

PLANNING COMMISSION CASE REPORT**Case Number: 2016-069****PC Meeting Date: 05-09-16****Applicant Request****Special Permit for a Planned Unit Development**

Property Location:	5706 & 5650 Cassandra Smith Road
Property Owner:	Pratt & Associates
Applicant:	Pratt & Associates

Project Description

- Proposal: Expand the boundary of the existing Amberbrook Gardens Planned Unit Development (PUD) Phase 3 to add 7 lots for single-family detached dwellings and 1 community lot to the existing 148-lot PUD.
- Proposed Access: Entrance on Cassandra Smith Road.
- Proposed Development Form: 155 front loading, 1 and 2-story single-family homes in a subdivision. No townhomes or multi-unit dwellings are proposed.
- Proposed Density: 2.71 dwelling units per acre (155 total buildable lots on 57.2 acres).

Site Analysis**Site Description**

- Location: The 57.2-acre site is located on the east side of Cassandra Smith Road at the intersection of Cassandra Smith Road and James Circle. Phases 1 and 2 of the site from previous PUD (Resolutions #27828 and #26062) have begun subdivision and development.
- Current Access: Entrance on Cassandra Smith Road.
- Current Development form: The site currently has front-loading, 1 and 2-story detached dwellings. To the west and south of the site include several large-lot detached dwellings located along Cassandra Smith Road. To the north of the site is a small-lot detached residential subdivision and to the east of the site are vacant lands along the steep slopes of Big Ridge. A little further north of the site there is an existing townhouse development.
- Current Land Uses: To the north, west, and south are low-density residential uses. To the east of the site are vacant lands along the steep slopes of Big Ridge. Farther north along Cassandra Smith are commercial and medium-density residential uses.
- Current Density: The approved density of the existing PUD is 2.8 dwelling units per acre.

Zoning History

- The site is currently zoned R-1 Single-Family Residential District.
- The site was approved for a Planned Unit Development (PUD) in 2005 (Resolution #26062) as 41 acres with 102 single-family detached dwellings.
- The PUD was expanded in 2014 (Resolution # 27828) to 56.2 acres and 154 single-family detached dwellings.
- The properties to the north are zoned R-1 Single-Family Residential District and R-T/Z Residential Townhouse and Zero-Lot-Line District. The property to the east is zoned R-1 Single-Family Residential District. The properties to the south and west are zoned R-1 Single-Family Residential District and R-5 Single-Wide Manufactured Home District.

Plans/Policies/Regulations

- The Hixson-North River Community Plan, adopted in 2005, recommends Low Density Residential development for this site. Low Density Residential is defined to have single-family detached dwellings as the dominate use with some exceptions made for townhouses and patio homes as long as the density is compatible with adjacent uses.
- The R-1 Residential PUD permits a maximum density of five units per acre.
- Proposed single-family detached dwellings are indicated on a PUD Plan with lots line only. Proposed

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attached dwellings (townhouses, multi-unit dwellings) are indicated with building footprints.

