

1ST READING
2ND READING

10-18-11
10-25

2011-104
The Palms on Concord, LLC
District No. 4

ORDINANCE NO. 12552

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTY LOCATED AT 1515 NORTH CONCORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-2 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

Units 2 thru 89 and Community Building 1 of the Final Planned Unit Development of the Palms, Plat Book 88, Page 188, ROHC, being the property described in Deed Book 9204, Page 648, ROHC. Tax Map 158F-B-001.

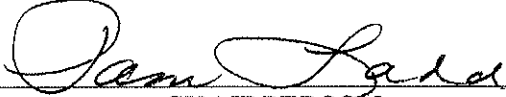
and as shown on the maps attached hereto and made a part hereof by reference, from R-2 Residential Zone to R-3 Residential Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to providing two (2) access points to the proposed development; one being at North Concord Road and one being at Greenway Drive.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

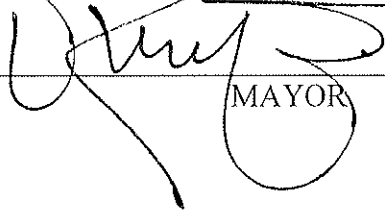
PASSED on Second and Final Reading

October 25, 2011.

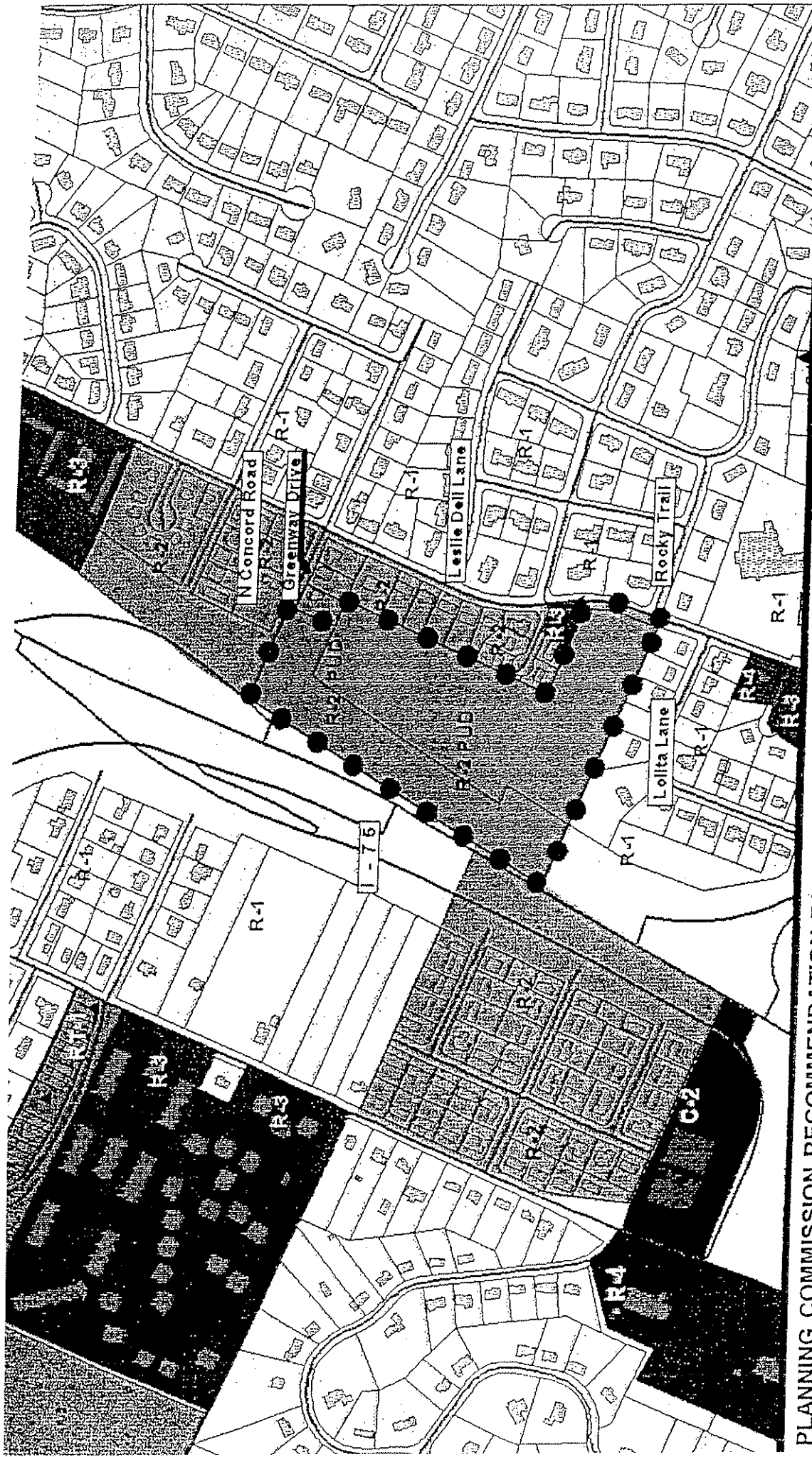

CHAIRPERSON

APPROVED: DISAPPROVED:

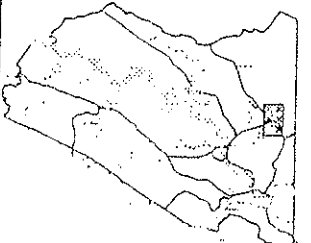
DATE: Oct 31, 2011.


MAYOR

/add



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2011-104: Approve, subject to two (2) access points; one being at North Concord Road and one being at Greenway Drive.



2011-0104 R-2 to R-3



1 in. = 500.0 feet



Case Number: 2011-104

Applicant Request: Rezoning to R-3 Residential Zone

STAFF RECOMMENDATION: DENY

Applicant: MAP Engineers/Michael A. Price

Property Address: 1515 North Concord Road

Jurisdiction: Chattanooga District 4 / Hamilton County District 8

Neighborhood: East Brainerd/Concord

Development Sector: Outer Suburban Growth

Planning Commission Recommendation:
