

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-092****PC Meeting Date: 06-13-16****Applicant Request****Special Permit for a Planned Unit Development**

<b>Property Location:</b>	3503, 3603 & 3635 Ooltewah Ringgold Road
<b>Property Owner:</b>	Nicky & Peggy Bowman, and BBB Corporation, Inc.
<b>Applicant:</b>	Waters-Holland, LLC

**Project Description**

- Proposal: Develop 19.4-acre site with 66 single-family lots. This request is in association with Case #2016-091, a request for rezoning the site to R-1 Single-Family Residential District.
- Proposed Access: Entrance on Ooltewah-Ringgold Road.
- Proposed Development Form: 1 and 2-story buildings are proposed with larger lots on the periphery of the site and smaller lots located internally on the site.
- Proposed Density: Approximately 3.4 dwelling units per acre.

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

- Location: The site is located on the west side of Ooltewah-Ringgold Road at the Ooltewah-Ringgold Road and Bennie Lane intersection.
- Current Access: Entrance on Ooltewah-Ringgold Road.
- Tennessee Department of Transportation Functional Classification: Ooltewah-Ringgold Road is categorized as an Urban Minor Arterial.
- Current Development form: The site consists of three separate parcels that currently have a total of 2 dwellings. To the east is a small lot subdivision. To the south is a large vacant parcel. To the east is a mix of large and small individual parcels with dwellings.
- Current Land Uses: With exception of the vacant parcel to the south, the site is surrounded by low-density residential.
- Current Density: The average density of the Green Acres Subdivision abutting the site is approximately 2 dwelling units per acre. The average density of the 7 parcels across Ooltewah Ringgold-Road is approximately 0.3 dwelling units per acre.

**Zoning History**

- The site is currently zoned A-1 Agricultural District and R-2 Urban Residential District.
- The properties to the north, east and south are zoned A-1 Agricultural District and R-2 Urban Residential District. The properties to the west are zoned R-2 Urban Residential District.
- The nearest R-1 Single-Family District (same as the request) is approximately 850 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 3. Level 3 is defined as areas in close proximity to minor road intersections. Generally, these areas are moderately populated with development patterns that include a wide variety of residential uses and small to medium scale commercial/industrial development. Large undeveloped tracts of land are somewhat limited. Level Three also includes important natural features such as the 500 year flood zone, forested areas (less than one acre) and slopes (less than 25%). From a transportation perspective, these areas contain minor and some major road intersections.
- 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

## PLANNING COMMISSION CASE REPORT

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.

- A Planned Unit Development (PUD) allows private roads if the roads are built to Hamilton County road standards. The maximum density for an R-1 PUD is 5 dwelling units per acre. A PUD is limited to what is shown on the PUD Plan *as approved by* the Hamilton County Commission.

### Key Findings

- The proposal is supported by the Comprehensive Plan which recommends preserving critical environmental lands and limiting the density in areas with minor road infrastructure.
- The proposed use is consistent with surrounding uses.
- The proposal is not consistent with the development form of the area; however, most surrounding development were limited on density based on septic systems creating larger lots.
- The proposed residential density is higher than the surrounding *existing* densities and would set a precedent for future requests in the immediate vicinity. However, there is another development approximately 2 miles south (East Haven) with a density of 3.7 dwelling units per acre.
- The proposed residential density is compatible with the surrounding allowable densities of subdivisions abutting the property.
- The proposed structures do raise concerns regarding location, lighting, or height.
- Hamilton County Engineering notes the following to be addressed during the subdivision phase: private alleys must meet width and dimension requirements; the minimum radius for all road curves must be 100'; and Road "A" will need an appropriate site triangle at the intersection of Ooltewah-Ringgold Road. This may require easements on lots "1" and 44."
- Ooltewah- Ringgold Road is a Tennessee Department of Transportation road, and the applicant will need to meet their requirements to be allowed to connect.
- Hamilton County Water Quality notes all stream buffers must conform to all rules and regulations, and Road "B" will need appropriate access to Community Lot "2" if the lot contains a water quality feature.
- The applicant is encouraged to contact Hamilton County Water and Wastewater Treatment Authority for additional sewer comments.
- The proposal would not be an extension of an existing zone, but is not an uncommon zone in the area.
- The site provides opportunities for connection to an existing road (Bennie Lane) or to a future development on the adjacent lot to the south. Such future connectivity could improve safety in the area by providing a secondary emergency access as continued residential growth increases the traffic volume on Ooltewah-Ringgold Road. . The proposed PUD Plan for Case #2016-092 does not provide such connectivity.

### Staff Recommendation

Approve.

Note: Approval of a 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 Hamilton County Engineering Department for technical design requirements.



