

PLANNING COMMISSION CASE REPORT**Case Number: 2016-113****PC Meeting Date: 08-08-16****Applicant Request****Special Permit for a Planned Unit Development**

Property Location:	10317, 10327 and 10331 East Brainerd Road
Property Owner:	Murphy Family Trust
Applicant:	Pratt Land and Development, LLC

Project Description

- Proposal: Develop 136-acre site with 248 single-family dwelling units and 9 community lots within a Planned Unit Development overlay.
- Proposed Access: Entrance on East Brainerd Road.
- Proposed Development Form: A subdivision of 1-story dwellings with a mixture of large and small lot sizes.
- Proposed Density: Approximately 1.82 dwelling units per acre.
- Case 2016-112 and Case 2016-113 are a rezoning and matching Planned Unit Development for this site.

Site Analysis**Site Description**

- Location: The site fronts along East Brainerd Road approximately 1,700' south of the East Brainerd Road and Bentwood Cove Drive intersection.
- Current Access: Entrance on East Brainerd Road.
- Current Development form: This area is characterized as mostly rural residential with a residential subdivision (Crystal Brook) and Apison Elementary School is located approximately 1,500 feet to the north.
- Current Land Uses: The site is surrounded by agricultural and low density residential uses.
- Current Density: Average residential density of parcels within 300' of site is approximately 0.04 dwelling units per acre (1 dwelling on every 23 acre). There are several small lot subdivisions within a quarter mile of the site (Maple Grove density of 3.48 dwelling units per acre; Brentwood Cove density of 2.8 dwelling units per acre).

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The properties surrounding the site are all zoned A-1 Agricultural District
- The nearest R-1 Single-Family Residential District (same as the request) is approximately 300 feet to the south.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- There is no current adopted land use plan 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 level 1 and 2. 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-density development based on the limited infrastructure.
- The A-1 Agricultural District permits agricultural uses and single-family homes not to exceed 2 dwelling units per acre.
- The R-1 Single-Family Residential District only permits single-family homes with a minimum lot size of 7,500 square feet if on sewers. If septic tanks are to be used, the minimum lot size is determined

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by the Hamilton County Water Quality Program. Minimum lot frontage width is 60 feet if on sewers and 75 feet if on septic tanks. Based on building setback requirements, the typical density is approximately 3 to 4 dwelling units per acre.

- The R-1 Planned Unit Development (PUD) has a maximum density of 5 dwelling units per acre.
- A Planned Unit Development (PUD) allows private roads if the roads are built to Hamilton County road standards.
- A Planned Unit Development (PUD) is a special exceptions permission intended to encourage creative master planning by not requiring adherence to rigid land use, setback, height, parking, and similar restrictions. It is further intended that PUDs be designed by collaboration between the applicant and the community, rather than the strict limits of zoning.

