



Hamilton County Board of Commissioners RESOLUTION

No. 616-31

(P.C. NO. 2016-071)
(Amended Resolution)

A RESOLUTION TO REZONE FROM R-2A RURAL RESIDENTIAL DISTRICT TO R-3 MULTI-FAMILY RESIDENTIAL DISTRICT, PROPERTIES LOCATED AT 5400, 5406 AND 5412 CHAMPION ROAD

WHEREAS, Champion View Investments, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to rezone from R-2A Rural Residential District to R-3 Multi-Family Residential District, properties located at 5400, 5406 and 5412 Champion Road, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, Champion View Investments, LLC requested that the County Commission consider said petition and notice has been published in a newspaper in general circulation in Hamilton County that the County Commission will hold a public hearing on June 15, 2016, concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE, BE IT RESOLVED, BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED: That the zoning regulations of Hamilton County be amended, **subject to: (1) Prior to the issuance of any building permit, a traffic study shall be submitted to the Hamilton County Development Office, Chattanooga Department of Transportation, and Tennessee Department of Transportation for review and approval that addresses the findings of the TDOT safety audit, and makes specific recommendations for the improvement of the Champion Road-Highway 58 intersection and the section of Champion Road that borders the development. The property owner is responsible for making the improvements recommended by the study. (2) Prior to the issuance of any building permit, the developer shall install a traffic light to control the traffic at the intersection of Highway 58 and Champion Road; and that said traffic**

light as installed be in conformance with all requirements of the State of Tennessee and the City of Chattanooga, regardless as to whether said governmental entities recommend, require, and/or approve same, to rezone from R-2A Rural Residential District to R-3 Multi-Family Residential District, properties located at 5400, 5406 and 5412 Champion Road. Three unplatted tracts of land located at 5400, 5406 and 5412 Champion Road and being the properties described in Deed Book 10587, Page 489, ROHC. Tax Map 120F-D-001, 002 and 120K-B-006 as shown on the attached map.

BE IT FURTHER RESOLVED, THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

**Adopted
as Amended**

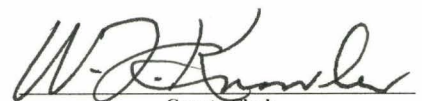
CERTIFICATION OF ACTION

Approved:

Rejected:

Approved:

Vetoed:


County Clerk


County Mayor

June 15, 2016



Hamilton County Board of Commissioners RESOLUTION

No. 616-31

**Amended : Added
Two Conditions**

P.C. NO. 2016-071)

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WHEREAS, Champion View Investments, LLC requested that the County Commission consider said petition and notice has been published in a newspaper in general circulation in Hamilton County that the County Commission will hold a public hearing on June 15, 2016, concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE, BE IT RESOLVED, BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED: That the zoning regulations of Hamilton County be amended to rezone from R-2A Rural Residential District to R-3 Multi-Family Residential District, properties located at 5400, 5406 and 5412 Champion Road. Three unplatted tracts of land located at 5400, 5406 and 5412 Champion Road and being the properties described in Deed Book 10587, Page 489, ROHC. Tax Map 120F-D-001, 002 and 120K-B-006 as shown on the attached map.

BE IT FURTHER RESOLVED, THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

Approved:

Rejected:

County Clerk

Approved:

Vetoed:

County Mayor

June 15, 2016

Date

2016-071 Hamilton County
May 9, 2016

RESOLUTION

WHEREAS, Champion View Investments, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission the rezoning from R-2A Rural Residential District to R-3 Multi-Family Residential District, properties located at 5400, 5406 and 5412 Champion Road.

