

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-066	PC Meeting Date: 09-08-14
Applicant Request:	Rezone from M-1 Manufacturing Zone to R-4 Special Zone	
Property Location:	950 Riverside Drive	
Property Owner:	IMI Merchandising Holding Inc.	
Applicant:	Chris Senn	
Staff Recommendation:	APPROVE, with conditions as noted in RPA Summary below	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to redevelop the property with multi-family residences consisting of 387 units with several three and four-story buildings. The proposed density is approximately 22 dwelling units per acre. The applicant is also proposing a clubhouse and pool, and intends to provide recreation access along Citico Creek.

Site Description

The 17.7 acre site was formerly the Cannon IMI plant for shelving manufacturing but is currently vacant. The site is surrounded by land zoned M-1 Manufacturing Zone. Adjacent property uses are a water treatment plant (Tennessee-American Water Co.) to the west, railroad switchyard to the southeast, Hospital Authority (Erlanger) properties to the south and offices and vacant commercial property to the north. The site has access from Riverside Drive, though there is very little frontage along this road. Additional frontage and access points will most likely be available from the proposed extension of Central Avenue, which is anticipated to cross through the center of the site. The site is also immediately south of Citico Creek, which is an impaired waterway in need of remediation.

Zoning History

There have been no recent zoning changes to this site.

Plans/Policies

According to the countywide 2030 Comprehensive Plan, the site is considered part of the Urban Infill Development Sector. For this sector, the plan recommends residential density to support transit, an interconnected urban street network with buildings fronting on streets, sidewalks, street trees, and access to parks or recreation facilities.

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

Additional comments are indicated by department below.

Transportation Department

The site plan should indicate the possibility for a road or pedestrian connections from the proposed

STAFF CASE REPORT TO PLANNING COMMISSION

residential development on the eastern side of the property (between the easternmost buildings) to possible future commercial or mixed use development north of Citico Creek.

Land Development Office

The proposed development is immediately adjacent to Citico Creek, an impaired waterway. To avoid additional adverse impacts to the creek, we recommend that buildings be located a minimum of sixty feet from the top of the Citico Creek bank, or half the distance of the 100-year flood plain, whichever is greater. Existing vegetated buffers along Citico Creek should be maintained.

RPA Summary

Consistent with the land use recommendation of the Comprehensive Plan, the applicant is proposing a medium-density residential complex with nearby access to recreation facilities, including the Riverwalk and Lincoln Park. It should be noted that 22 dwelling units an acre is not an achievable density in the R-4 Special Zone as 19 units an acre is the maximum allowable density.

The proposal does not meet the Comprehensive Plan recommendation to create an interconnected urban street grid. There are several reasons for this, including the lack of existing development and roads surrounding the property and physical constraints adjacent to the property such as the creek, wetlands, and rail yard. However, the applicant's plan does indicate buildings fronting on the proposed Central Avenue extension, which is anticipated to have pedestrian-oriented features such as sidewalks, bike lanes, and street trees.

Since the applicant's proposal is consistent with the land use and density recommendations of the Comprehensive Plan, and due to the physical constraints around the property, staff recommends approval of the request to rezone the property from M-1 Manufacturing Zone to R-4 Special Zone. To ensure that design of the development is consistent with the intent of the Comprehensive Plan to create urban neighborhoods in the Urban Infill Development Sector, staff recommends approval subject to the conditions below. In addition, as a portion of this site is covered with the 100-year floodplain and to ensure that Citico Creek is not further adversely impacted by new development, it is recommended that site plans be subject to the new water quality standards as they pertain to riparian buffers and the 100-year floodplain, as stated below.

1. Parking and drive aisles shall not be permitted between a building and the frontage along the Central Avenue extension.
2. Where parking fronts any primary street, it shall be screened with a street edge having a minimum height of three (3) feet and a maximum height of four (4) feet above grade. The street edge shall consist of:
 - a. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - b. A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
 - c. An evergreen hedge, with a minimum height at maturity of 3 feet.
 - d. Highway-style guardrails or security fencing (e.g. chain link) is prohibited.

STAFF CASE REPORT TO PLANNING COMMISSION

3. Sidewalks or other pedestrian walkways shall be provided to create internal pedestrian connectivity linking buildings to each other, to the street, and to recreation trails within the site.

4. Buildings shall be located a minimum of sixty feet from the top of the Citico Creek bank, or half the distance of the 100-year flood plain, whichever is greater. Existing vegetated buffers along Citico Creek shall be maintained.