

PLANNING COMMISSION CASE REPORT**Case Number: 2016-073****PC Meeting Date: 05-09-16****Applicant Request****Rezone from A-1 Agricultural District and R-2 Urban Residential District to R-1 Single-Family Residential District.**

Property Location:	2333 Ooltewah-Ringgold Road
Property Owner:	Becky Pelphrey
Applicant:	Belle Investment Company

Project Description

- Proposal: Develop 32-acre site as a subdivision for single-family dwellings.
- Proposed Access: Entrance on Ooltewah-Ringgold Road.
- Proposed Development Form: Unspecified. No site plan is required for rezoning to R-1 Single-Family Residential District.
- Proposed Density: Proposing 4 dwelling units per acre. This equates to 128 possible lots.

Site Analysis**Site Description**

- Location: The 32-acre site is located on the west side of Ooltewah-Ringgold Road approximately 800 feet north of the Ooltewah-Ringgold Road and Standifer Gap Road intersection.
- Current Access: There is access to the site from Ooltewah-Ringgold Road and Standifer Hills Drive.
- Tennessee Department of Transportation Functional Classification: Ooltewah-Ringgold Road is designated an Urban Minor Arterial
- Current Development form: There is a mixture of large-lot and small-lot subdivisions in the area.
- Current Land Uses: The site is surrounded by single-family residential uses.
- Current Density: Average residential density in the area is difficult to calculate due to varying size of lots, allowable densities in different zones, and the varying vacancy of lots. While most lots are over an acre, the highest density within 300' of the site appears to be the Standifer Hills Drive subdivision with a density of 2.5 dwelling units per acre.

Zoning History

- The site is currently zoned A-1 Agricultural District and R-2 Urban Residential District.
- The properties to the north are zoned A-1 Agricultural District and R-1 Single-Family Residential District. The properties to the east and south are zoned A-1 Agricultural District. The properties to the west are zoned A-1 Agricultural District and R-2A Rural Residential District and R-3MD Moderate Density District.
- The nearest R-1 Single-Family Residential District (same as the request) is adjacent to the site on the northern property line.

Plans/Policies/Regulations

- The East Brainerd Corridor Community Plan (adopted by City Commission in 2003) recommends low density residential or institutional uses for this site.
- 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.

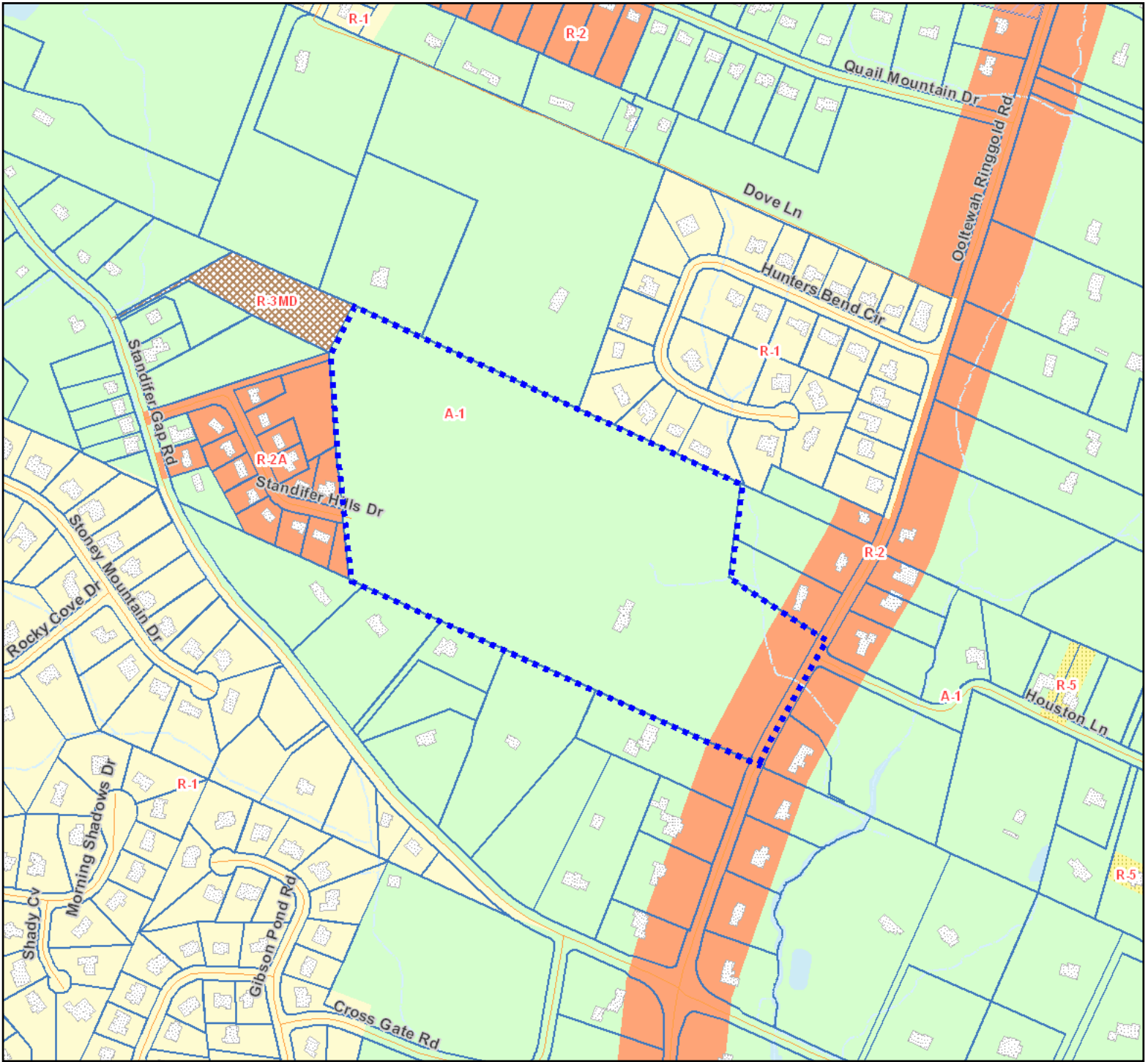
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Key Findings

- 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 proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities.
- The proposal would be an extension of an existing R-1 zoning district on the north side of the site.
- The proposal would continue a precedent for future R-1 Single-Family Residential District requests along Ooltewah-Ringgold Road.
- This site provides an opportunity for road right-of-way connection between Standifer Hills Drive and Ooltewah-Ringgold Road. Such public street connectivity would provide secondary and emergency alternatives in an area of the community where they are currently limited.
- The transportation infrastructure is adequate to absorb additional capacity. The Hamilton County Engineer's Office does not object to this request.
- The applicant is encouraged to consult with the Hamilton County Engineer's Office for technical design requirements.

Staff Recommendation

Approve.



2016-073 Rezoning from A-1 and R-2 to R-1

500 ft

Chattanooga Hamilton County Regional Planning Agency



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500 ft

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