

2015-050
Joseph Ingram/
Salient Investments/
Bill Hullander
District No. 6

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 6801 CONNER LANE AND 2115 NORTH CONCORD 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 6801 Conner Land and 2115 North Concord Road, more particularly described in the attached maps:

Lot 3, McCallie Plaza, Plat Book 85, Page 51, ROHC, being the property described in Deed Book 8356, Page 697, ROHC, and part of Lot 1, Mrs. J.E. Conner 320 Acre Farm, Volume T, Plat Book 17, Page 55, ROHC, being the property described in Deed Book 10065, Page 993, ROHC. Tax Map Nos. 148E-C-003.01 and 009.

ADOPTED: _____, 2015

/mem

2015-050 City of Chattanooga
April 13, 2015 (Deferred)
May 11, 2015 (Deferred)
June 8, 2015 (Action Taken)

RESOLUTION

WHEREAS, Joseph Ingram/Salient Investments & Bill Hullander 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 on properties located at 6801 Conner Lane and 2115 North Concord Road.

Lot 3, McCallie Plaza, Plat Book 85, Page 51, ROHC, being the property described in Deed Book 8356, Page 697, ROHC, and part of Lot 1, Mrs. J.E. Conner 320 Acre Farm, Volume T, Plat Book 17, Page 55, ROHC, being the property described in Deed Book 10065, Page 993, ROHC. Tax Maps 148E-C-003.01 and 009 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on April 13, 2015, at which time action was deferred to May 11, 2015, at which time hearing action was deferred to June 8, 2015,

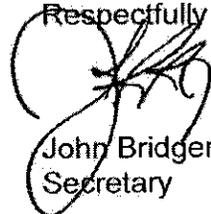
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 June 8, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to a 10' deep landscape buffer along the southern and northern property lines that abut a residential dwelling. The buffer shall maintain the existing tree canopy and be supplemented with evergreen trees spaced a maximum of 10 feet on-center (spacing and location as determined by the City Landscape Architect so as to accommodate existing trees).

Respectfully submitted,



John Bridger
Secretary

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION FORM

CASE NUMBER:	2015-050		Date Submitted: 2-23-15				
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
1 Applicant Request							
PUD	PUD Name: Carnell Subdivision						
	Acres: 12.28	Density:	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Institutional			
2 Property Information							
Property Address:	6801 Conner Lane and 2115 N. Concord Road						
Property Tax Map Number(s):	148E-C-003.01 and 148E-C-009						
3 Proposed Development							
Reason for Request and/or Proposed Use:	Residential Single Family PUD						
4 Site Characteristics							
Current Zoning:	R-1 and R-2						
Current Use:	Vacant						
Adjacent Uses:	R-2 and C-2 Residential and Commercial						
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 S. Lovell Avenue					
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: joseph@ingramgore.com				
Phone 1: 423-774-7177	Phone 2:	Phone 3:	Fax:				
6 Property Owner Information (if not applicant)							
Name: Salient Investments & Bill Hullander		Phone: 423-280-0068 & 423-595-7070					
Address: 6907 Hickory View, Chattanooga, Tn. 37421 & P.O. Box 8063, Chattanooga, Tn. 37414							
Office Use Only:							
Planning District: 6		Neighborhood: CNAC & Friends of East Brainerd					
Hamilton Co. Comm. District: 8		Chatt. Council District: 6	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: 12.28	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 8356-697 & 10065-993							
Plat Book/Page: T-17-55 & 85-51		<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 2			
<input checked="" type="checkbox"/>	Filing Fee: \$400.00	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Check	Check Number: 1156	
Planning Commission meeting date: 4-13-15			Application processed by: Trevor Slayton				

PLANNING COMMISSION CASE REPORT

Case Number: 2015-050

PC Meeting Date: 06-08-15

Applicant Request**Request a Special Exceptions Permit for a Planned Unit Development (PUD)**

Property Location:	6801 Conner Lane and 2115 North Concord Road
Property Owner:	Salient Investments
Applicant:	Joseph Ingram

Project Description

- Develop 12.28-acre site with 60 single-family homes with entrances at Conner Lane and North Concord Road.
- The average lot size is proposed to be 3,825 square feet.
- 40% of the site dedicated to open space buffering around the perimeter of the site and storm water detention areas.
- Proposed density is 4.89 dwelling units per acre.

