

**PLANNING COMMISSION CASE REPORT****Case Number: 2015-121****PC Meeting Date: 10-12-15****Applicant Request****Rezone from A-1 Agricultural District to R-1 Single Family Residential District**

<b>Property Location:</b>	<b>8327 Roy Lane</b>
<b>Property Owner:</b>	<b>Bryant Jackson</b>
<b>Applicant:</b>	<b>Bryant Jackson</b>

**Project Description**

- Proposal: Develop 20.5-acre site with 36 single-family lots on a private road as part of an associated request for a Planned Unit Development (Case #2015-122).
- Proposed Access: Roy Lane.
- Proposed Development Form: 36 single-family home lots (approximately ¼-acre each); 3 community lots (0.7 acres).
- Proposed Density: 1.75 dwelling units per acre.

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

- Location: The 20.5-acre site is located on the west side of Roy Lane approximately 2,000 feet from Ooltewah-Georgetown Road.
- Current Access: Roy Lane.
- Current Development form: The 15 adjacent single-family lot sizes to the north are approximately 0.25 acres to 0.33 acres in size. These lots are part of a 130 recorded lot phase of the Providence Point Planned Unit Development. The adjacent property to the south is approximately 15 acres in size.
- Current Land Uses: There is currently one single-family home on the site. Single family homes are located to the north, east, and south. Savannah Bay is adjacent to the site to the west.
- Current Density: The maximum allowable density of the Providence Point PUD adjacent to the north is 2.9 dwelling units per acre.

**Zoning History**

- The site is currently zoned A-1 Agricultural District.
- The property to the north was zoned R-1 Single-Family Residential with a PUD in 2006 (Resolution #506-17B). The properties to the east are zoned A-1 Agricultural District. The property to the south is zoned A-1 Agricultural District.
- The nearest R-1 Single-Family Residential District (same as the request) is adjacent on the north of the site.

**Plans/Policies/Regulations**

- The Wolftever Creek Area Plan (adopted by Hamilton County in 2007) recommends Low Intensity Residential.
- The A-1 Agricultural District permits agricultural uses and single-family homes not to exceed 2 dwelling units per acre. The minimum lot size is 7,500 square feet if on sewers. If septic tanks are to be used, the minimum lot size is determined by the Hamilton County Water Quality Program. Minimum lot frontage width is 60 feet if on sewers and 75 feet if on septic tanks. Based on building setback requirements, the typical density is approximately 3 to 4 dwelling units per acre.
- The R-1 Single-Family Residential District only permits single-family homes with a minimum lot size of 7,500 square feet if on sewers. If septic tanks are to be used, the minimum lot size is determined by the Hamilton County Water Quality Program. Minimum lot frontage width is 60 feet if on sewers and 75 feet if on septic tanks. Based on building setback requirements, the typical density is approximately 3 to 4 dwelling units per acre.

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- The maximum density for an A-1 PUD is 2 dwelling units per acre.
- The maximum density for an R-1 PUD is 5 dwelling units per acre.
- A Planned Unit Development (PUD) allows private roads if the roads are built to Hamilton County road standards.

### **Key Findings**

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area.
- The proposal would be an extension of an existing zone.
- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities.

### **Staff Recommendation**

Approve, subject to the condition that maximum density not exceed 3.0 dwelling units/acre as recommended by the adopted land use plan for the area.