

PLANNING COMMISSION CASE REPORT**Case Number: 2016-078****PC Meeting Date: 05-09-16****Applicant Request****Special Permit for a Residential Planned Unit Development**

Property Location:	660 Julian Road
Property Owner:	Robert D & Sandra S Purcell
Applicant:	Pratt & Associates, LLC

Project Description

- Proposal: Develop 40.7-acre site with 150 dwelling units which consist of a mix of single-family detached and single-family attached (townhomes).
- Proposed Access: Entrance on Julian Road.
- Proposed Development Form: The applicant's site plan shows 150 buildable lots for 1 and 2-story residential dwellings. 127 lots for single-family detached homes are located around the perimeter of and interior to the site and 23 attached units (townhomes) are located towards the center of the site with a single ingress/egress point for the development at Julian Road.
- Proposed Density: Approximately 3.7 dwelling units per acre.

Site Analysis**Site Description**

- Location: The 40.7 acre site is located off the southeast corner of the Julian Road and Rosemont Way intersection.
- Current Access: Entrance on Julian Road.
- Current Development form: The site is currently a large lot with a single dwelling on it. There are waters of the state and wetlands on this site. There is a small-lot subdivision north of the site. West, south, and east of the site are large lots with single dwellings.
- Current Land Uses: The site is surrounded by low-density residential uses with some agricultural uses west of the site.
- Current Density: Average residential density in the area is difficult to calculate due to varying size of lots, allowable densities in different zones, and the varying vacancy of lots. The density of those lots abutting the site in the Rosemere subdivision to the north is 3.3 dwelling units per acre. The lots abutting the site to the east on Neighborhood Road have a density of 0.67 dwelling units per acre.

Zoning History

- The site is currently zoned R-1 Residential Zone.
- The site is surrounded by lots with R-1 Residential Zone. To the north is R-T/Z Residential Townhouse Zero-Lot-Line Zone
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 1 and 2. Level 2 describes the development potential appropriate for low-density development based on the limited infrastructure.
- A Residential Planned Unit Development (PUD) is a special exceptions permission intended to encourage creative master planning by not requiring adherence to rigid land use, setback, height, parking, and similar restrictions.
- A Residential PUD allows any residential type (single-family homes, duplexes, townhouse, apartments, etc.).

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- Proposed single-family detached dwellings are indicated on a PUD Plan with lots line only. Proposed attached dwellings (townhouses, multi-unit dwellings) are indicated with building footprints.
- A Residential PUD is limited to what is shown on the PUD Plan *as approved by* the City Council.
- An R-1 Planned Unit Development has a maximum residential density of 5 dwelling units per acre.

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 raise concerns regarding location based on the proximity to the wetlands.
- The proposal would not set a precedent for future requests.
- The Chattanooga Department of Transportation notes that pedestrian connectivity could be greatly increased if pedestrian access to the central community lot was provided from unnamed road "A" and unnamed road "C" as well as the shown access from unnamed road "B."

Staff Recommendation

Approve

Note: Approval of a Residential 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.

