

PLANNING COMMISSION CASE REPORT

Case Number: 2015-105

PC Meeting Date: 09-14-15

Applicant Request

Special Permit for a Planned Unit Development: Stonebrook Residential PUD

| | |
|--------------------|-----------------------------|
| Property Location: | 1521 Ooltewah Ringgold Road |
| Property Owner: | Pratt & Associates, LLC |
| Applicant: | Pratt & Associates, LLC |

Project Description

- Proposal: Develop a 10-acre site with a Residential Planned Unit Development (PUD).
- Proposed Access: Ooltewah-Ringgold Road.
- Proposed Development Form: 35 single-family lots; and 2 community lots.
- Proposed Density: 3.37 dwelling units per acre.

Site Analysis

Site Description

- Location: The 10-acre site is located on the west side of Ooltewah-Ringgold Road less than ½-mile south of East Brainerd Road.
- Current Access: Ooltewah-Ringgold Road.
- Tennessee Department of Transportation Functional Classification: Urban Minor Arterial
- Current Development form: None established. The site is currently vacant.
- Current Land Uses: Land to the north is commercial (Bi-Lo/Food City shopping area). Five single-family homes and vacant commercial land are across the street to the east. Stonebrook condominiums are located to the south. Hurricane Creek borders the site to the west.
- Current Density: Average residential density in the area is 2.9 dwelling units per acre (Stonebrook) and approximately 0.15 dwelling units per acre (5 homes on large lots across the street to the east).

Zoning History

- The site is currently zoned R-1 Residential with a Planned Unit Development special permit.
- The site was rezoned from A-1 Agricultural District and C-2 Local Business Commercial District to R-1 Residential District in 2006. (Resolution #706-19).
- The current Planned Unit Development (PUD) was approved in 2007 (Resolution #507-23B) with five conditions: “1) Density shall not exceed 2.9 units per acre gross; 2) The number of units shall not exceed 148; 3) Developer shall utilize landscape plantings in addition to preserving natural vegetation within the designated 35-foot buffer depicted on the preliminary PUD site plan; 4) Entrance(s) as approved by Hamilton County Engineer’s Office and/or Tennessee Department of Transportation; and 5) The attached PUD review.”
- The property to the north is zoned C-2 Local Business Commercial District. The property to the east across Ooltewah-Ringgold Road is C-2 Local Business Commercial District. The properties to the south are zoned R-1 Residential with a PUD special permit (Stonebrook). The property to the west is zoned A-1 Agricultural.

Plans/Policies/Regulations

- The East Brainerd Corridor Community Land Use Plan (adopted by the Hamilton County Commission in 2003) recommends Low Density Residential for this area.
- The R-1 Residential PUD permits any residential type with up to 5 dwelling units per acre. However, the development is limited to what is shown on the PUD Plan *as approved by* the Hamilton County Commission.

PLANNING COMMISSION CASE REPORT

Key Findings

- The proposal is a low density residential development which is recommended by the adopted Land Use Plan for the area.
- The use has changed from the approved Planned Unit Development's four-unit condominiums to small lot single-family residences.
- The proposed residential density is significantly higher than surrounding single-family residential densities.
- The proposed residential density is higher than the approved and current PUD plan of 2.9 dwelling-units per acre on the existing site. However, this site is also immediately abuts commercial zoning to the north and is directly across from commercial zoning to the east. Therefore, this increase in density at this location is appropriate for a transition area between commercial and residential.
- The proposed structures do not raise concerns regarding location, lighting, or height.
- There is a concern as the proposal sets a precedent for future requests by circumventing requirements for a connected internal street network in the PUD ordinance. This is based on the combination of case 2015-104 and 2015-105.

Staff Recommendation

Approval