

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-178****PC Meeting Date: 11-14-16****Applicant Request****Abandonment of Special Permit for a Planned Unit Development: Stonebrook Condominiums PUD**

<b>Property Location:</b>	<b>1521 Ooltewah Ringgold Road</b>
<b>Property Owner:</b>	<b>Pratt &amp; Associates, LLC</b>
<b>Applicant:</b>	<b>Pratt &amp; Associates, LLC</b>

**Project Description**

- Proposal: Request to dissolve existing Planned Unit Development.
- Proposed Access: Entrance on Ooltewah-Ringgold Road.

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

- Location: The 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.
- Current Development form: The site has been graded for development but no buildings have been erected.
- Current Land Uses: Land to the north is a commercial shopping center. Five single-family homes are across the street to the east. Another phase of this development is south of the site. Hurricane Creek borders the site to the west.
- Current Density: The existing PUD was approved for 114 units with a maximum density of 2.82 dwelling units per acre.

**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 site was approved for a Planned Unit Development (PUD) 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 site was then split into two different Planned Unit Development in 2015 (Resolution #1015-31 and Resolution # 1015-32) with a total of 149 units (114 units in the southern PUD and 35 units in the northern PUD)

**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 Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity levels 1, 2, and 3. Level 1 has the least potential for development, or future public services and facilities. However, they have high potential for protecting large natural areas through parks, greenways, working farms and conservation easements. Level 2 describes the development potential appropriate for low-intensity development based on the limited infrastructure. Level 3 describes the development potential appropriate for low-to-medium intensity development based on the limited infrastructure.
- 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

## PLANNING COMMISSION CASE REPORT

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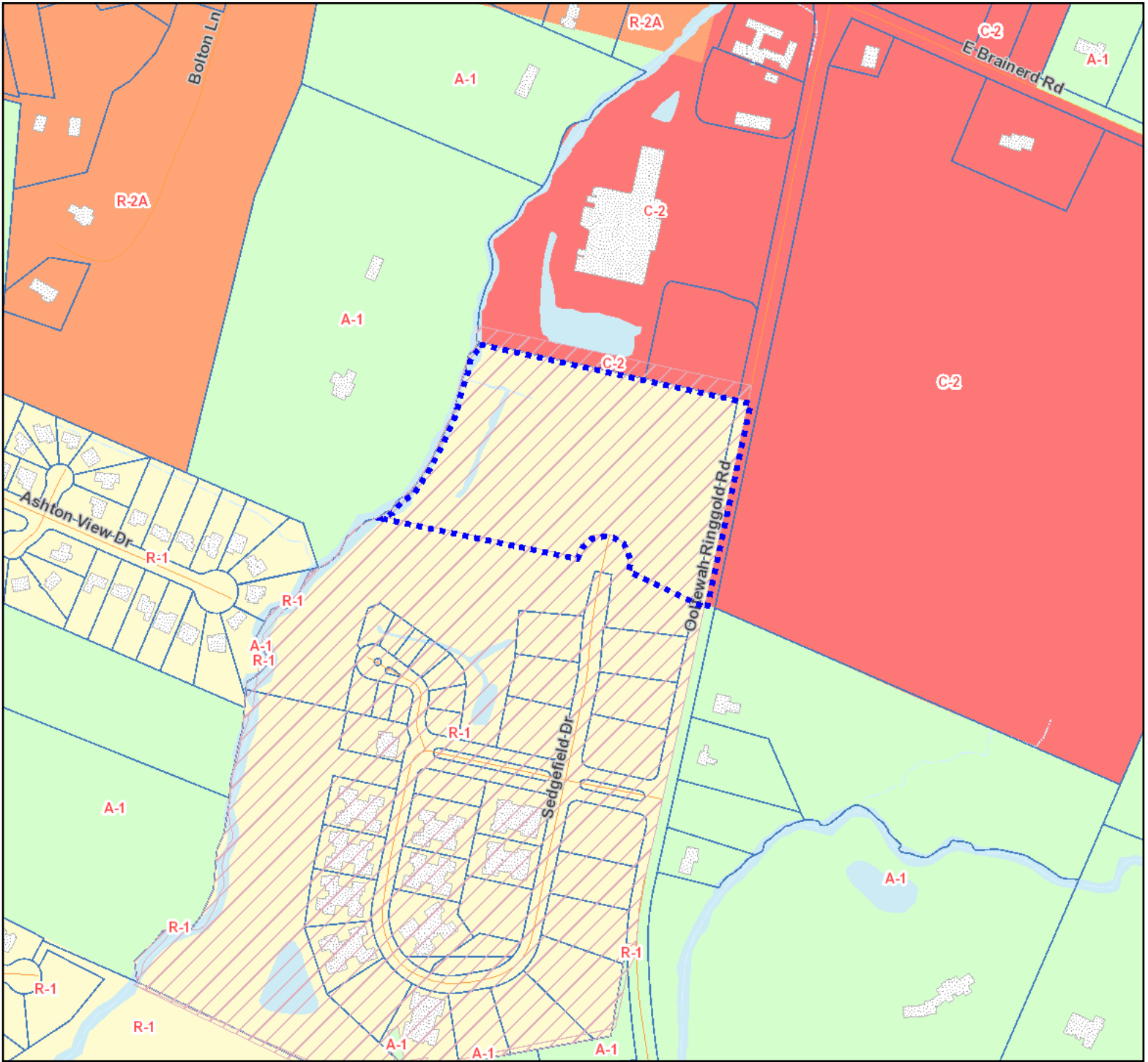
Commission.

