

2015-087
Collier Construction and
C. Richard Posey
District No. 4

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS
PERMIT FOR A RESIDENTIAL PLANNED UNIT
DEVELOPMENT FOR PROPERTY LOCATED AT 8118
HITCHCOCK 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 property located at 8118 Hitchcock Road, more particularly
described in the attached maps:

An unplatted tract of land located at 8118 Hitchcock Road being
the property described in Deed Book 8236, Page 368, ROHC. Tax
Map No. 159O-A-001.

ADOPTED: _____, 2015

/mem

2015-087 City of Chattanooga
July 13, 2015

RESOLUTION

WHEREAS, Collier Construction and C. Richard Posey 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 at 8118 Hitchcock Road.

An unplatted tract of land located at 8118 Hitchcock Road being the property described in Deed Book 8236, Page 368, ROHC. Tax Map 1590-A-001 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on July 13, 2015,

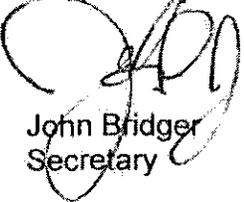
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 July 13, 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:	2015-087	Date Submitted: 5-22-2015	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
PUD	PUD Name: 8118 Hitchcock Road		
	Acres: 19.91	Density: 4.67	<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Institutional
2 Property Information			
Property Address:	8118 Hitchcock Road		
Property Tax Map Number(s):	1590-A-001		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Flexibility of Development Design for Single-Family Homes, Two-Family Homes and Townhomes		
4 Site Characteristics			
Current Zoning:	R-1		
Current Use:	Single-Family Residence		
Adjacent Uses:	Single-Family Residences, Retail Shops and Self Storage		
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: Collier Construction		Address: 1161 East Main Street	
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: 37408	Email: gabe@collierbuild.com
Phone 1: 423-265-0110	Phone 2:	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name: C. Richard Posey		Phone: 423-463-2501	
Address: 8916 Bill Reid Road Ooltewah, TN 33637			
Office Use Only:			
Planning District: 10		Neighborhood: CNAC, BEBC, FOEB	
Hamilton Co. Comm. District: 7		Chatt. Council District: 4	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"/>	Deeds
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 8236-368			
Plat Book/Page: N/A		<input checked="" type="checkbox"/>	Notice Signs
Filing Fee: 400.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/>	Check
Number of Notice Signs: 1		Check Number: 1276	
Planning Commission meeting date: 07-13-2015		Application processed by: Marcia Parker	

2015-087

78 signatures

PETITION

The undersigned hereby oppose the Planned Unit Development (PUD) Application of Collier Construction for the property located 8118 Hitchcock Road. The undersigned oppose the Planned Unit Development (PUD) Application based on traffic, lack of adequate infrastructure, and development not in keeping with the community. Development is requested for two-family homes and townhomes, which are not in keeping with the Ashley Mill Subdivision and with other development. Additionally, the road is undersized and presents severe and serious traffic safety concerns.

Name: Tom [Signature]
Address: 8212 FACES FERRY CROSSING
CHATT, TN 37421

Name: B.R. MONTGOMERY
Address: 8104 CARRIAGE KING
Chattanooga TN 37421

Name: Fred Hammond
Address: 8109 Gatehouse King
Chattanooga, TN 37424

Name: REV. GILBERT H. PINGEL
Address: 8106 CARRIAGE CROSSING
CHATTANOOGA TN 37421-3263

Name: Linda Goodbird
Address: 8109 Gatehouse King
Chattanooga, TN 37421

Name: Robb [Signature]
Address: 1600 Ashley Mill
Chattanooga, TN 37421

Name: Wayne Upchurch
Address: 8107 Gatehouse King

Name: Alan S. Edlin
Address: 8108 Gatehouse Crossing
Chatt 37421

Name: Barry L. Wilson
Address: 8115 Gatehouse Crossing
Chatt. TN 37421

Name: Jean Elley
Address: 8108 Gatehouse Crossing
Chatta 37421

Name: Phillip + Jenne Morris
Address: 1632 Ashley Mill
Chattanooga TN 37421

Name: Quinn Diane Templeton
Address: 8216 Gatehouse Crossing
Chattanooga, TN 37421

