current Development form: The surrounding areas are heavily wooded with several homes along Champion Road and Old Champion Road. There is a small lot subdivision approximately 100 feet west of the site. To the north, approximately 250 feet, is Booker T Washington State Park and a small-lot subdivision. There is a 70' power easement that runs through the site.
- Current Land Uses: An electrical substation is adjacent to the site on the west side. Vacant wooded land is adjacent on the north side. To the south and southwest are low density residential dwellings. To the east are large wooded parcels.
- Current Density: Average residential density in the area is difficult to calculate due to varying size of lots, allowable densities in different zones, and the varying vacancy of lots. While most lots are over an acre, the highest density within 300' of the site appears to be the Rotary Drive subdivision with a density of 3.9 dwelling units per acre.

**Zoning History**

- The site is currently zoned R-2A Rural Residential District.
- The property to the north is zoned R-2A Rural Residential District and R-3MD Moderate Density District. The property to the east is zoned R-2A Rural Residential District and R-2 Urban Residential District. The property to the south is zoned R-2 Urban Residential District. The property to the west is within the City of Chattanooga city limits and zoned R-1 Residential Zone and C-5 Neighborhood Commercial Zone.
- The nearest R-3 Multi-Family Residential District (same as the request) is approximately 600 feet to the east fronting Highway 58. This case was approved with conditions in 2013 (Ordinance #12700)
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- There is no current adopted land use plan for this area.
- The Comprehensive Plan Update 2030 (adopted by Planning Commission March 14, 2016) places this site in Level 4 intensity. Level 4 areas are close to major road intersections, they have a moderate to high potential for infill and for building well-defined neighborhood centers, parks, and a more concentrated mix of residential and nonresidential uses, accompanied by new multimodal

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connections and transportation facilities. Resource protection opportunities should be incorporated into development site design or public parks/green spaces/ plazas.

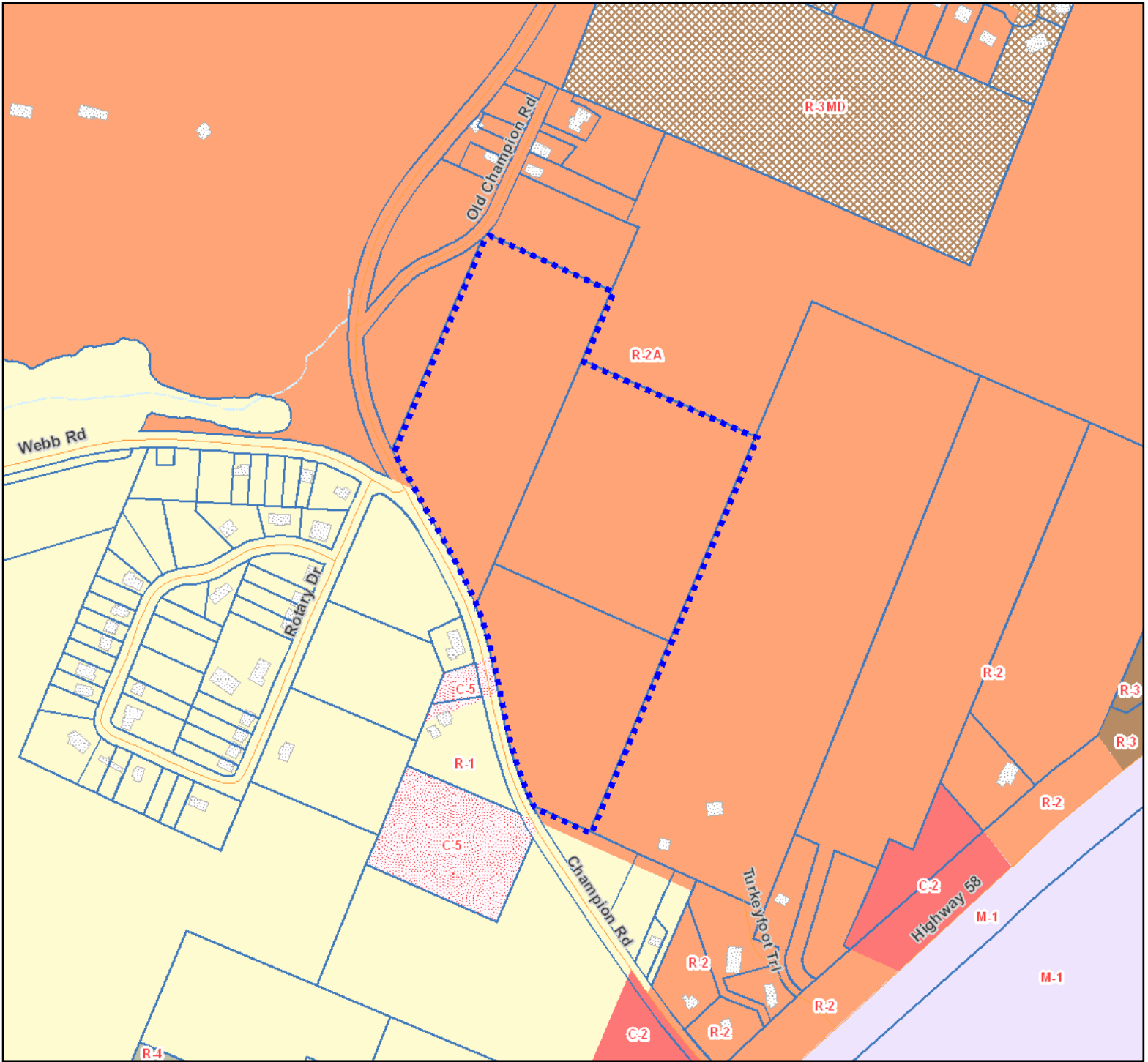
- The R-2A Rural Residential District permits farming, stables for personal use, single-family dwellings, and two-family dwellings (duplexes) with a special permit from the Board of Zoning Appeals (BZA).
- The R-3 Multi-Family Residential District permits single-family dwellings, two-family dwellings (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.

