

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-137	PC Meeting Date: 12-08-14
Applicant Request:	Rezone from M-1 Industrial District, A-1 Agricultural District, and R-5 Single-Wide Manufactured Home District to R-1 Residential District	
Property Location:	6114, 6116, 6118, 6126, 6130, 6136, 6236, 6246, 6254, & 6280 Ooltewah Georgetown Road	
Property Owner:	Barrier Properties, LLC C/O Barry Payne	
Applicant:	Barrier Properties, LLC C/O Barry Payne	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is seeking to rezone ten parcels totaling 107 +/- acres in Hamilton County from M-1 Industrial District and A-1 Agricultural District to R-1 Residential District. This development is proposed to be 340 units of attached and detached single-family homes, with a density of 3.12 units per acre, as indicated on the submitted site plan. Case 2014-138 is a companion case to this rezoning and is the request for a Special Permit for a Planned Unit Development (PUD) to enable to residential form found on the site plan.

Site Description

The majority of the property is currently vacant and heavily wooded. The northern portion of the site abuts the Hiawatha Estates Subdivision and contains the remnants of old horse show facilities. The eastern boundary borders the Honors Golf Course. South of the property is the commercial portion of the Cambridge Square Development. Single-family residences fronting Ooltewah-Georgetown Road line the western edge of the site.

Zoning History

In 1975 the Planning Commission approved a Conditional Permit to erect and operate horse show facilities under case 1975-115 for a portion of the proposed rezoning site. The R-5 Single-Wide Manufactured Home zoning was established by case 1979-0095.

Plans/Policies

Although there are no specific references to this site, the Hamilton County Comprehensive Plan 2030 provides general guidance on appropriate future development types, land use patterns, and physical form by Development Sectors. The Plan identifies this site as part of the Transitional Growth Sector defined as "a bridge between rural zones and more urbanized or suburban development." Because of potential land use conflicts, development in this area should be carefully examined for adverse impacts on surrounding properties. This sector has been described as tolerant of higher levels of housing density as compared to the Rural Growth Sector.

The plan recommends several development models appropriate for the area, but the model most closely representing this site based on the existing adjacent and surrounding uses is the Traditional Neighborhood Development, which calls for centrally located town centers and a concentrated mix of non-residential and residential uses.

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The 2007 Wolftever Creek Area Plan, created with substantial public involvement, provides more specific planning policies and land use recommendations for the area of this proposed development. The plan considers Low Intensity Residential appropriate to this area. The subject property falls within the Lee Highway intersection with Ooltewah Georgetown Road Focus Area which states:

“Access to a large portion of the property lying behind the residential lots along the west side Ooltewah-Georgetown Road remains difficult due to the lack of adequate public rights of way connecting with Lee Highway or Ooltewah-Georgetown Road. Future higher intensity uses will require improved access. Preferably, consolidation of smaller lots along Ooltewah-Georgetown Road will occur to allow improved access.”

While conventional R-1 Residential District zoning with a Planned Unit Development may allow up to 5.0 units per acre, the Transitional Growth sector recommends that development not exceed a threshold of 3.0 units per acre. In this sector the following is recommended:

