

**PLANNING COMMISSION CASE REPORT****Case Number: 2016-040****PC Meeting Date: 03-14-16****Applicant Request****Expansion and replacement of existing Residential Planned Unit Development**

<b>Property Location:</b>	604 & 638 Samoyed Trail, 1038 Meroney Street, 1400 Hamilton Avenue & unnumbered Wert Street
<b>Property Owner:</b>	Jack Thompson and Allen Headrick
<b>Applicant:</b>	Joseph Ingram

**Project Description**

- Proposal: Develop 6.7-acre site with 28 single-family detached dwellings.
- Proposed Access: Main entrance on Meroney Street.
- Proposed Development Form: 2-story single-family detached dwellings on small lots along the ridgeline. The road utilizes an easement on an adjacent property as a portion of this project's entrance road.
- Proposed Density: Approximately 4.2 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 average approximately 5.9 units per acre.

**Zoning History**

- The site is currently zoned R-1 Residential with the majority of the site (5.8 acres) included in an existing Planned Unit Development (Resolution #28451).
- The Planned Unit Development was approved by City Council in 2015. (Resolution #28451).
- 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.

**Plans/Policies/Regulations**

- The Hill City-Northside Plan (adopted by City Council in 2003) recommends Urban Single Family and Resource Conservation for this site. Urban Single Family is intended for detached single family dwellings with lot sizes as small as 5,000 square feet. Resource Conservation is a classification for sites with environmental and/or safety constraints, such as steep slopes, sensitive habitats, wetlands, creeks and floodways. The Plan recommends that sites with such constraints be developed as residential and be constructed to minimize degradation of the natural features.
- A Planned Unit Development (PUD) allows any residential type (single-family homes, duplexes, townhouse, apartments, etc.).

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- An R-1 Planned Unit Development has a maximum residential density of 5 dwelling units per acre.
- A Planned Unit Development (PUD) allows private roads if the roads are built to City of Chattanooga road standards.

### Key Findings

- The proposal is supported by the recommendations of the Hill City-Northside Plan based on increasing the lots sizes to 5,000 square single-family lots.
- The proposal is supported by the recommendations of the Hill City-Northside Plan based on the proposed residential development in Resource Conservation recommendation for this site.
- The proposed single-family residential use is compatible with surrounding uses.
- The proposal is not consistent with the development form of the area.
- The proposed residential density reduces the previous density from 5 dwelling units per acre to 4.2 dwelling units per acre. This density is more compatible with the surrounding densities.

### Staff Recommendation

Approve.