

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number: 2015-003

PC Meeting Date: 01-12-15

Applicant Request

Rezone from A1 Agricultural District to R1 Single Family Residential District

Property Location:	10453 East Brainerd Road
Property Owner:	Pam Edgemon
Applicant:	Billy McCoy

Project Description

- Subdivide the 3.81-acre site into 9 lots for single-family homes.
- The R-1 District is needed because the proposed density of 2.3 dwelling units per acre just slightly exceeds the current A-1 District density maximum of 2 dwelling units per acre.

Site Analysis

Site Description

- The 3.87-acre site fronts East Brainerd Road approximately 225 feet north of the entrance to the Crystal Brook subdivision.
- Three single-family homes are adjacent to the south.
- One single-family home is adjacent to the north with a large detention pond located directly adjacent to the rear of the site.
- The average density of this area is 1.2 to 2 dwelling units per acre.

Zoning History

- All of the adjacent and nearby properties are currently zoned A-1 Agricultural.
- There is an R-1 Single-Family District within ½ mile of the site in either direction.
- There has been no recent zoning activity on this property.

Plans/Policies

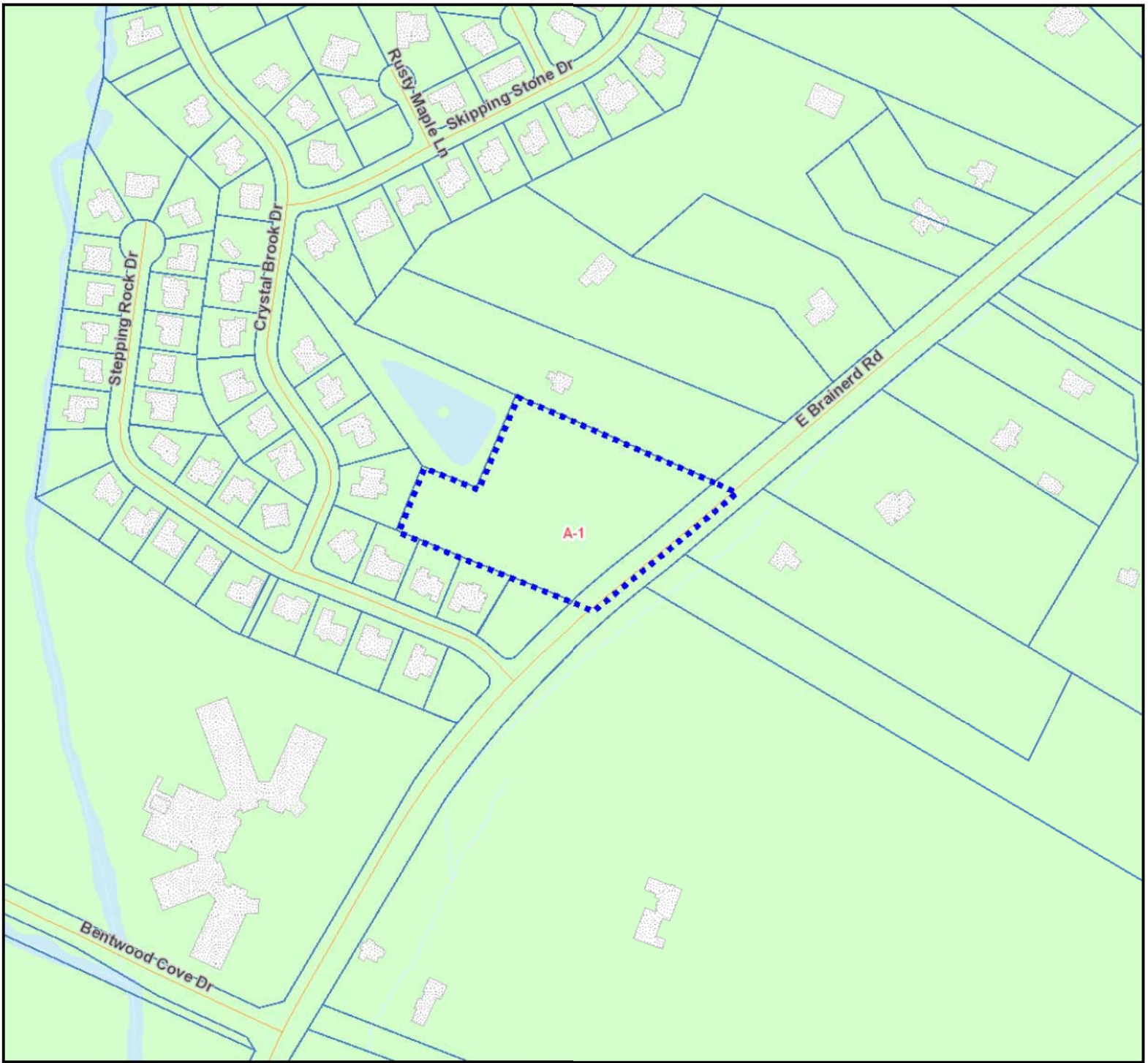
- There are currently no adopted land use plans for this area.

Key Findings

- The proposal is consistent with the single-family residential development character of the area.
- The proposed use is compatible with surrounding uses.
- The proposed residential density is compatible with the nearby densities.
- The proposal would not be an extension of an existing zone. However, there are several existing R-1 Single-Family Residential Districts within the area (approximately 1,200 feet to the north).
- The proposal would continue a precedent for future similar requests.

