

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-118****PC Meeting Date: 08-08-16****Applicant Request****Rezone A-1 Agricultural District to R-1 Single-Family Residential District**

<b>Property Location:</b>	<b>9120 Lovell Rd</b>
<b>Property Owner:</b>	<b>Jamie Sharpe Trustee C/O Larry Sharpe</b>
<b>Applicant:</b>	<b>Tidewater Properties LLC, Jay Bell</b>

**Project Description**

- Proposal: Develop 83-acre site with 96 single-dwelling units.
- Proposed Access: Access is being proposed through an expansion of Chirping Road
- Proposed Development Form: 1 and 2 -story single-family dwellings are proposed on individual lots.
- Proposed Density: Approximately 1.15 dwelling units per acre. Based on building setback requirements, the density could reach 4 dwelling units per acre or approximately (330 dwellings).

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

- Location: The 83 acre site is located between Lovell Road and West Ridge Trail Road.
- Current Access: The primary current access is off Lena Lane. Topography limits access to Lovell Road and West Ridge Trail Road.
- Current Development form: The site is densely vegetative and undeveloped. There is a 300' utility easement which cuts across the site west to east.
- Current Land Uses: The area surrounding is a combination of large lot residential and agricultural uses. Sequoyah High School is just north of the site.
- Current Density: Average residential density in the area is 0.43 dwelling units per acre based on both the large agricultural lots and smaller R-1 Single-Family Residential District subdivision. The average residential density of just the R-1 Single-Family Residential District subdivisions in the area is 2 dwelling units per acre.

**Zoning History**

- The site is currently zoned A-1 Agricultural District.
- The properties to the north are zoned A-1 Agricultural District and R-5 Single-Wide Manufactured Home District. The properties to the east are zoned A-1 Agricultural District and R-1 Single-Family Residential District. The properties to the south are zoned A-1 Agricultural District, R-5 Single-Wide Manufactured Home District, and R-1 Single-Family Residential District. The properties to the west are zoned A-1 Agricultural District.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- There is no current adopted land use plan for this 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 mostly in intensity level 2 with some acreage in levels 1 and 3. Level 2 describes the development potential appropriate for low-density 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. The minimum lot size is 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. Minimum lot frontage width is 60 feet if on sewers and 75 feet if on septic tanks. Based on building setback requirements, the maximum density allowed is 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

## PLANNING COMMISSION CASE REPORT

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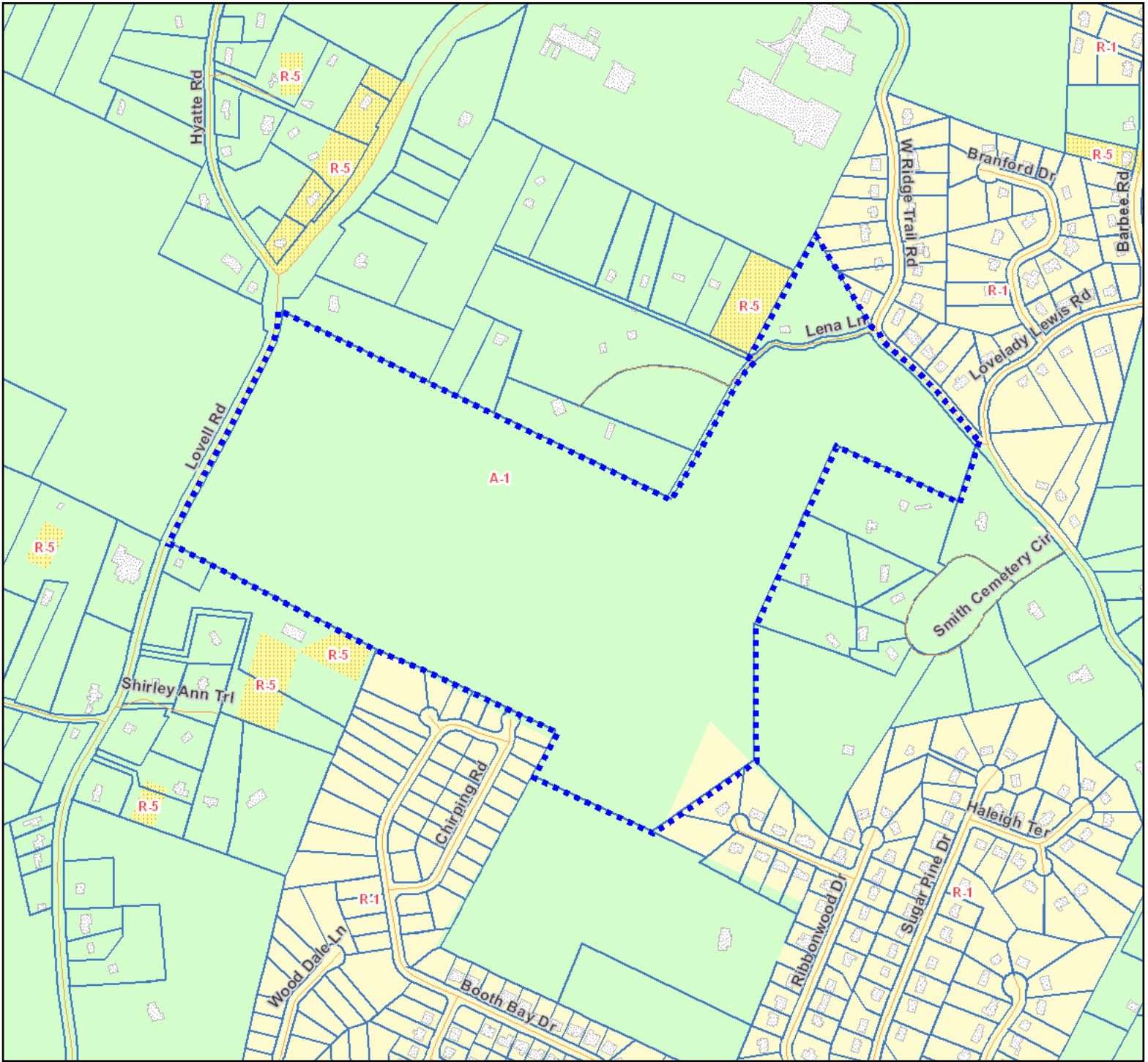
by the Hamilton County Water Quality Program. Minimum lot frontage width is 60 feet if on sewers and 75 feet if on septic tanks. Based on building setback requirements, the typical density is approximately 3 to 4 dwelling units per acre.

### Key Findings

- The primary reason for the request is to prohibit agricultural and farming uses from the proposed residential development. While this purpose can also be achieved with private deed restrictions, the R-1 Single-Family Residential District removes any possibility for those uses.
- The proposal is supported by the Development Policy from the Comprehensive Plan 2030 update which recommends low-density development.
- The proposed use is consistent with surrounding uses.
- The proposed residential density is compatible with the surrounding densities.
- The proposed structures do not raise concerns regarding location, lighting, or height.
- The proposal would be an extension of an existing zone.
- The proposal would not set a precedent for future requests.
- The proposal is an expansion of an existing subdivision south of site.
- Additional site access may be necessary as determined through the sub-division process.

### Staff Recommendation

Approve



## 2016-118 Rezoning from A-1 to R-1

602 ft

**Chattanooga Hamilton County Regional Planning Agency**