



Hamilton County Board of Commissioners RESOLUTION

No. 517-32B

(P.C. NO. 2017-052)

A RESOLUTION TO REZONE FROM A-1 AGRICULTURAL DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT, PROPERTY LOCATED AT 5010 TAFT HIGHWAY

WHEREAS, Peppers Construction c/o Ben Peppers & Talley Holdings Trust petitioned the Chattanooga-Hamilton County Regional Planning Commission to rezone from A-1 Agricultural District to R-1 Single Family Residential District, property located at 5010 Taft Highway, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, Peppers Construction c/o Ben Peppers & Talley Holdings 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 May 17, 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, subject to: Access being only from Taft Highway and no houses to front Stewart Road and limited to 1.65 dwelling units per acre, to rezone from A-1 Agricultural District to R-1 Single Family Residential District, property located at 5010 Taft Highway. An unplatted tract of land located at 5010 Taft Highway and being the property described as Tracts One (1) through Five (5) in Deed Book 9829, Page 153, ROHC. Tax Map 079-027.

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

May 17, 2017

Date

2017-052 Hamilton County
April 11, 2017

RESOLUTION

WHEREAS, Peppers Construction c/o Ben Peppers & Talley Holdings 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, property located at 5010 Taft Highway.

An unplatted tract of land located at 5010 Taft Highway and being the property described as Tracts One (1) through Five (5) in Deed Book 9829, Page 153, ROHC. Tax Map 079-027.

AND WHEREAS, the Planning Commission held a public hearing on this petition on April 10, 2017

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

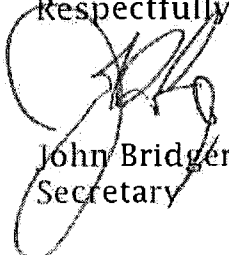
AND WHEREAS, there was opposition present to the petition,

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 compatible with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on April 10, 2017, recommended to the County Mayor and Members of the County Commission that this petition be approved, subject to: Access being only from Taft Highway and no houses to front Stewart Road and limited to 1.65 dwelling units per acre.

Respectfully submitted,



John Bridger
Secretary

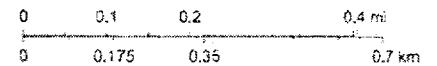
2017-0052 Rezoning from A-1 to R-1



March 23, 2017

□ Parcels

1:9,028



Sources: Esri, HERE, DeLorme, USGS, @terra, @NRCAN, Esri Japan, ME, Esri China (Hong Kong), Esri Korea, Esri (India), Swisstopo, Mapbox, NGCC, © OpenStreetMap contributors, and the CC User Community



PLANNING COMMISSION RECOMMENDATION: Approve, subject to access being only from Taft Highway and no houses to front Stewart Road and limited to 1.65 dwelling units per acre.

PLANNING COMMISSION CASE REPORT

Case Number: 2017-052

PC Meeting Date: 04-10-17

Applicant Request

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

Property Location:	5010 Taft Highway
Property Owner:	Talley Holdings Trust
Applicant:	Peppers Construction c/o Ben Peppers

Project Description

- Proposal: Develop the approximately 22-acre site with a 38 unit single-family detached subdivision.
- Proposed Access: Main entrance on Taft Highway and proposed secondary access through future development.
- Proposed Density: Approximately 1.65 dwelling units per acre.

Site Analysis

Site Description

- Location: The site is located on the north side of Taft Highway approximately 500 feet east of the Taft Highway and Corral Road intersection.
- Potential Access: The site currently has access from Taft Highway and Stewart Street.
- Current Land Uses: To the south, west, and north are large lot agricultural and single-family uses. To the north east and east are single-family detached subdivisions
- Current Density: Average residential density surrounding the site is approximately 0.5 dwelling units per acre. The Eagle Creek Subdivision to the east has an average density of 2.0 dwelling units per acre. The Signal Forest Subdivision to the north has an average density of 1.75 dwelling units per acre.
- Natural Resources: There is a creek which crosses the site.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The property is surrounded by A-1 Agricultural District. There are R-1 Single-Family Residential Zones located 500 feet to north and 100 feet to the east of the site.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Walden Ridge Plan recommends Low Density Residential for this area of the county.
- 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 2 and 3. Level 2 describes the development potential appropriate for low-intensity development based on the limited infrastructure. Level 3 describes the development potential appropriate for low-to-medium intensity 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 Ground Water Protection. 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 by the Hamilton County Ground Water Protection. 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

PLANNING COMMISSION CASE REPORT

- The proposal can be built currently in the A-1 Agricultural District based on a maximum density of 2 dwelling units per acre.
- The proposal is supported by the recommendations of the adopted Land Use Plan.
- The proposed use is compatible with surrounding uses.
- The proposed residential density is compatible with the surrounding densities.
- The allowed residential density is not compatible with the surrounding densities.
- The proposed layout does not raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone, but R-1 Single-Family Residential District is not a new zone for the area.
- The proposal would continue a precedent for future more intense residential requests.

Other Departmental Comments

- No other department has provided comments for this case.

