

**PLANNED UNIT DEVELOPMENT (PUD) APPLICATION FORM**

<b>CASE NUMBER:</b>	2014-043	<b>Date Submitted: 04/10/2014</b>					
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
<b>1 Applicant Request</b>							
<b>PUD</b>	<b>PUD Name: HUNTER ROAD DEVELOPMENT</b>						
	Acres: 23	Density: 2.52 U/A	X	Residential  Institutional			
<b>2 Property Information</b>							
Property Address:	5336, 5344, 5050 Hunter Rd						
Property Tax Map Number(s):	131-075 (part), 075.08 and 075.09						
<b>3 Proposed Development</b>							
Reason for Request and/or Proposed Use:	Proposed Residential Planned Unit Development (Townhomes)						
<b>4 Site Characteristics</b>							
Current Zoning:	R-1						
Current Use:	Undeveloped						
Adjacent Uses:	Residential, Commercial, Undeveloped						
<b>5 Applicant Information</b>							
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.							
Name: Chattanooga Construction Company		Address: P. O. Box 828					
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/>	I am <b>not</b> the property owner				
City: Chattanooga	State: TN	Zip Code: 37401	Email:				
Phone 1: 770-893-9116	Phone 2:	Phone 3:	Fax:				
<b>6 Property Owner Information (if not applicant)</b>							
Name: Lighthouse Enterprises, LLC		Phone: 423-902-9229					
Address: 9206 Hamilton Island Court, Harrison, TN 37341							
<b>Office Use Only:</b>							
Planning District: 6		Neighborhood: Mill Run Homeowner's Association					
Hamilton Co. Comm. District: 9		Chatt. Council District: 6	Other Municipality:				
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:					
<b>Checklist</b>							
<input checked="" type="checkbox"/>	Application Complete	<input checked="" type="checkbox"/>	Ownership Verification	<input checked="" type="checkbox"/>	Map of Proposed Zoning Area with dimensions		
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Total Acres to be considered: 23	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 8816/112, 8933/713							
Plat Book/Page: 54/37, 82/195			<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 1		
<input checked="" type="checkbox"/>	Filing Fee: 400.00	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Check	Check Number: 5773	
Planning Commission meeting date: 05/12/2014			Application processed by: Marcia Parker				

**STAFF CASE REPORT TO PLANNING COMMISSION**

<b>Case Number:</b>	<b>2014-043</b>	<b>PC Meeting Date: 06-09-14</b>
<b>Applicant Request:</b>	<b>Special Exceptions Permit for a Residential Planned Unit Development (P.U.D.)</b>	
<b>Property Location:</b>	<b>5050, 5336, 5344 Hunter Road</b>	
<b>Property Owner:</b>	<b>Lighthouse Enterprises, LLC</b>	
<b>Applicant:</b>	<b>Chattanooga Construction</b>	
<b>Staff Recommendation:</b>	<b>APPROVE, subject to the conditions contained in the summary of this report.</b>	

**PROJECT ANALYSIS****RPA Land Use & Transportation Comments****Project Description**

The applicant is requesting a Special Exceptions Permit for a Residential Planned Unit Development (P.U.D.) located at 5050, 5336, 5344 Hunter Road.

**This case was deferred from the May Planning Commission to allow the developer additional time to address concerns regarding the attached conditions and to meet with opposing residents.**

**Site Description**

The site is 23 acres in size and currently vacant. Adjacent uses include residential, commercial and other undeveloped uses.

**Zoning History**

A 2003 request to rezone 15 acres of this area to R-3 Apartment-Townhouse District was denied by Hamilton County Commission (Case 2003-014). In April 2009, a rezoning request (Case 2009-077) was submitted to rezone A-1 Agricultural and C-2 Local Business Commercial District properties to R-3 Apartment-Townhouse District. The request was withdrawn a month later. In December of 2009, another rezoning request (Case 2010-010) was filed to rezone only the A-1 Agricultural District properties to R-3 Apartment-Townhouse District; the proposal encountered public opposition at Planning Commission which recommended denial, but again was withdrawn by the applicant before the Hamilton County Commission on May 19, 2010.