Name: Keri + Scott [Signature]
Address: 8206 Gatehouse King
Chatt., TN. 37421

Name: Michael [Signature]
Address: 8208 Gatehouse King
Chatt TN - 37421

Name: Jim + Carolyn King
Address: 8101 Carriage King
CHATT, TN 37421

Name: JOSEPH K. VALERE EDWARDS
Address: 8201 Gatehouse King
CHATT TN 37421

[Signature]

14

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Name: Shiley Hooper
Address: 1609 Ashley Mill Dr
Chattanooga, TN 37421

Name: Jodi Kafka
Address: 1607 Oaken Trail
Chatt., TN 37421

Name: MARION SAYLORS
Address: 8108 Royal Dr
CHATT. TN. 37421

Name: Isaac ATalla
Address: 8111 Royal Dr
Chatt TN 37421

Name: Barry Holder
Address: 6112 Royal Dr
Chatt. TN 37421

Name: RICHARD L THOMPSON
Address: 1606 REDWOOD DR
CHATTANOOGA, TN 37421

Name: WELL CHRISTINE THOMPSON
Address: 1606 REDWOOD DRIVE
CHATT TN 37421

Name: Dylan Radovich
Address: 8119 Hitchcock Rd
Chatt TN 37421

Name: Penny Callahan
Address: 1603 Fernwood Circle
Chattanooga, TN 37421

Name: Amanda Hensley
Address: 1603 Fernwood Circle
CHATTANOOGA TN 37421

Name: A Callahan
Address: 1603 Fernwood Circle
Chattanooga TN 37421

Name: CAROL Holder
Address: 1606 FERNWOOD CIRCLE
Chatt, TN 37421

Name: Byron D. Holder
Address: 1606 FERNWOOD CIRCLE
CHATT, TN 37421

Name: Billy Styles
Address: 1615 Fernwood
Chatt TN 37421

Name: Brent Harper
Address: 1609 Ashley Mill
Chattanooga TN 37421

Name: Melinda Butler
Address: 8131 Hitchcock Rd
Chattanooga, TN
37421

11

3

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Name: Arceia Marchele Sisk
Address: 1628 Ashley Mill Drive
Chattanooga, TN 37421

Name: Lorrie Slater
Address: 8114 Gatehouse Crossing
Chattanooga TN 37421

Name: Dean Sisk
Address: 1628 Ashley Mill Dr
Chattanooga, TN 37421

Name: Joe Hannah
Address: 8213 Gatehouse Crossing
Chatt. TN. 37421

Name: Bob Pap 7-9-2018
Address: 5106 Paces Ferry King
Chattanooga, TN 37421

Name: Cindy Hannah
Address: 8213 Gatehouse Cross.
Chatt., TN 37421

Name: Daton Blakely
Address: 8208 Paces Ferry Crossing
Chatt. TN. 37421

Name: Clifford Crowover
Address: 8207 Gatehouse Crossing
CHATT., TN 37421

Name: RALPH HORN
Address: 8213 Paces Ferry King
CHATT TN 37421

Name: Mark Proctor
Address: 8214 Gate House Crossing
CHATTANOOGA TN 37421

Name: Carol Simmons
Address: 8110 Gatehouse King
Chattanooga TN. 37421

Name: Carol Proctor
Address: 8214 Gatehouse Crossing
Chatt. TN 37421

Name: TERESA Simmons
Address: 8110 Gatehouse King
Chattanooga TN 37421

Name: Anuj chandler
Address: 8208 Gatehouse Crossing
Chatt TN

Name: Mark Slater
Address: 8111 Gatehouse Crossing
Chattanooga, TN 37421

Name: LOTIKA PANDIT
Address: 8208 Gatehouse Crossing
Chatt TN

14

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Name: Gary Miller
Address: 1627 Ashley Mill Dr
Chattanooga, TN 37421

