

2015-067
MAP Engineers
c/o Mike Price and
Bernard H. Brown, III
District No. 3

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 4500, 4506, 4510, 4514, AND 4550 WEBB 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 for properties located at 4500, 4506, 4510, 4514, and 4550 Webb Road, more particularly described in the attached maps:

Three unplatted tracts of land located at 4506, 4550, and 4514 Webb Road and Lots 1 and 2 of the William T Green and Lula G Stephens Property, as described in Deed Book 879, Page 234, ROHC, being the properties described in Deed Book 8134, Page 797, ROHC, and Deed Book 8674, Page 914, ROHC. Tax Map Nos. 120J-C-006, 007, 008, 009 and 120J-A-005.03.

ADOPTED: _____, 2015

/mem

2015-067 City of Chattanooga
May 11, 2015

RESOLUTION

WHEREAS, MAP Engineers c/o Mike Price & Bernard H. Brown III 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 Permit for a Residential Planned Unit Development for properties located at 4500, 4506, 4510, 4514 & 4550 Webb Road.

Three unplatted tracts of land located at 4506, 4550, and 4514 Webb Road and Lots 1 and 2 of the William T Green and Lula G Stephens Property, as described in Deed Book 879, Page 234, ROHC, being the properties described in Deed Book 8134, Page 797, ROHC, and Deed Book 8674, Page 914, ROHC. Tax Maps 120J-C-006, 007, 008, 009 and 120J-A-005.03 as shown on the attached.

AND WHEREAS, the Planning Commission held a public hearing on this petition on May 11, 2015,

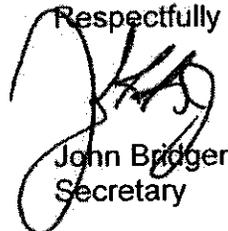
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, there was opposition present 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 May 11, 2015, 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:	2015-067		Date Submitted: 3-23-2015				
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
1 Applicant Request							
PUD	PUD Name: Windward Park Residential Development						
	Acres: 20.5	Density: 5.0	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Institutional			
2 Property Information							
Property Address:	4500, 4506, 4510, 4514 & 4550 Webb Road						
Property Tax Map Number(s):	120J-C-006, 007, 008, 009, and 120J-A-005.03						
3 Proposed Development:							
Reason for Request and/or Proposed Use:	Proposed Residential Development						
4 Site Characteristics							
Current Zoning:	R-1 & R-5						
Current Use:	Undeveloped						
Adjacent Uses:	Residential and Undeveloped						
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: MAP Engineers C/O Mike Price		Address: 7380 Applegate Lane					
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: 37421	Email: mapengr@epbfi.com				
Phone 1: 423-855-5554	Phone 2:	Phone 3:	Fax:				
6 Property Owner Information (if not applicant)							
Name: Bernard H. Brown III		Phone: 423-827-6100					
Address: P.O. Box 91313, Chattanooga, Tn. 37412							
Office Use Only:							
Planning District: 6		Neighborhood: CNAC					
Hamilton Co. Comm. District: 9		Chatt. Council District: 3	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: 20.5	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 8134-797 and 8674-914							
Plat Book/Page: 879-234		<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: 5878	
Planning Commission meeting date: 5-11-15			Application processed by: Trevor Slayton				

PLANNING COMMISSION CASE REPORT

Case Number: 2015-067

PC Meeting Date: 05-11-15

Applicant Request**Request for a Residential Planned Unit Development (PUD)**

Property Location:	4500, 4506, 4510, 4514 & 4550 Webb Road
Property Owner:	Bernard H. Brown III
Applicant:	MAP Engineers C/O Mike Price

Project Description

- Proposal: Develop the 20.5-acre site with 96 townhomes (1 and 2 stories) and 4.5 total acres of community space.
- Proposed Access: Webb Road
- Proposed Density: Approximately 5 dwelling units per acre

Site Analysis**Site Description**

- Location: The 20.5-acre site is located on the north side of Webb Road in the Highway 58 area.
- Current Access: Webb Road
- Current Land Uses: West- adjacent property is vacant; townhouses front Webb Road; North-vacant; East- mostly vacant, 3 single family homes adjacent at the northeast end of the site; South-single-family home sites.
- Current Density: Based on the 78 recorded lots on the 36 acres across the street to the south the density of that area is approximately 2 dwellings per acre. There are no other *adjacent* development to compare residential density with.

