Chattanooga-Hamilton County Regional Planning Agency

Zoning Change Application Form

CASE NUMBER: 2023-0196	**Date Submitted: 10/16/2023**

Sections 1-9 below to be filled out by Applicant- RPA staff will assist if needed

1 Applicant Request

Rezone From: A-1	**Rezone To: R-1**	**Total acres in request area: 227.92**

2 Applicant Requested Conditions	**Yes:**	**No: √**

3 Proposed Conditions – Attach a separate page if conditions won't fit in this box

N/A

4 Property Information

Property Address: Unaddressed properties in the 1900 blk of Green Pond Rd & A-1 part of 10600 blk Hixson Pike	Property Tax Map Number: 067-050 (pt) & 067-215.01

5 Proposed Development

Reason for request/Project description:	New single family subdivision

6 Site Characteristics

Current Use:	Vacant
Adjacent Uses:	Single Family Homes

7 Applicant Information

Name: Stone Creek Consulting LLC (c/o Allen Jones)	
Address *(street, city, state, zip)*: P. O. Box 2067, Dunlap, TN 37327	
Phone: 919-793-4077	Email: allen@stonecreekconsultingllc.com
Primary Contact *(if different than applicant information)*:	
Address *(street, city, state, zip)*:	
Phone:	Email

	← If the Applicants Information is the same as the Property Owners, please check the box to the left.

8 Property Owner Information *Only fill out this section if applicant is **not** the property owner. RPA requires a signed Owner Authorization form from the property owner. Property Owner Authorization Forms are available through the RPA.*

Name: Bobby Keyes	
Address *(street, city, state, zip)*: 8600 Berkley Ln, Hixson, TN 37343	
Phone: 423-595-7555	Email: : bk357@epbfi.com

9 Applicant Signature and Consent

By signing below, I verify that am the property owner, or have been authorized to act as an agent on behalf of the applicant or owner. I have read and understand the information provided in the RPA Application Policy, and agree to adhere to the policies of the RPA and responsibilities of the applicant as outlined.

Signature: See Submitted Application Date:

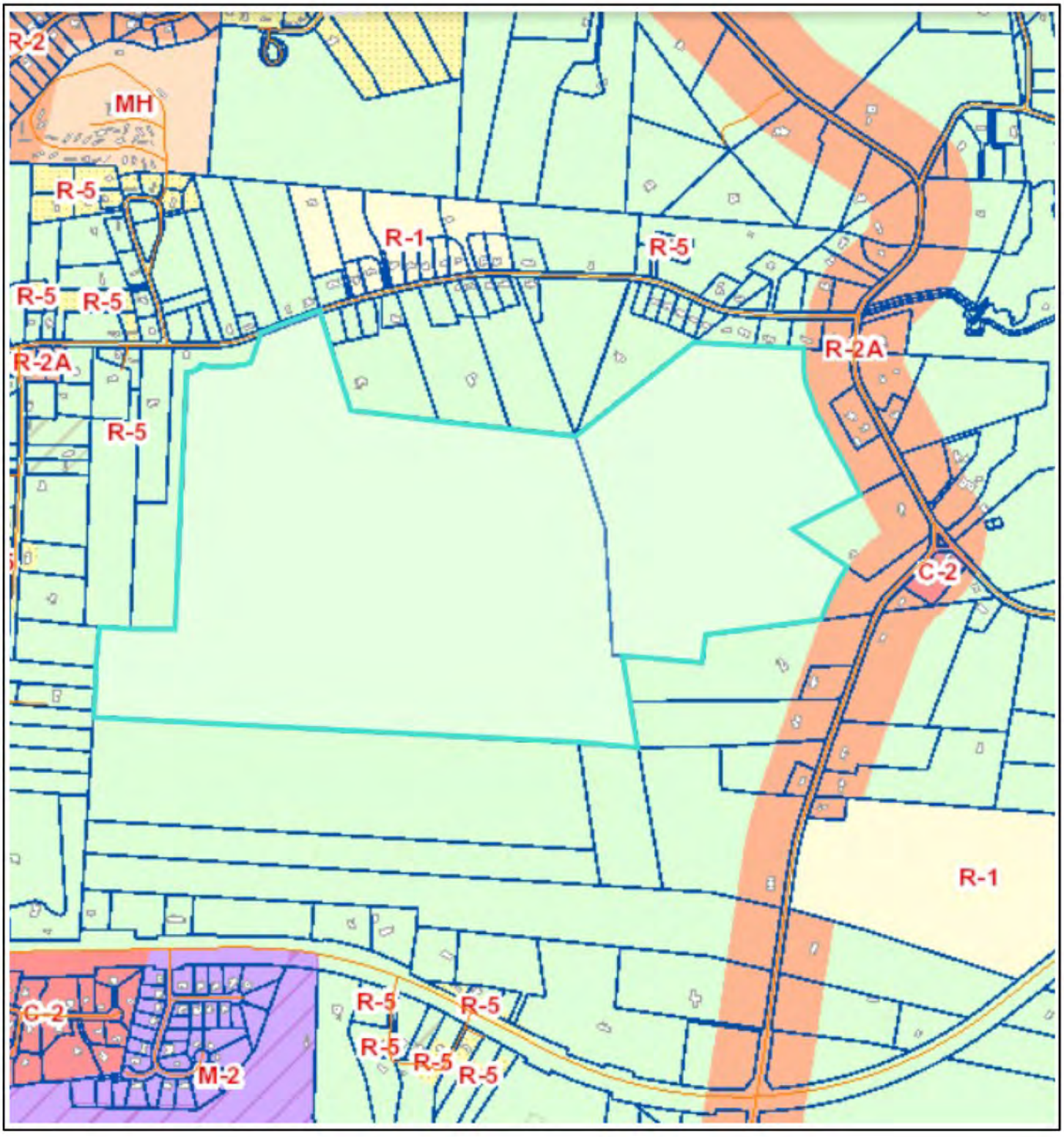
Office Use Only:

