



# Hamilton County Board of Commissioners RESOLUTION

No. 317-28

(P.C. NO. 2017-027)

## A RESOLUTION GRANTING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 2607 AND 2631 OOLTEWAH RINGGOLD ROAD

**WHEREAS**, Rick Harris & Skyfall Development Group petitioned the Chattanooga-Hamilton County Regional Planning Commission to grant a Special Exceptions Permit for a Residential Planned Unit Development for properties located at 2607 and 2631 Ooltewah Ringgold Road, and said Planning Commission after hearing recommended that this petition be approved; and

**WHEREAS**, Rick Harris & Skyfall Development Group 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 March 15, 2017, 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 Exceptions Permit for a Residential Planned Unit Development for properties located at 2607 and 2631 Ooltewah Ringgold Road Lot 2, Charles and Emma Lou Subdivision, Plat Book 93, Page 51, ROHC and an unplatted tract of land located at 2631 Ooltewah-Ringgold Road being the properties described as Tracts 1 thru 3 in Deed Book 10424, Page 747, ROHC. Tax Map 160-037.04 and 037.05 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.**

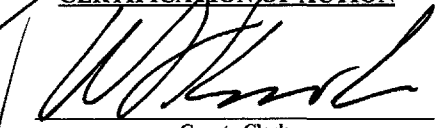
CERTIFICATION OF ACTION

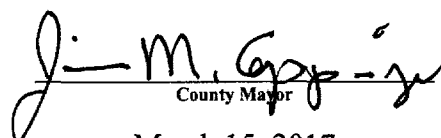
Approved:

Rejected:

Approved:

Vetoed:

  
\_\_\_\_\_  
County Clerk

  
\_\_\_\_\_  
County Mayor

March 15, 2017

Date

2017-027 Hamilton County  
February 13, 2017

**RESOLUTION**

WHEREAS, Rick Harris & Skyfall Development Group petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission granting a Special Exceptions Permit for a Residential Planned Unit Development for properties located at 2607 and 2631 Ooltewah Ringgold Road.

Lot 2, Charles and Emma Lou Subdivision, Plat Book 93, Page 51, ROHC and an unplatted tract of land located at 2631 Ooltewah-Ringgold Road being the properties described as Tracts 1 thru 3 in Deed Book 10424, Page 747, ROHC. Tax Map 160-037.04 and 037.05 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on January 9, 2017, at which time action was deferred to February 13, 2017

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

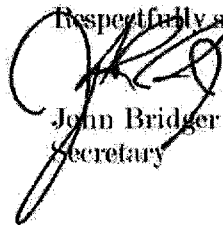
AND WHEREAS, no one was present in opposition to the petition,

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 compatible with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on February 13, 2017, recommended to the County Mayor and Members of the County Commission that this petition be approved.

Respectfully submitted,



Jenn Bridger  
Secretary



**2017-027 Special Exceptions Permit for a Residential PUD**

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2017-027: Approve



500 ft



**Chattanooga Hamilton County Regional Planning Agency**



**PLANNING COMMISSION CASE REPORT**

Case Number: 2017-027

PC Meeting Date: 02-13-17

**Applicant Request****Special Permit for a Planned Unit Development**

Property Location:	2607 & 2631 Ooltewah Ringgold Road
Property Owner:	Rick Harris, Skyfall Development Group
Applicant:	Rick Harris, Skyfall Development Group

**Project Description**

- **Proposal:** The applicant is seeking to make a major change to an existing Planned Unit Development. This change entails:
  - Removal of a secondary ingress/egress access.
  - An increase in density from 2.4 dwelling units per acre to 2.6 dwelling units per acre by adding 2 additional lots.
- **Other Change:** A reduction in the number of townhouses from 9 units to 4 units.
- **Proposed Access:** Entrance on Ooltewah-Ringgold Road.
- **Proposed Development Form:** A subdivision with 33 single-family detached dwellings and 4 townhouse units.
- **Proposed Density:** Approximately 2.6 dwelling units per acre.

