

PLANNING COMMISSION CASE REPORT

Case Number: 2015-129

PC Meeting Date: 10-12-15

Applicant Request

Special Permit for a Residential Planned Unit Development (PUD)

Property Location:	1038 Meroney Street & 604 Samoyed Trail
Property Owner:	Marcus Jones
Applicant:	Joseph Ingram

Project Description

- Proposal: Develop 5.8-acre site with 29 single-family homes.
- Proposed Access: Meroney Street.
- Proposed Development Form: 2 ½ -story buildings on 2,400 square foot lots are proposed on a private gated road with a hammerhead turn-around at the top of a ridgeline. The road utilizes an easement on an adjacent property as a portion of the project's entrance road.
- Proposed Density: 5 dwelling units per acre.

Site Analysis

Site Description

- Location: The 5.8-acre site is located at the end of Meroney Street on a ridgeline between Dallas Road to the east and Hamilton Avenue to the west.
- Current Access: Meroney Street.
- Current Development form: There is a two story multi-family structure and a few two-story and one-story single family structures along Meroney Street. The parking is located in front of the structure and to the side and rear of structures.
- Current Land Uses: A high school (Center for the Creative Arts) is located on the adjacent property to the north. Adjacent properties to the west are vacant. There is a single-family home and vacant land to the east. A single small-scale apartment building is adjacent to the site on the south end (at the end of Meroney Street).
- Current Density: The multi-family structure to the south on Meroney Street is approximately 8.9 units per acre. The other single family residences along Meroney Street are at an average of approximately 5.9 units per acre.

Zoning History

- The majority of the site is currently zoned R-1 Residential. Approximately small eastern portion (parcel 126L-C-014.01) is zoned R-3 Residential.
- A southern portion of the site was rezoned from R3 Residential to R-1 Residential in 2005. (Ordinance #11758).
- In 2012, a PUD Plan was approved for properties to the east that also included a portion of this site (Resolution #27031).
- In 2013, a new PUD Plan was approved for properties to the east that *excluded* a portion of this site, rendering that portion of the PUD invalid (Resolution #27748).
- Therefore, the site is currently zoned R-1 Residential (with no overlying PUD).
- The property to the north is zoned R-2 Residential and R-3 Residential. The property to the east is zoned R-1 Residential with a Planned Unit Development Plan that was approved in 2013 (Resolution #27748). The adjacent property to the south is zoned R-3 Residential. The properties to the west are zoned R-1 Residential and R-3 Residential.
- In 2004 the adopted Hill City/North Chattanooga Zoning Study recommended this area be developed with single family structures on lots as small as 5,000 square feet.

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- The proposed single-family residential use is compatible with surrounding uses.
- The proposed development form and density is not consistent with the area.
- The proposal would set a precedent for future requests.
- Approval of this PUD without a fully acquired right-of-way access is not recommended.
- The transportation infrastructure is not adequate to access this proposed PUD. The Chattanooga Department of Transportation comments are as follows:
 - a) New 40-foot wide right-of-way is required for the full length of the project in order to connect with existing Meroney Street right-of-way. Easements are not considered an allowable tool for fully public use of dedicated City streets.
 - b) New public rights-of-way should connect between the existing unopened Wert Street right-of-way that stretches towards Hamilton, as well as the unopened 20-foot alley connecting towards Dallas. Said connections may be utilized for pedestrian connectivity with adjacent neighborhoods.
 - c) Right-of-way located at the proposed hammerhead will need to extend to the property limits.

Staff Recommendation

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