

Chattanooga-Hamilton County Regional Planning Agency
RPA Staff Report & Recommendations

Planning Commission Meeting Date: May 9, 2011

Case Number: 2011-068

STAFF RECOMMENDATION: APPROVE, subject to screening of Lot 1 with two staggered rows (spaced a maximum of seven feet apart) of shrubs spaced a maximum of eight feet on-center along the frontage of East Brainerd Road and subject to attached Additional Requirements & Conditions.

Applicant: Brandon Waters

Property Address: 9755 East Brainerd Road

Jurisdiction: County District 9

Neighborhood: Frost Creek Farms nearby

Development Sector: Outer Suburban/Transitional Growth

Planning Commission Recommendation:
Approve Staff Recommendation

Applicant Request

Special Exceptions Permit: Preliminary Planned Unit Development

Proposed Development

Site Plan Submitted: Yes

Proposed Use: Residential Subdivision- 10 Dwelling Units

Purpose: Residential Planned Unit Development

Site Characteristics

Current Zoning: A-1 Agricultural

Current Use: Vacant

Adjacent Uses: Residential, Cemetery, Frost Creek Farms subdivision

Size of Tract: 2.05 Acres

Density: 4.88 Units Per Acre

Analysis

Extension of Current Zoning: Not Applicable

Name of Community Land Use Plan: None

Proposed Use Supported by Comprehensive Plan: Yes

Planning Staff Comments:

This site is located along East Brainerd Road east of its intersection with Ooltewah-Ringgold Road. The proposed lot size of the Planned Unit Development is generally not in keeping with surrounding development. The largest lot is 8,363 square feet and the smallest residential lot is 5,903 square feet (the average residential lot size is 6,435 square feet). The site plan shows two nonresidential lots designated as green space and detention that account for an additional 7,133 square feet of lot area.

Staff is recommending approval of the Special Permit as this section of the East Brainerd Road corridor has been transitioning from low-density single-family residential uses in the past few years. A 14 acre site approximately 800' to the east was rezoned to C-2 in 2008; a site approximately 600' to the west was rezoned to C-2 in 2010. Additionally, the East Brainerd Community Plan (which provides recommendations for land use west of the road's intersection with Ooltewah-Ringgold Road) recommends a Medium Density residential mix for that portion of the corridor. The plan states that "Medium Density Residential is typically intended for two-family dwellings (duplexes and townhomes) with a density of five to eight units per acre." The plan continues with "It is preferable to locate additional medium density two-family dwellings in or near

2. Due to existing drainage in East Brainerd Road a drainage pipe is required in East Brainerd Road at the new road. Show the size, location and number of acres drained for this pipe.
3. Due to the limited capacity of off-site drainage facilities and potential impact on properties down stream, off-site drainage is limited to 80% of the pre-development level. Submit a hydrology report showing pre-and-post development runoff and a drainage plan to limit off-site drainage to 80% of pre-development amounts.
4. Submit detailed drawings of any detention pond or facilities.
5. Add a 15' power, communication, vegetation and fencing clearance easement along East Brainerd Road in lots 1 and 12. Note, that the Government of Hamilton County reserves the right at any time to remove vegetation over 3' high, buildings or fencing in the 15' power, communication, vegetation and fencing clearance easement in lots 1 and 12.
6. In order to have acceptable site distance on East Brainerd Road at the intersection at least 35' from the pavement of East Brainerd Road needs to be kept free of sight obscuring fences, buildings, structures and other obstructions to visibility.
7. The developer discussed the possibility of piping the entire frontage along East Brainerd Road. If this is done there will need to be clean-out structures every 50'.
8. Section 302.5.2 of the Hamilton County Subdivision Regulations requires that intersection center lines must be offset less than 10' or more than 125'. The centerline of the proposed road may be offset between 10' and 125' from the centerline of existing Dakota Lane (Private). This would not meet the regulation. Before any decision can be made on moving the centerline of the proposed road this centerline must be staked.
9. At least center stake the proposed road prior to final P.U.D submittal. The County Engineer's Office generally requires that roads be rough graded prior to final plat submittal.
10. Questions about Hamilton County Engineer's Office requirements should be directed to Mr. Mike Hendrix at 209-7810.