Site Analysis**Site Description**

- The 12.28-acre vacant site is located on the south side of Conner Lane approximately 330 feet from the intersection with Lee Highway.
- Access: Currently, access to the site is from Conner Lane and North Concord Road.
- Land Uses: North- adjacent properties on the north side of the site are single-family homes, across the street on Conner are single-family homes and duplexes; South- single-family homes; East- single-family homes; West- commercial uses.
- Density: Average residential density of Conner Lane is 3.1 dwelling units per acre. This number was calculated using the number of existing single-family homes (15) and duplex units (10) fronting Conner Lane divided by the approximate total acreage of those residences (8 acres). The properties that abut the proposed development to the south on Longview Road have an average density of .91 dwelling units per acre (10 dwellings on 10.94 acres).

Zoning History

- Approximately 4 acres of the site are currently zoned R-2 Residential and 8.3 acres are zoned R-1 Residential.
- A Preliminary Subdivision Plat for 25 lots was approved in August 2013 for the R-1 Residential Zone portion.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The R-1 Residential Zone permits single-family homes only. The R-2 Residential Zone permits single-family homes and duplexes.
- The current R-1 and R-2 zoning requires a minimum lot size of 7,500 square feet for each single-family home which could yield approximately 59 lots for this site. A minimum lot size of 9,500 square feet is required for each duplex.
- The Residential Planned Unit Development (PUD) requires no minimum lot sizes, but the final development is determined by the approved PUD Plan.
- The Shallowford Road/Lee Highway Area Plan (adopted by City Council in 2005) recommends single-unit residential for this area.

Key Findings

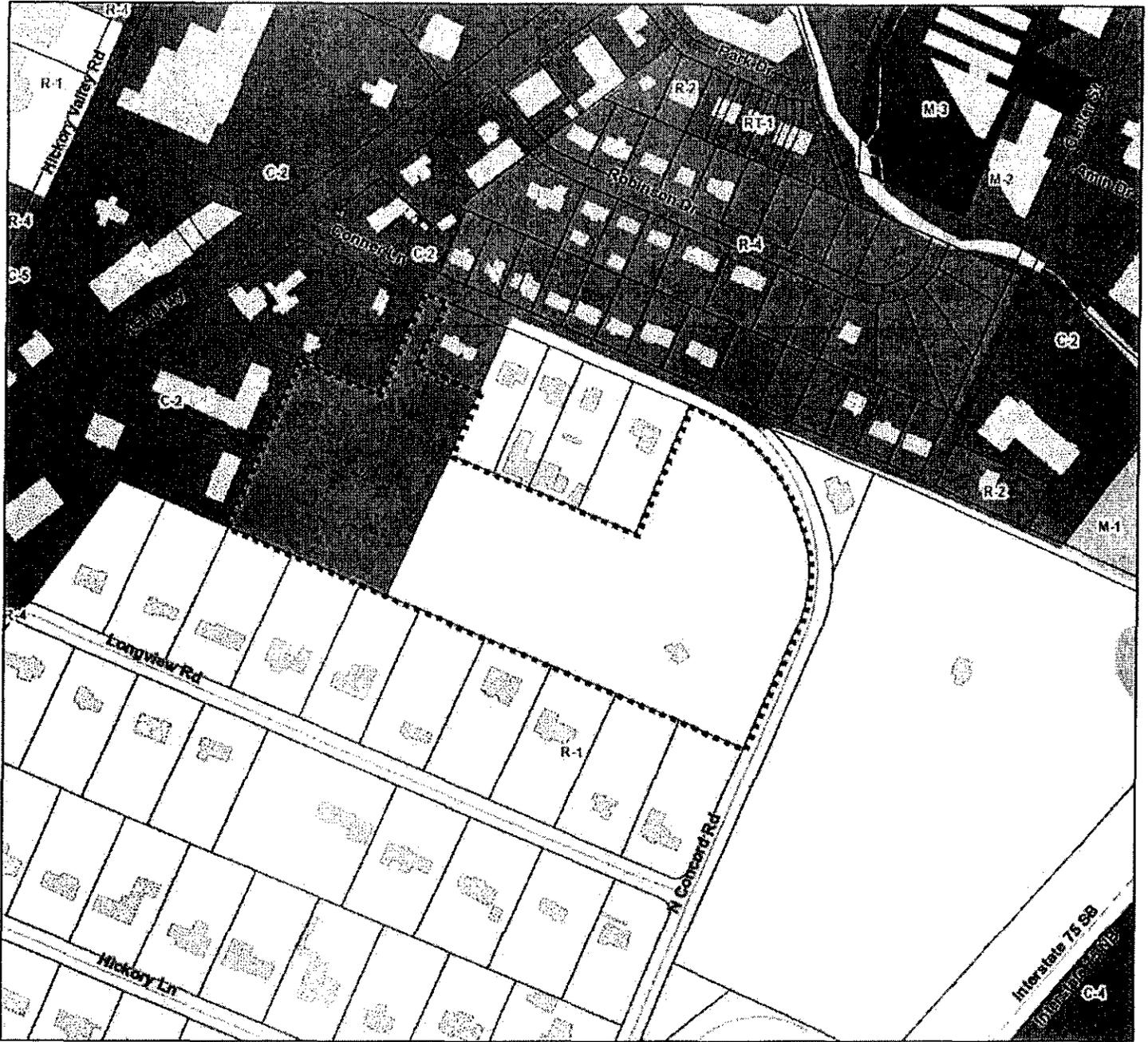
- The proposal is supported by the recommendations of the adopted Land Use Plan for the area which recommends single unit residential.