Three unplatted tracts of land located at 5400, 5406 and 5412 Champion Road and being the properties described in Deed Book 10587, Page 489, ROHC. Tax Map 120F-D-001, 002 and 120K-B-006 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on May 9, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

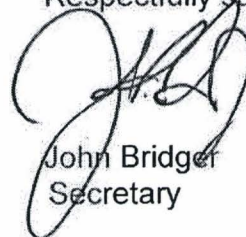
AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

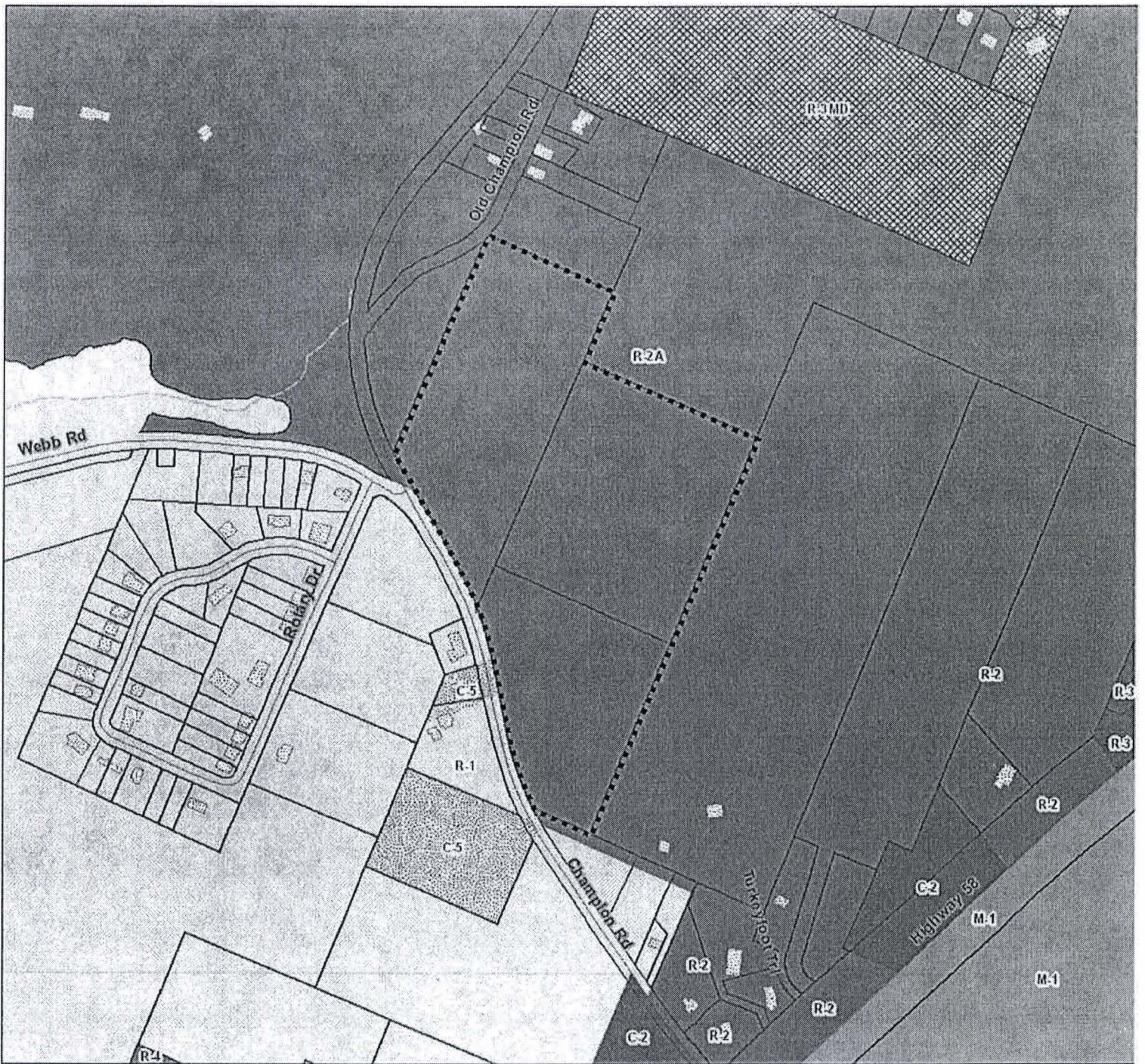
AND WHEREAS, the Planning Commission has determined that the proposal is supported by the Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on May 9, 2016, recommended to the County Mayor and Members of the County Commission that this petition be approved.

