

2025-0129
Kronenberg Urbanists & Architects
District No. 7
Planning Version

RESOLUTION NO. 32674

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS
PERMIT FOR A RESIDENTIAL PLANNED UNIT
DEVELOPMENT AMENDMENT FOR PROPERTY LOCATED
AT 1813 OLD WAUHATCHIE PIKE.

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 Amendment for property located at 1813 Old Wauhatchie Pike, more
particularly described in the attached maps and referenced in the legal description below:

Part of an unplatted tract of land beginning at its east most point located at the intersection the south line of the 1900 block of Cummings Highway with the north line of the 1700 block of Old Wauhatchie Pike thence southwest some 147.133 feet to a point, thence southwestwardly and northwestwardly 1103.52 feet along the south line of said tract of land to a point, thence northeast along the west line of said property 145.089 feet to a point, thence northeast along said west line 53.689 feet to a point, thence southeast 50.64 feet to a point, thence southeast 64.75 feet to a point, thence northeast 78.64 feet to a point, thence southeast 70.36 feet to a point, thence northeast 279.974 feet to a point in the north line of said tract, thence southeast 367.73 feet to a point, thence southeast 164.09 feet to a point, thence southeast 400.14 feet along said north line to the east most point located at the intersection the south line of the 1900 block of Cummings Highway with the north line of the 1700 block of Old Wauhatchie Pike, being the point of beginning and being part of the property describe in Deed Book 9546, Page 667, ROHC. Tax Map Number 155J-B-001.

ADOPTED: October 14, 2025

/mem

2025-0129 City of Chattanooga
September 8, 2025

RESOLUTION

WHEREAS, Kronenberg Urbanists & Architects 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 Permit for a Residential Planned Unit Development Amendment for property located at 1813 Old Wauhatchie Pike.

Part of an unplatted tract of land beginning at its east most point located at the intersection the south line of the 1900 block of Cummings Highway with the north line of the 1700 block of Old Wauhatchie Pike thence southwest some 147.133 feet to a point, thence southwestwardly and northwestwardly 1103.52 feet along the south line of said tract of land to a point, thence northeast along the west line of said property 145.089 feet to a point, thence northeast along said west line 53.689 feet to a point, thence southeast 50.64 feet to a point, thence southeast 64.75 feet to a point, thence northeast 78.64 feet to a point, thence southeast 70.36 feet to a point, thence northeast 279.974 feet to a point in the north line of said tract, thence southeast 367.73 feet to a point, thence southeast 164.09 feet to a point, thence southeast 400.14 feet along said north line to the east most point located at the intersection the south line of the 1900 block of Cummings Highway with the north line of the 1700 block of Old Wauhatchie Pike, being the point of beginning and being part of the property describe in Deed Book 9546, Page 667, ROHC. Tax Map Number 155J-B-001 part as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 8, 2025,

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

AND WHEREAS, there was no one present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning, land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the request to amend the existing Planned Unit Development is compatible with the development form and adjacent land uses of the area.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on September 8, 2025, recommends to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Karen Rennich", written in a cursive style.

Karen Rennich
Interim Executive Director



PUD Amendment Application Form

CASE NUMBER: 2025-0129		Date Submitted: 6/20/2025	
(Sections 1-7 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request			
PUD AMENDMENT		PUD Name: Old Wauhatchie Pike	
Resolution #: 29360		☒ Residential	☐ Institutional
2 Property Information			
Property Address: 1813 Old Wauhatchie Pike		Property Tax Map Number(s): 155J-B-001	
3 Proposed Development			
Reason for Request/ Project Description:		Amendment to existing PUD is proposed to allow for smaller building footprints to facilitate workforce housing and to reduce the amount of off-street paving. The communal education building has also been removed from the PUD scope. The amount of "conservation area" to be kept undeveloped has been expanded slightly, and will better protect the existing trail that crosses the site.	
4 Site Characteristics			
Current Zone:		PUD Overlay; RN-1-6 and RN-3 underlying zoning	
Current Use:		Residential	
Adjacent Uses:		Residential (adjacent and across street); Commercial parking lot (across street); Industrial (across street, east of Church St)	
5 Applicant Information			
Name: Kronberg Urbanists + Architects			
Address: (street, city, state, zip): 887 Wylie St SE, Atlanta, GA 30316			
Phone: [REDACTED]		Email: See Primary Contact info below	
Primary Contact (if different than applicant information): Chris Dunn			
Address: (street, city, state, zip):			
Phone: [REDACTED]		Email: [REDACTED]	
☐ If the Applicants Information is the same as the Property Owners, please check the box to the left.			
6 Property Owner Information Only fill out this section if applicant is <u>not</u> the property owner. RPA requires a signed Owner Authorization form from the property owner. Property Owner Authorization Forms are available through the RPA.			
Name: Lookout Mountain Conservancy			
Address: (street, city, state, zip): P.O Box 76, Lookout Mountain, TN 37350			
Phone: [REDACTED]		Email: [REDACTED]	
7 Applicant Signature and Consent			
By signing below, I verify that am the property owner, or have been authorized to act as an agent on behalf of the applicant or owner. I have read and understand the information provided in the RPA Application Policy, and agree to adhere to the policies of the RPA and responsibilities of the applicant as outlined.			
Signature: 		Date: 7/15/2025	
Office Use Only:			
Checklist			
☒ Application	☒ Site Plan	☒ Ownership Authorization	
☒ Property Cards	☒ Deeds	☒ Plats	
☒ Application Fee: \$400	☐ Cash	☒ Credit	☐ Check
☒ Notice signs	Number of notice signs: 2		
Municipality: City of Chattanooga	Planning District: 4	Neighborhood: CAHSE	
County Commission District: 11	City Council District: 7		
PC meeting date: September 8, 2025	Application processed by: Jennifer Ware		
Staff Recommendation:	PC Action/Date:	Legislative Action/Date/Ordinance:	

Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT

CASE NUMBER: 2025-0129	PC MEETING DATE: September 8, 2025	APPLICANT: Kronberg Urbanists and Architects
PROPERTY OWNER: Lookout Mountain Conservancy	PROPERTY ADDRESS: 1813 Old Wauhatchie Pike	TAX MAP PARCEL ID: 155J-B-001
SIZE OF PROPERTY: 7.6 acres	JURISDICTION: City of Chattanooga	REQUEST: Residential Planned Unit Development Amendment

SUMMARY OF REQUEST: Amend a Residential Planned Unit Development to allow for a reduction in the PUD perimeter setback (major modification). Other minor modifications includes smaller building footprints, reducing the amount of off-street parking, remove the communal education building, and expand the conservation area. This amendment does not propose any changes to the PUD boundary or acreage, the land use, the residential unit density, nor the residential unit quantity.

ZONING

**ZONING
REGULATIONS**

Planned Unit Developments: No adjustments may be made to the approved development plan, except upon application to the City in accordance with the following. An application for a change to an approved development plan must be submitted to the Regional Planning Agency. Applications must include a written description of the proposed change, including the reason for such change, and a notation of the location on the appropriate part of the approved development plan.

Major Modifications.

(i) The City Council may approve any other changes to an approved development plan that do not qualify as an administrative or minor modification. In addition, all of the following are considered major modifications:

- a. Changes to any conditions imposed as part of the approved development plan.
- b. Any change to the boundary of the planned unit development. Significant changes to the boundary may constitute a new planned unit development.
- c. Any change to the uses within the planned unit development. Significant changes to the uses within the planned unit development may constitute a new planned unit development.

(ii) All major modifications to the development plan must be approved by the City Council. The City Council may only approve changes to the development plan if they find such changes are in general conformance with the approved development plan, necessary for the continued successful functioning of the planned unit development, respond to changes in conditions that have occurred since the development plan was approved, and/or respond to changes in adopted City land use policies.

(iii) Major Modifications constitute a new planned unit development and a new application for a PUD must be submitted following the procedure in this Section.

- ZONING HISTORY**
- Case 2018-0022, the site received a Special Permit for a Residential PUD with a condition of "an open space shown on the attached PUD plan shall be left undisturbed with no clearing or grading for pedestrian trails and the removal of dead or diseased trees and evasive plants (Resolution #29360).

DEVELOPMENT STANDARDS COMPATIBILITY	DEVELOPMENT STANDARDS	CURRENT PUD	PROPOSED PUD
	Total Acres	7.6	7.6
	# Of Units	24	24
	Density	3.2 du/ac	3.2 du/ac
	Acres of Community Lot	4.9	4.9
	PUD Perimeter Setback	25'	15'-5'

