

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number: 2015-008

PC Meeting Date: 01-12-15

Applicant Request

Lift a condition of a Planned Unit Development (PUD) requiring a sidewalk along Dallas Road

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|--------------------|---------------------------|
| Property Location: | 1000 block of Dallas Road |
| Property Owner: | Chris Paty |
| Applicant: | Joseph Ingram |

Project Description

- The current Cottages at Normal Park PUD has one condition, approved by City Council, requiring the developer to install sidewalks along the stretch of Dallas Road for the length of the property.
- The applicant believes that the proposed sidewalk would be dangerous for the public to use and is requesting to have the sidewalk requirement removed.

Site Analysis

Site Description

- The 5.75-acre site is currently vacant but is approved to be developed with 19 single-family homes and one community lot.
- The site is located on the west side of Dallas Road, just south of the West Mississippi Avenue intersection near Normal Park upper middle school.

Zoning History

- A 1.3-acre portion of this site was zoned R3 residential in 1997 (Ordinance 10574).
- In 2005, the site was rezoned to R1 Residential (Ordinance 11758).
- In 2013, the current R1-PUD was approved, subject to sidewalks being required along the stretch of Dallas Road for the length of the property (Resolution 27748).

Plans/Policies

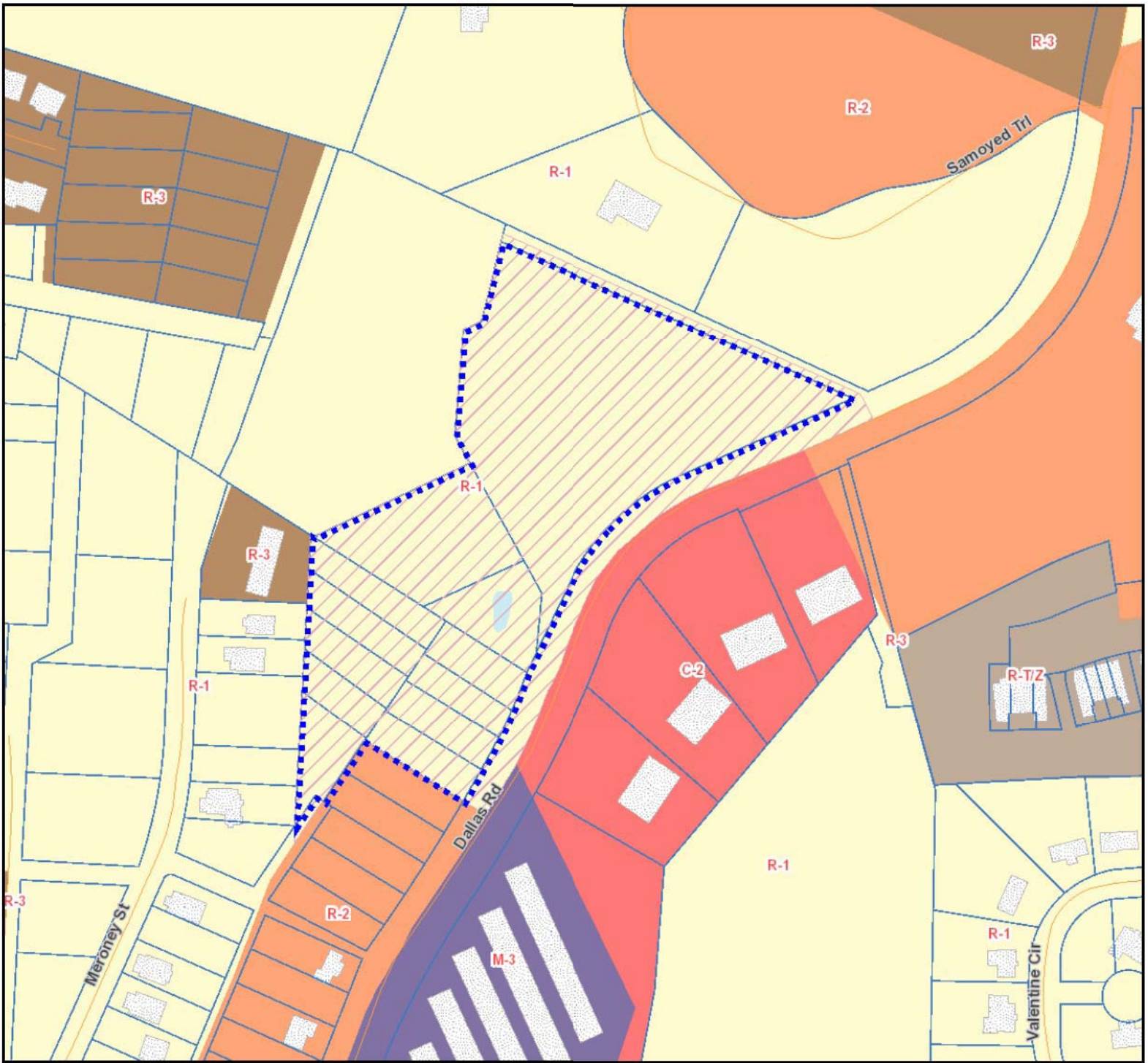
- This site is within the 2003 Hill City-Northside Neighborhood Plan area and recommends sidewalk improvements on Dallas Road from North Market Street up to Sylvan Street.

Key Findings

- Sidewalks in this area are needed to provide connectivity to two schools (Chattanooga School for Creative Arts and Normal Park Museum Magnet).

Recommendation

- Deny



2015-008 Lift Conditions

