

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

CASE NUMBER: 2018-0005	PC MEETING DATE: 01/08/2018	APPLICANT: Dreamtech Homes , LLC
PROPERTY OWNER: Dianne Glaser	PROPERTY ADDRESS: 1135 McNichol Lane	TAX MAP PARCEL ID: 1590-A-026.01
SIZE OF PROPERTY: 7.9+/- Acres	JURISDICTION: City of Chattanooga	REQUEST: Special Exceptions Permit for a Residential Planned Unit Development (PUD)

SUMMARY OF REQUEST: Develop approximately 7.9 acres into 23 single-family residential lots with 3 community lots.

SITE PHOTOGRAPHS



Adjacent Single-Family Dwelling



McNichol Lane Looking South



The Site Looking West

PROPERTY DESCRIPTION

EXISTING LAND USE Undeveloped wooded land	SURROUNDING LAND USES <u>North:</u> Vacant <u>East:</u> Residential <u>South:</u> Residential/ Commercial <u>West:</u> Residential	ACCESS McNichol Ln
TRANSPORTATION McNichol Ln. is a residential street (2-lane) that is accessed from E. Brainerd Rd. (2-lane)	AVERAGE RESIDENTIAL DENSITY 2.9+/- du/ac	NATURAL RESOURCES A portion of the property is located within the 100 Year Floodplain.

ZONING

ZONING REGULATIONS	A Planned Unit Development (PUD) is a special exceptions permission 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.
ZONING HISTORY	<ul style="list-style-type: none"> There has been no recent zoning history for this site. In 2015, the Chattanooga City Council approved a Special Exceptions Permit for a Residential PUD for property located at 8118 Hitchcock Rd. adjacent to the site to the northwest. (Resolution #28362). This proposed Residential PUD included 63 single-family detached residential lots. As of this staff report construction or subdivision plats have not been approved for this property.

DEVELOPMENT STANDARDS COMPATIBILITY	DEVELOPMENT STANDARDS	CURRENT R-1 ZONE	PROPOSED R-1 PUD
	Lot Size	7,500 sq. ft.	5 Acre minimum site, no minimum lot sizes or lot frontages
	Setbacks	Front: 25' 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	4.8 du/ac	4.64+/- du/ac	

OTHER DEPARTMENT COMMENTS

Chattanooga Dept. of Transportation	No major concerns if developed as a private street as implied by the site plan. Requirements may change if development looks to dedicate the streets as public. In order to facilitate development to other land-locked parcels, additional ROW may be needed at the narrow ROW spur off the cul-de-sac connecting towards Greens Rd.
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DISCUSSION OF STAFF RECOMMENDATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH ADOPTED PLANS The East Brainerd Corridor Community Plan (adopted by City Council in 2003) recommends low-density residential (single-family detached) at a density of 1-5 du/ac.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH ADJACENT LAND USES The adjacent land uses are single-family detached residential. The proposed development form of single-family detached residential dwellings would be in keeping with the adjacent land uses.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH DEVELOPMENT FORM The development form in the area is single-family detached residential. The proposed development form would be in keeping with the development form of the area.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH INFRASTRUCTURE & NATURAL RESOURCE SYSTEMS The site is in a suburban neighborhood in the City of Chattanooga that has access to the public sewer system. McNichol Lane is a two-lane residential/local road that connects to East Brainerd Rd. The site is completely wooded and the trees will be removed to accommodate new construction.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	THE PROPOSAL ENCOURAGES THE APPLICATION OF NEW TECHNIQUES AND TECHNOLOGY TO COMMUNITY DEVELOPMENT The proposal does not encourage the application of new techniques and technology to community development. The PUD Plan indicates a private road. A private road can only be used in a PUD.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	THE PROPOSAL PROVIDES ON-SITE USEABLE OPEN SPACE THAT IS EASILY ACCESSIBLE TO THE PUD RESIDENTS Community space depicted on the site plan, but the majority of community space is used for a retention pond. There does not seem to be a trail system or any considerations drawn on the PUD Plan regarding the use of public open space.

STAFF RECOMMENDATION

The proposed development as single-family detached residential dwellings is compatible with the adjacent single-family dwellings along McNichol Lane. The Special Exceptions Permit for a Residential PUD is required for the developer to construct a private road, as indicated on the PUD Plan.

Approve

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.