



Hamilton County Board of Commissioners RESOLUTION

No. 916-27B

(P.C. NO. 2016-112)

A RESOLUTION TO REZONE FROM A-1 AGRICULTURAL DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT, PROPERTIES LOCATED AT 10317, 10327 AND 10331 EAST BRAINERD ROAD

WHEREAS, Pratt Land and Development, LLC & Murphy Family Trust petitioned the Chattanooga-Hamilton County Regional Planning Commission to rezone from A-1 Agricultural District to R-1 Single Family Residential District, properties located at 10317, 10327 and 10331 East Brainerd Road, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, Pratt Land and Development, LLC & Murphy Family Trust requested that the County Commission consider said petition and notice has been published in a newspaper in general circulation in Hamilton County that the County Commission will hold a public hearing on September 21, 2016, concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE, BE IT RESOLVED, BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED: That the zoning regulations of Hamilton County be amended to rezone, subject to a Traffic Analysis Study to be provided to the Hamilton County Engineer before the Hamilton County Commission meeting, from A-1 Agricultural District to R-1 Single Family Residential District, properties located at 10317, 10327 and 10331 East Brainerd Road. Three unplatted tracts of land located at 10317, 10327 and 10331 East Brainerd Road as described in Deed Book 5035, Page 550, Deed Book 9004, Page 888 and Deed Book 10436, Page 929, ROHC. Tax Map 173-002, 002.02 and Tax Map 172-096 as shown on the attached map.

BE IT FURTHER RESOLVED, THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

Approved:

Rejected:

Approved:

Vetoed:

County Clerk

County Mayor

September 21, 2016

Date

2016-112 Hamilton County
August 8, 2016

RESOLUTION

WHEREAS, Pratt Land and Development, LLC & Murphy Family Trust petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission rezoning from A-1 Agricultural District to R-1 Single Family Residential District, properties located at 10317, 10327 and 10331 East Brainerd Road.

Three unplatted tracts of land located at 10317, 10327 and 10331 East Brainerd Road as described in Deed Book 5035, Page 550, Deed Book 9004, Page 888 and Deed Book 10436, Page 929, ROHC. Tax Map 173-002, 002.02 and Tax Map 172-096 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on August 8, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, there was opposition present to the petition,

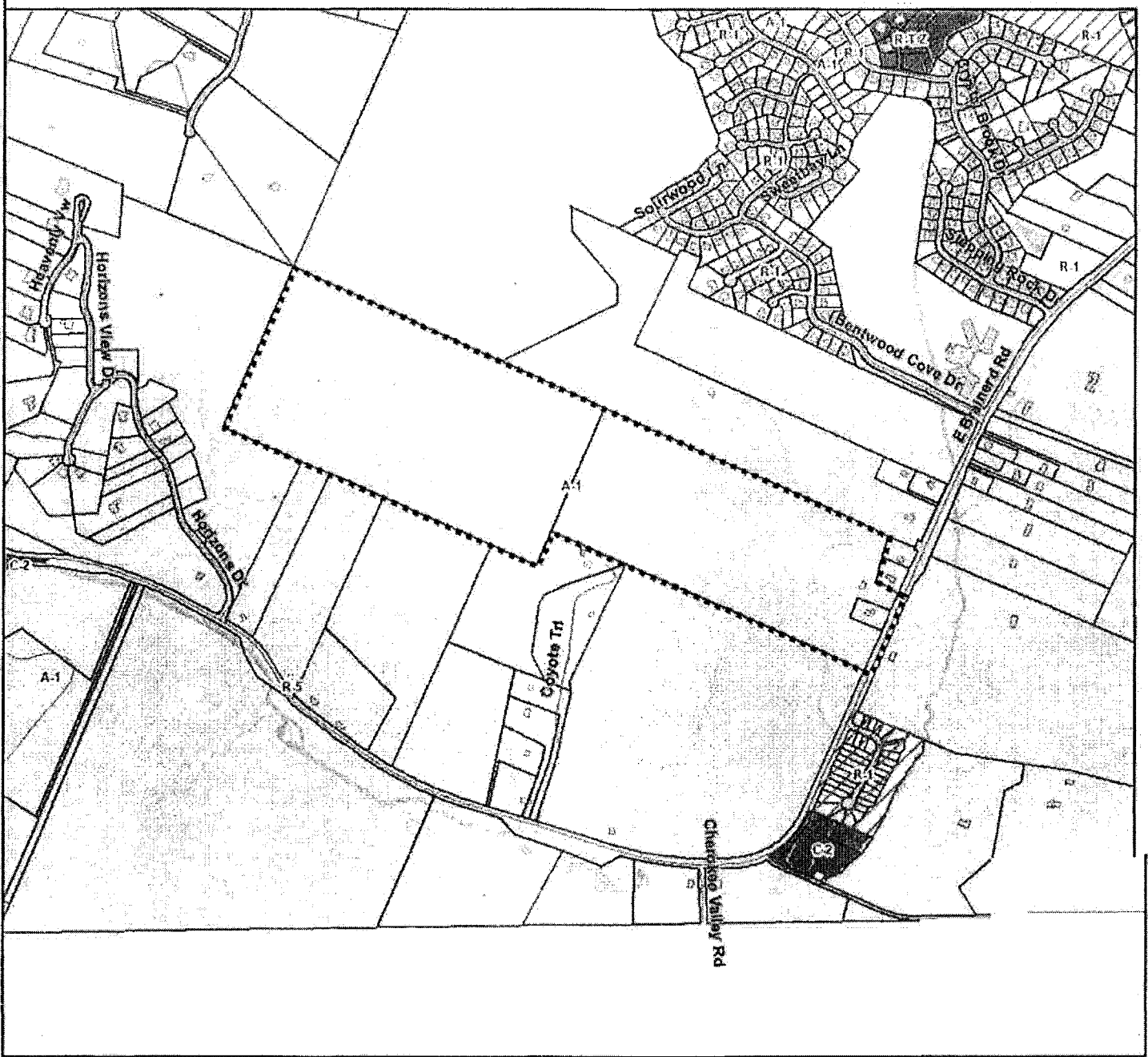
AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the proposal is consistent with other developments within a quarter mile of the site.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on August 8, 2016, recommended to the County Mayor and Members of the County Commission that this petition be approved, subject to a Traffic Analysis Study to be provided to the Hamilton County Engineer before the Hamilton County Commission meeting.

