

**PLANNING COMMISSION CASE REPORT****Case Number: 2015-142****PC Meeting Date: 11-09-15****Applicant Request****Rezone from A-1 Agricultural District to R-2 Urban Residential District**

<b>Property Location:</b>	<b>2618 Ooltewah Ringgold Road</b>
<b>Property Owner:</b>	<b>Gregory T. Dortch</b>
<b>Applicant:</b>	<b>Gregory T. Dortch</b>

**Project Description**

- Proposal: Develop a 6.9-acre portion of an 8.1-acre lot with single-family homes.
- Proposed Access: Ooltewah-Ringgold Road.
- Proposed Development Form: 23 residential lots (including existing home) are proposed on a 1,115-foot long new road with a cul-de-sac. The front 1.2-acre portion is to remain undeveloped as it is mostly within the floodway and 100-year flood plain.
- Proposed Density: Approximately 3.3 dwelling units per acre (23 homes on a total of 6.9 acres) or 2.9 dwelling units per acre if calculated using the entire 8.1-acre lot.

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

- Location: The 6.9-acre rezoning site is located approximately 1.8 miles north of East Brainerd Road on the east side of Ooltewah-Ringgold Road adjacent to the Granada Estates subdivision to the north.
- Current Access: Ooltewah-Ringgold Road.
- Tennessee Department of Transportation Functional Classification: Urban Minor Arterial (State Highway 321)
- Current Development form: There is a mixture of one and two story residences within a 500 foot radius of this suburban Ooltewah site.
- Current Land Uses: Single-family homes are located within a 500-foot radius of the site.
- Current Density: The average residential density of the adjacent single-family subdivision (Granada Estates) is approximately 1.5 dwelling units per acre (139 lots on 95 acres).

**Zoning History**

- The 6.9-acre site is currently zoned A-1 Agricultural District. The front 1.2-acre portion is zoned R-2 Urban Residential District.
- The properties to the north are zoned A-1 Agricultural and R-1 Residential. The adjacent properties to the east and south are zoned A-1 Agricultural. The properties across Ooltewah-Ringgold Road to the west are zoned A-1 Agricultural and R-2 Urban Residential.
- The most recent zoning activity near this site was across Ooltewah-Ringgold Road to the west. A special permit for a 14 acre, 35-unit Planned Unit Development (PUD) was approved in March 2015 by the Hamilton County Commission (Resolution #315-24B).

**Plans/Policies/Regulations**

- There is no current adopted land use plan for this area.
- 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. If septic tanks are to be used, the minimum lot size is determined by the Hamilton County Water Quality Program.
- The R-2 Urban Residential District allows for single-family homes. It also allows for duplexes with a special permit approved by the Board of Zoning Appeals.

## **PLANNING COMMISSION CASE REPORT**

### **Key Findings**

- The proposed use would be compatible with surrounding uses, but additional uses allowed by special permit, such as duplexes, may not be compatible 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 proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would be an extension of an existing zone based upon the R-2 Urban Residential north of the site. However, the predominant development pattern in the area is detached single family. The R-1 residential zone is a more appropriate zone for this development pattern and would accommodate the proposed development

### **Staff Recommendation**

Deny R-2 Urban Residential and Approve R-1 Single-Family Residential.