

2014-107
Southern Land Company/
Obar Investments, LLC
District No. 1

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED IN THE 900 BLOCK OF RIVER GORGE DRIVE, 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 property located in the 900 block of River Gorge Drive, more fully described below:

An unplatted tract of land located in the 900 Block of River Gorge Drive, beginning at the southwest corner of Tax Map #153-027.07 and going northeast 590 feet, thence southeast 260.84 feet, thence northeast 507.14 feet, thence 387.92 feet east, thence southeast 262.57 feet, thence east 158.70 feet, thence curving 1127.08 feet in a southwest direction to the end of River Gorge Drive, thence 402.8 feet west, thence 290.66 feet southwest, thence northwest 292.76 feet to the point of beginning, being part of the property described in Deed Book 8158, Page 222, ROHC. Part of Tax Map No. 153-027.07.

BE IT FURTHER RESOLVED that this petition shall be approved subject to walking path connections as shown in estimated location on the site plan drawing submitted.

ADOPTED: _____, 2014

/mem

2014-107 City of Chattanooga
October 13, 2014

RESOLUTION

WHEREAS, Southern Land Company/Obar Investments, 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 for property located in the 900 Block of River Gorge Drive.

An unplatted tract of land located in the 900 Block of River Gorge Drive, beginning at the southwest corner of Tax Map #153-027.07 and going northeast 590 feet, thence southeast 260.84 feet, thence northeast 507.14 feet, thence 387.92 feet east, thence southeast 262.57 feet, thence east 158.70 feet, thence curving 1127.08 feet in a southwest direction to the end of River Gorge Drive, thence 402.8 feet west, thence 290.66 feet southwest, thence northwest 292.76 feet to the point of beginning, being part of the property described in Deed Book 8158, Page 222, ROHC. Part of Tax Map #153-027.07 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on October 13, 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 October 13, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to: 1) Walking path connections as shown in estimated location on the site plan drawing submitted.

Respectfully submitted,



John Bridger
Secretary

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION FORM

CASE NUMBER:	2014-107	Date Submitted: 08/25/2014	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
PUD	PUD Name: The Knoll		
	Acres: 22.04	Density: 1.9/ac	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional
2 Property Information			
Property Address:	900 blk of River Gorge Dr		
Property Tax Map Number(s):	153-27.07 (part)		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Wish to construct greater than 1 unit per acre		
4 Site Characteristics			
Current Zoning:	R-1		
Current Use:	Vacant		
Adjacent Uses:	Residential, PUD		
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: Southern Land Company		Address: 1550 West McEwen Dr, Suite 200	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner	
City: Franklin	State: TN	Zip Code: 37067	Email: trevor.cross@southernland.com
Phone 1: 615-778-3930	Phone 2: 615-778-3150	Phone 3: 615-778-2884	Fax: 615-778-2875
6 Property Owner Information (if not applicant)			
Name: Obar Investments, LLC		Phone: 615-778-3150	
Address: 3886 Cummings Rd, Chattanooga, TN 37419			
Office Use Only:			
Planning District: 7	Neighborhood: Lookout Valley		
Hamilton Co. Comm. District: 6	Chatt. Council District: 1	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 22.04	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 8158/222			
Plat Book/Page: N/A	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1	
<input checked="" type="checkbox"/> Filing Fee: 400.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	Check Number: 122201587
Planning Commission meeting date: 10/13/2014		Application processed by: Marcia Parker	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-107	PC Meeting Date: 10-13-14
Applicant Request:	Special Exceptions Permit: Planned Unit Development (PUD)	
Property Location:	900 block River Gorge Drive	
Property Owner:	Obar Investments, LLC	
Applicant:	Southern Land Company	
Staff Recommendation:	APPROVE with conditions noted below	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to develop a residential planned unit development (PUD) called "The Knoll". The proposed development will include 42 single-family dwellings with a density of 1.91 units per acre.

Site Description

The 22.08 acre site is located within the Black Creek community development. Land to the north and east is proposed to be single-family residential. Property to the south is zoned R-3 Residential Zone but is currently vacant. Property to the west is wooded and vacant.