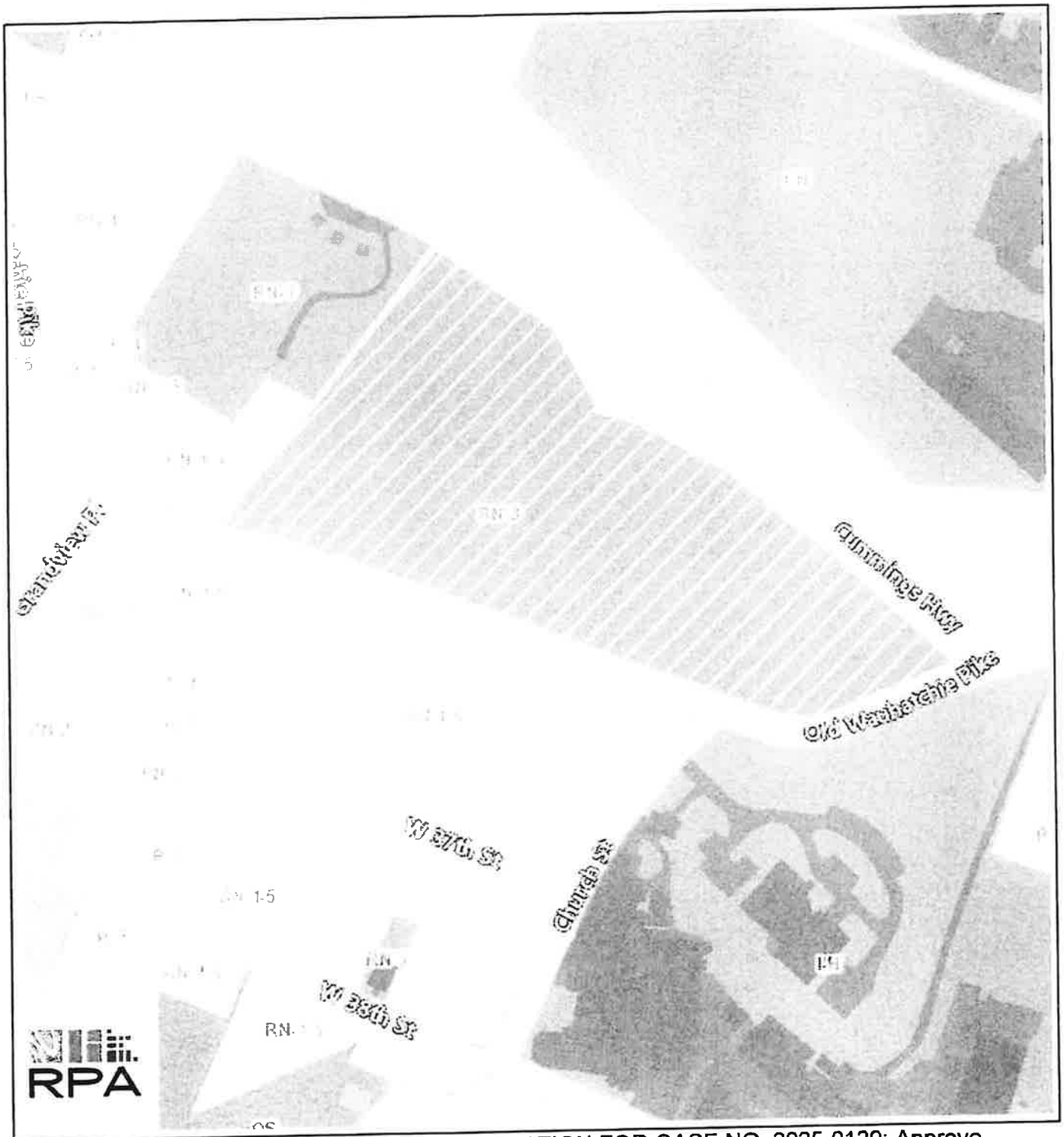
STAFF RECOMMENDATION

The applicant is requesting a change in the 25' PUD perimeter setback and to utilize on-street. On-street parking is not allowed; parking is required to be provided on-site. Staff recommends the applicant speak to the Public Works - Transportation Dept staff about getting a variance to the parking requirements. Applying for the major modification may not be required if the applicant can revise their layout and meet the parking requirements. It also appears that that Old Wauhatchie Pike is about 15-20' wide and will need to be widened to 22'. This likely will impact the location of the dwellings and the perimeter setback.

Staff recommends deferring for 30 days for the applicant to discuss with the Transportation Department staff the proposed on-street parking and to provide additional information as to why the site cannot be developed in compliance with the 25' perimeter setback.

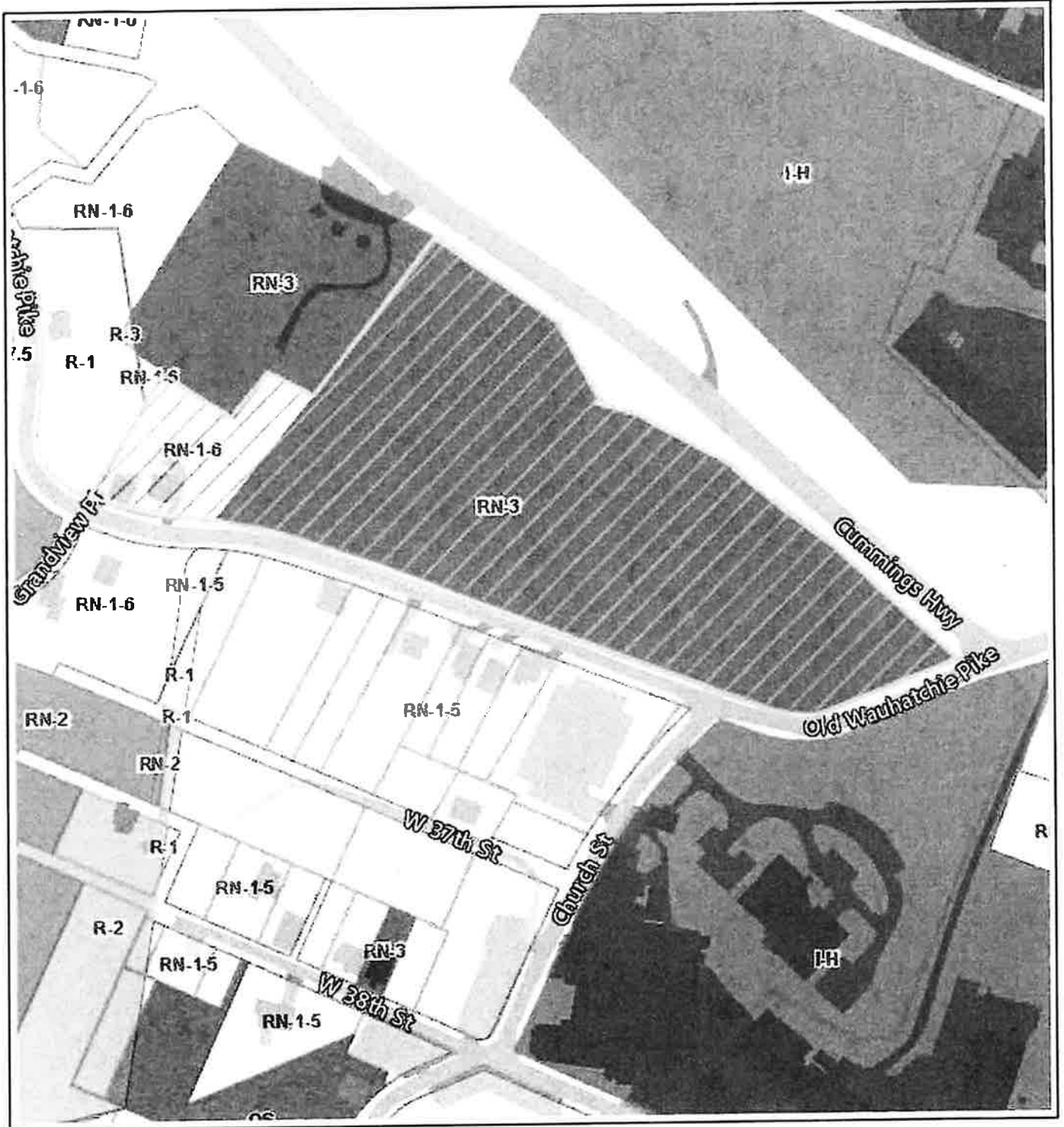
Note: Approval of a Planned Unit Development (PUD) is not an approval of curb cuts, road intersections, curve radii, right-of-way width or other similar items. The

