

PLANNED UNIT DEVELOPMENT (PUD) APPLICATION FORM

CASE NUMBER:	2014-019			Date Submitted: 02/10/2014		
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)						
1 Applicant Request						
PUD	PUD Name: Amberbrook Gardens					
Residential PUD	Acre(s): 15.25	Density: 3.5	<input checked="" type="checkbox"/>	Residential	<input type="checkbox"/>	Institutional
2 Property Information						
Property Address:	5650 Cassandra Smith Rd					
Property Tax Map Number(s):	100-063.04					
3 Proposed Development						
Reason for Request and/or Proposed Use:	Extend the boundary of the existing Residential PUD					
4 Site Characteristics						
Current Zoning:	R-1					
Current Use:	Vacant					
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: James Pratt			Address: 179 Hamm Rd			
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: 423-240-7068	Phone 3:	Fax:			
6 Property Owner Information (if not applicant)						
Name:			Phone:			
Address:						
Office Use Only:						
Planning District: 5			Neighborhood: Hixson Neighborhood			
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: 15.25	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 10052-388						
Plat Book/Page: 80/48			<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: 33320
Planning Commission meeting date: March 10, 2014			Application processed by: Jennifer Ware			

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-019	PC Meeting Date: 03-10-2014
STAFF RECOMMENDATION:	APPROVE, subject to the following conditions: <ol style="list-style-type: none"> 1. Street yard trees planted one (1) tree per 35 linear feet planted in Community Lot 42 along Cassandra Smith Road only. 2. A sidewalk shall be required to be constructed within Community Lot 42 along Cassandra Smith Road. 3. Along the north and east property line of the Turner Smith Farm, Tract 2, shall be planted with Leyland Cypress nine foot on center. 	
Land Use & Transportation Comments		
Planning Staff:	<p><u>Applicant Request Overview</u></p> <p>The applicant has submitted a request to extend the boundary of the existing Amberbrook Gardens Planned Unit Development (PUD) located at the 5600 block of Cassandra Smith Road. The original Amberbrook Gardens PUD, as approved by the Chattanooga City Council is approximately 41 acres with 102 single-family detached dwellings with a density of 2.5 dwelling units per acre.</p> <p>The request will add an additional 15 acres and 52 new single-family detached residential dwellings with a density of 3.5 dwelling units per acre.</p> <p>If approved, the overall revised acreage of the new PUD will be a total of 56 acres with 154 single-family detached residential dwellings with an overall density of 2.8 dwelling units per acre.</p> <p><u>Site Description</u></p> <p>The overall acreage of the site is approximately 56.15 acres in size, located less than one-half a mile from the intersection of Cassandra Smith Road and Hixson Pike. The site is relatively flat with the back portion of the property having steep slopes along Big Ridge. The site is not located within the 100 year flood hazard area. The property has frontage along Cassandra Smith Road.</p> <p>The property is currently zoned R-1 Residential. The R-1 Residential PUD permits a maximum density of five units per acre. The proposed overall density of this development is 2.8 dwelling units per acre. The density of the 15 acre portion being added to the existing PUD is 3.5 dwelling units per acre.</p> <p>Adjoining land uses to the west and south of the site include several large-lot single-family detached dwellings located along Cassandra Smith Road. To the north of the site is a conventional single-family 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, Amberbrook Townhouses. The site is located just south of the commercial</p>	

STAFF CASE REPORT TO PLANNING COMMISSION

development at the intersection of Cassandra Smith Road and Hixson Pike.

Zoning History

The original Amberbrook Gardens PUD was approved by the Chattanooga Council in 2005 through the adoption of Resolution 26062 (2005-007) with conditions. Only a portion (12.99 acres) of the original PUD boundary has actually been recorded with single-family detached dwellings being constructed on the site. The area that has been recorded is indicated by the hatched area on the PUD plan submitted with this application. The property to the rear of the hatched area has been approved as a final plat but has not been officially recorded.

