

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number: 2015-005

PC Meeting Date: 01-12-15

Applicant Request

Rezone from C2 Convenience Commercial and M1 Manufacturing Zones to C3 Central Business Zone

Property Location:	510 East Main Street
Property Owner:	Alton Properties, LLC
Applicant:	Allen Jones

Project Description

- Develop ½-acre site with 15 townhomes to be accessed from Adams Street and alley to the rear.

Site Analysis

Site Description

- The site is located at the southeast corner of East Main Street and Adams Street with access from both streets and an alley to the rear.
- The site is currently vacant and 0.42 acres in size.
- There are currently commercial uses adjacent to the east and across the street.
- Single-family and multi-unit residential uses are located behind the site to the south.

Zoning History

- A portion of the site is zoned C2 Convenience Commercial and the larger portion at the corner is zoned M1 Manufacturing.
- There has been no recent zoning activity on this property.

Plans/Policies

- The 2004 Downtown Plan recommends multi-unit residential uses in this area.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area.
- The proposal is consistent with the development character of the area.
- The proposal is consistent/compatible with surrounding uses.
- The proposed buildings do not raise concerns regarding location, lighting, height.
- The proposal would be an extension of an existing zone.

Recommendation

Approve, subject to the following conditions:

1. Review.

The following review shall be required to promote compliance with the Downtown Plan, to help ensure that new development complements the existing urban fabric, and to promote the preservation of historically or architecturally significant structures.

- A. For any activity requiring a land disturbing permit, non-residential building permit, or residential building permit for structures with more than 2 units, and excluding all interior renovations:

STAFF CASE REPORT TO PLANNING COMMISSION

- (1) The Applicant is required to schedule a meeting with the Community Design Group during the concept development phase of site design.
 - (2) The Applicant is required to schedule a pre-submittal meeting with the City's Land Development Office.
 - (3) All site layout plans, landscaping plans, and building elevations required by the Land Development Office shall also be reviewed by the Community Design Group prior to approval.
- B. For any activity requiring a residential building permit for new construction:
- (1) The Applicant shall provide illustrations, such as specifications, photographs, or other images, to the Community Design Group for review of the work to be completed.
- 2. Setbacks.**
- A. For new multi-family buildings three (3) stories in height or greater, and for all new non-residential buildings, a zero building setback is required along the street frontage.
- (1) To accommodate outdoor pedestrian activities including a park, plaza, or outdoor dining, a greater setback is permitted if a street edge delineating the public and private space is provided in accordance with Condition 6.A.
- B. For new single-family detached, duplex, townhome, and multi-family structures less than three (3) stories in height, building setbacks shall be consistent with the existing setbacks on the same side of the street.
- 3. Height Requirements.**
- A. The minimum height of new nonresidential buildings shall be eighteen (18) feet.
- B. The maximum height of all new nonresidential buildings and new multi-family buildings shall be five (5) stories.
- 4. Access to sites and buildings.**
- A. New curb cuts shall not be permitted on the primary, or highest order street, that a property fronts, except when there is no alley or secondary street to provide access. The permitting and location of curb cuts on primary streets shall be approved by the Chattanooga Department of Transportation based on vehicular and pedestrian safety concerns.

STAFF CASE REPORT TO PLANNING COMMISSION

- B. Alleys, where they exist, shall be used as the principal vehicular access.
 - C. In the absence of alleys, the secondary, or lower order street, shall be used as the principal vehicular access.
 - D. Shared drives should be used wherever possible.
 - E. The primary pedestrian entrance to new buildings shall be provided from the primary street.
5. **Off-street parking.**
- A. New off-street parking shall not be permitted between a building and the primary street frontage.
 - B. For new construction of a primary building, or improvements altering more than 25% of the parcel that is covered in pavement (including gravel, impervious surfaces, and pavers), the following is required:
 - (1) Off-street parking fronting a public street shall be screened from the right-of way with a street edge in accordance with Condition 6.A. Front end in or parallel parking along alleys is exempt from this requirement.
 - (2) Surface parking lots shall be landscaped with a minimum of one (1) Class I shade tree for every five parking spaces. Where conflicts with overhead utility lines exist, Class II shade trees may be used.
 - C. Garages for new residential dwellings shall be located behind the primary building.
 - D. There are no minimum requirements for the quantity of off-street parking spaces. However, site plans shall indicate the quantity and location of off-street parking provided, along with the following information:
 - (1) Proximity to transit stops
 - (2) Provision of bicycle facilities
 - (3) Availability of adjacent on-street parking, proximity to public parking facilities, shared private parking, or leased off-site parking
 - (4) Type of uses and hours of operation
 - (5) Square footage of commercial uses or number of residential units