Annexation into the City of Chattanooga occurred on April 20, 2010 by Ordinance No. 12383. A rezoning case (Case 2010-088), Ordinance No. 12427, dated August 24, 2010, rezoned the property from a temporary R-1 Residential Zone and C-2 Convenience Commercial Zone to permanent R-1 Residential Zone and C-2 Convenience Commercial Zone based on the Zoning Plan required for areas annexed into the City of Chattanooga. The property owner requested R-3 Residential Zone for apartments be considered as part of the Zoning Plan. That request was denied by Planning Commission and City Council.

Additionally, the current R-1 Residential Zone would allow approximately 100-113 lots at a minimum lot size of 7500 square feet.

**Plans/Policies**

The subject property falls within the Outer Suburban Urban Growth Sector, as identified in the Hamilton

## STAFF CASE REPORT TO PLANNING COMMISSION

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County Comprehensive Plan 2030. The Outer Suburban area is typified by the distinct separation of residential and non-residential uses. Residential developments are usually single-units on larger lots averaging 7,500 sq. ft. and greater. The average residential density is 1.2 dwelling units per acre. There is little connection between subdivisions, and lack of sidewalks and of a street grid.

Development in this area is guided by the Wolftever Creek Area Plan (2007). The plan considers Low Intensity Residential appropriate to this site. This residential land use classification recommends the following development policies for a proposed R-1 Residential PUD:

- Townhouses and other attached housing types are acceptable within a Planned Unit Development (PUD) as long as the PUD consists primarily of single-family detached housing with an overall density of 3.0 units per acre or less.
- Those seeking to develop this type of use are strongly encouraged to retain a natural vegetative buffer separating the perimeter of the site from adjacent, exterior roadways.

The Regional Planning Agency has a policy regarding Townhouses titled RPA Position Paper 6.18.07 TOWNHOUSES which states "Townhouses are also generally more acceptable and compatible with surrounding detached low-density single-family residential development if they are part of a Unified Development and sited to the interior of that development."

However, the policy acknowledges precedence that townhouse-only developments have been approved in predominately single-family residential areas, but have produced mixed results in terms of compatibility. Whether or not such a development fits into an R-1 residential area seems to depend on the quality and architectural compatibility of the townhouses with existing housing stock as well as the degree of landscaping and/or existing natural features. The RPA policy, though it does not provide the specific details for these elements in an effort to allow for the flexibility of different areas, carries the expectation that an applicant consider existing character of the area and provide for these elements to ensure a level of compatibility.

In addition, in the Chattanooga-Hamilton County/North Georgia Transportation Planning Organization's (TPO) 2014-2017 Transportation Improvement Program there is a project to realign and regrade a portion of Hunter Road at Ooltewah Harrison Road in 2014 and an additional set of safety improvements planned for construction on or before 2030 according to the TPO's 2040 Regional Transportation Plan. However, the Plan does not include any projects to add roadway capacity between now and 2040 as the 2010 and 2040 congestion maps indicate low congestion for the peak periods.

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### City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

Additional comments are indicated by department below.

#### Public Works

Hunter Road is a county-maintained road. Hamilton County Public Works Division requests that the

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## STAFF CASE REPORT TO PLANNING COMMISSION

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zoning be conditioned to state that the developer will be required to improve the sight distance on Hunter Road by improving the vertical and horizontal curves, adding 4' shoulders, and dedicating required right-of-way as approved by the Hamilton County Engineer.