The proposed site/acreage being added to the existing PUD boundary is approximately 15 acres with 52 single-family detached dwelling units with a density of 3.5 dwelling units per acre. Combining the acreage the new PUD will have an overall acreage of 56.15 acres with 154 single-family detached dwelling units with an overall density of 2.8 dwelling units per acre.

In 2005, there was a request to rezone this same site from R-1 Residential Zone to R-T/Z Residential Townhouse Zone to construct 57 single-family detached patio homes. The Chattanooga-Hamilton County Regional Planning Commission recommended approval of the request subject to use as single-family detached dwellings, a maximum of 57 lots, and a 20' landscaped buffer along the perimeter of the development where the proposed development abuts adjoining single-family detached dwellings. The Chattanooga City Council denied the request to rezone the property from R-1 Residential Zone to R-T/Z Residential Townhouse Zone.

In September 2013, the applicant submitted Case 2013-109 for this same 15.25 acre parcel. The request at that time did not amend the PUD boundary. It was a request as a separate stand-alone PUD even though they were the same interconnected it was a separate stand-alone PUD request. The request in Case 2013-109 was to develop the site with 25 single-family detached dwellings, 8 condominiums, and 15 townhouses with a density of 3.15 units per acre. RPA staff recommended approval of Case 2013-109. The Chattanooga-Hamilton County Regional Planning Commission recommended approval of the request for a separate, stand-alone PUD. Prior to the City Council action on the request, it was determined that there were private deed restrictions placed on the property prohibiting the construction of townhouses. The applicant at Chattanooga City Council requested to withdraw his request for Case 2013-109.

STAFF CASE REPORT TO PLANNING COMMISSION

	<p><u>Plans/Policies</u></p> <p>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.</p>
Infrastructure & Operational Comments	
	<p>All land development projects are reviewed by City Engineering & Water Quality staff, Traffic Engineering & Operations staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.</p> <p>Additional requirements, if needed, are indicated by department below either as comments or as conditions recommended to be attached to the final ordinance.</p>
Transportation Department Staff:	<p>Sidewalks are required along Cassandra Smith Road for the entire right-of-way frontage that directly abuts this project's property lines. The sidewalks should have a minimum 5' width and should connect to the PUD's required internal sidewalk system. Due to the project's close proximity to nearby commercial along Hixson Pike (specifically Publix), it is strongly encouraged for the developer to construct sidewalk between the two entrances abutting 5606, 5610, and 5626 Cassandra Smith. Such an amenity would complete the PUD's sidewalk loop and enhance resident walkability to other nearby attractions.</p> <p>The right-of-way ranges between 40' to 50' through that area, with an average of about 10' to 15' available for sidewalk construction on that side of the road. It seems doable based on the relatively flat topography, but it will require a closer look to determine a sidewalk alignment around any roadside obstacles.</p>
Land Development Office Staff :	<p>In order to provide shading and cooling of pavement (heat island effect), interception, and evapotranspiration, a street yard and trees should be incorporated into the development along Cassandra Smith Road.</p> <p>Land Development Office recommends the following condition: A street yard and trees consisting of one (1) tree per 35 linear feet planted along Cassandra Smith Road should be incorporated into the development.</p>
Summary	
	<p>Staff is recommending approval of the request for the following reasons:</p> <ul style="list-style-type: none"> The proposed type of housing stock and density (2.74 du)