The site is accessed from a residential road, River Gorge Drive, with one curb cut to act as an entrance and exit.

Zoning History

This site is currently zoned R-1 Residential Zone, established after annexation into the City of Chattanooga in 1995.

Plans/Policies

This site is within the 2003 Lookout Valley Area Plan. The land use plan recommends that residential development in this area remain low density, which the plan defines as "one to four units per acre".

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department 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.

Additional comments are indicated by department below.

Transportation Department

The Transportation Department requires pedestrian connectivity in and between the existing and proposed phases of the development. Even though road connectivity is not entirely feasible because of topographic challenges, pedestrian connections are feasible and required as noted below:

1. Sidewalks, a minimum of 5 feet wide, on both sides of new streets with a minimum 5 foot green verge, planted with street trees, between the curb and sidewalk.

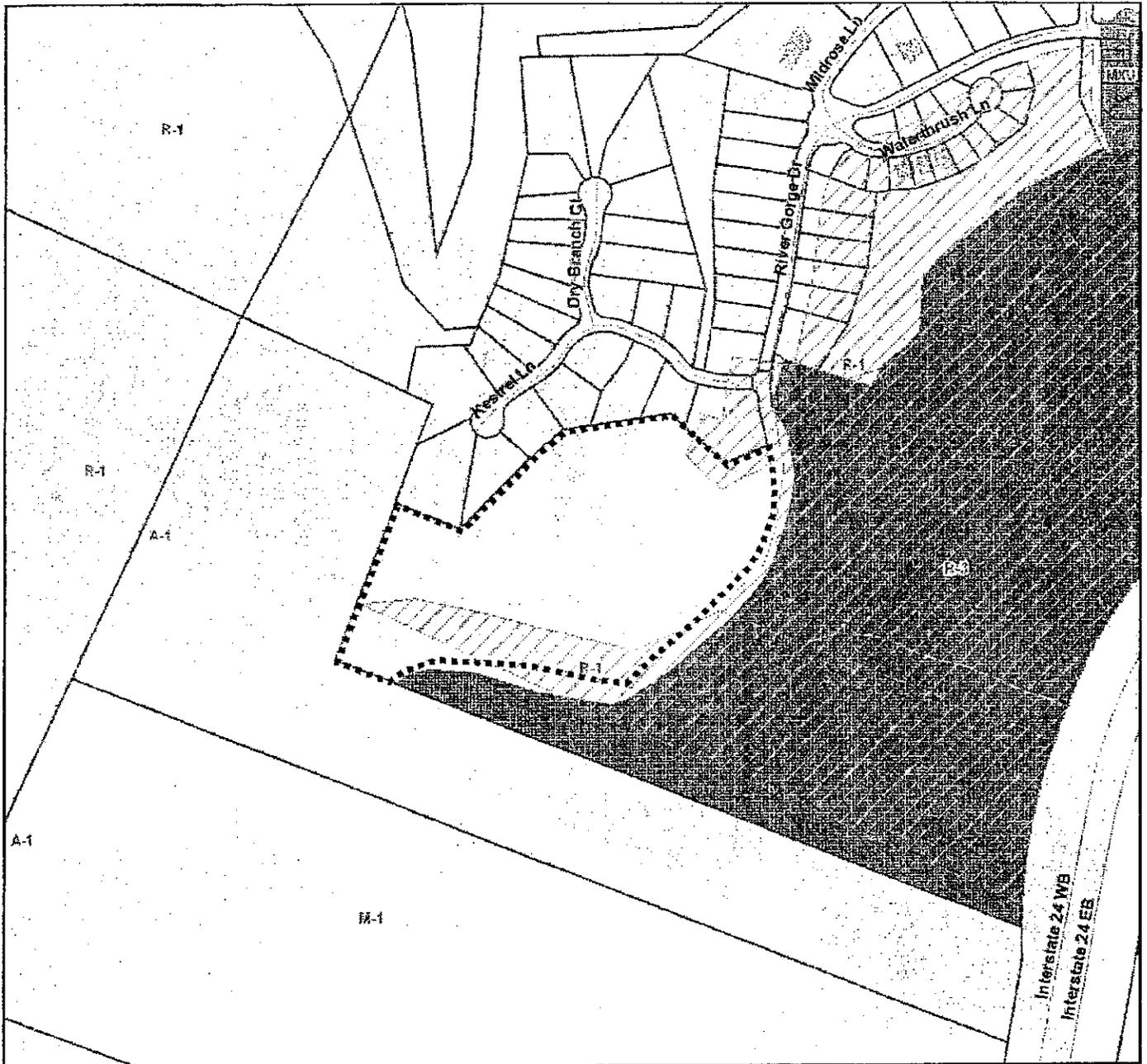
STAFF CASE REPORT TO PLANNING COMMISSION