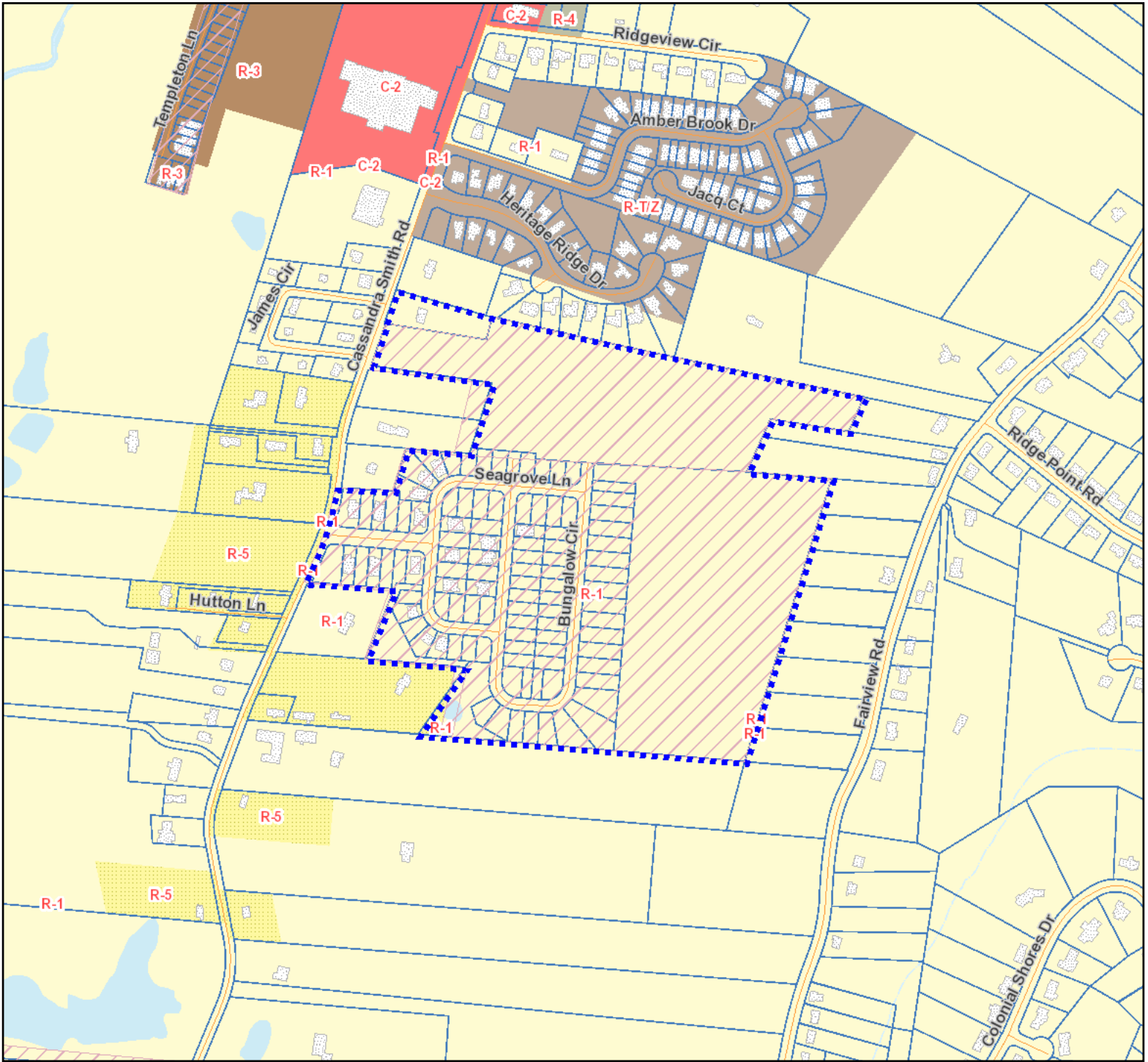
Key Findings

- The proposal is supported by the adopted Land Use Plan for the area which recommends low density residential development.
- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities.
- The proposed structures do not raise concerns regarding location, lighting, or height.
- The proposal would not set a precedent for future requests.

Staff Recommendation

Approve.

Note: Approval of a Residential Planned Unit Development (PUD) does not guarantee approval of curb cuts, road intersections, curve radii, or other similar items. The applicant is encouraged to consult with the Transportation Department for technical design requirements.



