

**Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT**

CASE NUMBER: 2018-0011	PC MEETING DATE: 01/08/2018	APPLICANT: Independent Healthcare Properties, LLC
PROPERTY OWNER: Ooltewah Development, LLC	PROPERTY ADDRESS: 9730 East Brainerd Road, 9742 & 9744 East Brainerd	TAX MAP PARCEL ID: 172-056, 172-068, 172-069
SIZE OF PROPERTY: 23.5 Acres	JURISDICTION: Hamilton County	REQUEST: Abandonment of an existing Special Exceptions Permit for a Residential Planned Unit Development

SUMMARY OF REQUEST: The applicant is requesting the abandonment of a Special Exceptions Permit for a Residential Planned Unit Development approved by Hamilton County Resolution Number 1216-25B. This case is in conjunction with Case 2018-0012 and Case 2018-0013.

SITE PHOTOGRAPHS



Site Looking West



Site Looking South



Eastbound E. Brainerd Rd.

PROPERTY DESCRIPTION

EXISTING LAND USE Undeveloped, vacant land.	SURROUNDING LAND USES <u>North:</u> Single-Family Detached Residential <u>East:</u> Church and Single-Family Detached Residential <u>South:</u> Single-Family Detached Residential <u>West:</u> Vacant-Proposed high intensity commercial	ACCESS E. Brainerd Rd.
TRANSPORTATION E. Brainerd Rd. is an urban minor arterial (2-lane) road. There is no mass transit available to this area. The closest EMS Station is 8 minutes north on Ooltewah-Ringgold Rd.	AVERAGE RESIDENTIAL DENSITY The approved Planned Unit Development for the site has a density of 3.4 du/ac.	NATURAL RESOURCES A portion of the site is located within the 100 Year Floodplain. There are no steep slopes on the site.

ZONING

ZONING REGULATIONS	A Planned Unit Development (PUD) is a special exceptions permission intended to encourage creative master planning by not requiring adherence to rigid land use, setback, height, parking, and similar restrictions. It is further intended that PUDs be designed by collaboration between the applicant and the community, rather than the strict limits of zoning.
ZONING HISTORY	The site is currently zoned R-1 Single-Family Residential District with a Special Exceptions Permit for a Residential Planned Unit Development. This approved development was for a 78 lot single-family detached subdivision. The following

- conditions were approved for the site;
1. No more than 3.4 units per acre;
 2. All homes within the development shall be detached single family;
 3. Roadway improvements to East Brainerd Road shall include a left turn into the development from East Brainerd Road and a right turn into the development from East Brainerd Road. Entrance to development shall have a dedicated right turn and left turn out of the development. Said work per the requirements of the Hamilton County Engineering Department;
 4. A 20' vegetative buffer shall be left in place along the eastern boundary of the development. Healthy existing trees to remain and new trees and shrubs may be planted to achieve a. Type "B" vegetative buffer;
 5. A 6' high vinyl coated chain link fence shall be located along the eastern boundary of the development where residential lots abut said boundary;
 6. A 15' vegetative buffer shall be established along East Brainerd Road and shall be planted with evergreen and deciduous trees and shrubs as generally depicted on a plan as prepared by Craig Design Group entitled Landscape Plan for the Enclave Development. The number of shrubs and trees depicted shall not be less in quantity than those shown and all trees shall be planted at a minimum 2" caliper and all shrubs planted shall be minimum 3 gallon. In addition, there shall be a row of class I trees planted adjacent to the 15' landscape buffer with trees planted at approximately 30' on center and trees shall be located from 5' to 25' of the buffer. All trees and shrubs shall be maintained with reasonable practices. Trees shall be replanted within 6 months if said trees are removed for any cause;
 7. An 80' undisturbed buffer area will be provided at south property border and shall not be disturbed with exception of replanting, extension of utilities or use for a trail or greenway sponsored by government agency or qualified non-profit organization. Any greenway trail system shall be located as agreed upon by the subdivision or HOA;
 8. Concrete sidewalks, minimum width of 5 feet, shall be placed, inside the right-of-way of East Brainerd Road and as approved by the Hamilton County Engineering Department; and
 9. Residential homes where the rear of the house faces East Brainerd Road shall be setback no closer than 40' from the right-of-way of East Brainerd Road. Any residential homes where the side of the home faces Brainerd Road shall be setback no closer than 30' from the right-of-way of East Brainerd Road.

The site has been through a series (seven) of rezoning cases in the last three years. The site originally was zoned A-1 Agricultural District. It was rezoned to C-2 Local Business Commercial in 2014 (Resolution #1114-25C). The site was then rezoned to R-1 Single Family Residential District in 2016 (Resolution #117-24) with a Planned Unit Development (Resolution #117-25B). Additional property was added to the Planned Unit Development in February of 2017 (Resolution #217-19B).

OTHER DEPARTMENT COMMENTS

Transportation Dept.

No comments provided

DISCUSSION OF STAFF RECOMMENDATION

Yes No N/A

COMPATIBILITY WITH ADOPTED PLANS

The request to abandon the Residential PUD would return the site to R-1 Single-Family Residential District.

Yes No N/A

COMPATIBILITY WITH ADJACENT LAND USES

The R-1 Single-Family Residential District allows for single-family detached dwellings which are consistent with the area.

Yes No N/A

COMPATABILITY WITH DEVELOPMENT FORM

The R-1 Single-Family Residential District does not require connections to the adjacent commercial development which is recommended for the area.

STAFF RECOMMENDATION

The abandonment of the existing Special Exceptions Permit for a Residential Planned Unit Development does not present concerns for staff in terms of access, increased traffic, and nuisances caused to abutting single-family development.

Approve