

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-087

PC Meeting Date: 07-13-15

**Applicant Request****Special Permit for a Residential Planned Unit Development (PUD)**

<b>Property Location:</b>	<b>8118 Hitchcock Road</b>
<b>Property Owner:</b>	<b>C. Richard Posey</b>
<b>Applicant:</b>	<b>Collier Construction</b>

**Project Description**

- Proposal: Develop 19.9-acre site with 63 lots for single-family homes, 20 lots for single-family homes or two-family homes, 10 lots for townhomes, and 13 community lots for open space and stormwater management.
- Proposed Access: Two entrances on Hitchcock Road.
- Proposed Development Form: Homes are proposed to be 2 ½-stories in height.
- Proposed Density: Approximately 4.67 dwelling units per acre.

**Site Analysis****Site Description**

- Location: The 19.9-acre site is located on the south side of Hitchcock Road approximately 350 feet from east of Jenkins Road.
- Current Access: Hitchcock Road
- Current Development form: There are mostly single-story homes within the immediate vicinity of the site across Hitchcock Road to the north.
- Current Land Uses: To the north are single-family homes (Royal Oaks). The property (4 ½ acres) to the east is vacant. The properties to the south are large-lot single family homes and one vacant lot. The south side of the site borders Ryall Springs Branch. The property to the west is used for a single-family home.
- Current Density: Average residential density across the street in Royal Oaks is approximately 2.5 dwelling units per acre (69 lots on 27 acres).
- The proposed development sets aside several community lots that are incorporated into the development design, providing a green space network. The proposal also leaves a natural buffer along Ryan Springs Branch above and beyond the 60 feet minimum required by the stormwater regulations.

**Zoning History**

- The site is currently zoned R-1 Residential.
- The properties to the north are zoned R-1 Residential. The property to the east is zoned R-1 Residential. The property to the south is zoned R-1 Residential. The property to the west is zoned R-1 Residential and R-5 Residential.
- The nearest Planned Unit Development to the site is approximately 1 mile to the northeast on Graham Road (Andover Place subdivision).

**Plans/Policies/Regulations**

- The East Brainerd Corridor Community Plan (adopted by City Council 2003) recommends Low Density Residential intended for single-family dwellings and subdivisions with a density of one to five dwelling units per acre.
- The Residential Planned Unit Development (PUD) permits a maximum density of 5 dwelling units per acre in an R-1 Residential Zone.

