

2016-069
Pratt & Associates, LLC
District No. 3

RESOLUTION NO. _____

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 5650 AND 5706 CASSANDRA SMITH ROAD AND PHASES 1 THROUGH 3 OF AMBERBROOK GARDENS.

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 5650 and 5706 Cassandra Smith Road and Phases 1 through 3 of Amberbrook Gardens, more particularly described in the attached maps:

Lot 1, James H. Potter, Plat Book 48, Page 146, ROHC being the property described as Tract 3 in Deed Book 10695 Page 676, ROHC, Lot 14 Turner Smith Farms Subdivision, Plat Book 80, Page 48, ROHC, Deed Book 10052, Page 388, ROHC and properties in Phases 1 thru 3 of Amberbrook Gardens. Tax Map Nos. 100-052.01, 100-063.04, 100L-F-001 thru 013, 100L-G-001 thru 004, 100L-H-001 thru 030, 100L-J-001 thru 018, 100L-K-001 thru 016 and 100L-L-001 thru 024.

ADOPTED: _____, 2016

/mem

2016-069 City of Chattanooga
May 9, 2016

RESOLUTION

WHEREAS, Pratt & Associates 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 of properties located at 5706 & 5650 Cassandra Smith Road and Phases 1 thru 3 of Amberbrook Gardens.

Lot 1, James H. Potter, Plat Book 48, Page 146, ROHC being the property described as Tract 3 in Deed Book 10695 Page 676, ROHC, Lot 14 Turner Smith Farms Subdivision, Plat Book 80, Page 48, ROHC, Deed Book 10052, Page 388, ROHC and properties in Phases 1 thru 3 of Amberbrook Gardens. Tax Map 100-052.01, 100-063.04, 100L-F-001 thru 013, 100L-G-001 thru 004, 100L-H-001 thru 030, 100L-J-001 thru 018, 100L-K-001 thru 016 and 100L-L-001 thru 024 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on May 9, 2016,

AND WHEREAS, the Planning Commission heard and considered all statements regarding 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,

AND WHEREAS, the Planning Commission has determined that the proposal is consistent with surrounding uses.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on May 9, 2016, 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:	2016-069	Date Submitted: 3-18-2016					
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)							
1 Applicant Request							
PUD	PUD Name: Amberbrook Gardens Phase 3						
	Acres: 57.2 +/-	Density: 2.71	x Residential	Institutional U/A			
2 Property Information							
Property Address:	5706 & 5650 Cassandra Smith Road & see attached list within Phase I & II						
Property Tax Map Number(s):	100-052.01, 100-063.04, 100L-F-001 thru 013, 100L-G-001 thru 004, 100L-H-001 thru 030, 100L-J-001 thru 018, 100L-K-001 thru 016, 100L-L-001 thru 024						
3 Proposed Development							
Reason for Request and/or Proposed Use:	Add 1 acre +/- to Extend the boundary of the existing Phase III Residential P.U.D.						
4 Site Characteristics							
Current Zoning:	R-1						
Current Use:	Residential						
Adjacent Uses:	Residential						
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: Pratt & Associates		Address: 1734 Dayton Boulevard					
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner					
City: Chattanooga	State: TN	Zip Code: 37405	Email: jamespratt@prattliving.com				
Phone 1: 423-267-9917	Phone 2:	Phone 3:	Fax:				
6 Property Owner Information (if not applicant)							
Name: Same		Phone:					
Address:							
Office Use Only:							
Planning District: 2		Neighborhood: CNAC, Friends of Hixson, Colonial Shores					
Hamilton Co. Comm. District: 3		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: 16.0+/-	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 10695-676, 10052-388							
Plat Book/Page: 48-146, 80-48, & etal			<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: 46063	
Planning Commission meeting date: May 9 th , 2016			Application processed by: Marcia Parker & Jen Ware				

PLANNING COMMISSION CASE REPORT

Case Number: 2016-069

PC Meeting Date: 05-09-16

Applicant Request**Special Permit for a Planned Unit Development**

Property Location:	5706 & 5650 Cassandra Smith Road
Property Owner:	Pratt & Associates
Applicant:	Pratt & Associates

Project Description

- Proposal: Expand the boundary of the existing Amberbrook Gardens Planned Unit Development (PUD) Phase 3 to add 7 lots for single-family detached dwellings and 1 community lot to the existing 148-lot PUD.
- Proposed Access: Entrance on Cassandra Smith Road.
- Proposed Development Form: 155 front loading, 1 and 2-story single-family homes in a subdivision. No townhomes or multi-unit dwellings are proposed.
- Proposed Density: 2.71 dwelling units per acre (155 total buildable lots on 57.2 acres).

