

2014-031
Lee Hodges/Housing Trust Group/
ERB, LLC
District No. 4

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 1351 RESERVE WAY AND 7650 EAST BRAINERD ROAD, SUBJECT TO CERTAIN CONDITIONS.

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 for properties located at 1351 Reserve Way and 7650 East Brainerd Road, subject to the parking on the western parcel, 7650 East Brainerd Road, being placed behind the apartment building, more particularly described in the attached maps:

Lot 2B of The Reserve at Creekside, Plat Book 98, Page 145, ROHC, and Tract 3 of The Reserve at Creekside, Plat Book 73, Page 125, ROHC, being the properties described in Deed Book 10067, Page 334, ROHC. Tax Map Nos. 159P-A-001.02 and 001.03.

ADOPTED: _____, 2014

/mem

RESOLUTION

WHEREAS, Lee Hodges/Housing Trust Group/ERB, LLC 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 (PUD) for properties located at 1351 Reserve Way and 7650 East Brainerd Road.

Lot 2B of The Reserve at Creekside, Plat Book 98, Page 145, ROHC, and Tract 3 of The Reserve at Creekside, Plat Book 73, Page 125, ROHC, being the properties described in Deed Book 10067, Page 334, ROHC. Tax Maps 159P-A-001.02 and 001.03 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on April 14, 2014,

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 April 14, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to the parking on the western parcel, 7650 East Brainerd Road, being placed behind the apartment building.

Respectfully submitted,



John Bridger
Secretary

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-031	PC Meeting Date: 04-12-2014
STAFF RECOMMENDATION:	APPROVE, subject to the parking on the western parcel, 7650 East Brainerd Road, shall be placed behind the apartment building.	
Land Use & Transportation Comments		
Planning Staff:	<p><u>Applicant Request Overview</u> Applicant is Requesting two parcels, 1351 Reserve Way and 7650 East Brainerd Road, be rezoned for a Residential Planned Unit Development (PUD). The applicant intends to build four apartment buildings containing a total of 90 dwelling units.</p> <p><u>Site Description</u> The parcels sit on either side of the privately owned Reserve Way. Both sites currently sit vacant. 7650 East Brainerd Road has a majority of its acreage in the creek bed that runs along the western edge of the boundaries. 1351 Reserve Way sits vacant with a natural topographic slope on the eastern edge of the site. Both sites are within the 100 year floodplain.</p> <p>The surrounding land-uses include apartments to the east and south, commercial to the north and single family residential to the west across the creek bed.</p> <p><u>Zoning History</u> The parcels were rezoned from a mix of R-1 Residential Zone, R-2 Residential Zone, and O-1 Office Zone to C-2 Convenience Commercial Zoning with a series of conditions in 1989. These conditions specified landscaping buffers for protection between uses and to protect the on parcel creek. In 2002 those conditions were lifted and replaced with the following existing conditions;</p> <ol style="list-style-type: none"> 1. Lighting to be directed away from the RT-1 Residential Townhouse Zone to the west; 2. Ingress/egress to East Brainerd Road only; 3. Dumpsters and loading docks to be located on the east side of the property; 4. All existing easements are retained. <p><u>Plans/Policies</u> There is not an adopted land use plan for this area other than the Comprehensive Plan 2030. The Comprehensive Plan 2030 shows a significant portion of the parcels sitting in the Reserve Development Sector. This Sector states that development should be limited to preserve natural features, which in this case, includes both the creek on the site and the 100 year floodplain. The rest of the land sits in the Outer Suburban Development Sector which recommends larger lot sizes and traditional neighborhood development.</p>	

STAFF CASE REPORT TO PLANNING COMMISSION

Infrastructure & Operational Comments	<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>
Summary	<p>Staff is recommending approval, subject to the parking on the western parcel, 7650 East Brainerd Road, shall be placed behind the apartment building.</p> <p>This condition is placed to ensure the height of the apartments sits far enough away from adjacent single-family housing for privacy, decreases the distance residents will have to travel from building to sidewalk through the parking lot, and frames the street by pushing the building to front on Reserve Way.</p>



2014-031 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION OF CASE NO. 2014-031: Approve, subject to the parking on the western parcel, 7650 East Brainerd Road, being placed behind the apartment building.