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2. Walking path connections as shown in estimated location on the attached site plan drawings.

RPA Summary

The proposed form and density are in keeping with the surrounding development and the Lookout Valley Area Plan. The proposed single-family lots are adjacent to existing single-family lots. The proposed single-family lots are surrounded by open or wooded space, which buffers them from the adjacent interstate. Staff therefore recommends approval with the following conditions:

1. Sidewalks, a minimum of 5 feet wide, on both sides of new streets with a minimum 5 foot green verge, planted with street trees, between the curb and sidewalk.
2. Walking path connections as shown in estimated location on the attached site plan drawings.



2014-107 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2014-107:

Approve, subject to walking paths connections as shown in estimated location on the site plan drawing.

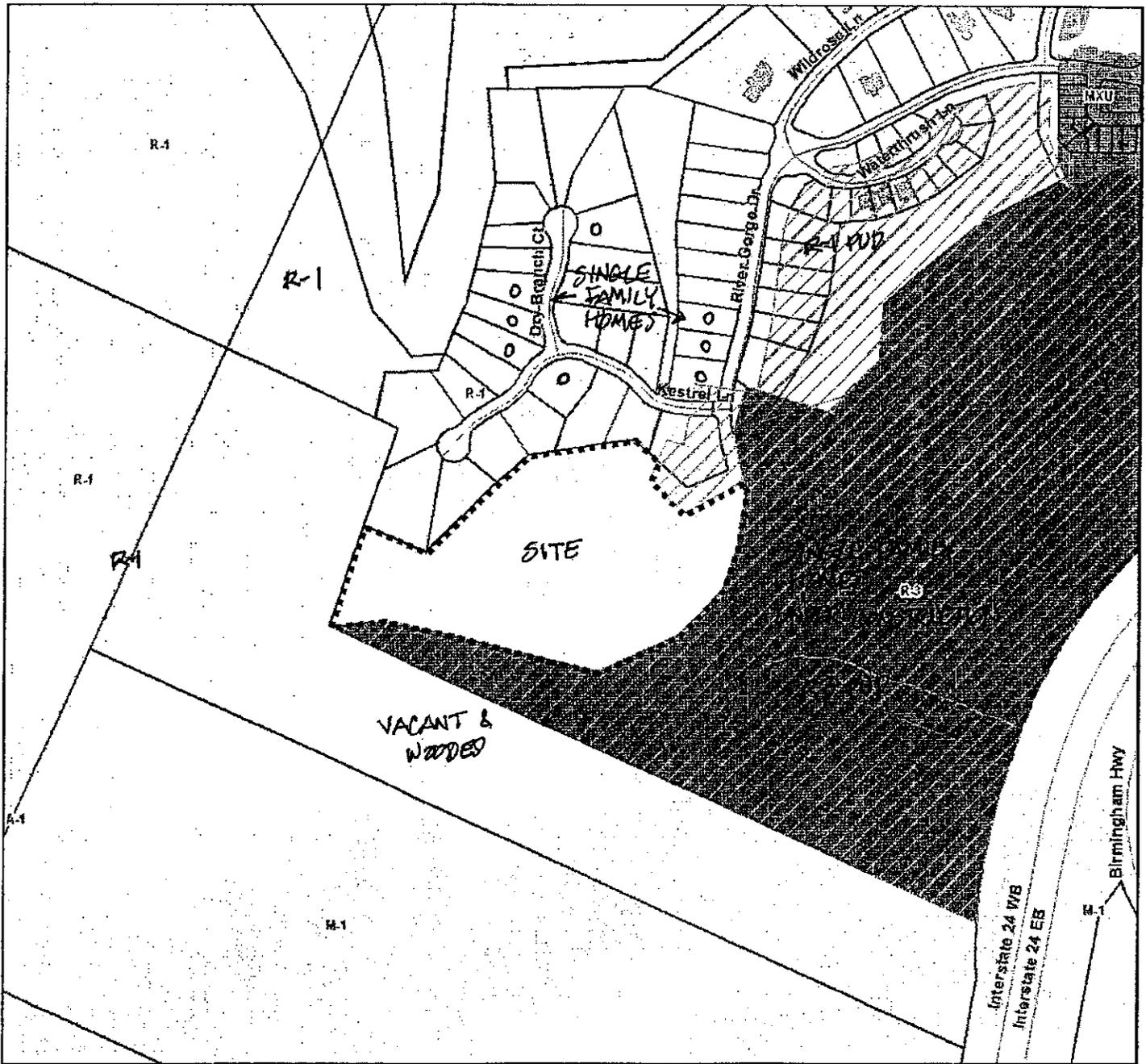


500 ft



Chattanooga Hamilton County Regional Planning Agency





2014-107 Special Exceptions Permit for a Residential PUD

- 22 ACRES
- 42 Single Family Lots Proposed
- Density Proposed: 1.9 du/a

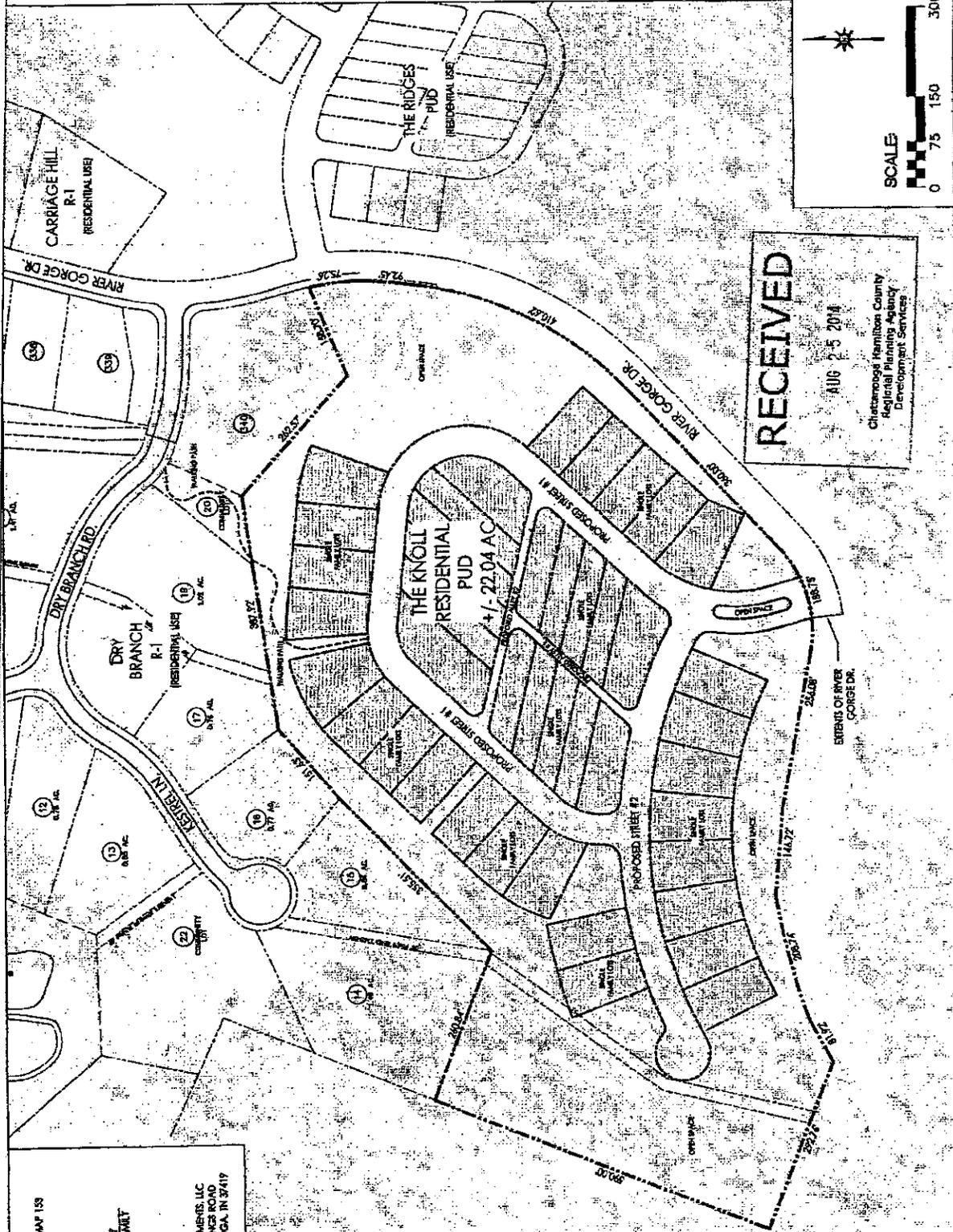


509 ft



Chattanooga Hamilton County Regional Planning Agency





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 AUG 25 2014
 Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

