

PLANNING COMMISSION CASE REPORT

Case Number: 2016-012

PC Meeting Date: 02-08-16

Applicant Request**Rezone from M-1 Manufacturing Zone to UGC Urban Commercial Zone**

Property Location:	1446 Central Avenue, 901, 911 & 915 East Main Street
Property Owner:	Richard Zavala
Applicant:	Richard Zavala

Project Description

- Proposal: Develop 0.55-acre site with 8 second floor apartment units and 7,500 square feet of commercial/retail uses on the ground floor.
- Proposed Access: Main entrance on Cemetery Avenue and secondary access through alley.
- Proposed Development Form: 2-story buildings fronting Central Avenue and East Main Street. Parking located behind buildings.
- Proposed Density: Approximately 14.5 dwelling units per acre.

Site Analysis**Site Description**

- Location: The 0.55 acre vacant site is located on the northeast corner of the intersection of Central Avenue and East Main Street.
- Current Access: Access is available from Central Avenue, East Main Street, Cemetery Avenue, and a public alley to the rear of site.
- Tennessee Department of Transportation Functional Classification: Both Central Avenue and East Main Street are designated Urban Minor Arterials.
- Current Development form: There is a mixture of one and two story buildings adjacent to the site.
- Current Land Uses: To the west and south of the site are commercial uses. To the north are commercial and religious uses. The adjacent site to the east is a parking lot. To the north east is a single-family residential use.
- Current Density: Not applicable due to the mix of non-residential and residential uses within proximity to the site.

Zoning History

- The site is currently zoned M-1 Manufacturing Zone.
- The properties to the north are zoned C-2 Convenience Commercial and R-3 Residential. The property to the east is zoned R-3 Residential. The property to the south is zoned C-2 Convenience Commercial. The properties to the west are zoned C-2 Convenience Commercial.
- The nearest UGC Urban General Commercial zone (same as the request) is approximately 1,600 feet to the east and another one 2,300 feet to the west.
- There has been no recent zoning activity on this site.
- 1402 Cemetery Avenue north of the site applied to rezone in 2015. The applicant requested to rezone from R-3 Residential Zone to C-2 Convenience Commercial Zone. This case (2015-119) was denied at City Council (Ordinance# 13015) based on opposition by neighbors to expansion of use into their neighborhood.

Plans/Policies/Regulations

- The Comprehensive Plan places this site in the Urban Development Sector. This development sector recommends mixed uses to corner locations with housing density increasing adjacent to those commercial centers.
- There is no current adopted neighborhood land use plan for this area.
- The UGC Urban Commercial Zone permits residential and non-residential uses while requiring an urban development form and off-street parking.

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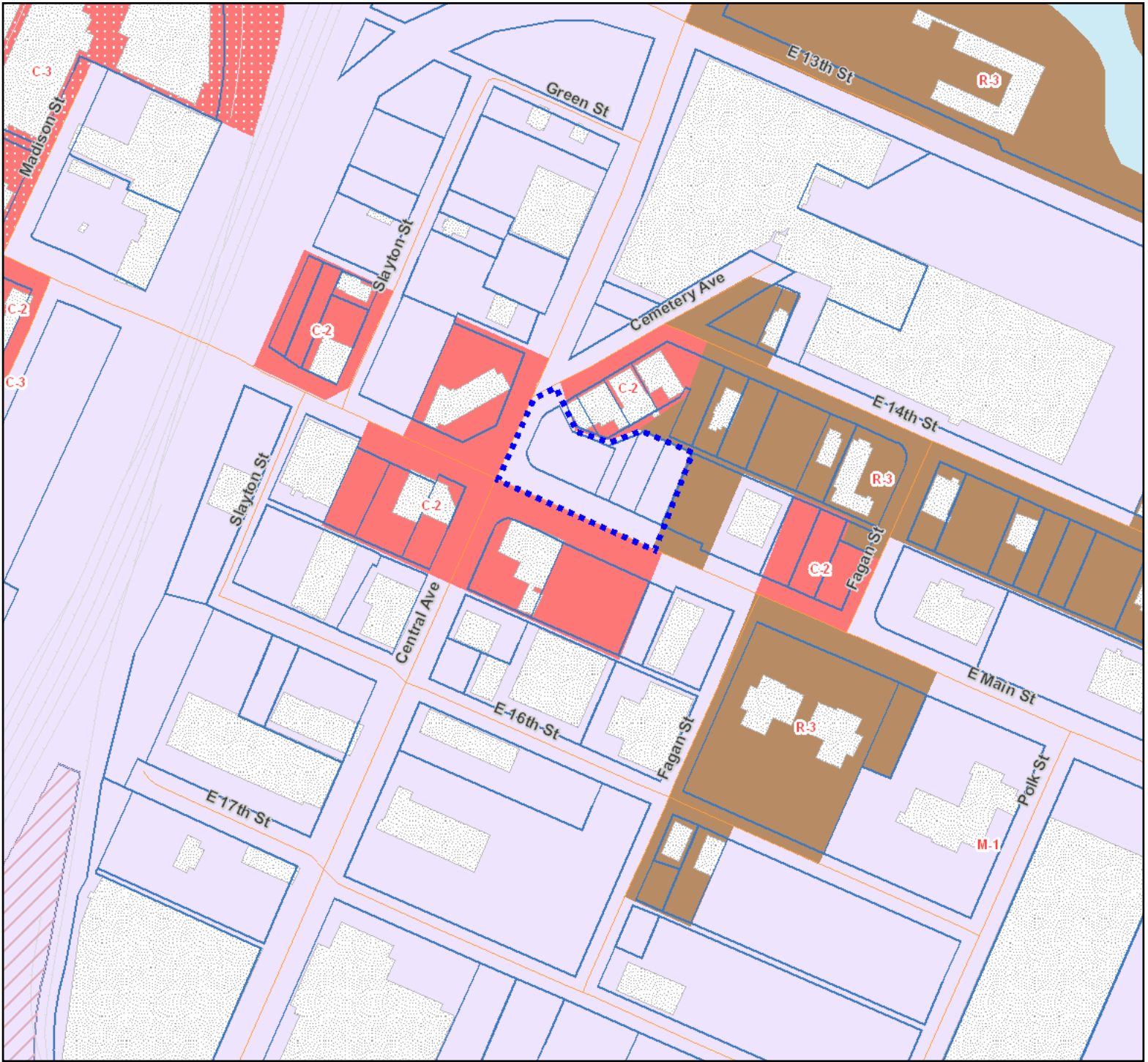
Key Findings