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### RPA Summary

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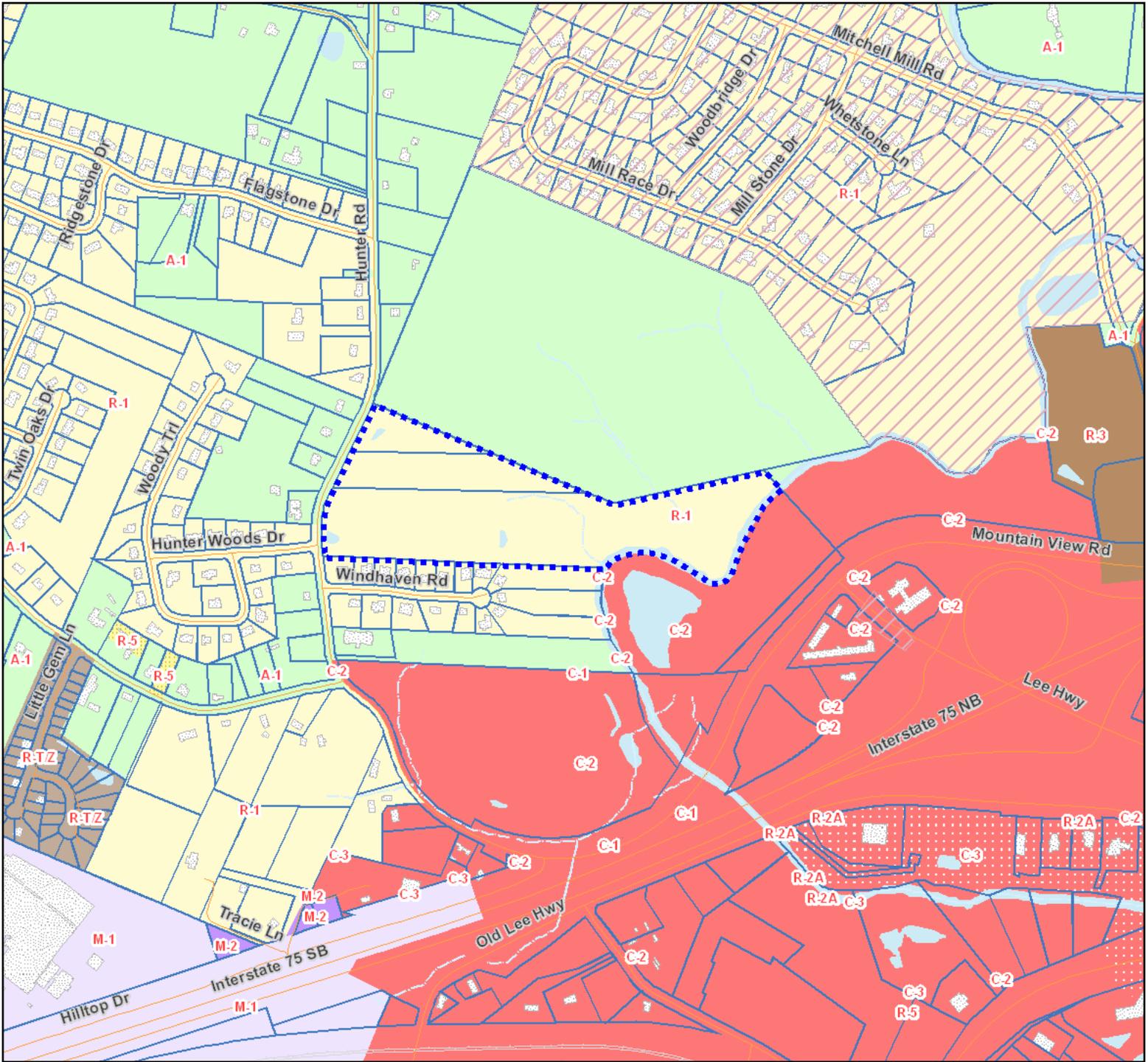
#### **Staff Recommendation**

The Wolftever Creek Area Plan (2007) recommends Low Intensity Residential for this site. The plan further recommends that Townhomes be a part of an R-1 Residential PUD with a density not to exceed 3.0 dwelling units an acre. This proposed development falls within the parameters set by the land use plan as the site plan depicts a density of 2.52 units per acre and, in comparison, a conventional R-1 residential PUD could have up to 5.0 units per acre which would not be appropriate for this Outer Suburban Development Sector.