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

- **Location:** The 14.33 acre site is located on the west side of Ooltewah-Ringgold Road approximately one mile north of the Standifer Gap Road intersection and 1.5 miles north of East Hamilton Middle High School.
- **Potential Access:** Access to the site is only available from Ooltewah-Ringgold Road.
- **Current Land Uses:** Adjacent lot sizes on the north side of the site range from one-third to one-half acre. Adjacent lot sizes to the south and west range from one-half to one acre. Land uses: All properties within a ½-mile radius of the site are either used for single-family homes or are undeveloped.
- **Current Density:** The residential density of the adjacent subdivision to the north is 2.1 dwelling units per acre. The average residential density in the immediate vicinity of the site is approximately 1.5 dwelling units per acre. The average residential density within a ½-mile radius of site ranges from 1 to 3 dwelling units per acre.

**Zoning History**

- The site is currently zoned A-1 Agricultural District and R-2 Urban Residential District.
- The site was granted a special permit for a Planned Unit Development in 2015 with a single condition (Resolution #315-24B). The condition states that the secondary access shown on the plan will be limited to emergency access only and shall be gated at all times.
- The adjacent subdivision to the north is zoned R-1 Single-Family Residential District. The adjacent subdivision to the west is zoned R-2 Urban Residential District and the adjacent properties to the south are zoned A-1 Agricultural District.

**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 2. Level 2 describes the development potential appropriate for low-intensity development based on the limited infrastructure.
- An A-1 PUD also has a maximum residential density of 2 dwelling units per acre.

## PLANNING COMMISSION CASE REPORT

- An R-2 PUD has a maximum residential density of 8 dwelling units per acre.