3014-107

SITE DATA:
 MAP/PARCEL: PORTION OF MAP 138 PARCELS 27.07
 AREA: 47-22.08 AC
 UNITS: 1/6 ALLEY
 26 NON-ALLEY
 21 SINGLE FAMILY
 TOTAL: 1.71 UNITS/AC
 47-9.76 AC
 OWNER: CHAP INVESTMENTS, LLC
 3886 CHAMBERS ROAD
 CHATTANOOGA, TN 37417

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:

2014-105 Charles Ankar/Joyce Douglas. 1812, 1816, and 1818 Madison Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2014-108 Alan Haniszewski/HP Partners. 1200 South Watkins Street, 1206 Lyerly Street, and 2308 East 12th Street, from M-1 Manufacturing Zone and R-2 Residential Zone to M-2 Light Industrial Zone, subject to certain conditions.

2014-110 Polestar Development, LLC/Sarah Henshall Rutherford. 7911 East Brainerd Road, from R-4 Special Zone to C-2 Convenience Commercial Zone, subject to certain conditions.

2014-111 Polestar Development, LLC/First Cumberland Presbyterian. 1505 North Moore Road, from R-1 Residential Zone to C-2 Convenience Commercial Zone.

2014-112 Passpointe Engineering, PLLC/Walnut Street Enterprises/Marvin Berke/Claudette C. Braley. 102 Walnut Street and 213 East Aquarium Way, from R-4 Special 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:

2014-107 Southern Land Company/Obar Investments, LLC. 900 block of River Gorge Drive, for a Residential Planned Unit Development, subject to certain conditions.

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

