



Hamilton County Board of Commissioners RESOLUTION

No. 1216-32

(P.C. NO. 2016-178)

**A RESOLUTION GRANTING ABANDONMENT OF A SPECIAL PERMIT FOR A
RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PART OF A
PROPERTY LOCATED AT 1521 OOLTEWAH RINGGOLD ROAD**

WHEREAS, Pratt & Associates, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to grant Abandonment of a Special Permit for a Residential Planned Unit Development for part of a property located at 1521 Ooltewah Ringgold Road, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, Pratt & Associates, LLC requested that the County Commission consider said petition and notice has been published in a newspaper in general circulation in Hamilton County that the County Commission will hold a public hearing on December 21, 2016, concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE, BE IT RESOLVED, BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED: That the zoning regulations of Hamilton County be granting Abandonment of a Special Permit for a Residential Planned Unit Development for part of a property located at 1521 Ooltewah Ringgold Road. The north 520 feet of Tax Map 172-050.03 being part of the property described in Deed Book 8188, Page 933, ROHC. Tax Map 172-050.03 (part) as shown on the attached map.

BE IT FURTHER RESOLVED, THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

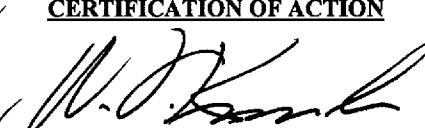
CERTIFICATION OF ACTION

Approved:

Rejected:

Approved:

Vetoed:


County Clerk


County Mayor

December 21, 2016

Date

2016-178 Hamilton County
November 14, 2016

RESOLUTION

WHEREAS, Pratt & Associates, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission granting Abandonment of a Special Permit for a Residential Planned Unit Development for part of a property located at 1521 Ooltewah Ringgold Road.

The north 520 feet of Tax Map 172-050.03 being part of the property described in Deed Book 8188, Page 933, ROHC. Tax Map 172-050.03 (part) as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on November 14, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

AND WHEREAS, no one was present in opposition to the petition,

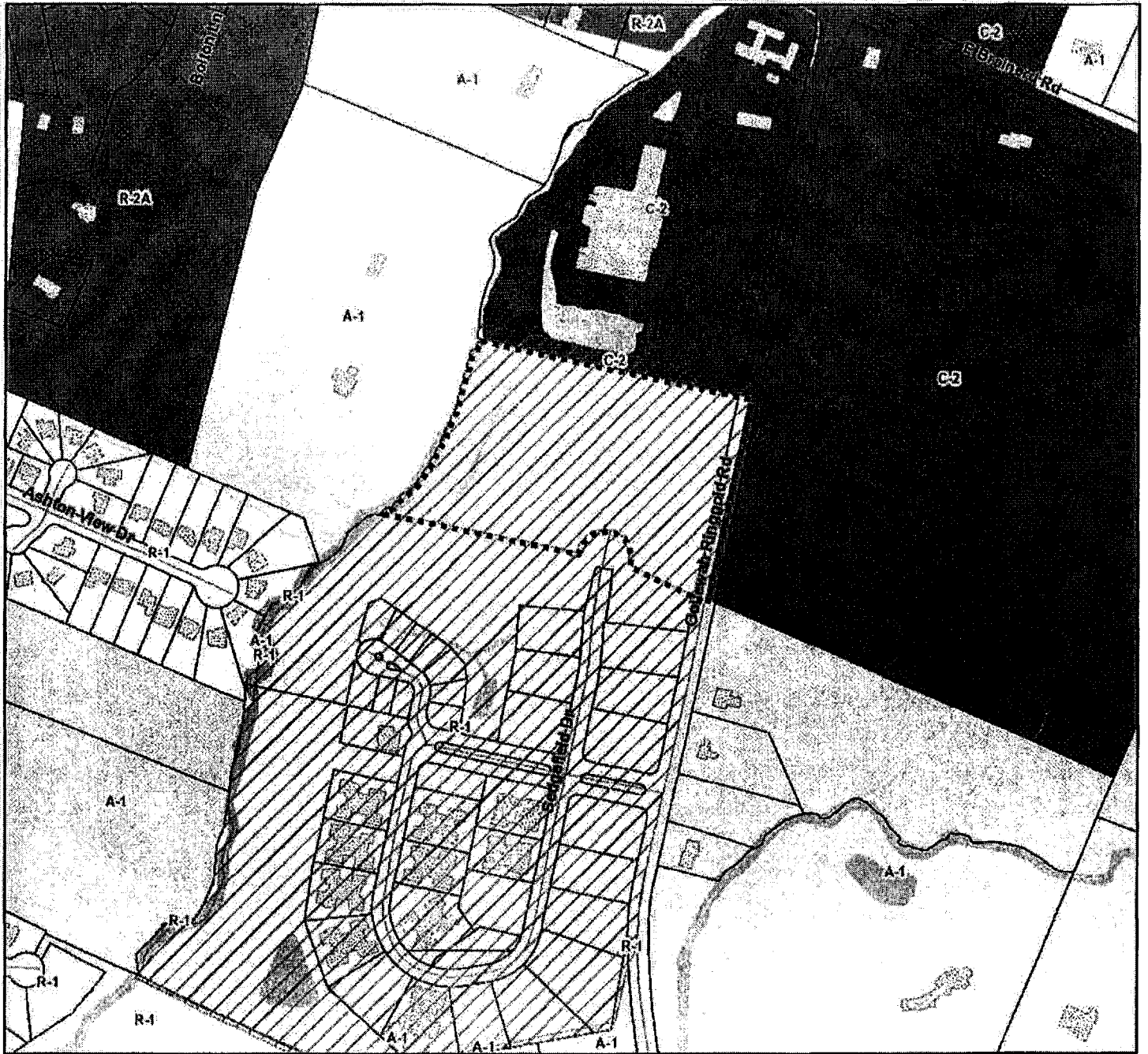
AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the proposal is consistent with surrounding multi-unit residential uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on November 14, 2016, recommended to the County Mayor and Members of the County Commission that this petition be approved.