2016-069 Residential PUD



552 ft



2016-069 Residential PUD



552 ft

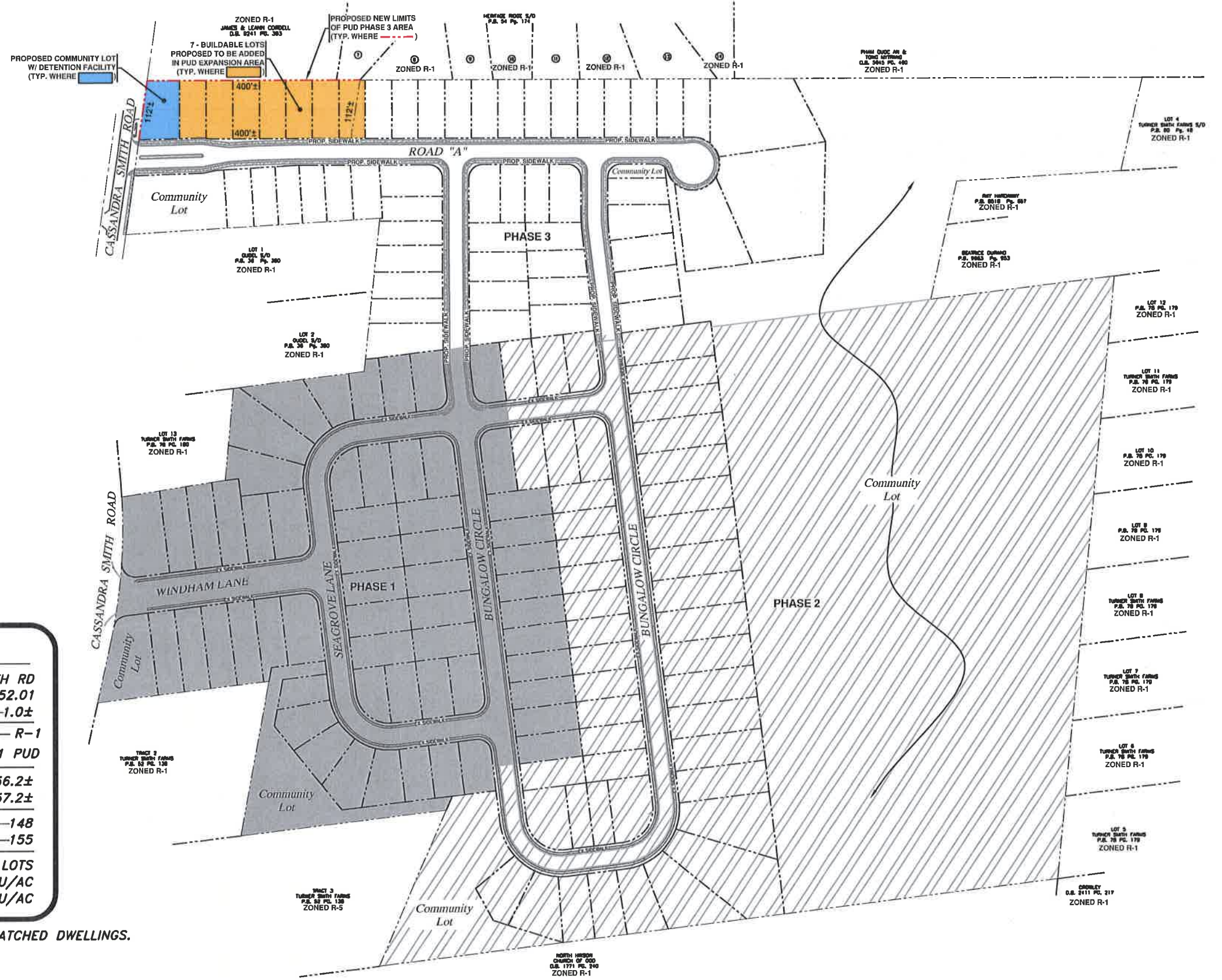
Chattanooga Hamilton County Regional Planning Agency



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Development Services



SITE ANALYSIS

PROPERTY ADDRESS: _____ 5706 CASSANDRA SMITH RD
 TAX MAP ID: _____ 100-052.01
 ACREAGE: _____ 1.0±
 EXISTING ZONING: _____ R-1
 PROPOSED ZONING: _____ R-1 PUD
 EXISTING TOTAL PUD ACREAGE: _____ 56.2±
 PROPOSED TOTAL PUD ACREAGE: _____ 57.2±
 CURRENT TOTAL BUILDABLE LOTS: _____ 148
 PROPOSED TOTAL BUILDABLE LOTS: _____ 155
 TOTAL COMMUNITY LOTS/OPEN SPACE: _____ 7 LOTS
 CURRENT TOTAL DENSITY: _____ 2.63 U/AC
 PROPOSED TOTAL DENSITY: _____ 2.71 U/AC

NOTE: ALL PROPOSED BUILDABLE LOTS ARE SINGLE FAMILY DETACHED DWELLINGS.



P.U.D. Expansion Exhibit

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DRAWN SBT
 CHECKED MAP
 DATE 3/18/2016
 SCALE 1" = 200'
 MAP PROJECT: 15-108

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RE: 2016-069