### Key Findings

- This proposal is in conjunction with another case this month (2016-162) which will return to a planned unit development closer to the first planned unit development approved in 2007.
- The proposal is a low density residential development which is recommended by the adopted Land Use Plan for the area.
- The proposed use is consistent with surrounding multi-unit residential 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 based on this proposal being closer in design to the original approved Planned Unit Development.

### Staff Recommendation

Approve



**2016-178 Special Exceptions Permit to Abandon an Approved Residential PUD**

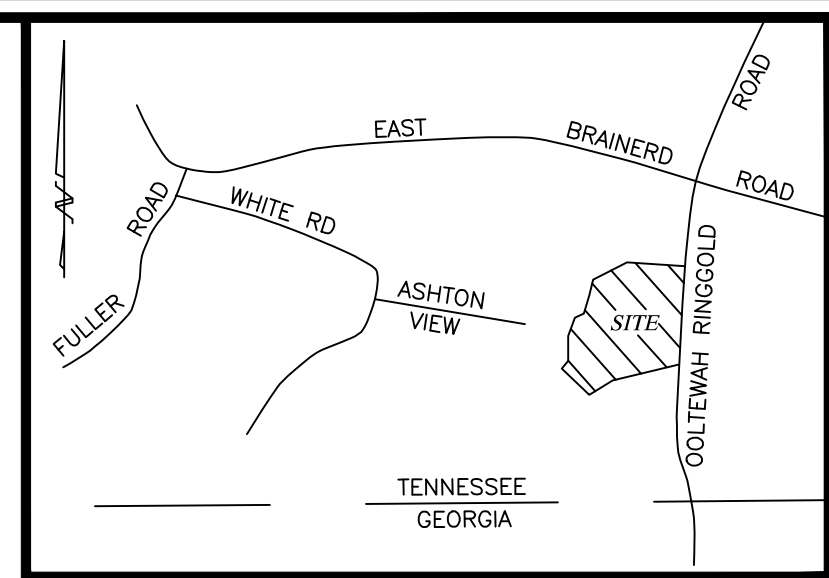
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**Chattanooga Hamilton County Regional Planning Agency**

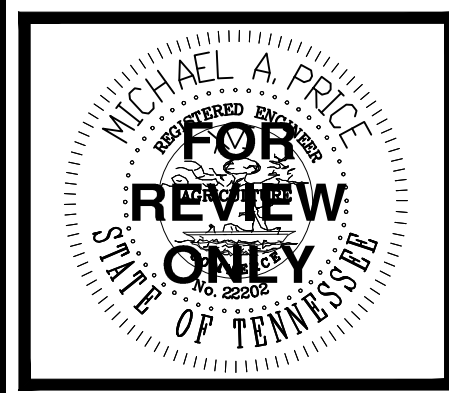
**SITE ANALYSIS**

PROPERTY ADDRESS: 1521 OOLTEWAH RINGGOLD ROAD  
 TAX MAP ID: 172.050.03  
 CURRENT ZONING: R-1 PUD  
 PROPOSED ZONING: R-1 PUD  
 TOTAL SITE ACREAGE: 10.4± ACRES  
 TOTAL COMMUNITY LOT ACREAGE: 2.7± ACRES  
 COMMUNITY LOT AREA: 26% (OF TOTAL SITE)