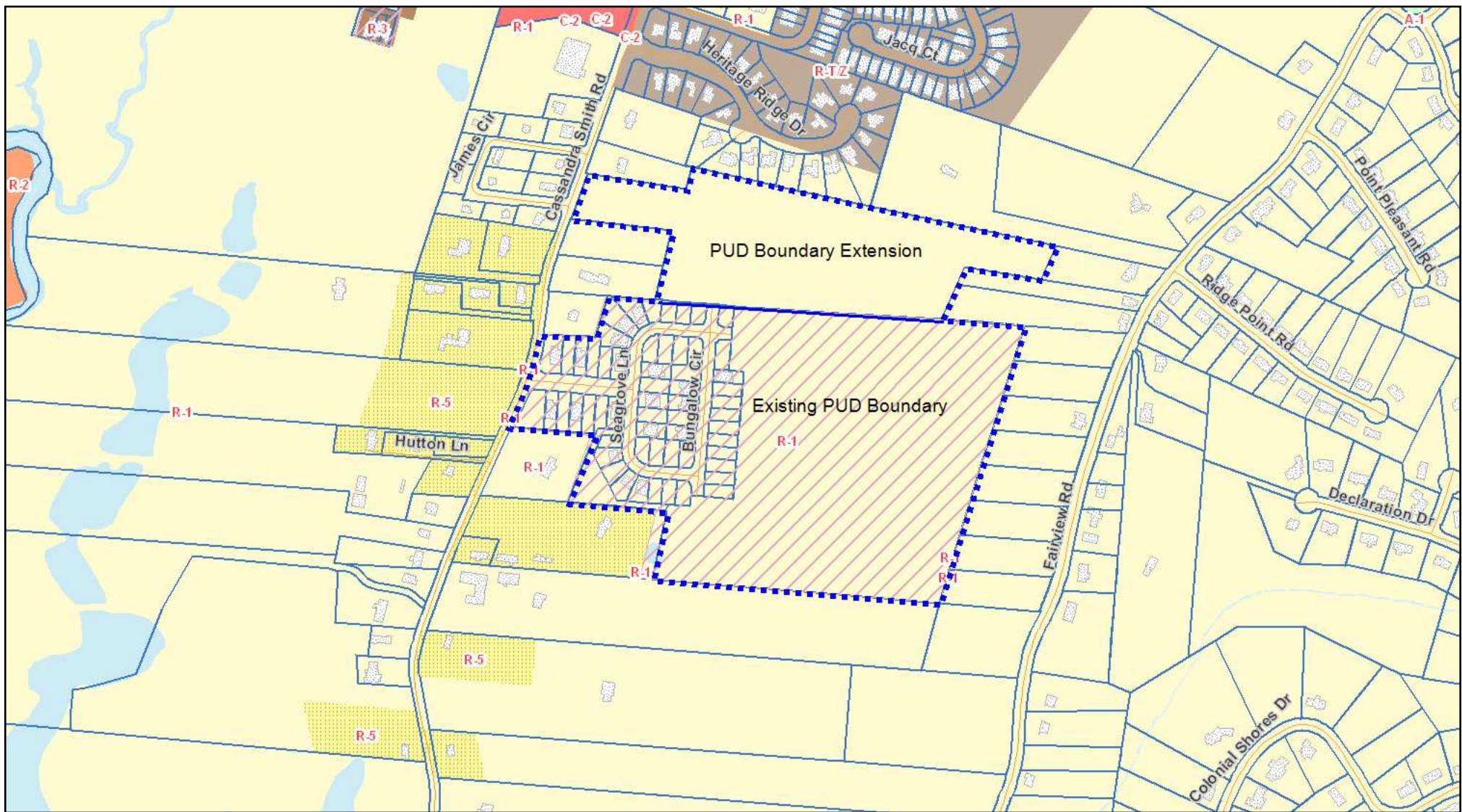
STAFF CASE REPORT TO PLANNING COMMISSION

proposed by the development is supported by the Hixson-North River Community Plan.

- The PUD plan would permit the applicant to develop this site with flexibility in lot size, setbacks and lot frontage at a lower density while providing open space within the development.
- The proposed development of single-family detached dwellings is compatible with the adjacent single-family detached dwellings on either side of the development and other residential developments found along Cassandra Smith Road.
- Internal pedestrian connectivity (sidewalks) and open space will be provided within the PUD and as required by the Planned Unit Development requirements contained in the Chattanooga Zoning Regulations.

It should be noted that the applicant could develop the site as a typical R-1 Residential Zoned conventional subdivision and, excluding the area for steep slopes, the applicant could potentially develop the site with 44 single-family detached dwellings with no requirements that open space be provided.