Site Analysis**Site Description**

- Location: The 57.2-acre site is located on the east side of Cassandra Smith Road at the intersection of Cassandra Smith Road and James Circle. Phases 1 and 2 of the site from previous PUD (Resolutions #27828 and #26062) have begun subdivision and development.
- Current Access: Entrance on Cassandra Smith Road.
- Current Development form: The site currently has front-loading, 1 and 2-story detached dwellings. To the west and south of the site include several large-lot detached dwellings located along Cassandra Smith Road. To the north of the site is a small-lot detached residential subdivision and to the east of the site are vacant lands along the steep slopes of Big Ridge. A little further north of the site there is an existing townhouse development.
- Current Land Uses: To the north, west, and south are low-density residential uses. To the east of the site are vacant lands along the steep slopes of Big Ridge. Farther north along Cassandra Smith are commercial and medium-density residential uses.
- Current Density: The approved density of the existing PUD is 2.8 dwelling units per acre.

Zoning History

- The site is currently zoned R-1 Single-Family Residential District.
- The site was approved for a Planned Unit Development (PUD) in 2005 (Resolution #26062) as 41 acres with 102 single-family detached dwellings.
- The PUD was expanded in 2014 (Resolution # 27828) to 56.2 acres and 154 single-family detached dwellings.
- The properties to the north are zoned R-1 Single-Family Residential District and R-T/Z Residential Townhouse and Zero-Lot-Line District. The property to the east is zoned R-1 Single-Family Residential District. The properties to the south and west are zoned R-1 Single-Family Residential District and R-5 Single-Wide Manufactured Home District.

Plans/Policies/Regulations

- The Hixson-North River Community Plan, adopted in 2005, recommends Low Density Residential development for this site. Low Density Residential is defined to have single-family detached dwellings as the dominate use with some exceptions made for townhouses and patio homes as long as the density is compatible with adjacent uses.
- The R-1 Residential PUD permits a maximum density of five units per acre.
- Proposed single-family detached dwellings are indicated on a PUD Plan with lots line only. Proposed

PLANNING COMMISSION CASE REPORT

attached dwellings (townhouses, multi-unit dwellings) are indicated with building footprints.

Key Findings

- The proposal is supported by the adopted Land Use Plan for the area which recommends low density residential development.
- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities.
- The proposed structures do not raise concerns regarding location, lighting, or height.
- The proposal would not set a precedent for future requests.

Staff Recommendation

Approve.

Note: Approval of a Residential Planned Unit Development (PUD) does not guarantee approval of curb cuts, road intersections, curve radii, or other similar items. The applicant is encouraged to consult with the Transportation Department for technical design requirements.



