

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-125	PC Meeting Date: 11-10-14
Applicant Request:	Applicant is requesting a rezoning from A-1 Agricultural District to R-3 Multi-Family Residential District	
Property Location:	4821 Pattentown Road & 4906 Bobby Jeffery Drive.	
Property Owner:	Mt. Summit of Peace Church	
Applicant:	Charles Adamson	
Staff Recommendation:	DENY	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is asking to rezone a portion of several parcels to R-3 Multi-Family Residential District for an apartment complex. This case is in tandem with case 2014-124 which represents the rezoning for parcels in Hamilton County. The most recent site plan identifies the complex having approximately 300 units or a density of 13.62 dwelling units per acre. The plan identifies two ingress-egress points, one on Old Lee Highway and one on Pattentown Road.

Site Description

The 0.61 Acres are portions of land from a vacant lot and a lot currently used by a church. This site is a small part of a larger project to the northwest. The site sits between the A-1 Agricultural District zoned church land south of the site and R-1 Residential Zone to the north.

Zoning History

There does not appear to be any history of zoning cases for this particular site.

Plans/Policies

This site is within the 2013 Summit Plan which shows this large site being partially in the Light Retail land use and partially in the Transitional land use. The majority of the site falls into the Transitional land use which is noted for office and townhomes. There is a specific note that while there are other Transitional land use areas on the plan appropriate for apartments, this site is deemed inappropriate for apartments.

Hamilton County Departmental Infrastructure & Operational Comments

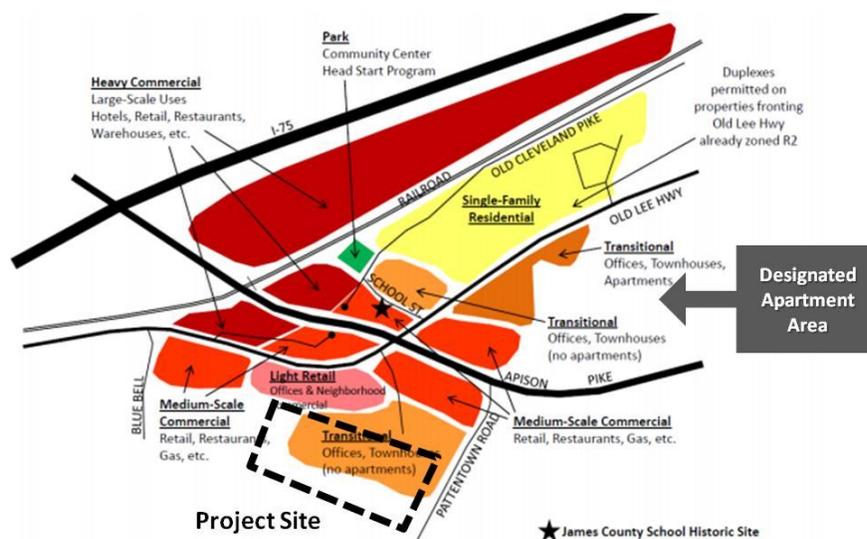
All land development projects are reviewed by Hamilton County Engineering & Water Quality staff. In addition to the requirements of the Hamilton County Zoning Regulations, all land development is further required to comply with current Hamilton County subdivision regulations, building and zoning codes, storm water/water quality regulations, and the landscape regulations.

RPA Summary

In 2009, a property approximately 650' west of the site was rezoned to allow apartment development. The proposal at that time was for 216 units with 466 parking spaces. As part of the annexation permanent zoning process, an approximately nine acre site to the northeast of the current proposed site was zoned R-3 Residential Zone. Neither of these sites has developed with the proposed use although it

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appears that site preparation work is occurring on the site to the west. Additionally, there are 248 apartment units approved and under construction in Collegedale across Pattentown Road (near the Summit Ballfields). The existence of these sites was a factor in the feedback of Summit stakeholders that the majority preferred that growth in the area not include the development of additional apartment complexes. Several options were explored during the community planning process for applicant's site, including an option for apartments. Based on the feedback received during the public process, the plan recommendation was to limit apartments to the existing zoned area on the northeast. As noted in the land use plan map below, the transitional area specifically notes that apartments are not included in the list of recommended uses.



However, staff does acknowledge that apartments should be considered as a potential option for this general area, as noted in the 2013 Summit Plan, given the proximity to the Enterprise South Industrial Park, a major regional employment site and the proximity to the Apison Pike-Lee Highway intersection and the Enterprise Drive exit. This is why staff presented several options for considering apartments in the transitional areas during the community planning process.

However, given the recently adopted policy and the very specific plan recommendation to not include apartments, staff recommends denial of this request to be consistent with this policy.

Staff would also like to note that the site design includes several elements that promote good planning principles including a grid street network, two points of access, pedestrian trails/sidewalks, a 60-ft buffer around the perimeter of the property where it abuts adjacent single family, and amenities such as a pool and clubhouse. Staff would encourage that the development at least provide a pedestrian connection to Bobby Jeffery Drive to the south.