

2013-149
Joseph Ingram/Leslie C. Fox
District No. 2

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT ON PROPERTIES LOCATED IN THE 1000 BLOCK OF DALLAS ROAD.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for a Residential Planned Unit Development on properties located in the 1000 block of Dallas Road, more particularly described in the attached maps:

Lots 38 thru 42 of Crow's Addition to Hill City, Plat Book 2, Page 7, ROHC, and Lots 41 thru 45 and Lots 61 thru 63 of Map of Highland Pines being a Subdivision of Frazier & Sawyer's Addition, Plat Book 11, Page 63, ROHC, and an unplatted tract of land located in the 1000 Block of Dallas Road, being the property described as Tract One (1) in Deed Book 10044, Page 108, ROHC. Tax Map Nos. 126L-C-005, 126M-G-003 thru 008, and 126M-G-014 thru 018.

ADOPTED: _____, 2013

/mms

2013-149 City of Chattanooga
November 11, 2013

RESOLUTION

WHEREAS, Joseph Ingram/Leslie C. Fox petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga granting a Special Exceptions Permit for a Residential Planned Unit Development for properties located in the 1000 Block of Dallas Road.

Lots 38 thru 42 of Crow's Addition to Hill City, Plat Book 2, Page 7, ROHC, and Lots 41 thru 45 and Lots 61 thru 63 of Map of Highland Pines being a Subdivision of Frazier & Sawyer's Addition, Plat Book 11, Page 63, ROHC, and an unplatted tract of land located in the 1000 Block of Dallas Road, being the property described as Tract One (1) in Deed Book 10044, Page 108, ROHC. Tax Maps 126L-C-005, 126M-G-003 thru 008, and 126M-G-014 thru 018 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on November 11, 2013,

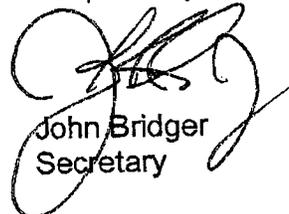
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on November 11, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,


John Bridger
Secretary

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION FORM

CASE NUMBER: 2013-149		Date Submitted: 10-10-2013	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
PUD		PUD Name: The Colony at Normal Park	
Acres: 5.75		Density: 3.3 u/a	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional
<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Final	<input checked="" type="checkbox"/> Preliminary/Final Together	
2 Property Information			
Property Address:		Properties located in the 1000 block of Dallas Road	
Property Tax Map Number(s):		126L-C-005, 126M-G-003 thru 008 and 014 thru 018	
3 Proposed Development			
Reason for Request and/or Proposed Use:		Residential Planned Unit Development	
4 Site Characteristics			
Current Zoning:		R-1	
Current Use:		Vacant	
Adjacent Uses:		Residential	
5 Applicant Information			
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.			
Name: Joseph Ingram		Address: 115 South Lovell Ave	
Check one:		<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner
City: Chattanooga	State: TN	Zip Code: 37411	Email: josephwqsinc.net
Phone 1: 774-7177	Phone 2:	Phone 3:	Fax: 490-8472
6 Property Owner Information (if not applicant)			
Name: Leslie C. Fox		Phone: 314-5228	
Address: 2053 Rosemere Way Chattanooga, TN 37421			
Office Use Only:			
Planning District: 8B		Neighborhood: Hill City/North Shore Neighborhood	
Hamilton Co. Comm. District: 6		Chatt. Council District: 2	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:	
Checklist			
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions	
<input checked="" type="checkbox"/> Site Plan, if required	<input checked="" type="checkbox"/> Total Acres to be considered: 5.75	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 10044/108			
Plat Book/Page: 2/7, 11/36		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 2
Filing Fee: \$400.00		<input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check	Check Number: 1983
Planning Commission meeting date: Nov 11, 2013		Application processed by: Jennifer Ware	

