

ZONING APPLICATION FORM

CASE NUMBER:	2014-052	Date Submitted: 05-09-2014	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
Zoning	From: A-1 & R-2	To: R-1	
	Total Acres in request area: 16.97		
2 Property Information			
Property Address:	2016 Ooltewah Ringgold Road		
Property Tax Map Number(s):	160-006.01		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Residential S/D		
4 Site Characteristics			
Current Zoning:	A-1 & R-2		
Current Use:	Church Building		
Adjacent Uses:	Residential & Agricultural		
5 Applicant Information			
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.			
Name: Mike Moon		Address: P.O. Box 127	
Check one:	<input type="checkbox"/>	I am the property owner	x <input checked="" type="checkbox"/> I am not the property owner
City: Signal Mountain	State: TN	Zip Code: 37377	Email:
Phone 1: 423-593-4436	Phone 2:	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name: Byron Defoor		Phone: 423-322-2434	
Address: 7201 Shallowford Road Chattanooga, TN 37421			
Office Use Only:			
Planning District: 10		Neighborhood: F.O.E.B, & B.B.E.B.C	
Hamilton Co. Comm. District: 7		Chatt. Council District: 0	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:	
Checklist			
<input checked="" type="checkbox"/>	Application Complete	<input checked="" type="checkbox"/>	Ownership Verification
<input checked="" type="checkbox"/>	Map of Proposed Zoning Area with dimensions	<input checked="" type="checkbox"/>	Site Plan, if required
<input checked="" type="checkbox"/>	Total Acres to be considered: 16.97	<input checked="" type="checkbox"/>	Deeds
<input checked="" type="checkbox"/>	Plats, if applicable		
Deed Book(s): 9411-519			
<input checked="" type="checkbox"/>	Plat Book/Page: N/A	<input checked="" type="checkbox"/>	Notice Signs
<input checked="" type="checkbox"/>	Number of Notice Signs: 2		
<input checked="" type="checkbox"/>	Filing Fee:	<input checked="" type="checkbox"/>	Cash
<input checked="" type="checkbox"/>	Check	<input checked="" type="checkbox"/>	Check Number: 5725
Planning Commission meeting date: 06-09- 2014		Application processed by: Marcia Parker	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-052	PC Meeting Date: 06-09-14
Applicant Request:	Rezoning from A-1 Agricultural District and R-2 Rural Residential District to R-1 Single-Family Residential District	
Property Location:	2016 Ooltewah-Ringgold Road	
Property Owner:	Byron Defoor	
Applicant:	Mike Moon	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing a single-family residential subdivision.

Site Description

There is a church building on the 17 acre site. East Hamilton Middle High School is to the west across Ooltewah-Ringgold Road. The adjacent R-1 Residential District subdivision of East Colony has a density of 1.6 dwelling units per acre and an adjacent A-1 Agriculture District subdivision of Frost Creek Farms to the south has a density of 0.9 dwelling units per acre. Less than a mile south on Ooltewah-Ringgold Road is the Edgewater Subdivision of R-T/Z Residential Townhouse/Zero-Lot Line District with a density of 4.3 dwelling units per acre.

Zoning History

In 2010, an R-1 Single-Family Residential District rezoning (Case 2010-053) and a 35 lot Planned Unit Development (Case 2010-052) request were made for a nine-acre portion of this site. This Planned Unit Development proposed smaller lot widths and sizes than allowed in the R-1 Single-family Residential District. These requests were denied by the County Commission. Staff comments did note that this development pattern might be appropriate if the site was directly across from or abutting the East Hamilton Middle High School.

Plans/Policies

There is no current adopted land use plan for this area.

The Comprehensive Plan places this area at the edge of the Outer Suburban Growth Development Sector and the Transitional Growth Development Sector. The Outer Suburban Growth Development Sector highlights conventional subdivisions separated from commercial uses and allows for medium-density residential developments. The Transition Growth Development Sector encourages low-density residential development and recommends that neighborhoods set aside significant natural visas and landscape features in exchange for higher densities. This site is located north of the Outer Suburban Growth Development Sector Opportunity Area at Ooltewah-Ringgold Road and East Brainerd Road identifying it as an area which is intended for a more intensive development pattern.

Departmental Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County and Water Quality Program staff. In addition, all land development in Hamilton County is further required to comply with current building codes, zoning regulations, water quality and landscape regulations.

