

PLANNING COMMISSION CASE REPORT**Case Number: 2016-099****PC Meeting Date: 07-11-16****Applicant Request****Rezone O-1 Office Zone to R-4 Special Zone**

Property Location:	1301 Citico Avenue & 804 N. Holtzclaw Avenue
Property Owner:	Kinsey Probasco Hays, LLC Medical Development Partners, LLC
Applicant:	Bradley M. Lipsey

Project Description

- Proposal: Develop 6-acre site with a multi-bed Behavior Health Hospital.
- Proposed Access: Main entrance on Holtzclaw Avenue and secondary entrance on Citico Avenue.
- Proposed Development Form: 2-story buildings are proposed to be located set back from Holtzclaw Avenue with parking between the building and the road.

Site Analysis**Site Description**

- Location: The 6 acre vacant site is located on the north eastern corner of the Holtzclaw Avenue and Citico Avenue intersection.
- Current Access: Available access from both Holtzclaw Avenue and Citico Avenue.
- Current Development form: The site is currently vacant with the exception of existing paved areas. To the north are several 1 and 2-story warehouses. To the east is a densely vegetated property owned by the City of Chattanooga. To the south, across Citico Avenue, are a mix of 1-story buildings and small dwellings fronting Citico Avenue. To the west, across Holtzclaw Avenue and a railroad line, is a 1-story building with parking between the building and the street.
- Current Land Uses: To the north is a manufacturing use. To the east is undeveloped land. To the south is a mix of small-scale multi-family, commercial, and single-family residential uses. To the west is an institutional use.

Zoning History

- The site is currently zoned O-1 Office Zone.
- The site was rezoned from R-3 Residential Zone and M-1 Manufacturing Zone to O-1 Office Zone without conditions in 2004. (Ordinance #11648).
- The properties to the north and west are zoned M-1 Manufacturing Zone. The properties to the east are zoned R-2 Residential Zone, C-5 Neighborhood Commercial Zone, and R-4 Special Zone. The property to the south is zoned R-1 Residential Zone.
- The nearest R-4 Special Zone (same as the request) is approximately 50 feet to the east of the site.

Plans/Policies/Regulations

- The Bushtown Plan (adopted by City Council in 2000) recommends single-family development at this location. However, the plan also states a goal of increasing employment opportunities within the neighborhood to attract new retail services to serve the community.
- The O-1 Office Zone permits office uses as well as single-family homes.
- The R-4 Special Zone permits residential uses, bed and breakfast establishments, dormitories, professional and medical offices, and banks. Hospitals and other medical facilities are allowed through a Special Exception Permit granted by the Board of Zoning Appeals.

Key Findings

- The proposal is supported by the adopted Bushtown Land Use Plan which identifies redevelopment at the corner of Holtzclaw and Citico as a priority project, a gateway, and an opportunity to bring services and employment to the neighborhood.
- The proposal could be supported by the adopted Bushtown Land Use Plan depending upon the mix of uses and design as described:

PLANNING COMMISSION CASE REPORT



Key Map



Citico Mixed-Use Alternative

Description: An alternative future development opportunity on the corner of Holtzclaw and Citico. This three story Mixed-Use concept is intended to house approximately 10,000 square feet of retail, 100 to 120 residential units ranging from 1 to 3 bedroom apartments and 200 parking spaces.

Estimated Development Cost : \$6,750,000

NEW DEVELOPMENT

CITY OF CHATTANOOGA, TN
COMMUNITY IMPACT FUND
Urban Collage, Inc. 

- The proposed use is consistent with nearby medical uses and health-oriented establishments including a primary care clinic, urology clinic, speech and hearing clinic, medical imaging office, and mental health office within 1500' of the site along Holtzclaw Avenue.
- The proposed use is not compatible with surrounding residential uses to the south across Citico Avenue without addressing possible location, lighting, and noise issues.

PLANNING COMMISSION CASE REPORT

- The proposal is not consistent with the neighborhood development form on the eastern side of Holtzclaw Avenue. This form is urban with buildings fronting closer to the street focusing on pedestrian access while the applicant's site plan indicates a more suburban development form.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone, but is appropriate given the same zoning being used for healthcare establishments within 1,500 feet of the application site.
- The proposal would not set a precedent for future requests.
- The Chattanooga Department of Transportation notes the parcel is located within a half-mile of a proposed commuter rail station that would be constructed sometime in the future. To promote walkability and emphasize the forthcoming transit, recommend that alternatives be evaluated with a reduced building setback that engages the street and creates a safe pedestrian connection between the public way and entrance.

Staff Recommendation

Approve, subject to the following conditions:

1. A maximum building setback of 75' from Holtzclaw Avenue.
2. No parking or drive aisles located between building and Holtzclaw Avenue.
3. Primary pedestrian access shall be located from Holtzclaw Avenue.
4. Off-street parking fronting a public street shall be screened from the right-of-way with a street edge as follows:
 - a. 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:
 - b. Brick, stucco, or stone walls (concrete block is permitted if faced with said materials); or
 - c. A decorative metal fence with landscaping a minimum of 3 feet in height at maturity, providing a year-round near opaque screen; or
 - d. An evergreen hedge, with a minimum height at maturity of 3 feet.
 - e. Highway-style guardrails or security fencing (e.g. chain link) shall not be permitted.
5. 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.