

# PLANNING COMMISSION CASE REPORT

**Case Number: 2016-167**

**PC Meeting Date: 11-14-16**

## Applicant Request

**Rezone A-1 Agricultural District and R-2 Urban Residential District to R-1 Single-Family Residential District**

<b>Property Location:</b>	<b>2333 Ooltewah Ringgold Road</b>
<b>Property Owner:</b>	<b>Rebecca Woodson</b>
<b>Applicant:</b>	<b>CLM Developing, LLC</b>

## Project Description

- Proposal: Develop 32-acre site with 104 single-family dwellings.
- Proposed Access: Entrance on Ooltewah-Ringgold Road.
- Proposed Development Form: Single-family detached dwellings in a new subdivision.
- Proposed Density: Approximately 3.25 dwelling units per acre.

## 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.
- 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.
- There was a previous case to rezone this site to R-1 Single-Family Residential District earlier this year (2016-073). Staff and Planning Commission recommended approval. The applicant withdrew the application at County Commission.
- 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 site sits just outside the East Brainerd Corridor Community Plan (adopted by City Commission in 2003) which recommends low density residential for the area.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 1, 2, and 3. 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 3 describes the development potential appropriate for low-to-medium intensity 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.

## PLANNING COMMISSION CASE REPORT

---

- 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.

### Key Findings

- The proposal is supported by the adopted Land Use Plan for the general 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