

PLANNING COMMISSION CASE REPORT

Case Number: 2015-068

PC Meeting Date: 05-11-15

Applicant Request**A-1 Agricultural District to R-1 Residential District**

Property Location:	8217 & 8219 Ooltewah Georgetown Road
Property Owner:	Kinsman & Cheryl Wright
Applicant:	Map Engineers/ Spring Creek Investments

Project Description

- This rezoning R-1 request is in conjunction with a request for a Planned Unit Development (Case 2015-069) which proposes to develop a 94-acre site with 227 single-family homes and 53 townhomes.
- Development Form: Proposed single-family home lot sizes range from 4,400-8,400 square feet. Townhome lot sizes range from 2,400-3,000 square feet. The site plan indicates that the proposed lots on the south side (adjacent to existing single-family homes) are to be 7,200 square feet in size.
- Proposed Access: Ooltewah-Georgetown Road
- Proposed density is approximately 2.9 dwelling units per acre.

Site Analysis**Site Description**

- The 94-acre site is located on the west side of Ooltewah-Georgetown Road approximately 1.7 miles south of the Mahan Gap Road intersection.
- Current Access: Ooltewah-Georgetown Road
- Development form: Adjacent lot sizes to the south are approximately 9,000-10,000 square feet. Adjacent properties to the north are large acre tracts (12-16 acres each).
- Land Uses: Single-family homes to the north, south, east, and west.
- Density: Average residential density of the existing neighborhood to the south is approximately 3.1 dwelling units per acre.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- Properties to the north and east are zoned A-1 Agricultural District. The adjacent neighborhood to the south is zoned R-1 Residential Planned Unit Development.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Wolftever Creek Area Plan (adopted by the Hamilton County Commission in 2007) recommends Low Intensity Residential for this area which supports single-family homes and townhomes (if in a PUD) with a density of 3 dwelling units per acre or less.
- The A-1 Agricultural District (with or without a PUD) has a maximum density of 2 dwelling units per acre.
- An R-1 Planned Unit Development has a maximum density of 5.8 dwelling units per acre.

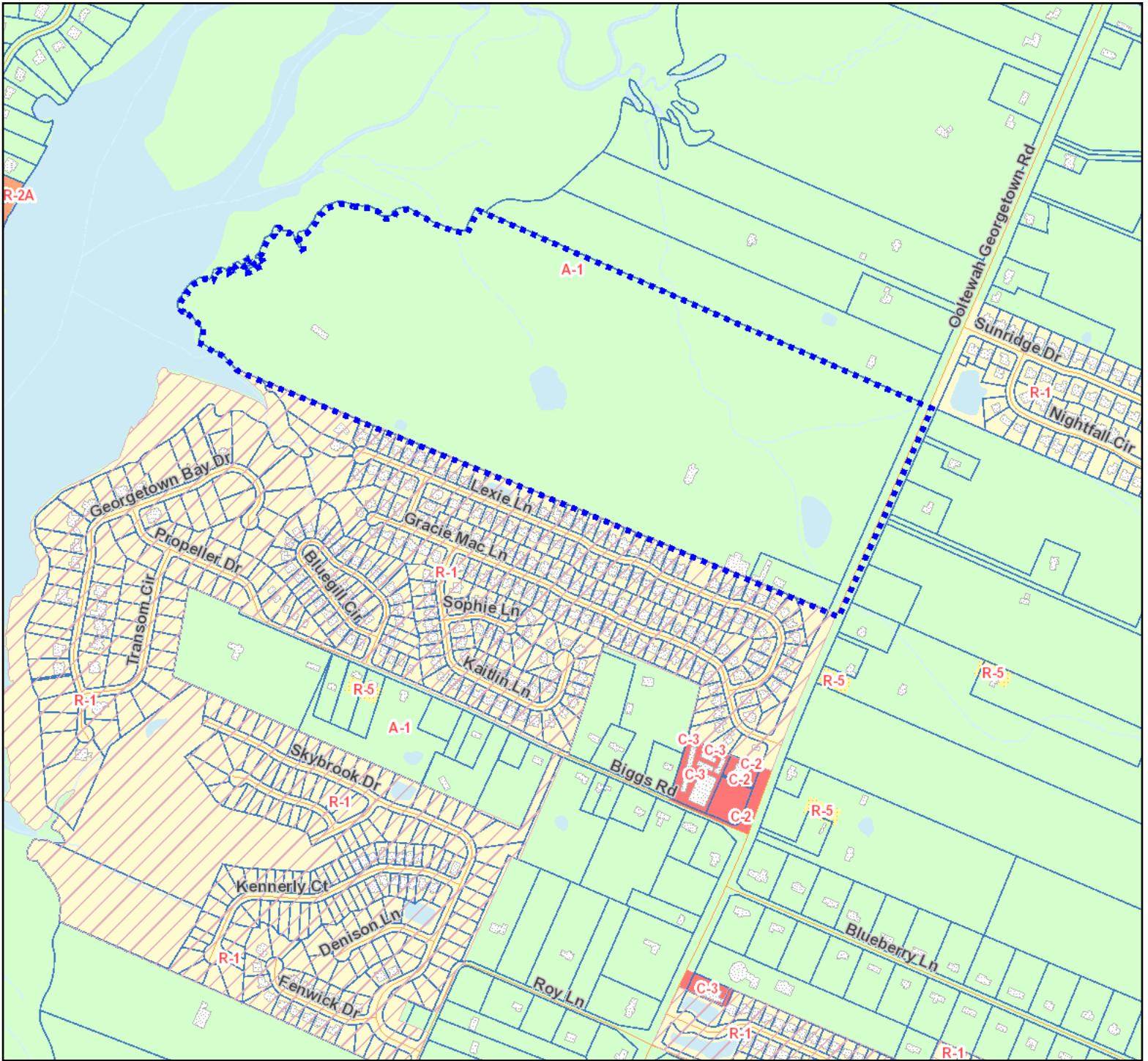
Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area based on keeping a density around 3 dwelling units per acre and locating townhouses to the center of planned area.
- The proposed use is consistent with bordering southern uses.
- The proposal introduces a small percentage of townhouses which are a new development form for the area.
- The proposed residential density is compatible with the surrounding densities.
- The proposal would be an extension of an existing zone.

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Staff Recommendation

Approve, subject to the overall density not to exceed 3 dwellings per acre.



2015-068 Rezoning from A-1 to R-1

800 ft

Chattanooga Hamilton County Regional Planning Agency