

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

<b>CASE NUMBER:</b> 2018-0008	<b>PC MEETING DATE:</b> 01/08/2018	<b>APPLICANT:</b> Pratt Land & Development Company, LLC
<b>PROPERTY OWNER:</b> Alta Elizabeth Soloff	<b>PROPERTY ADDRESS:</b> 8360 Petty Rd.	<b>TAX MAP PARCEL ID:</b> 159F-A-027
<b>SIZE OF PROPERTY:</b> 1.2 acres	<b>JURISDICTION:</b> City of Chattanooga	<b>REQUEST:</b> Rezone from R-5 Residential Zone to R-3MD Moderate Density Zone

**SUMMARY OF REQUEST:** To rezone a parcel to allow for multi-family residential development with access from Petty Rd. Sixteen units are proposed with parking internal to the site.

**SITE PHOTOGRAPHS**



Public Notice Sign



Site Looking West



R-3MD Townhouse Development on Pettv Rd.

**PROPERTY DESCRIPTION**

<b>EXISTING LAND USE</b> Single-Family Residential	<b>SURROUNDING LAND USES</b> North: Single-Family Residential East: Single-Family Residential South: Single-Family Residential West: Single-Family Residential		<b>ACCESS</b> Petty Road
<b>TRANSPORTATION</b> Petty Rd. is a narrow, local street. There are no sidewalks on the road near the site.	<b>PROPOSED RESIDENTIAL DENSITY</b> 13.3 Du/ac	<b>ADJACENT RESIDENTIAL DENSITY</b> 1.4 Du/ac.	<b>NATURAL RESOURCES</b> The site is not located within the 100 Year Floodplain.  There are no steep slopes on the site.

**ZONING**

**ZONING HISTORY**

- There has not been any recent zoning history for this site.
- Property located at 8599, 8601, 8603, 8605, and 8607 Petty Road was rezoned from R-5 Residential Zone to R-3MD Moderate Density Zone in 2013 (Ord. 12770). There are no conditions.
- Property located at 8611 Petty Road was rezoned from R-5 to R-3MD in 2017 (Ord.13167). There are no conditions.
- Property located at 8407 Petty Road was granted a Special Exceptions Permit for a Residential PUD in 2015 for 27 single-family detached residential dwellings. There are no conditions.

	<ul style="list-style-type: none"> <li>Property located in the 8600 Block of Petty Road was granted a Special Exceptions Permit for a Residential PUD in 2013 for the construction of townhouse units. There are no conditions.</li> </ul>		
<b>ZONE DISTRICT COMPATIBILITY</b>	<b>USE</b>	<b>CURRENT R-5 ZONE</b>	<b>PROPOSED R-3MD ZONE</b>
	Single-Family Residential	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Manufactured & Modular Homes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Duplexes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Townhouses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Multi-Family Residential (up to 4 units)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<b>DEVELOPMENT STANDARDS</b>	<b>CURRENT R-5 ZONE</b>	<b>PROPOSED R-3MD ZONE</b>
	Lot Size	7,500 sq. ft.	Single-family Dwelling 7,500 sq. ft. Two-family Dwellings 9,500 sq. ft. Three-family Dwellings 11,500 sq. ft. Four-family Dwellings 13,500 sq. ft.
	Setbacks	Front: 25' Side: 10' Rear: 25'	Front: 25' Side: 10' Rear: 25'
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	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	
Density	9 du/ac Maximum	13 du/ac Maximum	

**OTHER DEPARTMENT COMMENTS**

<b>Chattanooga Dept. of Transportation</b>	<p>Petty Road along this segment does not meet City standards for ROW or pavement widths and as such would not support the growth. At present, it seems to measure about 14-17' of pavement and 30' of ROW. At a minimum, the project will be required to dedicate ROW to meet a minimum of 40' and widen to 22' in order to support fire and vehicular access.</p>
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**DISCUSSION OF STAFF RECOMMENDATION**

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p><b>COMPATIBILITY WITH ADOPTED PLANS</b> The East Brainerd Corridor Community Land Use Plan (adopted 2003) recommends low-density residential for this area.</p>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p><b>COMPATIBILITY WITH ADJACENT LAND USES</b> The East Brainerd Corridor Plan identifies low-density residential as 5 du/ac or less. The proposal, at 13.3 du/ac is considered high-density residential.</p>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p><b>COMPATIBILITY WITH DEVELOPMENT FORM</b> The proposed site plan of quadplexes is not compatible with the adjacent single-family detached residential properties. The site plan creates an internal parking lot and denotes large stormwater infrastructure that abuts neighboring single-family residential uses.</p>

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p><b>COMPATABILITY WITH INFRASTRUCTURE &amp; NATURAL RESOURCE SYSTEMS</b></p> <p>Petty Road is a substandard city street. Chattanooga Department of Transportation generally requires the widening of such roads to meet City Standards. Widening this portion of Petty Road would leave gaps in the street system between Petty Road to the south and Igou Gap Rd. to the north.</p>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><b>COMPATIBILITY WITH THE ZONING ORDINANCE</b></p> <p>The site plan shows 4 structures with each structure containing 4 units. The minimum lot size required would be 13,500 sq. ft. of lot area per building. The lot of 1.2 acres complies with this requirement to meet the minimum lot size.</p>

**STAFF RECOMMENDATION**

The proposed development is not consistent with the density, adjacent residential uses or the land use plan recommendations. While there have been some R-3MD requests approved on another portion of Petty Road, this section of Petty Road is predominantly single family residential and zoned R-1. Approving this rezoning would establish a precedent for R-3MD that is not consistent with the adopted plan recommendation.

**DENY**