

STAFF CASE REPORT TO PLANNING COMMISSION

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| Case Number: | 2014-107 | PC Meeting Date: 10-13-14 |
| Applicant Request: | Special Exceptions Permit: Planned Unit Development (PUD) | |
| Property Location: | 900 block River Gorge Drive | |
| Property Owner: | Obar Investments, LLC | |
| Applicant: | Southern Land Company | |
| Staff Recommendation: | APPROVE with conditions noted below | |

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to develop a residential planned unit development (PUD) called "The Knoll". The proposed development will include 42 single-family dwellings with a density of 1.91 units per acre.

Site Description

The 22.08 acre site is located within the Black Creek community development. Land to the north and east is proposed to be single-family residential. Property to the south is zoned R-3 Residential Zone but is currently vacant. Property to the west is wooded and vacant.

The site is accessed from a residential road, River Gorge Drive, with one curb cut to act as an entrance and exit.

Zoning History

This site is currently zoned R-1 Residential Zone, established after annexation into the City of Chattanooga in 1995.

Plans/Policies

This site is within the 2003 Lookout Valley Area Plan. The land use plan recommends that residential development in this area remain low density, which the plan defines as "one to four units per acre".

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

Additional comments are indicated by department below.

Transportation Department

The Transportation Department requires pedestrian connectivity in and between the existing and proposed phases of the development. Even though road connectivity is not entirely feasible because of topographic challenges, pedestrian connections are feasible and required as noted below:

1. Sidewalks, a minimum of 5 feet wide, on both sides of new streets with a minimum 5 foot green verge, planted with street trees, between the curb and sidewalk.

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2. Walking path connections as shown in estimated location on the attached site plan drawings.

RPA Summary

The proposed form and density are in keeping with the surrounding development and the Lookout Valley Area Plan. The proposed single-family lots are adjacent to existing single-family lots. The proposed single-family lots are surrounded by open or wooded space, which buffers them from the adjacent interstate. Staff therefore recommends approval with the following conditions:

1. Sidewalks, a minimum of 5 feet wide, on both sides of new streets with a minimum 5 foot green verge, planted with street trees, between the curb and sidewalk.
2. Walking path connections as shown in estimated location on the attached site plan drawings.