PLANNING COMMISSION CASE REPORT

- The proposal does feature smaller lot sizes and an increase in density (4.89 du/acre proposed vs. 3.1 and .91 du/acre) relative to the existing pattern of development for the area. However, the existing zoning would permit 59 lots by right (proposal is for 60 lots and includes dedicated open space).
- The Planned Unit Development provides site design flexibility by allowing smaller lots with more open space. This would permit approximately the same number of homes to be built as the current zoning classifications but with more landscape buffering against adjacent properties.
- Per the Transportation Department this development will require 5 foot sidewalks on both sides with 5 foot verge and street trees between sidewalk and curb.
- The developer is encouraged to utilize the best stormwater management practices for the linear stormwater infrastructure.

Staff Recommendation

This request was deferred by Planning Commission at their May meeting to accommodate another meeting between the applicant and the residents adjacent to the development. Staff maintains the recommendation to approve the request subject to a 10' deep landscape buffer along the southern and northern property lines that abut a residential dwelling. The buffer shall maintain the existing tree canopy and be supplemented with evergreen trees spaced a maximum of 10 feet on-center (spacing and location as determined by the City Landscape Architect so as to accommodate existing trees).



2015-050 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-050: Approve, subject to: a 10' deep landscape buffer along the southern and northern property lines that abut a residential dwelling. The buffer shall maintain the existing tree canopy and be supplemented with evergreen trees spaced a maximum of 10 feet on-center (spacing and location as determined by the City Landscape Architect so as to accommodate existing trees)

