

PLANNING COMMISSION CASE REPORT**Case Number: 2016-082****PC Meeting Date: 05-09-16****Applicant Request****Rezone from R-1 Residential Zone to R-4 Special Zone**

Property Location:	523 Wilcox Road
Property Owner:	Roy Coleman
Applicant:	Rebecca Coleman

Project Description

- Proposal: Develop a 65-acre portion of a 96-acre site with a botanical garden.
- Proposed Access: Wilcox Road.
- Proposed Development Form: The applicant's site plan shows a parking lot, visitor's center, flower gardens, and greenhouses on the north side of Wilcox Road. The parking lot is shown to be approximately 200 feet from the west property line with an overflow parking area on the south side of Wilcox Road.
- Proposed Density: No residential uses are proposed.

Site Analysis**Site Description**

- Location: The 65-acre site is located on the north side of Wilcox Road approximately 1 mile north of the intersection with Cummings Highway within the city limits of Chattanooga.
- Current Access: Wilcox Road
- Current Development form: Vacant and wooded with some nearby residences.
- Current Land Uses: Six single-family homes are located east and south adjacent to the proposed botanical garden site. The property north of the site is vacant wooded land owned by TVA. West of the site is the remainder of the applicant's property which is vacant and wooded. Further southwest are several homes on Raccoon Mountain Road.
- Current Density: Average residential density in the area is approximately 0.16 dwelling units per acre (about 6 homes in the adjacent 36 acre area).

Zoning History

- The site is currently zoned R-1 Residential.
- The properties to the north, east, and south are zoned R-1 Residential. The properties to the west are zoned A-1 Agricultural District (in unincorporated Hamilton County).
- There is no R-4 Special Zone (same as the request) within a 1-mile radius of the site. There are several properties along Cummings Highway (1 mile away) that are zoned C-2 Convenience Commercial. Currently, most of the R-4 is located in close proximity to Interstate 24 and along Cummings Road.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Lookout Valley Land Use Plan (adopted by City Council in 2003) recommends Low Density Residential for this area.
- The requested R-4 Special Zone permits any residential type, office uses, bed and breakfasts, banks, and short-term vacation rentals. Gift shops are permitted with a special permit approved by the Board of Zoning Appeals (BZA). The Chattanooga Land Development Office (LDO) has determined that the proposed botanical garden would also be a permitted use within the R-4 Special Zone.

