

PLANNING COMMISSION CASE REPORT**Case Number: 2016-007****PC Meeting Date: 01-11-16****Applicant Request****Special Permit for a Planned Unit Development**

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| Property Location: | 8830 Green Gap Road, 7623 Sweet Fern Drive, & 7677 Peppertree Drive |
| Property Owner: | Jay W Bell |
| Applicant: | Fatherson Partnership Two |

Project Description

- Proposal: Develop a 56.9-acre site with 129 single-family homes and 95 townhomes.
- Proposed Access: Snowy Owl Road (existing public road).
- Proposed Development Form: Four new public streets with cul-de-sacs and the extension of an existing public street from the adjacent McKenzie Farm subdivision are proposed along with 23.4 acres of open spaces and pedestrian connections to Ooltewah Elementary School. All proposed streets are access from Snowy Owl Road, also a public street which serves as the main access road to Ooltewah Elementary School. The PUD Plan shows an emergency gate to be placed in the middle of Peppertree Drive where the extension of that public road is proposed.
- Proposed Density: Approximately 3.9 dwelling units per acre (224 lots on 56.9 acres).

Site Analysis**Site Description**

- Location: The 56.9-acre site is located on the east side of Ooltewah-Georgetown Road at the intersection with Snowy Owl Road and adjacent to Ooltewah Elementary School.
- Current Access (to proposed development): Snowy Owl Road
- Tennessee Department of Transportation Functional Classification: Ooltewah-Georgetown Road is classified as an Urban Minor Arterial.
- Current Development form: The site is located in an area of mostly large residential estate lots to the north and west. The adjacent neighborhood to the south contains mostly 10,000 square foot lots (and larger) and two public street right-of-way stubbed for future development.
- Current Land Uses: Single-family homes are located north, south, and west of the site. St. Francis Episcopal Church is located across the Ooltewah-Georgetown Road to the west. Ooltewah Elementary School is adjacent to the site to the east.
- Current Density: Average residential density for the adjacent McKenzie Farm subdivision to the south is approximately 2.2 dwelling units per acre (94 lots on approximately 41.3 acres).

Zoning History

- The site is currently zoned R-1 Single Family Residential District.
- Properties to the north and west are zoned A-1 Agricultural. Properties east and south are zoned R-1 Single Family.
- The nearest R-1 PUD (same as the request) is on the other side of Interstate 75 approximately 400 feet to the south (The Retreats at White Oak subdivision).

Timeline:

- 2006- A Preliminary PUD with private streets and a gated entrance was approved for McKenzie Farm which included the current request site area.
- 2007- A portion of the McKenzie Farm PUD was recorded which is the current McKenzie Farm subdivision area.
- 2008- The remaining McKenzie Farm PUD area (current request site) expired.
- 2009- The recorded portion of the McKenzie Farm PUD was abandoned at the request of the

PLANNING COMMISSION CASE REPORT

applicant/owner, leaving the development as an R-1 zoned subdivision with public streets (no longer a PUD with private streets) and the entrance gate was required to be removed.

- 2011- Property purchased for Ooltewah Elementary School.
- 2016- The current request is to re-establish the remaining portion as a PUD with public streets.

Plans/Policies/Regulations

- The Wolftever Creek Area Plan (adopted by Hamilton County Commission in 2007) recommends Low Intensity Residential.
- A Planned Unit Development has no minimum lot size or lot frontage requirements.
- A Planned Unit Development (PUD) allows private roads if the roads are built to Hamilton County road standards. The current request is *not* proposing private streets.
- The maximum density for an R-1 PUD is 5 dwelling units per acre.
- The Wolftever Creek Area Plan recommends densities in excess of 3.0 units per acre should only be considered if the development will preserve substantial areas of usable open space.
- The adopted area plan identifies townhouses and other attached housing types as 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.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area.
- While the residential density of 3.9 is slightly higher than the recommended 3.0 units per acre, this proposal dedicates almost 50 percent of the site to open space.
- The proposed use is consistent and fits into the general development pattern of the area.
- Since the proposed PUD is proposing public streets which connect to other public streets, and to a public school, these streets should be accessible for public use.

Staff Recommendation

Approve, subject to the following conditions:

1. Provide pedestrian connection off Sweetfern Drive through proposed community lot.
2. Maintain public access along Peppertree Drive.