

PLANNING COMMISSION CASE REPORT

Case Number: 2015-108

PC Meeting Date: 09-14-15

Applicant Request

Rezone M-1 Manufacturing & M-2 Light Industrial to C-3 Central Business Zone

Property Location:	405 North Market Street
Property Owner:	Bill Reason
Applicant:	Jim Richards

Project Description

- Proposal: Use existing structure on a 0.46-acre site for a small-scale restaurant with outdoor seating and/or retail uses. The applicant also plans to create a more pedestrian-friendly façade.
- Proposed Access: Main entrance on North Market Street and secondary entrance at rear from West Manning Street.
- Proposed Development Form: Use existing 1-story building.

Site Analysis

Site Description

- Location: The 0.46-acre North Chattanooga site is located on the west side of North Market Street across the street from the new Publix grocery store.
- Current Access: North Market Street and West Manning Street.
- Current Development form: There is a mixture of one and two-story buildings within a 500 foot radius of this site.
- Current Land Uses: All adjacent properties and properties across North Market Street and West Manning Street are currently used for a variety of non-residential/business uses.

Zoning History

- The site is currently zoned M-1 Manufacturing. A small portion at the rear of the lot is zoned M-2 Light Industrial.
- The property to the north is zoned M-1 Manufacturing. The property to the east is zoned C-7 North Shore Commercial/Mixed Use. The property to the south is zoned M-1 Manufacturing. The property to the west is zoned M-2 Light Industrial.
- The nearest C-3 Central Business Zone (same as the request) is located at the corner of Cherokee Boulevard and Manufacturers Road approximately 930 feet (straight line distance) southwest of the site.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The North Shore Plan (adopted by City Council in 2007) recommends Medium-Intensity Mixed Use.
- The M-1 Manufacturing Zone requires 1 parking space for every 75 square feet of gross leasable area (GLA) for restaurants; 4 spaces for every 1,000 square feet (GLA) for retail under 25,000 square feet and 5 spaces for every 1,000 square feet (GLA) for retail over 25,000 square feet. The proposed site plan does not show enough parking to meet the current M-1 zoning parking requirements (Sec. 38-472 of the zoning code). The amount of off-street parking required based on a general estimate of the building size (roughly 3,000 square feet) is 40 spaces. The site plan only indicates 14-15 spaces within the property line. The proposed C-3 Central Business Zone has no requirement for providing off-street parking (Article V, Division 29, Section 38-473 (13)).
- The C-7 North Shore Commercial/Mixed Use Zone (recommended by Staff) does not have minimum requirement for the number of parking spaces to be provided. However, the amount of parking to be provided must be presented to the North Shore Review Committee who must then consider uses, hours of operation, availability of on-street, nearby public, shared, or leased off-site parking. The C-7 Guidelines further prescribe that parking should not dominate the site design, but should be

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sensitive to pedestrian safety and urban character. This site's parking design is consistent with the C-7 Parking design recommendations as it shares an existing parking lot with the neighbor to the north at 415 Market Street.

Key Findings

- The proposed use is supported by the recommendations of the adopted Land Use Plan for the area due to the intended use of small-scale commercial.
- The proposed use is consistent with surrounding uses.
- The proposed design is consistent with the development form of the area, and the proposal is planned to renovate the existing one-story structure and create a more inviting space that activates the street.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The requested C-3 Central Business Zone would not be an extension of an existing zone, but the recommended C-7 North Shore Commercial/Mixed Use Zone would be an extension an existing zone.
- The requested C-3 Central Business Zone would set a precedent for future requests on North Market Street. This zone is generally intended for the downtown core area to accommodate multi-story structures.
- The large grocery store across North Market Street and the other shops and small restaurants in the area have already established a pattern for this use in this area.

Staff Recommendation

Deny the C-3 Central Business Zone request and approve C-7 North Shore Commercial/Mixed Use Zone.