



# Hamilton County Board of Commissioners RESOLUTION

No. 1216-33

(P.C. NO. 2016-162)

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

**WHEREAS,** Pratt & Associates, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to grant a Special Permit for a Residential Planned Unit Development for 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 amended granting a Special Permit for a Residential Planned Unit Development for property located at 1521 Ooltewah Ringgold Road. Numerous properties that have been incorporated into the attached case submitted site plan by MAP Engineers, Project number 12-103.07, Sheet C-1 and dated 9/7/2016. Tax Map 172-050.03, 050.06 thru 050.47 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.**

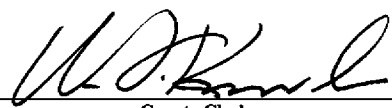
**CERTIFICATION OF ACTION**


Approved:

Rejected:

Approved:

Vetoed:

  
County Clerk

  
County Mayor

December 21, 2016

Date

2016-162 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 a Special Permit for a Residential Planned Unit Development for property located at 1521 Ooltewah Ringgold Road.

Numerous properties that have been incorporated into the attached case submitted site plan by MAP Engineers, Project number 12-103.07, Sheet C-1 and dated 9/7/2016. Tax Map 172-050.03, 050.06 thru 050.47 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,

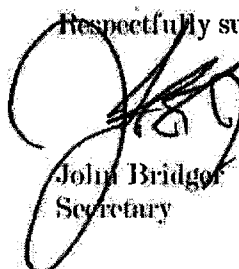
AND WHEREAS, no one was present in opposition to the petition,

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

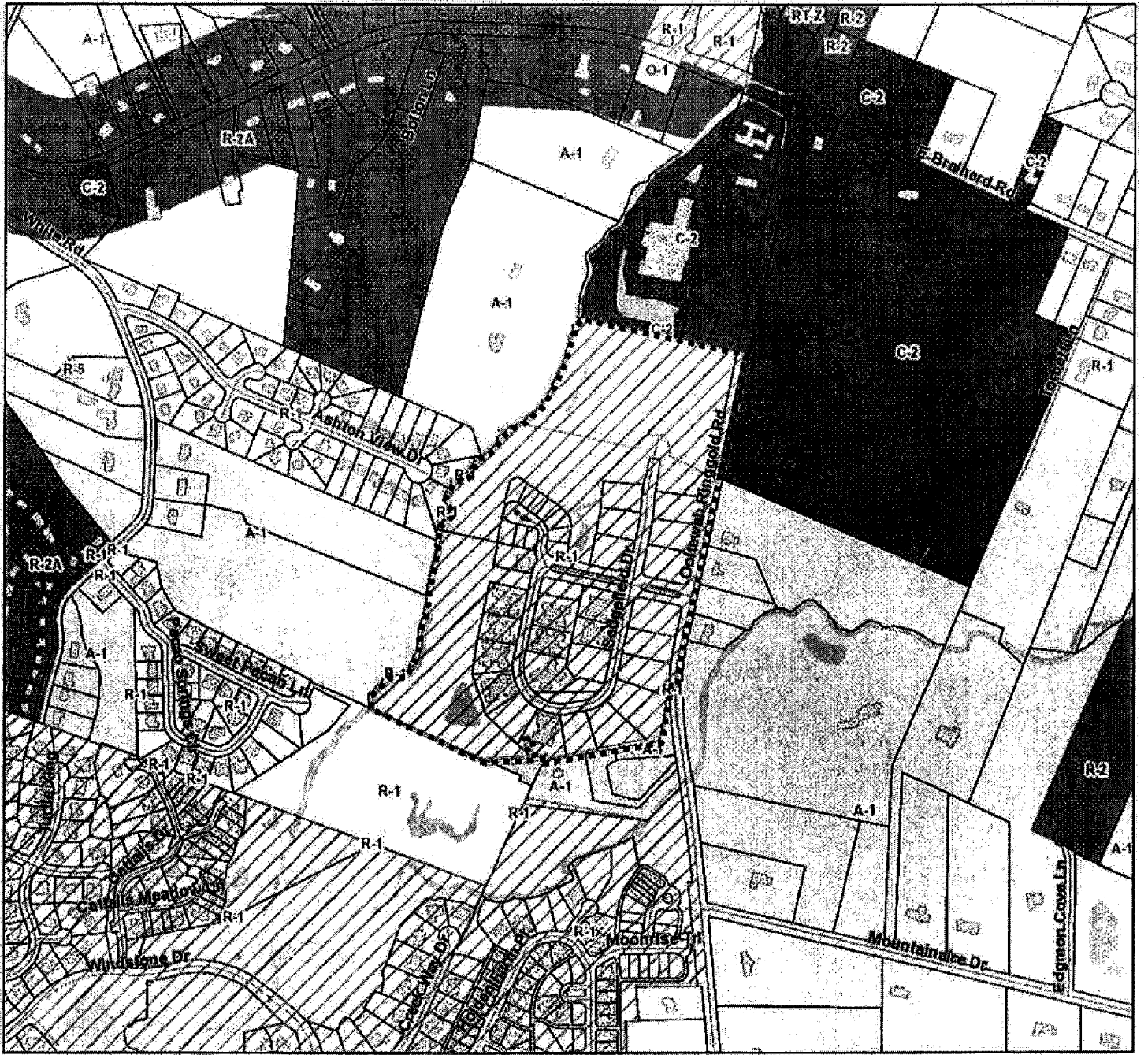
AND WHEREAS, the Planning Commission has determined that the proposal is consistent with surrounding multi-unit residential areas.