2014-109 Hixson Investors, LLC/Mary Eastman. 6300, 6302, and 6306 Grubb Road and part of 5800 block of Highway 153, lifting conditions 1 through 9 from Ordinance No. 11827 of previous Case No. 2006-028, subject to certain conditions.

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

- (a) Adding a new sub-section (23) to Article VIII, Section 38-568 entitled, "Special Permit for Two-family or Multi-family Dwellings on Lots of Record."
- (b) Adding a new definition in alphabetical order to Article II, Section 38-2 entitled, "Lot of Record."
- (c) Amending definition in Article II, Section 38-2 by changing the definition name entitled, "Dwelling, Multiple to Dwelling, Multi-family."
- (d) Adding a new sub-section (5) to Article V, Section 38-92 entitled, "Special Permit for Two-family or Multi-family Dwellings on Lots of Record."
- (e) Adding a new sub-section (4) to Article V, Section 38-102 entitled, "Special Permit for Two-family or Multi-family Dwellings on Lots of Record."
- (f) Adding a new sub-section (7) to Article V, Section 38-112 entitled, "Special Permit for Two-family or Multi-family Dwellings on Lots of Record."
- (g) Adding a new sub-section (15) to Article V, Section 38-122 entitled, "Special Permit for Two-family or Multi-family Dwellings on Lots of Record."

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,

November 11, 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