Zoning History

- The site is currently zoned R-1 Residential. There is a small area (1/2-acre) zoned R-5 Residential.
- All surrounding properties are zoned R-1 Residential.
- 2008- The 4500 block of Webb Road was approved as a Planned Unit Development with a total of 102 lots with the townhouses to the interior and the majority of the development single-family detached but never developed. This PUD had several conditions attached: gross density not to exceed 5.0 units per acre, approval by the Fire Marshall and ingress and egress subject to the approval of the City Traffic Engineer and the attached PUD review and site plan submitted on November 10, 2008.
- 2006- The 36 acres across Webb Road to the south was approved as a Planned Unit Development in for 123 townhomes but never developed.
- 2013- The 36 acres across Webb Road to the south was approved as a Planned Unit Development for 78 single-family lots.
- There is a Residential PUD just to the northwest of the site with single-family homes and townhomes.

Plans/Policies/Regulations

- The Highway 58 Community Plan (adopted by City Council in 2002) recommends Low Density Residential which supports single-family homes at 4 dwelling units per acre or less.
- An R-1 Residential PUD allows any residential type with a maximum density of 5 dwelling units per acre.

Key Findings

- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area due to the composition consisting of solely townhomes with a density of 5 dwelling units per acre.

PLANNING COMMISSION CASE REPORT

- The proposed residential density is not compatible with the surrounding densities.
- The existing pattern does support townhomes that are incorporated as part of a larger detached single family development.
- Approval of this development would set a precedent for townhome-only developments.

