



Hamilton County Board of Commissioners RESOLUTION

No. 117-24

(P.C. NO. 2016-196)

A RESOLUTION TO REZONE FROM A-1 AGRICULTURAL DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT, PROPERTIES LOCATED AT 9742 AND 9744 EAST BRAINERD ROAD

WHEREAS, Ooltawah Development, LLC, Shane Howard & Robert & Darlene Center 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 9742 and 9744 East Brainerd Road, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, Ooltawah Development, LLC, Shane Howard & Robert & Darlene Center 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 January 18, 2017, concerning the passage of this Resolution as required by law, and such hearing having been held.

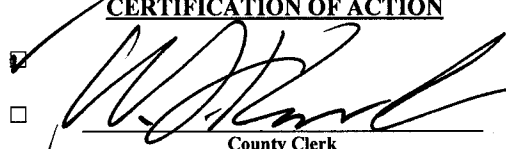
NOW, THEREFORE, BE IT RESOLVED, BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED: That the zoning regulations of Hamilton County be amended to rezone from A-1 Agricultural District to R-1 Single Family Residential District, properties located at 9742 and 9744 East Brainerd Road. Two unplatted tracts of land located at 9742 and 9744 East Brainerd Road being the properties described in Deed Book 5720, Page 205, ROHC, and Deed Book 8522, Page 99, ROHC. Tax Map 172-068 and 069 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:



County Clerk

Approved:

Vetoed:



County Mayor

January 18, 2017

Date

2016-196 Hamilton County
December 12, 2016

RESOLUTION

WHEREAS, Ooltewah Development, LLC, Shane Howard & Robert & Darlene Center petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission the rezoning from A-1 Agricultural District to R-1 Single Family Residential District, Properties located at 9742 and 9744 East Brainerd Road.

Two unplatted tracts of land located at 9742 and 9744 East Brainerd Road being the properties described in Deed Book 5720, Page 205, ROHC, and Deed Book 8522, Page 99, ROHC. Tax Map 172-068 and 069 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on December 12, 2016,

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

AND WHEREAS, no one was present in opposition to the petition,

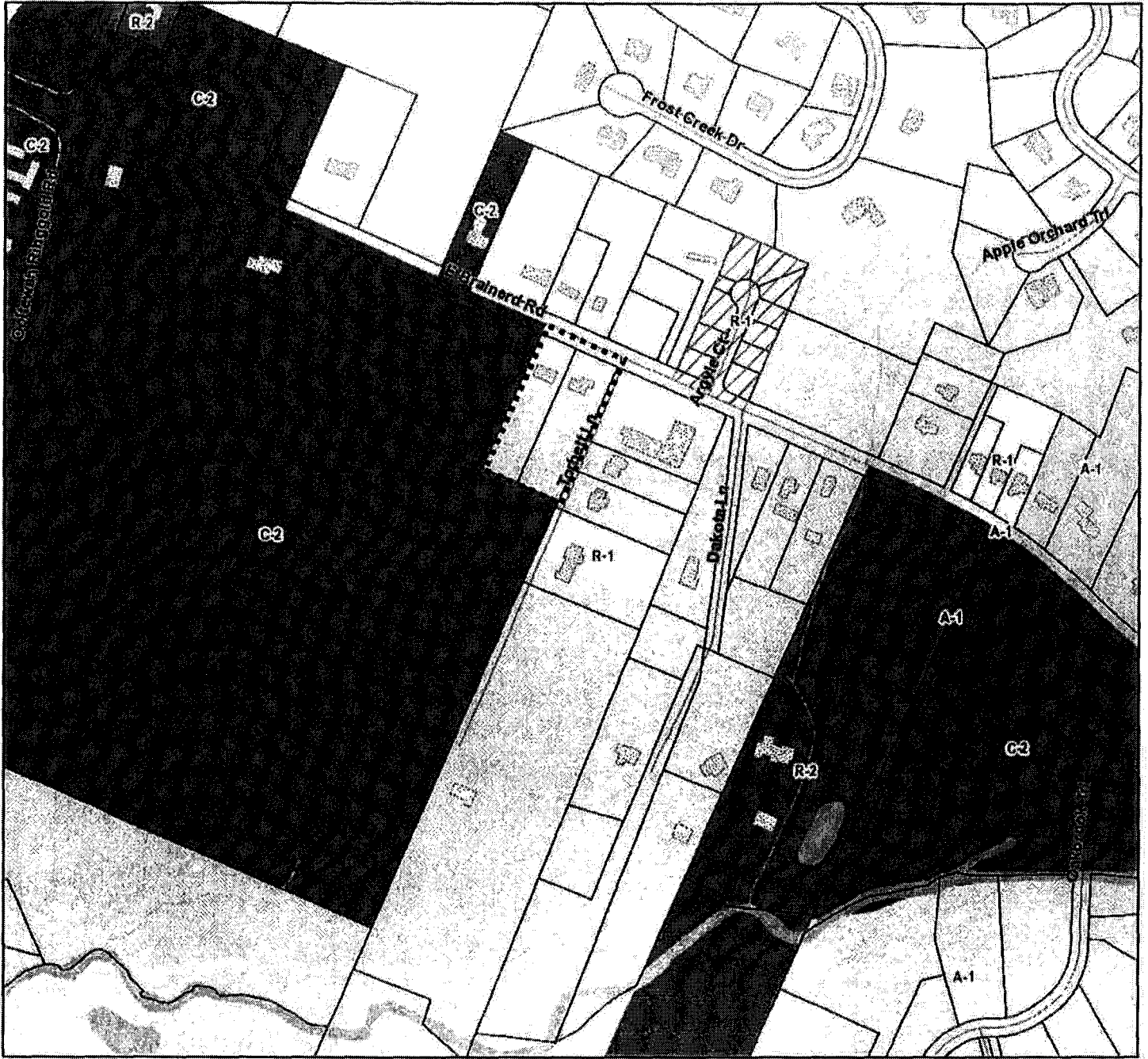
AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the proposal is compatible with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on December 12, 2016, recommended to the County Mayor and Members of the County Commission that this petition be approved.