The use of a PUD for residential development and good site design can be an appropriate tool that accommodates new development while preserving important natural features and maintaining compatibility with existing residences.



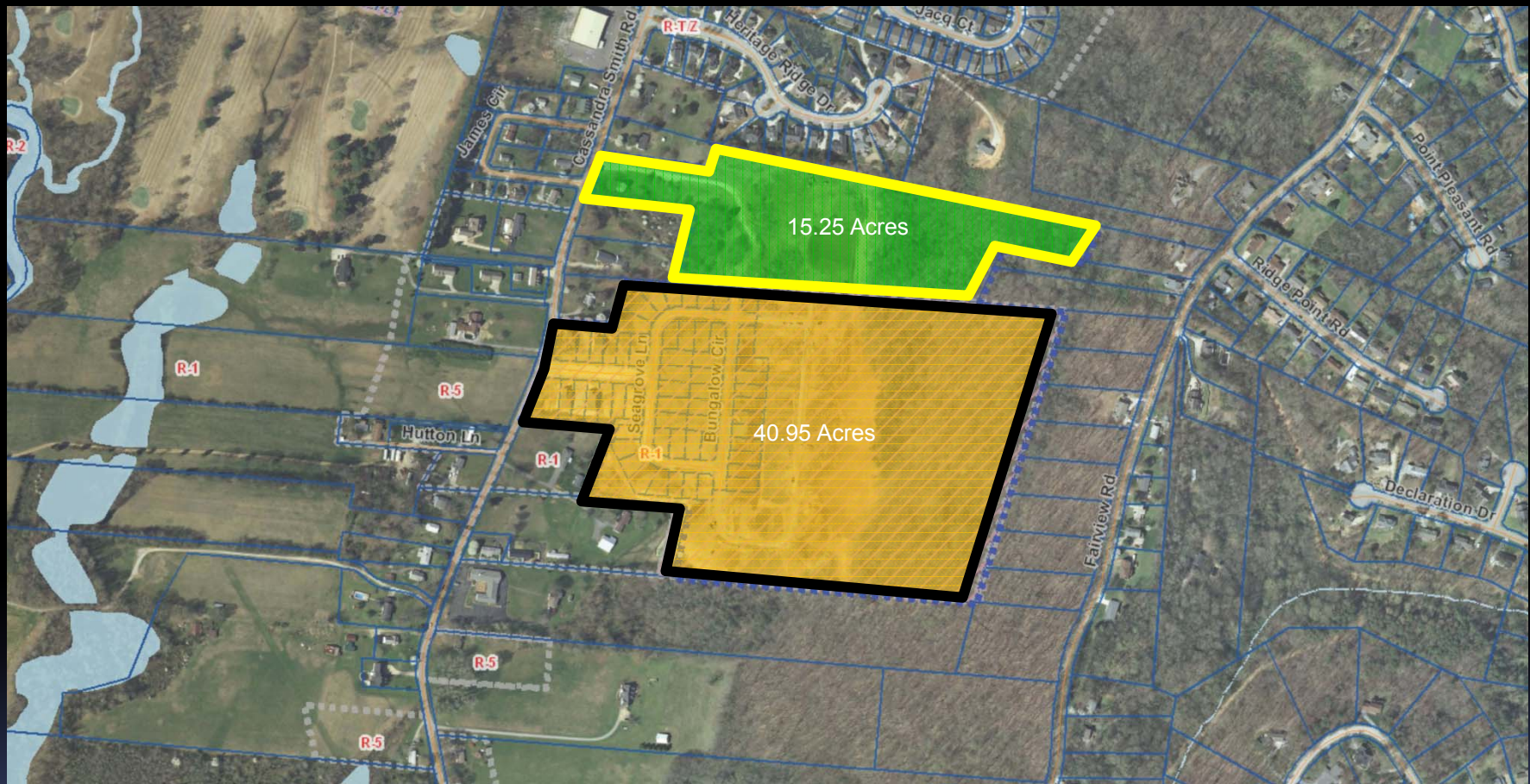
2014-019 Residential PUD



555 ft

Chattanooga Hamilton County Regional Planning Agency

PROPOSED USE

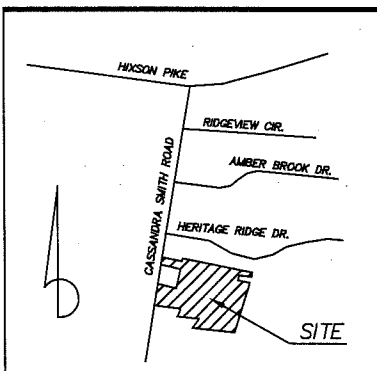


Single Family Residential PUD

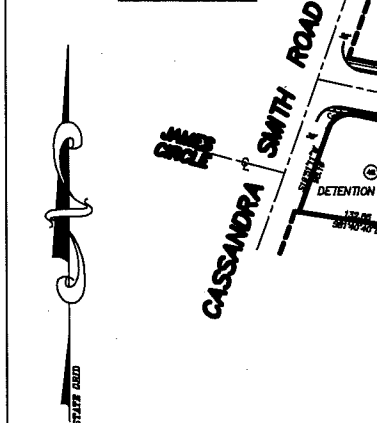
Existing PUD
41 acres
102 residential lots
2.5 du/a

New PUD Area
15 added acres
52 added residential lots
3.5 du/a

Total Revised PUD
56 acres
154 residential lots
2.8 du/a



LOCATION MAP



2/10/2014 9:26:28 AM EST
C:\land Projects\RE\CASSANDRA SMITH\DWG\REVISED PUD PHASES 1-3.dwg

Owner's Certification

I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple.

Pratt and Associates
200A Manufacturers Road Suite 100
Chattanooga, TN 37405
(423) 287-9917

Surveyor's Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "I" Survey.

David Mathews PLS#747

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.54	S04°18'28"W
L2	2.22	N72°47'02"W
L3	28.94	N34°58'04"E
L4	23.04	S83°01'43"E
L5	23.64	N112°01'12"E
L6	18.04	N112°01'12"E
L7	13.40	N88°45'48"W
L8	10.48	N114°45'42"E
L9	8.28	N114°45'42"E
L10	4.50	N04°47'38"E
L11	13.43	N04°45'02"E
L12	18.08	S78°24'25"E
L13	5.63	S78°24'25"E

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATT/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____