2025-0129 PUD Amendment

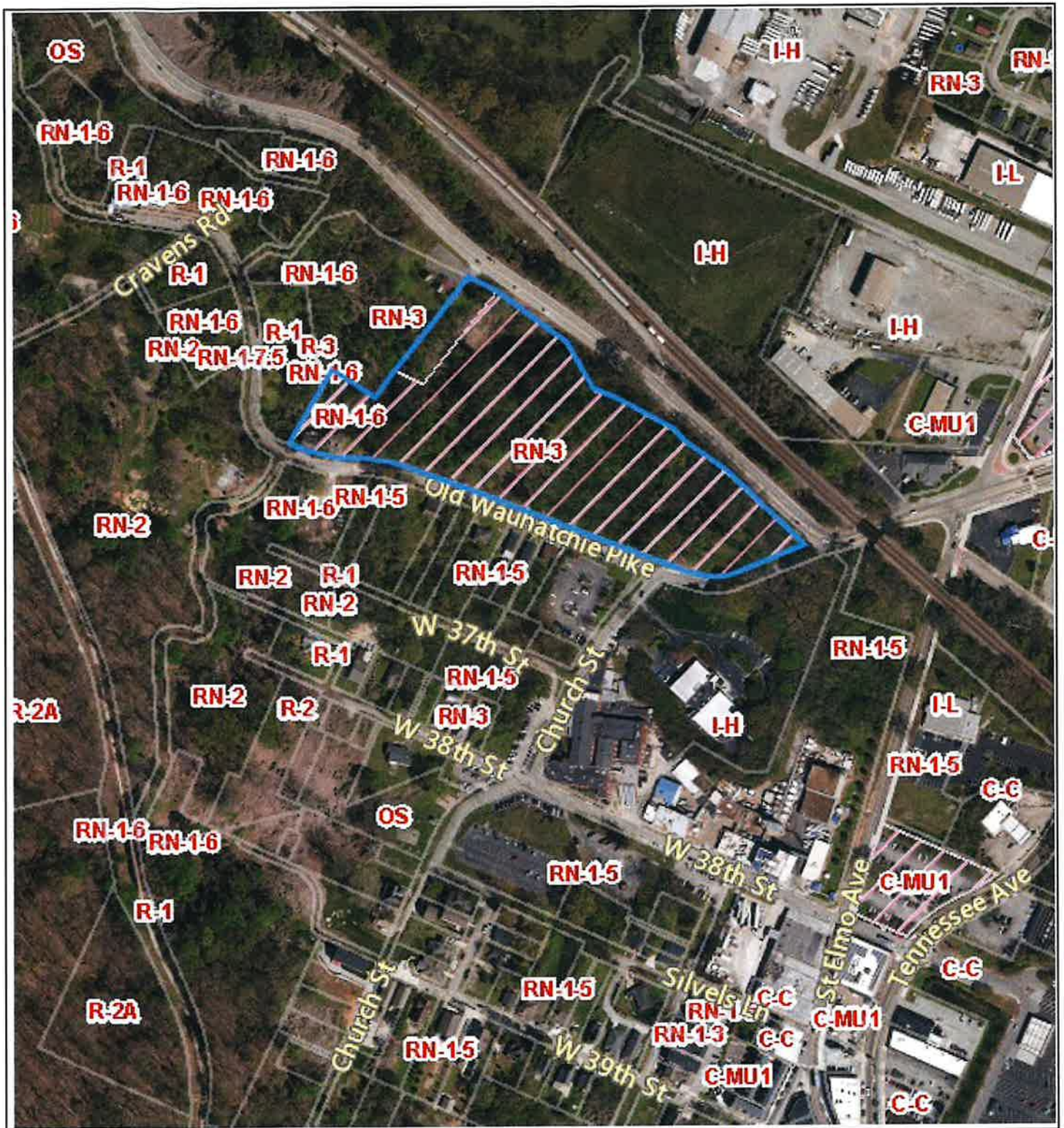


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2025-0129: Approve.