**Planning Commission Recommendation:
Approve Staff Recommendation**

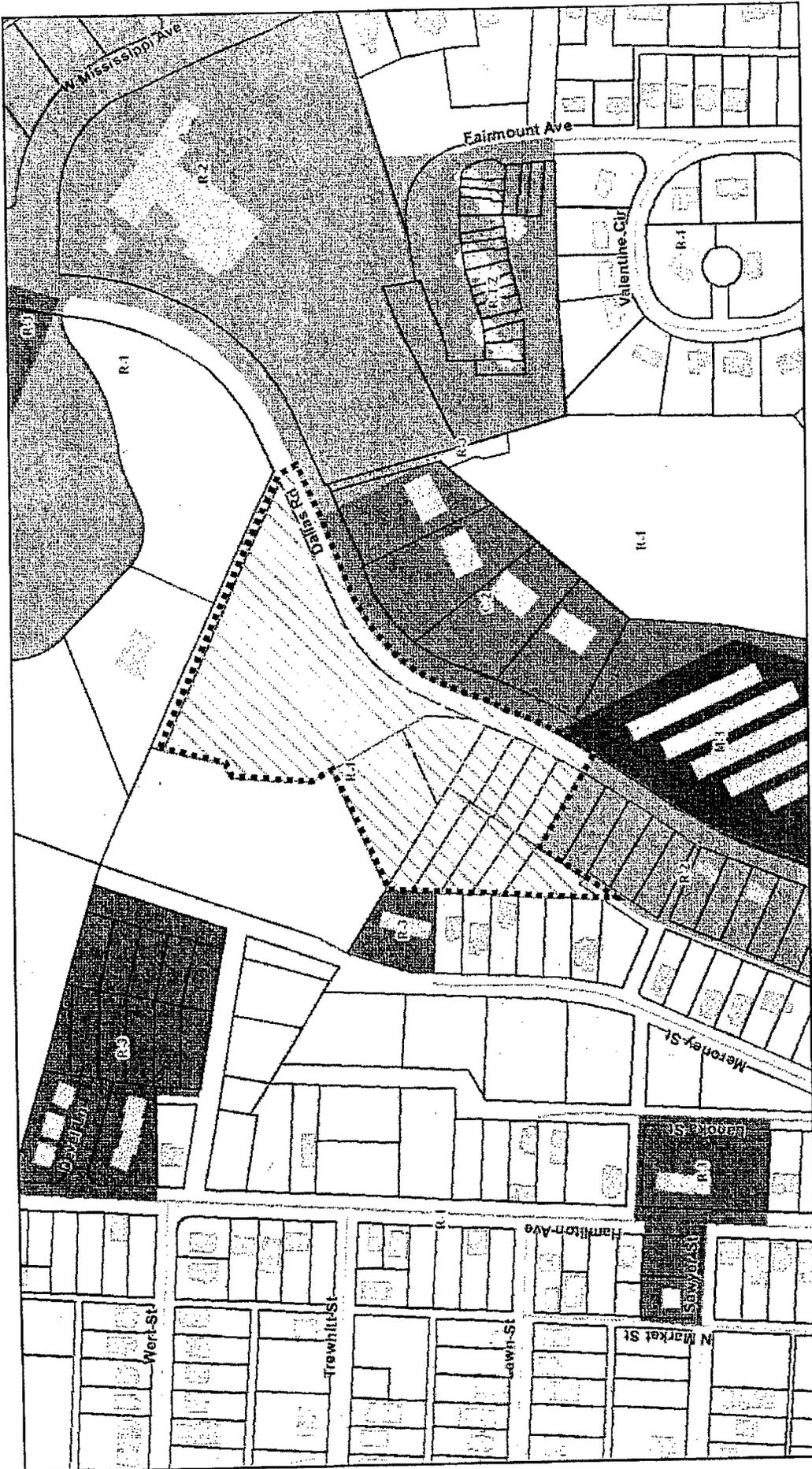
Chattanooga-Hamilton County Regional Planning Agency

STAFF RECOMMENDATION (Rezoning, Special Permits & Mandatory Referrals)

