

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

CASE NUMBER: 2018-0003	PC MEETING DATE: 01/08/2018	APPLICANT: Davidson Living LLC/ John Wise
PROPERTY OWNER: Davidson Living LLC/ John Wise	PROPERTY ADDRESS: 7605 Davidson Rd.	TAX MAP PARCEL ID: 170D-A-007
SIZE OF PROPERTY: 19.87 Acres	JURISDICTION: City of Chattanooga	REQUEST: Special Exceptions Permit for a Residential Planned Unit Development (PUD)

SUMMARY OF REQUEST: The applicant is requesting a Special Exceptions Permit for a Residential Planned Unit Development (PUD) for the development of single-family detached dwellings with lot sizes smaller than standard R-1 Residential Zone. The PUD Plan states that Lot 28, at 12.94 acres will be donated by the property owner to a land trust or similar conservation society after the development of this residential PUD.

SITE PHOTOGRAPHS



Site View



Across Street



Existing Single-Family Dwelling

PROPERTY DESCRIPTION

EXISTING LAND USE Single-Family Detached Residential Dwelling	SURROUNDING LAND USES <u>North:</u> Vacant Land <u>East:</u> Single-Family Detached Residential <u>South:</u> Single-Family Detached Residential and EPB Substation <u>West:</u> Single-Family Detached Residential		ACCESS Davidson Rd.
TRANSPORTATION Davidson Rd. is a local street. CARTA does not provide bus service along Davidson Rd.	PROPOSED AVG. RESIDENTIAL DENSITY ± 1.83 du/ac	ADJACENT RESIDENTIAL DENSITY ± 0.236 du/ac	NATURAL RESOURCES Property is located within the 100 year Flood Plain and Floodway 4.38 ± acres Flood Plain

ZONING

ZONING HISTORY	<ul style="list-style-type: none"> • There has been no recent zoning history on this site. • Property located at 1091 Mackey Ave. approximately 0.32 miles to the east of the site was rezoned from R-3 Residential Zone to R-1 Residential Zone with a Special Exceptions Permit for a Residential PUD (Ord. #12350) in 2010; however, this Residential PUD was never developed. • In 2015, the Chattanooga City Council approved a Special Exceptions Permit for a Residential PUD for 1091 Mackey Avenue (Res # 28495) with the following conditions: <ul style="list-style-type: none"> ○ Maintain the proposed Dudley Road connection. ○ Right-of-way for Proposed Road A shall be extended through the ends of Lots 51 and 52 for future connectivity with adjacent parcels. ○ Maintain the proposed Dudley Road connection.
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	<ul style="list-style-type: none"> ○ Right-of-way for Proposed Road A shall be extended through the ends of Lots 51 and 52 for future connectivity with adjacent parcels. ○ All rights-of-way shall be a minimum of 50' in width, with 22' of street width as measured from faces of curb. ○ Road improvements along Stanley Avenue starting approximately one hundred feet south of the intersection of East Brainerd Road and Stanley Avenue, going south a distance of approximately two hundred and eight feet and having a minimum width of twenty feet. ● The Chattanooga City Council just recently approved the rezoning of the properties across Davidson Rd. from the site from R-1 Residential Zone to A-1 Urban Agricultural for the purposes of allowing small farms and animals.(Case 2017-0080) ● At the December 11, 2017 Planning Commission, the properties located at 7628 Davidson Rd. (Case 2017-0180/0185) were recommended for approval to rezone from R-1 Residential Zone to A-1 Urban Agricultural Zone and R-4 Special Zone. Case 2017-0180 and Case 2017-0185 will be reviewed by the Chattanooga City Council at their January 9th, 2018 City Council meeting.
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ZONING REGULATIONS	A Planned Unit Development (PUD) is a special exceptions permit 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.
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ZONE DISTRICT COMPATIBILITY	USE	CURRENT R-1 ZONE	PROPOSED R-1 PUD ZONE
	Single-Family Residential	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Townhomes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Multi-Family Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	DEVELOPMENT STANDARDS	CURRENT R-1 ZONE	PROPOSED R-1 PUD ZONE
	Lot Size	7500 sq. ft. for dwellings	5 Acre minimum site, no minimum lot sizes or lot frontages
	Setbacks	Front: 25' along public ROW Side: 10' Rear: 25'	The PUD provides flexibility with setbacks
	Building Height	35' except that a building may exceed these requirements provided that for every foot of additional height over 35' the building shall be set back 1' additionally from all property lines	2.5 stories or 35'
	Density	± 4.31 developable units per acre	Proposed density of ± 1.83 du/ac. Maximum allowed density of 5 du/ac.

