

PLANNING COMMISSION CASE REPORT**Case Number: 2016-061****PC Meeting Date: 05-09-16****Applicant Request****Rezone from A-1 Agricultural District to R-1 Single-Family Residential District**

Property Location:	8908 Fuller Road
Property Owner:	Cornerstone Construction of Chattanooga
Applicant:	Cornerstone Construction of Chattanooga

Project Description

- Proposal: Develop 0.82-acre lot with 2 residences by subdividing into 2 smaller lots. Each new lot would be approximately 17,850 square feet in size.
- Proposed Access: Entrance on Fuller Road.
- Proposed Density: Subdividing this lot into two R-1 lots would create an on-site density of 2.4 dwelling units per acre.

Site Analysis**Site Description**

- Location: The 0.82 acre site is located on the south side of Fuller Road approximately 250 feet from the Kelso Lane and Fuller Road intersection.
- Current Access: Entrance on Fuller Road.
- Current Development form: There is currently a single-story dwelling on the site. There are multiple one and two story dwellings along the south side of Fuller Road. The north side of Fuller Road is undeveloped and densely vegetated.
- Current Land Uses: The site is currently single-family residential. The parcels west, south, and east all have single-family residential uses. The large parcel north across Fuller Road is vacant.
- Current Density: The average residential density in the area is approximately 1.15 dwelling units per acre based on 8 dwellings on 7 acres within 300' of the site. There are 3 residential lots approximately 360 feet to the east of this site at 8924, 8926, and 8928 Fuller Road that are smaller in size (approximately 9,000 square feet each) than the 2 proposed by this request. The density of these three lots would be 4.8 dwelling units per acre.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- All adjacent properties are zoned A-1 Agricultural District.
- The nearest R-1 Single-Family Residential District (same as the request) is approximately 360 feet to the southeast also on Fuller Road. It was rezoned in from A-1 Agricultural to R-1 Single-Family Residential District in 2011 (Resolution 1211-17). There is an R-2A Rural Residential District approximately 1,000 feet east on Fuller Road.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The East Brainerd Corridor Community Plan (adopted in 2003) recommends low density residential land use for this site. Low density residential is defined as single-family dwellings with a density of 5 dwelling units per acre or less.
- 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. This equates to approximately 5 dwelling units per acre. 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.

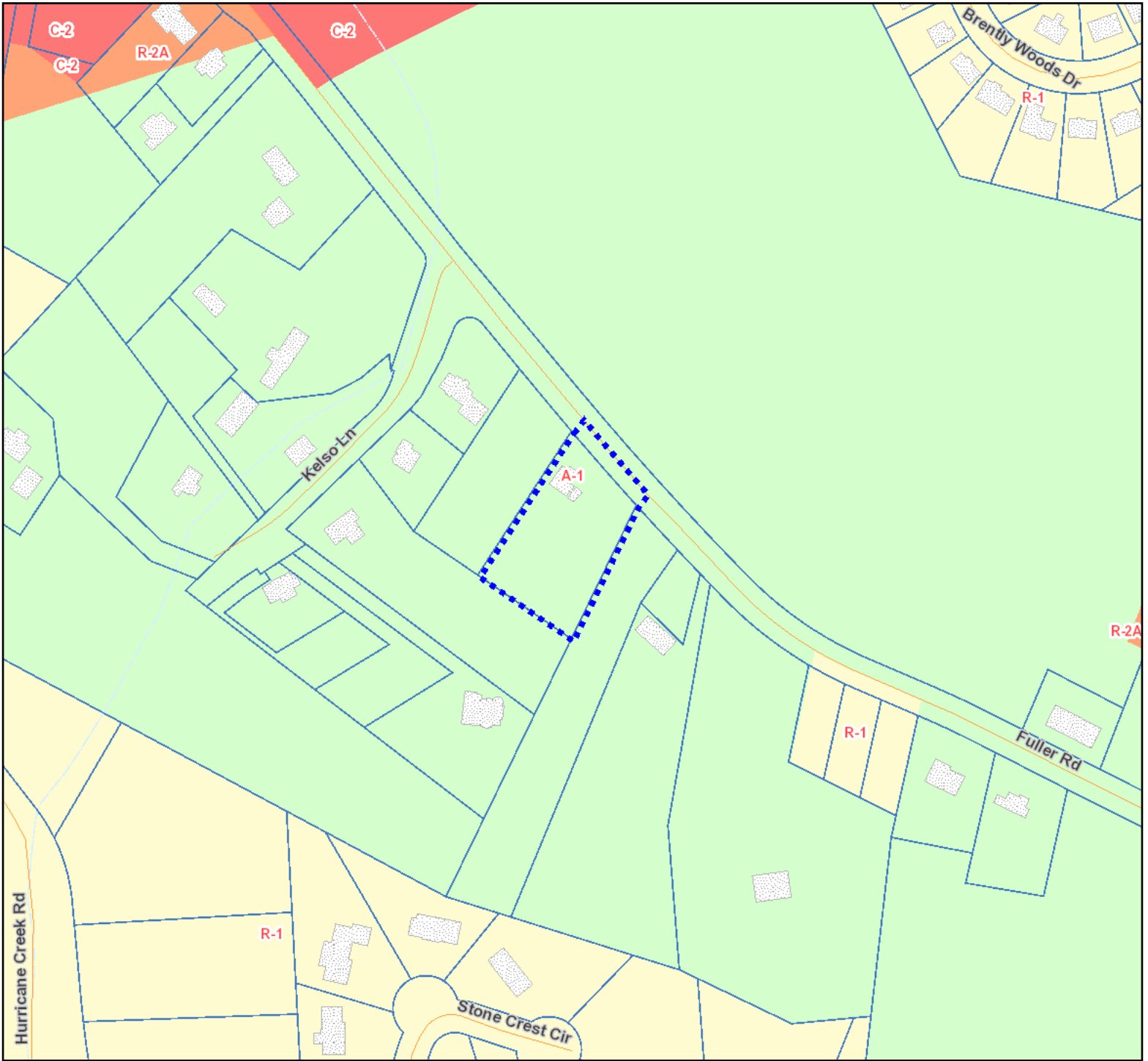
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Key Findings

- The proposal is supported by the adopted Land Use Plan for the area which recommends low density residential.
- The proposed use is consistent with surrounding uses.
- The current lot size (0.82 acre or 35,719 square feet) and public road frontage (approximately 150 feet) would limit subdividing the lot into two lots (2.4 dwelling units per acre).
- The proposal would not be an extension of an existing zone.
- The proposal would not set a precedent for future requests as there are existing R-1 Single-Family Residential District along Fuller Road.
- Allowing more than two lots at this location in an R-1 District can be regulated through the subdivision and subdivision variance process.
- The transportation infrastructure is adequate to absorb additional capacity. The Hamilton County Engineer's Office does not object to this request.

Staff Recommendation

Approve.



2016-061 Rezoning from A-1 to R-1





215 ft

Chattanooga Hamilton County Regional Planning Agency