 Approve, subject to certain conditions
 as stated in the resolution.

Proposed Development

Site Plan Submitted: Yes

Proposed Use: Residential development (see Case 2011-104)

Purpose: Develop/Redevelop site with multi-family housing

Site Characteristics

Current Zoning: R-2 Residential Zone/Residential Planned Unit Development

Current Use: Condominiums, Vacant

Adjacent Uses: Single-family detached residences

Size of Tract: 11.2 acres

Access: Good, direct access onto North Concord Road

Analysis

Extension of Existing Zoning? No

Community Land Use Plan: Hamilton Place Community Plan (2001)

Proposed Use Supported by Community Land Use Plan? No

Proposed Use Supported by Comprehensive Plan? Not as proposed

Comments

Planning Staff: The applicant would like abandon a residential Planned Unit Development (PUD) that was approved as a Final PUD by City Council Resolution #24579 (adopted November 8, 2005) and extended by City Council Resolution #25456 (adopted March 11, 2008). The approved PUD allowed 89 dwelling units for a density of 7.9 dwelling units/acre with a private drive. Because the drive was to be private, no internal lots were created by the PUD plan and the primary form of development was two-unit attached condominiums. Case 2011-106 is a request to abandon that PUD.

There are currently seven buildings with two units each on the site. The proposal is to add 47 more buildings with a total of 141 additional units for a total of 55 buildings and 155 units. 155 units on 11.2 acres account for a density of 13.8 dwelling units an acre (the most recent site plan shows 13.6 dwelling units an acre). 322 parking spaces are proposed with 246 spaces split between garage parking and parking in front of the unit.