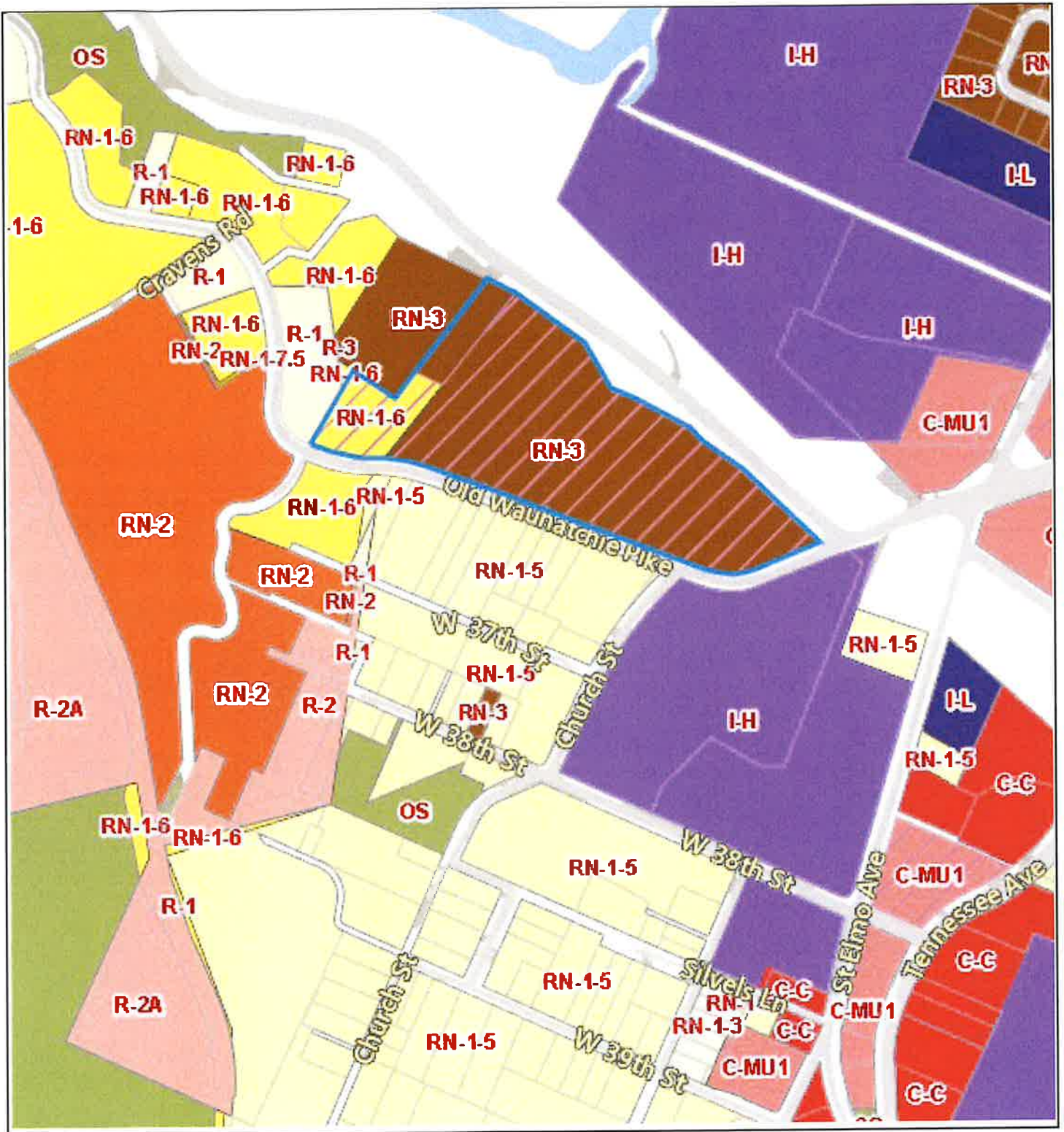
2025-0129 PUD Amendment



2025-0129 PUD Amendment



2025-0129 PUD Amendment



PUD AMENDMENT SUMMARY



PROJECT: Old Wauhatchie Pike PUD
TO: Chattanooga-Hamilton County
Regional Planning Agency (RPA)

DATE: 06/16/2025
FROM: Kronberg Urbanists + Architects (KUA)

PROJECT SUMMARY

This application requests to amend the existing PUD established with resolution #29360 in order to provide slightly smaller residential units to facilitate workforce housing, and to reduce the amount of off-street paving. The communal education building has also been removed from the project's scope.

This amendment does not propose any changes to the PUD boundary or acreage, the land use, the residential unit density, nor the residential unit quantity. The boundary of the open area (referred to as "conservation area" per previous PUD resolution) has been shifted slightly in response to the reduction of paved parking lot & fire lane areas as well as the introduction of (2) stormwater easement areas that were not accounted for in the original conservation area. The original PUD plan also showed surface parking and the communal education building encroaching into the conservation area; these have now both been removed. While these conservation area boundary adjustments have resulted in slight changes to the overall acreage of the conservation area, the proposed total acreage of the conservation area has remained comparable to the acreage shown in the original PUD. The original boundary of the conservation area is shown in the site plan for reference.

Subdivided residential parcels have been revised to reflect new building footprints, and flag lot conditions have been simplified where feasible. Whereas the previous PUD pursued variances to reduce the PUD boundary setbacks, this amendment proposes to establish all PUD boundary setbacks and subdivided parcel setbacks as part of the PUD controls shown on the site plan and project info table. On-street parallel parking has been added to reduce the amount of off-street paving and driveways, which has allowed for the reconfiguration of sidewalks, including a sidewalk that connects the eastern and western ends of the site for a better pedestrian experience that also ties into the existing trail.