Name: Sandra King
Address: 8109 Paces Ferry Crossing
Chattanooga, TN 37421

Name: Ralph A. Pedigo
Address: 8103 Paces Ferry Crossing
Chatt. TN 37421

Name: Mike Chapman
Address: 1622 Ashley Mill Rd
Chatt TN 37421

Name: Matt Visek
Address: 8208 Paces Ferry Crossing
Chatt TN 37421

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

Name: Dr. Sharon Mills
Address: 1627 Ashley Mill Dr
Chatt. TN 37421

Name: Leslie Ruwice
Address: 8107 Paces Ferry

Name: Loretta Pedigo
Address: 8103 Paces Ferry Crossing
Chatt, TN

Name: Nancy + Tom Voltz
Address: 8108 Carriage Xing
Chattanooga TN 37421

Name: Phillip A. Maly
Address: 8130 Hitchcock Road
Chatt, TN 37421

Name: Brooke Tower
Address: 1610 Ashley Mill Dr
Chattanooga TN 37421

Name: _____
Address: _____

Name: _____
Address: _____

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Name: Karla Woods
Address: 1611 Ashley Mill Dr.
Chattanooga, TN 37421

Name: _____
Address: _____

Name: Micah Woods
Address: 1611 Ashley Mill Dr.
Chattanooga, TN 37421

Name: _____
Address: _____

Name: Andrew Tower
Address: 1612 Ashley Mill Dr
Chatt, TN 37421

Name: _____
Address: _____

Name: Rick Butler
Address: 8131 Hitchcock Rd.
Chattanooga TN 37421

Name: _____
Address: _____

Name: David Deffy
Address: 8218 Gato route
Chatt TN 37421

Name: _____
Address: _____

Name: Johannes Meyer
Address: 1605 Ashley Mill Drive
Chattanooga TN 37421

Name: _____
Address: _____

Name: Wade King
Address: 1605 Ashley Mill Dr
Chattanooga TN 37421

Name: _____
Address: _____

Name: Ray Hobbs
Address: 8112 Royal Dr
Chattanooga TN
37421

Name: _____
Address: _____

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Name: Sam
Address: 8203 GATEHOUSE KING
CHATTANOOGA, TN.

Name: _____
Address: _____

Name: Steve Billingsley
Address: 8118 Gatehouse King
Chattanooga, TN 37421

Name: _____
Address: _____

Name: Jim Cuffett Jr.
Address: 8102 Gatehouse King
Chattanooga, TN. 37421

Name: _____
Address: _____

Name: Ralca Palew
Address: 8101 Gatehouse Crossing
Chattanooga, TN. 37421.

Name: _____
Address: _____

Name: Karen Peden / [Signature]
Address: 8214 Pate Ferry King
CHATTANOOGA TN 37421

Name: _____
Address: _____

Name: Barry + Sharon McChes
Address: 8205 Carriage Crossing
Chattanooga, TN 37421

Name: _____
Address: _____

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Name: DONNA BAKER
Address: 1607 ASHLEY MILL DR
CHATTANOOGA TN 37421

Name: Tim Hancock
Address: 1605 Ashley Mill Dr
Chattanooga, TN 37421

Name: Sherril Evans
Address: 1616 Ashley Mill
Chattanooga, TN
37421

Name: Ryan King
Address: 1616 Ashley Mill Dr
Chattanooga, TN
37421

Name: Keith Burnett
Address: 1620 Ashley Mill
Chattanooga, TN 37421

Name: _____
Address: _____

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PLANNING COMMISSION CASE REPORT**Case Number: 2015-087****PC Meeting Date: 07-13-15****Applicant Request****Special Permit for a Residential Planned Unit Development (PUD)**

Property Location:	8118 Hitchcock Road
Property Owner:	C. Richard Posey
Applicant:	Collier Construction

Project Description

- **Proposal:** Develop 19.9-acre site with 63 lots for single-family homes, 20 lots for single-family homes or two-family homes, 10 lots for townhomes, and 13 community lots for open space and stormwater management.
- **Proposed Access:** Two entrances on Hitchcock Road.
- **Proposed Development Form:** Homes are proposed to be 2 ½-stories in height.
- **Proposed Density:** Approximately 4.67 dwelling units per acre.

