

PLANNING COMMISSION CASE REPORT**Case Number: 2016-112****PC Meeting Date: 08-08-16****Applicant Request****Rezone A-1 Agricultural District to R-1 Single-Family Residential District.**

Property Location:	10317, 10327 and 10331 East Brainerd Road
Property Owner:	Murphy Family Trust
Applicant:	Pratt Land and Development, LLC

Project Description

- Proposal: Develop 136-acre site with 248 single-family dwelling units and 9 community lots within a Planned Unit Development overlay.
- Proposed Access: Entrance on East Brainerd Road.
- Proposed Development Form: A subdivision of 1 and 2-story dwellings with a mixture of large and small lot sizes.
- Proposed Density: Approximately 1.82 dwelling units per acre.
- This request (Case 2016-112) is for the rezoning part of the project and Case 2016-113 is for the Planned Unit Development part of the project.

Site Analysis**Site Description**

- Location: The site fronts East Brainerd Road approximately 1,700' south of the East Brainerd Road and Bentwood Cove Drive intersection.
- Current Access: Entrance on East Brainerd Road.
- Current Development form: This area is characterized as mostly rural residential with a residential subdivision (Crystal Brook) and Apison Elementary School to the north.
- Current Land Uses: The site is surrounded by agricultural and low density residential uses. Apison Elementary School is within 1,500 feet of the site.
- Current Density: Average residential density of parcels within 300' of site is approximately 0.04 dwelling units per acre (1 dwelling on every 23 acre). There are several small lot subdivisions within a quarter mile of the site (Maple Grove density of 3.48 dwelling units per acre; Bentwood Cove density of 2.8 dwelling units per acre).

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The properties surrounding the site are all zoned A-1 Agricultural District
- The nearest R-1 Single-Family Residential District (same as the request) is approximately 300 feet to the south.
- 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 Development Policy from the Comprehensive Plan 2030 update (called Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 1 and 2. Level 1 has the least potential for development, or future public services and facilities. However, they have high potential for protecting large natural areas through parks, greenways, working farms and conservation easements. Level 2 describes the development potential appropriate for low-density development based on the limited infrastructure.
- The A-1 Agricultural District permits agricultural uses and single-family homes not to exceed 2 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

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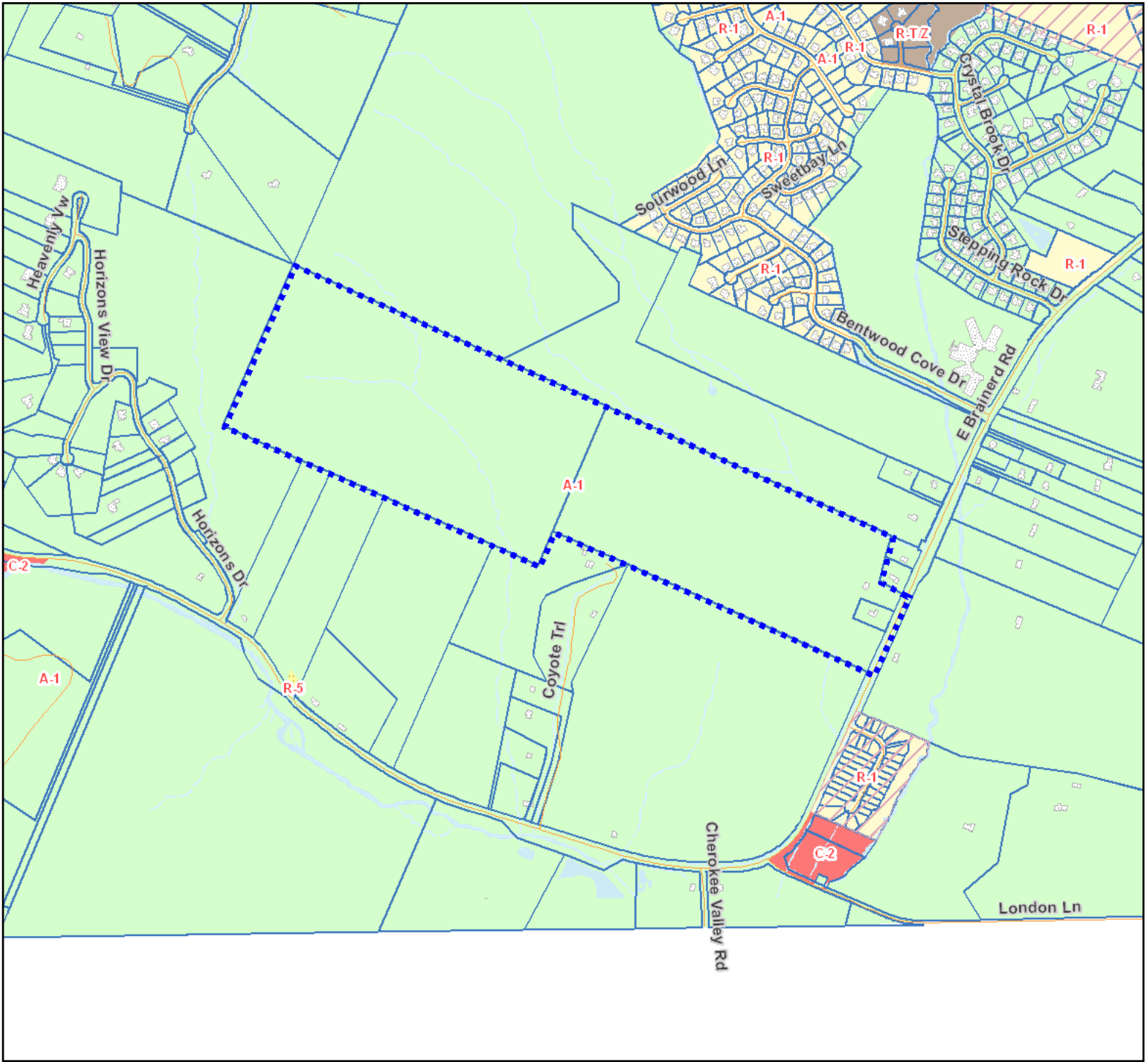
by the Hamilton County Water Quality Program. Minimum lot frontage width is 60 feet if on sewers and 75 feet if on septic tanks. Based on building setback requirements, the typical density is approximately 3 to 4 dwelling units per acre.

Key Findings

- This case (2016-112) is one of two cases for the site including a Special Permit request for a Planned Unit Development (2016-113).
- The proposal is supported by the by the Comprehensive Plan's Development Policy of low-intensity development in the level 1 and 2 areas.
- The proposed use is compatible with surrounding low-density residential uses.
- The proposal is not consistent with the development form of the immediate parcels abutting the site. The proposal is consistent with other developments within a quarter mile of the site.
- The proposed density is not consistent with the immediate parcels abutting the site. The proposed density is consistent with other developments within a quarter mile of the site.
- The proposal would not be an extension of an existing zone.
- The proposed rezoning would continue a precedent found along East Brainerd Road.
- The County has requested a Traffic Analysis to be done for this site.

Staff Recommendation

Approve



2016-112 Rezoning from A-1 to R-1

1,065 ft

Chattanooga Hamilton County Regional Planning Agency