Respectfully submitted,


John Bridger
Secretary



2016-112 Rezoning from A-1 to R-1



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-116: Approve, subject to a Traffic Analysis Study to be provided to the Hamilton County Engineer before the Hamilton County Commission meeting.

Chattanooga Hamilton County Regional Planning Agency

1,065 ft

Jilin,
RPA

PLANNING COMMISSION CASE REPORT

Case Number: 2016-112

PC Meeting Date: 08-08-16

Applicant Request

Rezone A-1 Agricultural District to R-1 Single-Family Residential District.

Property Location:	10317, 10327 and 10331 East Brainerd Road
Property Owner:	Murphy Family Trust
Applicant:	Pratt Land and Development, LLC

Project Description

- Proposal: Develop 136-acre site with 248 single-family dwelling units and 9 community lots within a Planned Unit Development overlay.
- Proposed Access: Entrance on East Brainerd Road.
- Proposed Development Form: A subdivision of 1 and 2-story dwellings with a mixture of large and small lot sizes.
- Proposed Density: Approximately 1.82 dwelling units per acre.
- This request (Case 2016-112) is for the rezoning part of the project and Case 2016-113 is for the Planned Unit Development part of the project.

Site Analysis

Site Description

- Location: The site fronts East Brainerd Road approximately 1,700' south of the East Brainerd Road and Bentwood Cove Drive intersection.
- Current Access: Entrance on East Brainerd Road.
- Current Development form: This area is characterized as mostly rural residential with a residential subdivision (Crystal Brook) and Apison Elementary School to the north.
- Current Land Uses: The site is surrounded by agricultural and low density residential uses. Apison Elementary School is within 1,500 feet of the site.
- Current Density: Average residential density of parcels within 300' of site is approximately 0.04 dwelling units per acre (1 dwelling on every 23 acre). There are several small lot subdivisions within a quarter mile of the site (Maple Grove density of 3.48 dwelling units per acre; Bentwood Cove density of 2.8 dwelling units per acre).

