

PLANNING COMMISSION CASE REPORT

Case Number: 2016-057

PC Meeting Date: 04-11-16

Applicant Request

Request for a Planned Unit Development

Property Location:	1196 Jackson Mill Drive
Property Owner:	Jay Bell
Applicant:	Jay Bell

Project Description

- Proposal: Develop 7.5-acre site with 30 attached residential units. A PUD is being requested because it permits a smaller front yard building setback than what is required in the current zone and will allow the applicant flexibility in working with site constraints.
- Proposed Access: Entrance on Jackson Mill Drive.
- Proposed Development Form: 1-story attached residential units in groups of 2, 3, and 4 units.
- Proposed Density: Approximately 4 dwelling units per acre.

Site Analysis

Site Description

- Location: The site is located on a proposed continuation of Jackson Mill Drive north from the intersection of Jackson Mill Drive and Musket Lane. The site sits in the North Chickamauga Creek Watershed just south of the Lick Branch.
- Current Access: Entrance on Jackson Mill Drive.
- Current Development form: More than 7 acres of this 7.5 acre site sits in the 100 year floodplain. There is a mixture of attached and detached residential dwellings within the subdivision. To the north of the site is vacant land
- Current Land Uses: The property to the north is agricultural land and undisturbed land. The properties to the east are small-lot single-family residential dwellings. The properties to the south are single-family attached dwellings. The property to the west is undeveloped lots.
- Current Density: Average residential density in the area is 4.35 dwelling units per acre based upon the 8 units around the site.

Zoning History

- The site is currently zoned RT-1 Residential Townhouse District.
- A portion of the site was rezoned from A-1 Agricultural District to RT-1 Residential Townhouse District in 2002. (Resolution #1102-23). The remainder of the site was rezoned from A-1 Agricultural District to RT-1 Residential Townhouse District in 2006. (Resolution #906-35).
- The property to the north is zoned A-1 Agricultural District and R-2A Rural Residential District. The properties to the east, south, and west are zoned RT-1 Residential Townhouse District.

Plans/Policies/Regulations

- The Hixson North-River Community Plan (adopted in 2005) recommends Low-Density Residential defined as "Detached single-family dwellings dominate; some exceptions made for townhouses, patio homes and two-family dwellings if density is compatible." and to, "Protect the floodplain & woodlands along streams, particularly N. Chickamauga Creek."
- The current RT-1 Zone permits the proposed development but requires a 40-foot front yard setback from any exterior street and a 25-foot front yard setback from any interior public street.
- A Planned Unit Development (PUD) special permit has no minimum lot size, no frontage requirements, and no building setback requirements except 25 feet from the exterior boundary

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area based on the density and land use being proposed.

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- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area based on encroachment into floodplain which will displace flood waters downstream.
- 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 structures do raise concerns regarding location.
- The proposal would not set a precedent for future requests.

Staff Recommendation

Approve

Note: Approval of a Planned Unit Development (PUD) does not guarantee approval of curb cuts, road intersections, curve radii, or other similar items. The applicant is encouraged to consult with the Transportation or Engineering Department for technical design requirements.