Site Analysis**Site Description**

- **Location:** The 19.9-acre site is located on the south side of Hitchcock Road approximately 350 feet from east of Jenkins Road.
- **Current Access:** Hitchcock Road
- **Current Development form:** There are mostly single-story homes within the immediate vicinity of the site across Hitchcock Road to the north.
- **Current Land Uses:** To the north are single-family homes (Royal Oaks). The property (4 ½ acres) to the east is vacant. The properties to the south are large-lot single family homes and one vacant lot. The south side of the site borders Ryall Springs Branch. The property to the west is used for a single-family home.
- **Current Density:** Average residential density across the street in Royal Oaks is approximately 2.5 dwelling units per acre (69 lots on 27 acres).
- The proposed development sets aside several community lots that are incorporated into the development design, providing a green space network. The proposal also leaves a natural buffer along Ryan Springs Branch above and beyond the 60 feet minimum required by the stormwater regulations.

Zoning History

- The site is currently zoned R-1 Residential.
- The properties to the north are zoned R-1 Residential. The property to the east is zoned R-1 Residential. The property to the south is zoned R-1 Residential. The property to the west is zoned R-1 Residential and R-5 Residential.
- The nearest Planned Unit Development to the site is approximately 1 mile to the northeast on Graham Road (Andover Place subdivision).

Plans/Policies/Regulations

- The East Brainerd Corridor Community Plan (adopted by City Council 2003) recommends Low Density Residential intended for single-family dwellings and subdivisions with a density of one to five dwelling units per acre.
- The Residential Planned Unit Development (PUD) permits a maximum density of 5 dwelling units per acre in an R-1 Residential Zone.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area due to its definition of low-density residential being under 5 dwelling units per acre.

PLANNING COMMISSION CASE REPORT

- The proposed use is compatible with surrounding uses.
- The proposal does incorporated townhomes, but they are located internally within the development, which is consistent with the RPA policy for PUD developments in established low density single family areas.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would set a precedent for future requests with its increase in density from the current density levels.

