

PLANNING COMMISSION CASE REPORT**Case Number:** 2017-0150**PC Meeting Date:** 01-08-18**Applicant Request**

Rezone R-3 Residential Zone to C-1 Commercial Zone

Property Location:	9546 Hixson Pike
Property Owner:	Harbor Lights Yacht Club, Inc.
Applicant:	Jones Bay, Inc. – Darrel Jones

Project Description

- Proposal: Develop an approximately 5 acre portion of a 33-acre site with a Recreational Vehicle Park with 60 campsites.
- Proposed Access: Access from Dockside Drive.

Site Analysis**Site Description**

- Location: The site is located on Dockside Drive approximately 824 feet from the Dockside Drive and Hixson Pike intersection in the Lakesite municipal jurisdiction.
- Potential Access: Access to the site is from Dockside Drive.
- Current Land Uses: The entire 33-acre site contains a mix of uses including a residential single-family dwelling, commercial building and marina, cabins, and vacant areas. The proposed 5-acre area to be rezoned contains cabins and vacant, wooded areas. To the north is Chickamauga Lake, a marina and residential uses. To the south are single-family residential uses. To the east is Chickamauga Lake. To the west are multi-family residential uses.
- Natural Resources: A portion of the site is within the 100-year floodplain. There are also significant steep slopes on a portion of the site.

Zoning History

- The 5-acre portion of the site that is proposed for rezoning is zoned R-3 Residential Zone. The northern portion of the site that is not included in the application is zoned C-1 Commercial Zone.
- The site was rezoned from R-2A Rural Residential Zone and C-3 General Commercial Zone to R-3 Residential Zone and C-1 Commercial Zone in year 1995 (Ordinance #84).
- The property to the north is zoned C-2 Local Business Commercial District and R-2A Rural Residential District (Hamilton County). The property to the east is zoned R-2A Rural Residential District (Hamilton County). The property to the south is zoned R-1 Single-Family Residential District and R-2A Rural Residential District (Hamilton County). The property to the west is zoned R-3 Multi-Family Residential District and R-1 Single-Family Residential District.
- The nearest C-1 Commercial Zone (same as the request) is located on the northern portion of the site.

Plans/Policies/Regulations

- The City of Lakesite Land Use Plan (adopted in 2007) recommends low density residential which is characterized by detached single-family dwellings, with some exceptions made for townhouses, patio homes, and two-family dwellings, if the density is compatible. Typically, the density is 1 to 4 units per acre.
- The R-3 Residential Zone permits single-family detached dwellings, two-family dwellings and multi-family dwellings with three or more units. The minimum lot size is 15,000 square feet for the first unit plus 2,000 square feet for each additional unit.
- The C-1 Commercial Zone permits most commercial uses and would require a 30-foot wide landscape buffer where adjacent to a residential zone. A Recreational Vehicle Park is only allowed in the C-1 Zone with a Special Exceptions Permit approved by the Lakesite City Commission.

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- Development in the 100-Year Flood Area is regulated by Chapter V Floodplain Regulations of the Lakesite Zoning Ordinance.

Key Findings

- This proposal would require a Special Exceptions Permit granted by the Planning Commission to allow a Recreational Vehicle Park in the C-1 Commercial Zone.
- The proposal is not supported by the recommendations of the Lakesite Land Use Plan because the plan recommends low density residential uses for the site and a commercial use is proposed.
- The proposed use is not compatible with the adjacent residential uses to the south.
- The proposed zone allows for other uses which are incompatible with surrounding uses.
- The proposal is not consistent with the development form of the area.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would be an extension of an existing zone.
- The proposal would set a precedent for extending the C-1 Convenience Commercial Zone into the adjacent single-family residential neighborhood.

Other Departmental Comments

- No other department has provided comments for this case.

Staff Recommendation

Deny