2018-022
BWSC
District No. 7
Version 2

RESOLUTION NO. 29360

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 1835, 1837, AND 1919 OLD WAUHATCHIE PIKE, SUBJECT TO CERTAIN CONDITIONS.

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 1835, 1837, and 1919 Old Wauhatchie Pike, subject to Tax Parcel Nos. 155J-B-004 and 155J-B-004.01 being officially annexed into the City limits, more particularly described in the attached maps:

Two unplatted tracts of land located at 1835 and 1837 Old Wauhatchie Pike together with part of a property located at 1919 Old Wauhatchie Pike beginning at the northeast corner of Tax Map No. 155J-B-004 thence northeast some 279.974 feet to the east line of the 1900 block of Cummings Highway, thence southeast along said south line some 564.23 feet to its intersection with the north line of the 1800 block Old Wauhatchie Pike, thence southwestwardly and northwestwardly 1103.52 feet along the north line of the 1800 and 1900 blocks of Old Wauhatchie Pike to the southeast corner of Tax Map No. 155J-B-004, thence northeast 198.778 feet along the east line of said Tax Map to its northeast corner being the point of beginning and being the properties described as Tract 1, and Tract 2 of Deed Book 9832, Page 874, ROHC, and part of the property described in Deed Book 4190, Page 582, ROHC. Tax Map Nos. 155J-B-001 (part), 004 and 004.01.

An open space shown on the attached PUD plan shall be left undisturbed with no clearing or grading for pedestrian trails and the removal of dead or diseased trees and evasive plants.

ADOPTED: March 13, 2018

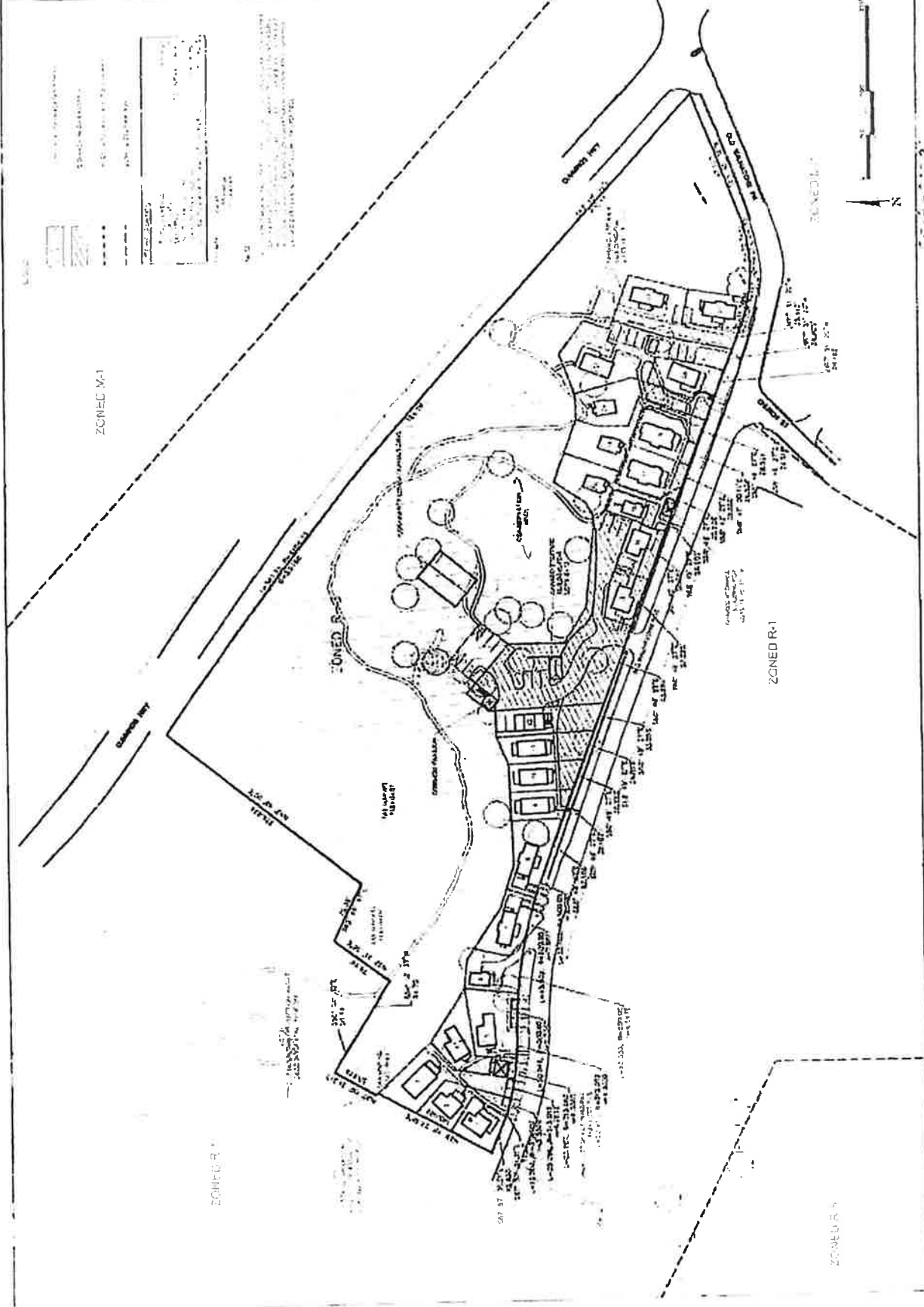
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2018-0022 Special Exceptions Permit for a Residential PUD



PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2018-022: Approve, subject to parcels
155J-B-004 and 155J-B-004.01 being officially annexed
into the city limits.