Staff Recommendation

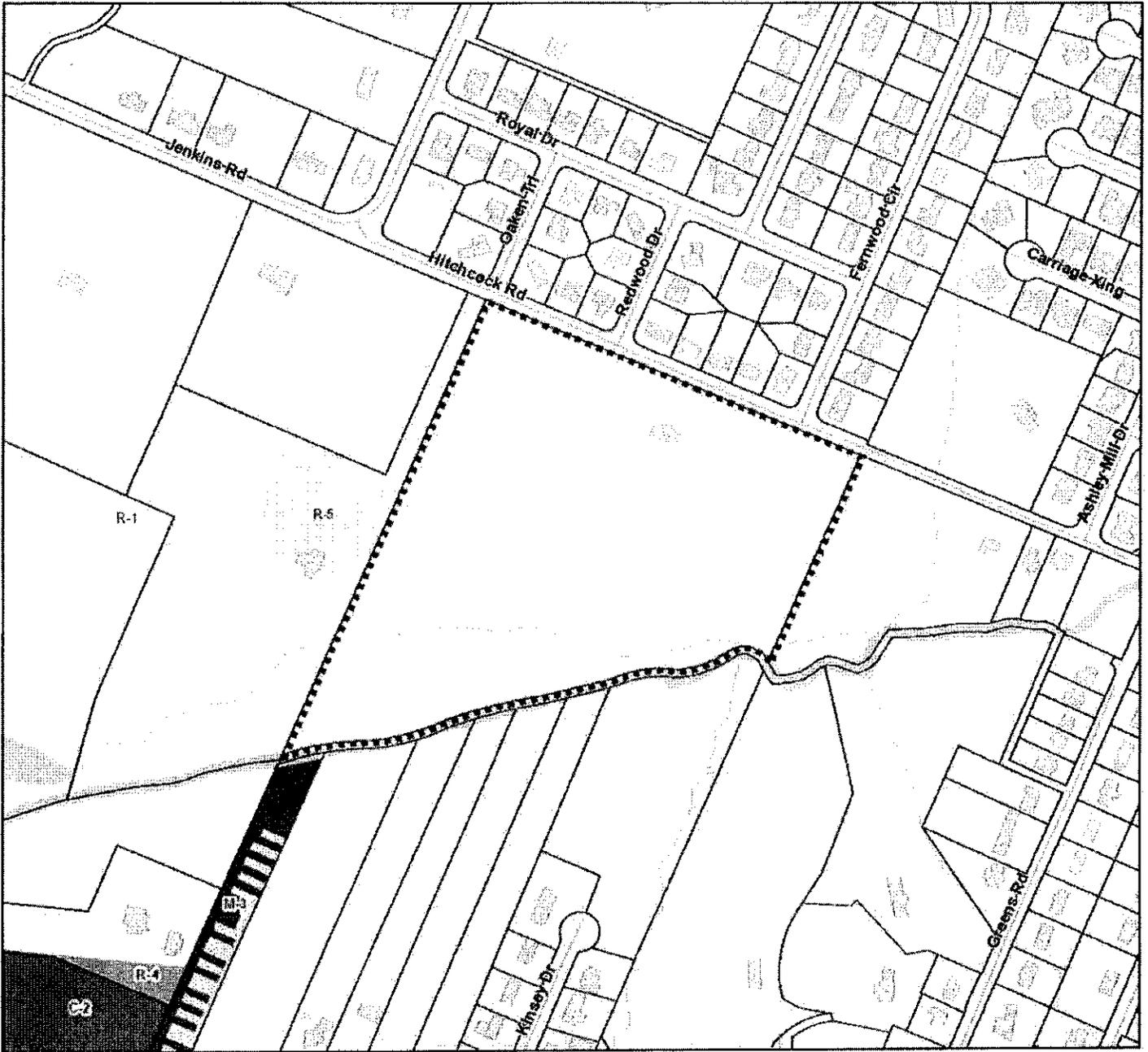
Approve.

Planning Commission Recommendation

Approve.

Reason for recommendation: The proposal is supported by the recommendations of the adopted Land Use Plan for the area and is consistent and compatible with surrounding uses.

Note: There was opposition to this request at the Planning Commission meeting.



2015-087 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2015-087:

Approve



345 ft



Chattanooga Hamilton County Regional Planning Agency





2015-087 Special Exceptions Permit for a Residential Planned Unit Development

Chattanooga Hamilton County Regional Planning Agency

344 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:

2015-048 Pat Neuhoff or Neuhoff Taylor Architects and The Salvation Army. 902, 904, 910, 914, and 918 East 8th Street, from R-1 Residential Zone to R-4 Special Zone, subject to certain conditions.

2015-084 Dan Rose and Charles W. Hand, Jr. 20 East 14th Street, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-085 Valor. 7627, 7641, 7671, 7683, and 7691 Shallowford Road, from O-1 Office Zone to R-4 Special Zone, subject to certain conditions.

2015-088 Craig Kronenberg, JB Holdings, and Mark Jarvis. 801 Riverfront Parkway, from M-1 Manufacturing Zone to C-3 Central Business Zone, subject to certain conditions.

2015-089 John Murphy, Gary Fillers, and Jeffery and Nancy Fillers. 1701 Broad 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:

2015-087 Collier Construction and C. Richard Posey. 8118 Hitchcock Road, granting a Special Exceptions Permit for a Residential Planned Unit Development.

3. 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 VIII, Board of Appeals for Variances and Special Permits by adding Item (5) to Section 38-563.
- (b) Amending Section 38-25, Lots to Front Street; Exceptions in its entirety and substituting in lieu thereof.
- (c) Deleting Section 38-321, M-2 Light Industrial Zone, Use Regulations, (2), (v) in its entirety and substituting in lieu thereof.
- (d) Deleting Section 38-324, M-2 Light Industrial Zone Uses Permitted as Special Exceptions, in its entirety.
- (e) Deleting Section 38-528, Special Exception Permit for Ethanol Transfer Facility, in its entirety.

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,

August 11, 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