TOTAL # OF BUILDABLE LOTS: 35  
 TOTAL # OF COMMUNITY LOTS: 2  
 PROPOSED DENSITY: 3.37 UNITS/ACRE

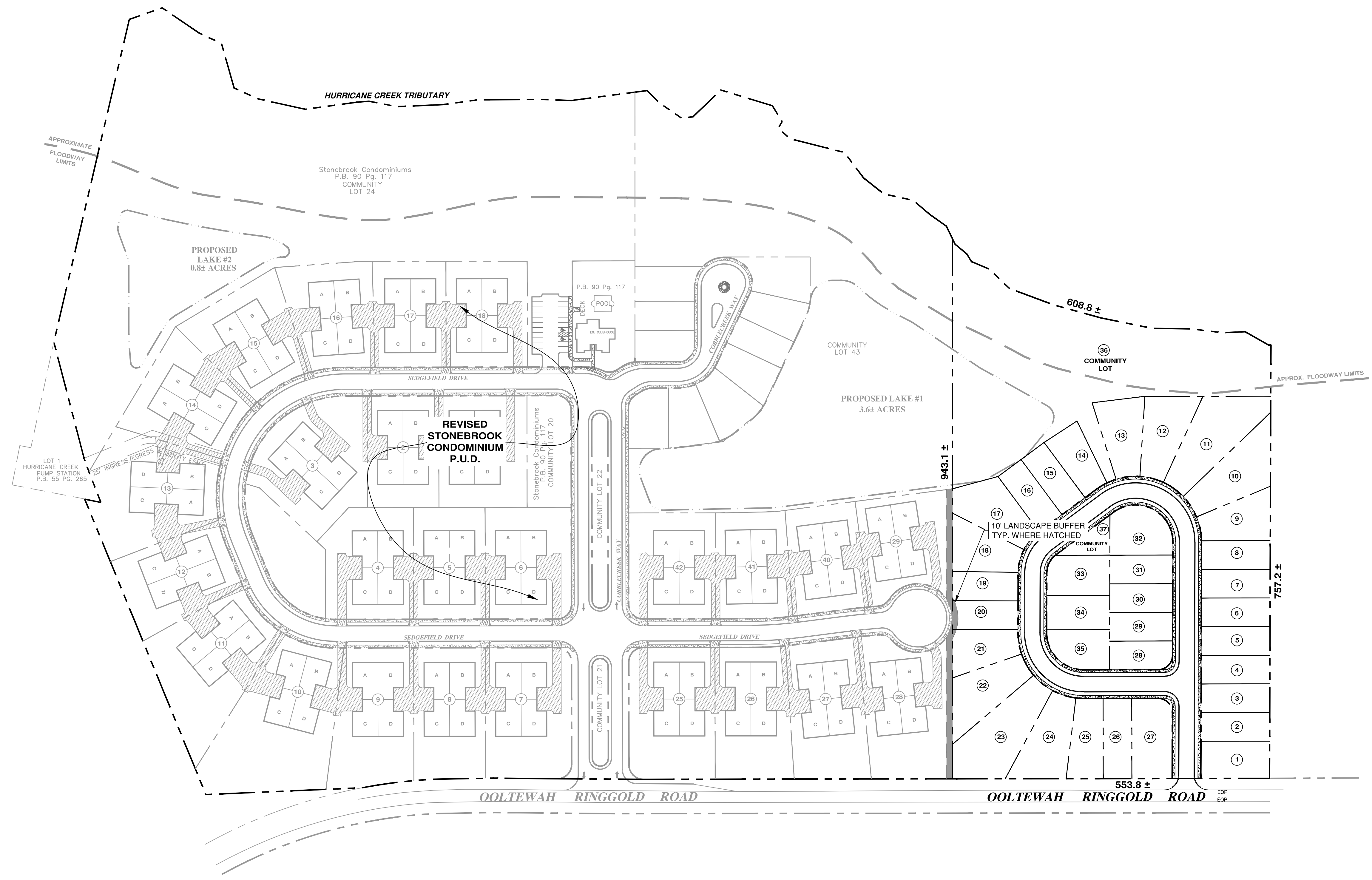
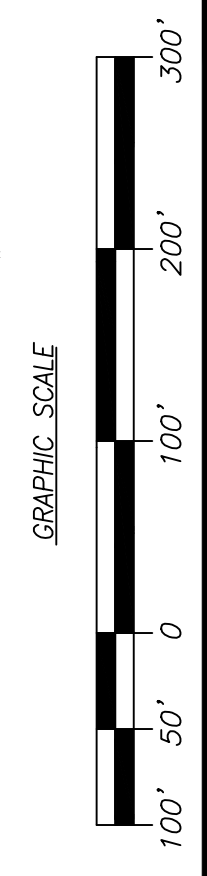


**Vicinity Map**  
NOT TO SCALE



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



**Site Plan**  
SCALE: 1" = 100'



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**STONEBROOK RESIDENTIAL P.U.D.**

FOR:  
**PRATT & ASSOCIATES**  
 179 HAMM ROAD  
 CHATTANOOGA, TN 37405

**SITE PLAN**

REVISIONS

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2	
3	
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FILE: 12103.05C02.DWG

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DATE: 08/07/15  
 DRAWN BY: WAM  
 CHECKED BY: MAP  
 PROJ. NUMBER: 12-103.05  
 SHEET NUMBER: **C-2**

