

PLANNING COMMISSION CASE REPORT

Case Number: 2015-139

PC Meeting Date: 11-09-15

Applicant Request**Special Permit for a Residential Planned Unit Development**

Property Location:	1813 Morris Hill Road, 8407 & 8575 Petty Rod
Property Owner:	Peter C. Cory & Miles D. Raborn
Applicant:	Peter C. Cory & Miles D. Raborn

Project Description

- Proposal: Develop a 6-acre site with 27 single-family homes.
- Proposed Access: Morris Hill Road.
- Proposed Development Form: 29 lots (4,200 square feet and larger) are proposed for 27 single-family homes for the overall 6-acre site. Two of the lots shown on the site plan are proposed for detention ponds. It is assumed that these two lots are also for the required open space. A new 40-foot wide public street with a cul-de-sac is also proposed.
- Proposed Density: 4.5 dwelling units per acre.

Site Analysis**Site Description**

- Location: The 6-acre site is located on the west side of Morris Hill Road approximately 575 feet south of the Igou Gap intersection.
- Current Access: Morris Hill Road and Petty Road.
- Tennessee Department of Transportation Functional Classification: (if relevant)
- Current Development form: There is a mixture of residential lots surrounding this suburban site ranging from 7,500 square feet to 4.7 acres in size.
- Current Land Uses: Single-family homes and single-wide manufactured homes are located to the west and south of the site. Single-family homes are located to the north. Single-family homes and Morris Hill Baptist Church are located to the east.
- Current Density: The residential density of the Planned Unit Development under construction on Petty Road is 5.6 dwelling units per acre. The density of the newly constructed apartments adjacent to the south side of the site is 8 dwelling units per acre. The average residential density of the homes on the west side of Petty Road (with Petty Road addresses) across the street from the site is approximately 1.8 dwelling units per acre.

Zoning History

- The site is currently zoned R-1 and R-5 Residential.
- The property to the north is zoned R-1 Residential. The property to the east is part of the total development project and is zoned R-1 Residential. The adjacent property to the south is zoned R3MD Moderate Density. Other properties to the south west are zoned R-5 Residential.
- There most recent zoning activity near this site was for the adjacent R3MD property, approved by City Council in 2013 (Ordinance #12770) and the PUD across Petty Road to the south, also approved by City Council in 2013 (Resolution #27662).

Plans/Policies/Regulations

- The East Brainerd Corridor Community Land Use Plan (adopted by City Council in 2003) recommends Low Density Residential for this area.
- The R-1 Residential Zone permits single-family residential lots with a minimum lot size of 7,500 square feet (on sewers) and a minimum frontage width of 60 feet (on sewers).
- A Planned Unit Development special permit has no minimum lot size or frontage requirements.

LDO Staff Comments

- The stormwater detention areas noted on the plan may change during the permit review process.

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Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area based upon the Planned Unit Development not exceeding the defined residential density.
- The proposed Planned Unit Development introduces smaller single family lots to the area, but place larger lots along Morris Hill Road and fronting Petty Road.
- The proposed residential density is compatible with the surrounding densities.
- The proposed structures do raise concerns regarding location, lighting, or height.
- There are several additional Planned Unit Developments along Petty Road.
- The proposal fails to connect through to Petty Road while showing an ease in doing so.

Staff Recommendation

Approve with conditions:

1. Lots 23 and 28 as shown on plan are to remain community lots.
2. Condition to Type "C" Landscaping along PUD boundaries with R-1 to mitigate nuisance issues of smaller lots from larger lots.
3. **Condition to be stated by CDOT for connection through to Petty Road.**