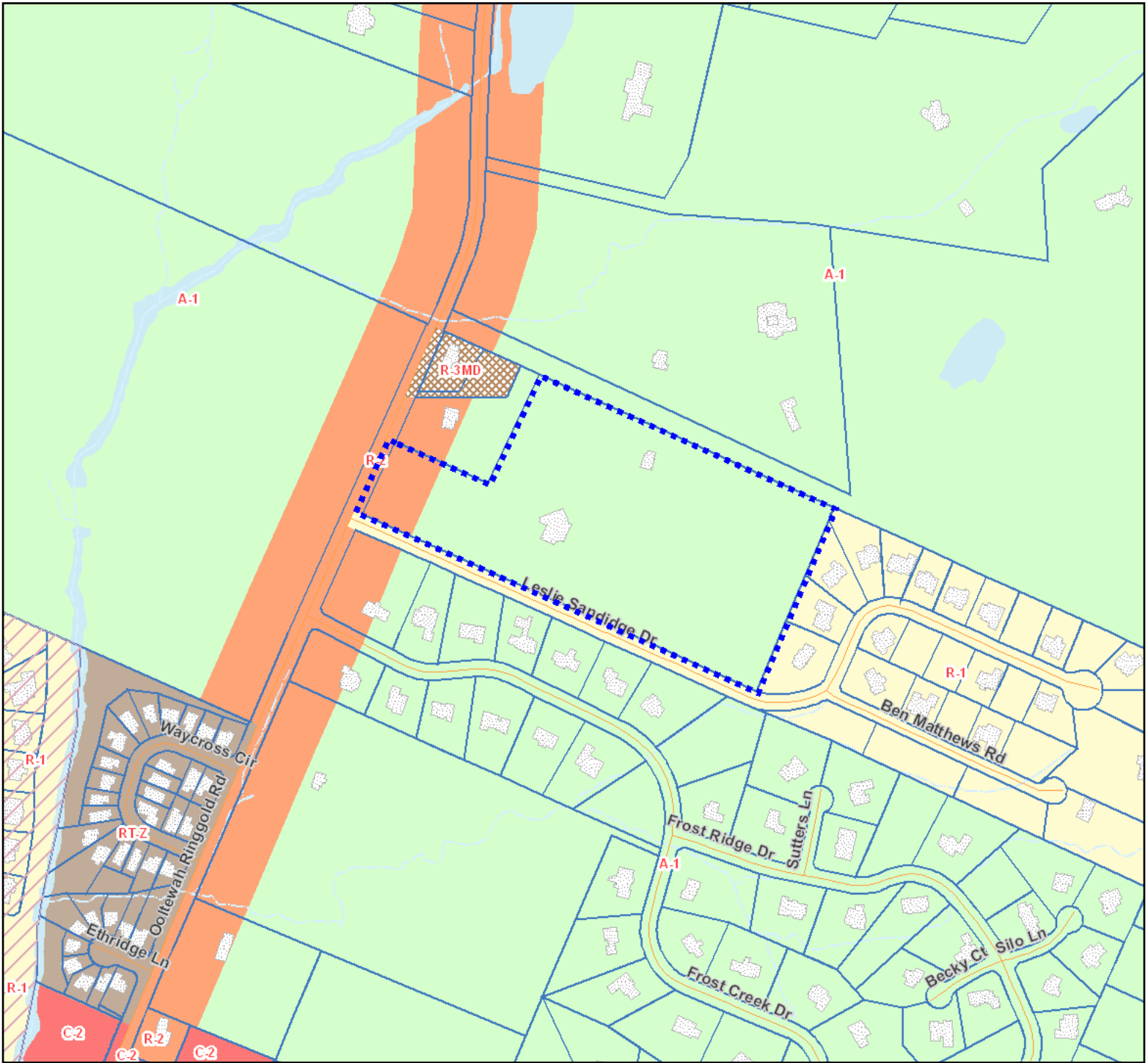
STAFF CASE REPORT TO PLANNING COMMISSION

RPA Summary

The current zoning is A-1 Agriculture District permits single-family dwelling units at a maximum of two dwelling units per acre. The front portion of this site is currently zoned R-2 Urban Residential District which allows a maximum of 5.8 dwelling units per acre on sewer or 1.7 dwelling units per acre on septic. The applicant is asking for an R-1 Single-Family Residential District which allows for a maximum possible density of 5.8 dwelling units per acre on sewer or 1.7 dwelling units per acre on septic. The adjacent A-1 Agricultural Zone subdivision backs up to Leslie Sandidge Drive with the rear of the houses facing the street and the street itself providing a buffer between zones.

The R-1 Single-Family Residential District is a continuation of the adjacent eastern subdivision's zoning and fronts on Ooltewah-Ringgold Road directly across from East Hamilton Middle High School. Infrastructure, in the form of sewers, is accessible to the site and therefore provides the possibility of development more similar to the Outer Suburban Growth Development Sector. The site sits half a mile from a designated Opportunity Area for more intense mixed-use development.

This zoning request differs from the past denied request as it meets the more restrictive subdivision standards of R-1 Residential District (instead of the flexibility allowed by the Planned Unit Development) and is located directly across from East Hamilton Middle High School. Therefore the RPA recommends approval.



2014-052 Rezoning from A-1 and R-2 to R-1

Chattanooga Hamilton County Regional Planning Agency

Chattanooga-Hamilton County
RPA
 Regional Planning Agency

North

425 ft