GENERAL NOTES

1. Zoned : R-1 P.U.D.
2. Acres subdivided : 56.20±Acres
3. This plat subdivides deed : 10052-388
4. Local Government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 100-63, 100-63.04, 100L-F-1-13, 100L-G-1, 100L-H-1-11, 100L-K-1-18, 100L-J-1-18
8. Public sanitary sewers are available by gravity flow.
9. All corners are Iron Pins Set unless otherwise noted.
10. City Ordinance No.8842 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharge of same from this Subdivision of Property.
11. No fill material is to be placed in a constructed drainage facility in such a manner as to impede storm water run-off flow unless approved by The City Engineer.
12. All buildings must be at least 25 feet from Cassandra Smith Road and other outer boundaries of this P.U.D. and at least 10 feet from other public roads and future roads. All free-standing must be at least 10 feet apart. Other than above, no minimum building setbacks are required.
13. Per requirements of the Chattanooga Zoning Ordinance, sidewalks are required on both sides of all internal streets except on any entrance island between lots 1-6 and 54-60.
14. Per resolution 24478, only detached, single-family houses and accessory uses with one house per lot are permitted on lots 1-14 and 46-89.
15. Due to conditions of Resolution No. 24478, no residential building of any kind is permitted on Community Lot 60.
16. The City of Chattanooga reserves the right to access at any time the Private Drainage Detention Area Easement and City of Chattanooga Inspection Access Easements, private drainage easements and public sanitary sewer easements in Community lot 60 to inspect drainage detention areas and facilities.
17. Single-family dwelling units are permitted with a total density of 2.75 units per acre.
18. All adjoining property zoned R-1.
19. Drainage detention areas and facilities installed by the developer cannot be filled, altered or changed in any way without permission from the Chattanooga City Engineer.