### Key Findings

- The proposal is supported by the Comprehensive Plan which recommends higher densities in Level 4 Intensity Levels.
- The proposed use is not consistent with surrounding uses as the neighboring uses are low density residential and preserved land held by the State.
- The proposal is not consistent with the development form of the area.
- The proposed residential density is not compatible with the surrounding densities.
- The proposed structures do raise concerns regarding location, lighting, or height as the site topography creates the potential for privacy issues with neighboring lower residential developments.
- The proposal would not be an extension of an existing zone.
- The proposal would set a precedent for future requests by introducing R-3 Multi-Family Residential District along Champion Road.
- Chattanooga Department of Transportation has asked for a traffic impact analysis for this site based on its access to a two lane City of Chattanooga Road. The analysis has not been provided at the time of staff review. The RPA agrees that a Traffic Analysis would help to determine the impact of the R-3 Multi-Family Residential District on Champion Road.

### Staff Recommendation

Defer to allow time for a Traffic Analysis to be completed by the applicant and reviewed by the Transportation Department.

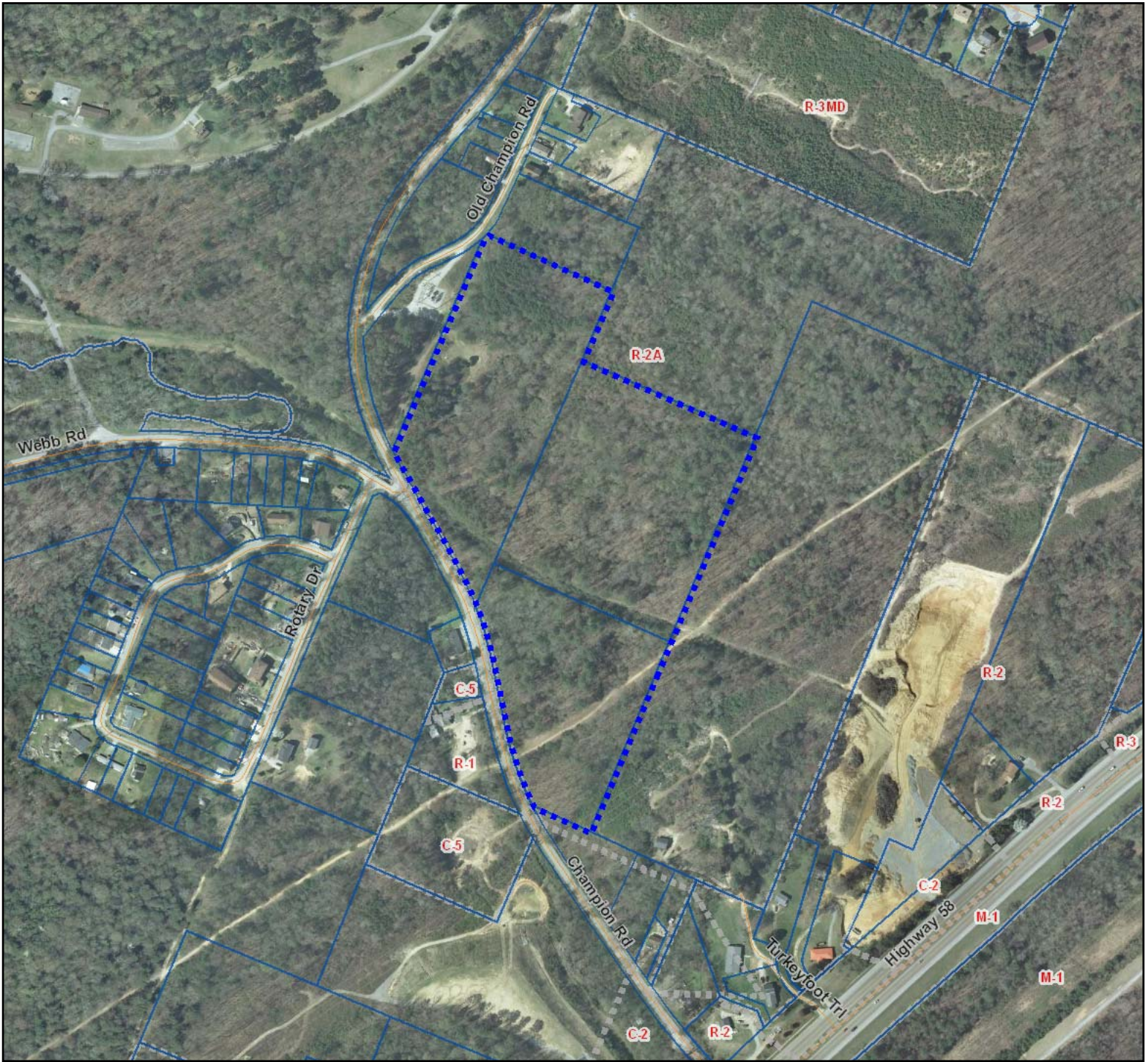


## 2016-071 Rezoning from R-2A to R-3

414 ft

**Chattanooga Hamilton County Regional Planning Agency**





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