Case Number:	2013-149	PC Meeting Date: 11-11-2013
STAFF RECOMMENDATION:	APPROVE	
Land Use & Transportation Comments		
Planning Staff:	<p><u>Applicant Request Overview</u> The applicant is requesting a Special Exceptions Permit for a Planned Unit Development (PUD) for the future construction of single-family homes.</p> <p>The property is presently zoned R-1 Residential. The applicant would like to revise the boundaries, density, circulation and parcel layout of the property's current Residential PUD plan to a plan with smaller boundaries, less density and a cul-de-sac – no through connection to Meroney Street. The proposed PUD plan has a density of 3.3 units per acre with 19 single-family detached dwelling units, interior and exterior sidewalks, landscaping, street trees, parks and green infrastructure.</p> <p><u>Site Description</u> The proposed PUD plan contains properties which total 5.75 acres in the 1000 Block of Dallas Road. Per the applicant, the site was previously excavated and mined for soil. This created a 250 foot grade differential around the perimeter of the site.</p> <p>The site is located on a minor arterial road, Dallas Road, with one curb cut to act as one entrance and exit. Located in the North Chattanooga neighborhood, the surrounding properties are zoned R-2 Residential, R-3 Residential and R-1 Residential. Properties directly across Dallas Road are zoned M-3 Warehouse and Wholesale, C-2 Convenience Commercial and R-3 Residential. The area contains a variety of uses including single-family homes, schools, offices and mini-storage warehouses.</p> <p><u>Zoning History</u> The property's rezoning history is as follows:</p> <ul style="list-style-type: none"> • 2005: Rezoned from R-3 Residential and R-4 Residential to R-1 Residential • 2007: Final PUD plan approved • 2011: PUD plan expired, but received a one year extension by Planning Commission • 2012: Preliminary PUD plan approved <p>This site contains an approved Special Exception Permit for a Residential PUD, from February 2012. This PUD boundary includes adjacent parcels to the north of the subject PUD application. The density of the approved PUD is 4.8 units per acre, with 44 lots on approximately 9 acres. This plan includes a</p>	

STAFF RECOMMENDATION (Rezoning, Special Permits & Mandatory Referrals)

	<p>street which extends from Dallas Road to Meroney Street.</p> <ul style="list-style-type: none"> • Planning Commission 11-11-2013: Revised PUD plan submitted under new PUD process. <p><i>The current PUD process combines the Preliminary PUD and Final PUD plan submission process into one Final PUD plan submission process.</i></p> <p>Staff Recommendation Staff is recommending approval of the request for the following reasons.</p> <p>The PUD Development Plan contains a density of 3.3 units per acre with 19 detached single family homes, sidewalks, landscaping, Dallas Road street trees, parks, open space and green infrastructure. The lot configuration and connected interior and exterior sidewalk system allows for access to the development's parks and sidewalks along Dallas Road.</p>
<p>Infrastructure & Operational Comments</p>	<p style="background-color: #cccccc;"> </p>
	<p>All land development projects are reviewed by City Engineering & Water Quality staff, Traffic Engineering & Operations staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.</p> <p>Additional requirements, if needed, are indicated by department below either as comments or as conditions recommended to be attached to the final ordinance.</p>