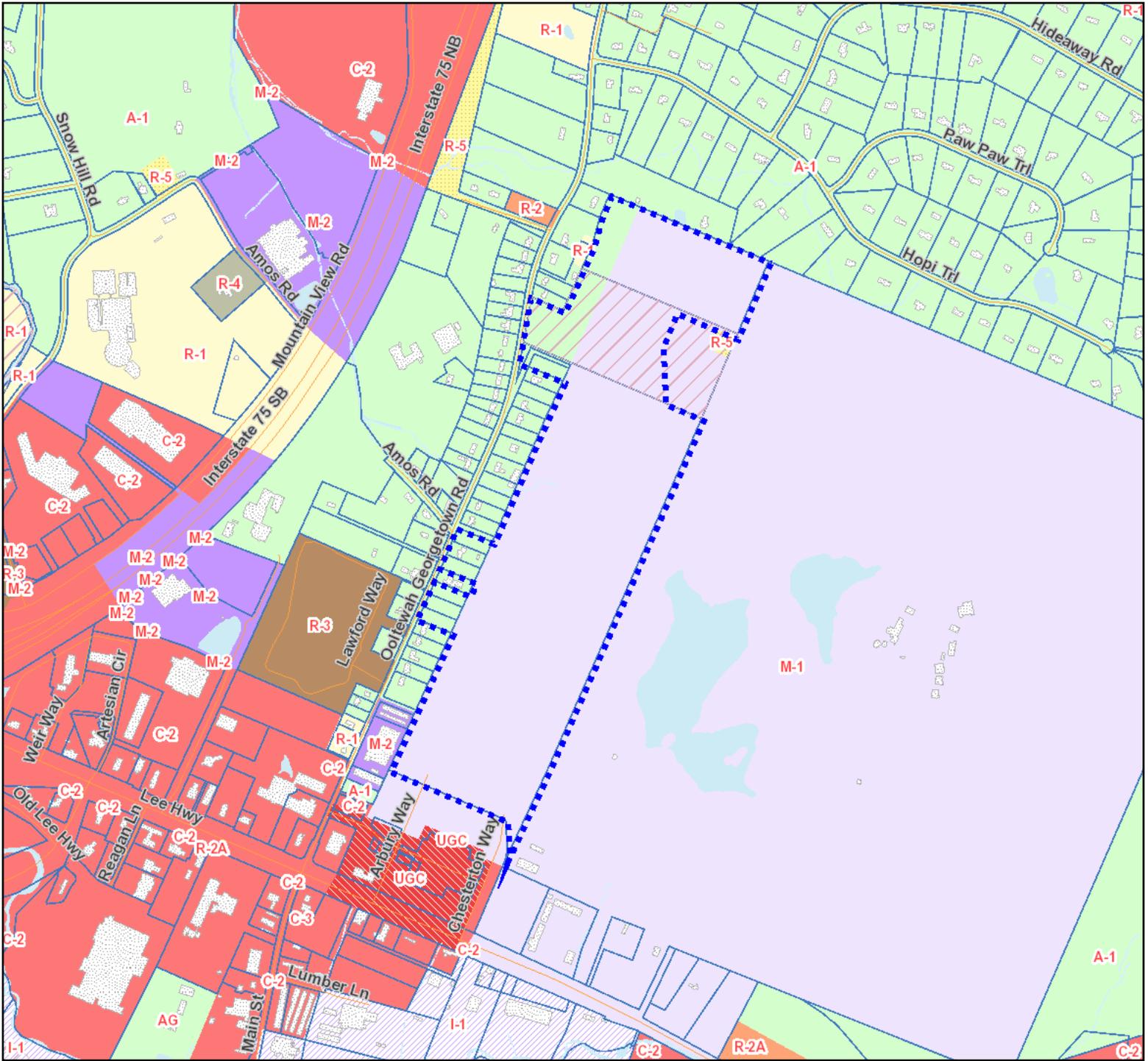
- Single-family detached housing is recommended for this class.
- Densities in excess of 3.0 units per acre should only be considered if the development will preserve substantial areas of usable open space.
- Developers of this type of use are strongly encouraged to retain a natural vegetative buffer separating the perimeter of the site.

Hamilton County 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

The proposed site plan provides the residential component for the Cambridge Square development, making it a true representation of Traditional Neighborhood Development in Hamilton County. With two major access points and a density of 3.12 du/acre, this development is in keeping with the recommendations of the adopted land use plan. Additionally, residential development at this location will most likely have less impact on the neighboring residential properties than if the site was developed with uses allowed under the manufacturing zoning currently found on most of the site. The Regional Planning Agency recommends approval of this rezoning request as the applicant's proposed use is supported by both the area plan and Comprehensive Plan and was found to be compatible with adjacent and surrounding land uses.



2014-137 Rezoning from A-1 and M-1 to R-1

1,000 ft

Chattanooga Hamilton County Regional Planning Agency