20. A 10' private drainage easement is reserved along the outer boundaries of this P.U.D. except Cassandra Smith Road Frontage. This drainage easement is automatically abandoned if the line is moved or no setback is required.
21. (65) = Lot number
22. The City of Chattanooga is not responsible to construct or maintain the entrance islands.
23. The City of Chattanooga is not responsible to construct or maintain drainage easement, entrance islands, drainage detention areas, drainage detention facilities or any ground, facility, building or anything else on any lot in this development.
24. That part of the entrance island within 10' of the public sanitary sewer is a public sanitary sewer easement. No structure of any kind is permitted in the public sanitary sewer easement and the only planting permitted in the public sanitary sewer easement in the entrance island is grass or small shrubs no more than 3' high.
25. Per Resolution No. 28062, a landscaped berm is required in lot 1 and Community Lot 60 along Cassandra Smith Road.
26. Per Resolution No. 28062, Hollies planted 8 feet on center are required in the Future Development Area and lots 65-80 adjoining the north and east line of Tract 2 Turner Smith Farms Subdivision.
27. No access to Cassandra Smith Road is permitted from lot 1 and Community Lot 60.
28. The owner of lots 1-43 & 46-163 are responsible to maintain drainage detention areas and facilities on Community Lots 60 and 111.
29. Hatched area is Amberbrook Gardens PUD Phase 1 recorded in PB 94 PG 97. See recorded plat for bearings, distances, easements and notes.

REVISED PLAT

AMBERBROOK GARDENS P.U.D.

LOTS 1-43 & 46-163
PHASES 1 THRU 3

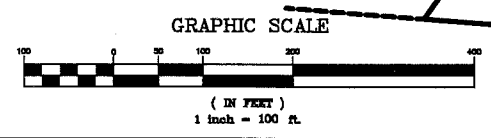
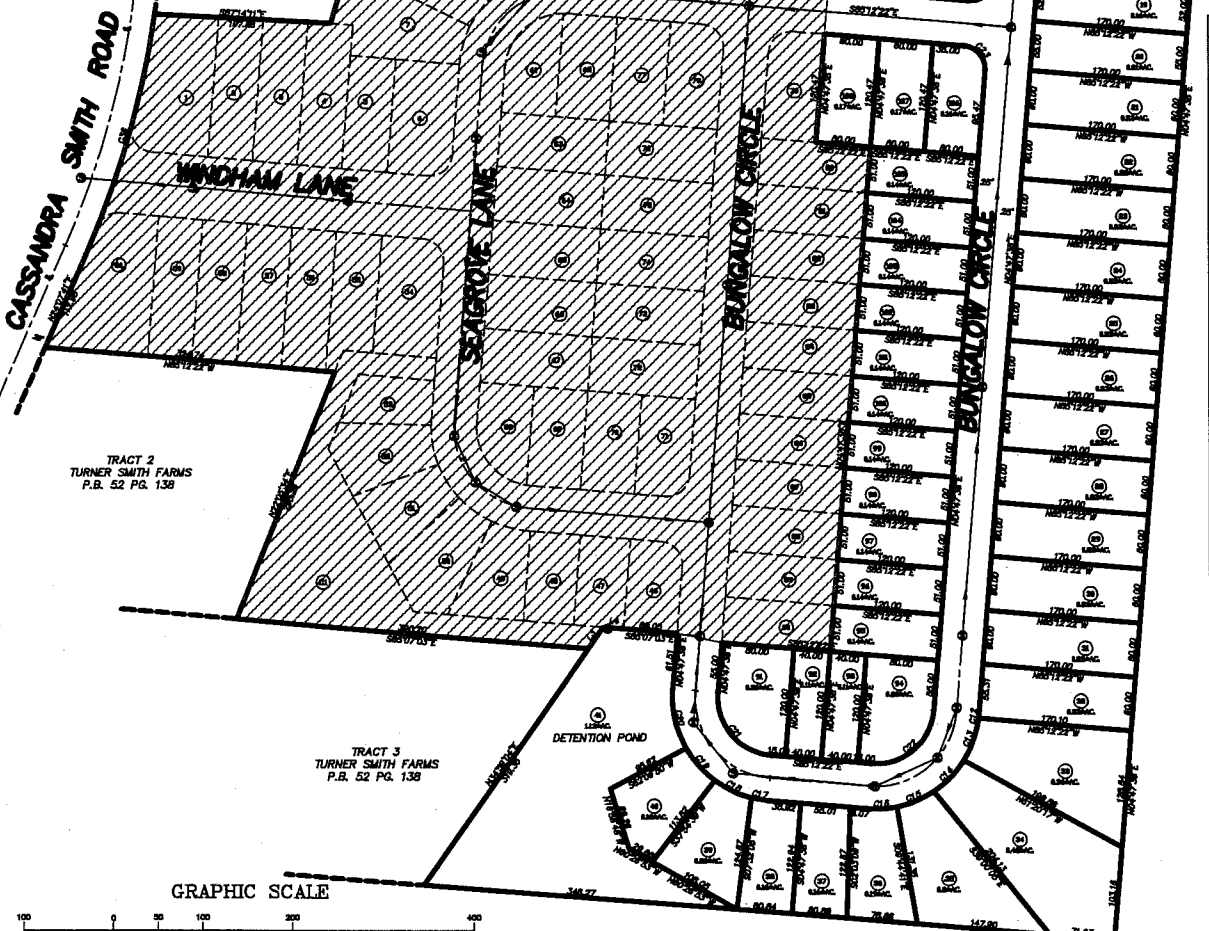
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 2-6-14 Drawn: R Middleton
Scale: 1"=100' Checked: DLM Job#:

