

**PLANNING COMMISSION CASE REPORT**

Case Number: 2016-106

PC Meeting Date: 08-08-16

**Applicant Request****Special Permit for a Single Wide Manufactured Home**

<b>Property Location:</b>	16425 Providence Road
<b>Property Owner:</b>	Bryan Keith & Randall Fransisco
<b>Applicant:</b>	Bryan Keith & Randall Fransisco

**Project Description**

- Proposal: To place a single wide manufactured home on 4.95 acres.
- Proposed Access: Entrance on Providence Road.

**Site Analysis****Site Description**

- Location: The site is located off Providence Road approximately 500' north of the Providence Road and Shipley Hollow Road intersection. The site wraps around an existing cemetery.
- Current Access: Entrance on Providence Road.
- Current Development form: The site is currently vacant. The site is surrounded by large agricultural lots with sparse development. The site does have topographic slopes on the site.
- Current Land Uses: The site wraps around an existing cemetery. The site is surrounded on all sides by agricultural and residential uses. In addition there is a religious institution east of the site.

**Zoning History**

- The site is currently zoned A-1 Agricultural District.
- The properties surrounding the site on all sides are A-1 Agricultural District. There are several R-5 Single-Wide Manufactured Home Districts in the vicinity of this site.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

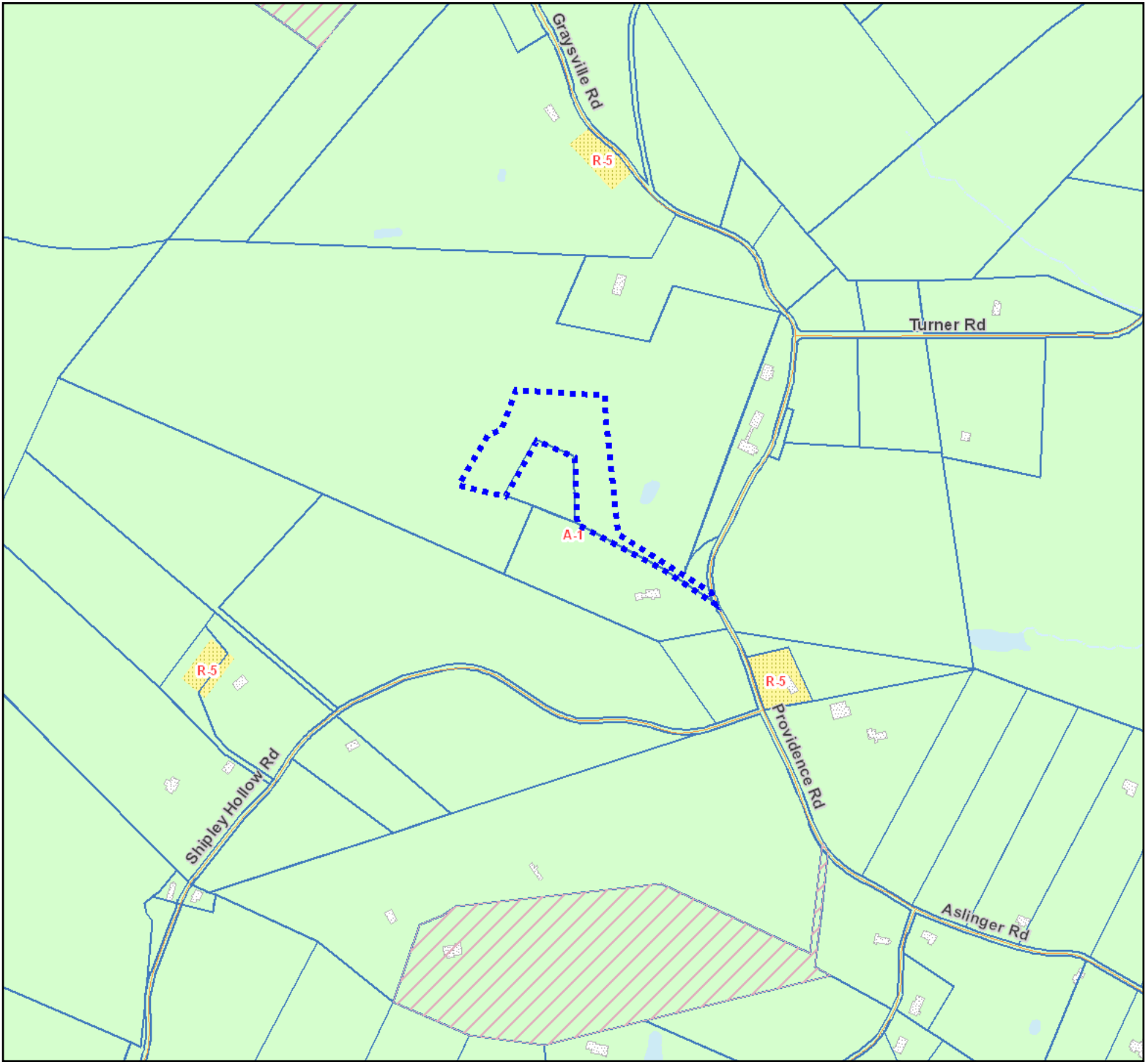
- There is no current adopted land use plan for this area.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 1, 2 and 3. Level 1 has the least potential for development, or future public services and facilities. However, they have high potential for protecting large natural areas through parks, greenways, working farms and conservation easements. Level 2 describes the development potential appropriate for low-density development based on the limited infrastructure. Level 3 describes the development potential appropriate for low-to-medium density development based on the limited infrastructure.
- The Planning Commission is the final authority on Special Permits for Single-Wide Manufactured Homes.

**Key Findings**

- The proposal is supported by the intensity level for the area.
- The proposed use is compatible with surrounding uses based on density and existing similar uses within the vicinity of the site.
- The proposal is consistent with the development form of the area.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would not set a precedent for future requests.

**Staff Recommendation**

Approve



## 2016-106 Special Permit for a Single Wide Manufactured Home

566 ft

**Chattanooga Hamilton County Regional Planning Agency**