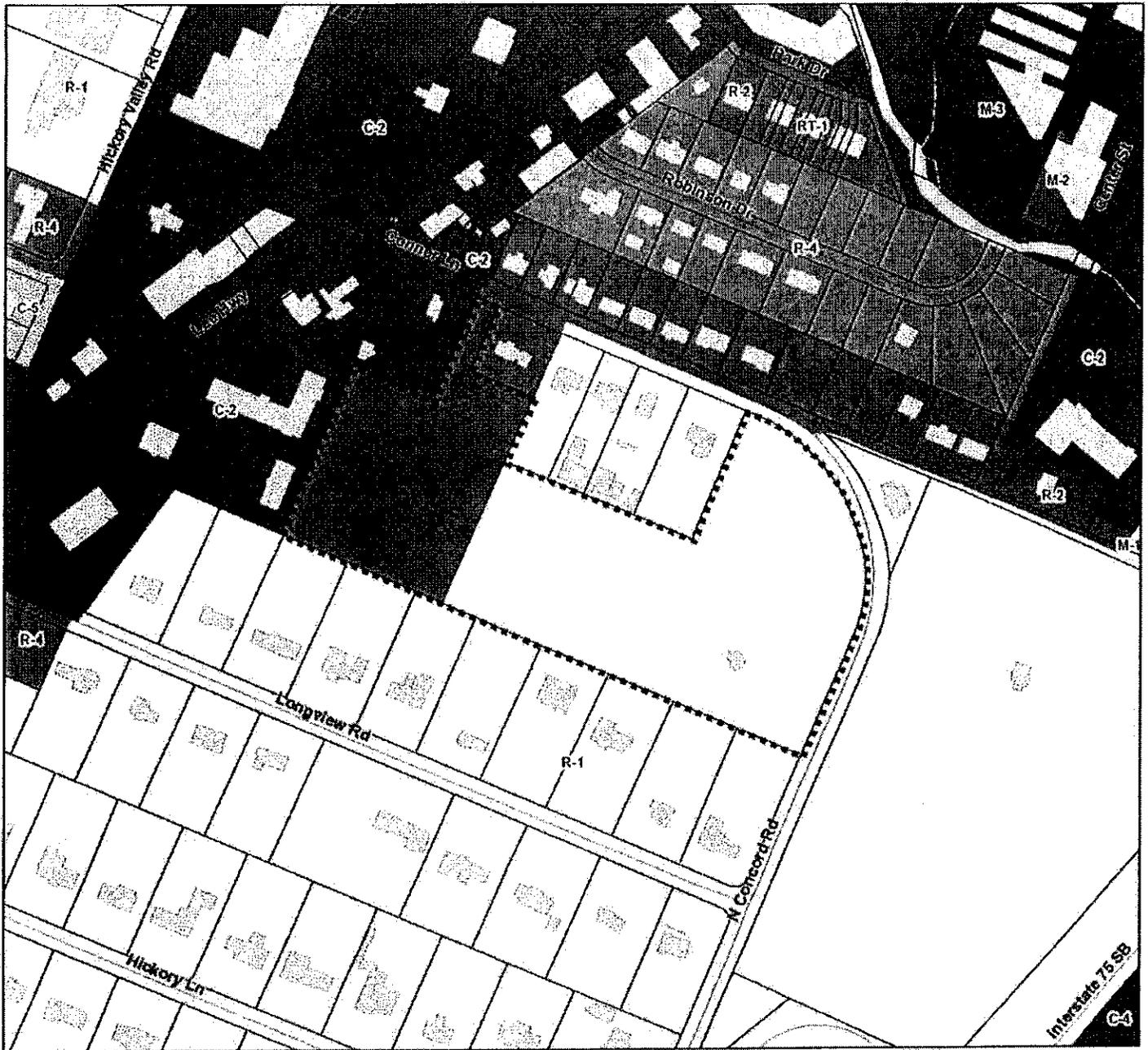


300 ft



Chattanooga Hamilton County Regional Planning Agency

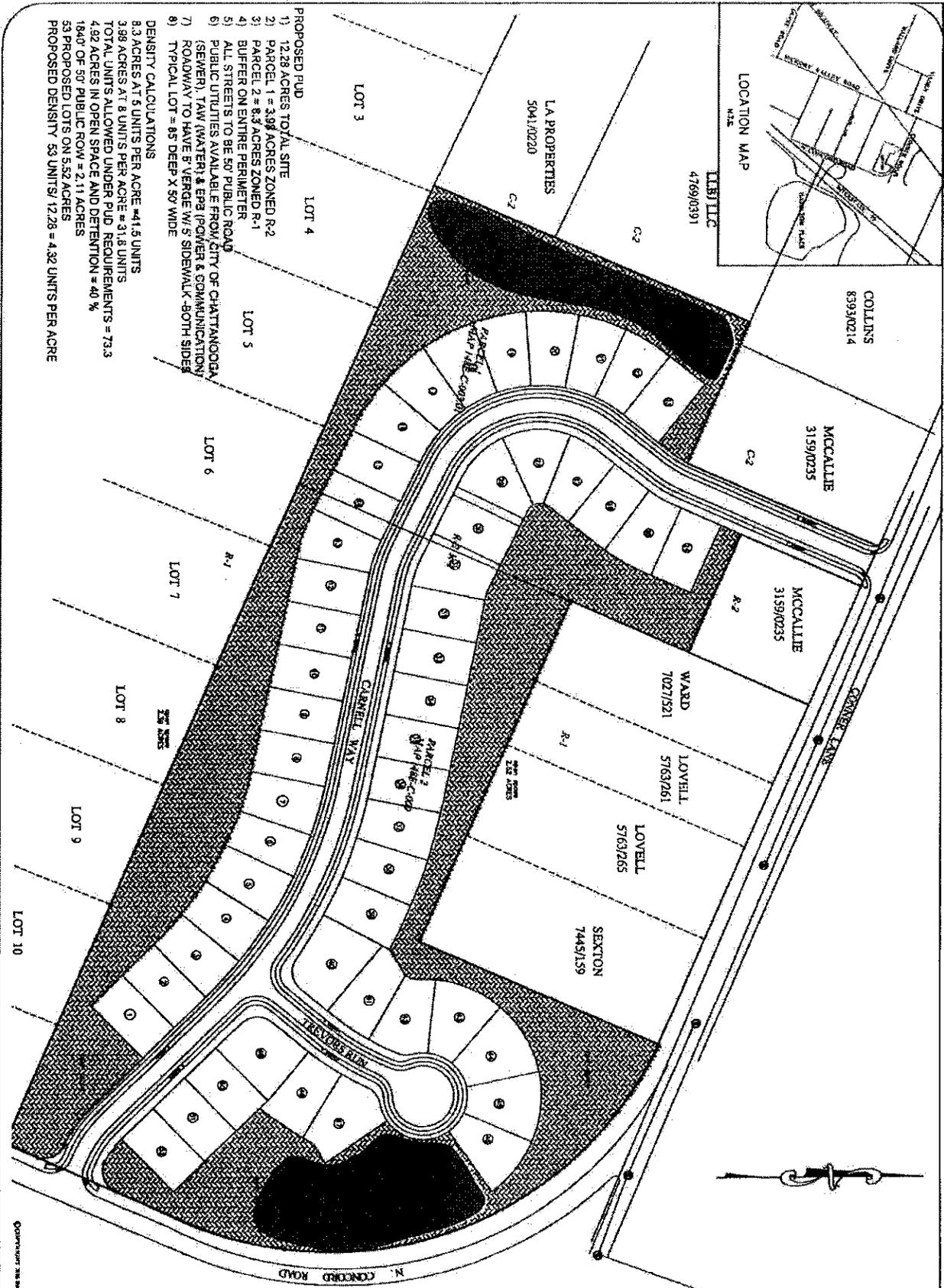
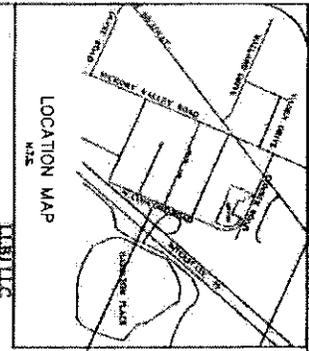