In addition, the RPA's position paper on townhouses cites that some townhouse-only developments have been compatible when located adjacent to single-family developments. Conditions have been added to this case to ensure the project will be compatible with the surrounding properties based on findings associated with the degree of landscaping and/or existing natural buffers from previous precedence.

The RPA recommends approval of this rezoning request with the following conditions:

1. A Type C buffer yard, as specified in the Chattanooga Zoning Ordinance, consisting of a ten (10) feet deep (as measured towards the interior of the property) landscape yard along the shared property line planted with Evergreen trees spaced a maximum of ten (10) feet on-center or two (2) staggered rows {spaced a maximum of seven (7) feet apart} of shrubs spaced a maximum of eight (8) feet on-center. To run whole length of the R-1 property line to the south and the A-1 property line to the north.
2. Provide streetyard trees along the interior streets of the property, per Section 38-593 of the City of Chattanooga Landscape Ordinance, and in accordance with the Chattanooga Transportation Department and Hamilton County Engineer relative to traffic safety.
3. The developer will be required to improve the sight distance on Hunter Road by improving the vertical and horizontal curves, adding 4' shoulders, and dedicating required right-of-way as approved by the Hamilton County Engineer



## 2014-043 Special Exceptions Permit for a Residential PUD

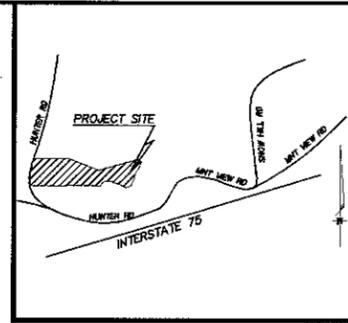
700 ft

### Chattanooga Hamilton County Regional Planning Agency

**RECEIVED**

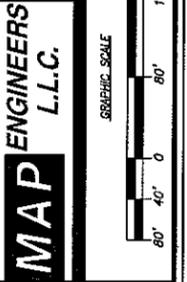
MAY 14 2014

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services

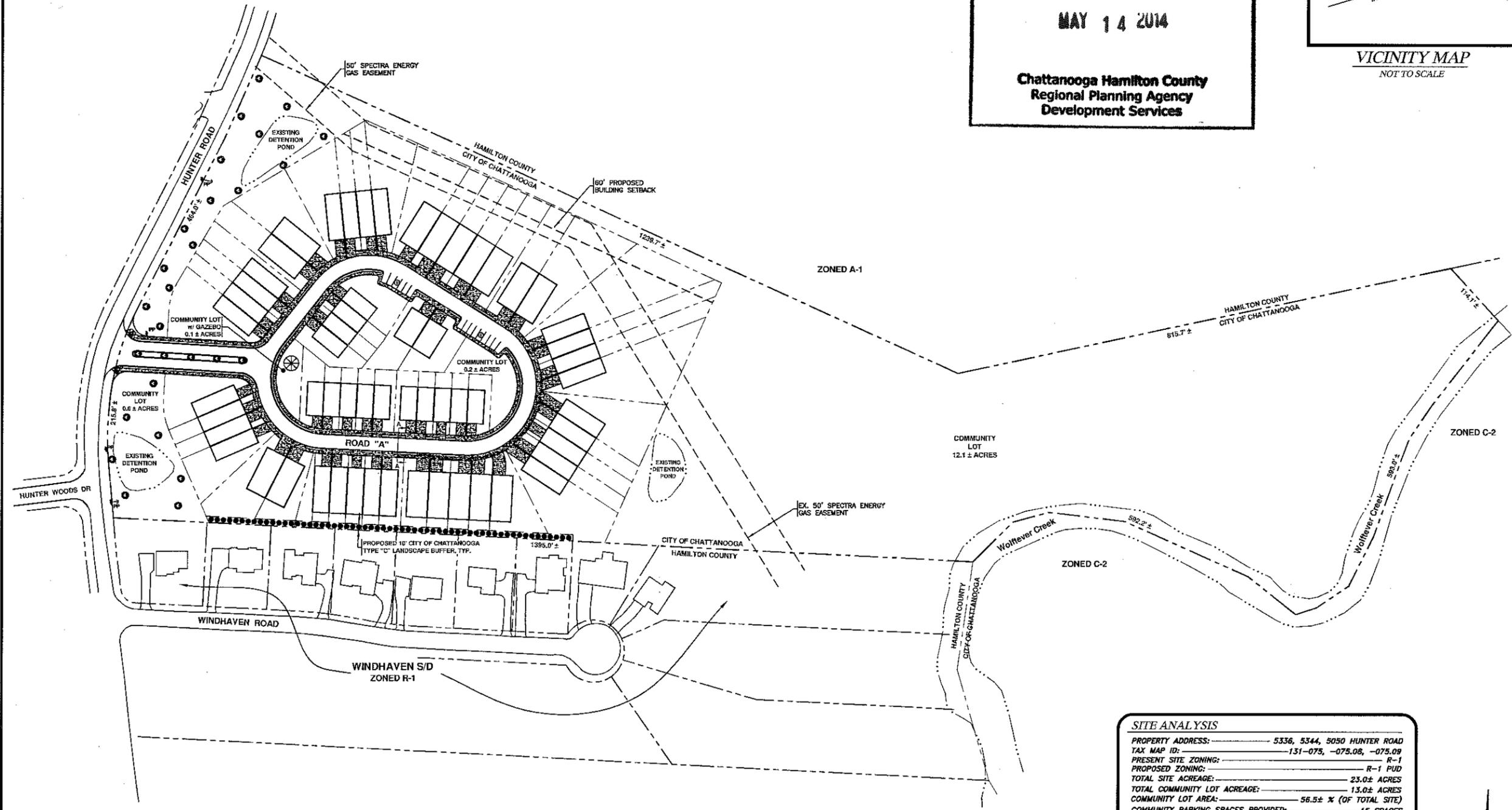


PRELIMINARY  
FOR  
REVIEW  
ONLY

TEL: (423) 865-5824  
FAX: (423) 485-9119  
3258 Poplarville Lane  
Chattanooga, TN 37421



**MAP ENGINEERS  
L.L.C.**



SITE ANALYSIS	
PROPERTY ADDRESS:	5336, 5344, 5050 HUNTER ROAD
TAX MAP ID:	131-075, -075.08, -075.09
PRESENT SITE ZONING:	R-1
PROPOSED ZONING:	R-1 PUD
TOTAL SITE ACREAGE:	23.0± ACRES
TOTAL COMMUNITY LOT ACREAGE:	13.0± ACRES
COMMUNITY LOT AREA:	58.5± % (OF TOTAL SITE)
COMMUNITY PARKING SPACES PROVIDED:	15 SPACES
TOTAL # OF BUILDABLE LOTS:	58
TOTAL # OF COMMUNITY LOTS:	4
PROPOSED DENSITY:	2.52 UNITS/ACRE

**HUNTER ROAD DEVELOPMENT**

FOR:  
**CHATTANOOGA CONSTRUCTION COMPANY, LLC**  
P.O. BOX 828  
CHATTANOOGA, TN 37401

PRELIMINARY  
SITE PLAN

REVISIONS	
1 CITY COMMENTS	04/23/14
2 MISC. REVISIONS	05/13/14
3	
4	
5	

FILE: 13116PSD1.DWG

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DATE: 04/09/14  
DRAWN BY: SBT  
CHECKED BY: MAP  
PROJ. NUMBER: 13-116  
SHEET NUMBER: PS-1

**Preliminary Site Plan**  
SCALE: 1" = 80'