The property appears to have been zoned R-2 Residential Zone since at least 1967. The R-2 Residential Zone allows construction of two-family dwellings on 9,500 square foot lots (on sewer). The property is approximately 11.2 acres, and although several units have already been

Recorded 12 MARCH 2008

RB 88
PY 188

RECORDING DEPARTMENT
COUNTY CLERK
HAMILTON COUNTY, TENNESSEE
RECORDING DEPARTMENT
COUNTY CLERK
HAMILTON COUNTY, TENNESSEE
RECORDING DEPARTMENT
COUNTY CLERK
HAMILTON COUNTY, TENNESSEE

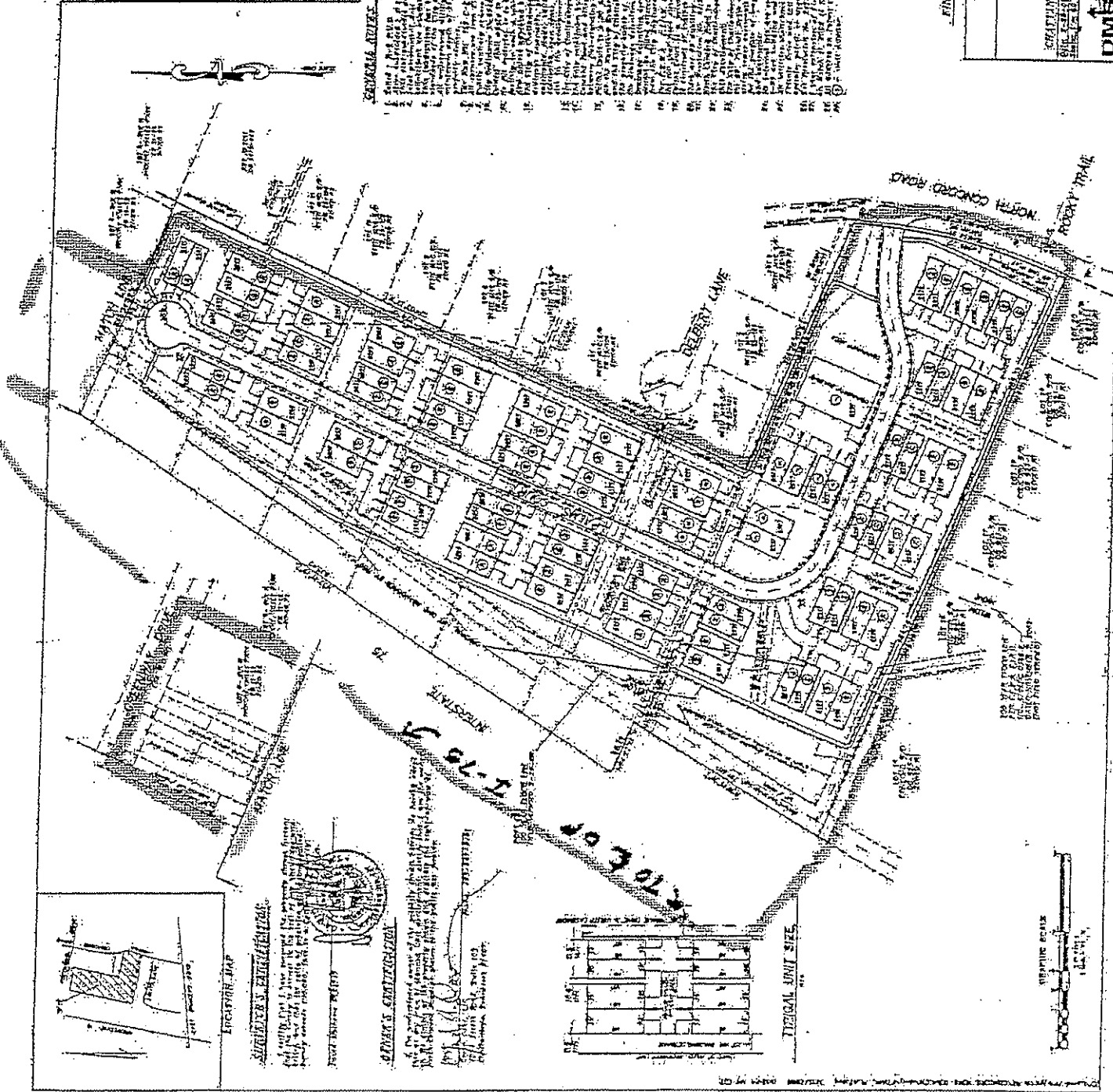
GENERAL NOTES

1. This plan shows the layout of the units and common areas as shown on the site plan.
2. The units are shown as rectangular structures with their respective dimensions.
3. The common areas include parking spaces, walkways, and landscaping.
4. The site is bounded by North Concord Road to the north, Rocky Road to the east, and West Street to the west.
5. The units are arranged in a grid pattern with a central common area.
6. The site is shown with a north-south orientation.
7. The units are shown with their respective floor plans.
8. The site is shown with its surrounding context, including other buildings and roads.
9. The units are shown with their respective dimensions and areas.
10. The site is shown with its proposed landscaping and walkways.
11. The units are shown with their respective structural details.
12. The site is shown with its proposed parking spaces and access points.
13. The units are shown with their respective utility connections.
14. The site is shown with its proposed landscaping and walkways.
15. The units are shown with their respective structural details.
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49. The units are shown with their respective utility connections.
50. The site is shown with its proposed landscaping and walkways.

FINAL PLANNED UNIT DEVELOPMENT

UNIT 3 TRAP # 88	
AND COMMONS BUILDING 1	
OWNER	THE WYNN GROUP
DESIGNER	THE WYNN GROUP
DATE	12-15-07
HAMILTON COUNTY, TENNESSEE	
SCALE	AS SHOWN
DATE	12-15-07
DRAWN BY: J. L. WYNN	
CHECKED BY: J. L. WYNN	
DATE: 12-15-07	
PROJECT NO.: 08-5388	

RECORDED PUD / 88 UNITS





2011-104 R2 TO R3

Printed: Aug 15, 2011

Scale 1:4000



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 CONCORD, NC 28027
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 FAX: 704.376.1112
 WWW.MAPENGINEERS.COM