C. Utility Requirements

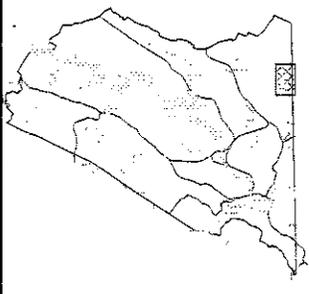
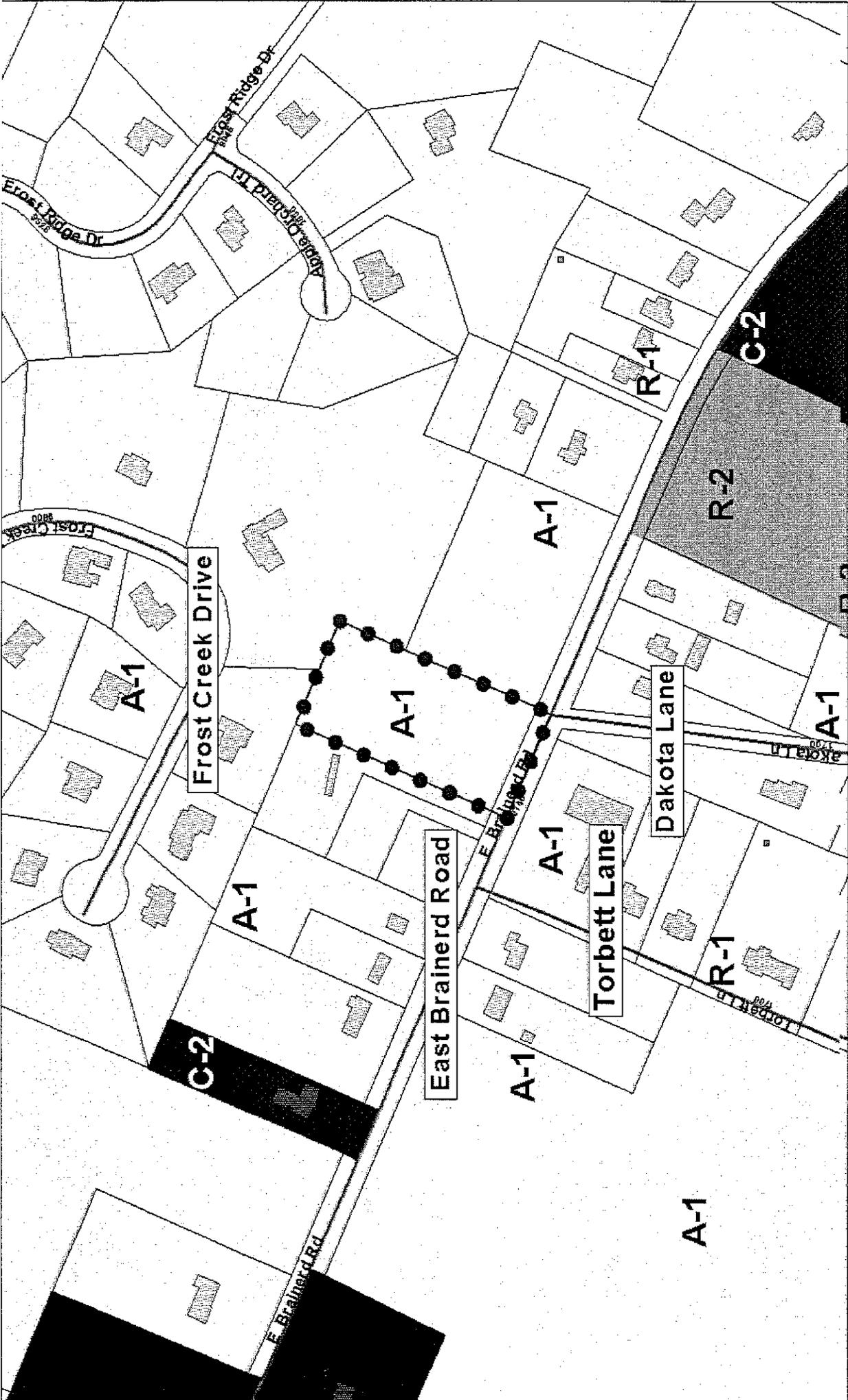
1. Show a 15' power and communication easement in lots 1 and 12 along East Brainerd Road.
2. Show a 10' power and communication easement along both sides of the new road.

D. Tennessee Department of Health and Environment Regulations

1. Under current policies, the Mylar copy of the final plat cannot be recorded until the Tennessee Department of Health and Environment, Division of Water Supply, has approved the water line extension.

E. N.P.D.E.S. Permit

1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, an N.P.D.E.S. (National Pollutant Discharge Elimination System) Permit to discharge storm water associated with construction activity is necessary.



2011-0068 Residential PUD



1 in. = 250.0 feet