Respectfully submitted,


John Bridges
Secretary



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

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-178: Approve



402 ft



Chattanooga Hamilton County Regional Planning Agency



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**

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

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

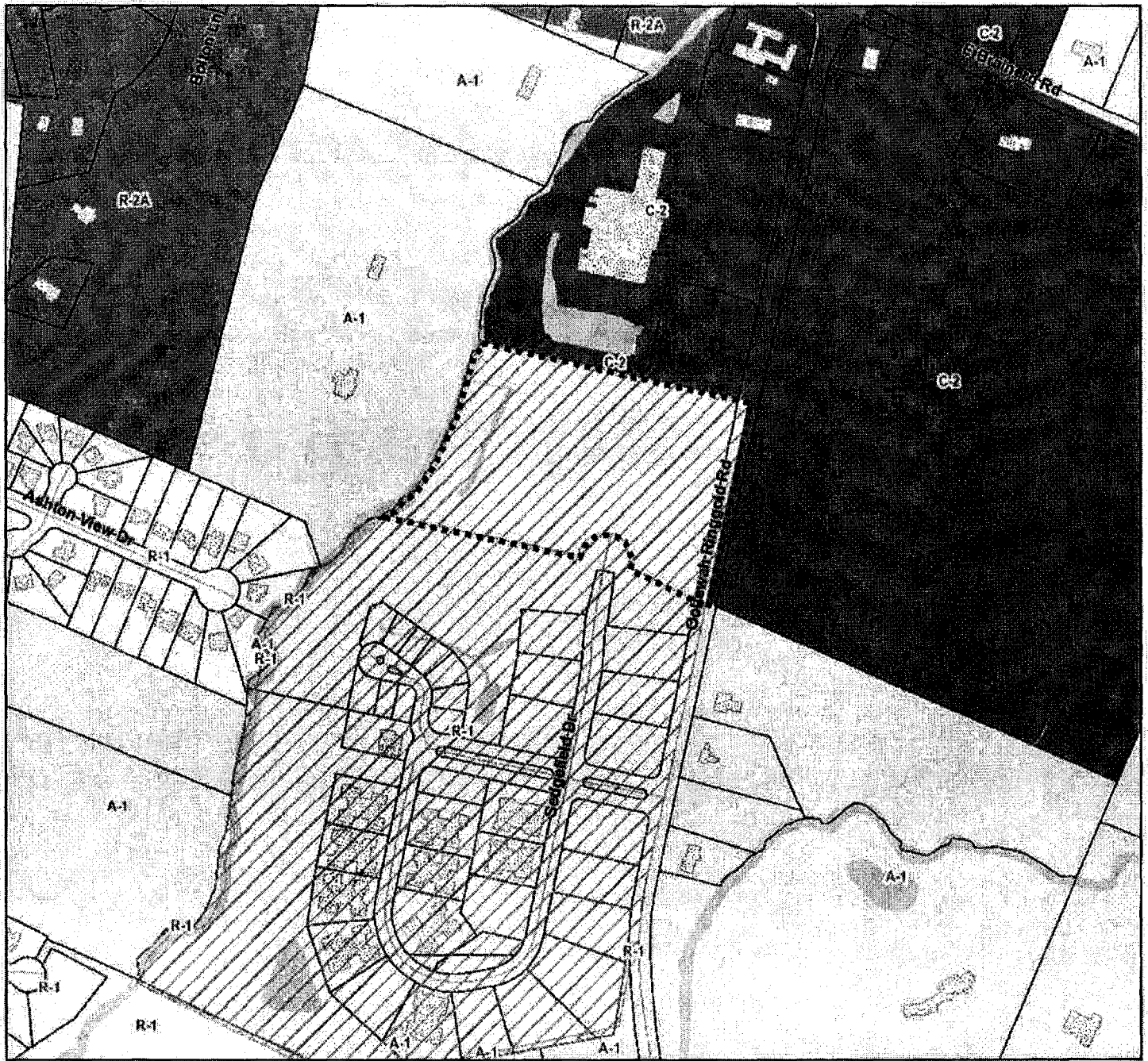
Commission.