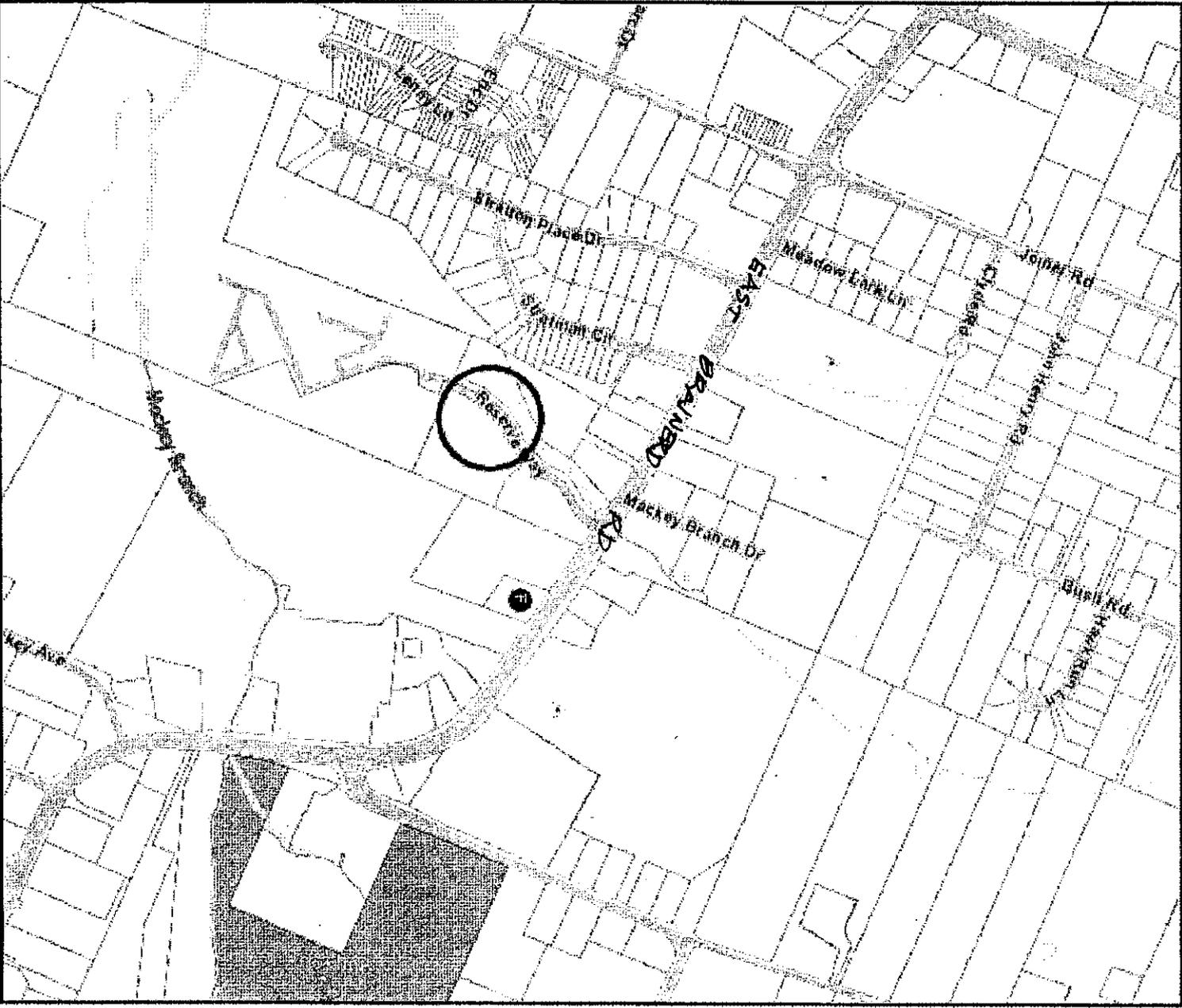


250 ft



Chattanooga Hamilton County Regional Planning Agency





1351 Reserve Way

Chattanooga 4/ Hamilton County 7

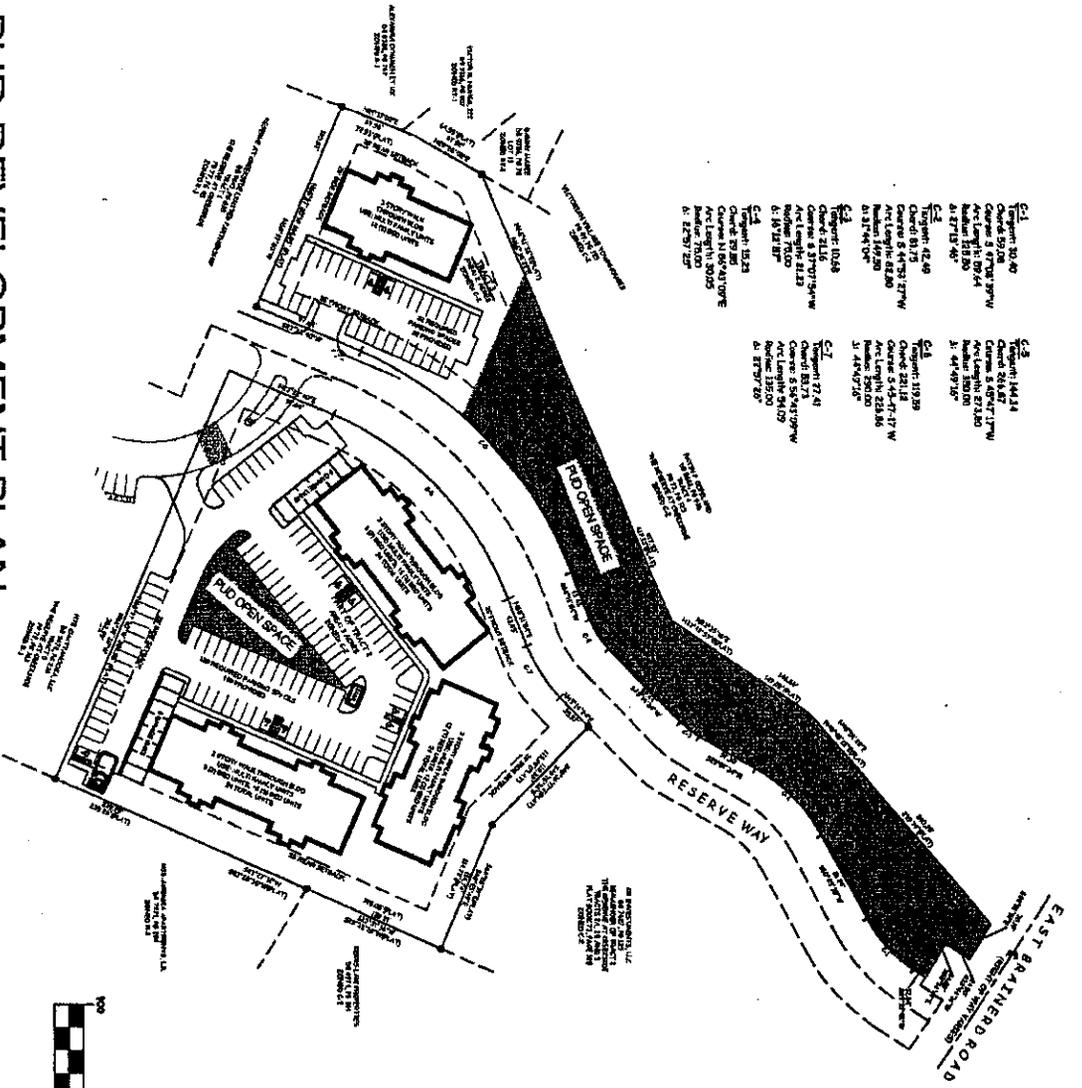
Printed Mar 13, 2014

Disclaimer: This map is to be used for reference only, and no other use or reliance on this same is authorized. Parcel lines are shown for reference only and are not intended for conveyance. Use is intended to substitute for a legal survey or property record.