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The properties surrounding the site are all zoned A-1 Agricultural District
- The nearest R-1 Single-Family Residential District (same as the request) is approximately 300 feet to the south.
- 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 Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 1 and 2. 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 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 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

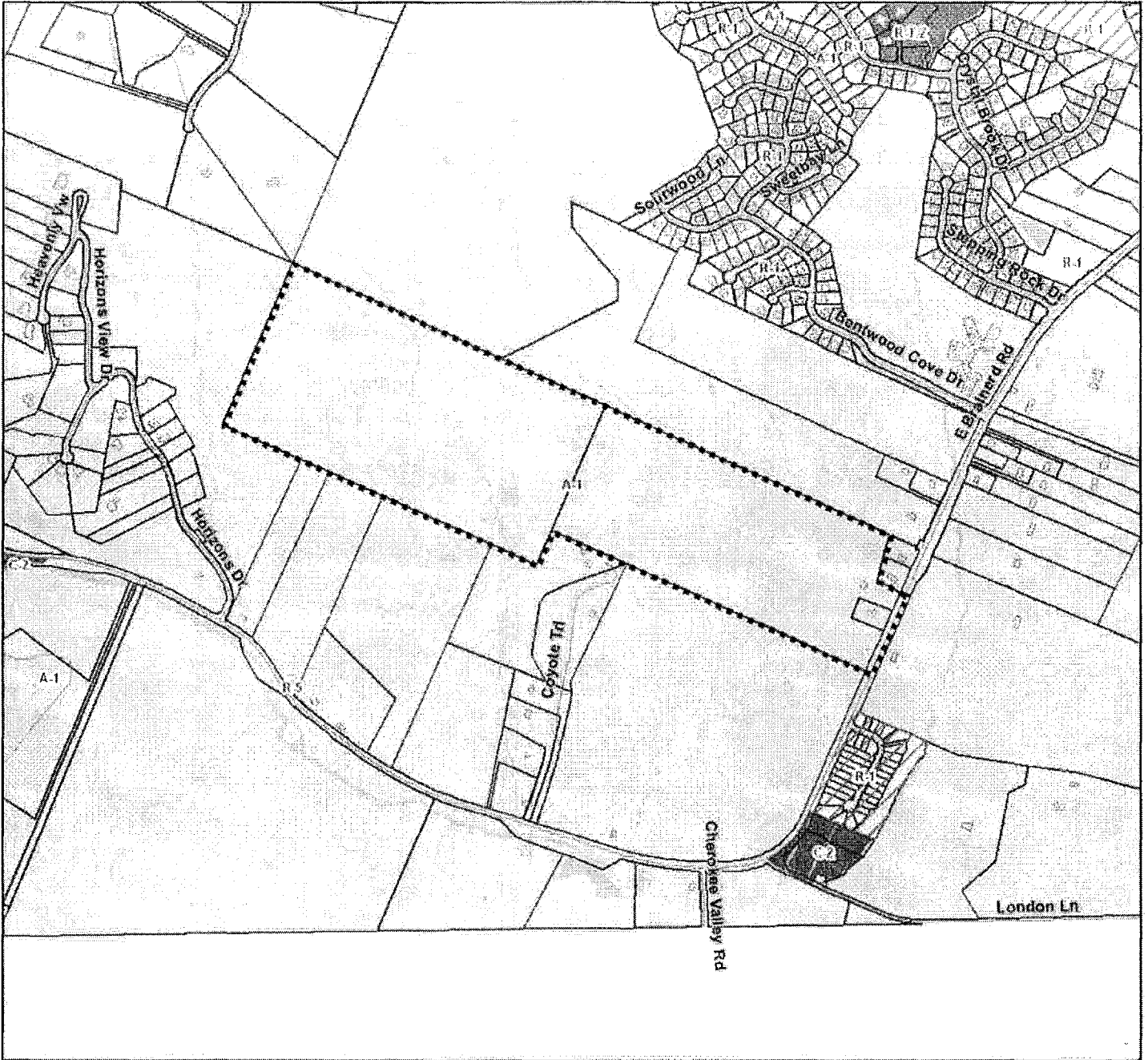
by the Hamilton County Water Quality Program. Minimum lot frontage width is 60 feet if on sewers and 75 feet if on septic tanks. Based on building setback requirements, the typical density is approximately 3 to 4 dwelling units per acre.

Key Findings

- This case (2016-112) is one of two cases for the site including a Special Permit request for a Planned Unit Development (2016-113).
- The proposal is supported by the by the Comprehensive Plan's Development Policy of low-intensity development in the level 1 and 2 areas.
- The proposed use is compatible with surrounding low-density residential uses.
- The proposal is not consistent with the development form of the immediate parcels abutting the site. The proposal is consistent with other developments within a quarter mile of the site.
- The proposed density is not consistent with the immediate parcels abutting the site. The proposed density is consistent with other developments within a quarter mile of the site.
- The proposal would not be an extension of an existing zone.
- The proposed rezoning would continue a precedent found along East Brainerd Road.
- The County has requested a Traffic Analysis to be done for this site.

Staff Recommendation

Approve



2016-112 Rezoning from A-1 to R-1

1,085 ft

Chattanooga Hamilton County Regional Planning Agency