Staff Recommendation

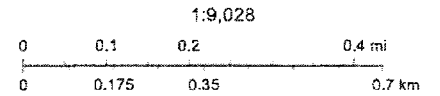
Approve

2017-0052 Rezoning from A-1 to R-1



March 24, 2017

- Parcels
- Council Districts
- Zoning Type Labels
- Special Permits
- Road Centerlines
- Major Streets
- Rail



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING AGENCY

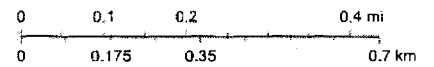
2017-0052 Rezoning from A-1 to R-1



March 23, 2017

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CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING AGENCY

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC © OpenStreetMap contributors, and the GIS User Community

Site Plan

Case # **2017-050**

Total Acres being requested for rezoning:

±22.9 Ac (A1 to R1)

Total number of dwelling units (if applicable):

38 Single Family Lots

Property:

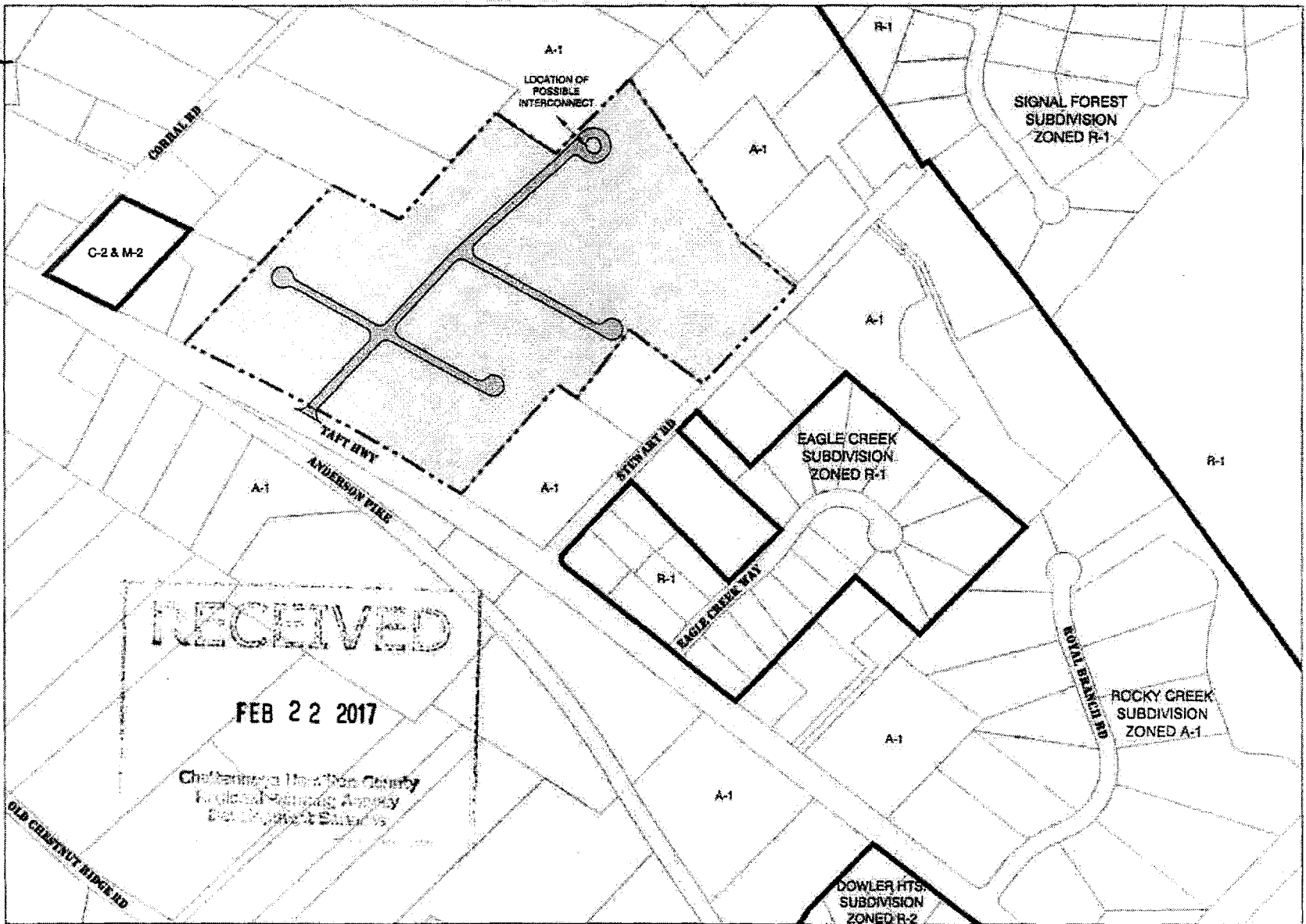
5010 Taft Hwy
Parcel 079 027

Owner:

Talley Holdings Trust
c/o Lavada A Talley
200 Manufacturers Rd, Suite 344
Chattanooga, TN 37405

Applicant:

Eris Emery
PO Box 80843
Chattanooga, TN 37411



Date Received: _____

Applicant Initial: _____