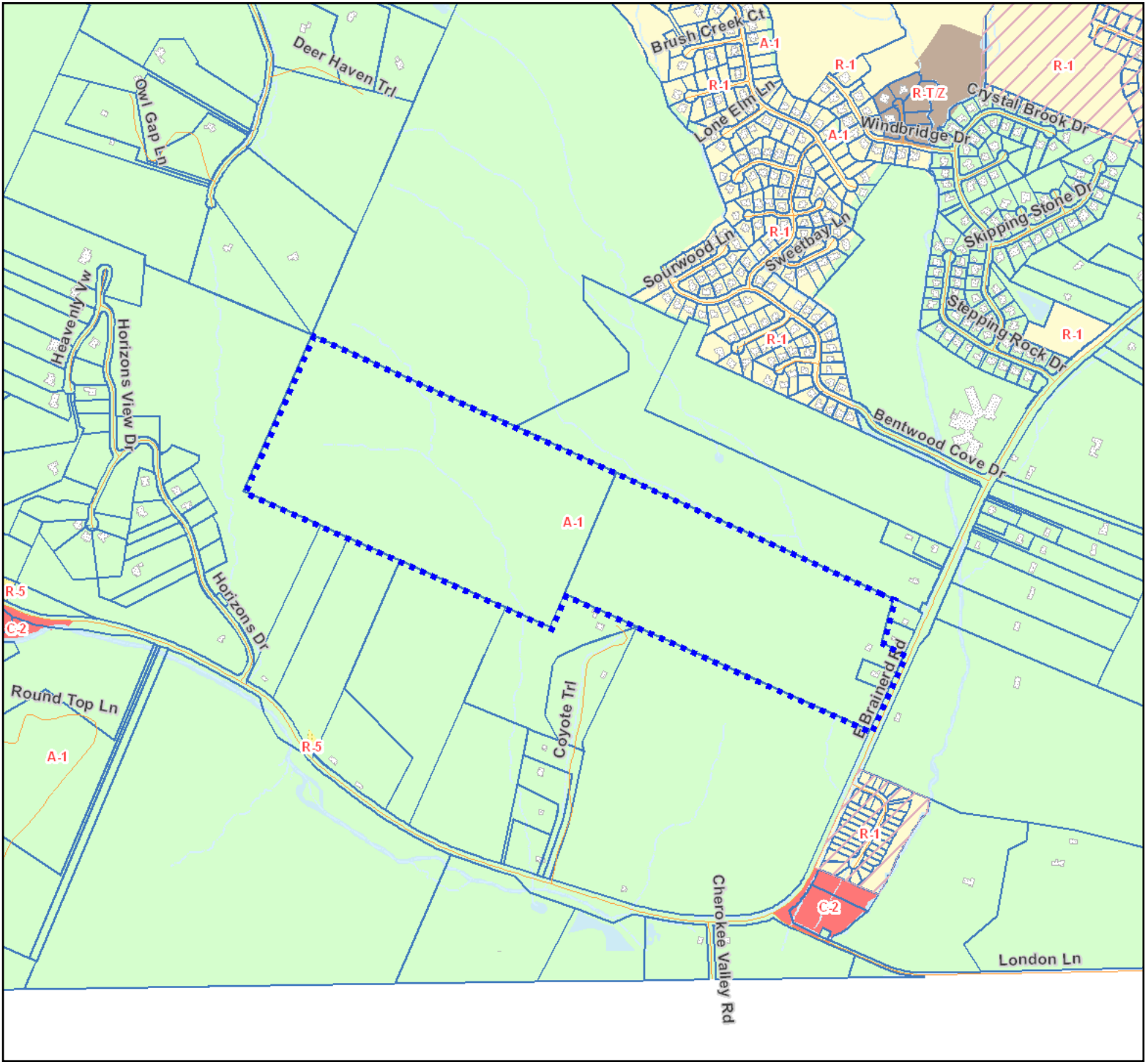
Key Findings

- This case (2016-113) is one of two cases for the site including a Rezoning request for R-1 Single-Family Residential District (2016-112).
- The proposal is supported by the by the Comprehensive Plan's Development Policy of low-intensity development in the level 2 areas.
- The proposed use is compatible with surrounding low-density residential uses.
- The proposal is not consistent with the development form of the immediate parcels abutting the site. The proposal is consistent with other developments within a quarter mile of the site.
- The proposed density is not consistent with the immediate parcels abutting the site. The proposed density is consistent with other developments within a quarter mile of the site.
- The proposed site plan does raise concerns regarding location, stream buffering, and connectivity.
- The site plan currently places the highest density of dwellings along a creek buffer. This places significantly more impervious development closest to an area of highest preservation potential.
- The site plan shows smaller lots abutting a less intense zone.
- The development of this site will likely spur similar developments in the area. The site plan does not provide an opportunity for future development to create an auxiliary through-street and forcing all East Brainerd to be the only access for all future developments.
- The proposal would not be an extension of an existing zone.
- The proposed rezoning would continue a precedent found along East Brainerd Road.
- The applicant is encouraged to contact Hamilton County Water and Wastewater Treatment Authority for additional sewer comments.
- The County has requested a Traffic Study to be done for this site and provided before final approval at the County Commission.