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 Bridger  
Secretary



## 2016-162 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-162: Approve



654 ft



**Chattanooga Hamilton County Regional Planning Agency**



# PLANNING COMMISSION CASE REPORT

Case Number: 2016-162

PC Meeting Date: 11-14-16

**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:** Increasing the existing 40.4-acre Stonebrook Condominiums Planned Unit Development (PUD) with 114 dwelling units to a 50.4-acre PUD with 148 dwelling units (34 unit increase on 10 additional acres). This case is in tandem with case 2016-178 to abandon the adjacent PUD.
- **Proposed Access:** Entrance on Ooltewah-Ringgold Road.
- **Proposed Development Form:** Add ten 4-unit townhouses, one 2-unit townhouse to the existing development of single-family detached dwellings, townhouses, and 18.8 acres of community space.
- **Proposed Density:** Approximately 2.9 dwelling units per acre for the entire development.

**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.
- **Tennessee Department of Transportation Functional Classification:** Urban Minor Arterial.
- **Current Development form:** The site is partially developed with seventeen one-story 4-unit condominium/townhouses 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 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.

## PLANNING COMMISSION CASE REPORT

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 Commission.
- Per Article V Section 105 of the Hamilton County Zoning Regulations, all lots in the PUD must have publicly accepted access.

### Key Findings

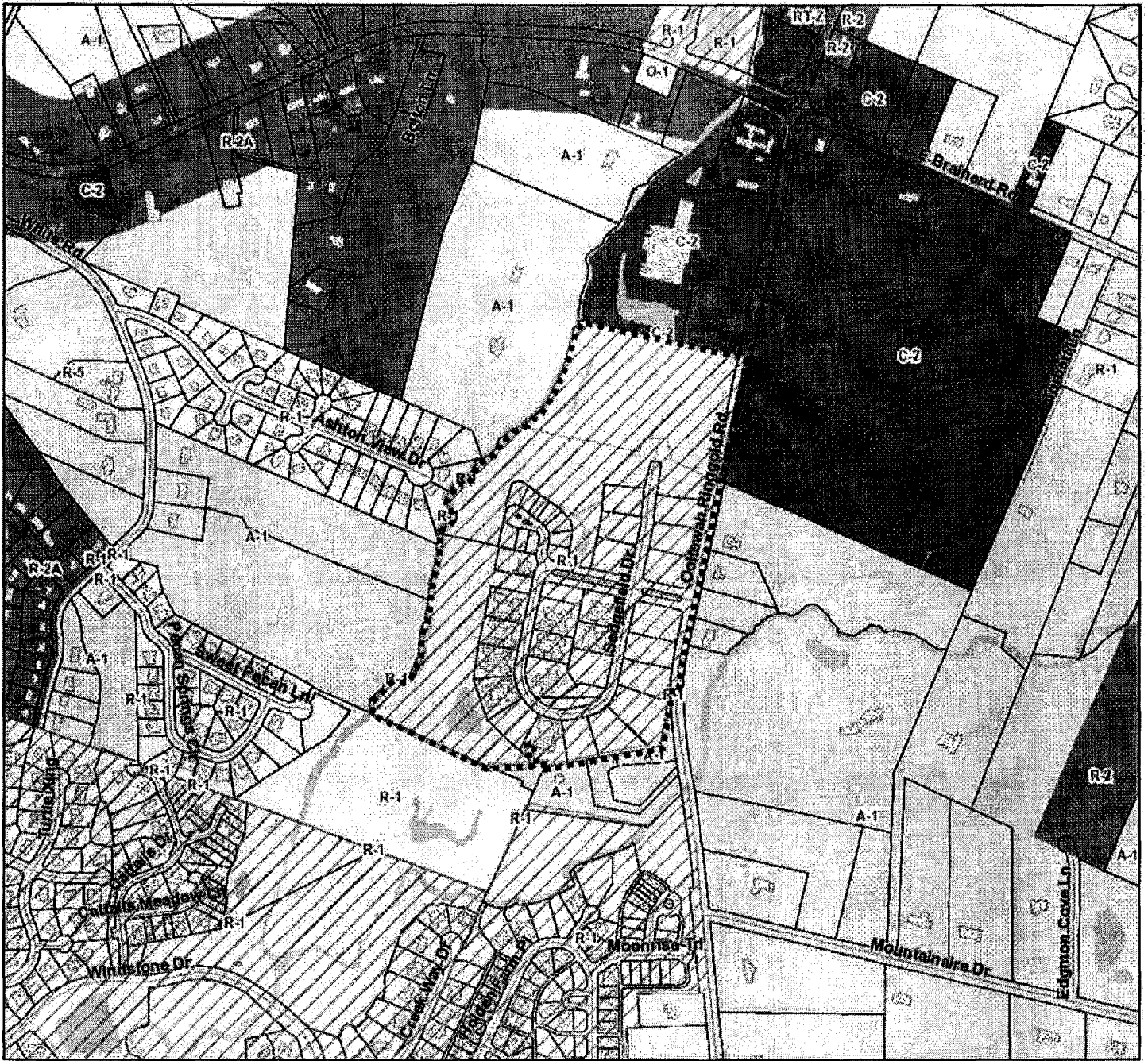
- The proposal is a low density residential development which is recommended by the adopted Land Use Plan for the area.
- The proposed use is consistent with surrounding multi-unit residential uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density 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.

### Notes:


- 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.
- Per Article V Section 105 of the Hamilton County Zoning Regulations, all lots in the PUD must have publicly accepted access.



**2016-162 Special Exceptions Permit for a Residential PUD**

654 ft

**Chattanooga Hamilton County Regional Planning Agency**





**MAP ENGINEERS L.L.C.**  
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 Fax: (561) 533-1101  
 Website: www.mapengineers.com

**STONBROOK CONDOMINIUMS P.U.D.**  
 FOR:  
**PRATT & ASSOCIATES**  
 179 HAMM ROAD  
 CHATTANOOGA, TN 37405

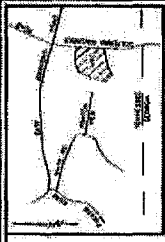
**SITE PLAN**

REVISIONS

NO.	DATE	DESCRIPTION
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2		
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4		
5		
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ALL RIGHTS RESERVED  
 THIS PLAN IS THE PROPERTY OF MAP ENGINEERS L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MAP ENGINEERS L.L.C.