Respectfully submitted,



John Bridger
Secretary



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

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-071: Approve



414 ft



Chattanooga Hamilton County Regional Planning Agency



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**

Property Location: 5400, 5406 & 5412 Champion Road

Property Owner: Champion View Investments, LLC

Applicant: 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

PLANNING COMMISSION CASE REPORT

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.

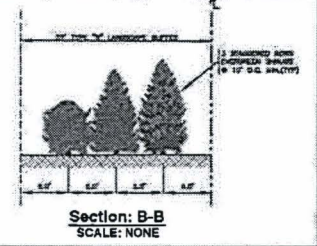
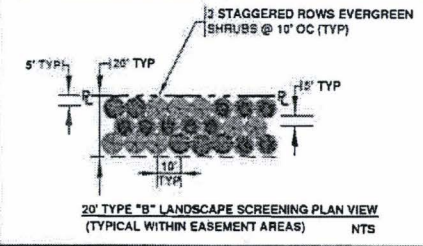
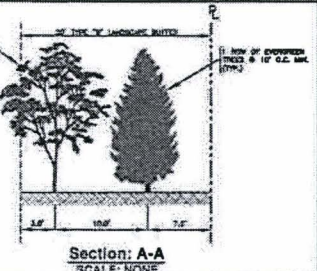
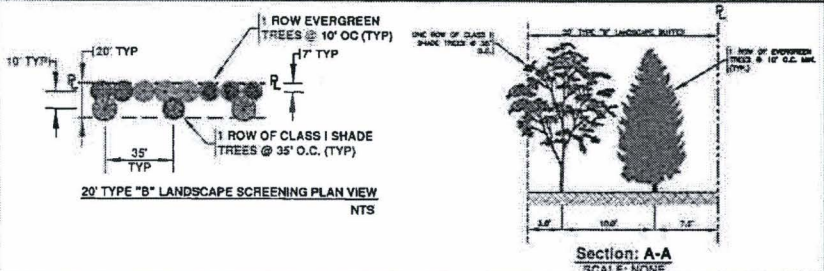
Staff Recommendation