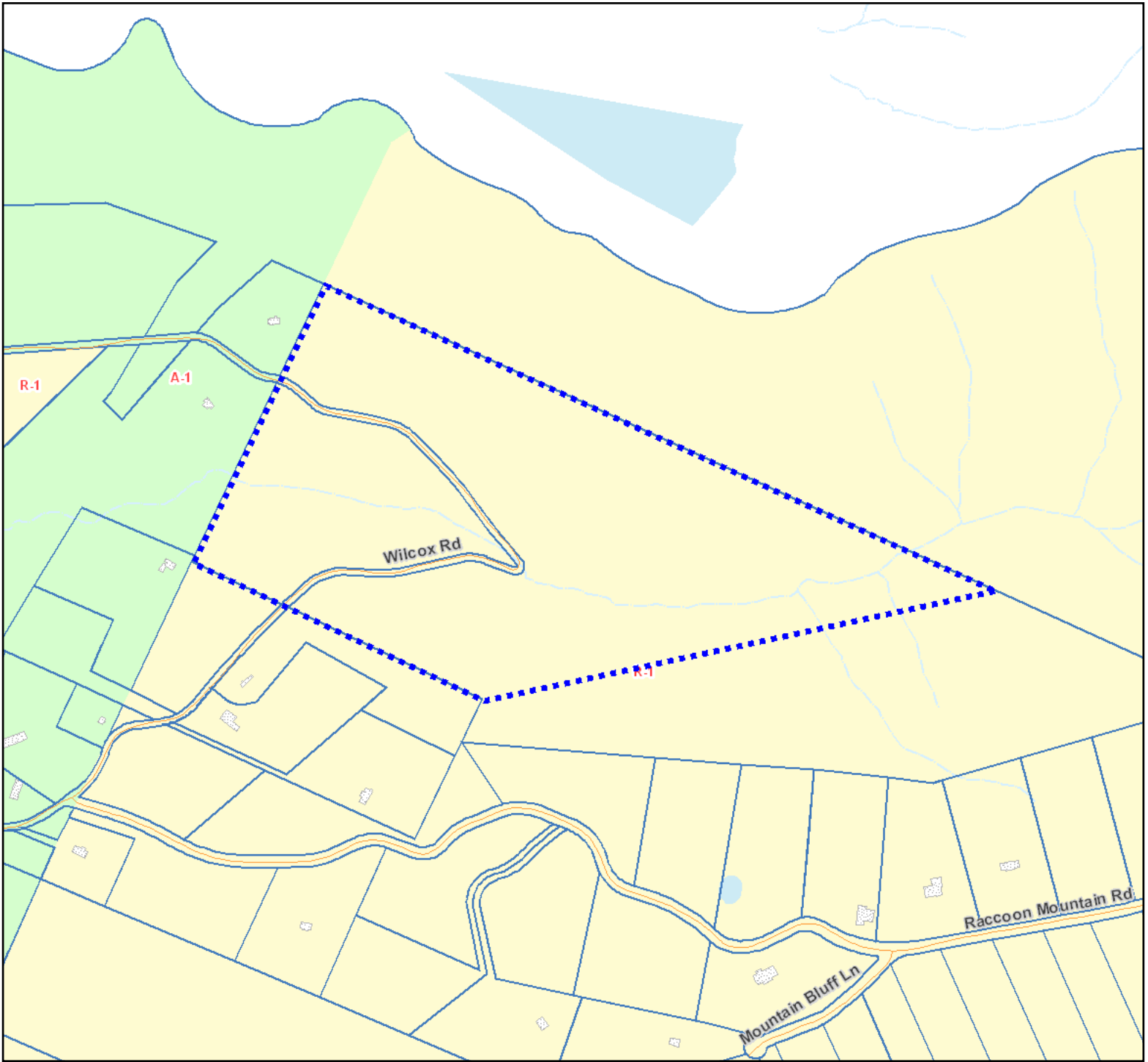
PLANNING COMMISSION CASE REPORT

Key Findings




- The proposal is not supported by the adopted Land Use Plan for the area which recommends low density residential.
- The proposed use is compatible with surrounding uses based on scale and low intensity of the proposed use.
- The proposal is consistent with the development form of the area.
- The proposed structure does raise concerns regarding location, lighting, height, and vehicular access based on the topography of the area.
- The proposal would not be an extension of an existing zone.
- The proposal would set a precedent for future requests by introducing a more intense zone into the area.
- The Chattanooga Department of Transportation requested a traffic impact analysis for this site from the applicant which is still under review. The following issues are part of the review:
 - Questions of ROW ownership. Summary indicates an area of public ROW that contradicts with GIS information for the same frontage, and will need to confirm areas of City versus County maintenance.
 - Emergency Vehicle Access and how it will be achieved on a narrow, steep road.
 - Opposing traffic flow before and after events, given the stated traffic volumes of about 200 cars.
 - Anticipated truck traffic and service vehicles for the site.
 - Road Structure. Chip seal is a typical surface treatment for alleyways and similar public rights-of-way within the City limits. How will current road structure handle additional traffic stated in the report?
- The Chattanooga Fire Department notes that steep topography along Wilcox Road would likely prevent emergency vehicles from reaching this site.

Staff Recommendation


Defer.



2016-082 Rezoning from R-1 to R-4



Chattanooga Hamilton County Regional Planning Agency



RPA



2016-082 Rezoning from R-1 to R-4



578 ft

Chattanooga Hamilton County Regional Planning Agency

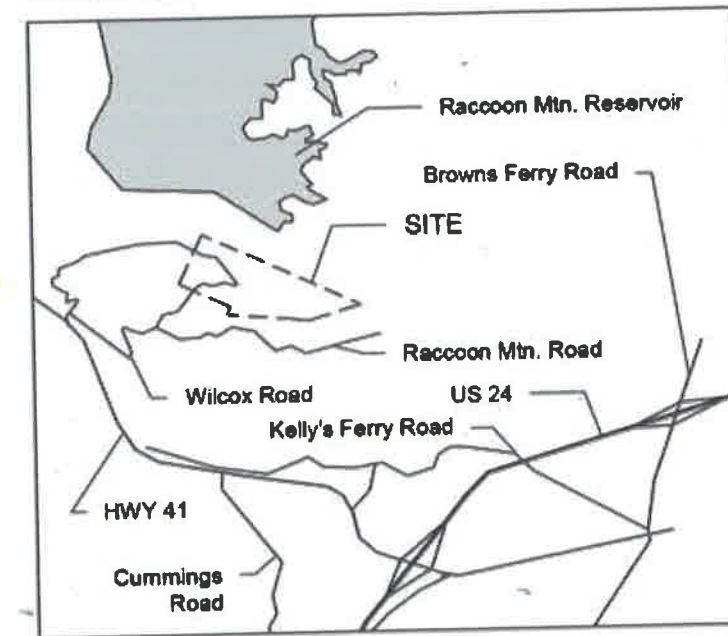


2016-082

SITE DATA

Address: Wilcox Road
Chattanooga, TN 37419
Tax Id: 143 039
Current Zoning: R-1
Proposed Zoning: R-1 and R-4
Acreage: +/- 96 Acres
Proposed R-1 Acreage: +/- 30.9 Acres
Proposed R-4 Acreage: +/- 65.1 Acres

VICINITY MAP



LEGEND

- Creek
- Sidewalk(s)
- Trail(s)
- Tree(s)



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PROJECT: Botanical Gardens
Wilcox Road
Chattanooga, TN 37419

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JOB #:
DATE: 3-28-16
DRAWN: KEP
CHK: GLC
Sheet Title: SITE PLAN
Sheet No: L-1.0

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MAR 28 2016

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