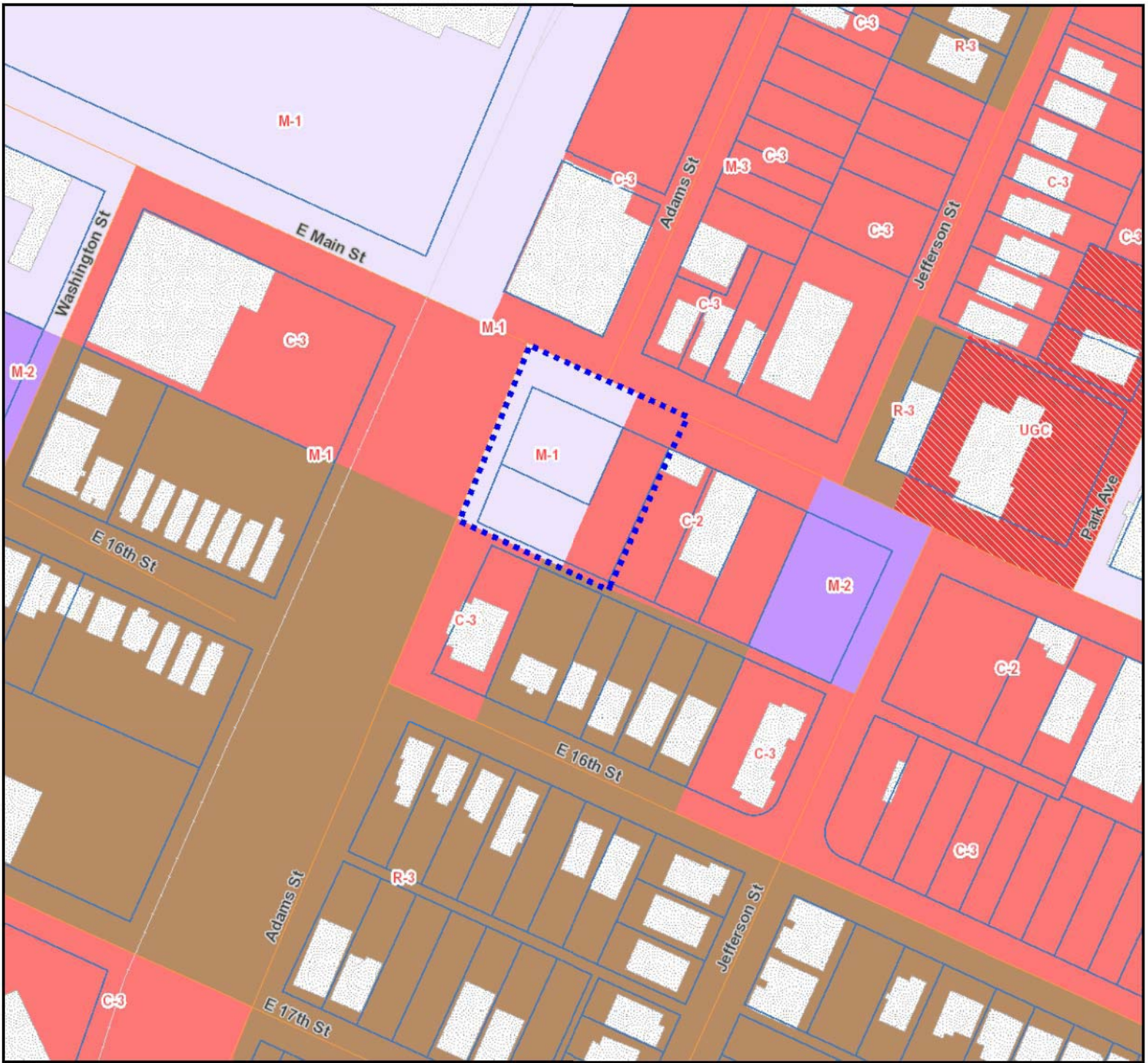
STAFF CASE REPORT TO PLANNING COMMISSION

(6) Fire Department access

6. Street Frontage.

A. Where a street edge is required, it shall be provided as follows:

- (1) The street edge shall have a minimum height of three (3) feet and a maximum height of four (4) feet above grade and 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) shall not be permitted.
- (2) Ground floor openings (doors and windows) shall constitute a minimum of 50 percent of the ground floor façade area for new non-residential buildings.
- (3) No security-type roll up metal doors shall be newly installed where they would front streets other than interior block alleys.
- (4) All dumpsters and mechanical equipment shall be placed to the rear of the property and shall be screened from all public rights-of-way.



2015-005 Rezoning from C-2 and M-1 to C-3



131 ft



SITE DATA

PROPERTY INFORMATION

Street Address: 510 E Main St
 Tax Map: 145L J 001
 145L J 002
 Lot Size: 0.42 Acres
 Current Zoning: M-1/C-2

Owner:

Alton Properties LLC
 746 Georgia Ave
 Chattanooga, TN
 423.313.7424

Developer:

Thomas Connolly
 423.313.7424
 Project Contact
 Asa Engineering & Consulting, Inc.
 Allen W. Jones, RLA
 832 Georgia Ave, Suite 221
 Chattanooga, TN 37402
 ajones@asaengineeringinc.com
 423.805.3700

PROJECT INFORMATION

Proposed Use: Residential
 Building Height: 3-story
 # of Units: 15

Parking provided by garage and on-street and on-site parking.

Screening Requirements
 N/A



RECEIVED

NOV 24 2014

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