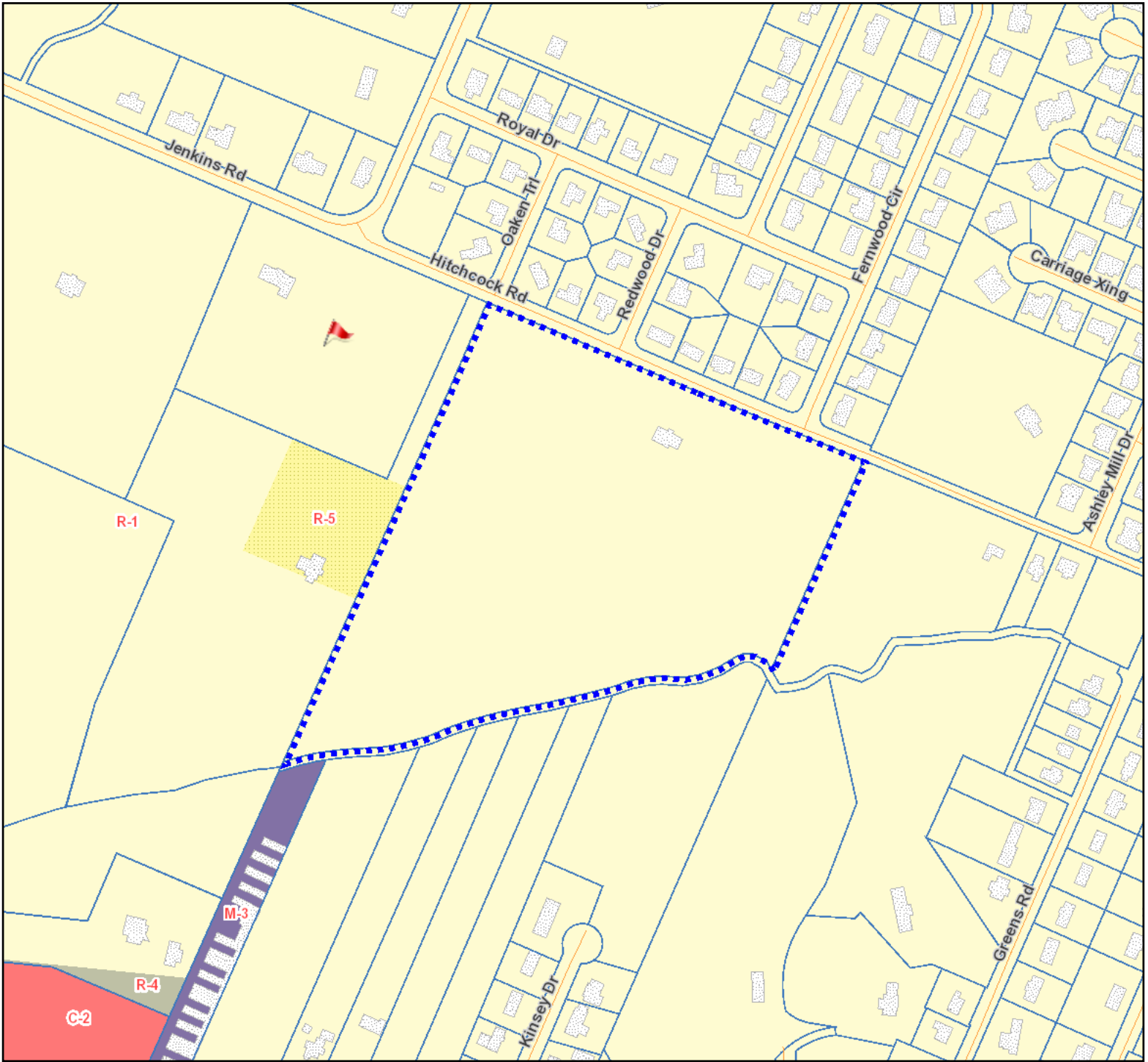
## **PLANNING COMMISSION CASE REPORT**

### **Key Findings**

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area due to its definition of low-density residential being under 5 dwelling units per acre.
- The proposed use is compatible with surrounding uses.
- The proposal does incorporated townhomes, but they are located internally within the development, which is consistent with the RPA policy for PUD developments in established low density single family areas.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would set a precedent for future requests with its increase in density from the current density levels.

### **Staff Recommendation**

The RPA recommends to approve this PUD.



