

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-025

PC Meeting Date: 02-09-15

**Applicant Request****Special Exceptions Permit for a Planned Unit Development (PUD)**

<b>Property Location:</b>	<b>2607 &amp; 2631 Ooltewah-Ringgold Road</b>
<b>Property Owner:</b>	<b>Nelson and Marcetta Wong</b>
<b>Applicant:</b>	<b>Craig Design Group</b>

**Project Description**

- The applicant proposes to develop a 14.33-acre site with 35 dwelling units (26 single-family homes, 9 townhomes) and several acres of common areas.
- A clubhouse with swimming pool is proposed to be located at the front of the development behind the existing home at 2613 Ooltewah-Ringgold Road.
- Two access points to the development are proposed at Ooltewah-Ringgold Road.
- Proposed total density is approximately 2.4 dwelling units per acre.

**Site Analysis****Site Description**

- The 14.33 acre site is located on the west side of Ooltewah-Ringgold Road approximately one mile north of the Standifer Gap Road intersection and 1.5 miles north of East Hamilton Middle High School
- The site currently contains one or two single-family homes.
- Access: Currently, access to the site is only from Ooltewah-Ringgold Road.
- Development form: Adjacent lot sizes on the north side of the site range from one-third to one-half acre. Adjacent lot sizes to the south and west range from one-half to one acre.
- Land uses: All properties within a ½-mile radius of the site are either used for single-family homes or are undeveloped.
- Density: The residential density of the adjacent subdivision to the north is 2.1 dwelling units per acre. The average residential density in the immediate vicinity of the site is approximately 1.5 dwelling units per acre. The average residential density within a ½-mile radius of site ranges from 1 to 3 dwelling units per acre.

**Zoning History**

- The site is currently zoned A1 Agricultural District (7.28 acres) and R2 Urban Residential District (7.05 acres).
- The adjacent subdivision to the north is zoned R-1 Single-Family Residential District. The adjacent subdivision to the west is zoned R-2 Urban Residential District and the adjacent properties to the south are zoned A-1 Agricultural District.
- 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 places this site in the Outer Suburban Development Sector. For residential development, this Sector recommends separation of single-family from multi-family residential, and notes that medium/higher density residential may be appropriate if incorporated into a single family residential development.
- The current A-1 District permits farming and agricultural uses as well as single-family homes limited to no more than 2 dwelling units per acre.
- An A-1 PUD also has a maximum residential density of 2 dwelling units per acre.
- An R-2 PUD has a maximum residential density of 8 dwelling units per acre.
- Based on the calculation found in the Zoning Regulations, section 401.3F, the maximum number of

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dwelling units permitted by the current zoning for this site is 70 (A1- 7.28 acres X 2 dwelling units per acre= 14.56 dwelling units & R2: 7.05 acres X 8 dwelling units per acre= 56.4 dwelling units).

### Key Findings

- The proposal is supported by the Outer Suburban Development Sector recommendations of the Comprehensive Plan, since the proposed townhomes are incorporated into an overall design that is predominantly detached single family residential.
- The proposed use is compatible with surrounding uses.
- The proposed residential density is compatible with the surrounding densities.
- The proposal would set a precedent for future requests. However, townhouses can be appropriate in the low density residential area when thoughtfully situated in developments without significantly increasing the density or creating additional burdens on existing housing types. This is reflected in the RPA's Townhouse Policy which states, "Townhouses are also generally more acceptable and compatible with surrounding detached low-density single-family residential development if they are part of a Unified Development and sited to the interior of that development."
- The residential proposal does not have walking or biking access to education institutions.
- The proposal meets the requirements set by the Hamilton County Zoning Regulations for planned unit developments (Article VI, Section 401).

### Staff Recommendation

Approve.