

PLANNING COMMISSION CASE REPORT

Case Number: 2015-083

PC Meeting Date: 06-08-15

Applicant Request

Special Permit Request for a Single-Wide Manufactured Home

Property Location:	1146 Coffelt Road
Property Owner:	James Carl Wilson
Applicant:	James Carl Wilson

Project Description

- Proposal: Place a single-wide manufactured home on the property.
- Proposed Access: Coffelt Road

Site Analysis

Site Description

- Location: The 1.3-acre site is located on the south side of Coffelt Road approximately 500 feet from the Princess Way and Moses Road intersection.
- Current Access: Coffelt Road
- Current Land Uses: to the north of the site are single-family detached dwellings and single-wide manufactured homes (multiple structures on one lot) to the south single-family detached dwellings, to the west single-family detached dwellings and single-wide manufactured homes, and to the east single-family dwellings, as well as single-wide manufactured homes along Princess Way.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- Except for the adjacent property zoned R-5 Single-Wide Manufactured Home District on the northwest side of the site, all other adjacent properties are zoned A-1 Agricultural District.
- There are approximately 9 properties within a 500-foot radius of the site currently zoned R-5 Single-Wide Manufactured Home District.
- There has been no recent zoning activity on this site.
- Based on Article VII Section 400 of the Hamilton County Zoning Regulations the applicant applied for a Temporary Permit for the placement of a Manufactured Home on the site. This permit is issued by the Hamilton County Board of Zoning Appeals. It is staff's understanding that there was opposition present at the Board of Zoning Appeals meeting and the Hamilton County Board of Zoning Appeals denied the applicants request for the Temporary Permit.

Plans/Policies/Regulations

- The A-1 Agricultural District only allows single-wide manufactured homes with a Special Permit approved by the Planning Commission.
- The R-5 Single-Wide Manufactured Home District allows single and double-wide manufactured homes, modular homes, and traditional built single-family homes.
- There is no current adopted land use plan for this area.

Key Findings

- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would set a precedent for future requests.

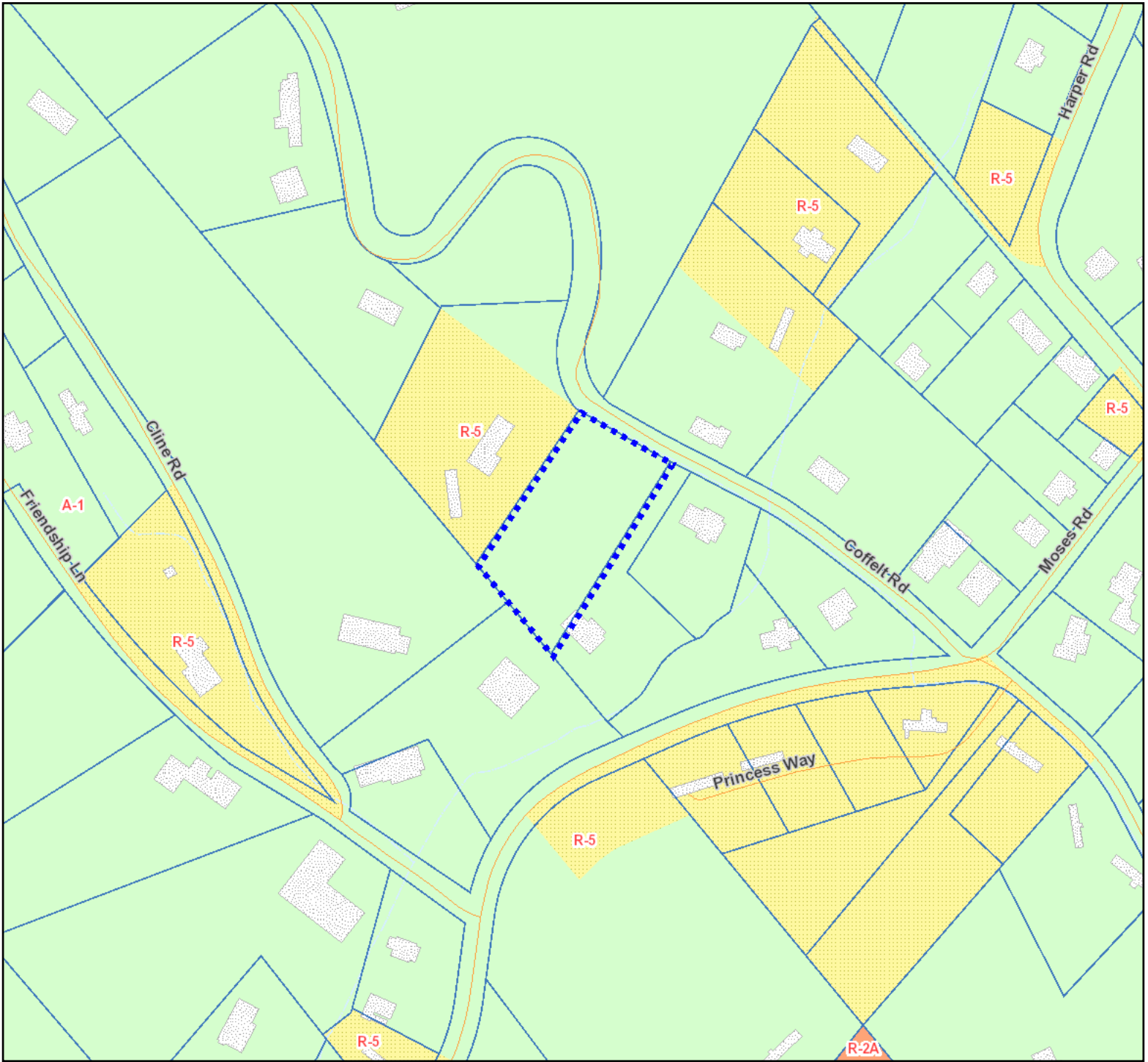
Staff Recommendation

Approve.

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Just as a reminder to the applicant, based on discussions with Hamilton County Building Inspections Office, and the definition of a travel trailer, the applicant will not be permitted to use a travel trailer for permanent occupancy. Travel trailers, as defined by the Hamilton County Zoning Regulations state that travel trailers are for short-term occupancy.

If the Special Permit is granted for permanent occupancy on the site, a single-wide manufactured home placed on the site must be in compliance with the provisions of the Hamilton County Zoning Regulations and currently adopted building codes. The definition of a Manufactured home, single wide states that it must have a permanent foundation and have a permanent enclosure around the bottom of the structure. There shall also be a permanent affixed porch or entrance steps with hand railings as regulated by the currently adopted building code.



2015-083 Special Permit for a Single Wide Manufactured Home

200 ft

Chattanooga Hamilton County Regional Planning Agency