

PLANNING COMMISSION CASE REPORT

Case Number: 2015-104

PC Meeting Date: 09-14-15

Applicant Request**Special Permit for a Planned Unit Development: Stonebrook Condominiums PUD**

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

Project Description

- Proposal: Reduce the existing 50.9-acre Stonebrook Condominiums Planned Unit Development (PUD) with 148 dwelling units to a 40.4-acre PUD with 114 dwelling units.
- Proposed Access: Ooltewah-Ringgold Road.
- Proposed Development Form: Twenty-six 4-unit condominiums and 10 single-family lots. 15.8 acres of community lots (39% of site).
- Proposed Density: Approximately 2.8 dwelling units per acre.

Site Analysis**Site Description**

- Location: The 40.4-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: The site is partially developed with seventeen one-story 4-unit condominiums and six single-family houses.
- Current Land Uses: Land to the north is vacant. Five single-family homes are across the street to the east. Three single-family homes are to the south. Hurricane Creek borders the site to the west.
- Current Density: The existing PUD proposed 148 units with a maximum density of 2.9 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 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 also zoned R-1 Residential with a Planned Unit Development (PUD) special permit with the same above conditions. The properties to the east across Ooltewah-Ringgold Road are zoned A-1 Agricultural. The properties to the south are zoned R-1 Residential. The properties to the west are zoned R-1 Residential and 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 not changed from the past approved Planned Unit Development.
- The proposed residential density is significantly higher than surrounding densities but less (2.8 dwelling units an acre) than what is currently approved (2.9 dwelling units an acre).
- The proposed structures do not raise concerns regarding location, lighting, or height.
- There is a concern as the proposal would set a precedent for circumventing the 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