DATE: 02/27/24  
 DRAWN BY: JWP  
 CHECKED BY: JWP  
 PROJECT: STONBROOK CONDOMINIUMS P.U.D.  
 SHEET NUMBER: C-1

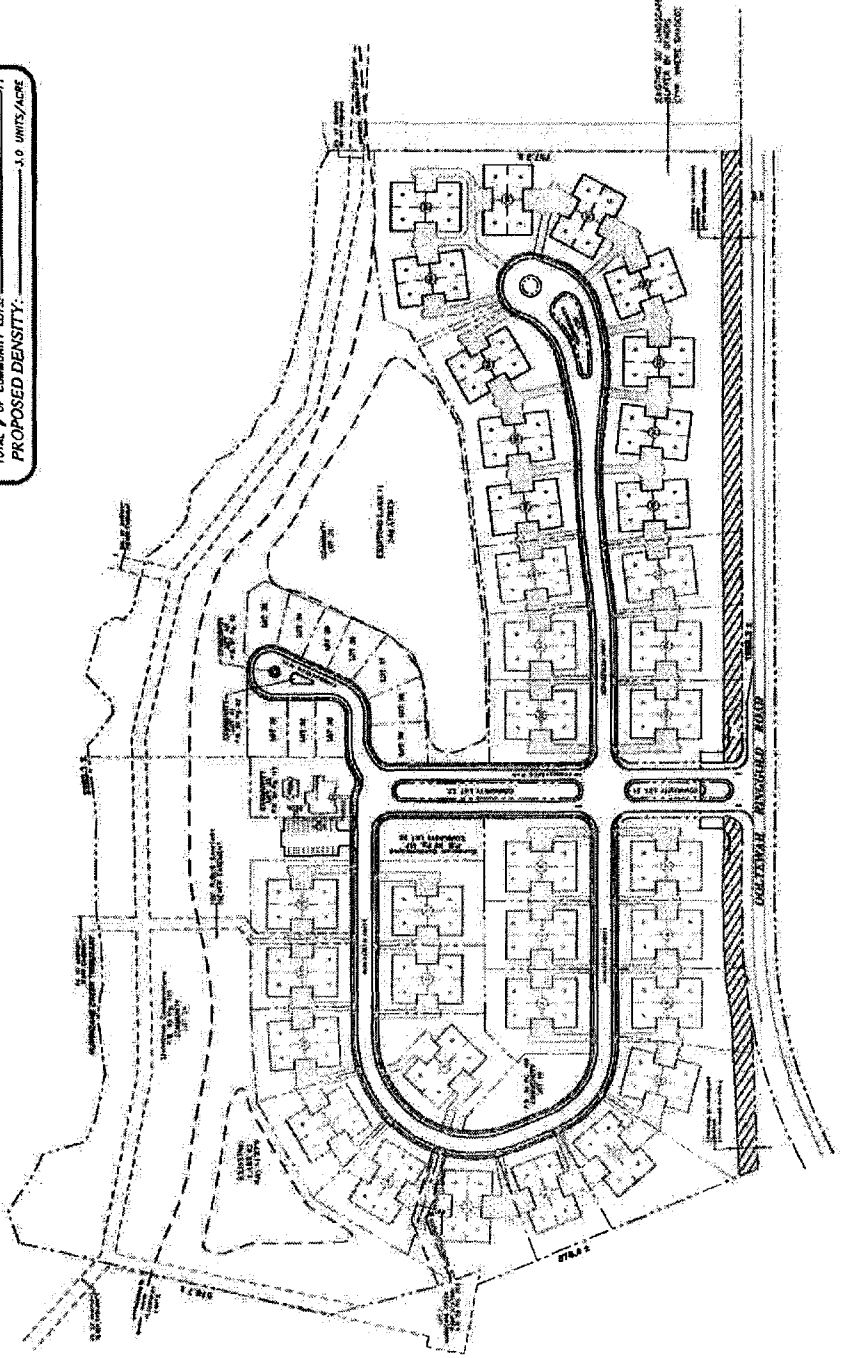


**SITE ANALYSIS**

PROPERTY ADDRESS: 1521 COLLEMAN PARKWAY BOLO  
 TAX MAP ID: 172-080-03  
 CURRENT ZONING: R-1 PUD  
 PROPOSED ZONING: R-1 PUD  
 TOTAL SITE AREA: 50.42 ACRES  
 TOTAL COMMUNITY LOT AREA: 18.84 ACRES  
 COMMUNITY LOT AREA: 37% (OF TOTAL SITE)  
 COMMUNITY PARKING SPACES PROVIDED: 21 SPACES

TOTAL # OF 4-UNIT BUILDINGS: 35  
 TOTAL # OF SINGLE FAMILY LOTS: 10  
 TOTAL # OF RESIDENTIAL UNITS: 140  
 TOTAL # OF COMMUNITY LOTS: 11

PROPOSED DENSITY: 3.0 UNITS/ACRE



**Site Plan**  
 SCALE: 1" = 40'

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