

Collegedale Municipal Planning Commission Staff Report

CASES: ZON2022-03	PC MEETING DATE: September, 2022	APPLICANT: Lyons Group, Inc.
PROPERTY OWNER: Loren Steve-ns & Rachael Rutledge	PROPERTY ADDRESS: 8311 Apison Pike	TAX MAP PARCEL ID: 140 160
SIZE OF PROPERTY: 149.2 acres	ASSOCIATED CASE: N/A	THIS REQUEST: Rezone from C-2 to R-3 & R-1H
SUMMARY OF REQUEST: The applicant requests to rezone approximately 106.5 acres from C-2 to R-3 and R1-H. The applicant is not proposing an overlay of any sort. The attached layout provided by the applicant is a guide of what is possible and/or intended. Please note the zoning request is and alone and no overlay has been requested.		



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<p>EXISTING LAND USE</p> <p>Fallow Agriculture and Single-Family Detached Dwelling</p>	<p>SURROUNDING LAND USES</p> <p>North: Stillwater Subd – R-1</p> <p>South: C-2 w/ PCD</p> <p>East: Stratford Place Subd – R-1</p> <p>West: R-2&R-3 zoned single family homes</p>	<p>ACCESS</p> <p>Ingress/egress is via Apison Pike and Old Lee Hwy</p>
<p>PROPOSED RESIDENTIAL DENSITY</p> <p>6.52 units per acre (694 total units consisting of 655 multi-family units and 39 detached single family lots)</p>	<p>AVERAGE RESIDENTIAL DENSITY</p> <p>3.5 du/ac (Stillwater)</p> <p>0.55 du/ac (Stratford)</p> <p>0.52 du/ac (Western adjoining properties)</p>	<p>NATURAL RESOURCES</p> <p>Heavily wooded</p> <p>Portions have steep slopes.</p>
ZONING		
<p>ZONING REGULATIONS</p>	<p>R-3 zoning allows for multi-family dwellings, mobile home parks, and general types of residential development.</p> <p>R-1H single-family residential areas at high population densities</p>	
<p>ZONING HISTORY</p>	<ul style="list-style-type: none"> • There does not appear to be any recent zoning activity for the subject property. • The applicant’s site plan shows a range of multi-family housing types. Including 236 build to rent cottage homes, 131 condo (townhomes), and 238 garden apartments. • The applicant’s site plan shows 39 fee simple single family homes. 	

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	Development Standards	Existing C-2 Zone	Proposed R-3 Zone	Proposed R-1H Zone
Development Standards Compatibility	Lot Size	25,000 Sq Ft	21,000 sq ft	8,000 sq ft
	Setbacks	Front Yard: 35' Side Yard: 10' to Commercial Side Yard: 30' to Residential Rear Yard: 25' to Residential Rear Yard 20' All other	Front Yard: 35' Side Yard: 25' Rear Yard: 25'	Front Yard: 25' Side Yard: 10' Rear Yard: 20'
	Building Height	4 stories or 50'	3 stories or 40'	2 Stories
	Density	-	7 du/ac	5du/ac

City Engineer Comments:

- The sewer for this project will be pumped. No plans nor discussions have been held with public works on how to best achieve this.
- The site has a noticeable elevation change. No roadway profiles have been submitted to indicate if the proposed public or private roadways are keeping with City standards or IFC.
- The condo (townhomes) and garden apartments on the western side of the site do not meet IFC requirements for access.
- Roadway access will require permitting from TDOT along Apison Pike.
- Roadway access along Old Lee Hwy will require permitting from Hamilton County.
- Though not required at this time, a traffic study specifically for Old Lee Hwy has not been submitted.
- Stormwater detention and quality would be addressed during construction plan preparation, however the attached site plan does not indicate areas for ponds. With the topography of this site, it is not readily apparent where those will be placed.

COMPATIBILITY WITH ADOPTED PLANS

- The Collegedale2030 Plan was adopted in 2015. Its stated purpose is to “establish and articulate a vision for the city’s future growth and development while providing better integration of changing land uses and transportation needs.
- **Policy Recommendation RES 1.2** gauge market demand and encourage creative use of higher density residential development in appropriate locations such as Four-Corners and the Apison Pike Corridor. It was been the long held position of the Planning Department that the market for R-3 in this area has become saturated.
- **Policy Recommendation RES 5.1** states that residential development proposals in close proximity to lower-density development should preserve natural wooded buffers if present.

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COMPATIBILITY WITH REGIONAL TRANSPORTATION PLAN

- Apison Pike in this area is currently widened. No projects are planned for Old Lee Hwy.

COMPATIBILITY WITH ADJACENT LAND USES

- The surrounding land use is primarily single-family detached residential with some vacant R-2 and R-3 zoned property currently being utilized for single family homes.
- The request to rezone to R-3 for the western section of the property is an extension of an existing land use zone, but not use.
- The request to rezone to R-3 is not compatible with nearby land uses.

COMPATIBILITY WITH DEVELOPMENT FORM

- Single-family 1-2 story homes are found within the Stillwater subdivision with typical lot sizes being around $\frac{1}{4}$ acre.
- Single-family 1-2 story homes are found within the Stratford Place subdivision with typical lot sizes being approximately 1-2 acres.
- The western properties while zones R-2 and R-3 are being utilized for single family homes with typical lot sizes being 1-2 acres.

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Case ZON2022-03 to rezone Parcels 140 160 from **C-2** to **R-3 and R-1H**. The request is an extension of an existing zone on the western portion of the site, however not usage. The request is not an extension of an existing zone to the north or eastern portion of the site. Additionally, the southern adjacent usage is zoned C-2 with a PCD overlay. The scale and proposed zoning change is not compatible with adjacent usages or the 2030 plan.

Staff recommends to **DENY** this request.

Note: Applicant is requesting a zoning change only. The submitted site plan is a concept only.