PROJECT INFO

ADDRESS: 1813 OLD WAUHATCHIE PIKE
CHATTANOOGA, TN 37409

EXISTING PUD
RESOLUTION: RESOLUTION NO. 29360
UNDERLYING ZONING: RN-1-6, RN-3
PUD USES: RESIDENTIAL DETACHED
SINGLE-FAM, +/- 2.2 ACRES);
UNDEVELOPED
CONSERVATION AREA (+/- 4.9
ACRES);
STORMWATER CONTROL
SYSTEMS (+/- 0.3 ACRES)

PUD ACREAGE: +/- 7.6 ACRES

SUMMARY OF CHANGES TO EXISTING PUD:

EXISTING PUD: PROPOSED
CHANGES:

PUD ACREAGE: +/- 7.6 ACRES N/A

RES UNIT TYPES: DETACHED N/A

RES UNIT QTY: SINGLE-FAM

MAX RES UNIT DENSITY: 24 UNITS N/A

PROPOSED RES UNIT DENSITY: 3.2 UNITS PER ACRE N/A

OPEN SPACE ACREAGE: +/- 4.9 ACRES +/- 4.9 ACRES

SETBACKS & FRONTAGE

TYPICAL PUD SETBACK: 25' 15' ***

SETBACK AT R-1: 5' 5'

SETBACK AT OLD WAUHATCHIE R.O.W.: 5' 10'

INTERIOR SIDE & REAR SETBACKS AT SUBDIVIDED LOTS: 5' 10'

MIN FLAG LOT WIDTH AT R.O.W.: 10'

PARKING PARKING QTY: +/- 36 SPACES

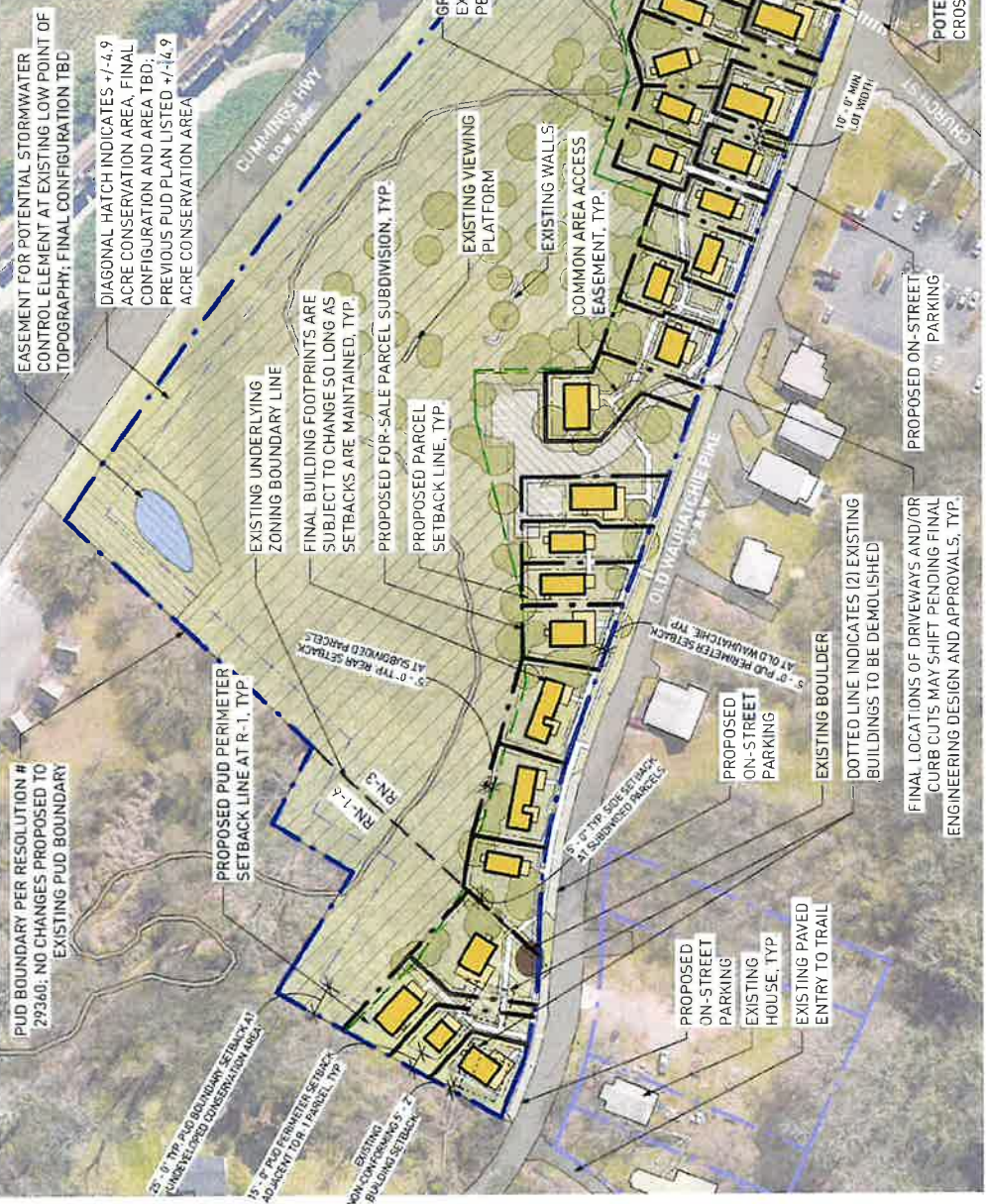
* RES UNIT FOOTPRINTS SLIGHTLY REDUCED AND PARCELS REVISED, BUT NO CHANGES TO UNIT QUANTITY.