PUD DEVELOPMENT PLAN

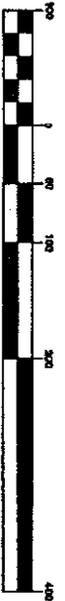
SCALE: 1" = 100'-0"



- C11
Corner: 30.40'
Course: 59.08'
Course: 5.4784127W
Angle: 151.0041°
Arc Length: 80.44'
B: 44.9732'
- C12
Tangent: 42.46'
Course: 81.71°
Course: 5.370729W
Angle: 151.0041°
Arc Length: 82.80'
Radius: 149.20'
B: 31.9449'
- C13
Course: 10.84'
Course: 2.51218°
Angle: 151.0041°
Arc Length: 94.09'
B: 16.1218'
- C14
Tangent: 15.23'
Course: 79.20°
Course: 5.370729W
Angle: 151.0041°
Arc Length: 80.44'
B: 44.9732'
- C15
Course: 144.14'
Course: 28.82°
Course: 5.409417W
Angle: 151.0041°
Arc Length: 92.35'
B: 44.9732'
- C16
Tangent: 119.39'
Course: 22.18°
Course: 5.444717W
Angle: 151.0041°
Arc Length: 228.36'
B: 44.9732'
- C17
Tangent: 117.71'
Course: 5.354510W
Angle: 151.0041°
Arc Length: 94.09'
B: 16.1218'
- C18
Tangent: 117.71'
Course: 5.354510W
Angle: 151.0041°
Arc Length: 94.09'
B: 16.1218'

PROPERTY INFORMATION

TRACT 2: 3 ACRES
TAX MAP #: 158P A 001.02
ZONED: C-2
TRACT 3.0: 2 ACRES
TAX MAP: 158P A 001.08
ZONED: C-2
TOTAL ACREAGE: 5 ACRES
PERMITTED DENSITY: 24 UNITS PER ACRE
PROPOSED DENSITY: 18 UNITS PER ACRE



1

DRAWING TITLE:
PUD DEVELOPMENT PLAN

PROJECT:
FOREST COVE PHASE II

ADDRESS:
**RESERVE WAY
CHATTANOOGA, TN**

COMM. NO.
130432

DATE:
3/21/2014

DRAWING NO.
C11

220 N. YARBOROUGH RD.
KNOXVILLE, TENNESSEE
37918
PHONE: 866 264 0268
FAX: 866 654 8312
www.michaelbrady.com

MBI
michael brady inc.

NOTICE

WHEREAS, petition to amend Ordinance No. 6958, known as the Zoning Ordinance, has 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:

2014-023 Elemi Architecture, LLC/Matt Winget/Paul Teruya/ALC Holdings, LLC. 1690 Silvels Lane, 109 Old Mountain Road, and 1605 W. 39th Street, from R-1 Residential Zone, R-2 Residential Zone, and C-2 Convenience Commercial Zone to UGC Urban General Commercial Zone, as amended per site plan.

2014-025 City of Chattanooga/RPA. 8607, 8613, and 8619 North Hickory Valley Road and 5210 Highway 58, from Temporary R-3 Residential Zone to Permanent R-3 Residential Zone per City Code Article X-11, Section 38-653, Planning Commission Zoning Plan to establish permanent zone for area annexed by Ordinance No. 12803.

2014-026 Dan Dykstra. 332 Sylvan Street, from R-2 Residential Zone to R-3 Residential Zone, as a single family, short term vacation rental only.

2014-029 Passpointe Engineering/Jan Pass/Woodland Park Baptist Church. 6700 block of Standifer Gap Road, from R-1 Residential Zone and R-2 Residential Zone to R-4 Special Zone, subject to certain conditions.

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

2014-028 The Southern Land Company/Obar Investments. 3886 Cummings Road, for a Residential Planned Unit Development, subject to certain conditions.

2014-030 Passpointe Engineering/Jan Pass/Woodland Park Baptist Church. 6700 block of Standifer Gap Road, for an Institutional Planned Unit Development.

2014-031 Lee Hodges/Housing Trust Group/ERB, LLC. 1351 Reserve Way and 7650 East Brainerd Road, for a Residential Planned Unit Development, subject to certain conditions.

4. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following amendment be made to the Chattanooga City Code, Part II, Chapter 38-2, known as the Chattanooga Zoning Ordinance by:

- (a) Deleting the definition of “Building, Height of” in its entirety and substitute in lieu thereof;
- (b) Adding the definition “Grade Plane”.

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,

May 13, 2014

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 _____, 2014.

Sandra Freeman
Clerk to the City Council