Recommendation

- Approve



2015-003 Rezoning from A-1 to R-1



310 ft

Chattanooga Hamilton County Regional Planning Agency

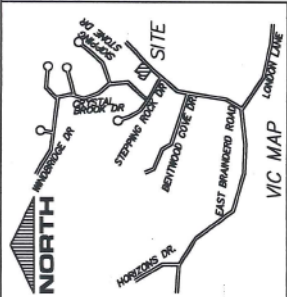


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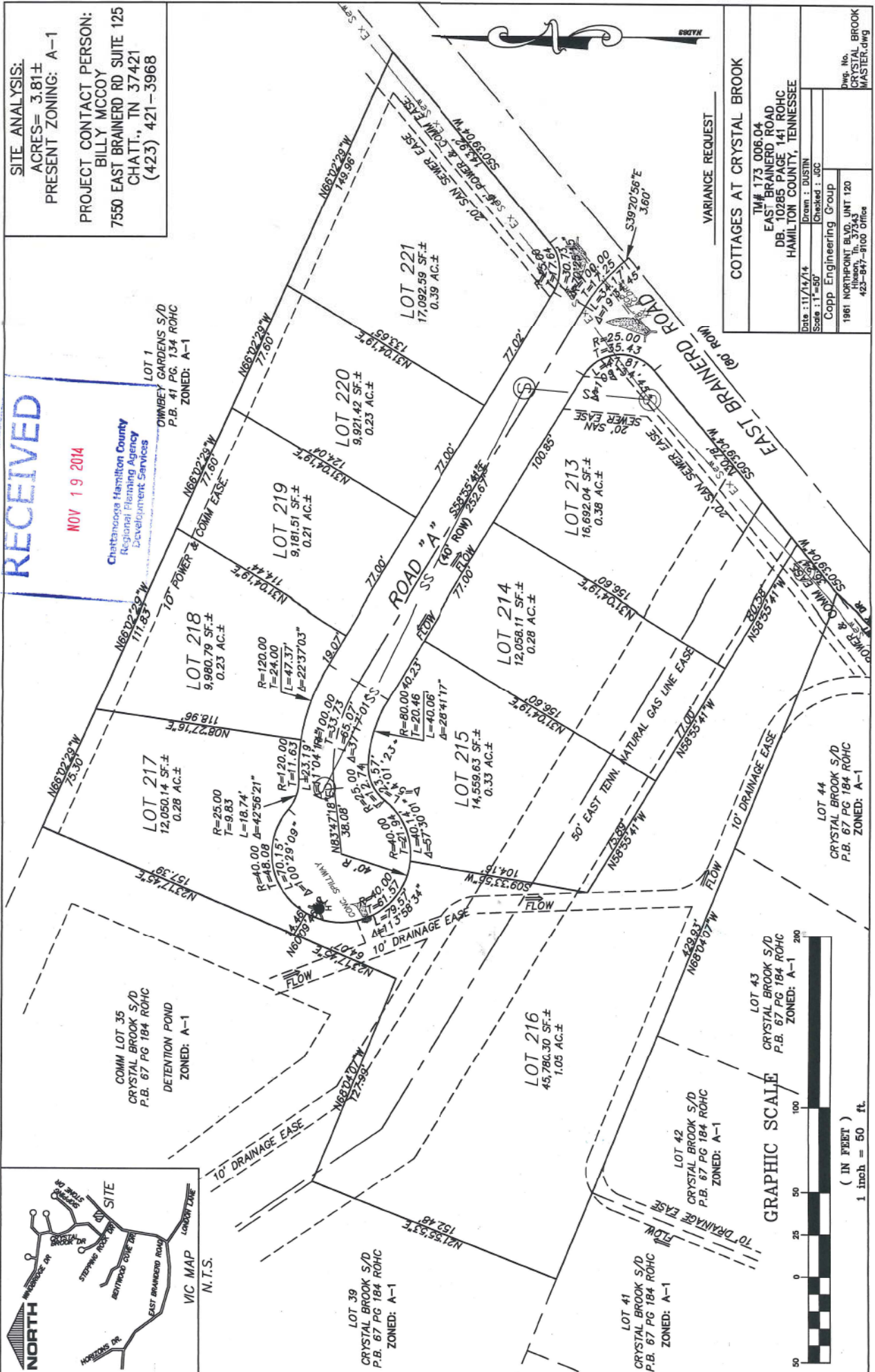
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SITE ANALYSIS:
ACRES= 3.81±
PRESENT ZONING: A-1

PROJECT CONTACT PERSON:
BILLY MCCOY
7550 EAST BRAINERD RD SUITE 125
CHATTI., TN 37421
(423) 421-3968



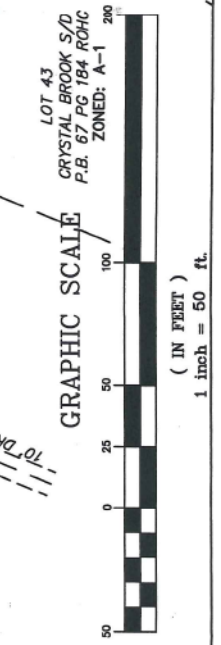
N.T.S.



VARIANCE REQUEST

COTTAGES AT CRYSTAL BROOK
TM# 173 006.04
EAST BRAINERD ROAD
DB, 10285 PAGE 141 ROHC
HAMILTON COUNTY, TENNESSEE

Date: 11/14/14
Scale: 1"=50'
Drawn: DUSTIN
Checked: JGC
Copp Engineering Group
1961 NORTHPOINT BLVD, UNIT 120
Hixson, TN, 37343
Dwg. No. CRYSTAL BROOK MASTER.dwg



RE: 2015-003