

PLANNING COMMISSION CASE REPORT

Case Number: 2015-123

PC Meeting Date: 10-12-15

Applicant Request

Special Permit: Residential Planned Unit Development (PUD)

Property Location:	1091 Mackey Avenue
Property Owner:	First Bank/Jim McKenzie
Applicant:	Dreamtech Homes LLC/Sherman Smith

Project Description

- Proposal: Develop 20.8-acre (+or-) site with 60 single-family homes.
- Proposed Access: Dudley Road.
- Proposed Development Form: 60 single-family lots; 2 community lots (5.4 acres).
- Proposed Density: 2.88 dwelling units per acre.

Site Analysis

Site Description

- Location: The 20.8-acre vacant site is located on the southwest side of Mackey Avenue approximately 980 feet southwest of East Brainerd Road and also at the west end of Dudley Road.
- Current Access: Mackey Avenue and Dudley Road.
- Current Development form: Suburban single-family neighborhood with street connectivity and street network located east of site. Mackey Avenue is on a 50-foot right-of-way that narrows to 40 feet at Dudley Road. Dudley Road is on a 40-foot right-of-way.
- Current Land Uses: A golf driving range is located adjacent to the site on the north side. Single-family homes are located to the east and south of the site. A 275-foot wide TVA power line easement runs north and south through the site and beyond on both the north and south sides. A single-family home on 13.5 acres is adjacent to the site on the west side.
- Current Density: The average residential density on Dodie Drive (built on sewers) to the south is 2.7 dwelling units per acre. The average residential density on Charlotte Avenue to the southeast is 1.6 dwelling units per acre (larger lots- originally built on septic tanks). The average residential density on Stanley Avenue to the east is 2.1 dwelling units per acre (larger lots- originally built on septic tanks).

Zoning History

- The site is currently zoned R-1 Residential.
- A 77-lot, 3.8-units per acre R-1 Planned Unit Development (PUD) with conditions was approved for the site in 2010 (Resolution #26403) but expired August 10, 2013 and is no longer valid.
- The property to the north is zoned C-2 Convenience Commercial. The property to the east is zoned R-1 Residential. The property to the south is zoned R-1 Residential and R-3 Residential. The property to the west is zoned R-1 Residential.
- There is no other Residential Planned Unit Development (PUD) within a half-mile radius of the site.

Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- A Planned Unit Development (PUD) allows any residential type (single-family homes, duplexes, townhouse, apartments, etc.).
- An R-1 Planned Unit Development has a maximum residential density of 5 dwelling units per acre.
- A Planned Unit Development (PUD) allows private roads if the roads are built to City of Chattanooga road standards.
- The PUD was reviewed to meet the street connectivity requirements based on the following guidelines noted by the Chattanooga City Code street design standards from CHAPTER 32, STREETS AND SIDEWALKS, Section 32-344: *The Street and Bikeway Design Guides published by the National*

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Association of City Transportation Officials (NACTO); and Designing Walkable Urban Thoroughfares, Institute of Transportation Engineers (ITE). The specific standard for street connectivity is found in Chapter 3 of the ITE reference cited above: "Network and Corridor Planning, Indices For Network Connectivity and Accessibility, Average intersection spacing: For walkability, a maximum distance of 660 feet; desirable spacing is less than 400 feet."

Key Findings

- The proposed use is compatible with surrounding uses as it remains single family residential.
- The proposal is not consistent with the development form of the area by creating a long street without access.
- The proposed residential density is compatible with the surrounding densities.
- The proposed structure does not raise concerns regarding location, lighting, or height as existing larger lots to the east are buffered from the smaller lots created by the PUD by the unopened right of way between them.
- The proposal would continue a precedent for smaller lot low-density residential.
- The transportation infrastructure displayed on the PUD does not meet the City's Street Design Standards for connectivity and right-of-way width, as noted in the comments below.

Chattanooga Department of Transportation (CDOT) Comments..

- The proposed PUD needs a second right of way connection from Mackey Avenue to improve transportation connectivity and reduce the traffic burden through narrow neighborhood streets (i.e. Dudley, Charlotte, Engel) that have substandard widths for safely handling the additional residential demand.
- Dudley Road connection shall continue to be included such that residents may use the traffic signal at Engel Avenue for safe left turns onto East Brainerd Road, and to further conform to Complete Streets standards.
- Proposed Road B on the PUD plan does not meet the minimum right of way standard of fifty (50) feet.

Staff Recommendation

Approve, with the following conditions:

1. A second street right-of-way connection shall be provided from Mackey Avenue through lot 33 as identified on the PUD plan.
2. Right-of-way improvements along Mackey Avenue shall stretch northward from Proposed Road A, through Lot 33, and would terminate at the southernmost driveway for Chattanooga Golf Center. Improvements shall include curb and gutter, sidewalk, and a minimum street width of 22-feet as measured from face of curb and conforming to current City standards.
3. Maintain the proposed Dudley road connection.
4. Right-of-way for Proposed Road A shall be extended through the ends of lots 51 and 52, for future connectivity with adjacent parcels.
5. All rights-of-way shall be a minimum of 50-feet in width, with 22-feet of street width as measured from faces of curb. (Note: Proposed Road B does not currently meet this requirement.)