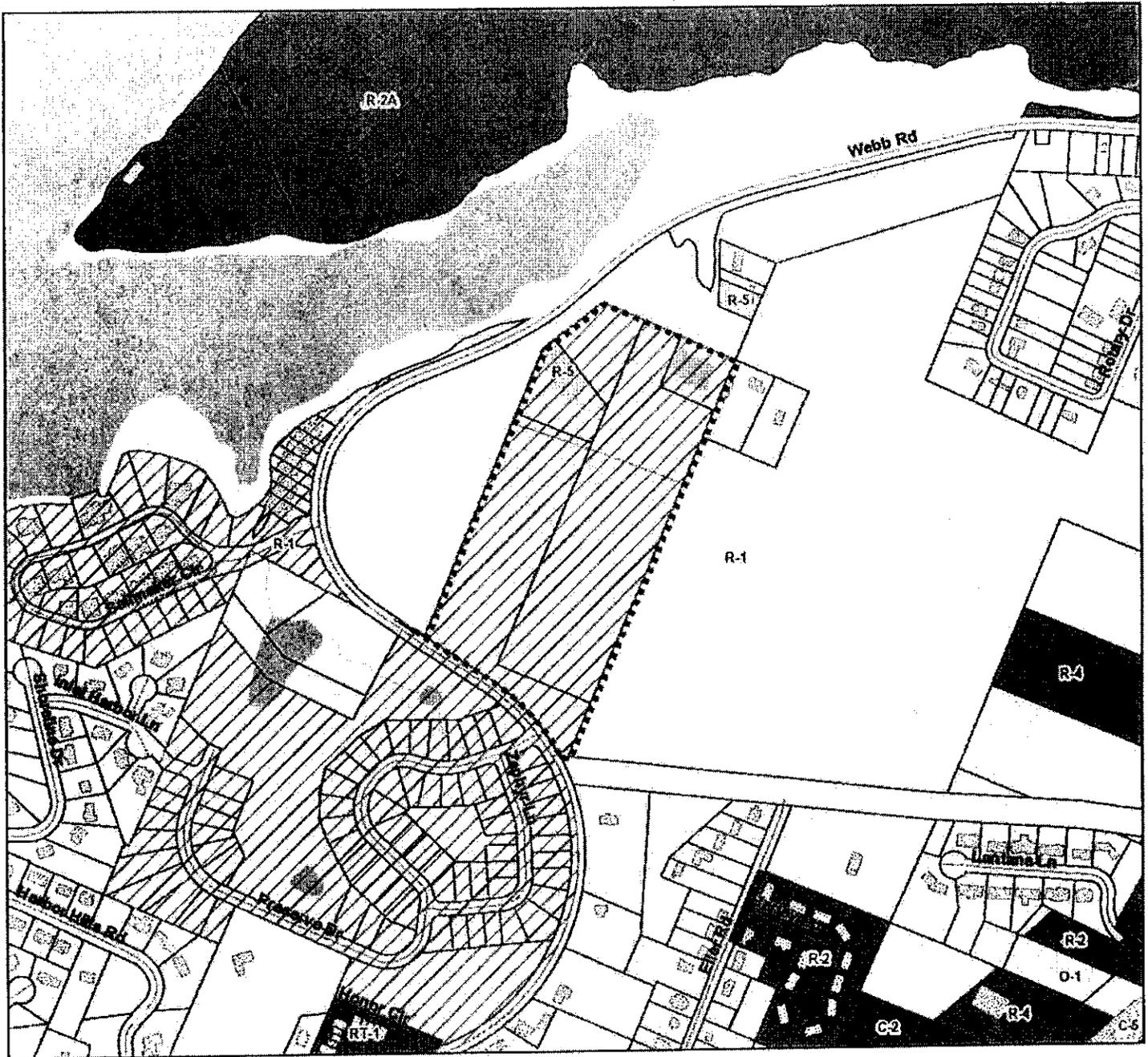
Staff Recommendation

Deny

Planning Commission Recommendation

Approve

NOTE: Opposition was present at the Planning Commission meeting.



2015-067 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-067:

Approve

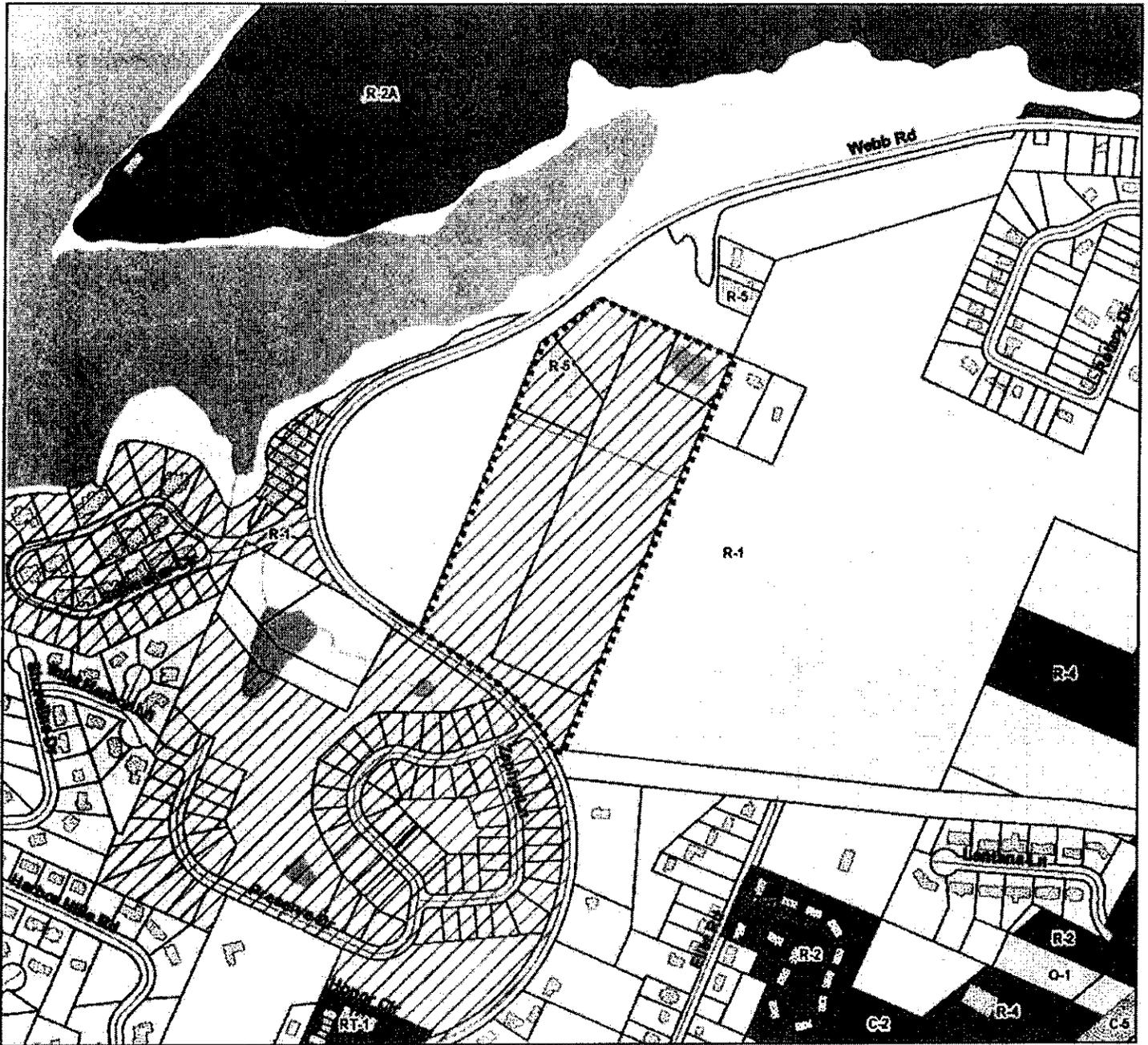


507 ft



Chattanooga Hamilton County Regional Planning Agency





2015-067 Special Exceptions Permit for a Residential PUD



Chattanooga Hamilton County Regional Planning Agency



507 ft



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:

2015-061 James Scott and Holy Temple Church of God, 2311 Bliss Avenue, from M-1 Manufacturing Zone to R-4 Special Zone, subject to certain conditions.

2015-062 Duane Carleo, 1518 Market Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-070 Asa Engineering, Allen Jones, Ronald Speicher, and Ben O'Daniel, 137 and 200 Oyler Lane and 5510 Moody Sawyer Road, from R-1 Residential Zone to R-3 Residential Zone.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied for the R-4 Special Zone request and recommend approval of R-3 Moderate Density as follows:

2015-063 Donald Runyan and Smart Living Trust, 4200 Willard Drive, from R-2 Residential Zone to R-4 Special Zone.

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

2015-067 MAP Engineers c/o Mike Price and Bernard H. Brown, III, 4500, 4506, 4510, 4514, and 4550 Webb Road, for a Residential Planned Unit Development.

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) Amending Article V, Division 15, C-3 Central Business Zone, Section 38-223, by adding a Special Exceptions Permit requirement for assisted living facilities operated for profit.
- (b) Deleting the Urban Overlay Zone area description in Article III, Division 3, Urban Overlay Zone, Section 38-11(2) beginning in the text at “the 1800 block of Hixson Pike” and ending with “the center line of the 1200 block of Hixson Pike” and replacing in lieu thereof.

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,

June 9, 2015

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 _____, 2015.

Nicole Gwyn
Clerk to the City Council