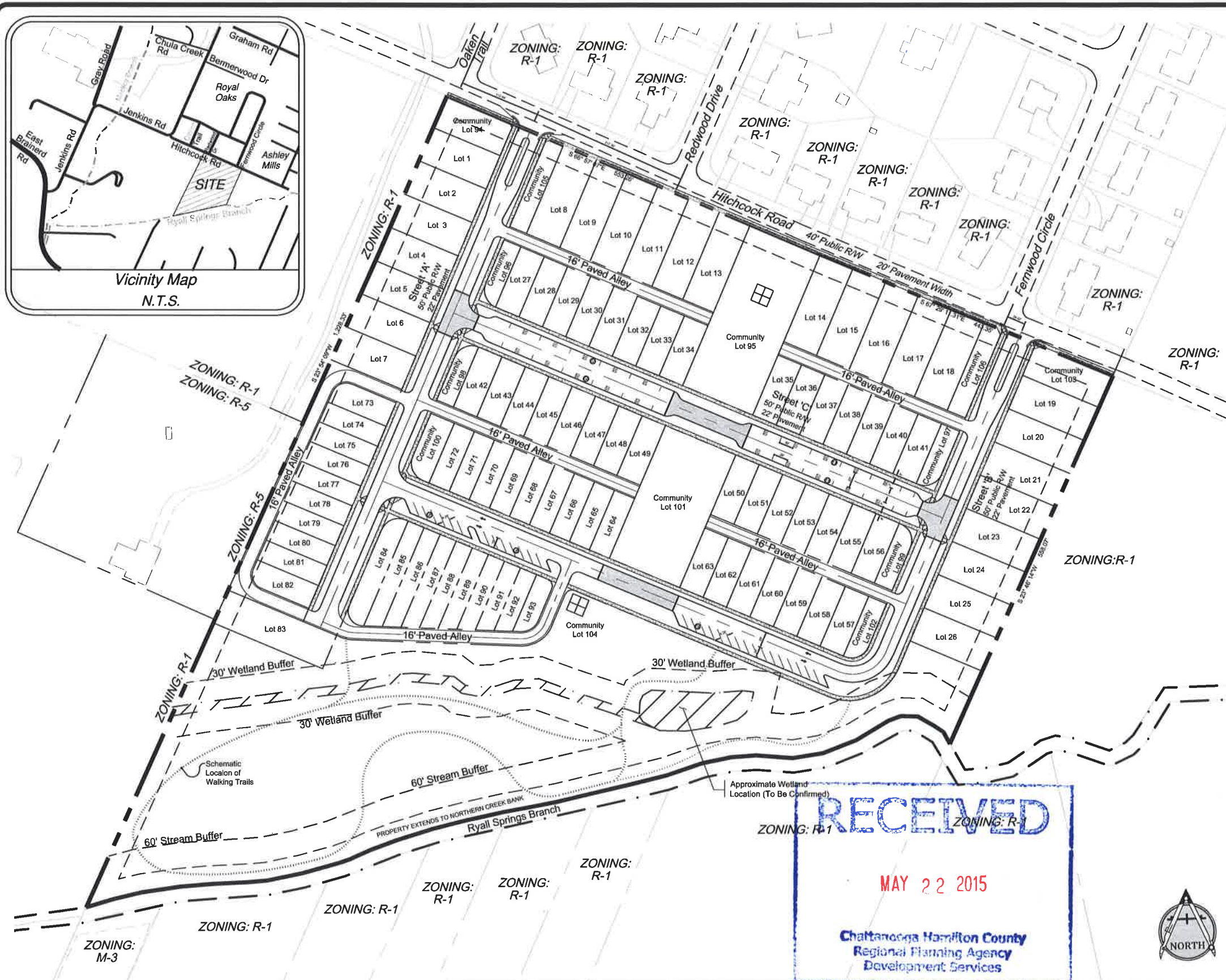
**2015-087 Special Exceptions Permit for a Residential Planned Unit Development**

344 ft

**Chattanooga Hamilton County Regional Planning Agency**



2015-087



PROPERTY INFORMATION

APPLICANT: COLLIER CONSTRUCTION  
1161 E MAIN STREET  
CHATTANOOGA, TN 37408  
423.265.0110

CURRENT ZONING: R-1  
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT

- LOTS 1-63 - SINGLE FAMILY HOMES
  - LOTS 64-83 - SINGLE-FAMILY HOMES OR TWO-FAMILY HOMES
  - LOTS 84-93 - TOWNHOMES
  - LOTS 94-106 - COMMUNITY LOTS FOR OPEN SPACE AND STORMWATER
- MAXIMUM BLDG HEIGHT: 2 1/2 STORIES OR 35'  
TOTAL PROJECT AREA: 19.91 ACRES

PROPERTY IS CURRENTLY ZONED R-1, ALLOWABLE DENSITY IS GROSS ACREAGE MULTIPLIED BY 5. OR A DENSITY OF 5 UNITS PER ACRE  
19.91 ACRES (5) = 99.55 UNITS ALLOWED  
TOTAL NUMBER OF UNITS: 93  
DENSITY: 4.67 UNITS PER ACRE

ALL LOTS SHALL HAVE A BLDG AREA ABOVE THE HIGH WATER STAGE  
ALL STREETS WILL HAVE AN ELEVATION EQUAL TO 1 FOOT BELOW FLOOD LEVEL OR HIGHER  
ALL STREETS WILL HAVE 5' CONCRETE SIDEWALKS AT THE RW ON BOTH SIDES OF THE STREET.  
TOTAL OPEN SPACE: APPROX 7.11 ACRES OR 35.71%  
OPEN SPACE WILL BE MAINTAINED BY A HOME OWNER'S ASSOCIATION

