

**PLANNING COMMISSION CASE REPORT**

Case Number: 2016-059

PC Meeting Date: 04-11-16

**Applicant Request****Special Permit for a Planned Unit Development**

<b>Property Location:</b>	7201 Hixson Pike
<b>Property Owner:</b>	Jay Bell
<b>Applicant:</b>	Jay Bell

**Project Description**

- Proposal: Develop 8.8-acre site with 40 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: Entrances on both Jackson Mill Drive and Manassas Drive.
- Proposed Development Form: 1-story attached residential units in groups of 2, 3, and 4 units.
- Proposed Density: Approximately 4.6 dwelling units per acre.

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

- Location: The site is located north of Hixson Pike between Jackson Mill Drive and Manassas Drive.
- Current Access: Entrances on both Jackson Mill Drive and Manassas Drive.
- Current Development form: There is a mixture of attached and detached residential dwellings within the subdivision. To the south across Hixson Pike are single-family houses.
- Current Land Uses: The properties to the north-west are small-lot single-family residential dwellings. The property to the north-east is a retailer for automotive and trailer sales. The properties to the south and east are single-family residential dwellings.
- Current Density: Average residential density in the area is 4.5 dwelling units per acre based upon the 14 units abutting the site on Houser-Ridge Lane.

**Zoning History**

- The site is currently zoned R-T/Z Residential Townhouse/Zero Lot Line District.
- A portion of the site was rezoned from R-2A Rural Residential District and R-1 Single-Family Residential District to R-T/Z Residential Townhouse/Zero Lot Line District in 2003. (Resolution #403-19).
- The property to the north-west is zoned R-1 Single-Family Residential District. The properties to the south and south-east are R-2A Rural Residential District. The properties to the north and north-east are zoned C-2 Local Business Commercial District.

**Plans/Policies/Regulations**

- The Hixson North-River Community Plan (adopted in 2005) recommends Medium Business Mix defined as, "Convenience Commercial, Neighborhood Commercial, Office, Residential, or similar uses."
- The current R-T/Z Zone permits the proposed development but requires a 25-foot front yard setback from any exterior street and a 15-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.
- The proposed use is compatible with surrounding uses.
- The proposal is compatible with the development form of the area.
- The proposed residential density is compatible with the surrounding densities.

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- The proposed structures do not raise concerns regarding location, light or height.
- 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.