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



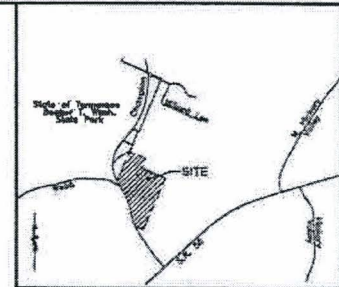
2016-071 Rezoning from R-2A to R-3

Chattanooga Hamilton County Regional Planning Agency



SITE ANALYSIS

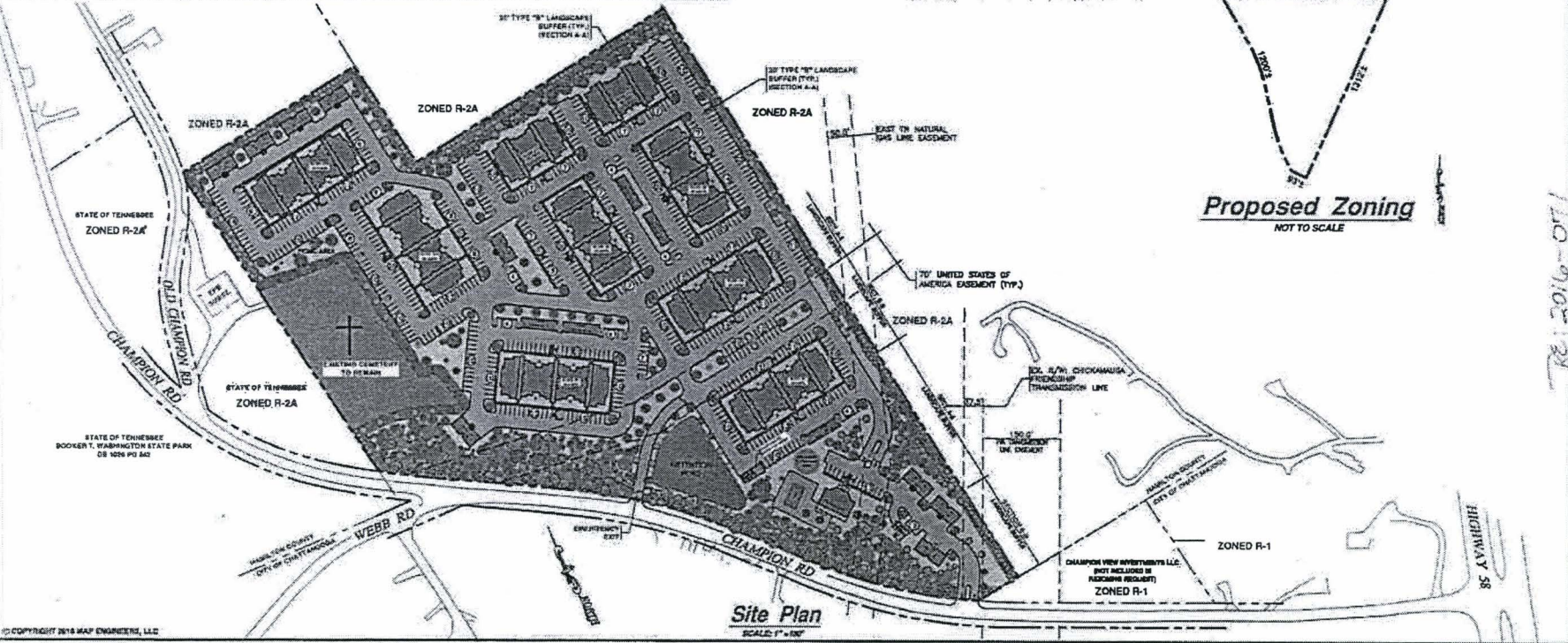
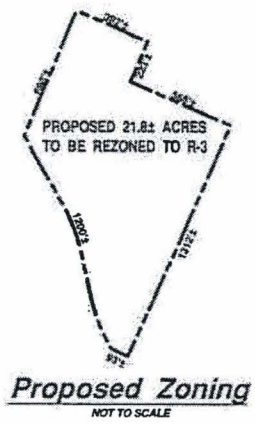
ADDRESS: CHAMPION RD
TAX MAP ID: 120K & 004
PROPOSED ZONING: R-3
ACREAGE: 21.8± ACRES
TOTAL NUMBER OF UNITS: 384 UNITS
TOTAL NUMBER OF REGULAR PARKING SPACES: 480 SPACES
TOTAL NUMBER OF HANDICAP PARKING SPACES: 20 SPACES
TOTAL NUMBER OF PARKING SPACES: 500 SPACES



RECEIVED

MAR 23 2015

Chattanooga Hamilton County
Regional Planning Agency
Development Services



PRELIMINARY NOT FOR CONSTRUCTION OF PERMITS

MAP ENGINEERS L.L.C.

OVERLOOK @ CHAMPION ROAD

FOR
CHAMPION VIEW INVESTMENTS
8910 BAY LEAF COURT
PARKLAND, FL 33076

SITE PLAN

REVISIONS

1	
2	
3	
4	
5	

DATE: 3/16/14
DRAWN BY: SA
CHECKED BY: MAP
PROJ. NUMBER: 14-168
SHEET NUMBER: PS-1