Staff Recommendation

Approve

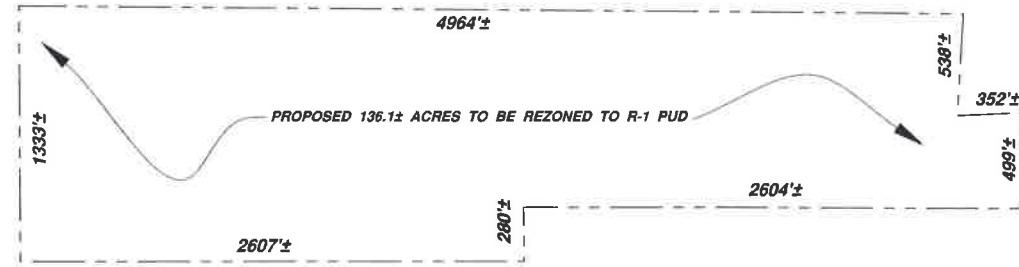
- Note: Approval of a Planned Unit Development (PUD) is not an approval of curb cuts, road intersections, curve radii, right-of-way width or other similar items. The applicant is encouraged to consult with the Transportation or Engineering Department for technical design requirements.



2016-113 Special Exceptions Permit for a Residential PUD

1,096 ft

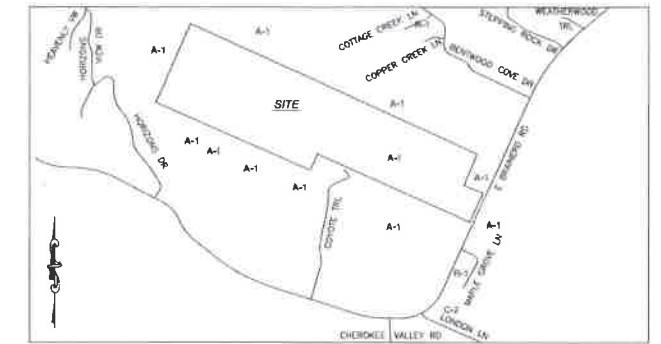
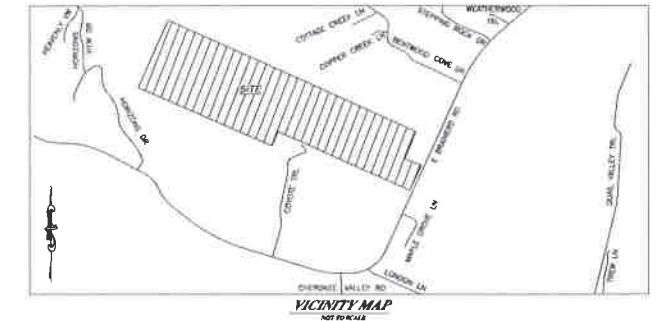
Chattanooga Hamilton County Regional Planning Agency



PROPOSED ZONING
NOT TO SCALE

SITE ANALYSIS

PROPERTY ADDRESS: 10327, 10317, 10331, EAST BRAINERD ROAD
 TAX MAP NUMBER: 173-002, 173 002.02, 172-096
 EXISTING ZONING: A-1
 PROPOSED ZONING: R-1 PUD,
 TOTAL SITE ACREAGE: 136.1± ACRES
 PROPOSED R-1 PUD ACREAGE: 136.1± ACRES
 TOTAL # OF PROPOSED BUILDABLE LOTS: 248
 COMMUNITY LOTS: 9
 COMMUNITY LOT ACREAGE: 25.0± ACRES
 COMMUNITY LOT % OF TOTAL SITE: 18.4%
 PROPOSED R-1 PUD DENSITY: 1.82 U/AC



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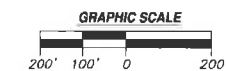
PRELIMINARY SITE PLAN

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OWNER: MURPHY TRUST
 DESIGN: MAP
 DATE: 06/22/16
 SCALE: 1" = 200'
 MAP PROJECT: 16-113

Murphy Trust Subdivision
 FOR:
 PRATT AND ASSOCIATES, LLC
 1734 DAYTON BOULEVARD
 CHATTANOOGA, TN 37405



NOTE: SUBJECT PLAN IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE AS DEVELOPMENT IS CONSTRUCTED.

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