Respectfully submitted,


John Bridges
Secretary



2016-196 Rezoning from A-1 to R-1

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-196: Approve



389 ft



Chattanooga Hamilton County Regional Planning Agency



PLANNING COMMISSION CASE REPORT

Case Number: 2016-196

PC Meeting Date: 12-12-16

Applicant Request

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

Property Location:	9742 & 9744 East Brainerd Road
Property Owner:	Shane Howard/ Robert & Darlene Center
Applicant:	Ooltewah Development, LLC

Project Description

- Proposal: Rezoning parcels to include in Planned Unit Development (PUD).
- Proposed Access: Entrance on East Brainerd Road.
- Proposed Development Form: A single-family detached subdivision with one point of ingress and egress.
- Proposed Density: The parcels are proposed to be added to an existing PUD by concurrent case 2016-197. The proposed amended PUD has a density of 3.3 dwelling units per acre.

Site Analysis**Site Description**

- Location: The lots are located on the south side of East Brainerd Road approximately 400 feet west of the Dakota Lane and East Brainerd Road intersection.
- Potential Access: Access from East Brainerd Road.
- Current Land Uses: East along East Brainerd Road are rural development patterns including large-lot residential, churches and large agricultural lots. To the west along East Brainerd Road is an approved PUD for single-family detached subdivision and a commercial shopping center. To the north along Ooltewah-Ringgold Road is a mixture of suburban small-lot subdivisions and rural large-lot residential.
- Current Density: To the west is a large vacant lot which has a proposed PUD with a density of 3.3 dwelling units per acre and to the east are larger single-family lots with an average density of 1.1 dwelling units per acre.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The properties to the north and east are zoned a mixture of A-1 Agricultural District and R-1 Single-Family Residential District. The property to the west and south is zoned R-1 Single-Family Residential District with an approved PUD.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The East Brainerd Corridor Community Plan addresses the properties located on the western edge of the Ooltewah-Ringgold Road and East Brainerd Road intersection. The plan recommends medium to high intensity mixed-uses to be planned and constructed as a unit. It also recommends improvements be made to both roads.
- 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 3 and 1. Level 3 describes the development potential appropriate for low-to-medium intensity development based on the limited infrastructure. 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

Key Findings

- The proposal is supported by the recommendations of the Development Policy from the Comprehensive Plan 2030 update.



2016-196 Rezoning from A-1 to R-1



Chattanooga Hamilton County Regional Planning Agency



389 ft