2016-069 Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-069: Approve



552 ft



Chattanooga Hamilton County Regional Planning Agency





2016-069 Residential PUD



444 ft



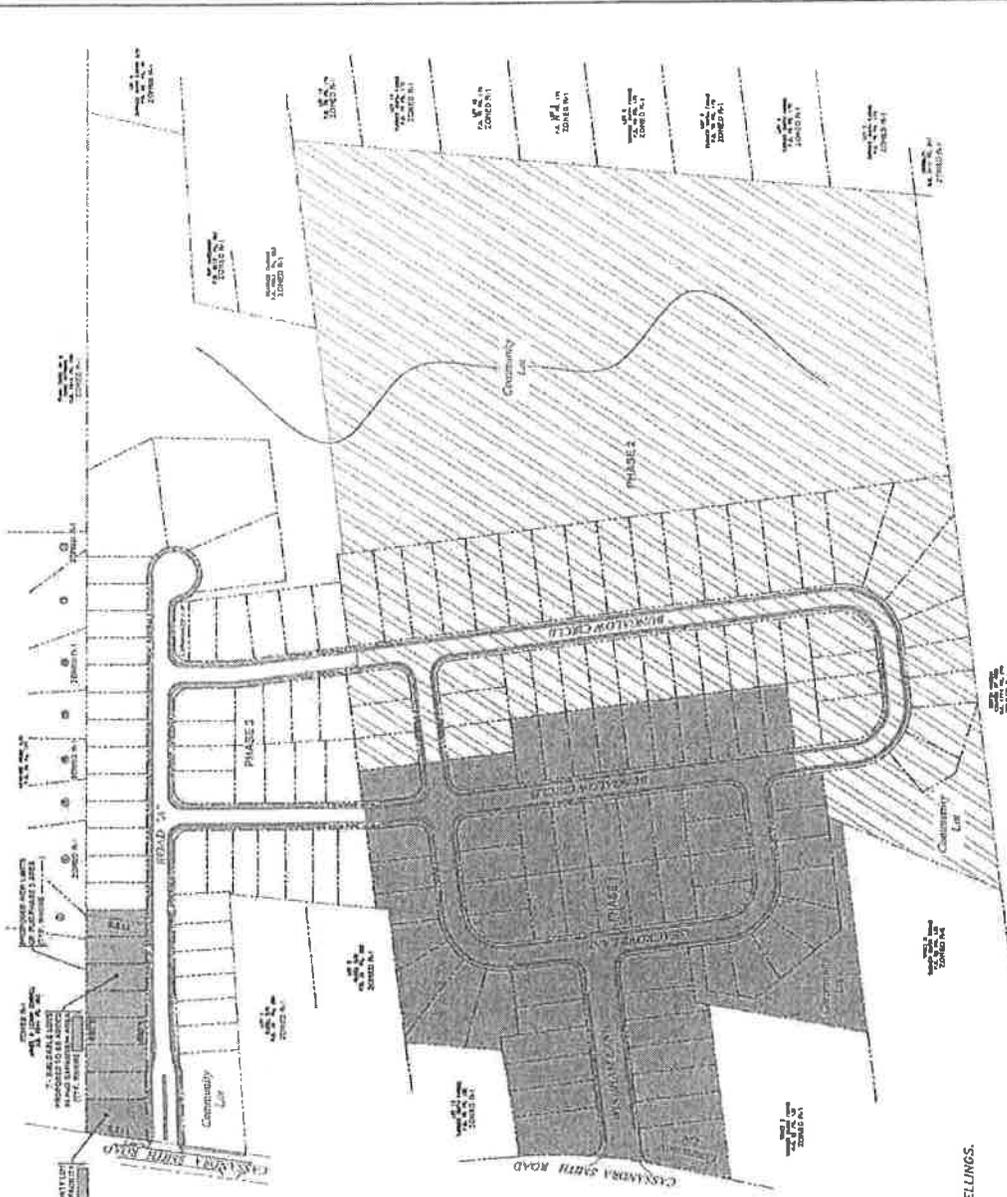
Chatanooga Hamilton County Regional Planning Agency



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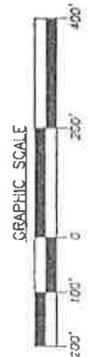
Chattanooga Hamilton County
Regional Planning Authority
1500 North State Street



SITE ANALYSIS

PROPERTY ADDRESS: 5706 CASSANDRA SMITH RD
 TAX MAP ID: 100-032.01
 ACREAGE: 1.02
 EXISTING ZONING: R-1
 PROPOSED ZONING: R-1 PUD
 EXISTING TOTAL PUD ACREAGE: 56.24
 PROPOSED TOTAL PUD ACREAGE: 57.24
 CURRENT TOTAL BUILDABLE LOTS: 148
 PROPOSED TOTAL BUILDABLE LOTS: 155
 TOTAL COMMUNITY LOTS/OPEN SPACE: 7 LOTS
 CURRENT TOTAL DENSITY: 2.63 U/AC
 PROPOSED TOTAL DENSITY: 2.71 U/AC

NOTE: ALL PROPOSED BUILDABLE LOTS ARE SINGLE FAMILY DETACHED DWELLINGS.