### Key Findings

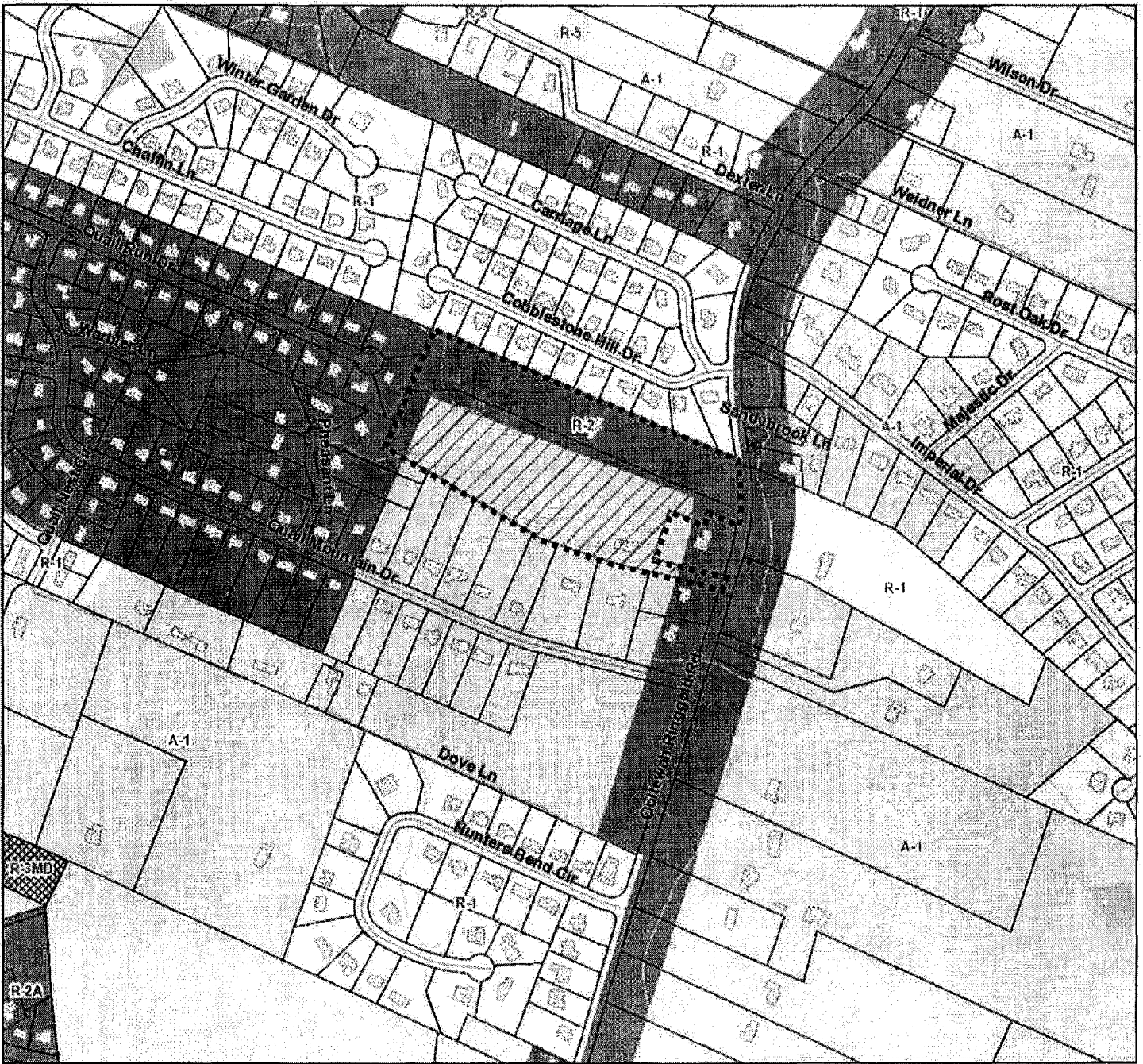
- The proposal is supported by the recommendations of the Development Policy from the Comprehensive Plan 2030 update based on a desire of low-intensity uses.
- The proposed use is compatible with surrounding uses.
- The proposed residential density is compatible with the surrounding densities.
- The proposal would set a precedent for future requests by introducing townhouses as a use to the area. However, townhouses can be appropriate in the low density residential area when thoughtfully situated in developments without significantly increasing the density or creating additional burdens on existing housing types. This is reflected in the RPA's Townhouse Policy which states, "Townhouses are also generally more acceptable and compatible with surrounding detached low-density single-family residential development if they are part of a Unified Development and sited to the interior of that development."
- The proposed changes to the previously adopted Planned Unit Development reflect requests by County Commission to remove a public secondary access road as noted in the condition on the previous case.

### Other Departmental Comments

- No other department has provided comments for this case.