2013-149 Residential PUD

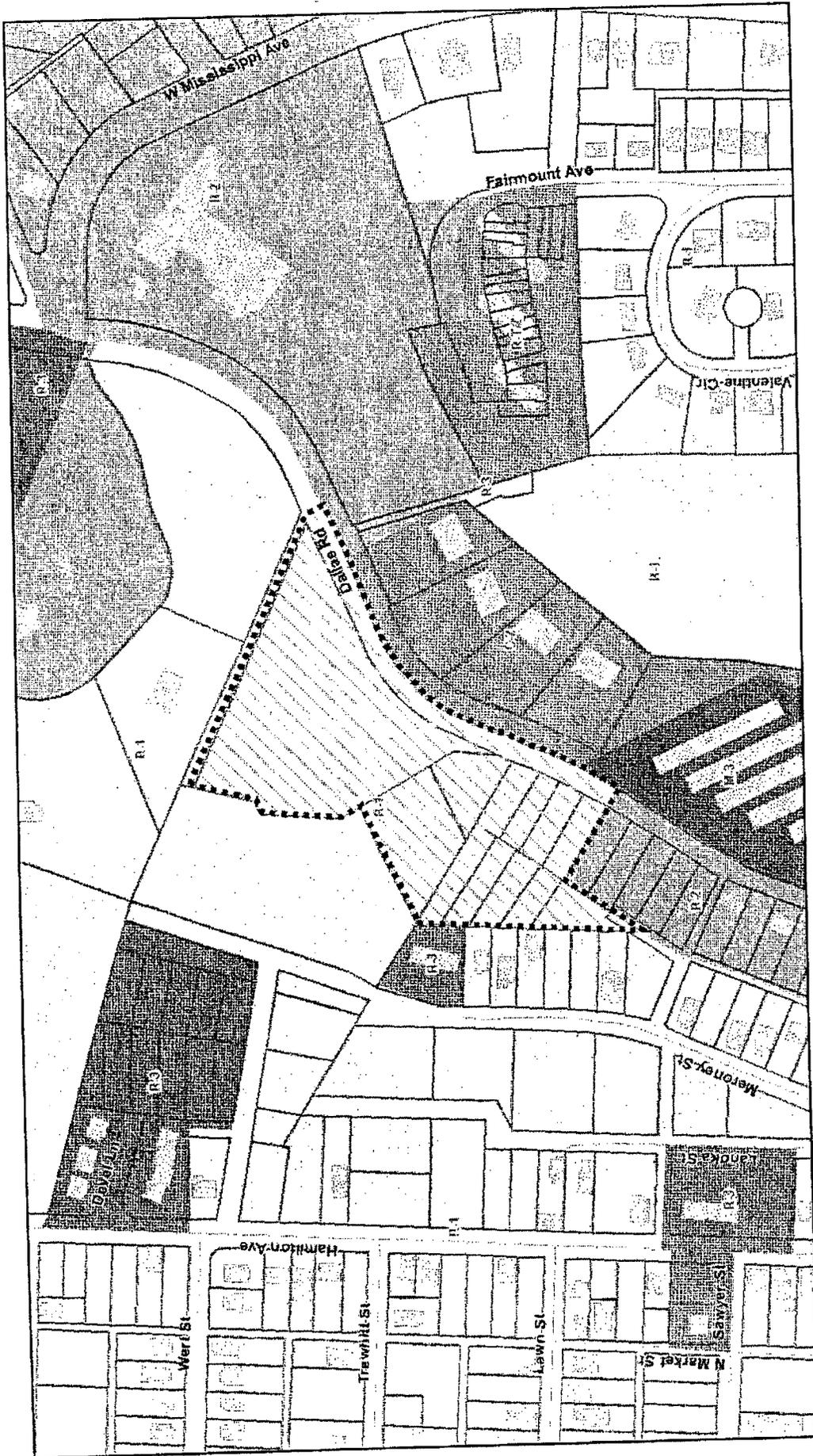


250 ft



Chattanooga-Hamilton County
Regional Planning Agency





2013-149 Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-149: Approve.



