

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-129	PC Meeting Date: 12-08-14
Applicant Request:	To amend boundary of the Hampton Meadows Planned Unit Development	
Property Location:	8246 Roy Lane	
Property Owner:	James Pratt	
Applicant:	Pratt Land Development	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to amend the boundary of the Hampton Meadows residential Planned Unit Development (PUD). The site plan shows the revised boundary to include a one (1) acre parcel, subdivided into three lots.

Site Description

The one acre site currently contains a single-family residence and is zoned A-1 Agricultural District. Surrounding properties to the north and east are primarily single-family residential or vacant and also zoned A-1 Agricultural District. The adjacent Hamptons Meadows subdivision is zoned R-1 Residential Planned Unit Development and currently under construction.

Zoning History

The Hampton Meadows PUD was approved by resolution 412-23 (P.C. NO. 2013-035). All the conditions of the special permit will carry forward to the subject property which includes a density cap not to exceed 50 single-family homes for the entire development.

Plans/Policies

Development in this area is guided by the Wolftever Creek Land Use Plan (2007). The plan considers Low Intensity Residential appropriate to this area. This residential land use classification recommends the following development policies which support the proposed PUD:

- Single-family detached housing is recommended for this class.
- Densities in excess of 3.0 units per acre should only be considered if the development will preserve substantial areas of usable open space.

In the context of the larger community, the Hamilton County Comprehensive Plan 2030 recommends the Opens Space Subdivision model for this area which is a part of the Transitional Development Sector.

Hamilton County Infrastructure & Operational Comments

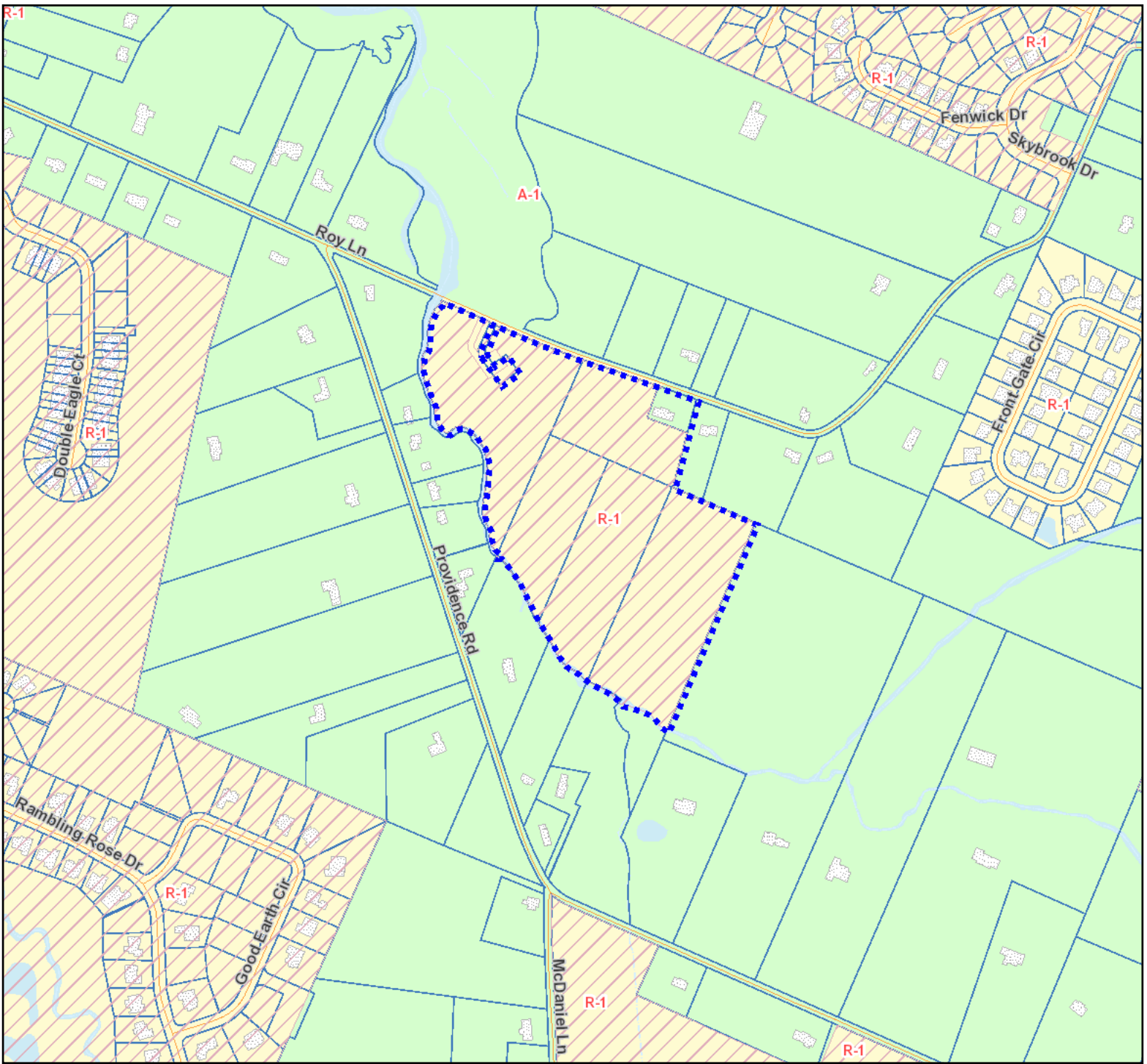
All land development projects are reviewed by Hamilton County Engineering & Water Quality staff. In addition to the requirements of the Hamilton County Zoning Regulations, all land development is further required to comply with current Hamilton County subdivision regulations, building and zoning codes, storm water/water quality regulations, and the landscape regulations.

Hamilton County: No backout parking.

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RPA Summary

The Regional Planning Agency recommends approval of this major change to the Planned Unit Development as the applicant's proposal is supported by both the land use plan and the Comprehensive Plan and continued to adhere to the conditions set forth in the original Planned Unit Development.



2014-129 Special Exceptions Permit for a Residential PUD

550 ft

Chattanooga Hamilton County Regional Planning Agency