### Staff Recommendation

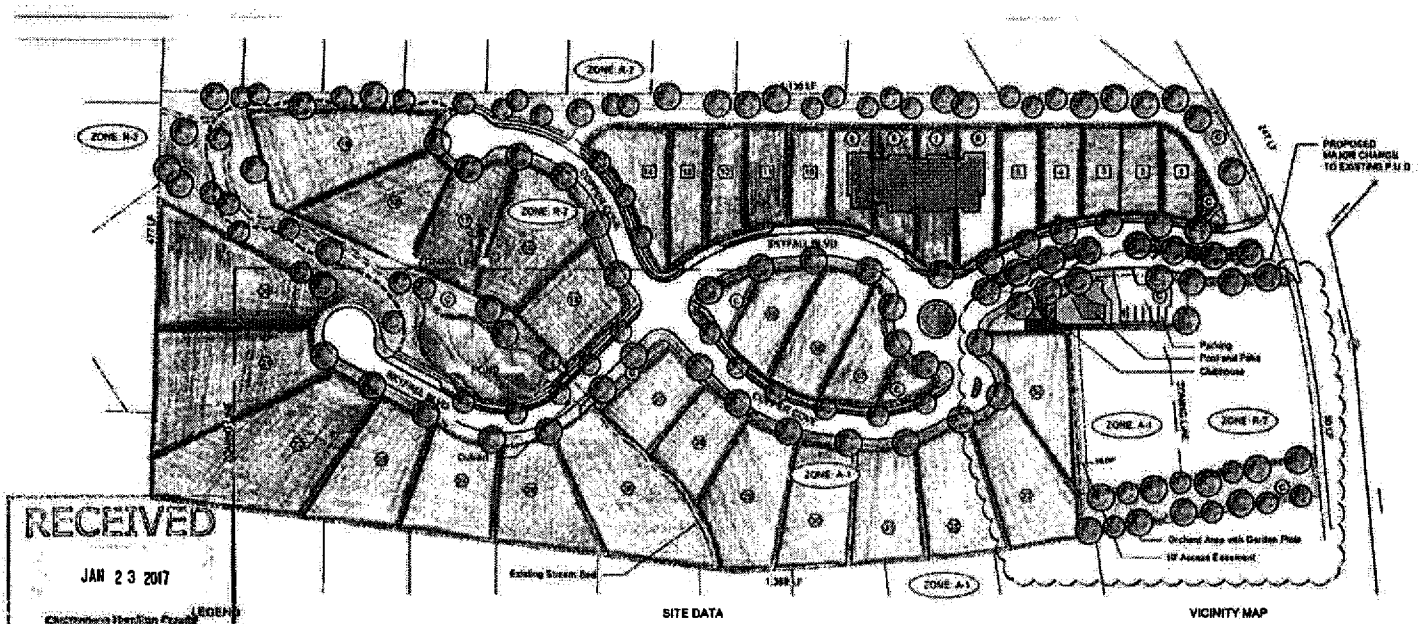
Approve



**2017-027 Special Exceptions Permit for a Residential PUD**

523 ft

**Chattanooga Hamilton County Regional Planning Agency**



**RECEIVED**  
 JAN 23 2017  
 City of Chattanooga Planning Commission

**SITE DATA**

PROPERTY ADDRESS: 2807 & 2831 COLTEYAH RINGWOLD ROAD  
 COLTEYAH, TENNESSEE 37503

ZONING: R-2 & A-1

TAX MAP #S: 169287 84 & 169 637 05

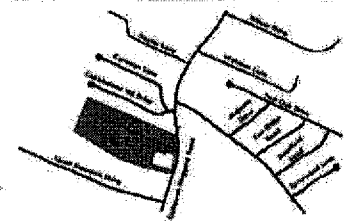
JURISDICTIONAL DISTRICT: 2 (HAMPTON CO.)

TOTAL PROPERTY LF: 4,181 LF

ACREAGE: A-1 ZONING: 7.28  
 R-2 ZONING: 7.95  
 TOTAL ACREAGE: 14.33

**DWELLING UNITS:**  
 ALLOWED IN A-1: 2 PER ACRE  
 ALLOWED IN R-2: 5.75 PER ACRE  
 TOTAL ALLOWED: 34 DWELLING UNITS

**PUD DWELLING UNITS:**  
 ALLOWED IN A-1: 3 PER ACRE  
 TOTAL IN A-1: 14 UNITS (7.28 acres x 3)  
 ALLOWED IN R-2: 8 PER ACRE  
 TOTAL IN R-2: 58 UNITS (7.95 acres x 8)  
 TOTAL ALLOWED: 72 DWELLING UNITS  
 TOTAL PROPOSED: 37 DWELLING UNITS



**CRONG DESIGN GROUP**  
 419 SPEARS AVENUE  
 CHATTANOOGA, TENNESSEE 37405

**SKYFALL SUBDIVISION**  
 2507 & 2834 COLTEYAH RINGWOLD ROAD  
 COLTEYAH, TENNESSEE 37503

DATE: 12-27-2016  
 SCALE: 1" = 100'  
 PROJECT NO. SKYFALL



RE: 2017-027