DAVID MATHEWS SURVEYING
1880 HAMILTON ROAD
CHATTANOOGA, TENN 37413
TEL: 423-870-9871
FAX: 423-870-4808

14-S4344

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	8.48	25.00	192°27'22"
C2	0.72	25.00	1°39'00"
C3	67.04	50.00	78°48'59"
C4	37.93	50.00	43°27'47"
C5	81.80	50.00	70°46'18"
C6	66.64	50.00	78°21'38"
C7	7.96	25.00	181°43'37"
C8	21.02	25.00	48°10'41"
C9	39.23	25.00	89°54'09"
C10	2.08	175.00	0°40'59"
C11	18.20	175.00	6°17'05"
C12	4.89	115.00	2°20'12"
C13	50.01	115.00	24°54'53"
C14	48.02	115.00	23°55'25"
C15	44.98	115.00	22°24'38"
C16	32.95	115.00	16°24'32"
C17	18.04	115.00	9°28'10"
C18	45.10	115.00	22°28'04"
C19	47.99	115.00	23°54'27"
C20	68.52	115.00	34°08'18"
C21	102.10	65.00	90°00'00"
C22	102.10	65.00	90°00'00"
C23	38.27	25.00	90°00'00"
C24	38.27	25.00	90°00'00"
C25	38.27	25.00	90°00'00"
C26	17.13	150.00	6°32'34"
C27	38.13	25.00	89°40'21"
C28	13.39	2025.00	0°22'44"
C29	37.78	2025.00	1°04'08"
C30	11.42	100.00	6°32'34"
C31	38.27	25.00	90°00'00"
C32	35.67	25.00	81°44'30"
C33	27.36	225.00	6°58'04"
C34	38.31	25.00	90°05'51"
C35	38.41	25.00	90°18'38"
C36	277.88	1010.58	15°45'33"



NORTH HIXSON CHURCH OF GOD
D.B. 1771 PG. 240

CROWLEY
D.B. 2411 PG. 217