THE PALMS ON CONCORD
 FOR
 THE PALMS ON CONCORD L.L.C.
 6148 LEE HIGHWAY
 CHATTANOOGA TN, 37421

ZONING PLAN

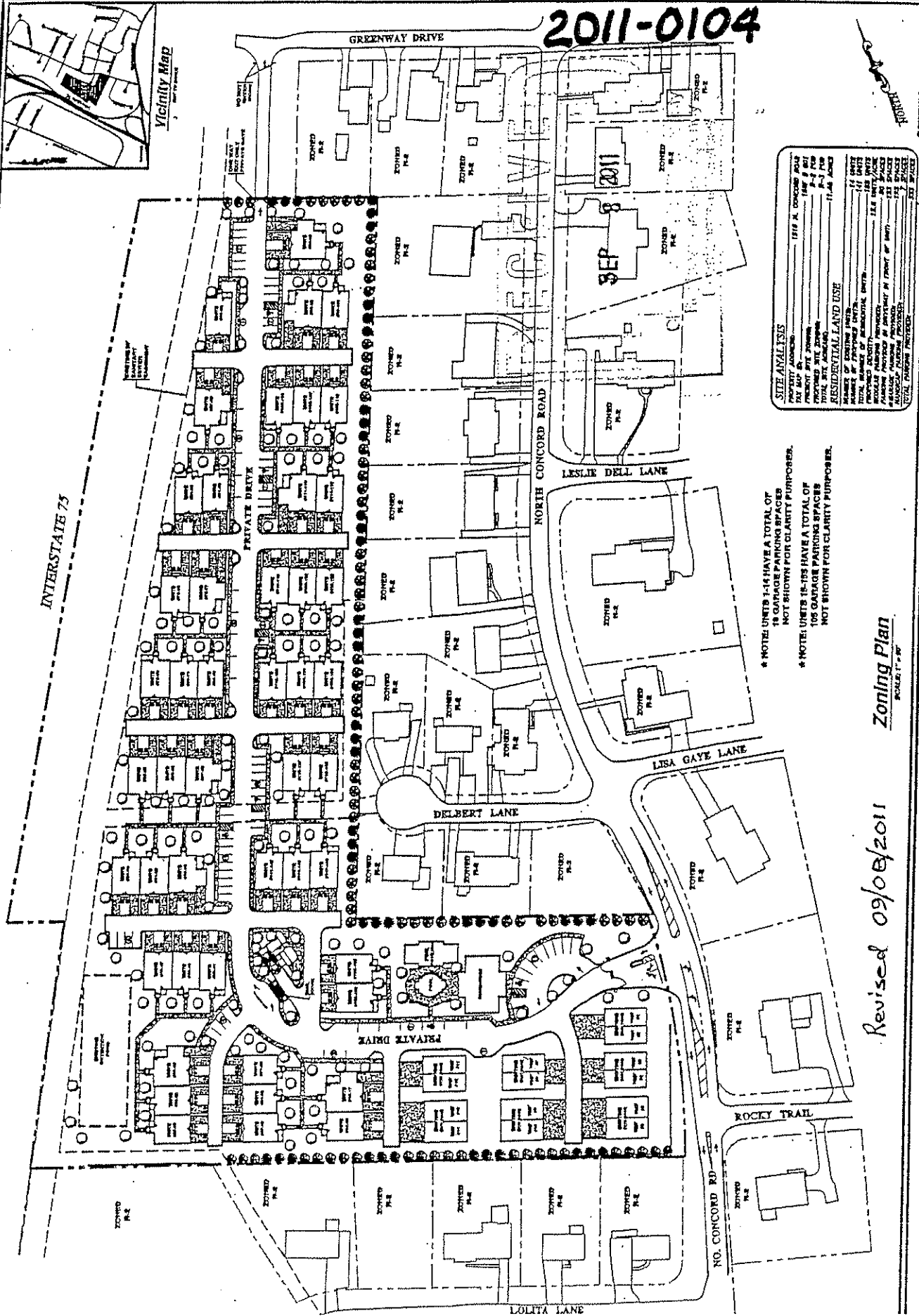
REVISIONS

NO.	DATE	DESCRIPTION

ALL RIGHTS RESERVED
 THIS PLAN IS THE PROPERTY OF MAP ENGINEERS LLC
 AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MAP ENGINEERS LLC.

DATE: 09/08/11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NUMBER: 1102
 SHEET NUMBER: Z-1

2011-1102



SITE ANALYSIS

PROPERTY ADDRESS:	6148 LEE HIGHWAY
CITY:	CONCORD, NC
PROJECT NAME:	THE PALMS ON CONCORD
PROPOSED USE:	RESIDENTIAL
TOTAL SITE AREA:	11.48 ACRES
RESIDENTIAL LAND USE	
NUMBER OF EXISTING UNITS:	14
NUMBER OF PROPOSED UNITS:	105
TOTAL NUMBER OF UNITS:	119
PROPOSED DENSITY:	1.88 UNITS PER ACRE
PROPOSED GROUND COVER:	28.5%
PROPOSED IMPERVIOUS COVER:	45.5%
PROPOSED PAVED SURFACE:	12.5% (TOTAL)
PROPOSED ASPHALT PAVED SURFACE:	12.5% (TOTAL)
PROPOSED CONCRETE PAVED SURFACE:	12.5% (TOTAL)
PROPOSED GRAVEL PAVED SURFACE:	12.5% (TOTAL)
PROPOSED OTHER PAVED SURFACE:	12.5% (TOTAL)
PROPOSED TOTAL PAVED SURFACE:	12.5% (TOTAL)

* NOTE: UNITS 1-14 HAVE A TOTAL OF 14 GARAGE PARKING SPACES NOT SHOWN FOR CLARITY PURPOSES.
 * NOTE: UNITS 15-105 HAVE A TOTAL OF 105 GARAGE PARKING SPACES NOT SHOWN FOR CLARITY PURPOSES.

Zoning Plan
 SCALE: 1" = 20'

Revised 09/08/2011

COURTESY 2011 MAP ENGINEERS, LLC

2011-104 City of Chattanooga
September 12, 2011

RESOLUTION

WHEREAS, The Palms on Concord, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from R-2 Residential Zone to R-3 Residential Zone, property located at 1515 North Concord Road.

Units 2 thru 89 and Community Building 1 of the Final Planned Unit Development of the Palms, Plat Book 88, Page 188, ROHC, being the property described in Deed Book 9204, Page 648, ROHC. Tax Map 158F-B-001 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 12, 2011,


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

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on September 12, 2011, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to providing two (2) access points; one being at North Concord Road and one being at Greenway Drive.

Respectfully submitted,



John Bridger
Secretary