

**PLANNING COMMISSION CASE REPORT**

Case Number: 2016-027

PC Meeting Date: 02-08-16

**Applicant Request****Rezone from A-1 Agricultural and R-2 Urban Residential to R-1 Single-Family Residential**

<b>Property Location:</b>	3015 Ooltewah Ringgold Road
<b>Property Owner:</b>	McCoy Homes Inc.
<b>Applicant:</b>	McCoy Homes Inc.

**Project Description**

- Proposal: Develop 10.5-acre site with 39 single-family lots.
- Proposed Access: The only access will be from Ooltewah Ringgold Road..
- Proposed Development Form: Single -family detached houses on lots approximately 9,500 square feet in size. Site is proposed to be on sewer.
- Proposed Density: Approximately 3.71 dwelling units per acre.

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

- Location: The 10.5-acre site fronts Ooltewah Ringgold Road less than 100' from the Ooltewah Ringgold Road and Wilson Drive intersection.
- Current Access: The only access is from Ooltewah Ringgold Road.
- Current Development form: The site currently has a single-family house and several large accessory buildings on site. The adjacent lots to the south are approximately 4 acres in size with single-family dwelling on each. The adjacent lot to the north has a church and large parking area. To the northwest is a subdivision of small lot single-family houses.
- Current Density: Average residential density of the R-1 Residential Zone development to the rear is approximately 3.2 dwelling units per acre. The

**Zoning History**

- The site is currently zoned A-1 Agriculture District and R-2 Urban Residential District.
- The property to the north is zoned A-1 Agricultural District and R-1 Single-Family Residential District. The property to the east is zoned A-1 Agricultural District and R-2 Urban Residential District. The property to the south is zoned A-1 Agricultural District. The property to the west is zoned A-1 Agricultural District and R-1 Single-Family Residential District.
- The nearest R-1 Single-Family Residential District (same as the request) is adjacent to the site on the northwest corner.
- 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 R-1 Single-Family Residential District permits single-family dwellings on lots not smaller than 7,500 square feet if on sewer.

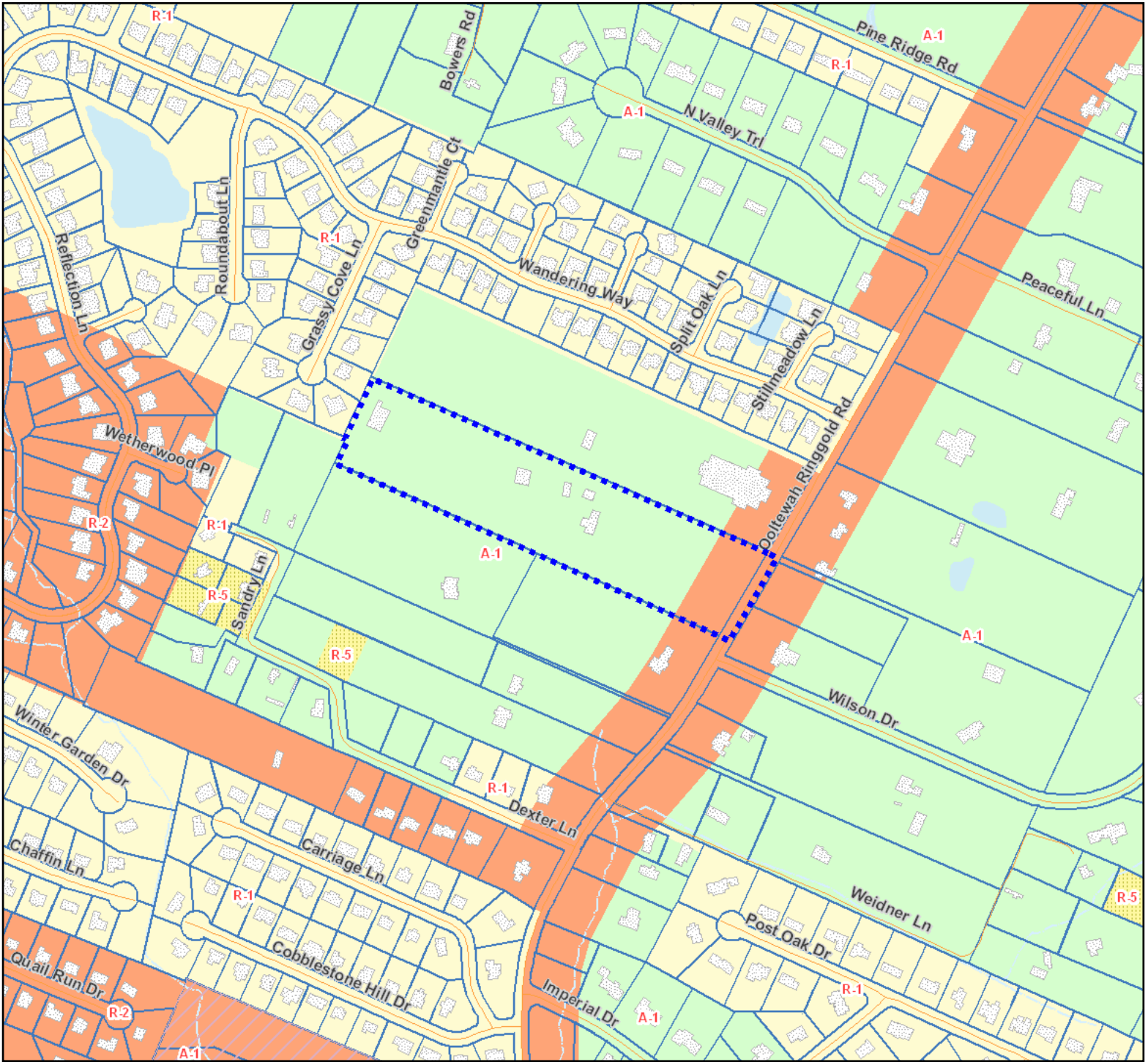
**Key Findings**

- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the smaller lot single-family dwelling development form of existing R-1 Residential Zone adjacent to the site on the west and farther north.
- The proposal is not consistent with the larger lot single-family dwelling development form of existing A-1 Agricultural Zone adjacent to the site on the south and east.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would be an extension of an existing zone.
- The proposal would continue a precedent for future R-1 Residential Zone requests.

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## Staff Recommendation

Approve



## 2016-027 Rezoning from A-1 and R-2 to R-1

476 ft

**Chattanooga Hamilton County Regional Planning Agency**