- The proposal is supported by the recommendations of the adopted Comprehensive Plan for mixed-use development on this corner site.
- The proposed use is compatible with surrounding uses. There is a mix of residential and non-residential uses adjacent to the site.
- The proposal is consistent with the development form of the area. The proposal reflects the majority of the non-residential developments with a zero setback.
- The proposed residential density is compatible with the surrounding densities based on the mix of uses and predominately vacant R-3 Residential Zone lots within proximity to the site.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone.
- The proposal would not set a precedent for future requests. The proposal would introduce a new zone within the area but the Comprehensive Plan constricts such development to corner lots.
- Transportation will need to review parking calculations at time of permitting, including any agreements necessary for off-site shared parking.

Staff Recommendation

Approve with the following conditions:

1. Require a pre-submittal meeting.
2. The Applicant shall submit a lighting plan to the Land Development Office to ensure no light spills onto adjacent parcels.
3. No additional curb-cuts off Main Street or Central Avenue.
4. Gas station, drive-throughs, and auto dealerships are not permitted.



2016-012 Rezoning from M-1 to UGC

225 ft

Chattanooga Hamilton County Regional Planning Agency

For the purpose of Rezoning, per Chattanooga City Ordinance Requirements

Mixed-Use Development

at corner of Main Street & Central Avenue

drawn by: kylehaston@aol.com 12-07-15

contact info:

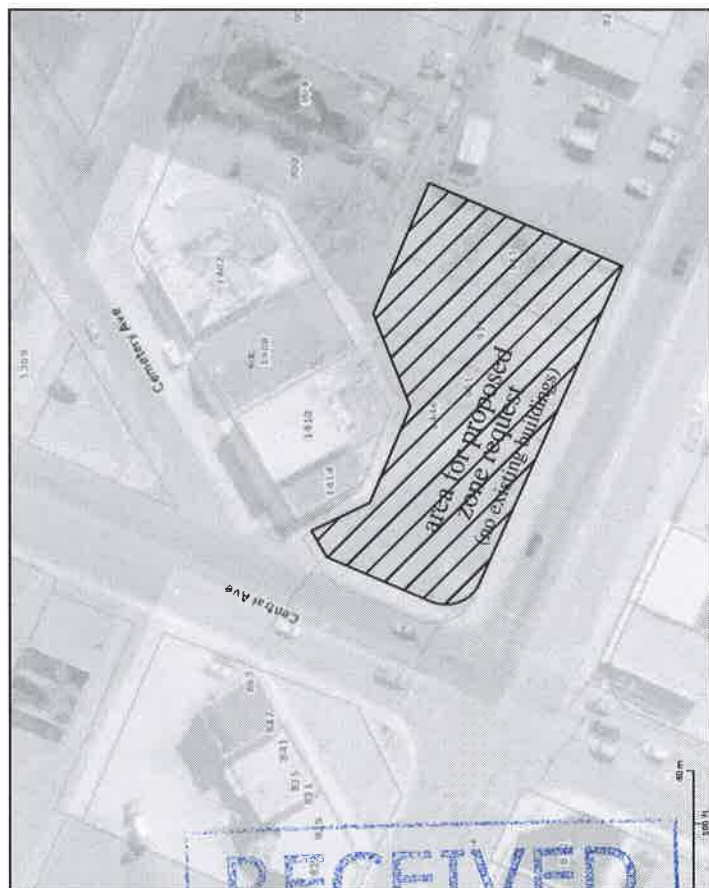
Name: Tom Zavala

Address: 1511 Jefferson Street, Apartment A
City, State: Chattanooga, TN 37408

Phone: (773) 793-8660

Email: tom_zavala@yahoo.com

current zoning: M-1 desired zoning: UGC

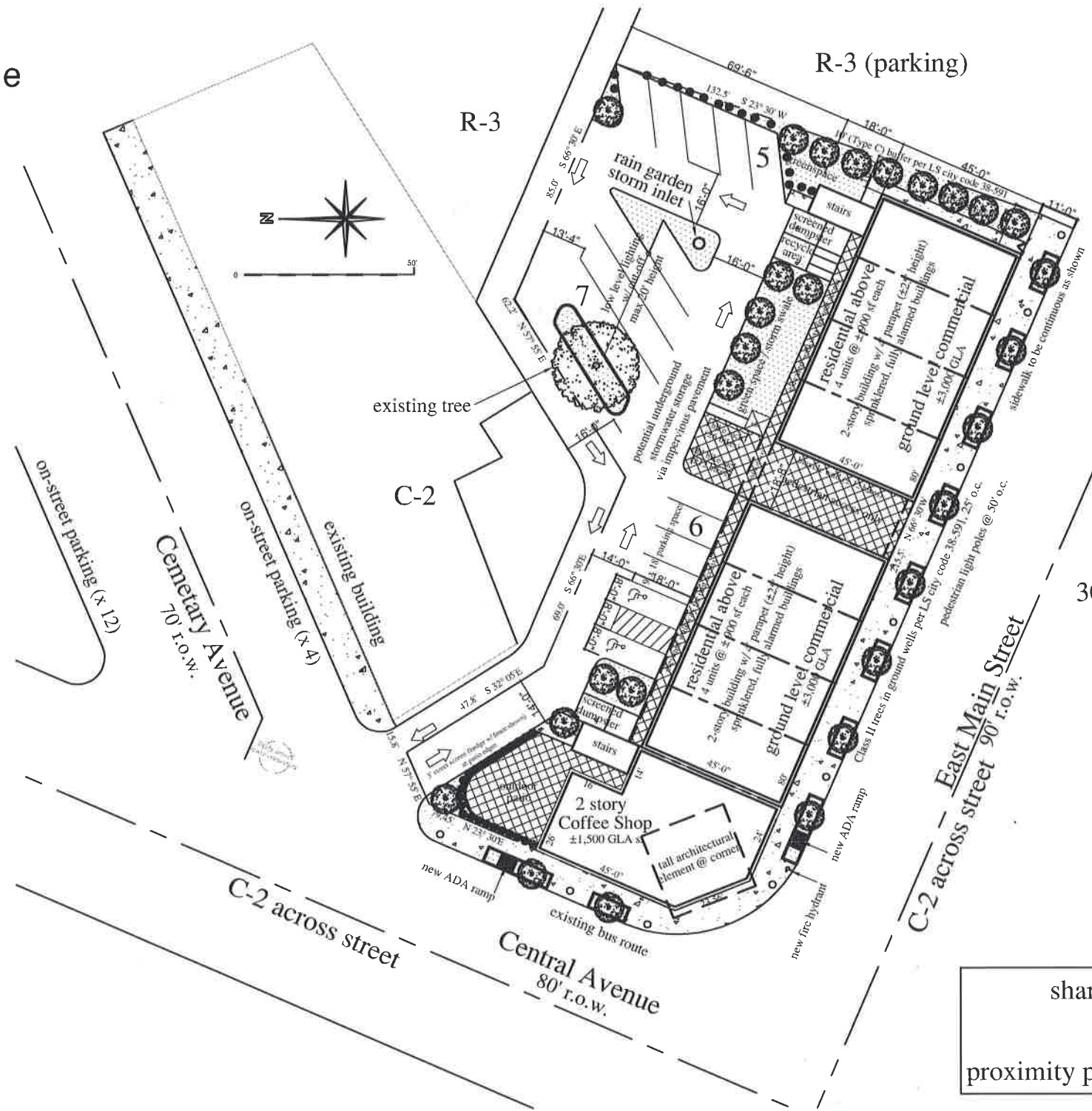


location map
(not to scale)

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DEC 8 2015

Chattanooga Hamilton County
Regional Planning Agency
Development Services



concept site plan
±0.56 acres total site

residential density = 16 units per acre
(8 residential units total on 0.5 acre site)
1.75 parking spaces per unit = 14 spaces

6,000 GLA commercial / studio space
@ 4/1000sf = 24 parking spaces

1,500 GLA restaurant space
@ 1/75 sf = 20 parking spaces

total parking required by code:
58 parking spaces total

30% max total reduction allowed by code: (-18)**
58 - 18 spaces = 40 parking spaces required

18 spaces provided on site:
14 spaces for residential units
4 spaces (including 2 HC) for retail
16 on-street spaces on Cemetery Avenue
(6) remaining on-site spaces displaced by
bicycle parking (space for 30 bikes provided)

**
shared parking (retail & residential) = 20% reduction
connects to sidewalk grid = 10% reduction
transit travel within 700' = 10% reduction
proximity parking (w/ agreements in place) = 40% reduction



Central Avenue Elevation Concept

E. Main Street Elevation Concept