Checklist

x	Application	x	Site Plan	x	Ownership Authorization		
x	Property Cards	x	Deeds	na	Plats		
x	Application Fee: $770		Cash	x	Credit		Check
x	Notice signs			Number of notice signs: 4			
Municipality: Hamilton County		Planning District: 8		Neighborhood: None			
County Commission District: 1				City Council District: 0			
PC meeting date: December 11, 2023				Application processed by: Jennifer Ware			

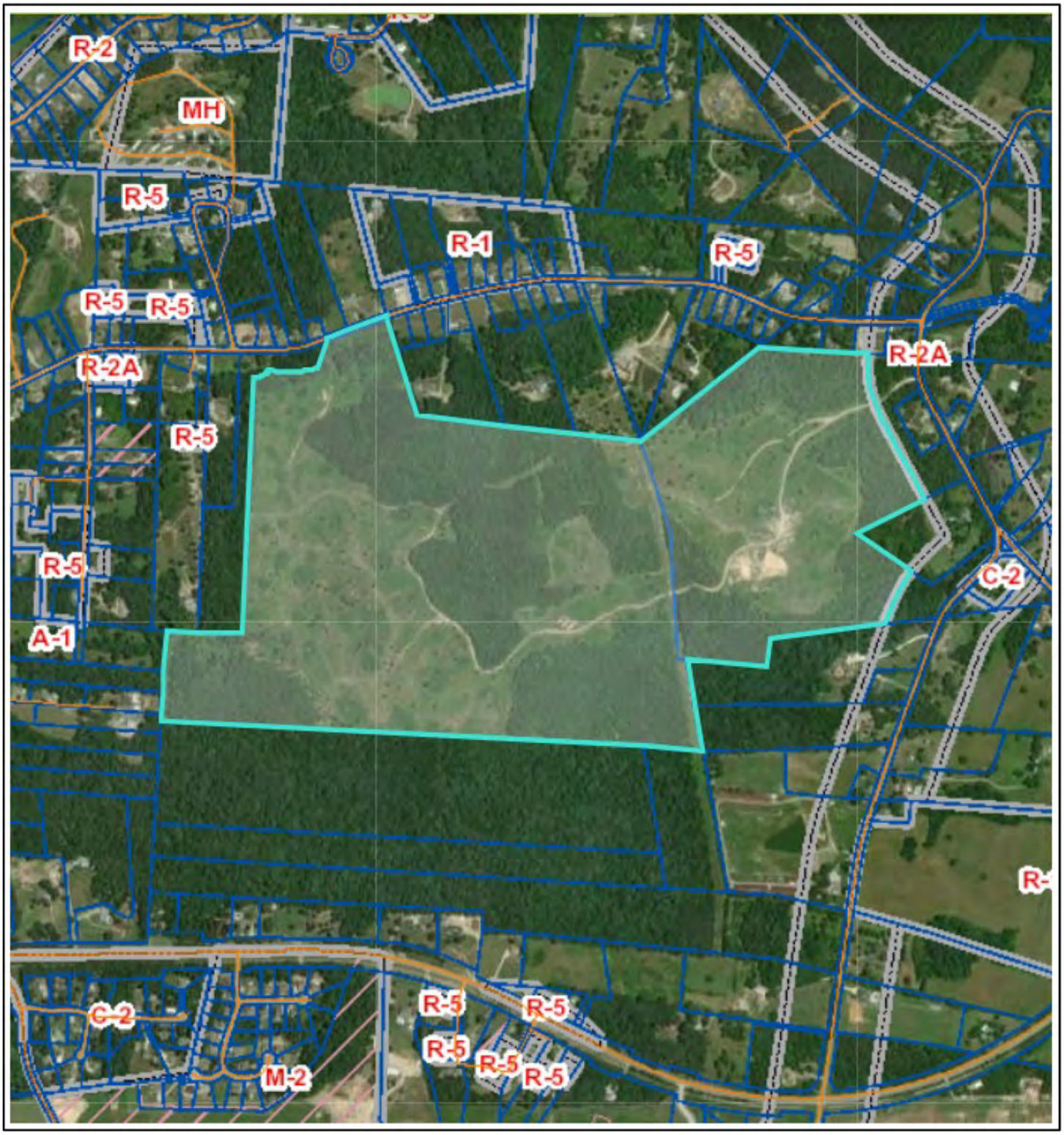
Staff Recommendation :	PC Action/Date:	Legislative Action/Date/Ordinance:

2023-0196 Rezoning from A-1 to R-1



RPA

2023-0196 Rezoning from A-1 to R-1



RPA

STONE CREEK CONSULTING LLC
PO Box 2067, Dunlap, TN 37327 | 919.793.4077

October 13, 2023

RE: Zoning Application Narrative
Green Pond Rd Subdivision

The 236-acre property is located at Green Pond Rd (067 215.01) and Igou Ferry Rd (067 050) and is currently zoned A-1. The development goal is to build a single-family residential subdivision with a proposed density of 3.3 units per acre with a rezone to R-1. Access will be provided to both Hixson Pike and Green Pond Rd to provide road connectivity. The subdivision has been planned to provide ample green space within the development which will also provide natural buffers between adjacent properties. There is currently a sewer moratorium for this area, but the engineers are working with WWTA for future sewer connections. Less than 1 mile to the south on Hixson Pike is a 300+ acre R-1 subdivision.

Sincerely,



Allen Jones, RLA

GREEN POND ROAD

Soddy Daisy, Tennessee

rezoning exhibit - site concept

DISCLAIMER

Site plans submitted as part of rezoning application are for informational purposes only, with the exception of Planned Unit Development Plans. Approval of the rezoning does not grant the applicant all development rights prescribed in the zoning district. Approval of the rezoning does not approve the development layout indicated on the site plan for a required land disturbing permit, grading permit, building permit, or compliance with the requirements of the zoning regulations.

Subsequent permitting, preliminary site plan and plat review, and final plat review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district.

Green Pond Road

Green Pond Road

Hixson Pike

Hixson Pike

Site Data:

Address:	Green Pond Road Igou Ferry Road
Parcel:	067 215.01 & 067 050
Total Area:	236.64 ac
Existing Zoning:	A-1 (227.92 ac) R-2A (8.72 ac to remain)
Adjacent Zoning:	A-1 R-2A R-1

Proposed Data:

Zoning:	R-1 (227.92 ac) R-2A (8.72 ac to remain)
Density:	3.3 Lots per acre

Legend:

- (a) Single Family Lots
  50' x 120'
- (b) Street Network
  50' R.O.W.
- (c) Stormwater Management
- (f) Existing Streams
  30' Buffer
- (e) 75' Power Easement

N W E S

0 200 400

Scale: 1" = 200'

23-0299

10.13.2023

RaganSmith

GREEN POND ROAD

Soddy Daisy, Tennessee

rezoning exhibit - existing zoning

DISCLAIMER

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Subsequent permitting, preliminary site plan and plat review, may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district.

R-1
A-1
R-5
A-1
A-1
R-2A
R-2A
Green Pond Road
Green Pond Road
R-5
A-1
A-1
R-2A
Hixson Pike
Parcel ID:
607 050
Zone: A-1
Zone: A-1
Parcel ID:
067 215.01
A-1
R-2A
Zone: R-2A
A-1
A-1
R-2A
Hixson Pike
A-1

N W E S

0 200 400

Scale: 1" = 200'

23-0299

10.11.2023

Site Data:

Address:	Green Pond Road Igou Ferry Road
Parcel:	067 215.01 & 067 050
Total Area:	236.64 ac
Existing Zoning:	A-1 (227.92 ac) R-2A (8.72 ac)

Existing Zoning Boundary

RaganSmith

GREEN POND ROAD

Soddy Daisy, Tennessee

rezoning exhibit - proposed zoning

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Green Pond Road

Green Pond Road

Hixson Pike

Hixson Pike

Zone: R-1

Zone: R-2A
(existing zoning
to remain)

Zone: R-2A
(existing zoning
to remain)

Site Data:

Address:	Green Pond Road Igou Ferry Road
Parcel:	067 215.01 & 067 050
Total Area:	236.64 ac
Existing Zoning:	A-1 (227.92 ac) R-2A (8.72 ac to remain)

Proposed:

Zoning:	R-1 (227.92 ac) R-2A (8.72 ac to remain)
Density:	3.3 Lots per acre
	Proposed Rezoning Boundary

RaganSmith

N W E S

0 200 400

Scale: 1" = 200'

23-0299

10.11.2023