Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT

CASE NUMBER: 2023-0196	**PC MEETING DATE:** December 11, 2023	**APPLICANT:** Stone Creek Consulting, LLC c/o Allen Jones
PROPERTY OWNER: Bobby Keyes	**PROPERTY ADDRESS:** Unaddressed property in the 1900 Block of Green Pond Road and the A-1 portion of a property in the 10600 Block of Hixson Pike	**TAX MAP PARCEL ID:** 067-050 (part) & -067-215.01
SIZE OF REQUEST AREA: 227.92 acres	**JURISDICTION:** Hamilton County	**REQUEST:** Rezone from A-1 to R-1

REASON FOR REQUEST/PROJECT DESCRIPTION: A request to rezone from A-1 Agricultural District to R-1 Single-Family Residential District to develop a single-unit subdivision with a density of 3.3 dwelling units per acre.

PROPERTY DESCRIPTION



Public Notice Sign


Site from Hixson Pike


Site from Green Pond

EXISTING LAND USE Vacant	**SURROUNDING LAND USES** North: Single-Unit Residential East: Single-Unit Residential South: Single-Unit Residential West: Single-Unit Residential	**TRANSPORTATION** Green Pond Road is a local road. Hixson Pike is a principal arterial. There is no CARTA fixed route transit at this location.
PROPOSED RESIDENTIAL DENSITY 3.3 du/ac (752 Single-Family Units)	**ADJACENT RESIDENTIAL DENSITY** 1.59 du/ac (Green Pond Road) 0.87 du/ac (Green Pond and Hixson Pike)	**NATURAL RESOURCES** The site has some slopes greater than or equal to 25% grade.

ZONING

ZONING HISTORY

- There is no recent zoning history for the site.
- Case 2019-0019 rezoned 10408 Hixson Pike (southeast of the site) from A-1 & R-2A to R-1.
- Case 2002-0067 rezoned 2037 Green Pond Rd (north of the site) from A-1 to R-1.

ZONE DISTRICT COMPATIBILITY

USE	CURRENT A-1 DISTRICT	PROPOSED R-1 DISTRICT
Single-Unit Residential	☒	☒
Agricultural	☒	☐
DEVELOPMENT STANDARDS	**CURRENT A-1 DISTRICT**	**PROPOSED R-1 DISTRICT**
Lot Size	7,500 sf on sewer 25,000 sf on septic and well	6,000 sf on Sewer
Setbacks	Front: 25’ Side: 10’ Rear: 25’	Front: 20’ Side: 5’ Rear: 20’
Building Height	2 ½ stories or 35’	2 ½ stories or 35’
Density	2 du/ac	~7 du/ac

OTHER DEPARTMENT COMMENTS	
Plan Implementation	The applicant is proposing new street connections to both Green Pond Rd. and Hixson Pk. Hixson Pk. had an AADT of 1,645 north of the site. At 3.3 lots per acre, the applicant is proposing 780 single family residential units. At an estimated 9.44 daily trips per dwelling unit, the proposed development would generate an additional 7,363 daily trips onto Green Pond Rd. and Hixson Pike. Any development of 50 lots requires a traffic study.
TDOT	There aren't many great places to connect to Hixson Pike that afford optimal line of sight when turning in/out, for there are many curves, dips, and hills. They may need to alter their plan to allow a better, safer connection to Hixson Pike. In order to construct anything within the state right-of-way, they will need to obtain a TDOT permit.
DISCUSSION OF STAFF RECOMMENDATION	
☐ Yes ☐ No ☒ See Comments	**COMPATIBILITY WITH COMPREHENSIVE PLAN** There is no specific land use plan for the area and site. The Development Policy from the Comprehensive Plan 2030 Update describes the development potential as intensity level 1, 2, and 4. Level 1 is defined by area that are culturally, environmentally, or aesthetically significant, but are not managed or protected. The sites typically feature floodplains, farmland, or steep slopes. These areas typically have limited transportation facilities or road networks that can support intensive development. Level 2 is defined as the remaining lands that do not meet the criteria for the other intensity levels. These areas are typically sparsely to moderately populated with development patterns that consist of large tracts of undeveloped land, residential subdivisions, and limited small-scale commercial/industrial development. Clustered development should be promoted to retain important natural features and landmarks that define the character of the area. Level 4 is defined as areas near major road intersections and intersections of major-minor roads. Typically, these areas are moderately to substantially populated and developed, featuring land use patterns that include a wide variety of residential uses and medium scale commercial/industrial development. These areas have a moderate to high potentially for infill and for building well-defined neighborhood centers. The Development Policy is intended to be used as a framework to guide the development of subsequent site-specific land use and transportation policies. It is not intended to be used as a primary tool for reviewing specific zoning requests or for evaluating regionally-significant developments.
☐ Yes ☐ No ☒ See Comments	**COMPATIBILITY WITH REGIONAL TRANSPORTATION PLAN** There are no major, federally-funded transportation projects planned for this area.
☐ Yes ☐ No ☒ See Comments	**COMPATIBILITY WITH ADJACENT LAND USES** The site is surrounded by single-unit residential and agricultural uses.

☐ Yes ☐ No ☒ See Comments	**COMPATIBILITY WITH DEVELOPMENT FORM** The surrounding development form consists of larger, rural lots with single-unit dwellings and agricultural accessory buildings. The lots in the area range from 0.50 to multiple acres. There is a denser development approximately 1.32 miles south of the site along Hixson Pike.

STAFF RECOMMENDATION

The current A-1 Agricultural District would permit a maximum gross lot yield of approximately 455 residential units on the site which is more compatible with the current infrastructure and adjacent residential density. An A-1 Residential Planned Unit Development is a tool that would allow the applicant to have flexibility with lot sizes, lot widths and setbacks without the need to rezone to R-1. The A-1 PUD would still have a maximum density of 2 dwelling units per acre.

The R-1 Residential District would permit typically a maximum density per acre of 7.2 dwelling units per acre. The application indicates 3.3 dwelling units per acre for a yield of approximately 780 units.

There is no land use plan for the area to provide guidance on increasing the residential density in the area. RPA staff is currently conducting a Comprehensive Plan for Hamilton County which will provide future guidance for a change of use or zoning on this site.

Staff recommends denial.