OTHER DEPARTMENT COMMENTS

Chattanooga Dept. Of Transportation	1. Davidson Road ROW measures 30' wide and does not meet minimum City standards. Applicant will need to dedicate ROW to support the continued growth along Davidson Road. A minimum of 10' additional will be required
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	<p>along property frontage to yield 25' from street centerline (or 40' overall ROW).</p> <ol style="list-style-type: none"> 2. Include 60' ROW radius at the cul-de-sac to support City-required infrastructure. 3. In conformance with subdivision regulations for connectivity, please provide ROW options for future secondary connections to adjacent parcels. Said connections are needed to support the continued growth along Davidson Road and to ease congestion over the long term by providing multiple options for street travel. 4. Pavement width along Davidson Road measures about 16' and does not meet street width requirements. If City widening project is not complete by time of permitting, this project will be required to widen the street with the LDP in order to meet fire and transportation requirements.
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DISCUSSION OF STAFF RECOMMENDATION

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATIBILITY WITH ADOPTED PLANS</p> <p>Property is not located within the study boundary of any adopted land use plan. The proposal is supported by the recommendations of the Comprehensive Plan for the area which recommends development intensity Level 1. Level 1 areas are encouraged to have limited development based on the rural nature of the area, limited road and infrastructure services, and preserve important environmental features.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATIBILITY WITH ADJACENT LAND USES</p> <p>The proposed use of single-family detached dwellings is compatible with adjacent single-family residential uses.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATABILITY WITH DEVELOPMENT FORM</p> <p>The proposal is compatible with development form of the area. The proposed single-family residential structures are compatible with the residential form along Davidson Road.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>COMPATABILITY WITH INFRASTRUCTURE & NATURAL RESOURCE SYSTEMS</p> <p>The proposed development is compatible with the natural resource systems in the area since it focuses development outside of the floodplain. An estimated 50% of the site is located within the 100 Year Floodplain. The PUD plan is displaying a clustering of the homes and conservation of approximately 65% of the parcel, reserving most of the floodplain and the entire floodway as dedicated open space.</p> <p>The proposed street design for the PUD does not meet the subdivision requirement for planned street extensions. Article 4, Section 401. Infrastructure. 1.4 Street Extensions or Extensions of Platted Streets, states that "The arrangement of streets in new subdivisions shall provide for the continuation of existing, proposed, or platted streets in adjoining areas, where feasible. Street right-of-ways may be required, as determined by the Chattanooga Department of Transportation to be shown as future connections to adjoining subdivided or unsubdivided land in a manner which will permit a feasible extension of the street and be in general conformity with the principles that would provide for the most advantageous development of the entire neighborhood." The current street design does not accommodate future extension of the street to the northern parcel (Tax Parcel 159P A 003.09)</p>

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>THE PROPOSAL ENCOURAGES THE APPLICATION OF NEW TECHNIQUES AND TECHNOLOGY TO COMMUNITY DEVELOPMENT</p> <p>The dedication of such a large tract of land for conservation is a technique that enhances the need for the Special Exceptions Permit for the Residential PUD and the community by preserving a large tract of land that is located within the 100 Year Floodplain and Floodway and maintaining the rural character of the area along Davidson Road</p>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>THE PROPOSAL PROVIDES ON-SITE USEABLE OPEN SPACE THAT IS EASILY ACCESSIBLE TO THE PUD RESIDENTS</p> <p>The PUD plan indicates that Lot 28 will be donated to Land Trust or similar conservation society, and it is only accessible from Davidson Rd. Lot 28 is not accessible from the proposed internal subdivision.</p>

STAFF RECOMMENDATION

The dedication of approximately 12 acres of land for conservation and open space is a technique that enhances the need for the Special Exceptions Permit for the Residential PUD and the community by preserving a large tract of land that is located within the 100 Year Floodplain and Floodway and maintaining the rural character of the area along Davidson Rd.

Approve, with the following conditions:

1. Show and label on revised PUD Plan a connection from the internal subdivision to Lot 28, which is to be set aside as open space/recreation area.
2. Lots on the eastern boundary line of the property to have a minimum 60' of lot frontage.
3. Modification of the site plan to show dedicated ROW extending to the northern property line shared with Tax Parcel 159P A 003.09.

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 applicant is encouraged to consult with the Transportation or Engineering Department for technical design requirements.