** IDENTIFIED AS "CONSERVATION AREA" IN ACCORDANCE WITH EXISTING PUD RESOLUTION.

*** GREATER THAN EXISTING SETBACK.

SITE PLAN LEGEND

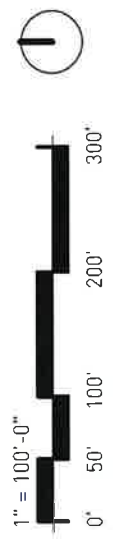
- RESIDENTIAL BUILDING
- PORCH
- PROPERTY LINE (PUD BOUNDARY)
- PUD BOUNDARY/SETBACK LINE
- PROPERTY LINE (SUBDIVISION)
- SUBDIVISION SETBACK LINE
- CONSERVATION AREA
- APPROX. EASEMENT AREA (FINAL EXTENTS TBD)
- EXISTING TRAIL



1 PUD SITE CONTROLS PLAN
PUD-1.0 1" = 100'-0"

PUD SITE PLAN AMENDMENT
PUD-1.0
07/15/25

OLD WAUHATCHIE PIKE
OLD WAUHATCHIE PIKE
CHATTANOOGA, TN



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:

2025-0124 Stone Creek Consulting, LLC c/o Allen Jones. Properties located at 3916, 3920, and 3926 Murray Hills Drive, from RN-1-6 Residential Neighborhood Zone to I-MU Industrial Mixed Use Zone, subject to certain conditions.

2025-0132 Jay Floyd c/o Ragan Smith Associates. 7406 Tyner Road, from RN-2 Residential Neighborhood Zone to C-C Commercial Corridor Zone, subject to certain conditions.

2025-0135 Jack McAfee c/o Chattanooga Metropolitan Airport. Part of a property located at 5749 Lovell Field Loop, from I-H Industrial Heavy Zone to OS Open Space Zone.

2) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be denied:

2025-0119 Claudine Evans c/o One A Event Parlour. 5813 Lee Highway, from C-C- Commercial Corridor Zone to C-R Regional Commercial Zone.

2025-0128 Favio Mendez Morales. 2008 East 14th Street, from RN-1-5 Residential Neighborhood Zone to C-N Neighborhood Commercial Zone.

3) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied as the applicant requested and recommends approval of the C-NT Neighborhood Transition Commercial Zone:

2025-0134 Jason Medeiros. 5502 Dayton Boulevard, from RN-2 Residential Neighborhood Zone to C-MU1 Commercial Mixed-Use Zone.

4) The Chattanooga-Hamilton County Regional Planning Commission has recommended that Special Permits be approved for the following applicants:

2025-0129 Kronenberg Urbanists & Architects. 1813 Old Wauhatchie Pike, Special Exceptions Permit for a Residential Planned Unit Development Amendment.

2025-0138 Tiffany Farley c/o Kimley-Horn. Unaddressed property located in the 1500 block of Mercer Street and 1547 Mercer Street, Special Exceptions Permit for a Residential Planned Unit Development Amendment.

5) The Chattanooga-Hamilton County Regional Planning Commission has recommended that a Special Permit be abandoned for the following applicant:

2025-0141 Magnolia Gardens Homeowners Association.
Properties located in the 7500 through 7600 block of Magnolia Leaf Lane, abandon the Special Permit for a Residential Planned Unit Development by the adoption of previous Resolution No. 24308 (Case No. 2004-155).

6) The Chattanooga-Hamilton County Regional Planning Commission has recommended that conditions be lifted for the following applicant:

2025-0140 Magnolia Gardens Homeowners Association.
Properties located in the 7500 through 7600 block of Magnolia Leaf Lane, lifting of conditions from Ordinance No. 11615 of previous Case No. 2004-0154.

7) The Chattanooga-Hamilton County Regional Planning Commission has recommended that the Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance as adopted by Ordinance No. 14137 on July 23, 2024, be amended as follows:

- a) Amending Article XVII, Short Term Vacation Rentals, by amending the Short Term Vacation Rental Overlay District Map and Boundaries to include an additional area within City Council District 5.
- b) Amending Article VI, Downtown Form-Based Code, Section 38-739, and Article XIII, Landscape, to clarify additions in the Form-Based Code and refine minimum planting requirements for buffer yards.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the City Council Assembly Room, John P. Franklin Sr. Council Building located at 1000 Lindsay Street, Chattanooga, TN 37402, on

October 14, 2025,

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 _____, 2025.

Nicole Gwyn
Clerk to the City Council