

PLANNING COMMISSION CASE REPORT

Case Number: 2015-038

PC Meeting Date: 03-09-15

Applicant Request

M-1 Manufacturing to R-T/Z Residential Townhouse Zero Lot Line Zone & UGC Urban General Commercial Zone

Property Location:	3100 St Elmo Avenue
Property Owner:	Tammy Development Company, LLC (Hickory Land)
Applicant:	Gabe Thomas/Collier Construction

Project Description

- The applicant proposes to develop the 7.5-acre site with 29 single-family homes, 20 three-story townhomes, a three-story mixed-use building, and sidewalks.
- The mixed building is proposed to have commercial uses on the ground floor and apartment units on the 2nd and 3rd floors.

Site Analysis

Site Description

- The 7.5-acre vacant site is located on the north end of St. Elmo Avenue at the intersection of West 31st Street behind the old Southern Saddlery Building on South Broad Street.
- Chattanooga Creek borders the site on the north and west. Just beyond the creek, to the north and west, are a railroad and the former U.S. Pipe/Wheland property.
- A portion of the site is located in the 100-year floodplain, but the proposed building locations are not within the 100-year floodplain.
- Access: Currently, access to the site is from St. Elmo Avenue.
- Development form: This site is located within the Urban Overlay Zone. There is a mixture of one, two, and four story buildings located to the east across the street from the site.
- Land Uses: All of the land uses within the immediate vicinity of the site are non-residential: offices, retail, restaurants, and warehousing.

Zoning History

- The site is currently zoned M-1 Manufacturing.
- All properties within a 1,000 foot radius are also zoned M-1 Manufacturing.
- The nearest UGC Zone and other residential zones (R-3 Residential) are located approximately 1,000 feet to the north on the other side of Chattanooga Creek.
- 2007- A request was made in 2007 to rezone the site to R-3 Residential (2007-077). The RPA staff recommended approval of the UGC Urban General Commercial Zone instead. The request was deferred for several months by the Planning Commission and was finally withdrawn by the applicant before final Planning Commission action.

Plans/Policies/Regulations

- The M-1 Manufacturing Zone permits most non-residential uses and prohibits residential uses.
- The UGC Urban General Commercial Zone permits commercial uses and residential uses. However, single-family detached dwellings and two-family residences are not permitted. The R-T/Z Residential Townhouse Zero Lot Line Zone permits single-family detached dwellings with a maximum density of 12 dwelling units per acre, if in the Urban Overlay Zone.
- The South Broad Redevelopment Plan (adopted by City Council in 2003) recommends mixed-use development for this area to include commercial, office, and residential uses with sidewalk connections.
- The South Broad Redevelopment Plan also recommends “conserving the creek areas with tree buffers and green space. Consider a Resource Conservation Zone that addresses flood plains, slopes and other sensitive natural features.”

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Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area as it includes a mix of residential and commercial uses.
- The proposed use is compatible with surrounding uses.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone, however the South Broad Redevelopment Plan recommended new zoning for the entire area to support the community's vision for a more urban, walkable district.
- The proposal would set a precedent for future requests.

Staff Recommendation

Approve, subject to impervious surfaces shall not be permitted within the 100-year floodplain.