GRAPHIC SCALE

P.U.D. Expansion Exhibit

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DATE	DESCRIPTION
04/11/2016	FINAL PLAN
03/15/2016	REVISED PLAN
03/15/2016	REVISED PLAN
03/15/2016	REVISED PLAN

MAP ENGINEERS

Tel: (423) 802-2554
 Fax: (423) 485-8110
 7280 Applegate Ln.
 Chattanooga, TN 37421

RE: 2016-069

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:

2016-066 David Hudson for McCallie Commons/Tatiana Zadora, S.S. Moharreri, A.M. Moharreri, and Mack Wiggins for WW Group. 1006, 1008, 1010 Oak Street and 657 O'Neal Street, from R-3 Residential Zone to C-3 Central Business Zone, subject to certain conditions.

2016-070 Southeast Medical Properties, II, LLC. 7127 Igou Gap Road, 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 petition to rezone be denied:

2016-077 Jr. Food Stores, Inc. 101 and 103 Glendale Drive and two unaddressed properties in the 1100 block of Signal Mountain Road, from R-1 Residential Zone and C-2 Convenience Commercial Zone to C-2 Convenience Commercial Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied for the M-1 Manufacturing Zone and approval is requested of the M-2 Light Industrial Zone:

2016-077 Chris Maughon/Peggy J. Holder. 4155 Randolph Circle, from A-1 Urban Agricultural Zone to M-1 Manufacturing Zone, only that portion of 128E-A-005 that is within six hundred (650') feet from the South Access Road right-of-way as measured along Benton Drive.

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

2016-069 Pratt & Associates. 5706 and 5650 Cassandra Smith Road and Phases 1 through 3 of Amberbrook Gardens, for a Residential Planned Unit Development.

2016-078 Pratt & Associates/Robert D. & Sandra S. Purcell. 660 Julian Road, for a Residential Planned Unit Development.

2016-079 The Baylor School. 100 block of Baylor School Road,
for an Institutional Planned Unit Development.

5. 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) **Deleting** Article V, Division 18, C-7 North Shore Commercial/Mixed Use Zone in its entirety.
- (b) **Adding** a new Article XVI, Downtown Form-Based per the digital copy on the website online at www.chcrpa.org.
- (c) **Adding** a new Item (24) of Article III, Section 38-568, Powers, etc., of board; hearings.
- (d) **Adding** Section 38-530 of Article VI, Division 2, Other Special Exceptions.

6. The Chattanooga-Hamilton County Regional Planning Commission has recommended that a petition to rezone be approved for specific properties within the Downtown Chattanooga Form-Based Code Area Boundary, more particularly described in the Downtown Zoning Study attached to the proposed ordinance and made a part by reference from M-1 Manufacturing Zone, C-3 Central Business Zone, C-7 North Shore Commercial/Mixed Use Zone, R-3 Residential Zone, C-2 Convenience Commercial Zone, R-4 Special Zone, R-1 Residential Zone, R-T/Z Residential Townhouse/Zero Lot Line Zone, RT-1 Residential Townhouse Zone, UGC Urban General Commercial Zone, O-1 Office Zone, and M-2 Light Industrial Zone to the following zones within the Downtown Chattanooga Form-Based Code: D-RM Residential Multi-Unit Zone, D-CX Commercial Mixed Use Zone, D-SH Shopfront Mixed Use Zone, D-CIV Civic Zone, D-PK Parks and Open Space Zone, R-RF Riverfront Zone, R-RV River View Zone, R-CIV Civic Zone, R-PK Parks and Open Space Zone, U-RD Residential Detached Zone, U-RA Residential Attached Zone, U-RM Residential Multi-Unit Zone, U-CX Commercial Mixed Use Zone, U-SH Shopfront Mixed Use Zone, U-IX Industrial Mixed Use Zone, U-CC Commercial Corridor, U-IN Industrial Zone, U-CIV Civic Zone, U-PK Parks and Open Space Zone, E-RD Residential Detached Zone, E-RA Residential Attached Zone, E-RM Residential Multi-Unit Zone, E-CX Commercial Mixed Use, E-SH Shopfront Mixed Use Zone, E-IX Industrial Mixed Use Zone, E-IN Industrial Zone, E-CIV Civic Zone, and E-PK Parks and Open Space Zone.

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 14, 2016

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 _____, 2016.

Nicole Gwyn
Clerk to the City Council