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

402 ft

Chattanooga Hamilton County Regional Planning Agency



MAP ENGINEERS
LLC
179 HAMM ROAD
CHATTANOOGA, TN 37405

FOR:
STONERBROOK RESIDENTIAL P.U.D.
179 HAMM ROAD
CHATTANOOGA, TN 37405

SITE PLAN

REVISIONS

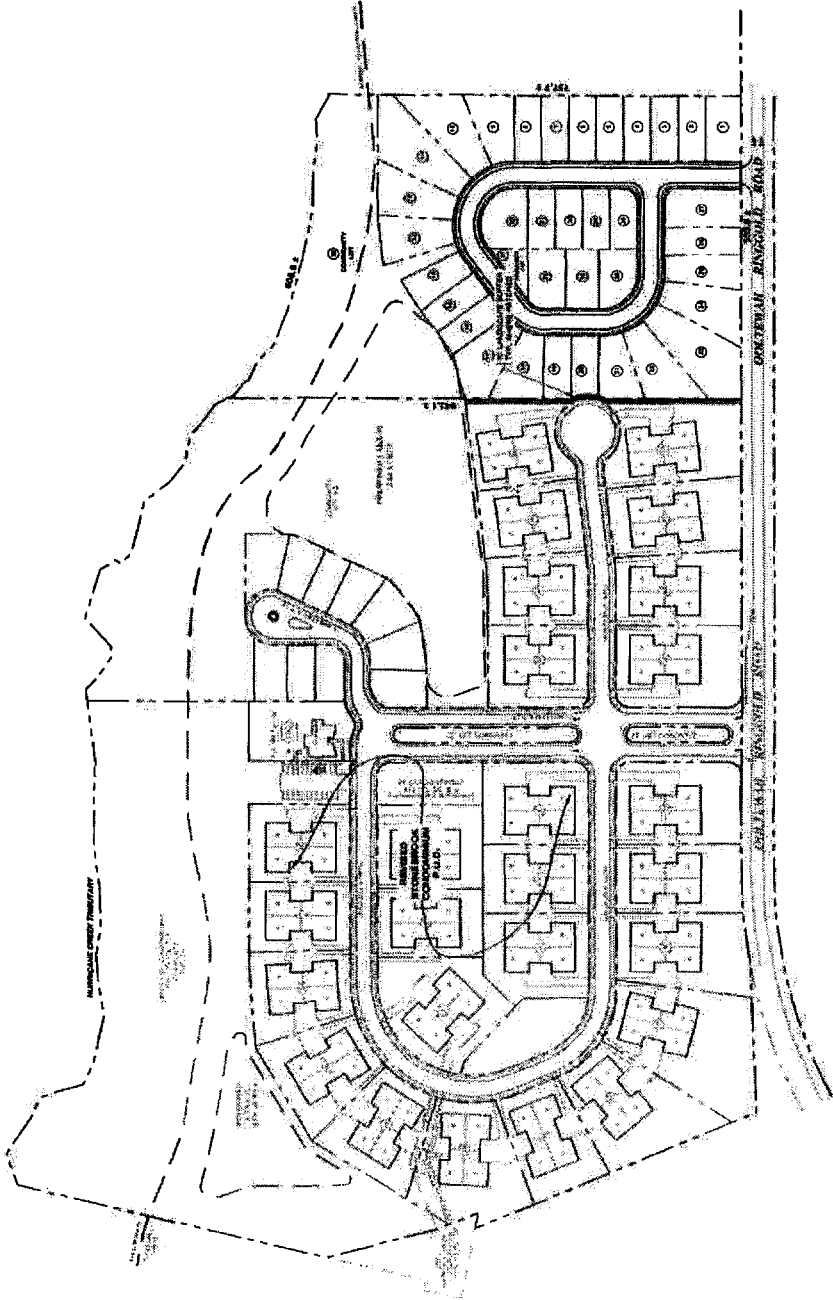
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DATE: 08/27/2015
DRAWN BY: [Name]
CHECKED BY: [Name]
PAGE NUMBER: 15-15008
SHEET NUMBER: C-2



SITE ANALYSIS

ADJACENT PROPERTIES:	100' (North)
EXISTING ZONING:	RES-10
PROPOSED ZONING:	RES-10
PROPOSED DENSITY:	1.77 units/acre



Site Plan
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