2015-050 Special Exceptions Permit for a Residential PUD

Chattanooga Hamilton County Regional Planning Agency

300 ft



- PROPOSED PUD
- 1) 12.28 ACRES TOTAL SITE
 - 2) PARCEL 1 = 3.98 ACRES ZONED R-2
 - 3) PARCEL 2 = 8.3 ACRES ZONED R-1
 - 4) BUFFER ON ENTIRE PERIMETER
 - 5) ALL STREETS TO BE 50' PUBLIC ROAD
 - 6) PUBLIC UTILITIES AVAILABLE FROM CITY OF CHATTANOOGA (SEWER, TANK (WATER) & GAS (POWER & COMMUNICATION))
 - 7) ROADWAY TO HAVE 8' VERGE W/ 5' SIDEWALK - BOTH SIDES
 - 8) TYPICAL LOT = 85' DEEP X 50' WIDE
- DENSITY CALCULATIONS
- 8.3 ACRES AT 5 UNITS PER ACRE = 41.5 UNITS
 - 3.98 ACRES AT 8 UNITS PER ACRE = 31.8 UNITS
 - TOTAL UNITS ALLOWED UNDER PUD REQUIREMENTS = 73.3
 - 4.92 ACRES IN OPEN SPACE AND DETENTION = 40%
 - 1840' OF 50' PUBLIC ROW = 2.11 ACRES
 - 53 PROPOSED LOTS ON 5.52 ACRES
 - PROPOSED DENSITY 53 UNITS/12.28 = 4.32 UNITS PER ACRE

CARNELL
 A DETACHED SINGLE-FAMILY SUBDIVISION
 PROPOSED PUD LA YOUT
 CHATTANOOGA, TENNESSEE

PREPARED BY: []
 DATE: []
 SCALE: []
 SHEET NO. [] OF []

CONCORD ROAD

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 petition to rezone be denied for R-4 Special Zone but approved for an O-1 Office Zone:

2015-073 Joshua Good of Land Titans Investments, LLC and Robert Pettross, 507 Ashland Terrace, from R-1 Residential Zone to R-4 Special Zone, subject to certain conditions.

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

2015-077 Passpointe Engineering c/o Jan Pass and Tennessee Valley Railroad Museum c/o Tim Andrews, 2202 North Chamberlain Avenue, from R-1 Residential Zone to M-1 Manufacturing Zone, subject to certain conditions.

2015-082 Frank Kinser/East Brainerd Land Company, 6001 Lee Highway, from R-1 Residential Zone to M-1 Manufacturing Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following condition be lifted from Ordinance No. 12703 of previous Case No. 2013-004 as follows:

2015-075 Michael Tawzer, 5223 Hunter Road, lifting part of Condition No. 1 from Ordinance No. 12703 of previous Case No. 2013-004.

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

2015-050 Joseph Ingram/Salient Investments, 6801 Conner Lane and 2115 North Concord Road, granting a Special Permit for a Residential Planned Unit Development, subject to certain conditions.

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,

July 14, 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