250 ft

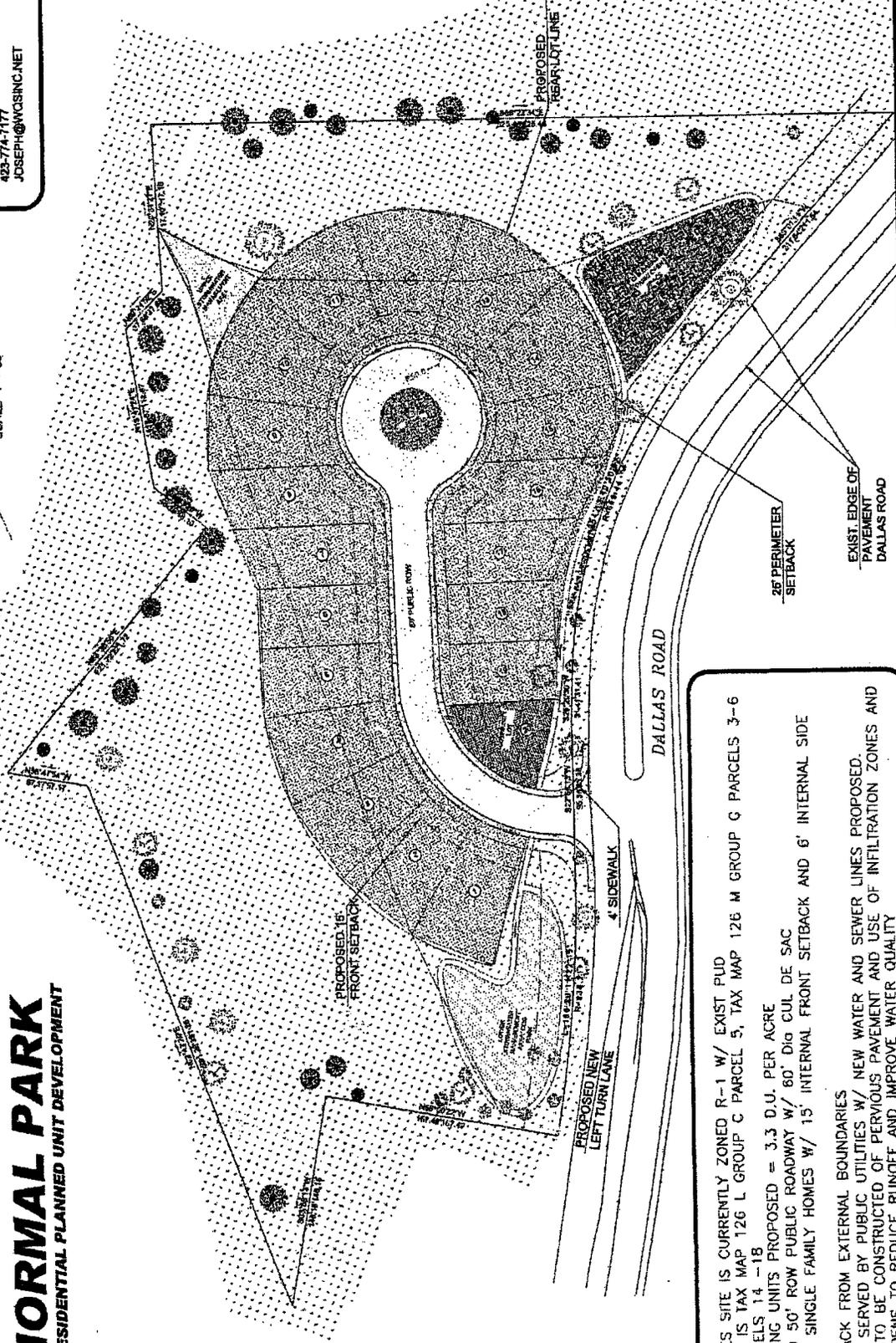


Chattanooga Hamilton County Regional Planning Agency

THE COLONY AT NORMAL PARK

A RESIDENTIAL PLANNED UNIT DEVELOPMENT

THE COLONY AT NORMAL PARK
C/O JOSEPH INGRAM
116 S. LOVELL AVE
CHATTANOOGA, TN 37411
423-774-7177
JOSEPHI@WCSINC.NET



SITE DATA
 5.75 ACRES SITE IS CURRENTLY ZONED R-1 W/ EXIST PUD
 PROPERTY IS TAX MAP 126 L GROUP C PARCEL 5, TAX MAP 126 M GROUP G PARCELS 3-6
 AND PARCELS 14 -18
 19 DWELLING UNITS PROPOSED = 3.3 D.U. PER ACRE
 PROPOSED 50' ROW PUBLIC ROADWAY W/ 60' Dia CUL DE SAC
 DETACHED SINGLE FAMILY HOMES W/ 15' INTERNAL FRONT SETBACK AND 6' INTERNAL SIDE
 SETBACK
 25' SETBACK FROM EXTERNAL BOUNDARIES
 ALL LOTS SERVED BY PUBLIC UTILITIES W/ NEW WATER AND SEWER LINES PROPOSED.
 ROADWAY TO BE CONSTRUCTED OF PERVIOUS PAVEMENT AND USE OF INFILTRATION ZONES AND
 RAIN GARDENS TO REDUCE RUNOFF AND IMPROVE WATER QUALITY

NOTICE

WHEREAS, petitions to amend Ordinance No. 6958, known as the Zoning Ordinance, have been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2013-146 John Anderson/James P. Little. 1418 O'Grady Drive, from R-1 Residential Zone to R-3 Residential Zone, subject to certain conditions.

2013-148 Thomas Palmer/Dan Rose. 1512 Market Street and 5 East 16th Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following Special Exceptions Permit be approved:

2013-149 Joseph Ingram/Leslie C. Fox. 1000 Block of Dallas Road for a Residential Planned Unit Development.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following condition be lifted and denied:

2013-134 B & M Development. 1309 Panorama Drive, to lift condition #1 from Ordinance No. 12581 of previous Case No. 2012-015.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

December 10, 2013

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2013.

Sandra Freeman
Clerk to the City Council