PROJECT NOTES

- 8118 HITCHCOCK, A PLANNED UNIT DEVELOPMENT BY COLLIER CONSTRUCTION 1161 E MAIN STREET CHATTANOOGA, TN 37408 423.265.0110
- ALL ADJOINING PROPERTY ZONING IS SHOWN.
- THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS, DRAINAGE DETENTION AREA EASEMENTS OR ANY GROUND, FACILITY, BUILDING OR ANYTHING ELSE ON ANY LOT IN THIS DEVELOPMENT.
- THE ONLY MINIMUM BUILDING SETBACKS REQUIRED ARE A MINIMUM 25' SETBACK FROM HITCHCOCK ROAD AND OTHER OUTER BOUNDARIES OF THE P.U.D., A MINIMUM 6' FROM THE INTERNAL ROAD AND A MINIMUM 10' BETWEEN FREE-STANDING BUILDINGS. OTHER THAN ABOVE, NO MINIMUM BUILDING SETBACKS ARE REQUIRED.
- PER REQUIREMENTS OF THE CHATTANOOGA ZONING ORDINANCE, 5' WIDE CONCRETE SIDEWALKS ARE REQUIRED ON THE INTERNAL STREET OF THIS P.U.D. EXCEPT FOR THE FRONTAGE OF COMMUNITY LOTS.
- COVENANTS ARE REQUIRED WHICH SPECIFY THAT THE LOT OWNERS OF LOTS 1-92 ARE RESPONSIBLE TO MAINTAIN DRAINAGE DETENTION AREAS AND FACILITIES ON COMMUNITY LOTS 93-103 AND THAT THESE LOT OWNERS ARE RESPONSIBLE FOR ANY COSTS TO MAINTAIN THESE FACILITIES.
- THE PLAT CANNOT BE RECORDED UNTIL CHATTANOOGA DEVELOPMENT DIRECTOR HAS REVIEWED AND APPROVED THESE COVENANTS.
- NO RESIDENTIAL, COMMERCIAL OR INDUSTRIAL BUILDING IS PERMITTED ON COMMUNITY LOTS 93-103. COMMUNITY LOTS 93-103 ARE TO BE USED FOR OPEN SPACE, PLANTINGS, COMMUNITY USES OR ACCESS.
- A VARIANCE TO SUBDIVISION REGULATION, 302.6.2 CENTERLINE OFFSET OF ADJACENT INTERSECTIONS, HAS BEEN REQUESTED. THE VARIANCE REQUESTS A REDUCTION FROM 125' TO 25' MINIMUM OFFSET FROM FERNWOOD CIRCLE AND A REDUCTION FROM 125' TO 112' MINIMUM OFFSET FROM OAKEN TRAIL.
- THE CITY OF CHATTANOOGA RESERVES THE RIGHT TO ACCESS AT ANY TIME THE PRIVATE DRAINAGE DETENTION AREA EASEMENT AND CITY OF CHATTANOOGA INSPECTION ACCESS EASEMENT IN COMMUNITY LOT 15 TO INSPECT DRAINAGE DETENTION AREAS AND FACILITIES.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**AD ENGINEERING SERVICES, INC.**  
COMPLETE ENGINEERING & DESIGN SERVICES  
651 E. 4th Street, Suite 407  
Chattanooga, TN 37403  
PH: (423) 266-3501 FAX: (423) 266-3286

**SITE PLAN**  
8118 HITCHCOCK PUD  
PUD ZONING APPLICATION  
Tax Map 1590 A 001  
8118 Hitchcock Street  
Chattanooga, TN

APPLICANT  
Collier Construction  
1161 E. Main Street  
Chattanooga, TN 37408  
(423) 265-0110

SCALE: 1" = 150'
DATE: 05/22/2015
DRAWN BY: TJF
CHECKED BY: ASD
JOB NO: 15154

